



DEVELOPMENT SERVICES  
808 S. BUCHANAN ST  
PO Box 1971  
AMARILLO TX 79105-1971  
(806) 378-5263

2/10/2020

Robert Keys  
Robert Keys & Associates  
7106 S. Bell Street  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- The Shores Unit No. 17 – ZB1905737 - Final Plat**

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 1/31/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020002129 on 2/3/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Brady.Kendrick@amarillo.gov](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick  
Planner II

**Notes**

- 1.) This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
- 2.) This plat does not lie within flood hazard area zone "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0090E, dated June 04, 2010 nor does this plat lie within the City of Amarillo's base flood, according to the flood damage mitigation chapter of the flood damage mitigation chapter. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only (scaled from small scale F.E.M.A. Maps) and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" as shown on the referred F.E.M.A./I.R.M. which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3.) Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663.15).
- 4.) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

**Dedication**

The State of Texas §  
County of Randall §  
Know all men by these presents:

That, **Georgia 58, LLC**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **The Shores Unit No. 17** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements, unless noted as existing with the recording information shown.

Executed this 31<sup>st</sup> day of January, 2020.

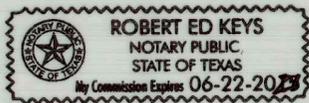
Brian Shinall  
Brian Shinall, Agent  
Georgia 58, LLC  
5800 Bell Street Suite 105 Box 284  
Amarillo, Texas 76109-6299  
(806) 803-9056

**Notary Attest**

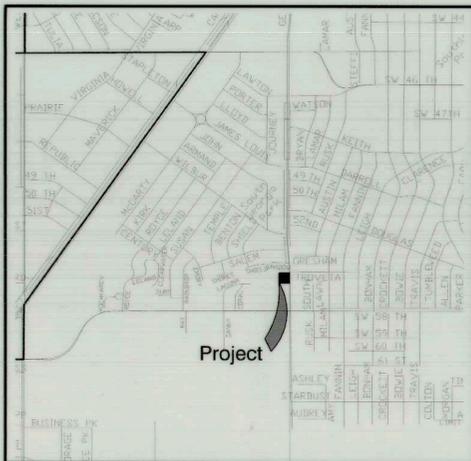
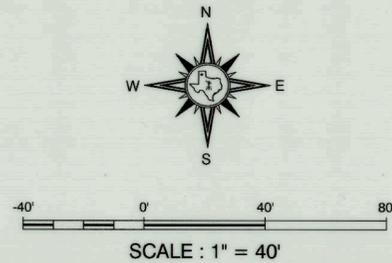
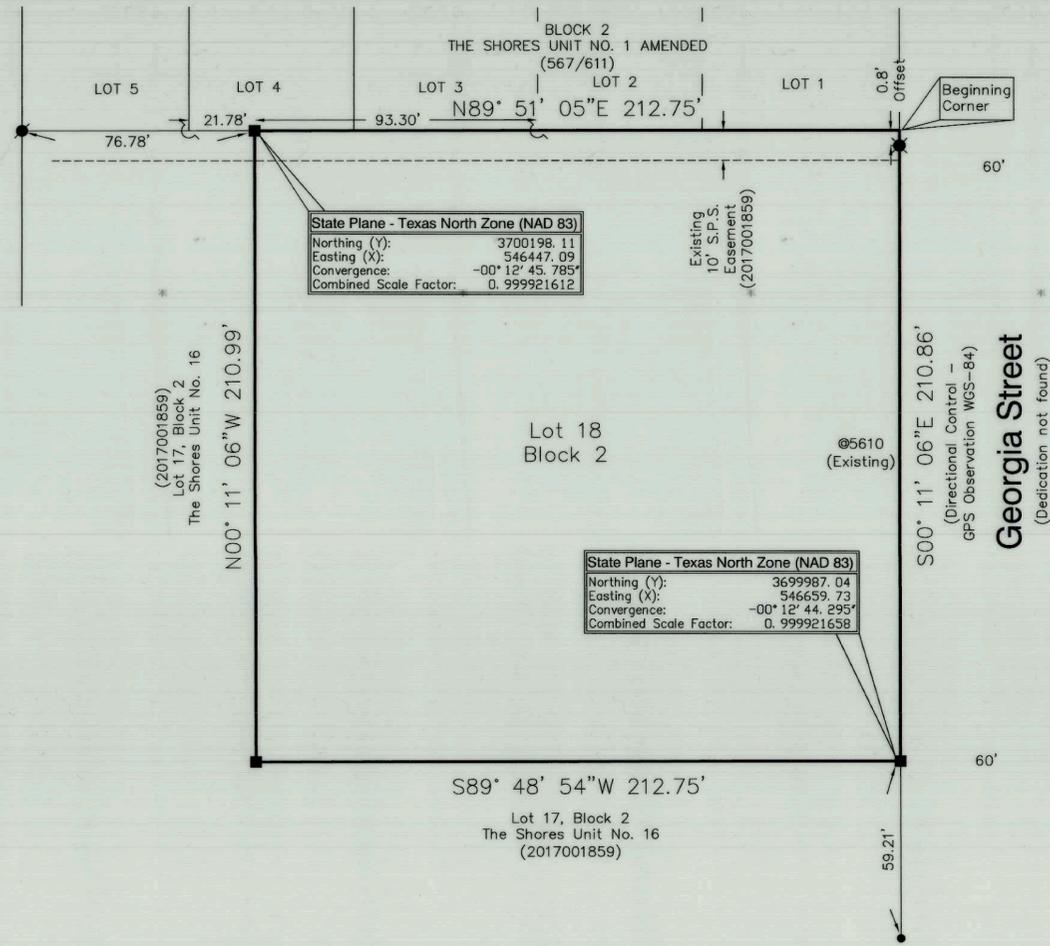
State of Texas §  
County of Randall §

Before me, the undersigned authority on this day personally appeared **Brian Shinall, Agent of Georgia 58, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 31<sup>st</sup> day of January, 2020.



Robert Ed Keys  
Notary Public in and For the State of Texas  
My commission expires: 6-22-23



Vicinity Map

**Description**

A 1.03 acre tract of land being a portion of Lot 17, Block 2, The Shores Unit No. 16, according to the recorded map or plat thereof, of record under Clerk file No. 2017001859 of the Official Public Records of Randall County, Texas, situated in Section 229, Block 2, A.B. & M. Survey, Amarillo, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on this 9th day of March, 2017, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at the northeast corner of said Lot 17 and same being the northeast corner of this tract of land;

Thence S. 00° 11' 06" E., (Directional Control GPS Observation WGS-84), along the west right-of-way line of Georgia Street (dedication not found), at 0.80 feet pass a 1/2 inch iron rebar with a cap stamped "CI R.P.L.S. 2601", found, a total distance of 210.86 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land, from whence a 3/8 inch iron rebar, found bears S. 00° 11' 06" E., 59.21 feet;

Thence S. 89° 48' 54" W., 212.75 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land;

Thence N. 00° 11' 06" W., 210.99 feet to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land, from whence a 1/2 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at the most northerly northwest corner of said Lot 17 bears S. 89° 51' 05" W., 76.78 feet;

Thence N. 89° 51' 05" E., at 93.30 feet pass a 1/2 inch channel iron pin, found at the common corner of Lots 2 and 3, Block 2, of The Shores Unit No. 1, Amended, according to the recorded map or plat thereof, of record in Volume 567, Page 611 of the Deed Records of Randall County, Texas, a total distance of 212.75 feet to the **POINT OF BEGINNING**.

**Approval**

Approved by Designated City Official for the City of Amarillo, Texas, this 31<sup>st</sup> day of January, 2020.

[Signature]  
Designated City Official

**Certificate**

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 9th day of March 2017.

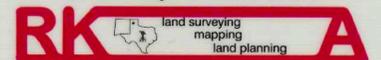


[Signature]  
Registered Professional Land Surveyor  
Job No. 191114

**The Shores Unit No. 17**

An addition to the City of Amarillo, being a Replat of a Portion of Lot 17, Block 2, The Shores Unit No. 16, in Section 229, Block 2, A. B. & M. Survey, Randall County, Texas 1.03± Acres

Robert Keys & Associates



(806)352-1782 Email: rka@keyssurveying.com  
7106 S. Bell Street, Amarillo, Texas 79109-7003  
Firm No. 10034400 www.keyssurveying.com

Grantee's Address:  
City of Amarillo  
601 S. Buchanan Street  
Amarillo, Texas 79101

Filed of Record :

2-3-2020 date Randall county  
2020002129 County Clerk File No.