THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

June 24, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-66 Strawberry Fields Unit No. 2, a suburban subdivision to the City of Amarillo being a replat of a portion of Lots 1, and 8, Block 1, and Lots 1 and 44, Block 3, Strawberry Fields Unit No. 1, and an unplatted tract of land in Sections 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 May 4, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015007500 on May 8, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

2015007500 PLAT Total Pages: 4

BIKI TTRR SEC 35 H-22

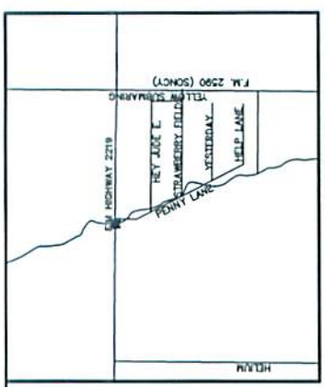
STRAWBERRY FIELDS UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION OF LOTS 1, AND 8, BLOCK 1, AND LOTS 1 AND 44, BLOCK 3, STRAWBERRY FIELDS UNIT NO. 1, AND AN UNPLATTED TRACT OF LAND IN SECTION 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS
(102.784 ACRES)

SHEET 1 OF 2

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 13055 E-mail bengsur@thomasandisrael.com

VICINITY MAP
N.T.S.



SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

S.W. CORNER OF UNIT 1
NORTHING:Y= 3663521.516
EASTING:X= 520202.541
CONVERGENCE= -0 15 47.77900
SCALE FACTOR= 0.999931301
COMBINED FACTOR= 0.999760115

S.E. CORNER OF UNIT 1
NORTHING:Y= 3663472.24
EASTING:X= 525513.078
CONVERGENCE= -0 15 10.75685
SCALE FACTOR= 0.999931309
COMBINED FACTOR= 0.999760668

DESCRIPTION:

A 102.784 ACRE TRACT OF LAND OUT OF THE NORTH PART OF SECTION 35, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS AND A REPLAT OF A PORTION OF LOTS 1, AND 8, BLOCK 1, AND LOTS 1 AND 44, BLOCK 3, STRAWBERRY FIELDS UNIT NO. 1 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH" FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHENCE THE NORTHEAST CORNER OF SECTION 35 AND THE NORTHWEST CORNER OF SECTION 34, T.T. R.R. COMPANY SURVEY BEARS S. 89°28'06" E. 149.08 FEET, AND N. 00°17'28" E. 2684.13 FEET;

THENCE N. 89°28'06" W. 1443.29 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 12°04'36" W. 849.39 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH"

THENCE N. 26°49'05" W. 675.19 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH"

THENCE N. 19°07'31" W. 781.29 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" FOR THE NORTHWEST CORNER OF THIS TRACT;

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THENCE S. 89°31'13" E. 664.36 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

THENCE N. 00°39'04" E. 198.60 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

THENCE N. 44°26'04" W. 7.06 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH" IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2219 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°31'13" E. 90.00 FEET, ALONG SAID SOUTH LINE OF F.M. HIGHWAY 2219 TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

THENCE S. 45°33'56" W. 7.08 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

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THENCE S. 89°31'13" E. 264.00 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH";

THENCE S. 89°31'13" E. 135.40 FEET TO A 1/2 INCH REBAR FOUND WITH CAP STAMPED "HH";

THENCE S. 00°39'04" W. 603.00 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

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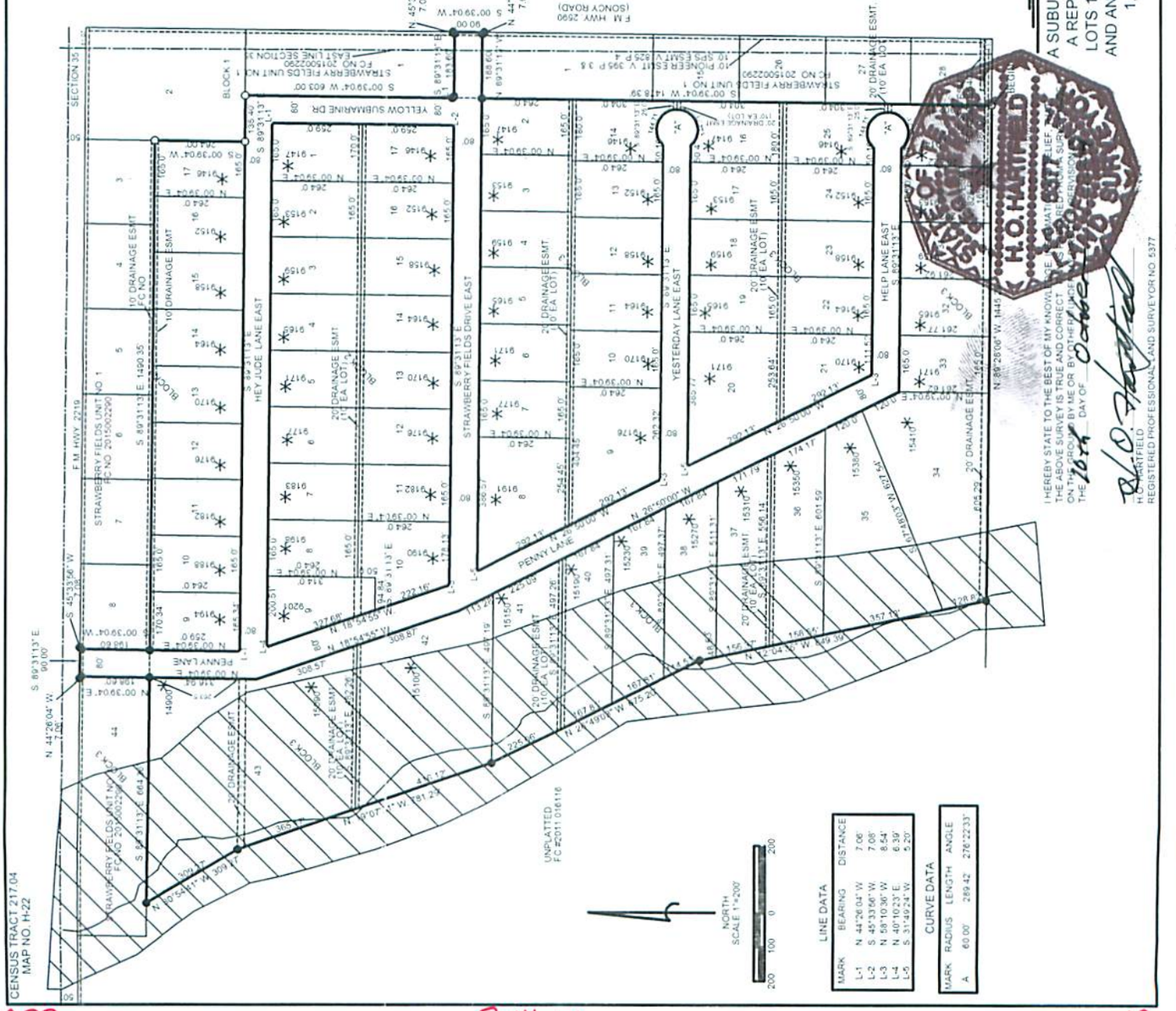
THENCE N. 89°31'13" W. 188.60 FEET TO A 1/2 INCH REBAR SET WITH CAP STAMPED "HH";

THENCE S. 00°39'04" W. 1478.39 FEET TO THE PLACE OF BEGINNING



LINE DATA

MARK	BEARING	DISTANCE
L-1	N 44°26'04" W	7.06'
L-2	S 45°33'56" W	7.08'
L-3	N 58°10'36" W	8.54'
L-4	N 40°10'23" E	6.39'
L-5	S 31°49'24" W	5.29'

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
A	60.00'	269.42'	276°23'33"

CENSUS TRACT 217.04
MAP NO. H-22

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE ABOVE SURVEY IS TRUE AND CORRECT. ON THE GROUND BY ME OR BY OTHERS UNDER MY SUPERVISION ON THE 26th DAY OF October A.D. 2015

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

APP P-14-066 JS

APP

P-14-015

BIKI TTRR

SEC 35

H-22

JS

CENSUS TRACT 217.04
MAP NO. H-22

LEGEND:

- ● 1/2 INCH REBAR (SET)
- ○ 1/2 INCH REBAR (FND)

SPS SOUTHWESTERN PUBLIC SERVICE
ESMT EASEMENT

✳ ADDRESS RANGES SUBJECT TO CHANGE WITHOUT NOTICE

FLOOD AREA

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: 648,844 SQ. FT.

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. 2 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 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 THIS 16 DAY OF March, 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 THIS 16 DAY OF March, 2015

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

APPROVAL:

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

DATE: 5-4-2015 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

DATE: May 6, 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

5-8-15 DATE
RANDALL COUNTY
2015007500 FILE CLERK NO.

STRAWBERRY FIELDS UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING A REPLAT OF A PORTION OF LOTS 1, AND 8, BLOCK 1, AND LOTS 1 AND 44, BLOCK 3, STRAWBERRY FIELDS UNIT NO. 1, AND AN UNPLATTED TRACT OF LAND IN SECTION 35, BLOCK 1, T.T. & R.R. SURVEY, RANDALL COUNTY, TEXAS (102.784 ACRES)

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517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13055 E-mail tengsur@thomasandisrael.com

CANYON

T A X C E R T I F I C A T E NO. 94542

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

Lori Looney
DEPUTY

4/27/2015
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

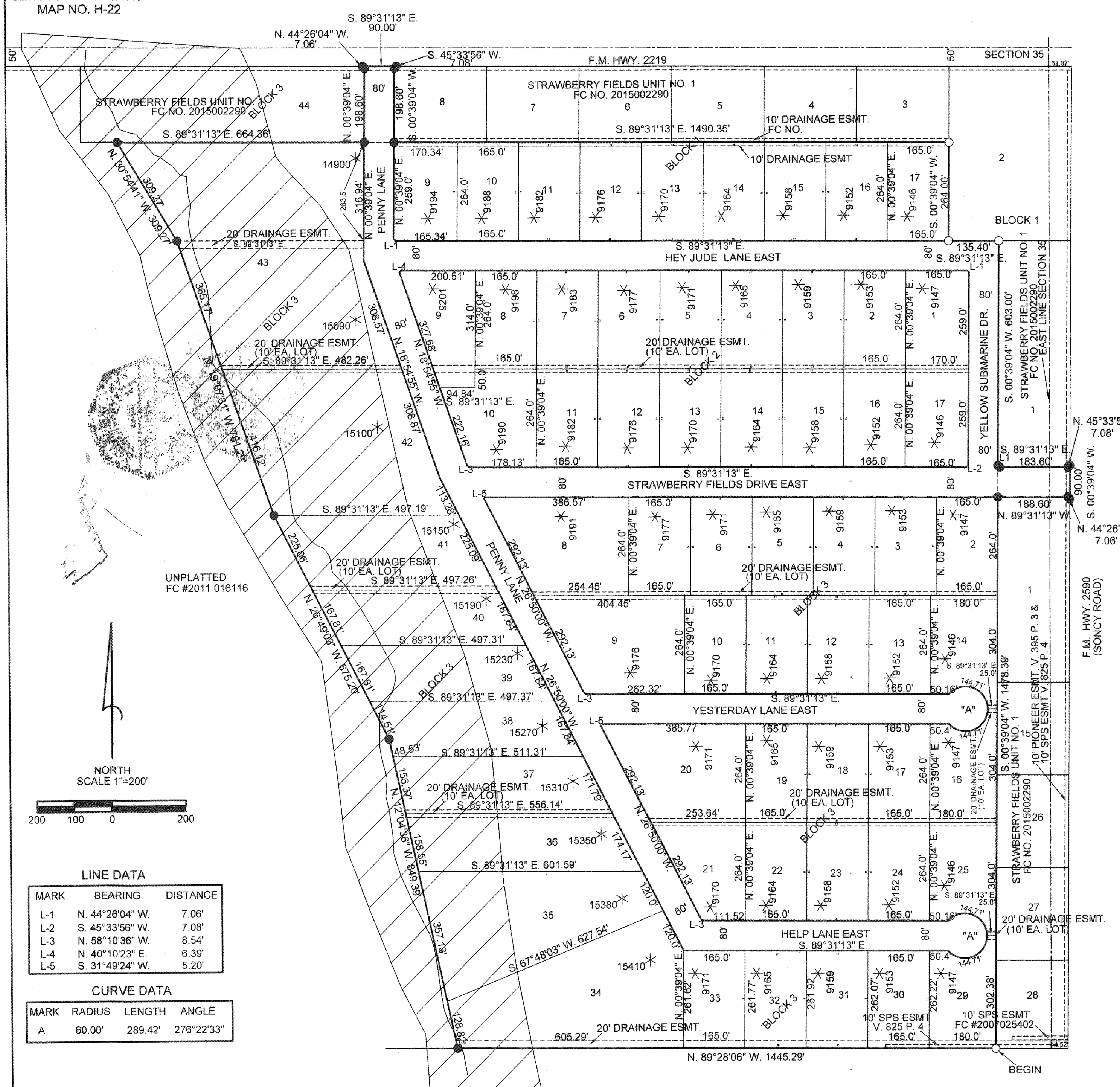
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2015007500
05/08/2015 02:13 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 217.04
MAP NO. H-22



SPC NAD83
TEXAS NORTH
BOUNDARY IS GROUND

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

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CONVERGENCE= -0 15 10.75985
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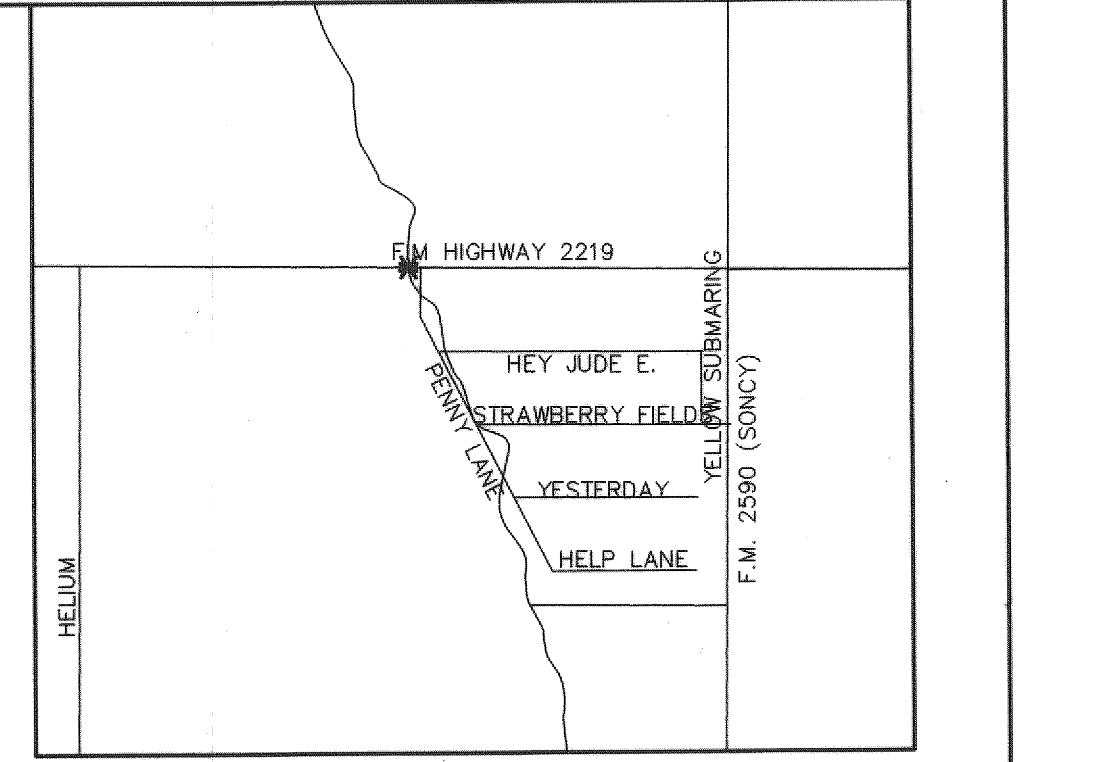

VICINITY MAP
NTS

DESCRIPTION:

A **102.784 ACRE** TRACT OF LAND OUT OF THE NORTH PART OF **SECTION 35, BLOCK 1, TYLER TAP RAILROAD COMPANY SURVEY, RANDALL COUNTY, TEXAS**, AND A REPLAT OF A PORTION OF LOTS 1, AND 8, BLOCK 1, AND LOTS 1, AND 44, BLOCK 3, STRAWBERRY FIELDS UNIT NO. 1 AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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LINE DATA

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L-5	S. 31°49'24" W.	5.20'

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
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H.O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

STRAWBERRY FIELDS UNIT NO. 2

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(102.784 ACRES)

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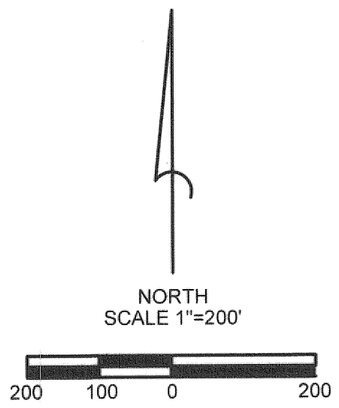
CENSUS TRACT 217.04
MAP NO. H-22



LEGEND:

- ● 1/2 INCH REBAR (SET)
- ○ 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
  ESMT. EASEMENT
- ✳ ADDRESS RANGES SUBJECT TO CHANGE WITHOUT NOTICE

FLOOD AREA

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.

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

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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. 2, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 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 16 DAY OF March, 2015.

Jonathan Lair

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

ATTEST:

STATE OF Texas

COUNTY OF Potter

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 16 DAY OF March, 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

APPROVAL:

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

DATE: 5-4-2015 CHAIRMAN

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT.

MAY 6, 2015 DATE

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

5-8-15 DATE

Randall COUNTY

201500 7500 FILE CLERK NO.

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