



DEVELOPMENT SERVICES  
808 S BUCHANAN ST  
AMARILLO TX 79101  
(806) 378-5263

9/6/2016

Robert Keys  
4423 W. 45<sup>th</sup> Ave  
Amarillo, TX 79109

**RE: Letter of Action: Approval - The Pinnacle Unit No. 2 – ZB1602257 Final Plat**

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 8/22/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016015172 on 8/24/2016. 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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

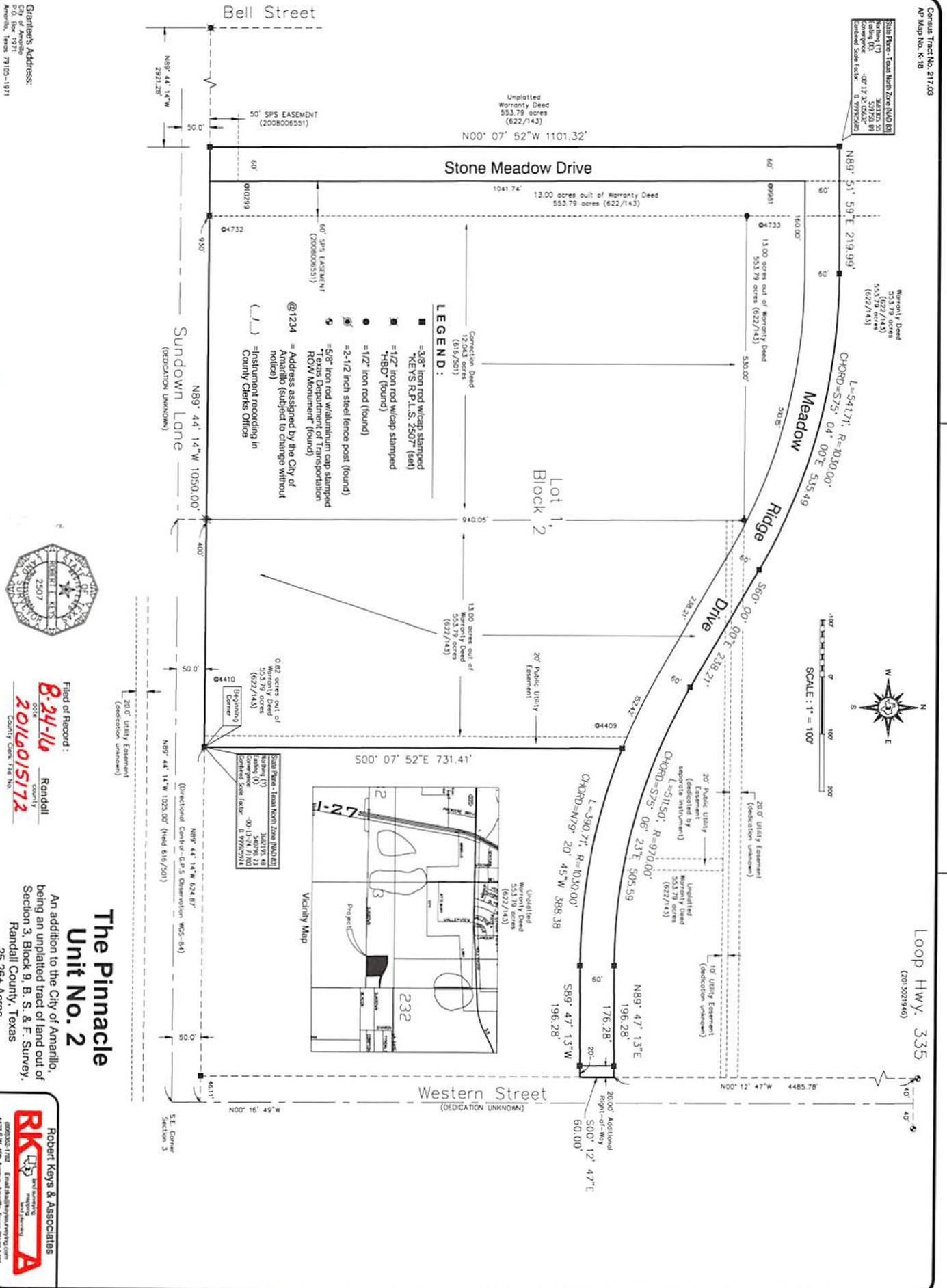
Cody Balzen  
Planner I

\\s1\area\2016\Private\15172\_2016015172.dwg 2/15/2016 5:10:23 PM

BIR 9 B5+F

SEC 3

K-18



Grantee's Address:  
City of Amarillo  
Amarillo, Texas 79105-1971



Filed of Record:  
8-24-16  
2016015172  
Randall County Clerk's Office

**The Pinnacle Unit No. 2**  
An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas  
25.265 Acres

Robert Keys & Associates  
4423 SW 45th Avenue, Amarillo, Texas 79109-0405  
806-250-1192 Email: rkeys@rkeysandassociates.com  
www.rkeysandassociates.com

APP

P-16-61

JS

BIK9 B5+F

SEC 3

K-18

Census Tract No. 217.03  
AP Map No. K-18

**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. 45381C 0210E, 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 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.) Dedicated Public Areas
  - a. 164,955 square feet of public streets are dedicated by this plat.
  - b. 14709 square feet of public utility easements dedicated by this plat.

**Description**

A 25.26 acre tract of land being a portion of a 553.79 acre tract of land as described in that certain Warranty Deed recorded in Volume 622, Page 143 of the Deed Records of Randall County, Texas, and all of a 12.043 acre tract of land described in that certain Correction Deed recorded in Volume 616, Page 501 of the Deed Records of Randall County, Texas, all situated in Section 3, Block 9, B.S. & F. Survey, Randall County, Texas, as determined from previous surveys by Robert Keys and Associates from the 24th day of April, 2014 to the 14th day of April, 2016, and said tract of land being further described by metes and bounds as follows:

Commencing at the southeast corner of said Section 3;

Thence N. 00° 16' 49" W., 50.00 feet along the east line of said Section 3;

Thence N. 89° 44' 14" W., (Directional Control GPS Observation WGS-84), at 46.11 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said 553.79 acre tract of land, a total distance of 624.87 feet along the south line of said 553.79 acre tract of land and the north right-of-way line of Sundown Lane (dedication unknown) to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southeast and BEGINNING CORNER of this tract of land;

Thence N. 89° 44' 14" W., at 400.00 feet pass a 2-1/2 inch steel fence corner post, found on the east line of said 12.043 acre tract of land, at 730.00 feet pass a 1/2 inch iron rod with a cap stamped "hBD", found on the west line of said 12.043 acre tract of land, a total distance of 1050.00 feet 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° 07' 52" W., 1101.32 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land;

Thence N. 89° 51' 59" E., 219.99 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 having a radius of 1030.00 feet;

Thence Southeasterly, along said curve, an arc distance of 541.71 feet with a chord of S. 75° 04' 00" E., 535.49 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 60° 00' 00" E., 238.21 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 having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 511.50 feet with a chord of S. 75° 06' 23" E., 505.59 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence N. 89° 47' 13" E., at 176.28 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set, a total distance of 196.28 feet to the northeast corner of this tract of land, from whence a 5/8 inch iron rod with an aluminum cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT", found at the south right-of-way line of Loop Highway No. 335 as described in Special Warranty Deed recorded under Clerk's File No. 2013021946 of the Official Public Records of Randall County, Texas, and the west right-of-way line of Western Street (dedication unknown) and same being the east line of said 553.79 acre tract of land, bears N. 00° 12' 47" W., 4485.78 feet;

Thence S. 00° 12' 47" E., 60.00 feet along the east line of said 553.79 acre tract of land and the west right-of-way line of said Western Street to the most easterly southeast corner of this tract of land;

Thence S. 89° 47' 13" W., at 20.00 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set in reference, a total distance of 196.28 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 having a radius of 1030.00 feet;

Thence Northwesterly, along said curve, an arc distance of 390.71 feet with a chord of N. 79° 20' 45" W., 388.38 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 00° 07' 52" E., 734.41 feet to the POINT OF BEGINNING.

**Dedication**

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

That, Attebury Elevators, LLC, 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 The Pinnacle Unit No. 2 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 20th day of August, 2016.

[Signature]  
Matt Griffith, Vice President of  
Attebury Elevators, LLC  
7005 Bell Street  
Amarillo, Texas 79109  
(806) 353-8681

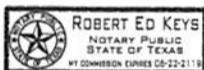
**Notary Attest**

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 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 20th day of Aug., 2016.

[Signature]  
Notary Public in and For the State of Texas  
My commission expires 6-22-19



**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this

22 day of August, 2016.

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 perimeter survey staked on the ground by me or by others under my direct supervision on the April 24, 2014 to August 10, 2016.



[Signature]  
Registered Professional Land Surveyor

**Dedication**

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

That, Canyon Independent School District, 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 The Pinnacle Unit No. 2 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 22nd day of August, 2016.

[Signature]  
Canyon Independent School District  
Darryl Flusche, Superintendent  
3200 N. 23rd Street  
Canyon, Texas 79015  
(806) 677-2600

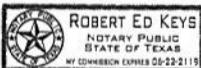
**Notary Attest**

State of Texas §  
County of Randall §

Before me, the undersigned authority on this day personally appeared Darryl Flusche, Superintendent of Canyon Independent School District, 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 22nd day of Aug., 2016.

[Signature]  
Notary Public in and For the State of Texas  
My commission expires 6-22-19



**The Pinnacle Unit No. 2**

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas 25.26± Acres

Filed of Record :  
8-24-16 Randall County  
Date County  
2016015172  
County Clerk File No.

Robert Keys & Associates  
  
 806/353-1782 Email: rka@keysurveying.com  
 4423 S.W. 45th Avenue, Amarillo, Texas 79109-5426  
 Firm No. 10034400 www.keysurveying.com

APP

P-16-661

JS

ANNEX

ROBERT KEYS & ASSOCIAT T A X C E R T I F I C A T E

NO. 95784

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 ..: ATTEBURY ELEVATORS LLC  
ADDRESS: 3905 BELL ST STE B  
AMARILLO TX 79109

PROPERTY DESCRIPTION

=====

SECT 3 B S & F  
LOT BLOCK 0009  
SOUTH PART OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0030 0001.0 TAXES FOR 2015 ARE \$ 409.32  
Acres: 456.5400 Randall County Market Value: 1,225,560  
2015 Taxes WITHOUT Exemptions \$ 20,530.44

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

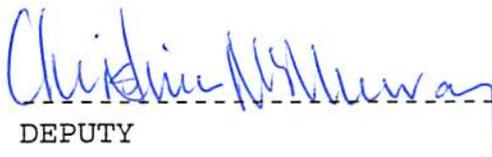
The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

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 2015

  
DEPUTY

7/29/2016  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

ROBERT KEYS & ASSOCIAT T A X C E R T I F I C A T E

NO. 95790

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 . . : CANYON I S D

ADDRESS: PO BOX 899

CANYON

TX 79015

PROPERTY DESCRIPTION

=====

SECT 3 B S & F

LOT BLOCK 0009

940FT N X 530FT W BEG

1010FT W & 50FT N OF

SE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0030 2900.0	TAXES FOR 2015 ARE \$	.00
Acres: 11.4300	Randall County Market Value:	2,852,540
	2015 Taxes WITHOUT Exemptions \$	47,753.85

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);

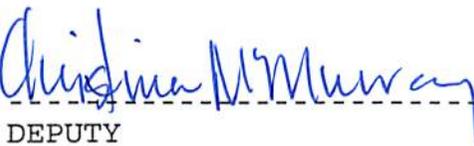
TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$ .00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

  
DEPUTY

8/ 1/2016

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



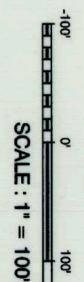
*Renee Calhoun*

2016015172  
08/24/2016 08:30 AM  
Fee: 85.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

State Plane - Texas North Zone (NAD 83)  
 Northing (Y): 3682305.55  
 Easting (X): 599750.89  
 Conversion: -0° 13' 32.15632"  
 Combined Scale Factor: 0.999926665

Warranty Deed  
 553.79 acres  
 (622/143)

CHORD = 541.71', R = 1030.00'  
 CHORD = 75° 04' 00" E 535.49'



Loop Hwy. 335  
 (2013021946)

Unplatted  
 Warranty Deed  
 553.79 acres  
 (622/143)

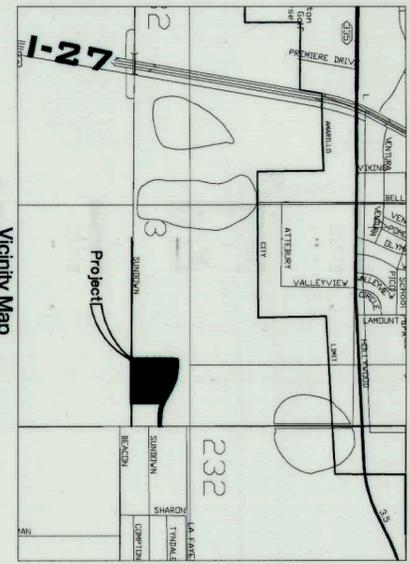
Stone Meadow Drive

LEGEND:  
 ■ = 3/8" iron rod w/cap stamped  
 "KEYS R.P.L.S. 2507" (set)  
 ● = 1/2" iron rod w/cap stamped  
 "HBD" (found)  
 ● = 1/2" iron rod (found)  
 ● = 2-1/2 inch steel fence post (found)  
 ● = 5/8" iron rod w/aluminum cap stamped  
 "Texas Department of Transportation  
 ROW Monument" (found)  
 @1234 = Address assigned by the City of  
 Amarillo (subject to change without  
 notice)  
 [ ] = Instrument recording in  
 County Clerks Office

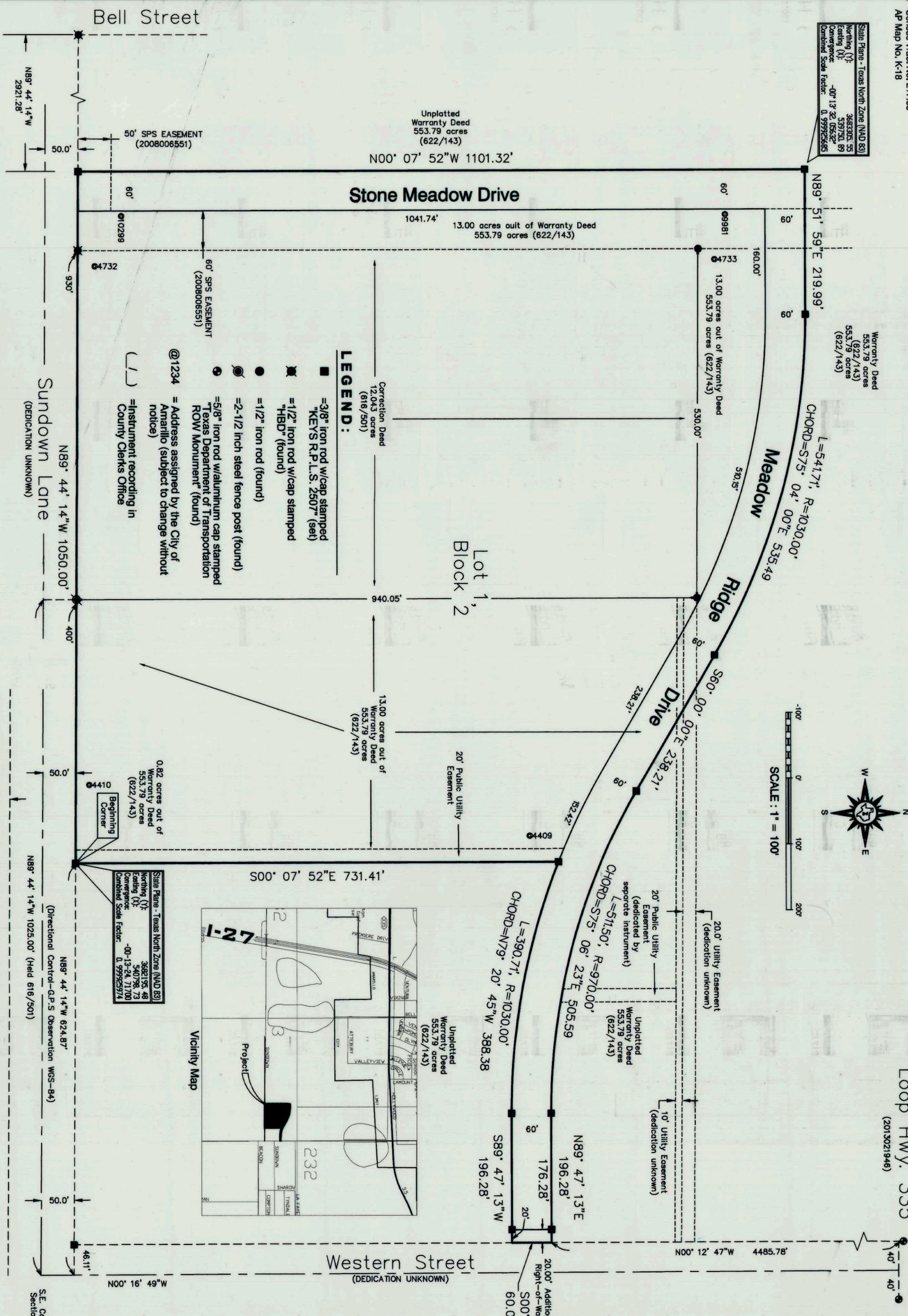
60' SPS EASEMENT  
 (2008006551)

13.00 acres out of  
 Warranty Deed  
 553.79 acres  
 (622/143)

State Plane - Texas North Zone (NAD 83)  
 Northing (Y): 3682155.48  
 Easting (X): 540798.73  
 Conversion: -0° 13' 24.71700"  
 Combined Scale Factor: 0.999926974



Vicinity Map



20.0' Utility Easement  
 (dedication unknown)

Filed of Record:

8-24-16  
 date  
 2016015172  
 county  
 County Clerk File No.

# The Pinnacle Unit No. 2

An addition to the City of Amarillo,  
 being an unplatted tract of land out of  
 Section 3, Block 9, B. S. & F. Survey,  
 Randall County, Texas  
 25.261 Acres

**Robert Keys & Associates**  
 land surveying  
 mapping  
 title planning

(806)352-1782 Email: rka@keysurveying.com  
 4423 S.W. 45th Avenue, Amarillo, Texas 79105-5405  
 Firm No. 10034400 www.keysurveying.com



Grantor's Address:  
 City of Amarillo  
 P.O. Box 1971  
 Amarillo, Texas 79105-1971

S.E. Corner  
 Section 3

**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 0210E, 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.
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  - a. 164,955 square feet of public streets are dedicated by this plat.
  - b. 14709 square feet of public utility easements dedicated by this plat.

**Description**

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Commencing at the southeast corner of said Section 3;

Thence N. 00° 16' 49" W., 50.00 feet along the east line of said Section 3;

Thence N. 89° 44' 14" W., (Directional Control GPS Observation WGS-84), at 46.11 feet pass a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southeast corner of said 553.79 acre tract of land, a total distance of 624.87 feet along the south line of said 553.79 acre tract of land and the north right-of-way line of Sundown Lane (dedication unknown) to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the most southerly southeast and **BEGINNING CORNER** of this tract of land;

Thence N. 89° 44' 14" W., at 400.00 feet pass a 2-1/2 inch steel fence corner post, found on the east line of said 12.043 acre tract of land, at 730.00 feet pass a 1/2 inch iron rod with a cap stamped "HBD", found on the west line of said 12.043 acre tract of land, a total distance of 1050.00 feet 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° 07' 52" W., 1101.32 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of this tract of land;

Thence N. 89° 51' 59" E., 219.99 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 having a radius of 1030.00 feet;

Thence Southeasterly, along said curve, an arc distance of 541.71 feet with a chord of S. 75° 04' 00" E., 535.49 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 60° 00' 00" E., 238.21 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 having a radius of 970.00 feet;

Thence Southeasterly, along said curve, an arc distance of 511.50 feet with a chord of S. 75° 06' 23" E., 505.59 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

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Thence S. 00° 12' 47" E., 60.00 feet along the east line of said 553.79 acre tract of land and the west right-of-way line of said Western Street to the most easterly southeast corner of this tract of land;

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Thence Northwestly, along said curve, an arc distance of 390.71 feet with a chord of N. 79° 20' 45" W., 388.38 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the end of said curve;

Thence S. 00° 07' 52" E., 734.41 feet to the **POINT OF BEGINNING**.

**Dedication**

The State of Texas §

Know all men by these presents:

County of Randall §

That, **Attebury Elevators, LLC**, 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 **The Pinnacle Unit No. 2** 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 20<sup>th</sup> day of August, 2016.

  
Matt Griffith, Vice President of  
Attebury Elevators, LLC  
3905 Bell Street  
Amarillo, Texas 79109  
(806) 353-8681

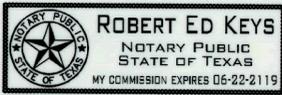
**Notary Attest**

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 acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

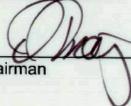
Given under my hand and seal of office this 20<sup>th</sup> day of August, 2016.



  
Notary Public in and For the State of Texas  
My commission expires: 6-22-19

**Approval**

Approved by the City Planning and Zoning Commission of Amarillo, Texas, this 22 day of August, 2016.

  
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 April 24, 2014 to August 10, 2016.



  
Registered Professional Land Surveyor

**Dedication**

The State of Texas §

Know all men by these presents:

County of Randall §

That, **Canyon Independent School District**, 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 **The Pinnacle Unit No. 2** 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 22<sup>nd</sup> day of August, 2016.

  
Canyon Independent School District  
Darryl Flusche, Superintendent  
3200 N. 23rd Street  
Canyon, Texas 79015  
(806) 677-2600

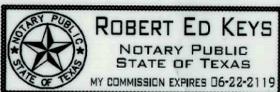
**Notary Attest**

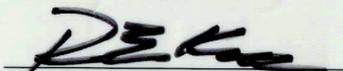
State of Texas §

County of Randall §

Before me, the undersigned authority on this day personally appeared **Darryl Flusche, Superintendent of Canyon Independent School District**, 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 22<sup>nd</sup> day of August, 2016.



  
Notary Public in and For the State of Texas  
My commission expires: 6-22-19

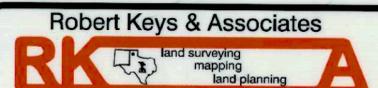
**The Pinnacle Unit No. 2**

An addition to the City of Amarillo, being an unplatted tract of land out of Section 3, Block 9, B. S. & F. Survey, Randall County, Texas  
25.26± Acres

Filed of Record :

8-24-16 Randall  
Date County

2016015172  
County Clerk File No.



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