



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

5/21/2020

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

**RE: Letter of Action: Approval – P-20-20 Yucca Addition Unit No. 5 – ZB2000427 Final Plat**

The City of Amarillo has approved the above Final Plat on 5/21/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020009512 on 5/22/2020. Enclosed you will find a copy of your approved 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 Nos. 48381C0095E and 48381C0235E, 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.) This plat is subject to aviation height restrictions. Therefore an aviation clear zone easement with a maximum building height of 4450 MSL will be filed in accordance with this plat.
- 6.) 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.

**Dedication**

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

That, **CPRP, Inc.**, 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 **Yucca Addition Unit No. 5** 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 14 day of May, 2020.

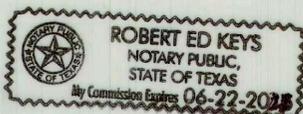
*Veronica Lopez*  
(Signature)  
**Veronica Lopez**  
(Name) (Title)  
CPRP, Inc.  
17660 Creek View Road  
Canyon, Texas 79015

**Notary Attest**

State of Texas §  
County of Randall §

Before me, the undersigned authority on this day personally appeared **Veronica Lopez** of **CPRP, Inc.**, 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.

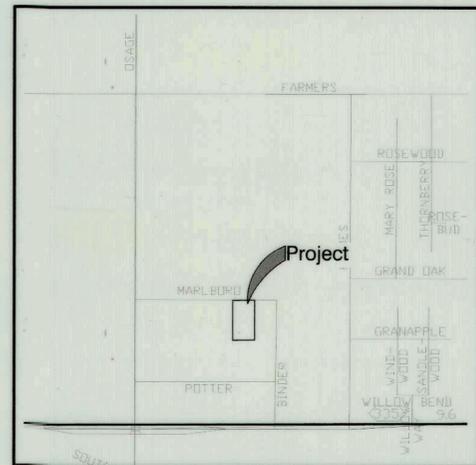
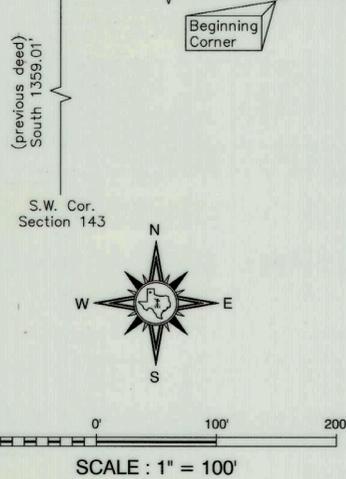
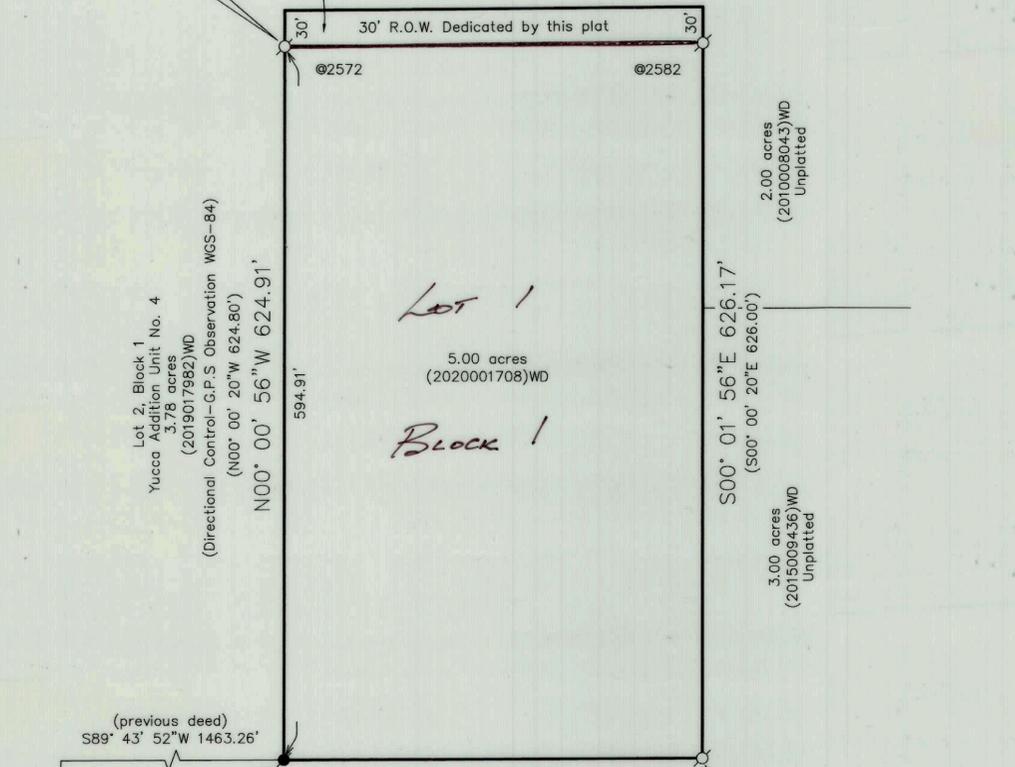
Given under my hand and seal of office this 14<sup>th</sup> day of May, 2020.



*Robert Ed Keys*  
Notary Public in and For the State of Texas  
My commission expires: 6/22/25

State Plane - Texas North Zone (NAD 83)  
Northing (Y): 3690728.70  
Easting (X): 564033.00  
Convergence: -00° 10' 42.839"  
Scale Factor: 0.999923797

Marlboro Road  
(dedication not found)  
(N89° 32' 08"E 348.59')  
N89° 29' 02"E 348.52'



State Plane - Texas North Zone (NAD 83)  
Northing (Y): 3690134.74  
Easting (X): 564379.92  
Convergence: -00° 10' 40.406"  
Scale Factor: 0.999923941

**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 (found)
- = 1/2" iron pipe (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.
- P.U.E. = Public Utility Easement
- ( / ) =Instrument recording in County Clerks Office

Filed of Record :  
date \_\_\_\_\_  
Randall county  
County Clerk File No. \_\_\_\_\_

**Description**

A 5.00 acre tract of land being the same tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2020001708 of the Official Public Records of Randall County, Texas, situated in Section 143, Block 2, A.B. & M. Survey, Randall County, Texas, surveyed on the ground by Robert Keys and Associates on this 12th day of February, 2020, and said tract of land being further described by metes and bounds as follows:

**BEGINNING** at the 1/2 inch iron rebar with a cap stamped "FURMAN R.P.L.S.", found at the southwest corner of this tract of land, from whence the southwest corner of said Section 143 bears S. 89° 43' 52" W., 1463.26 feet (previous deed) and South, 1359.01 feet (previous deed);

Thence N. 00° 00' 56" W., (Directional Control GPS Observation WGS-84), along the east line of Lot 2, Block 1, Yucca Addition Unit No. 4, a suburban subdivision to the City of Amarillo, according to the recorded map or plat thereof, of record under Clerk's File No. 2019017982 of the Official Public Records of Randall County, Texas, at 594.91 feet pass a 1/2 inch iron pipe, found, a total distance of 624.91 feet to the northwest corner of this tract of land;

Thence N. 89° 29' 02" E., 348.52 feet to the northeast corner of this tract of land, same being the northwest corner of a 2.00 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2010008043 of the Official Public Records of Randall County, Texas;

Thence S. 00° 01' 56" E., along the west line of said 2.00 tract of land and the west line of a 3.00 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 2015009436 of the Official Public Records of Randall County, Texas, at 30.00 feet pass a 1/2 inch iron pipe, found, a total distance of 626.17 feet to a 1/2 inch iron pipe, found at the southeast corner of this tract of land, same being the southwest corner of said 3.00 acre tract of land;

Thence S. 89° 41' 27" W., along the north line of a 5.00 acre tract of land described in that certain Warranty Deed recorded under Clerk's File No. 03 31697 of the Official Public Records of Randall County, Texas, 348.70 feet to the **POINT OF BEGINNING**.

**Approval**

Approved by the Amarillo Area Public Health District on this 19<sup>th</sup> day of MAY, 2020.

*J. W. ...*  
Chairman

**Approval**

Approved by Designated City Official for the City of Amarillo, Texas, this 20<sup>th</sup> day of May, 2020.

*[Signature]*  
Designated City Official

**Certificate**

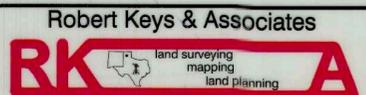
I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion; and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 12th day of February, 2020.



*Robert Ed Keys*  
Registered Professional Land Surveyor  
Job No. 200212

**Yucca Addition Unit No. 5**

A suburban subdivision to the City of Amarillo, being an unplatted tract of land out of Section 143, Block 2, A. B. & M. Survey, Randall County, Texas  
5.00± Acres



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