

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

October 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-66 The Colonies Unit No. 50-A, an addition to the City of Amarillo, being a replat of The Colonies Unit No. 50 and an unplatted tract of land in Section 40, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Hillside Rd & Soncy Rd)  
DEVELOPER: Matt Griffith

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013019263 on October 16, 2013. Please post your records accordingly.



---

Kelley Shaw, Planning Director



BLK 9 B S + F

SEC 40

I-15

CENSUS TRACT NO. 216.09  
AP NO. 115

DESCRIPTION

NOTES

A 35.50 acre tract of land being a portion of a 34.936 acre tract of land described in that certain instrument recorded in Volume 1776, Page 376 of the Deed Records of Randall County, Texas, and a portion of a 88.216 acre tract of land described in that certain instrument recorded under Clerk's File No. 01 23540 of the Official Public Records Randall County, Texas all situated in Section 40, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas and said tract being further described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly corner of The Colonies Unit No. 27, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk's File No. 2007011726 of the Official Public Records of Randall County, Texas;

Thence N 46° 08' 15" E, 30.00 feet along the east right-of-way line of Georgetown Drive as dedicated by said The Colonies Unit No. 27 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 1101.25 feet;

Thence Northeasterly, along said curve and southeasterly right-of-way line of said Georgetown Drive, an arc distance of 183.84 feet with a chord of N 41° 21' 19" E, 183.63 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in the southerly right-of-way line of a 20 foot wide alley as dedicated by said The Colonies Unit No. 27;

Thence S 63° 24' 39" E, 184.81 feet, along the southerly right-of-way line of said 20 foot wide alley to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly northeast corner of this tract of land and the most northerly corner of a 3.63 acre tract of land surveyed by Robert Keys & Associates on June 26, 2012;

Thence S 81° 21' 48" W, 32.68 feet, along the northwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S 46° 08' 15" W, 367.65 feet, along the northwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S 01° 08' 15" W, 28.28 feet, along the westerly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S 43° 51' 45" E, 103.38 feet, along the southwestwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S 00° 17' 15" E, at 113.95 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly corner of said 3.63 acre tract of land and the most westerly northwest corner of a 7.10 acre tract of land described in that certain instrument recorded under Clerk's File No. 2006020869 of the Official Public Records of Randall County, Texas, a total distance of 573.34 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of a 2.7 acre tract of land surveyed by Robert Keys & Associates on June 26, 2012;

Thence N 89° 47' 00" W, 329.77 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most northerly northwest corner of said 2.7 acre tract of land;

Thence S 45° 13' 00" W, 28.28 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most westerly northwest corner of said 2.7 acre tract of land;

Thence S 00° 13' 00" W, 314.85 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly southeast corner of this tract of land and the southwest corner of said 2.7 acre tract of land;

Thence N 89° 47' 00" W, 1522.13 feet along the north right-of-way line of Hillside Road as dedicated by that certain instrument recorded under Clerk's File No's 00610454 and 00610455, both of the Official Public Records of Randall County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land;

Thence N 00° 13' 00" E, 29.38 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S 89° 47' 00" E, 10.50 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N 00° 13' 00" E, 21.76 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 250.00 feet;

Thence Northwestwesterly, along said curve, an arc distance of 239.36 feet with a chord of N 27° 12' 44" W, 230.32 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right with a radius of 350.00 feet;

Thence Northwestwesterly, along said curve, an arc distance of 226.34 feet with a chord of N 36° 06' 52" W, 222.42 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly corner of this tract of land;

Thence S 89° 47' 00" E, 291.35 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S 82° 49' 41" E, 374.64 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N 00° 13' 00" E, 145.57 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of The Colonies Unit No. 45, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk's File No. 2010021816 of the Official Public Records of Randall County, Texas, and being on a curve to the left with a radius of 700.00 feet;

Thence Northeasterly, along said curve, and the southeasterly right-of-way line of New England Parkway South as dedicated by said The Colonies Unit No. 45, an arc distance of 438.18 feet with a chord of N 64° 04' 13" E, 431.06 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end said curve;

Thence N 46° 08' 15" E, 317.68 feet, along the southeasterly right-of-way line of said New England Parkway South to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a point on a curve to the left with a radius of 90.00 feet;

Thence Northeasterly, along said curve, and southeasterly right-of-way line of said New England Parkway South, an arc distance of 63.03 feet with a chord of N 09° 19' 37" E, 61.75 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S 43° 51' 45" E, 20.51 feet along the southwestwesterly right-of-way line of Barrington Court as dedicated by said The Colonies Unit No. 45 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N 46° 08' 15" E, 50.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N 43° 51' 45" W, 20.51 feet along the northeasterly right-of-way line of said Barrington Court to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a point on a curve to the left with a radius of 90.00 feet;

Thence Northeasterly, along said curve, and the southeasterly right-of-way line of said New England Parkway South, an arc distance of 63.03 feet with a chord of N 09° 56' 54" E, 61.75 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N 46° 08' 15" E, 549.68 feet along the southeasterly right-of-way line of said New England Parkway South to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S 43° 51' 45" E, 331.25 feet along the southwestwesterly right-of-way line of Vandiver Lane as dedicated by said The Colonies Unit No. 27 to the POINT OF BEGINNING.

- 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 zones "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 4, 2010. 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.) All easements are equally split between lots unless noted otherwise.
- 6.) All properties designated as common areas, and the operation and/or maintenance thereof, are the responsibility of the property owner, a property owner's association, or public improvement district. Common areas shall be available to the City of Amarillo and franchised utility companies for access by service vehicles, for the location of public utilities, for the surface drainage and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.
- 7.) Dedicated Public Areas
  - a. 291,977 square feet of street right-of-way
  - b. 132,214 square feet of alley right-of-way
  - c. 1987 square feet of public utility easements
  - d. 750 square feet of public drainage easements
- 8.) No direct vehicular access from Hillside Road to residential lots is allowed.

DEDICATION

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

That Rockrose Development, Inc., being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as The Colonies Unit No. 50-A 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 "existing" with recorded information designated.

Executed this 12 day of OCTOBER, 2013.

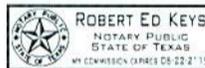
*Matt Griffith*  
Rockrose Development, Inc.  
Matt Griffith, Vice President  
3905 Bell Street  
Amarillo, Texas 79109  
(806) 353-8681

NOTARY ATTEST

State of Texas §  
County of Randall §

Before me, the undersigned authority, on this day personally appeared Matt Griffith, Vice President of Rockrose Development, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed, and in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 12 day of October, 2013.



*Robert Ed Keys*  
Notary Public

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 26<sup>th</sup> day of June, 2012 and 20<sup>th</sup> day of September, 2013.

*Wendell Carl Stone*  
Registered Professional Land Surveyor



**The Colonies Unit No. 50-A**  
An addition to the City of Amarillo,  
being a replat of The Colonies Unit No. 50 and an  
unplatted tract of land in Section 40, Block 9,  
B. S. & F. Survey, Randall County, Texas  
35.50 acres ±

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 14 day of October, 2013.

*Judy Day*  
Chairman

FILED OF RECORD :  
10-16-13  
date RANDALL  
county  
2013019263  
County Clerk File No.

Robert Keys & Associates  
land surveying  
mapping  
land planning  
**RK A**  
(806) 352-1782 Fax (806) 352-1942 Email info@keysurveying.com  
4423 S.W. 49th Amarillo, Texas 79109-5405  
www.keysurveying.com

GRANTEE'S ADDRESS:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

APP

P-13-666

JS

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
P. O. BOX 997  
CANYON, TX 79015-0997

PROPERTY OWNER

NAME ...: HAPPY HORIZONS PROPERTIES LP  
ADDRESS: 3905 BELL ST STE B  
AMARILLO TX 79109

PROPERTY DESCRIPTION

SECT 40 B S & F  
LOT BLOCK 0009  
IRREG TR BEG APPROX  
3585.68FT W & 60FT N  
OF SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0400 4620.0 TAXES FOR 2013 ARE \$ 140.29  
Acres: 38.3100 Randall County Market Value: 670,425  
2013 Taxes WITHOUT Exemptions \$ 14,274.01

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

| TAX YEAR(S) | TAXING UNIT | TAXES,<br>PENALTIES & INTEREST |
|-------------|-------------|--------------------------------|
|             |             | TOTAL Taxes Due \$ .00         |

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

*[Signature]*  
DEPUTY

10/15/2013  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2013019263  
10/16/2013 12:31 PM  
Fee: 305.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT



DESCRIPTION

A 35.50 acre tract of land being a portion of a 34.936 acre tract of land described in that certain instrument recorded in Volume 1776, Page 376 of the Deed Records of Randall County, Texas, and a portion of a 88.216 acre tract of land described in that certain instrument recorded under Clerk's File No. 01 23540 of the Official Public Records Randall County, Texas all situated in Section 40, Block 9, B. S. & F. Survey, Amarillo, Randall County, Texas and said tract being further described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly corner of The Colonies Unit No. 27, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk's File No. 2007011726 of the Official Public Records of Randall County, Texas;

Thence N. 46° 08' 15" E., 30.00 feet along the east right-of-way line of Georgetown Drive as dedicated by said The Colonies Unit No. 27, a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with a radius of 1101.25 feet;

Thence Northeasterly, along said curve and southeasterly right-of-way line of said Georgetown Drive, an arc distance of 183.84 feet with a chord of N. 41° 21' 19" E., 183.63 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in the southerly right-of-way line of a 20 foot wide alley as dedicated by said The Colonies Unit No. 27;

Thence S. 63° 24' 39" E., 184.81 feet, along the southerly right-of-way line of said 20 foot wide alley to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most easterly northeast corner of this tract of land and the most northerly corner of a 3.63 acre tract of land surveyed by Robert Keys & Associates on June 26, 2012;

Thence S. 81° 21' 48" W., 32.68 feet, along the northwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 46° 08' 15" W., 367.65 feet, along the northwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 01° 08' 15" W., 28.28 feet, along the westerly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 43° 51' 45" E., 103.38 feet, along the southwesterly line of said 3.63 acre tract of land to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 00° 17' 15" E., at 113.95 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly corner of said 3.63 acre tract of land and the most westerly northwest corner of a 7.10 acre tract of land described in that certain instrument recorded under Clerk's File No. 2006020869 of the Official Public Records of Randall County, Texas, a total distance of 573.34 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the northeast corner of a 2.7 acre tract of land surveyed by Robert Keys & Associates on June 26, 2012;

Thence N. 89° 47' 00" W., 329.77 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most northerly northwest corner of said 2.7 acre tract of land;

Thence S. 45° 13' 00" W., 28.28 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most westerly northwest corner of said 2.7 acre tract of land;

Thence S. 00° 13' 00" W., 314.85 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the most southerly southeast corner of this tract of land and the southwest corner of said 2.7 acre tract of land;

Thence N. 89° 47' 00" W., 1522.13 feet along the north right-of-way line of Hillside Road as dedicated by that certain instrument recorded under Clerk's File No's 00610454 and 00610455, both of the Official Public Records of Randall County, Texas to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land;

Thence N. 00° 13' 00" E., 29.38 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S. 89° 47' 00" E., 10.50 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 00° 13' 00" E., 21.76 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left with radius of 250.00 feet;

Thence Northwesterly, along said curve, an arc distance of 239.36 feet with a chord of N. 27° 12' 44" W., 230.32 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the right with a radius of 350.00 feet;

Thence Northwesterly, along said curve, an arc distance of 226.34 feet with a chord of N. 36° 06' 52" W., 222.42 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most westerly corner of this tract of land;

Thence S. 89° 47' 00" E., 291.35 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S. 82° 49' 41" E., 374.64 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 00° 13' 00" E., 145.57 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of The Colonies Unit No. 45, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk's File No. 2010021816 of the Official Public Records of Randall County, Texas, and being on a curve to the left with a radius of 700.00 feet;

Thence Northeasterly, along said curve, and the southeasterly right-of-way line of New England Parkway South as dedicated by said The Colonies Unit No. 45, an arc distance of 438.18 feet with a chord of N. 64° 04' 13" E., 431.06 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end said curve;

Thence N. 46° 08' 15" E. 317.68 feet, along the southeasterly right-of-way line of said New England Parkway South to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at a point on a curve to the left with a radius of 90.00 feet;

Thence Northeasterly, along said curve, and southeasterly right-of-way line of said New England Parkway South, an arc distance of 63.03 feet with a chord of N. 82° 19' 37" E., 61.75 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S. 43° 51' 45" E. 20.51 feet along the southwesterly right-of-way line of Barrington Court as dedicated by said The Colonies Unit No. 45 to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 46° 08' 15" E. 50.00 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 43° 51' 45" W. 20.51 feet along the northeasterly right-of-way line of said Barrington Court to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at a point on a curve to the left with a radius of 90.00 feet;

Thence Northeasterly, along said curve, and the southeasterly right-of-way line of said New England Parkway South, an arc distance of 63.03 feet with a chord of N. 09° 56' 54" E., 61.75 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence N. 46° 08' 15" E., 549.68 feet along the southeasterly right-of-way line of said New England Parkway South to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 43° 51' 45" E., 331.25 feet along the southwesterly right-of-way line of Vandiver Lane as dedicated by said The Colonies Unit No. 27 to the **POINT OF BEGINNING**.

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 14 day of October, 2013.

[Signature]  
Chairman

GRANTEE'S ADDRESS:  
City of Amarillo  
P.O. Box 1971  
Amarillo, Texas 79105-1971

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 zones "AE", according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C 0070E, dated June 4, 2010. 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.) All easements are equally split between lots unless noted otherwise.
- 6.) All properties designated as common areas, and the operation and/or maintenance thereof, are the responsibility of the property owner, a property owner's association, or public improvement district. Common areas shall be available to the City of Amarillo and franchised utility companies for access by service vehicles, for the location of public utilities, for the surface drainage and performance of public duty. Common areas are located between property lines and back of curbs unless shown otherwise.
- 7.) Dedicated Public Areas
  - a. 291,977 square feet of street right-of-way
  - b. 132,214 square feet of alley right-of-way
  - c. 1987 square feet of public utility easements
  - d. 750 square feet of public drainage easements
- 8.) No direct vehicular access from Hillside Road to residential lots is allowed.

DEDICATION

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

That, Rockrose Development, Inc., being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as The Colonies Unit No. 50-A 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 "existing" with recorded information designated.

Executed this 12<sup>th</sup> day of OCTOBER, 2013.

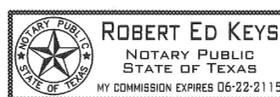
[Signature]  
Rockrose Development, Inc.  
Matt Griffith, Vice President  
3905 Bell Street  
Amarillo, Texas 79109  
(806) 353-8681

NOTARY ATTEST

State of Texas §  
County of Randall §

Before me, the undersigned authority, on this day personally appeared Matt Griffith, Vice President of Rockrose Development, LLC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed, and in the capacity herein stated for said corporation.

Given under my hand and seal of authority on this 12<sup>th</sup> day of October, 2013.



[Signature]  
Notary Public

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 26<sup>th</sup> day of June, 2012 and 20<sup>th</sup> day of September, 2013.

[Signature]  
Registered Professional Land Surveyor



**The Colonies Unit No. 50-A**  
An addition to the City of Amarillo,  
being a replat of The Colonies Unit No. 50 and an  
unplatted tract of land in Section 40, Block 9,  
B. S. & F. Survey, Randall County, Texas  
35.50 acres ±

FILED OF RECORD :

10/16/2013 RANDALL  
date county  
2013019263  
County Clerk File No.

Robert Keys & Associates  
land surveying  
mapping  
land planning  
**RK A**  
(806) 352-1782 Fax (806) 352-1942 Email: info@keysurveying.com  
4423 S.W. 45th Amarillo, Texas 79109-5405  
www.keysurveying.com