



DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

9/30/2015

Robert Keys
Keys and Associates
4423 SW 45th Ave.
Amarillo, Texas 79109

RE: Letter of Action: Approval- The Colonies Unit No. 65 – ZB1501748 Final Plat Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 9/14/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015016543 on 9/21/2015. 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 Cris.Valverde@amarillo.gov or 806.378.4223.

Sincerely,

A handwritten signature in dark ink that reads 'CRIS VALVERDE' followed by a stylized initial 'M'.

Cris Valverde
Senior Planner



BIK9BSJF

SEC 40

J-1



- Legend:**
- = 1/2" iron rod w/ cap stamped TURKMAN R.P.L.S. 1959* (left)
 - = 1/2" iron rod (found)
 - ⊗ = "X" cut in concrete (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 = Sudduth's Communications Co.
 - = 6" x 6" SPS, SUD, & AT&T Easement
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement

Dedication
The State of Texas §
County of Randall §

Know all men by these presents:

That, **Santa Fe Federal Credit Union**, being the owner of all of the land shown and described on the plat hereunto annexed and said lands to be surveyed, subdivided, platted and designated as **Colonies Unit No. 65**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, easements, and other things shown on such map or plat are dedicated to the public forever to be used as its shown upon such map or easements, unless noted as being with the recording information shown.

Executed this 29th day of July, 2015.

Steven Ades, CEO of Santa Fe Federal Credit Union
1422 S. Harrison St.
Amarillo, Texas 79101

Notary Attest

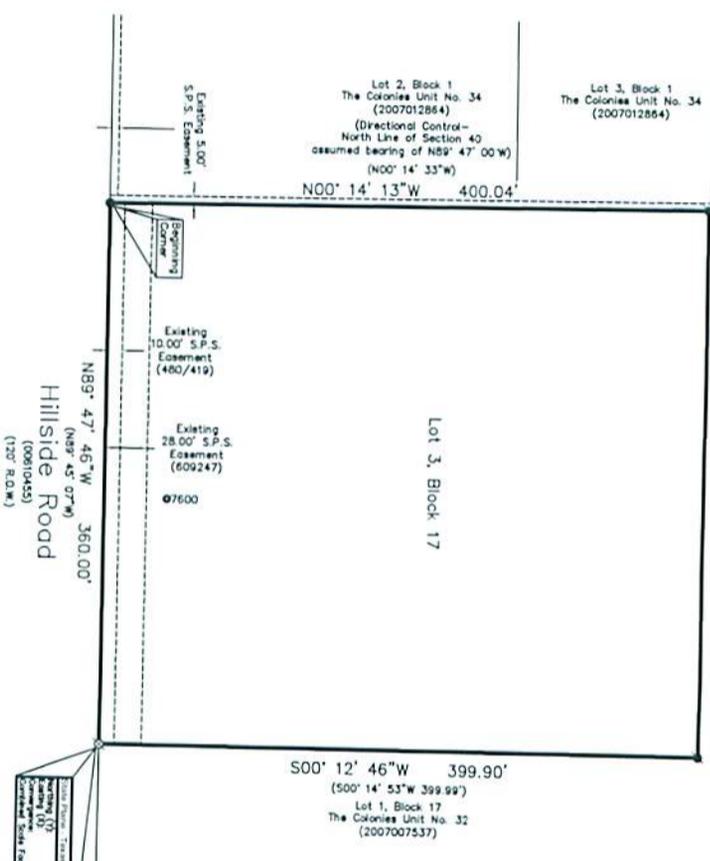
Before me, the undersigned authority on this day personally appeared **Steven Ades, CEO of Santa Fe Federal Credit Union** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executing the same for the purposes and consideration here expressed.

Given under my hand and seal of office this 29th day of July, 2015.



ROBERT ED KEYS
Notary Public in and for the State of Texas
My commission expires 8-22-17

Grantor's Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79108-1971



Description

A 3.32 acre tract of land being a portion of a tract of land described in that certain instrument recorded under County Clerk's File No. 02009098 of the Official Public Records of Randall County, Texas, situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, Surveyed on the ground by Robert Keys and Associates on this 15th day of November, 2014, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, found the southwest corner of this tract of land and the southeast corner of Lot 2, Block 1 of The Colonies Unit No. 34, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk File No. 2007012864 of the Official Public Records of Randall County, Texas;

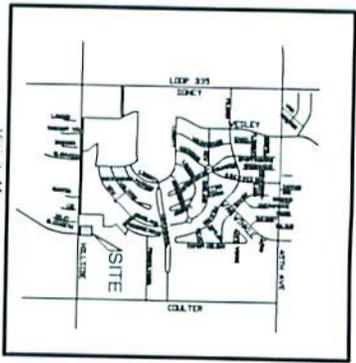
Thence N. 00° 14' 13" W. (Directional Control - North Line of Section 40 assumed bearing of N. 89° 47' 00" W.) 400.04 feet along the east line of said The Colonies Unit No. 34 to a 1/2 inch iron rod with a cap stamped "TURKMAN R.P.L.S. 1959*", found at the northwest corner of this tract of land and the most westerly southeast corner of the tract of land hereunto annexed, of record under County Clerk File No. 2007007537 of the Official Public Records of Randall County, Texas;

Thence S. 89° 48' 31" E. 363.14 feet to a 1/2 inch iron rod with a cap stamped "TURKMAN R.P.L.S. 1959*", found at the northeast corner of this tract of land and a jog corner of said The Colonies Unit No. 32;

Thence S. 00° 12' 46" W. 399.90 feet to a "X" cut in concrete, found the southeast corner of this tract of land and the most southerly southwest corner of said The Colonies Unit No. 32;

Thence N. 89° 48' 42" E. along the north right-of-way line of Hillside Road described by that certain instrument recorded under County Clerk's File No. 00610455 of the Official Public Records of Randall County, Texas, 360.00 feet to the **POINT OF BEGINNING**.

- Notes**
- This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
 - 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 0070E, dated June 04, 2010 nor does this plat lie within Flood Hazard Area Zone "A", according to the Flood Damage Mitigation and Flood Hazard Information as indicated for the sole purpose of the binder 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. For this tract, many areas are subject to flooding but are not necessarily in flood hazard area zones "AE" or "A". Flood areas are F.E.M.A. (F.R.M.) which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
 - Property distances and/or bearings are shown as measured or held with this survey. Plat and/or deed maps are shown when pertinent 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 (68.3.15).
 - See lot lines are perpendicular or radial to the front lot lines unless noted otherwise.



Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 19th day of September, 2015.

Approval
Chairman
[Signature]

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 preliminary survey staked on the ground by me or by others under my direct supervision on the 15th day of November, 2014.



Robert E. Keys
Registered Professional Land Surveyor

The Colonies Unit No. 65

An addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, B. S. & F. Survey, Randall County, Texas, 3.32 ± Acres

Robert Keys & Associates
14000 SW 118th - Amarillo, Texas 79109-2405
P.O. Box 10201 AMO - Amarillo, Texas 79108-0201

Filed of Record: **9-21-15**
Randall County Clerk File No. **2015016543**

APP

P-15-42

JS

ANNEX

ROBERT KEYS AND ASSOC. TAX CERTIFICATE

NO. 94739

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 .: SANTA FE FEDERAL CREDIT
ADDRESS: UNION
PO BOX 15088
AMARILLO TX 79105

PROPERTY DESCRIPTION

SECT 40 B S & F
LOT BLOCK 0009
IRREG TR BEG 4456 FT W
& 60 FT N OF SW COR OF
SECT

PROPERTY ACCOUNT NUMBER: R 370 0400 3600.0 TAXES FOR 2014 ARE \$ 6,299.68
Acres: 1.3300 Randall County Market Value: 289,674
2014 Taxes WITHOUT Exemptions \$ 6,299.68

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);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Handwritten signature of Sharon Hollingsworth
DEPUTY

7/13/2015
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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 ..: SANTA FE FEDERAL CREDIT
 ADDRESS: UNION
 PO BOX 15088
 AMARILLO TX 79105

PROPERTY DESCRIPTION
 =====
 SECT 40 B S & F
 LOT BLOCK 0009
 IRREG TR BEG 1150 FT
 W & 60 FT N OF SE
 COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0400 3550.0 TAXES FOR 2014 ARE \$ 9,219.53
 Acres: 1.9700 Randall County Market Value: 429,065
 2014 Taxes WITHOUT Exemptions \$ 9,219.53

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, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2015 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
 TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014


 DEPUTY

7/13/2015

 DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

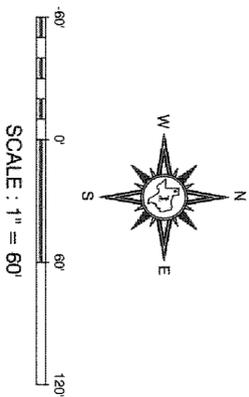
2015016543

09/21/2015 03:53 PM

Fee: 50.00

Renee Calhoun, County Clerk
Randall County, Texas

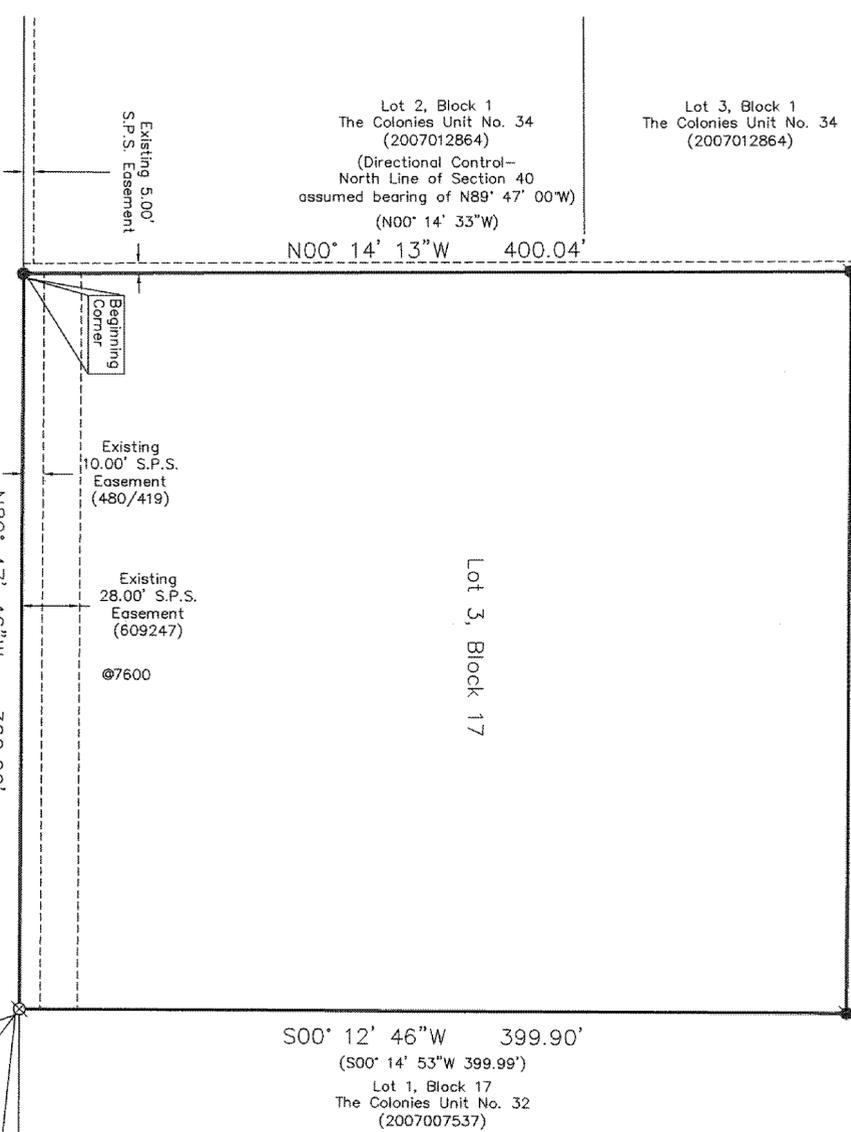
PLAT



Legend:

- = 1/2" iron rod w/cap stamped "FURMAN R.P.L.S. 1959" (set)
- = 1/2" iron rod (found)
- ⊗ = "X" cut in concrete (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
- D.E. = Drainage Easement

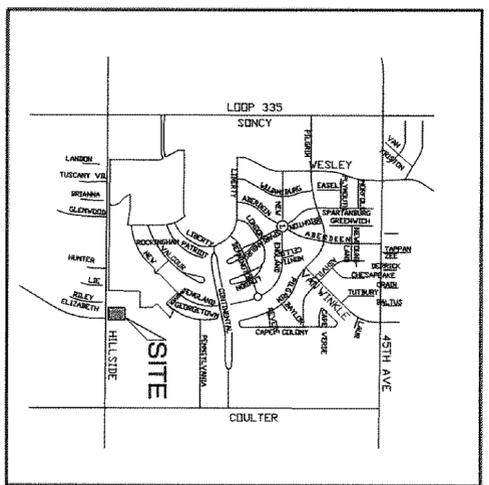
State Plane - Texas North Zone (NAD 83)
Northing (N): 3699531.99
Easting (E): 529234.12
Convergence: -00° 14' 43.4"
Combined Scale Factor: 0.999921995



Lot 1, Block 17
The Colonies Unit No. 32
(2007007537)
(S89° 45' 07" E 363.24')
S89° 46' 31" E 363.14'

State Plane - Texas North Zone (NAD 83)
Northing (N): 3699531.99
Easting (E): 529234.12
Convergence: -00° 14' 43.4"
Combined Scale Factor: 0.999921995

- 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 0070E, 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 parentheses 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.



Approval

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this
14 day of September, 2015.
[Signature]
Chairman

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 6th day of November, 2014.

Registered Professional Land Surveyor



The Colonies Unit No. 65

An addition to the City of Amarillo, being an unplatted tract of land out of Section 40, Block 9, B. S. & F. Survey, Randall County, Texas 3.32 ± Acres

Description

A 3.32 acre tract of land being a portion of a tract of land described in that certain instrument recorded under County Clerk's File No. 02009098 of the Official Public Records of Randall County, Texas, situated in Section 40, Block 9, B.S. & F. Survey, Amarillo, Randall County, Texas, Surveyed on the ground by Robert Keys and Associates on the 6th day of November, 2014, and said tract of land being further described by metes and bounds as follows:

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Thence N. 00° 14' 13" W., (Directional Control - North Line of Section 40 assumed bearing of N. 89° 47' 00" W.), 400.04 feet along the east line of said The Colonies Unit No. 34 to a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 1959", found at the northwest corner of this tract of land and the most westerly southwest corner of The Colonies Unit No. 32, an addition to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under County Clerk file No. 2007007537 of the Official Public Records of Randall County, Texas;

Thence S. 89° 46' 31" E., 363.14 feet to a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S. 1959", found the northeast corner of this tract of land and a jog corner of said The Colonies Unit No. 32;

Thence S. 00° 12' 46" W., 399.90 feet to a "X" cut in concrete, found the southeast corner of this tract of land and the most southerly southwest corner of said The Colonies Unit No. 32;

Thence N. 89° 49' 42" E., along the north right-of-way line of Hillside Road dedicated by that certain instrument recorded under County Clerk's File No. 00810455 of the Official Public Records of Randall County, Texas, 360.00 feet to the **POINT OF BEGINNING**.

Dedication

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

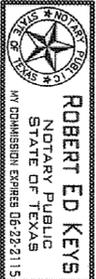
That, **Santa Fe Federal Credit Union**, being the owner of all of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Colonies Unit No. 65** an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, 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 30th day of July, 2015.

[Signature]
Steven Adae, CEO of Santa Fe Federal Credit Union
1422 S. Harrison St.
Amarillo, Texas 79101

Notary Attest

State of Texas §
County of Randall §
Before me, the undersigned authority on this day personally appeared **Steven Adae, CEO of Santa Fe Federal Credit Union** 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 30th day of July, 2015.



[Signature]
Notary Public in and For the State of Texas
My commission expires: 6-22-15

Grantees Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971

Filed of Record: 9-21-15
date
20150165 43
county
County Clerk File No. 43

Robert Keys & Associates
land surveying
mapping
land planning
land development

(809)552-1782 Email: rka@keysurveying.com
4423 S.W. 45th Avenue, Amarillo, Texas 79108-5405
Firm No. 10093400 www.keysurveying.com