

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

February 4, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-05 Canyon Ridge Unit No. 5, a suburban subdivision to the City of Amarillo, being a replat of Lot 3, Block 4, Canyon Ridge Unit No. 3 and an unplatted portion in Section 64, Block 1, TTRR Co Survey, Randall County, Texas. (Vicinity: Lair Rd. & IH 27)
DEVELOPER: Page Butler

The Community Services Director approved the above-mentioned item on January 24, 2011. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2011001563 on January 27, 2011. Please post your records accordingly.



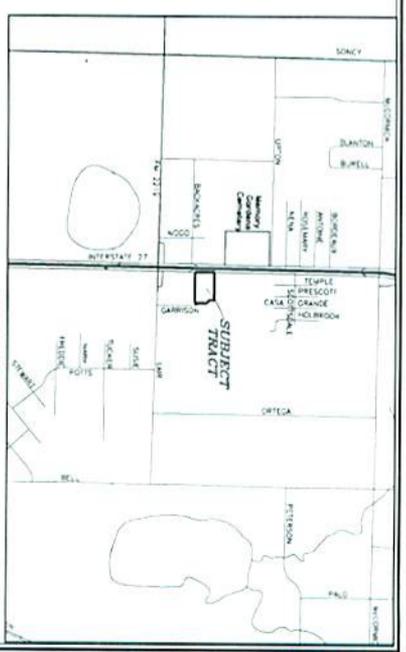
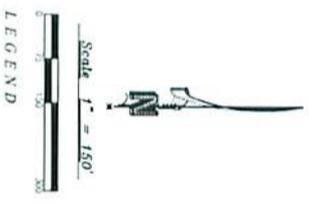
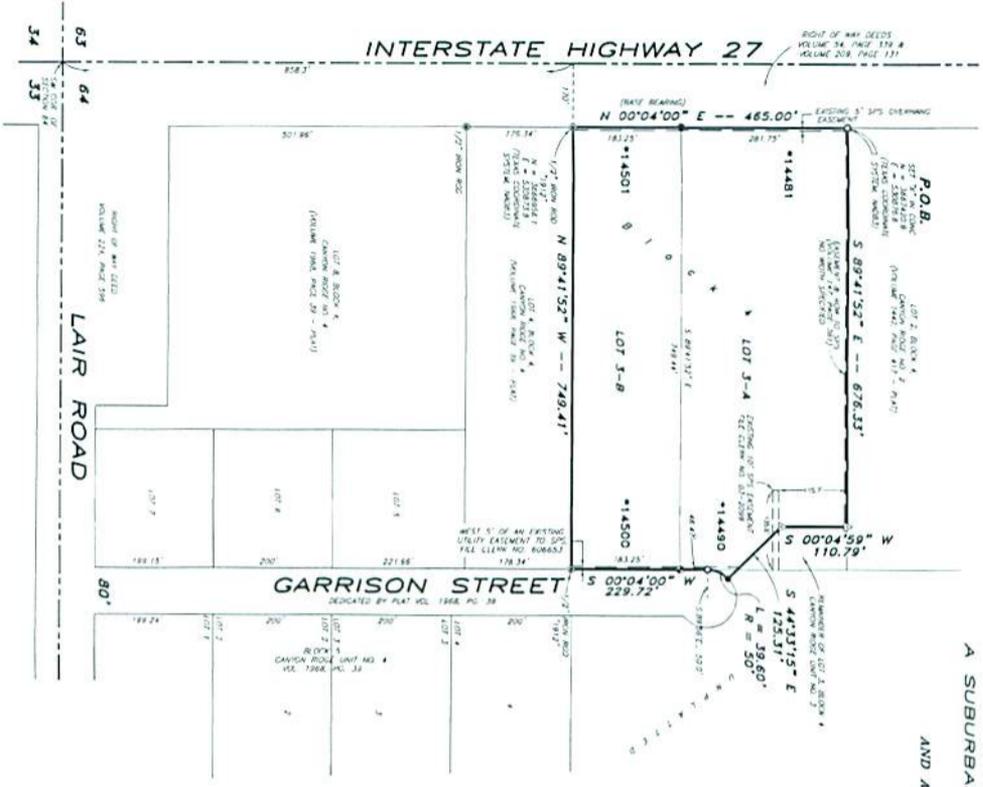
Kelley Shaw, Planning Director

APP

P-11-05

CL

CANYON RIDGE UNIT NO. 5
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF LOT 3, BLOCK 4
 CANYON RIDGE UNIT NO. 3
 AND AN UNPLATTED PORTION IN SECTION 64, BLOCK 1
 TITLER TAP RAILROAD COMPANY SURVEY
 RANDALL COUNTY, TEXAS



- NOTES:**
- This Plat is located within the Amarillo ETJ.
 - This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48181C-0230-E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
 - ** * * Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
 - Coordinates shown herein are referenced to the "Texas Coordinate System, North Zone, NAD 83".
 - 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 subsurface wastewater system will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well location will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building enhancements. Extension of existing water wells and sewerage systems on or adjacent to this property are within and therefore cannot be shown on this survey plat.

DEEDICATION
 State of Texas X Know all men by these presents
 County of Randall X

ATTEST
 State of Texas
 County of Randall

DEDICATION
 State of Texas X Know all men by these presents
 County of Randall X

ATTEST
 State of Texas
 County of Randall

Executed this 5th Day of January, 2011
 Page Baker, President
 2414 Stevenson International RT Storage, LLC
 Amarillo, Texas 79110
 806-338-4891

On This 5th Day of January, 2011
 My Public Seal of Office
 Comm. Expires May 16, 2011

GRANTEES ADDRESS
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79101-1971

PLAT ADDRESS
 Randall County Road Department
 P.O. Box 118
 Canyon, Texas 79015

JAMES PRINGLE
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. May 16, 2011

PROPERTY DESCRIPTION:
 A 7.76 acre tract of land being a part of Lot 1, Block 4, Canyon Ridge Unit No. 3, a suburban subdivision to the City of Amarillo, as shown on the map or plat thereof recorded in Volume 1830, Page 226, Deed Records of Randall County, Randall County, Texas being further described by maps and books as follows: BEGINNING at a "X" cur in concrete set for the Northwest corner of said Lot 3, Block 4 and the Northwest corner of this tract;
 THENCE South 89 degrees 41 minutes 52 seconds East; a distance of 676.33 feet to a monument with washer set;
 THENCE South 60 degrees 04 minutes 59 seconds West; a distance of 110.79 feet to a monument with washer set;
 THENCE South 44 degrees 33 minutes 15 seconds East; a distance of 125.31 to a 1/8 inch iron rod with cap stamped "HRD" set for the start of a curve to the left having a radius of 50.00 feet;
 THENCE along said curve to the left a distance of 39.60 feet to a "X" set in concrete;
 THENCE South 60 degrees 04 minutes 59 seconds West; a distance of 229.72 feet to a "T" cur in concrete;
 THENCE North 89 degrees 41 minutes 52 seconds West; a distance of 749.41 feet to a 1/2 inch iron rod with cap stamped "1912" found;
 THENCE North 60 degrees 04 minutes 59 seconds East; along the East line of Interstate 27; a distance of 465.00 feet to the PLACE OF BEGINNING.

Said tract contains a computed area of 7.76 acres of land.

CERTIFICATION:
 I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct, and was prepared by me from a perimeter survey and staked on the ground by me or others under my direct supervision.

Dated this 5th Day of January, 2011
 K.C. BROWN
 K.C. Brown, R.R. 644

APPROVAL:
 Approved by 1544 County, the development official for the City of Amarillo, Texas
 Vicki Conroy 1-24-11
 Vicki Conroy
 1544 County

APPROVAL:
 Approved by the City of Amarillo, Texas
 Date 1/25/11
 Date 1/25/11
 Date 2011001563

FILED OF RECORD
 1-27-11 Randall
 2011001563
 File Copy No.

TITULAR PLAT
 CANYON RIDGE UNIT NO. 5
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING A REPLAT OF LOT 3, BLOCK 4,
 CANYON RIDGE UNIT NO. 3
 AND AN UNPLATTED PORTION IN SECTION 64, BLOCK 1
 TITLER TAP RAILROAD COMPANY SURVEY
 RANDALL COUNTY, TEXAS
 2.76 ACRES

Hagar, Brown & Dorsey, LLC.
 LAND SURVEYORS
 P.O. Box 1246
 Amarillo, Texas 79101
 806-338-4891
 Fax: 806-338-4891

U-21

TTR

SEC 64



2 PGS
 PLAT

2011001563

ANNEX

HAGAR BROWN & DORSEY L T A X C E R T I F I C A T E

NO. 89826

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 ..: BA HOLDINGS LTD
ADDRESS: ATTN DAVID SCHAEFFER
PO BOX 99
DIMMITT TX 79027

PROPERTY DESCRIPTION

=====
CANYON RIDGE # 2
LOT BLOCK 0004
S 4 ACS OF 2 PLUS
LOT 3 UNIT #3

PROPERTY ACCOUNT NUMBER: R 5 7900 2220.0 TAXES FOR 2010 ARE \$ 64,860.84
Acres: 12.0000 Randall County Market Value: 3,703,858
2010 Taxes WITHOUT Exemptions \$ 64,860.84

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 2011 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2010

Handwritten signature of Sharon Hollingsworth
DEPUTY

1/ 6/2011

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

January 27, 2011 01:50:54 PM

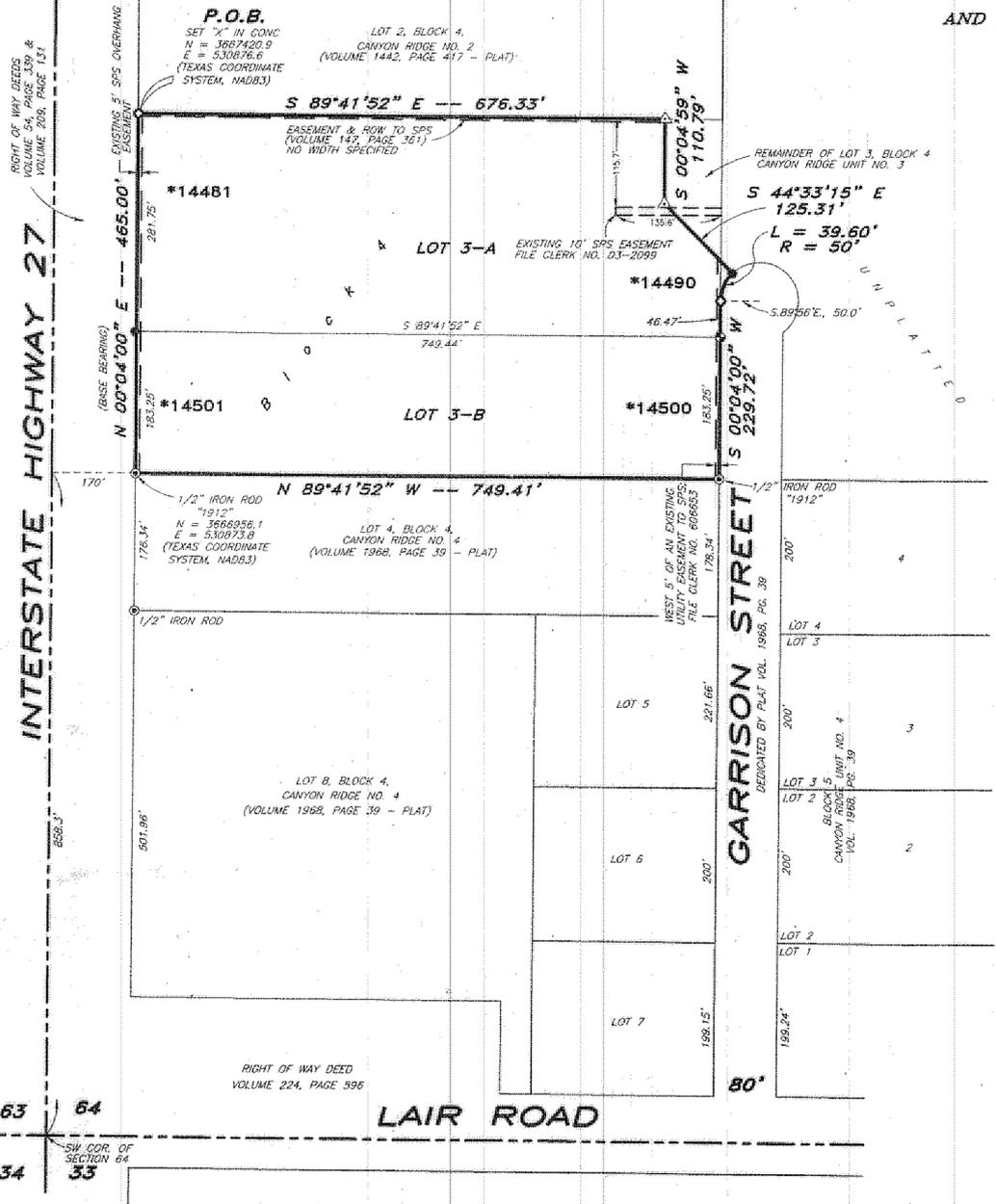
2011001563

FEE: \$48.00

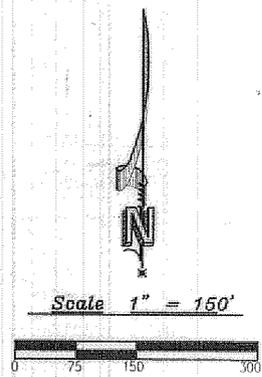
Renee Calhoun County Clerk

Randall County TEXAS

CANYON RIDGE UNIT NO. 5
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOT 3, BLOCK 4
CANYON RIDGE UNIT NO. 3
AND AN UNPLATTED PORTION IN SECTION 64, BLOCK 1
TYLER TAP RAILROAD COMPANY SURVEY
Randall County, Texas



VICINITY MAP
NOT TO SCALE



LEGEND

- = 3/8" Iron Rod with "HBD" cap, set
- ⊙ = Control Monument found as noted.
- △ = Magnail with washer in pavement, set
- ⊕ = "X" chiseled in concrete, set
- ⊞ = "T" chiseled in concrete, set

NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C-0220-E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
3. "X" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
4. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone, NAD 83".
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 system will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well location 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.

PROPERTY DESCRIPTION:

A 7.76 acre tract of land being a part of Lot 3, Block 4, Canyon Ridge Unit No. 3, a suburban subdivision to the City of Amarillo, as shown on the map or plat thereof, of record in Volume 1820, Page 226, Deed Records of Randall County, Texas and an unplatted portion in Section 64, Block 1, T.T.R.R. Co. Survey, Randall County, Texas being further described by metes and bounds as follows: BEGINNING at a "X" cut in concrete set for the Northwest corner of said Lot 3, Block 4 and the Northwest corner of this tract; THENCE South 89 degrees 41 minutes 52 seconds East, a distance of 676.33 feet to a magnail with washer set; THENCE South 00 degrees 04 minutes 59 seconds West, a distance of 110.79 feet to a magnail with washer set; THENCE South 44 degrees 33 minutes 15 seconds East, a distance of 125.31 feet to a 3/8 inch iron rod with cap stamped "HBD" set for the start of a curve to the left having a radius of 50.00 feet; THENCE along said curve to the left a distance of 39.60 feet to a "X" set in concrete; THENCE South 00 degrees 04 minutes 00 seconds West, a distance of 229.72 feet to a "T" cut in concrete; THENCE North 89 degrees 41 minutes 52 seconds West, a distance of 749.41 feet to a 1/2 inch iron rod with cap stamped "1912" found; THENCE North 00 degrees 04 minutes 00 seconds East, along the East line of Interstate 27, a distance of 465.00 feet to the PLACE OF BEGINNING.

Said tract contains a computed area of 7.76 acres of land.

CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or others under my direct supervision.

Dated this 5th Day of January, 2011

K.C. Brown
K.C. Brown, RPLS 4664



DEDICATION

State of Texas Know all men by these presents
County of Randall

That, I, Page Butler, President of Jack Sisemore Traveland RV Storage, LLC, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Canyon Ridge Unit No. 5, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Executed this 5th Day of January, 2011

Page Butler
Page Butler, President
Jack Sisemore Traveland RV Storage, LLC
4341 Canyon Drive
Amarillo, Texas 79110
806-358-4891

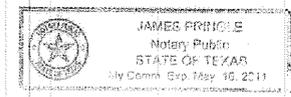
ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Page Butler, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 5th Day of January, 2011

James Pringle
Notary Public State of Texas
Comm. Expires May 16, 2011



APPROVAL:

Approved by Vicki Covey, the designated official for The City of Amarillo, Texas.

Vicki Covey
Vicki Covey
Date 1-24-11

APPROVAL:

Approved by the Bi-City County Health Department.

J.L. N. [Signature]
Health Officer
Date 1/25/11

FILED OF RECORD
1/27/11 Randall
Date County

2011001563
File Clerk's No.

"FINAL PLAT"
CANYON RIDGE UNIT NO. 5
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
REPLAT OF LOT 3, BLOCK 4,
CANYON RIDGE UNIT NO. 3
AND AN UNPLATTED PORTION IN SECTION 64, BLOCK 1
TYLER TAP RAILROAD COMPANY SURVEY
RANDALL COUNTY, TEXAS
7.76 ACRES

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

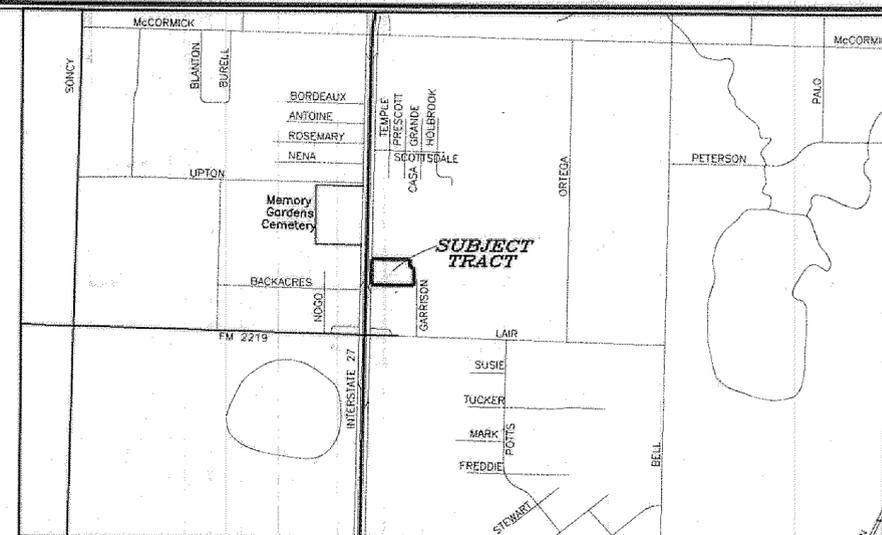
P.O. Box 1248
Hartford, Texas 76045
(800) 364-8084
(800) 364-8088 FAX

Sheet 1 of 1
Drawn By: J. Smith
Plat No. 47529

4713 S. Western St.
Amarillo, Texas 79109
(806) 352-8040
(806) 352-1008 FAX

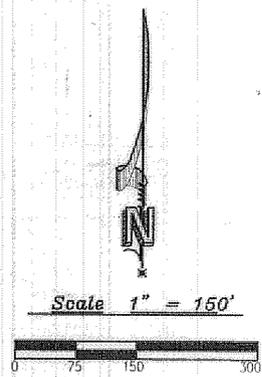
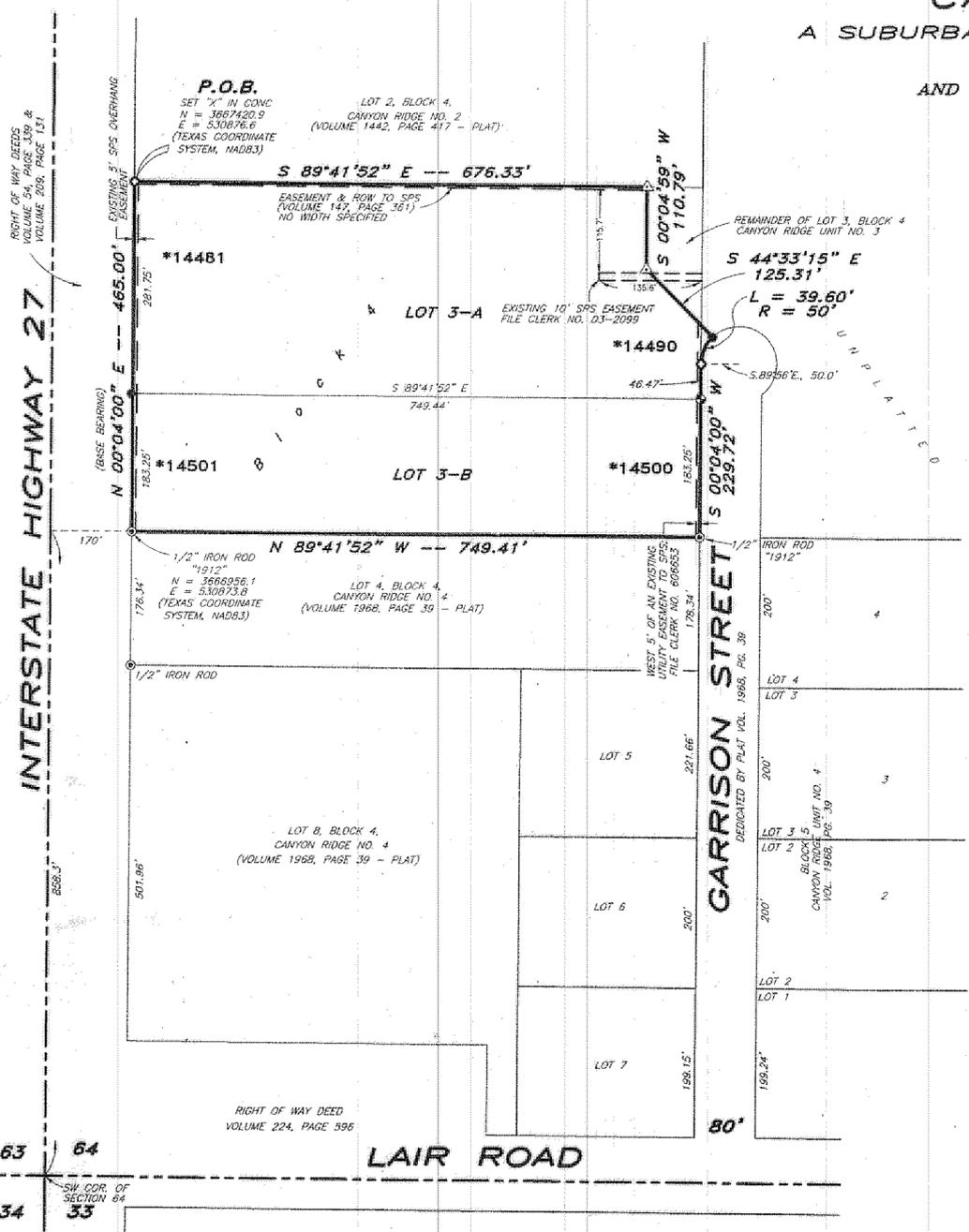
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Randall County, Texas



VICINITY MAP
NOT TO SCALE

INTERSTATE HIGHWAY 27



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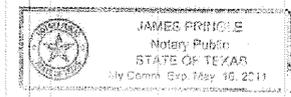
ATTEST

State of Texas
County of Randall

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James Pringle
Notary Public State of Texas
Comm. Expires May 16, 2011



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Approved by Vicki Covey, the designated official for The City of Amarillo, Texas.

Vicki Covey
Vicki Covey
Date 1-24-11

APPROVAL:

Approved by the Bi-City County Health Department.

J.L. N. [Signature]
Health Officer
Date 1/25/11

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Date County

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Sheet 1 of 1
Drawn By: J. Smith
Plat No. 47529

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(800) 362-8040
(800) 362-1008 FAX