



DEVELOPMENT SERVICES

808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

10/4/2019

M.K. McEntire, RPLS
Geospatial Data, Inc.
3501 S. Georgia St., Suite "A"
Amarillo, TX 79109

RE: Letter of Action: Approval- Canyon Ridge Unit No. 6 – ZB1904283 - Final Plat

Mr. McEntire,

The City of Amarillo has approved the above Final Plat on 9/20/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019016797 on 9/20/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

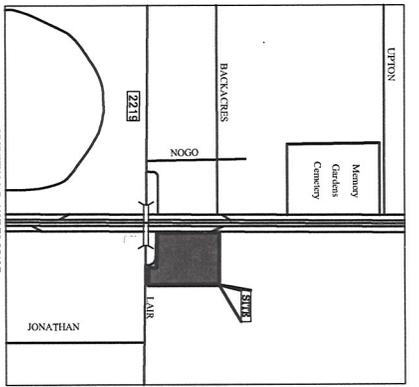
Brady Kendrick
Planner I

BLK 1 TTR

SEC 64

J-21

2010 CENSUS TRACT # 21703



VICINITY MAP - NOT TO SCALE

OWNERS' KNOWLEDGE/DEPARTMENT
 THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THAT THE UNDERSIGNED, JAMES SHORPA, BEING THE PRESENT OWNER OF THE PROPERTY DESCRIBED HEREIN, DO HEREBY CERTIFY THAT ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND BEING KNOWN AS CANYON RIDGE UNIT NO. 6, A SUBURBAN SUBDIVISION TO BE LOCATED IN THE NORTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 33 NORTH, RANGE 10 WEST, COUNTY OF RANDALL, TEXAS, AND BEING DEDICATED TO THE PUBLIC FOR USE AS A STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SCHEDULED PLAT AND DEDICATED TO THE PUBLIC FOR USE AS SUCH EXCEPTED THIS 12 DAY OF September 2019
 JAMES SHORPA
 FOR J3 BUSINESS PROPERTIES, LTD
 FORT WORTH, TEXAS 76035

ATTEST
 THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THIS INSTRUMENT WAS KNOWINGLY DEPOSED BEFORE ME BY JAMES SHORPA
 THIS 12 DAY OF September 2019
 NOTARY PUBLIC, STATE OF TEXAS



GRANTER'S ADDRESS
 CITY OF AMARILLO
 601 S. BUCKHORN ST
 AMARILLO, TEXAS 79101
 RANDALL COUNTY GOVERNMENT
 201 W. HWY. 69
 CANYON, TEXAS 79015

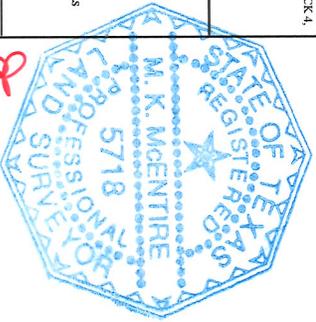
APPROVAL
 APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO, TEXAS
 ON THIS 19 DAY OF September 2019
 DISBURTHER OFFICIAL FOR THE CITY OF AMARILLO

APPROVAL
 APPROVED BY THE COUNTY HEALTH DEPARTMENT
 ON THIS 19 DAY OF September 2019
 HEALTH OFFICER

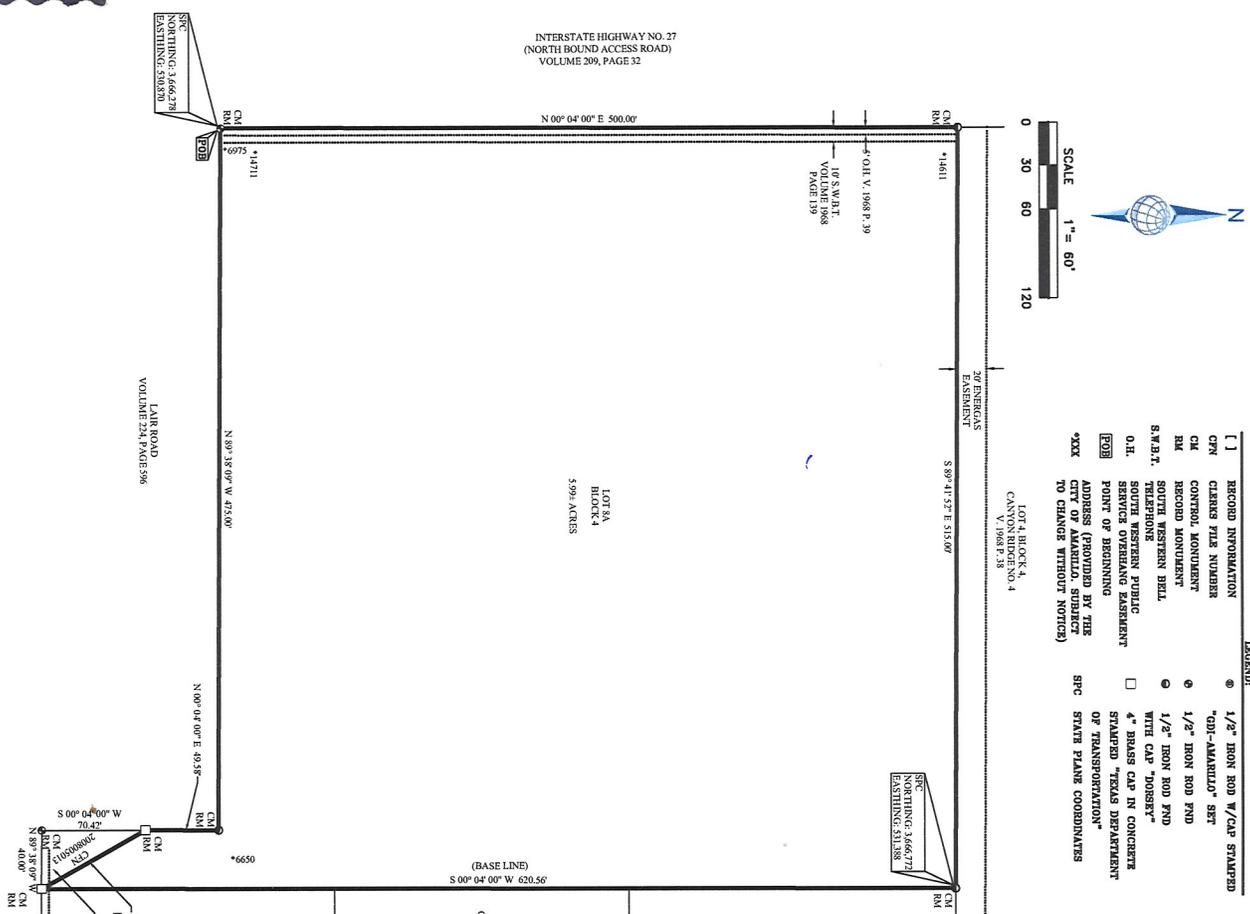
ELDED OF RECORD
 9/20/19
 2019016797
 RANDALL COUNTY
 CLERK'S FILE NO.

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 REPUTABLE SURVEY MADE BY A LICENSED SURVEYOR, THAT THE INSTRUMENTS SET FORTH AS INDICATED AT ALL PERTINENT CORNERS ON THIS 20TH DAY OF MARCH, 2019.

GDI
 Geospatial Data, Inc.
 3901 S. Georgia, Suite A
 P.O. Box 1008
 Fort Worth, TX 76117
 Phone: 800.607.1777
 Fax: 817.335.4246
 M.K. McEntire, R.L.S., Natch C. Humphreys, R.L.S.
 Supervisors & GIS Division
 INTERCOMPARING.COM



INTERSTATE HIGHWAY NO. 27
 (NORTH BOUND ACCESS ROAD)
 VOLUME 209, PAGE 32



LEGEND

| | | | |
|----------|---|-----|---|
| [] | RECORD INFORMATION | ● | 1/2" IRON ROD W/CAP STAMPED |
| OTN | CHAINS FILE NUMBER | ○ | "OD-AMARILLO" SET |
| CM | CONTROL MONUMENT | ⊙ | 1/2" IRON ROD PVD |
| RM | RECORD MONUMENT | ○ | 1/2" IRON ROD PVD |
| S.W.A.T. | SOUTH WESTERN BELL | ○ | WIRE CAP "DORSEY" |
| O.I. | SOIL SERVICE OVERLAIN PUBLIC SERVICE OVERLAIN | □ | 4" BRASS CAP IN CONCRETE STAMPED TEXAS DEPARTMENT OF TRANSPORTATION |
| [] | POINT OF BEGINNING | SPC | STATE PLANE COORDINATES |
| [] | ADDRESS (PROVIDED BY THE CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE) | | |

NOTES

- 1) THE PLATTIES WITHIN THE CITY OF AMARILLO ETL.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD HAZARD ZONE MAPS AND FLOOD HAZARD ZONE MAPS OF THE CITY OF AMARILLO, TEXAS, AND THEREFORE IS NOT BE CONSIDERED 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 10-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE INSTALLED OR EXIST. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

Description

A 5.99 acre tract or parcel of land being a portion of Lot 5, Block 4, Canyon Ridge Unit No. 6, as filed for record in Volume 1968, Page 39, Deed Records of Randall County, Texas, said 5.99 acre tract having been surveyed on the ground by Geospatial Data, Incorporated on May 25th, 2019 and being further described by metes and bounds as follows:

Point of Beginning is a 1/2 inch iron rod found in apparent East right-of-way (R.O.W.) line of Interstate Highway No. 27 (I-27) as filed for record in Volume 199, Page 12, Deed Records of Randall County, Texas for the Southwest corner of said Lot 8, same being the Property, LTD, by instrument as recorded in Chain File No. 201402072, Official Public Records of Randall County, Texas and the Southwest corner of this tract.

Thence N 09° 04' 00" E on said East right-of-way (R.O.W.) line of I-27, same being the West line of said Lot 8 for a distance of 500.00 feet to 1/2 inch iron rod found for the Northwest corner of this tract, same being the Southwest corner of Lot 4, said Block 4, Canyon Ridge Unit No. 4.

Thence S 89° 41' 52" E for a distance of 515.00 feet to 1/2 inch iron rod found for the Northwest corner of Lot 5, said Block 4, same being the Northeast corner of Lot 8 and the Northeast corner of this tract.

Thence S 09° 04' 00" W (Bearing) for a distance of 620.56 feet to a concrete Right-of-Way monument found in the apparent North R.O.W. line of L.A.R. Road as filed for record in Volume 224, Page 396, Deed Records of Randall County, Texas for the Southwest corner of said Lot 5, same being the Point of Beginning.

Official Public Records of Randall County, Texas, Chain File No. 200800910, (Dorsey) found bears S 89° 38' 09" E for a distance of 234.41 feet.

Thence N 29° 27' 31" W on the Northeastly line of said State of Texas tract for a distance of 81.17 feet to a concrete R.O.W. monument found for the most Northerly corner of said State of Texas tract, same being a point in the Easement line of said L.A.R. Road.

Thence N 09° 04' 00" E on said Easement R.O.W. line of L.A.R. Road for a distance of 49.38 feet to a 1/2 inch iron rod found for an interior corner of said Lot 8 and being a point on the North R.O.W. line of L.A.R. Road.

Thence N 89° 38' 09" W on said North R.O.W. line of L.A.R. Road for a distance of 475.00 feet to the Point of Beginning.

Said tract containing 5.99 acres of land, more or less.

CANYON RIDGE UNIT NO. 6
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
 BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 4, CANYON RIDGE UNIT NO. 4, SITUA TED IN SECTION 34, BLOCK 1, T13N, R10W, COUNTY OF RANDALL, TEXAS
 5.99± ACRES

APP

P-19-82

HG

Christina McMurray

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



Tax Certificate

Property Account Number:

R005790022700

Statement Date: 06/10/2019
Owner: JLS BUSINESS PROPERTIES LTD
Mailing 15217 GRAND RIVER RD
Address: FORT WORTH, TX 761552731

Property Location: 0000000 IH 27
Legal: CANYON RIDGE # 4|LOT BLOCK 0004|ALL OF
LOT 8 LESS|TRI PTN IN SW COR|OF TRACT

TAX CERTIFICATE FOR ACCOUNT : R005790022700
AD NUMBER: R005790022700
GF NUMBER: GDI
CERTIFICATE NO : 2005035

DATE : 6/10/2019
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

CANYON RIDGE # 4|LOT BLOCK 0004|ALL OF
LOT 8 LESS|TRI PTN IN SW COR|OF TRACT
0000000 IH 27
5.98 ACRES

REQUESTED BY

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

PROPERTY OWNER

JLS BUSINESS PROPERTIES LTD
15217 GRAND RIVER RD
FORT WORTH TX 761552731

UDI: 0%

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 2019 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2018 ARE \$2,229.50

| CURRENT VALUES | | | |
|------------------|-----------|----------------|-----|
| LAND MKT VALUE: | \$125,740 | IMPROVEMENT : | \$0 |
| AG LAND VALUE: | \$0 | DEF HOMESTEAD: | \$0 |
| APPRAISED VALUE: | \$125,740 | LIMITED VALUE: | \$0 |
| EXEMPTIONS: | | | |
| LAWSUITS: | | | |

| YEAR | TAX UNIT | LEVY | PEN | INT | DEF INT | ATTY | AMOUNT DUE |
|----------------|--------------------------------|--------|--------|--------|---------|--------|------------|
| 2018 | Canyon ISD | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | High Plains Water Conservation | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | Randall County | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | Randall County Noxious Weed Di | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | South Randall Hospital Distric | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 SUB TOTAL | | | | | | | \$0.00 |

TOTAL CERTIFIED TAX DUE 6/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R005790022700

CERTIFIED BY : 
Authorized agent of Randall County

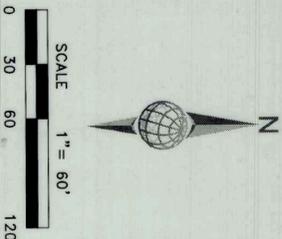
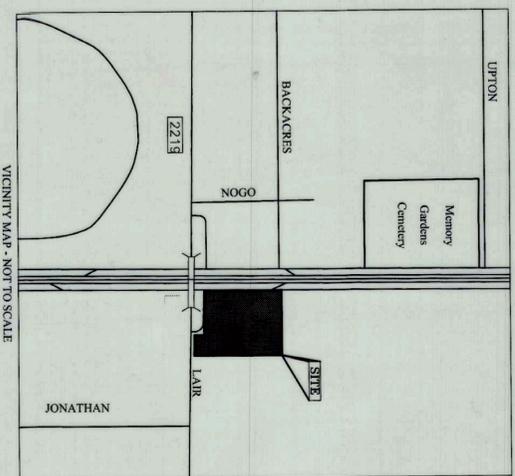
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



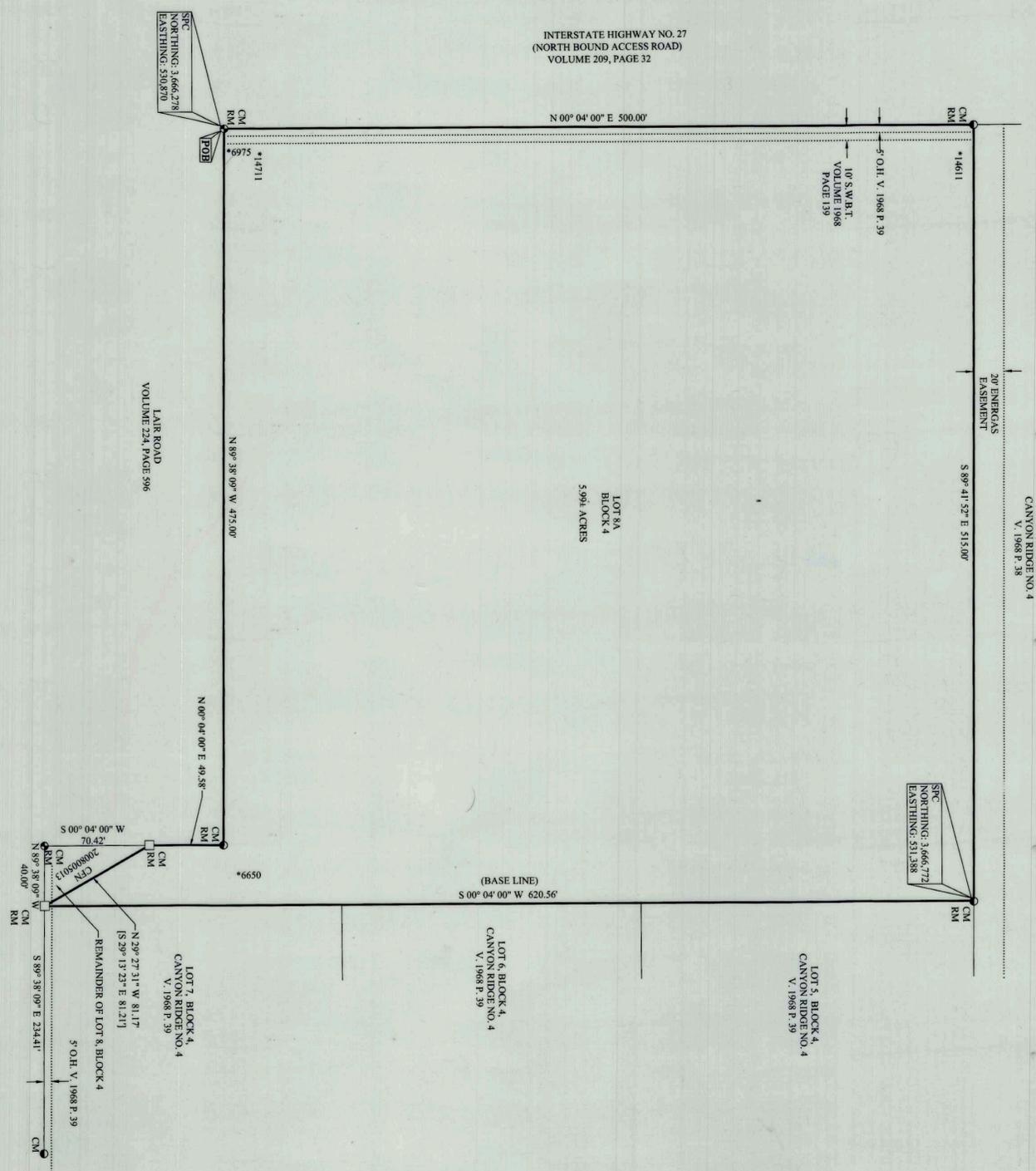
Susan B. Allen

2019016797
09/20/2019 04:46 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT



LEGEND:

| | | | |
|----------|--|---|--|
| [] | RECORD INFORMATION | @ | 1/2" IRON ROD W/CAP STAMPED |
| GD | CLERKS FILE NUMBER | | "GDI-AMARILLO" SET |
| CM | CONTROL MONUMENT | ● | 1/2" IRON ROD FND |
| RM | RECORD MONUMENT | ● | 1/2" IRON ROD FND |
| S.M.B.T. | SOUTH WESTERN BELL TELEPHONE | □ | 4" BRASS CAP IN CONCRETE WITH CAP "DORSEY" |
| O.H. | SOUTH WESTERN PUBLIC SERVICE OVERHANG EASEMENT | □ | STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" |
| POB | POINT OF BEGINNING | | SPEC STATE PLANE COORDINATES |
| XXX | ADDRESS (PROVIDED BY THE CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE) | | |



NOTES

- THE PLAT LIES WITHIN THE CITY OF AMARILLO ETI.
- THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0220E DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 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 SUBSURFACE SEWERAGE SYSTEM SHALL BE CONSTRUCTED. CONVERSELY, NO WATER WELLS OR SUBSURFACE SEWERAGE SYSTEM WATER WELL LOCATIONS 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 5.99± acre tract or parcel of land being a portion of Lot 8, Block 4, Canyon Ridge Unit No. 4 as filed for record in Volume 1968, Page 39, Deed Records of Randall County, Texas, said 5.99 acre tract having been surveyed on the ground by Geospatial Data, Incorporated on May 23rd, 2019 and being further described by metes and bounds as follows:

Point of Beginning is a 1/2 inch iron rod found in apparent East right-of-way (R-O-W) line of Interstate Highway No. 27 (I-27) as filed for record in Volume 209, Page 24, Deed Records of Randall County, Texas for the Southwest corner of said Lot 8, said S.W. B. Southwest corner of this tract, same being the Southeast corner of said Lot 8, said S.W. B. Southwest corner of this tract, same being the Southeast corner of that certain tract or parcel of land as conveyed to the State of Texas by instrument and filed in Clerk's File No. 2008005013, Official Public Records of Randall County, Texas, whence a 1/2 inch iron rod with cap (Dorsey) found bears S 89° 38' 09" E for a distance of 234.41 feet:

Thence N 29° 27' 31" W on the Northeastern line of said State of Texas tract for a distance of 81.17 feet to a concrete R-O-W monument found for the most Northern corner of said State of Texas tract, same being a point in the Eastern line of said Lair Road.

Thence N 00° 04' 00" E on said Eastern R-O-W line of Lair Road for a distance of 49.58 feet to a 1/2 inch iron rod found for an interior corner of said Lot 8 and being a point on the North R-O-W line of Lair Road.

Thence N 89° 38' 09" W on said North R-O-W line of Lair Road for a distance of 475.00 feet to the Point of Beginning.

Said tract containing 5.99 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, JAMES SHOPPA, BEING THE PRESENT OWNER 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 CANYON RIDGE UNIT NO. 4, BEING A SUBDIVISION OF THE CITY OF AMARILLO, TEXAS, AND SO ORDERED 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 12th DAY OF September, 2019.

James Shoppa
 JAMES SHOPPA
 FOR ILS BUSINESS PROPERTIES, LTD
 15217 GRAND RIVER ROAD
 FORT WORTH, TEXAS 76155

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES SHOPPA THIS 12th DAY OF September, 2019.

[Signature]
 NOTARY PUBLIC, STATE OF TEXAS

GRANTER'S ADDRESS

CITY OF AMARILLO
 601 S. BUCHANAN ST.
 AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD DEPARTMENT
 301 W HWY 69
 CANYON, TEXAS 79015

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO, TEXAS,
 ON THIS 20th DAY OF September, 2019.

[Signature]

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT,
 ON THIS 19th DAY OF September, 2019.

[Signature]

HEALTH OFFICER

FILED OF RECORD

9/20/2019 (DATE)
 2019016297 (CLERK'S FILE NO.)

RANDALL (COUNTY)

[Signature]
 M.K. McEntire - RPLS 5718
 M.K. McENTIRE R.P.L.S. 5718
 REGISTERED PROFESSIONAL LAND SURVEYOR



CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEVE THAT IT WAS PREPARED FROM A REPLICATED SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS SET OR FOUND AS INDICATED AT ALL PERMETER CORNERS ON THIS 26TH DAY OF MARCH, 2019.

Geospatial Data, Inc.
 ENGINEERING • SURVEYING
 GIS • ENVIRONMENTAL
 BEYOND MAPPING.COM

Surveying & GIS Division
 M.K. McEntire, RPLS - Noah C. Huntington, RPLS

3501 S. Georgia, Suite A
 Amarillo, Texas 79109
 Phone: 806-461-3777
 Firm Registration #: 1-10194246

PROJECT NO. E19-029P
 G:\PROJECTS\2019\E19-029P\SHOPPA\SURVEY\