



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

8/17/2018

Daryl Furman
Furman Surveying
3501 S Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval - North Canyon Acres Unit No. 3 – ZB1802112 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 7/24/2018. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2018012767 on 7/24/2018. 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 or 806.378.6291.

Sincerely,

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

Cody Balzen
Planner I



BLK 1 T.T.R.R.

SEC 61

G-21

2010 CENSUS TRACT # 21704 A.P.# G-21

N.A.D. 83 - TEXAS NORTH
NORTHING: 3668227 FEET
EASTING: 517191 FEET

PERRY LANE
(66' R.O.W.)
S 89° 44' 44" E 445.03'

LOT 15A
4.99± ACRES

LOT 15B
4.99± ACRES

10 ACRE TRACT (BASSETT TRACT)
VOL. 1869, PG. 371

TAYLOR ROAD
(66' R.O.W.)
N 00° 05' 24" W 977.66'

SWIFT TRACT
(CLERK'S FILE NO. 20100628)
S 00° 05' 56" E 977.06'

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN/RPLS"
- FENCE POST END
- 5/8" IRON ROD W/ALUMINUM CAP END
- 3/4" IRON PIPE END
- 1/2" IRON ROD W/CAP END
- 1/2" IRON ROD END
- 1/2" IRON PIPE END
- NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- RM RECORD MONUMENT
- ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

APPROVAL:
APPROVED BY THE HEALTH DEPARTMENT OF THE CITY OF AMARILLO, TEXAS.
ON THIS 24th DAY OF July, 2018.

APPROVAL:
APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS.
ON THIS 24th DAY OF July, 2018.

FILED FOR RECORD:
7/24/18
2018 012767
CLERK'S FILE NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

RANDALL COUNTY ROAD AND BRIDGE DEPARTMENT:
301 W. HIGHWAY 60
CANYON, TEXAS 79015

OWNER'S ACKNOWLEDGEMENT:
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, CHRISTINA WOODS FOR TAYLOR ROAD PROPERTIES, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESCRIBED AS NORTH CANYON ACRES UNIT NO. 3, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DISTANT THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 13th DAY OF July, 2018.
Christina Woods
CHRISTINA WOODS FOR TAYLOR ROAD PROPERTIES, LLC
P.O. BOX 1974
AMARILLO, TX 79114

ATTEST:
THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTINA WOODS
ON THIS 13th DAY OF July, 2018.
Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE:
I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 21ST DAY OF MAY, 2018.

DARYL R. FURMAN, RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

NORTH CANYON ACRES UNIT NO. 3
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 61, BLOCK 1, T.T.R.R. Co. SURVEY, RANDALL COUNTY, TEXAS 9.98± ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO · KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD E. FURMAN, RPLS
CASEY A. MANK, RPLS · LONDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FRM #10092400 & 10092401
P.O. BOX 1415, AMARILLO, TEXAS 79105-1415 (806) 374-4246 FAX (806) 374-4248
P.O. BOX 84, DUMAS, TEXAS 76025 (806) 334-1475 FAX (806) 334-1487

PROJECT NO. 1822249P FILE NO. G-21
DRAWING NO. P\SUB 18\RANDALL\G-21\1822249P



APP

P-18-67

HL

Christina McMurray
 Tax Assessor/Collector
 PO Box 997
 Canyon, TX 79015-0997



Tax Certificate
 Property Account Number:
R758061056000

Statement Date: 06/13/2018
 Owner: TAYLOR ROAD PROPERTIES LLC
 Mailing PO BOX 19374
 Address: AMARILLO, TX 791141374

Property Location: 0014151 TAYLOR RD
 Legal: SECT 61 TYLER TAP|LOT BLOCK 0001|LOT 15
 OF NORTH CANYON ACS|BEG 50FT N & 2287.10FT
 E|OF SW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758061056000
 AD NUMBER: R758061056000
 GF NUMBER: FURMAN LAND SURVEYORS
 CERTIFICATE NO : 1687505

DATE : 6/13/2018 PAGE 1 OF 1

FEE : \$10.00

PROPERTY DESCRIPTION
 SECT 61 TYLER TAP|LOT BLOCK 0001|LOT 15
 OF NORTH CANYON ACS|BEG 50FT N &
 2287.10FT E|OF SW COR OF SECT
 0014151 TAYLOR RD
 10 ACRES

COLLECTING AGENCY

Randall County
 PO Box 9514
 Amarillo TX 79105-9514

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
 4111 S GEORGIA STE 300
 AMARILLO TX 79110

PROPERTY OWNER

TAYLOR ROAD PROPERTIES LLC
 PO BOX 19374
 AMARILLO TX 791141374

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2017 ARE \$691.08

CURRENT VALUES			
LAND MKT VALUE:	\$29,375	IMPROVEMENT :	\$9,949
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$39,324	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2017	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	South Randall Hospital Distric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
 ACCOUNT NUMBER: R758061056000

CERTIFIED BY:

Paul J. Medford
 Authorized agent of Randall County

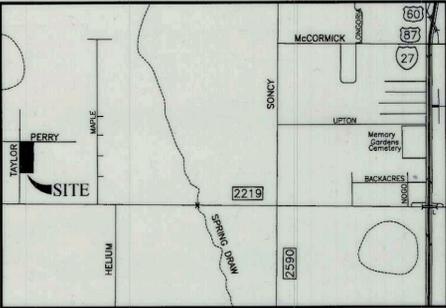
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



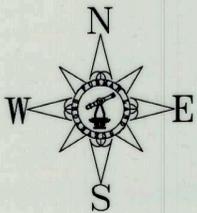
Renee Calhoun

2018012767
 07/24/2018 12:16 PM
 Fee: 48.00
 Renee Calhoun, County Clerk
 Randall County, Texas
 PLAT

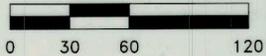


VICINITY MAP

NOT TO SCALE



SCALE 1" = 60'



LEGEND:

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- ⊙ FENCE POST FND
- ⊙ 5/8" IRON ROD W/ALUMINUM CAP FND
- ⊙ 3/4" IRON PIPE FND
- ⊙ 1/2" IRON ROD W/CAP FND
- ⊙ 1/2" IRON ROD FND
- ⊙ 1/2" IRON PIPE FND
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- RM RECORD MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 24th DAY OF July, 2018.

Signature of Health Officer

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS,

ON THIS 24th DAY OF July, 2018.

Signature of Designated City Official

N.A.D. 83 - TEXAS NORTH
NORTHING: 3668227 FEET
EASTING: 517191 FEET

PERRY LANE

(60' R.O.W.)

S 89° 44' 44" E 445.03'

RM

*14101

*1049

488.83'

*14139

*14151 (EXISTING)

488.83'

*14201 (EXISTING)

488.83'

(MEAS. S 00° 05' 24" E 488.82')

(MEAS. S 00° 05' 24" E 488.97')

(MEAS. N 89° 45' 00" W 60.00')

(MEAS. S 89° 45' 00" E 445.33')

(MEAS. S 89° 45' 00" E 445.42')

(MEAS. S 89° 45' 00" E 445.60')

(MEAS. S 89° 45' 00" E 445.66')

(MEAS. S 89° 44' 44" E 444.36')

(MEAS. S 89° 44' 44" E 445.66')

(MEAS. S 89° 44' 44" E 444.36')

(MEAS. S 89° 44' 44" E 445.66')

(MEAS. S 89° 44' 44" E 444.36')

(MEAS. S 89° 44' 44" E 445.66')

(MEAS. S 89° 44' 44" E 444.36')

(MEAS. S 89° 44' 44" E 445.66')

(MEAS. S 89° 44' 44" E 444.36')

LOT 15A
4.99± ACRES

BLOCK 2

N 89° 47' 04" W 445.10'

LOT 15B
4.99± ACRES

N 89° 49' 25" W 445.18'

10 ACRE TRACT (BASSETT TRACT)
VOL. 1869, PG. 373

BASE LINE
(MEAS. S 89° 45' 00" E 445.33')

N.A.D. 83 - TEXAS NORTH
NORTHING: 3667246 FEET
EASTING: 517633 FEET

(MEAS. S 89° 44' 44" E 448.38')
0.35' OFFSET
RM
*10925
3' OFFSET
RM
(MEAS. S 89° 44' 44" E 445.66')
(APEX)

NOTES:

- 1) THIS PLAT LIES WITHIN THE CITY OF AMARILLO E.T.J.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0215E, DATED JUNE 4, 2018. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) 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 SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

DESCRIPTION

A 9.98± acre tract of land out of Section 61, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being all that certain 10.0 acre tract of land described in that certain instrument recorded under Clerk's File No. 2017000474 of the Official Public Records of Randall County, Texas, said 9.98± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on May 21, 2018 and being described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found in the East Right-of-Way line of Taylor Road as monumented on the ground, in North Canyon Acres, a subdivision of a portion of Section 61, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, according to the map or plat thereof recorded in Volume 559, Page 25 of the Deed Records of Randall County, Texas at the Northwest corner of that certain 10 acre tract of land (Bassett tract) being described in that certain instrument recorded in Volume 1869, Page 373 of the Deed Records of Randall County, Texas, same being the Southwest corner of said 10.0 acre tract of land, from whence a 3/8 inch iron rod with cap (4664) found as called for bears S. 00° 05' 24" E., 977.79 feet and S. 89° 45' 00" E. (Base line), 445.33 feet;

THENCE N. 00° 05' 24" W., 977.66 feet along said East Right-of-Way line of Taylor Road to a 3/4 inch iron pipe found as called for in the South Right-of-Way line of Perry Lane at the Northwest corner of this tract of land;

THENCE S. 89° 44' 44" E., 445.03 feet along the South Right-of-Way line of Perry Lane to the Northeast corner of this tract of land, same being the Northwest corner of that certain 10 acre tract of land (Swift tract) being described in that certain instrument recorded under Clerk's File No. 2010016528 of the Official Public Records of Randall County, Texas, from whence a 1/2 inch iron rod with cap (1939) found as called for bears N. 00° 05' 56" W., 0.35 feet;

THENCE S. 00° 05' 56" E., 977.06 feet along the West line of said Swift tract to a 1/2 inch iron rod found as called for at the Southwest corner of said Swift tract, same being the Northeast corner of said Bassett tract, also being the Southeast corner of this tract of land;

THENCE N. 89° 49' 25" W., 445.18 feet along the North line of said Bassett tract to the POINT OF BEGINNING and containing 9.98 acres land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, CHRISTINA WOODS FOR TAYLOR ROAD PROPERTIES, LLC, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS NORTH CANYON ACRES UNIT NO. 3, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 13th DAY OF July, 2018.

Signature of Christina Woods
CHRISTINA WOODS FOR
TAYLOR ROAD PROPERTIES, LLC
P.O. BOX 19374
AMARILLO, TX 79114

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY CHRISTINA WOODS.

THIS 13th DAY OF July, 2018.

Signature of Notary Public
NOTARY PUBLIC, STATE OF TEXAS



NORTH CANYON ACRES
UNIT NO. 3

A SUBURBAN SUBDIVISION
TO THE CITY OF AMARILLO,
BEING AN UNPLATTED
TRACT OF LAND
IN SECTION 61, BLOCK 1,
T.T. R.R. Co. SURVEY,
RANDALL COUNTY, TEXAS
9.98± ACRES

FILED OF RECORD

7/24/2018
(DATE)

RANDALL
(COUNTY)

2018012767
CLERK'S FILE NO.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 21ST DAY OF MAY, 2018.

Signature of Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPL
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 - DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1822249P FILE NO. G-21
DRAWING NO. P:\SUB 18\RANDALL\G-21\1822249\1822249P

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL COUNTY ROAD AND
BRIDGE DEPARTMENT
301 W. HIGHWAY 60
CANYON, TEXAS 79015