



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

1/23/2019

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

**RE: Letter of Action: Approval – P-18-125 Wildflower Village at Four Corners Unit 1 - ZB1802538
Final Plat**

The City of Amarillo has approved the above Final Plat on 1/23/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019000369 on 1/7/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

Line #	Length	Direction
L.1	28.28	S 44° 42' 33" E
L.2	28.28	S 45° 17' 27" W
L.3	28.28	S 44° 42' 33" E
L.4	28.28	S 45° 17' 27" W
L.5	28.28	S 44° 42' 33" E
L.6	28.28	S 45° 17' 27" W
L.7	28.28	S 44° 42' 33" E
L.8	28.28	S 45° 17' 27" W
L.9	28.28	S 44° 42' 33" E
L.10	28.28	S 45° 17' 27" W
L.11	28.28	S 44° 42' 33" E
L.12	27.83	S 40° 13' 25" W
L.13	40.33	S 10° 03' 19" E
L.14	52.13	S 00° 15' 15" W
L.15	52.06	N 00° 15' 15" E
L.16	40.34	N 10° 03' 19" W
L.17	28.28	N 44° 42' 33" W
L.18	28.28	N 45° 17' 27" E
L.19	28.28	N 44° 42' 33" W
L.20	28.28	N 45° 17' 27" E
L.21	28.28	N 44° 42' 33" W
L.22	28.28	N 45° 17' 27" E

Line #	Length	Direction
L.23	28.28	S 45° 17' 27" W
L.24	28.28	S 44° 42' 33" E
L.25	28.28	S 45° 17' 27" W
L.26	28.28	S 44° 42' 33" E
L.27	28.28	S 45° 17' 27" W
L.28	28.28	N 44° 42' 33" W
L.29	28.28	N 45° 17' 27" E
L.30	28.28	N 44° 42' 33" W
L.31	28.28	N 45° 17' 27" E
L.32	28.28	N 44° 42' 33" W
L.33	28.28	S 45° 17' 27" W
L.34	28.28	S 44° 42' 33" E
L.35	28.28	S 45° 17' 27" W
L.36	28.28	S 44° 42' 33" E
L.37	28.28	S 45° 17' 27" W
L.38	28.28	N 44° 42' 33" W
L.39	28.28	N 45° 17' 27" E
L.40	28.32	S 44° 38' 06" E
L.41	28.25	S 45° 21' 54" W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.06	460.00	N 04° 52' 56" W	82.95
C2	94.77	540.00	S 05° 01' 40" E	94.65
C3	80.73	460.00	S 05° 01' 40" E	80.63
C4	97.51	540.00	N 04° 52' 56" W	97.38
C5	24.19	37.00	S 19° 01' 08" W	23.76
C6	266.94	60.00	-	-
C7	24.19	37.00	S 18° 20' 15" E	23.76
C8	24.19	37.00	S 19° 01' 08" W	23.76
C9	266.94	60.00	-	-
C10	24.19	37.00	S 18° 20' 15" E	23.76

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC., 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 WILDFLOWER VILLAGE AT FOUR CORNERS UNIT NO. 1, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN ON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 29th DAY OF AUGUST, 2018

Jonathan Lair
JONATHAN LAIR, PRESIDENT
OF JONATHAN LAIR, INC.
#1 BRUNSLEY HILLS BLVD.
CANYON, TEXAS 79015

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JONATHAN LAIR

THIS 29th DAY OF AUGUST, 2018
Lajena Martinez
NOTARY PUBLIC, STATE OF TEXAS



**VILLAGE AT
FOUR CORNERS
UNIT NO. 1**
A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTIONS 62 & 63, BLOCK 1,
T.T. R.R. Co. SURVEY,
RANDALL COUNTY, TEXAS
172.75+ ACRES

SHEET 2 OF 2

APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF AMARILLO, TEXAS,
ON THIS 7th DAY OF JANUARY, 2019
Al Purcell
CHAIRMAN

APPROVAL
APPROVED BY THE HEALTH DEPARTMENT
ON THIS 7th DAY OF JANUARY, 2019
Jeffrey R. Es
HEALTH OFFICER

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 13TH DAY OF JULY, 2018.

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, RPLS
CASHY A. MANN, RPLS - LONDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS - KYLIE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 - AMARILLO, TEXAS 79108 - (806) 371-4750 - FAX (806) 371-4758
P.O. BOX 351 - DUMAS, TEXAS 79029 - (806) 931-1405 - FAX (806) 931-1487

PROJECT NO. 1822427 FILE NO. H-21
DRAWING NO. P/SUB 18/RANDALL/H-21/1822427/1822427

GRANTER'S ADDRESS
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971
RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

FILED OF RECORD
1/7/19
2019 000369
RANDALL COUNTY
CLERK'S FILE NO.

NOTES

- 1) THIS PLAT IS WITHIN THE CITY OF AMARILLO, TEXAS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C025 & 48381C025E, DATED JUNE 4, 2010 USE OF FLOOD MAPS MUST NOT BE CONSIDERED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 1,250,250+ SQ. FT. IN THE STREETS AND 301,468+ SQ. FT. IN THE EASEMENTS.
- 4) 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 SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED, CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A 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 172.75+/- acre tract of land out of Sections 62 and 63, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being a portion of those certain tracts of parcels of land as described by instrument and recorded under Clerk's File No.s 2013016774, 2015013680 and 2016023430 of the Official Public Records of Randall County, said 172.75+/- acre tract of land having been surveyed on the ground July 13, 2018 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found as called for in the West Right-of-Way line of FM 2590, as monumented on the ground, at the Southeast corner of Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo according to map or plat recorded under Clerk's File No. 2014001473 of the Official Public Records of Randall County, Texas, same being the most East Northeast corner of this tract;

THENCE S. 00° 26' 22" W., 2862.35 feet along said West Right-of-Way line of FM 2560 to a 1/2 inch iron rod with cap (FURMAN) found at the Northeast corner of that certain 13.76+/- acre tract of land described in that certain instrument recorded under Clerk's File No. 2015013679 of the Official Public Records of Randall County, Texas, same being the most East Southeast corner of this tract of land, from whence a brass Right-of-Way monument found bears S. 00° 26' 22" W., 1016.80 feet;

THENCE N. 89° 32' 58" W., 193.60 feet on the North line of said 13.76+/- acre tract to a 1/2 inch iron rod with cap (FURMAN) found for the Northwest corner of said 13.76+/- acre tract, same being an interior corner of this tract of land;

THENCE S. 00° 26' 22" W., 608.98 feet to a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE N. 89° 32' 58" W., 299.71 feet to a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE S. 00° 27' 02" W., 265.38 feet a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE N. 89° 42' 33" W., 1327.49 feet a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE S. 00° 17' 27" W., 193.60 feet a 1/2 inch iron rod with cap (FURMAN) found in the North Right-of-Way line of FM 2219, as monumented on the ground, for the Southwest corner of said 13.76+/- acre tract, same being the most South Southeast corner of this tract of land, from whence a brass Right-of-Way monument found bears S. 89° 42' 33" E., 1770.14 feet;

THENCE N. 89° 42' 33" W., 80.00 feet along said North Right-of-Way line of FM 2219 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southwest corner of this tract of land;

THENCE N. 00° 17' 27" E., 188.97 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE N. 89° 42' 33" W., 165.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Southwest corner of this tract of land;

THENCE N. 00° 17' 27" E., 3740.45 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South line of aforementioned Wildflower Village Unit No. 1 for the most West Northwest corner of this tract of land;

THENCE S. 89° 41' 43" E., 141.46 feet along the South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for an interior corner of this tract of land;

THENCE N. 00° 15' 15" E., 276.14 feet along a North-South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for the most North Northwest corner of this tract of land;

THENCE S. 89° 40' 01" E., 80.00 feet along an East-West line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for the most North Northeast corner of this tract of land;

THENCE S. 00° 15' 15" W., 276.10 feet along a North-South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod found for an interior corner of this tract of land;

THENCE S. 89° 41' 43" E., 1854.09 feet along the South line of said Wildflower Village Unit No. 1 to the POINT OF BEGINNING and containing 172.75 acres of land, more or less.

Christina McMurray

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



Tax Certificate

Property Account Number:
R75806200010

Statement Date: 07/10/2018
Owner: JONATHAN LAIR INC
Mailing PO BOX 865
Address: CANYON, TX 790150865

Property Location: 0013940 FM 2590 (SONCY)
Legal: SECT 62 TYLER TAP|LOT BLOCK 0001|A 2 AC
HOMESITE ON E/L|OF NE/4 OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758062000010
AD NUMBER: R758062000010
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1689404

DATE : 7/10/2018 PAGE 1 OF 1
FEE : \$10.00

PROPERTY DESCRIPTION
SECT 62 TYLER TAP|LOT BLOCK 0001|A 2 AC
HOMESITE ON E/L|OF NE/4 OF SECT
0013940 FM 2590 (SONCY)
2 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

JONATHAN LAIR INC
PO BOX 865
CANYON TX 790150865

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.

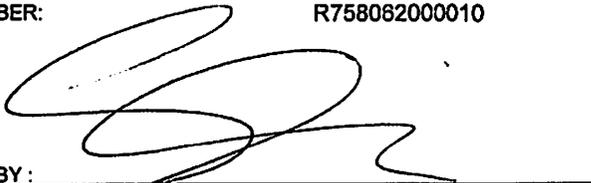
TAXES FOR 2017 ARE \$1,196.67

CURRENT VALUES			
LAND MKT VALUE:	\$8,500	IMPROVEMENT :	\$59,620
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$68,120	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 7/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758062000010

CERTIFIED BY : 
Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R758062010400

Statement Date: 07/10/2018
Owner: JONATHAN LAIR INC
Mailing 1 S HUNSLEY HILLS BLVD
Address: CANYON, TX 790152121

Property Location: 0000000 FM 2219
Legal: SECT 62 TYLER TAP|LOT BLOCK
0001|304.28 AC OF A 307.04|AC TR BEG 2654.11FT
S|OF NW COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R758062010400
AD NUMBER: R758062010400
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1689403

DATE : 7/10/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 62 TYLER TAP|LOT BLOCK
0001|304.28 AC OF A 307.04|AC TR BEG 2654.11FT
S|OF NW COR OF SECT
0000000 FM 2219
304.28 ACRES

REQUESTED BY

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

PROPERTY OWNER

JONATHAN LAIR INC
1 S HUNSLEY HILLS BLVD
CANYON TX 790152121

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 \$527.95

CURRENT VALUES			
LAND MKT VALUE:	\$29,535	IMPROVEMENT :	\$0
AG LAND VALUE:	\$883,305	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$912,840	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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 7/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758062010400

CERTIFIED BY: 
Authorized agent of Randall County

Christina McMurray

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



Tax Certificate

Property Account Number:
R758062010000

Statement Date: 07/10/2018
Owner: JONATHAN LAIR INC
Mailing PO BOX 865
Address: CANYON, TX 790150865

Property Location: 0000000 FM 2590 (SONCY)
Legal: SECT 62 TYLER TAP|LOT BLOCK 0001|159.39
AC BEING A PTN OF A|163.92 AC TR BEG
1327.05FT S|OF NW COR OF SECT LESS 2
AC|HOMESITE

TAX CERTIFICATE FOR ACCOUNT : R758062010000
AD NUMBER: R758062010000
GF NUMBER: FURMAN LAND SURVEYORS
CERTIFICATE NO : 1689402

DATE : 7/10/2018 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 62 TYLER TAP|LOT BLOCK 0001|159.39
AC BEING A PTN OF A|163.92 AC TR BEG
1327.05FT S|OF NW COR OF SECT LESS 2
AC|HOMESITE
0000000 FM 2590 (SONCY)
159.39 ACRES

REQUESTED BY

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

PROPERTY OWNER

JONATHAN LAIR INC
PO BOX 865
CANYON TX 790150865

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 \$295.06

CURRENT VALUES			
LAND MKT VALUE:	\$16,525	IMPROVEMENT :	\$0
AG LAND VALUE:	\$461,645	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$478,170	LIMITED VALUE:	\$0
EXEMPTIONS:	Ag 1D1		
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 7/2018 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R758062010000

FILED AND RECORDED

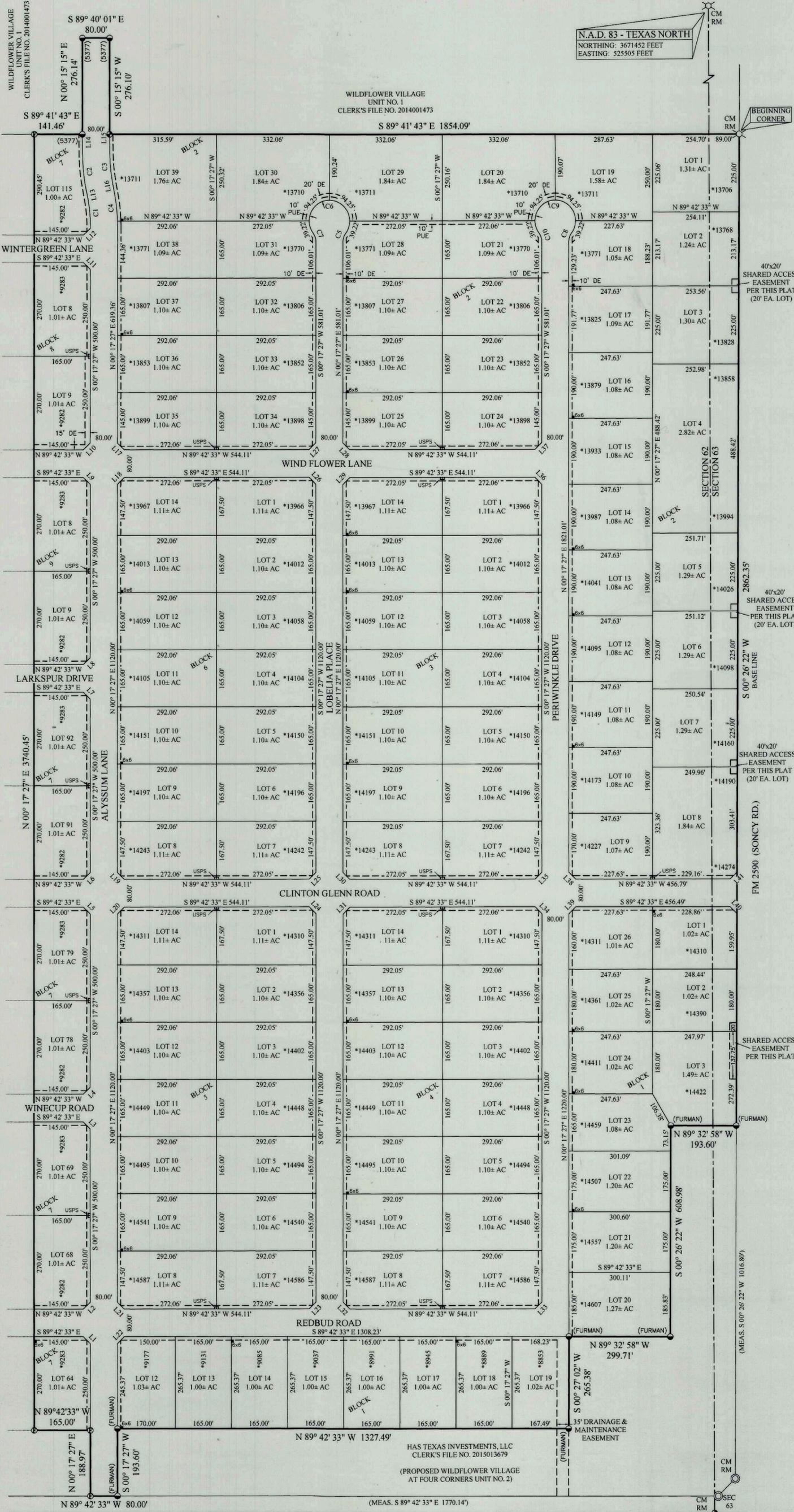
OFFICIAL PUBLIC RECORDS



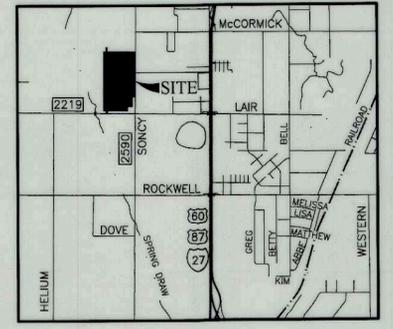
Susan B. Allen

CERTIFIED BY:
Authorized agent of Randall County

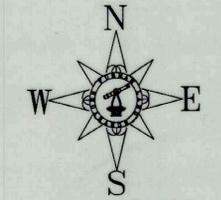
2019000369
01/07/2019 04:40 PM
Fee: 87.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT



N.A.D. 83 - TEXAS NORTH
 NORTHING: 3671452 FEET
 EASTING: 525505 FEET



VICINITY MAP
 NOT TO SCALE



SCALE 1" = 200'
 0 100 200 400

- LEGEND:
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - ⊙ BRASS MONUMENT FND
 - ⊗ 1" IRON PIPE FND
 - ⊙ 1/2" IRON ROD FND
 - (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
 - CM CONTROL MONUMENT
 - RM RECORD MONUMENT
 - ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 - PUE PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DRAINAGE EASEMENT ALONG FRONT OF ALL LOTS 10' WIDE UNLESS OTHERWISE SHOWN
 - 10' WIDE PUBLIC UTILITY EASEMENT ALONG FRONT OF ALL LOTS
 - 6"x6" XCEL, SUDENLINK, AND AT&T EASEMENT
 - 6"x12" USPS CBU EASEMENT (6' EACH LOT)

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 15TH DAY OF JULY, 2018.

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



WILDFLOWER VILLAGE
 AT FOUR CORNERS
 UNIT NO. 1

A SUBURBAN SUBDIVISION TO
 THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTIONS 62 & 63, BLOCK 1,
 T.T. R.R. Co. SURVEY,
 RANDALL COUNTY, TEXAS
 172.75± ACRES

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

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
 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. 1822427 FILE NO. H-21
 DRAWING NO. P:\SUB 18\RANDALL\H-21\1822427\1822427

N.A.D. 83 - TEXAS NORTH
 NORTHING: 3666150 FEET
 EASTING: 525484 FEET

Line #	Length	Direction
L1	28.28	S 44° 42' 33" E
L2	28.28	S 45° 17' 27" W
L3	28.28	S 44° 42' 33" E
L4	28.28	S 45° 17' 27" W
L5	28.28	S 44° 42' 33" E
L6	28.28	S 45° 17' 27" W
L7	28.28	S 44° 42' 33" E
L8	28.28	S 45° 17' 27" W
L9	28.28	S 44° 42' 33" E
L10	28.28	S 45° 17' 27" W
L11	28.28	S 44° 42' 33" E
L12	27.83	S 46° 13' 25" W
L13	40.33	S 10° 03' 19" E
L14	52.13	S 00° 15' 15" W
L15	52.06	N 00° 15' 15" E
L16	40.34	N 10° 03' 19" W
L17	28.28	N 44° 42' 33" W
L18	28.28	N 45° 17' 27" E
L19	28.28	N 44° 42' 33" W
L20	28.28	N 45° 17' 27" E
L21	28.28	N 44° 42' 33" W
L22	28.28	N 45° 17' 27" E

Line #	Length	Direction
L23	28.28	S 45° 17' 27" W
L24	28.28	S 44° 42' 33" E
L25	28.28	S 45° 17' 27" W
L26	28.28	S 44° 42' 33" E
L27	28.28	S 45° 17' 27" W
L28	28.28	N 44° 42' 33" W
L29	28.28	N 45° 17' 27" E
L30	28.28	N 44° 42' 33" W
L31	28.28	N 45° 17' 27" E
L32	28.28	N 44° 42' 33" W
L33	28.28	S 45° 17' 27" W
L34	28.28	S 44° 42' 33" E
L35	28.28	S 45° 17' 27" W
L36	28.28	S 44° 42' 33" E
L37	28.28	S 45° 17' 27" W
L38	28.28	N 44° 42' 33" W
L39	28.28	N 45° 17' 27" E
L40	28.32	S 44° 38' 06" E
L41	28.25	S 45° 21' 54" W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.06	460.00	N 04° 52' 56" W	82.95
C2	94.77	540.00	S 05° 01' 40" E	94.65
C3	80.73	460.00	S 05° 01' 40" E	80.63
C4	97.51	540.00	N 04° 52' 56" W	97.38
C5	24.19	37.00	S 19° 01' 08" W	23.76
C6	266.94	60.00	-	-
C7	24.19	37.00	S 18° 26' 15" E	23.76
C8	24.19	37.00	S 19° 01' 08" W	23.76
C9	266.94	60.00	-	-
C10	24.19	37.00	S 18° 26' 15" E	23.76

NOTES:

- 1) THIS PLAT IS WITHIN THE CITY OF AMARILLO ETJ.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0205 & 48381C0215E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS **MUST NOT** BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 1,250,250± SQ. FT. IN THE STREETS AND 301,468± SQ. FT. IN THE EASEMENTS.
- 4) 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 172.75± acre tract of land out of Sections 62 and 63, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being a portion of those certain tracts or parcels of land as described by instrument and recorded under Clerk's File No.s 2013016774, 2015013680 and 2016023430 of the Official Public Records of Randall County, Texas, said 172.75± acre tract of land having been surveyed on the ground July 13, 2018 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found as called for in the West Right-of-Way line of FM 2590, as monumented on the ground, at the Southeast corner of Wildflower Village Unit No. 1, a suburban subdivision to the City of Amarillo according to map or plat recorded under Clerk's File No. 2014001473 of the Official Public Records of Randall County, Texas, same being the most East Northeast corner of this tract;

THENCE S. 00° 26' 22" W., 2862.35 feet along said West Right-of-Way line of FM 2560 to a 1/2 inch iron rod with cap (FURMAN) found at the Northeast corner of that certain 13.76± acre tract of land described in that certain instrument recorded under Clerk's File No. 2015013679 of the Official Public Records of Randall County, Texas, same being the most East Southeast corner of this tract of land, from whence a brass Right-of-Way monument found bears S. 00° 26' 22" W., 1016.80 feet;

THENCE N. 89° 32' 58" W., 193.60 feet on the North line of said 13.76± acre tract to a 1/2 inch iron rod with cap (FURMAN) found for the Northwest corner of said 13.76± acre tract, same being an interior corner of this tract of land;

THENCE S. 00° 26' 22" W., 608.98 feet to a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE N. 89° 32' 58" W., 299.71 feet to a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE S. 00° 27' 02" W., 265.38 feet a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE N. 89° 42' 33" W., 1327.49 feet a 1/2 inch iron rod with cap (FURMAN) found for an interior corner of this tract of land;

THENCE S. 00° 17' 27" W., 193.60 feet a 1/2 inch iron rod with cap (FURMAN) found in the North Right-of-Way line of FM 2219, as monumented on the ground, for the Southwest corner of said 13.76± acre tract, same being the most South Southeast corner of this tract of land, from whence a brass Right-of-Way monument found bears S. 89° 42' 33" E., 1770.14 feet;

THENCE N. 89° 42' 33" W., 80.00 feet along said North Right-of-Way line of FM 2219 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southwest corner of this tract of land;

THENCE N. 00° 17' 27" E., 188.97 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior corner of this tract of land;

THENCE N. 89° 42' 33" W., 165.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Southwest corner of this tract of land;

THENCE N. 00° 17' 27" E., 3740.45 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South line of aforementioned Wildflower Village Unit No. 1 for the most West Northwest corner of this tract of land;

THENCE S. 89° 41' 43" E., 141.46 feet along the South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for an interior corner of this tract of land;

THENCE N. 00° 15' 15" E., 276.14 feet along a North-South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for the most North Northwest corner of this tract of land;

THENCE S. 89° 40' 01" E., 80.00 feet along an East-West line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod with cap (5377) found for the most North Northeast corner of this tract of land;

THENCE S. 00° 15' 15" W., 276.10 feet along a North-South line of said Wildflower Village Unit No. 1 to a 1/2 inch iron rod found for an interior corner of this tract of land;

THENCE S. 89° 41' 43" E., 1854.09 feet along the South line of said Wildflower Village Unit No. 1 to the POINT OF BEGINNING and containing 172.75 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, JONATHAN LAIR, PRESIDENT OF JONATHAN LAIR, INC., 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 WILDFLOWER VILLAGE AT FOUR CORNERS UNIT NO. 1, 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 29th DAY OF August, 2018.

Jonathan R. Lair
JONATHAN LAIR, PRESIDENT
OF JONATHAN LAIR, INC.
#1 HUNSLEY HILLS BLVD.
CANYON, TEXAS 79015

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JONATHAN LAIR

THIS 29th DAY OF August, 2018.

Paulina Martinez
NOTARY PUBLIC, STATE OF TEXAS



**VILLAGE AT
FOUR CORNERS
UNIT NO. 1**

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTIONS 62 & 63, BLOCK 1,
T.T. R.R. Co. SURVEY,
RANDALL COUNTY, TEXAS
172.75± ACRES

SHEET 2 OF 2

APPROVAL

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

ON THIS 7 DAY OF January, 2018.

Al Ponce
CHAIRMAN

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 7th DAY OF January, 2018.

J. W. St. R.
HEALTH OFFICER

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 13TH DAY OF JULY, 2018.



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, RPLS
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

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

RANDALL COUNTY ROAD DEPT.
301 W. HIGHWAY 60
CANYON, TEXAS 79015

FILED OF RECORD

1/7/19
(DATE)

2019000369
CLERK'S FILE NO.

RANDALL
(COUNTY)