THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

March 13, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-65 Strawberry Fields Unit No. 1, a suburban subdivision to the City of Amarillo being an unplatted tract of land in Sections 34 & 35, Block 1, TTRR Survey, Randall County, Texas. (Vicinity: FM Hwy 2219 & FM Hwy 2590 (Soncy Rd)
DEVELOPER: Jonathan Lair

The Planning and Zoning Commission approved the above-mentioned item on February 9, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015002290 on February 13, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

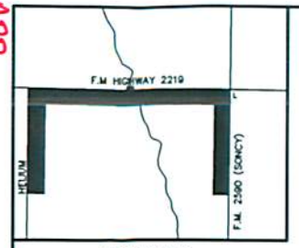
BK1 TTRR

SEC 34-35

H-22-I-22

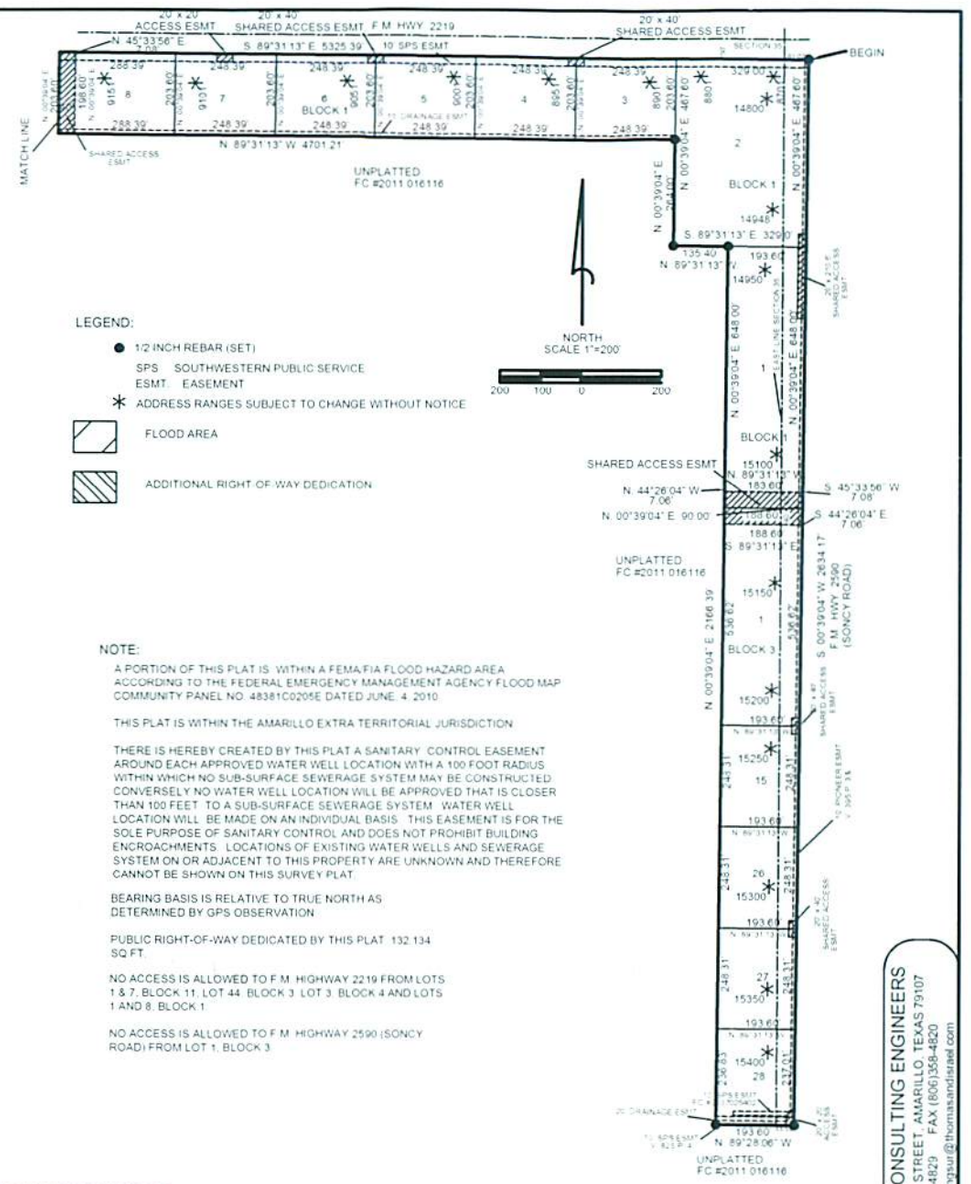
P-14-65

JS



VICINITY MAP
NTS

CENSUS TRACT 217.04
MAP NO. H-22 & I-22



LEGEND:

- ● 1/2 INCH REBAR (SET)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- * ADDRESS RANGES SUBJECT TO CHANGE WITHOUT NOTICE
- FLOOD AREA
- ADDITIONAL RIGHT-OF-WAY DEDICATION

DESCRIPTION:

A **52.884 ACRE** TRACT OF LAND OUT OF THE NORTH PART OF **SECTIONS 34 AND 35, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS**, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH REBAR SET WITH CAP STAMPED "HH FOR THE NORTHEAST CORNER OF THIS TRACT (IN THE SOUTH LINE OF F.M. HIGHWAY 2219), FROM WHENCE THE NORTHEAST CORNER OF SECTION 35 AND THE NORTHWEST CORNER OF SECTION 34, T.T. R.R. COMPANY SURVEY BEARS N. 89°31'13" W. 61.07 FEET. THENCE N. 00°17'28" E. 50.00 FEET.

THENCE S. 00°39'04" W. 2634.17 FEET ALONG THE WEST LINE OF F.M. HIGHWAY 2590 (SONCY ROAD) TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N. 89°28'06" W. 193.60 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH".

THENCE N. 00°39'04" E. 2166.39 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH".

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THENCE S. 00°19'00" W. 2426.02FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH.

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THENCE N. 00°19'00" E. 2629.34 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING IN THE SOUTH LINE OF F.M. HIGHWAY 2219.

THENCE S. 89°31'13" E. 5325.39 FEET, ALONG SAID SOUTH LINE OF F.M. HIGHWAY 2219 TO **THE PLACE OF BEGINNING**

NOTE:

A PORTION OF THIS PLAT IS WITHIN A FEMA/FIA FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY PANEL NO. 48381C0205E DATED JUNE, 4, 2010.

THIS PLAT IS WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION

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 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 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 SYSTEM ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

BEARING BASIS IS RELATIVE TO TRUE NORTH AS DETERMINED BY GPS OBSERVATION

PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 132,134 SQ.FT.

NO ACCESS IS ALLOWED TO F.M. HIGHWAY 2219 FROM LOTS 1 & 7, BLOCK 11, LOT 44, BLOCK 3, LOT 3, BLOCK 4 AND LOTS 1 AND 8, BLOCK 1.

NO ACCESS IS ALLOWED TO F.M. HIGHWAY 2590 (SONCY ROAD) FROM LOT 1, BLOCK 3.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION. GIVEN UNDER MY HAND THIS DAY OF DECEMBER, 2014.

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STATE OF TEXAS REGISTERED H.O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE 2-9-2015 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

DATE 2/10/2015 HEALTH OFFICER

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1338
CANYON, TEXAS 79015

FILED OF RECORD

2-13-15 DATE
RANDALL COUNTY
2015002290 FILE CLERK NO.

STRAWBERRY FIELDS UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTIONS 34 & 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS
(52.884 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13064 E-mail: bengsur@thomasandisrael.com

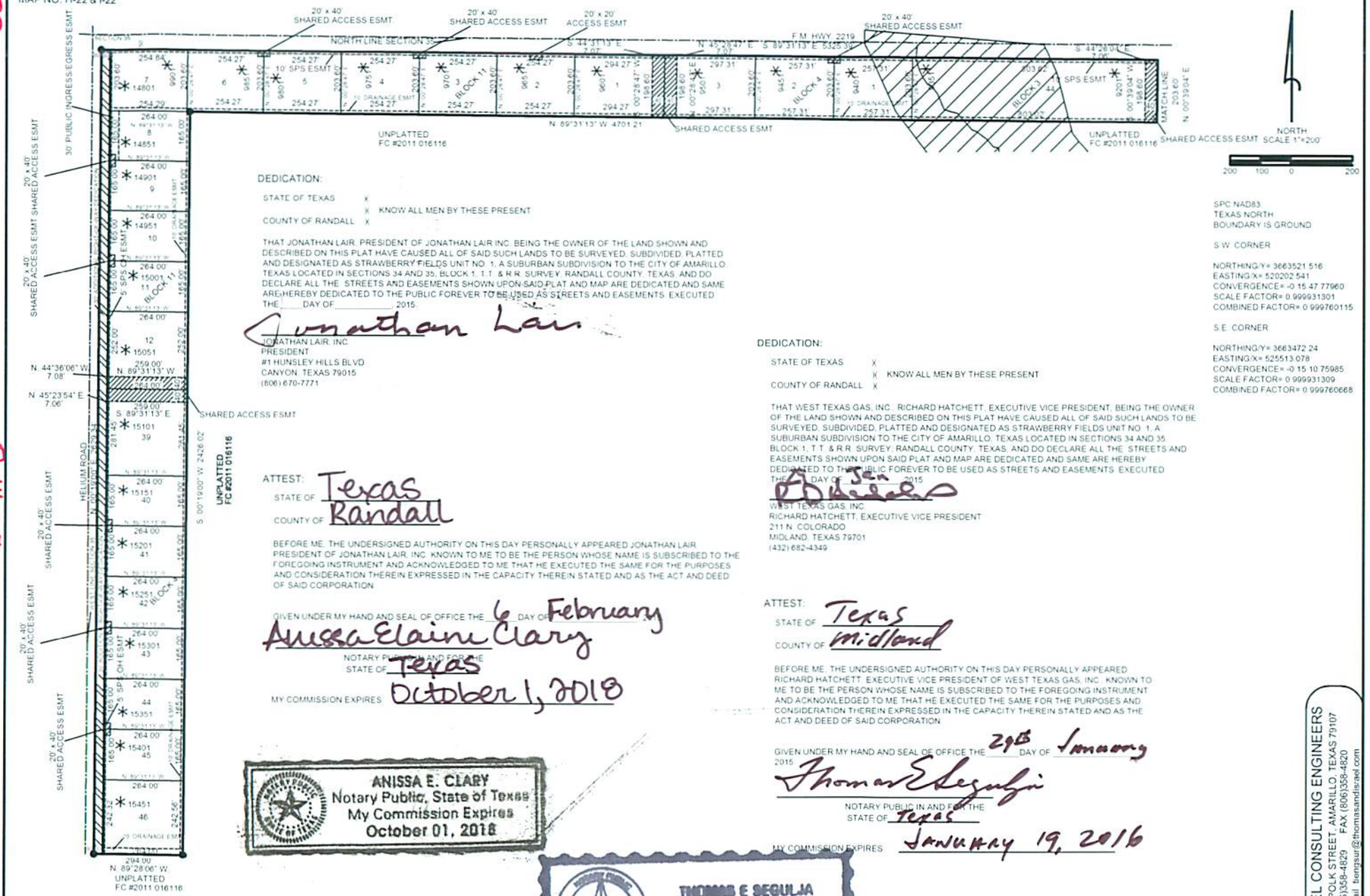
SHEET 1 OF 2

2015002290 PLAT Total Pages: 4

APP

BLK 1 TTRR

CENSUS TRACT 217.04
MAP NO. H-22 & I-22



DEDICATION:

STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL X

THAT JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR INC. BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS STRAWBERRY FIELDS UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 34 AND 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS. EXECUTED THE ____ DAY OF _____, 2015.

Jonathan Lair

JONATHAN LAIR, INC.
PRESIDENT
#1 HUNSLEY HILLS BLVD
CANYON, TEXAS 79015
(806) 670-7771

ATTEST:
STATE OF Texas
COUNTY OF Randall

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN LAIR PRESIDENT OF JONATHAN LAIR, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6 DAY OF February

Anissa Elaine Clary

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES October 1, 2018

ANISSA E. CLARY
Notary Public, State of Texas
My Commission Expires
October 01, 2018

DEDICATION:

STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL X

THAT WEST TEXAS GAS, INC., RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS STRAWBERRY FIELDS UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 34 AND 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS. EXECUTED THE 21 DAY OF Jan 2015

WEST TEXAS GAS, INC.
RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT
211 N. COLORADO
MIDLAND, TEXAS 79701
(432) 682-4349

ATTEST:
STATE OF Texas
COUNTY OF Midland

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT OF WEST TEXAS GAS, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29th DAY OF January 2015

Thomas E Segulja

NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES January 19, 2016

THOMAS E SEGULJA
My Commission Expires
January 19, 2016

SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

S.W. CORNER

NORTHING/Y= 3663521.516
EASTING/X= 520202.541
CONVERGENCE= -0 15 47.77960
SCALE FACTOR= 0.999931301
COMBINED FACTOR= 0.999760115

S.E. CORNER

NORTHING/Y= 3663472.24
EASTING/X= 525513.078
CONVERGENCE= -0 15 10.75985
SCALE FACTOR= 0.999931309
COMBINED FACTOR= 0.999760668

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
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JOB NO. 13054 E-mail: tiengsur@thomasandisrael.com

STRAWBERRY FIELDS UNIT NO. 1

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(52.884 ACRES)

SHEET 2 OF 2

P-14-65

SECS 34-35

H-22-I-22

JS

ANNEX
THOMAS & ISRAEL

T A X C E R T I F I C A T E

NO. 94066

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 ..: JONATHAN LAIR INC
ADDRESS: 1 S HUNSLEY HILLS BLVD
CANYON TX 79015

PROPERTY DESCRIPTION
==========
SECT 35 TYLER TAP
LOT BLOCK 0001
N/2 OF SECT

PROPERTY ACCOUNT NUMBER: R 758 0350 0002.0 **TAXES FOR 2014 ARE $** 492.80
Acres: 320.0000 **Randall County Market Value:** 640,000
2014 Taxes WITHOUT Exemptions $ 10,898.37

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.

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 2014

Christina M Murray

DEPUTY

1/23/2015

DATE OF TAX CERTIFICATE

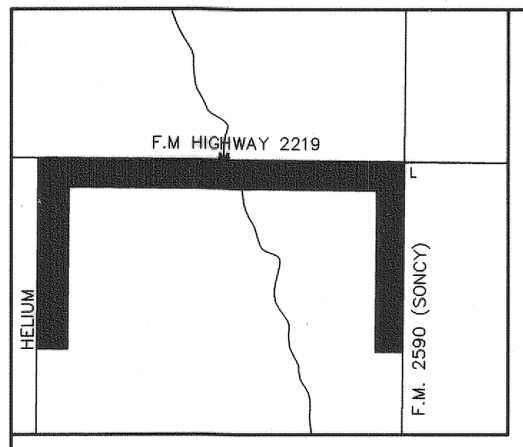
FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2015002290
02/13/2015 08:51 AM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP
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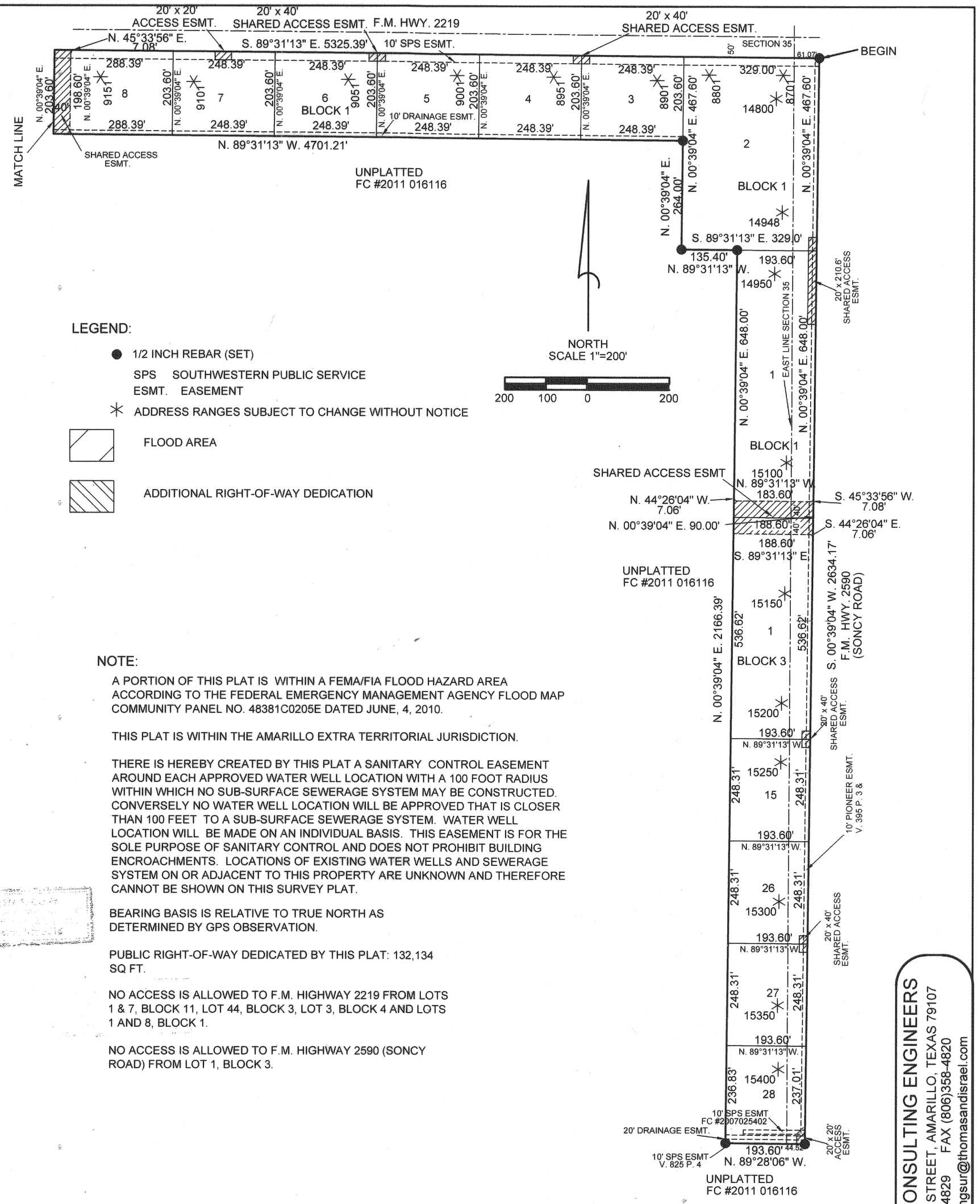

LEGEND:

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- ESMT. EASEMENT
- ✳ ADDRESS RANGES SUBJECT TO CHANGE WITHOUT NOTICE
- FLOOD AREA
- ADDITIONAL RIGHT-OF-WAY DEDICATION

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I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 17TH DAY OF DECEMBER, 2014.

H.O. Hartfield

H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STATE OF TEXAS REGISTERED H. O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE: 2-9-2015 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

2/10/2015 DATE — HEALTH OFFICER

FILED OF RECORD

2-13-2015 DATE — Randall COUNTY

2015002298 FILE CLERK NO.

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

RANDALL COUNTY ROAD DEPARTMENT
P.O. BOX 1338
CANYON, TEXAS 79015

STRAWBERRY FIELDS UNIT NO. 1

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(52.884 ACRES)

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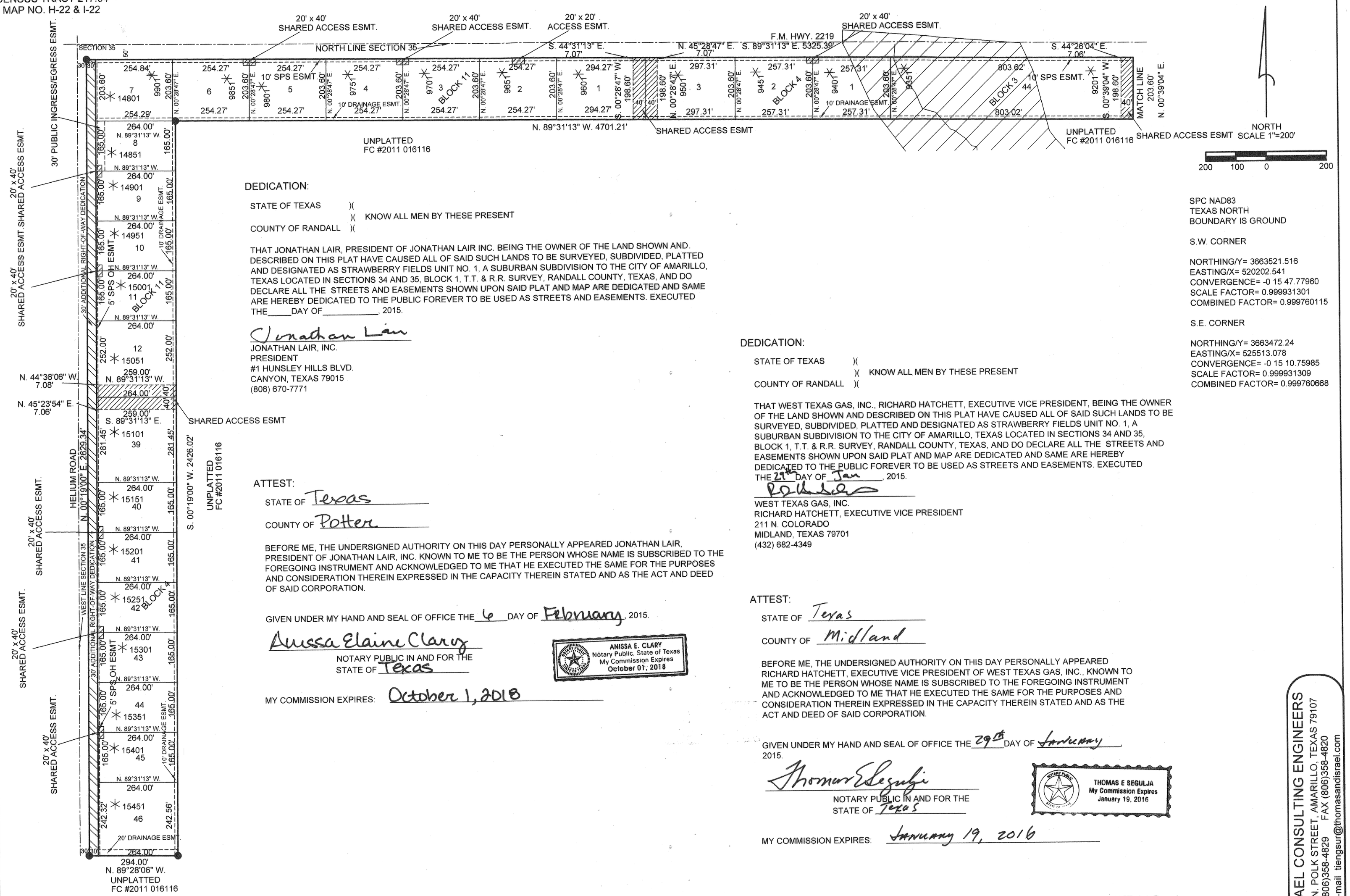
CENSUS TRACT 217.04
MAP NO. H-22 & I-22



SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

S.W. CORNER

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CONVERGENCE= -0 15 47.77960
SCALE FACTOR= 0.999931301
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DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)(

THAT JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR INC. BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS STRAWBERRY FIELDS UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 34 AND 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS. EXECUTED THE_____DAY OF_____, 2015.

Jonathan Lair

JONATHAN LAIR, INC.
PRESIDENT
#1 HUNSLEY HILLS BLVD.
CANYON, TEXAS 79015
(806) 670-7771

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6 DAY OF February, 2015.

Anissa Elaine Clary

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

ANISSA E. CLARY
Notary Public, State of Texas
My Commission Expires
October 01, 2018

MY COMMISSION EXPIRES: October 1, 2018

DEDICATION:

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL)(

THAT WEST TEXAS GAS, INC., RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS STRAWBERRY FIELDS UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTIONS 34 AND 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL THE STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS. EXECUTED THE 29th DAY OF Jan, 2015.

WEST TEXAS GAS, INC.
RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT
211 N. COLORADO
MIDLAND, TEXAS 79701
(432) 682-4349

ATTEST:

STATE OF Texas
COUNTY OF Midland

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD HATCHETT, EXECUTIVE VICE PRESIDENT OF WEST TEXAS GAS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 29th DAY OF January, 2015.

Thomas E Segulja

NOTARY PUBLIC IN AND FOR THE STATE OF Texas

THOMAS E SEGULJA
My Commission Expires
January 19, 2016

MY COMMISSION EXPIRES: January 19, 2016

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