



DEVELOPMENT SERVICES  
808 S BUCHANAN ST  
AMARILLO TX 79101  
(806) 378-5263

2/14/2020

Robert Keys  
Robert Keys & Associates  
7106 S. Bell Street  
Amarillo, Texas 79109-5405

**RE: Letter of Action: Approval – P-20-01 Wildflower Village at Four Corners Unit No. 3-  
ZB1907520 Final Plat**

The City of Amarillo has approved the above Final Plat on 2/14/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020002738 on 2/13/2020. 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 [Jason.Taylor@amarillo.gov](mailto:Jason.Taylor@amarillo.gov) or 806.378.5255.

Sincerely,

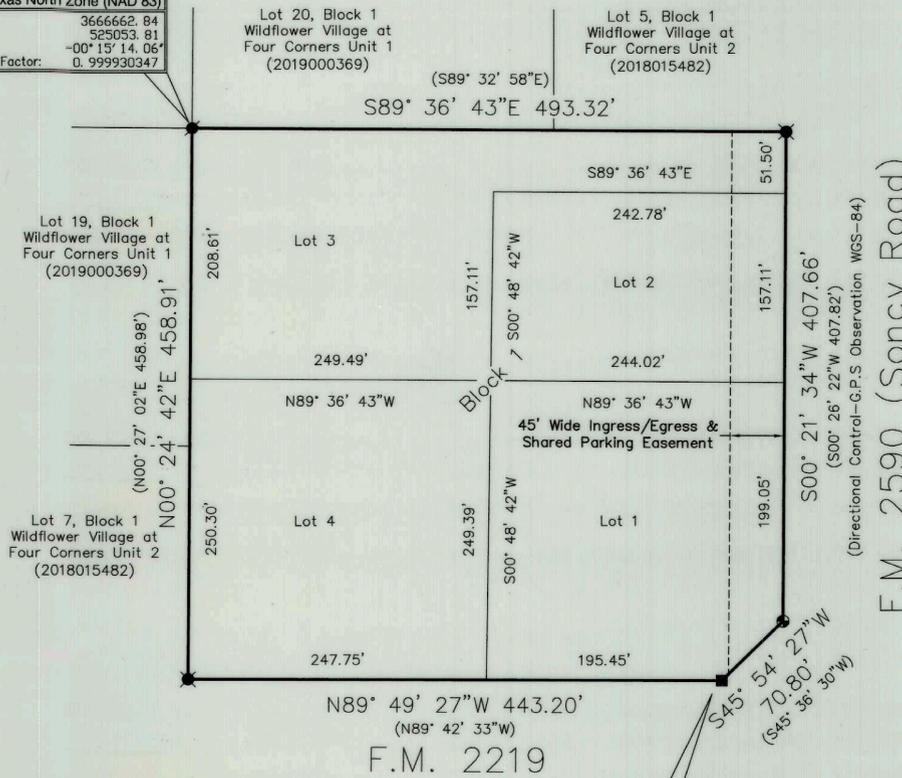
A handwritten signature in blue ink, appearing to read 'Jason Taylor', enclosed in a thin blue rectangular border.

Jason Taylor  
Planner I

**Notes**

- 1.) This plat does 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. 48381C0215E, 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./F.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.
- 5.) There is hereby created by this plat a sanitary control easement around each approved water well location with a 100 foot radius within which no sub-surface sewerage systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.

State Plane - Texas North Zone (NAD 83)  
 Northing (Y): 3666662.84  
 Easting (X): 525053.81  
 Convergence: -00° 15' 14.06"  
 Combined Scale Factor: 0.999930347



State Plane - Texas North Zone (NAD 83)  
 Northing (Y): 3666200.75  
 Easting (X): 525491.57  
 Convergence: -00° 15' 10.99"  
 Combined Scale Factor: 0.999930484

**Description**

Lot 6, Block 1 of Wildflower Village at Four Corners Unit No. 2, being a Suburban Subdivision to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2018015482 of the Official Public Records of Randall County, Texas.

**Approval**

Approved by the Amarillo Area Public Health District.  
 Health Official: *[Signature]*  
 Date: Feb 12, 2020

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 10 day of February, 2020.  
 Designated City Official: *[Signature]*

**Dedication**

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

That, **LPIA, 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 **Wildflower Village at Four Corners Unit No. 3**, a suburban subdivision 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 7<sup>th</sup> day of February, 2020.

*[Signature]*  
 LPIA, LLC  
 Audie Sciombato, Agent  
 P.O. Box 1655  
 Hereford, Texas 79045

**Notary Attest**

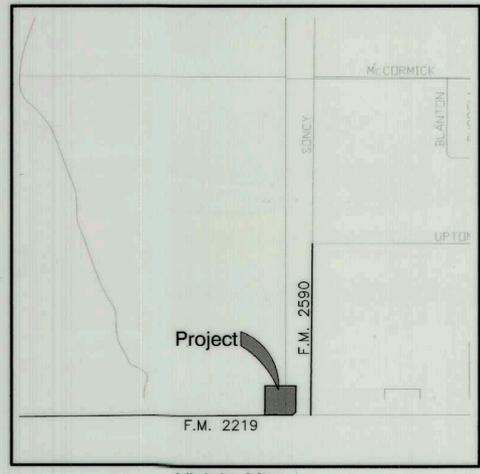
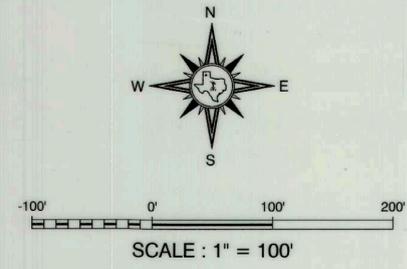
State of Texas §  
 County of Randall §

Before me, the undersigned authority on this day personally appeared **Audie Sciombato, Agent for LPIA, 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 7<sup>th</sup> day of February, 2020.

**ROBERT ED KEYS**  
 NOTARY PUBLIC  
 STATE OF TEXAS  
 MY COMMISSION EXPIRES 06-22-2021

*[Signature]*  
 Notary Public in and For the State of Texas

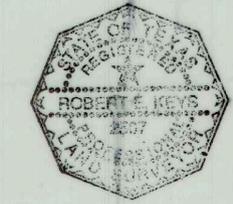


**Legend :**

- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rebar with a cap stamped "FURMAN R.P.L.S." (found)
- ⊗ = 1/2" iron rebar with a cap stamped "GDI AMARILLO" (found)
- @1234= Address assigned by the City of Amarillo (subject to change without notice)
- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- ▭ =6' x 6' SPS, SUD, & AT&T Easement
- P.U.E. = Public Utility Easement
- ( / ) =Instrument recording in County Clerks Office

**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 18th day of December 2019.

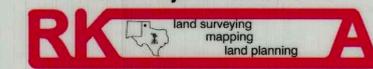


*[Signature]*  
 Registered Professional Land Surveyor  
 Job No. 191217

**Wildflower Village at Four Corners Unit No. 3**

A Suburban Subdivision to the City of Amarillo being a replat of Lot 6, Block 1, Wildflower Village at Four Corners Unit No. 2, situated in Sections 62 & 63, Block 1, T.T. R.R. Co. Survey, Randall County, Texas 5.16± 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

Filed of Record :

2/13/2020 date Randall county  
 2020002738 County Clerk File No.