



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

10/31/2019

Cindy Reasoner  
Cornerstone Land Surveying  
4109 S.W. 33<sup>rd</sup> Ave.  
Amarillo, Texas 79109-5405

**RE: Letter of Action: Approval – P-19-86: Mays Ranches Unit No. 23- ZB1904298 Final Plat**

The City of Amarillo has approved the above Final Plat on 10/31/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019017981 on 10/9/2019. 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 [Jason.Taylor@amarillo.gov](mailto:Jason.Taylor@amarillo.gov) or 806.378.5255.

Sincerely,

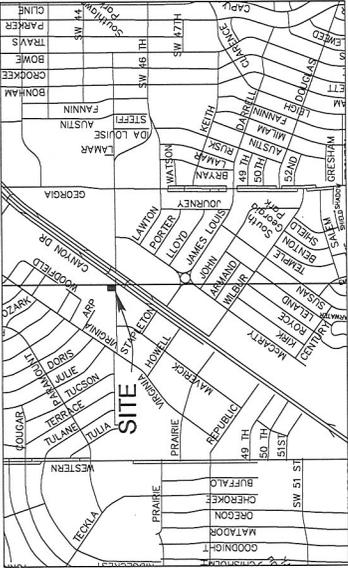
A handwritten signature in blue ink, appearing to read 'Jason Taylor'.

Jason Taylor  
Planner I

BLK 2 AB+M

SEC 228

L-14



VICINITY MAP - NOT TO SCALE

1. This plat is within the city limits of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C00906, dated June 4, 2010.
3. Boundary line dimensions shown herein are as measured or held with this survey. Boundary line dimensions shown in parentheses are shown when precise dimensions do not match plus and/or feet dimensions as stated in the T.I.P.L.S. General Rules of Procedures and Practices regarding precision (603.13).
4. Bearings shown herein are relative to Grid North, NAD 83, Texas North Zone.

APPROVAL:

Approved by the City of Amarillo's designated official:

Date: 10/18/19 Designated Official: *[Signature]*

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 20th day of August, 2019.



FILED OF RECORD:  
10/19/19  
DATE  
2019017981  
COUNTY CLERKS FILE NO.  
RANDALL COUNTY

MAYS RANGES UNIT NO. 23

AN ADDITION TO THE CITY OF AMARILLO,  
SITUATED IN SECTION 22B, BLOCK 2,  
A. B. & M. SURVEY, RANDALL COUNTY, TEXAS,  
0.955 ACRES

CORNERSTONE LAND SURVEYING  
4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
(806) 352-9193 • info@stonesurvey.com • Firm Reg. No. 10009500



**DEDICATION**  
The State of Texas \$ Know all men by these presents:  
County of Randall \$

That, Kathy Ward of Grace Three Inc, being a designated official of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Mays Ranches Unit No. 23, a suburban subdivision 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.

Executed this 1st day of October, 2019.  
*[Signature: Kathy Ward]*  
Kathy Ward, President - Grace Three Inc.  
4496 Canyon Drive  
Amarillo, Texas 79106-5612

NOTARY ATTEST

The State of Texas \$  
County of Randall \$  
Before me, the undersigned authority, on this day personally appeared Kathy Ward, President, of Grace Three Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 1st day of October, 2019.

*[Signature: Cindy Reasoner]*  
CINDY REASONER  
Notary Public  
Notary ID #1255399-2  
My Commission Expires 01-09-2022

DEDICATION

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

That, Michael Roberts of Grace Three Inc, being a designated official of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Mays Ranches Unit No. 23, a suburban subdivision 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.

Executed this 1st day of October, 2019.

*[Signature: Michael Roberts]*  
Michael Roberts, Secretary - Grace Three Inc.  
4496 Canyon Drive  
Amarillo, Texas 79106-5612

NOTARY ATTEST

The State of Texas \$  
County of Randall \$  
Before me, the undersigned authority, on this day personally appeared Michael Roberts, Secretary, of Grace Three Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 1st day of October, 2019.

*[Signature: Cindy Reasoner]*  
CINDY REASONER  
Notary Public  
Notary ID #1255399-2  
My Commission Expires 01-09-2022

DEDICATION

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

That, Ron George of Grace Three Inc, being a designated official of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Mays Ranches Unit No. 23, a suburban subdivision 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.

Executed this 1st day of October, 2019.

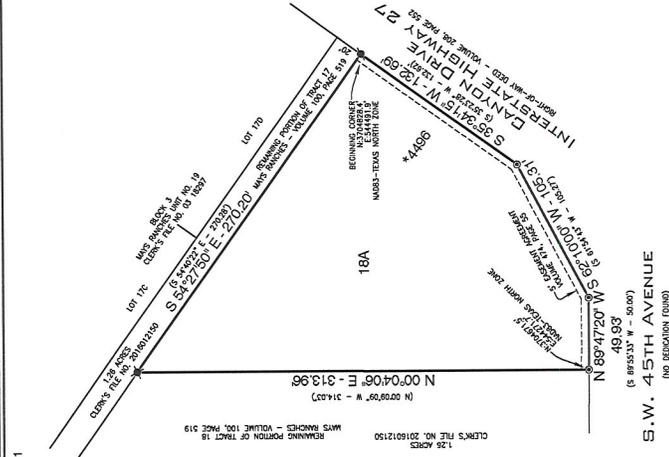
*[Signature: Ron George]*  
Ron George - Grace Three Inc  
4496 Canyon Drive  
Amarillo, Texas 79106-5612

NOTARY ATTEST

The State of Texas \$  
County of Randall \$  
Before me, the undersigned authority, on this day personally appeared Ron George, of Grace Three Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 1st day of October, 2019.

*[Signature: Cindy Reasoner]*  
CINDY REASONER  
Notary Public  
Notary ID #1255399-2  
My Commission Expires 01-09-2022



S.W. 45TH AVENUE (NO REDUCTION FLOOR)

- LEGEND:**
- = 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S." (found)
  - ⊗ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4255 (found)
  - ⊙ = mg nail (found)
  - \*124 = address assigned by the City of Amarillo (subject to change without notice)
  - CM = controlling monument



DESCRIPTION

A 0.955 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2018005487 of the Official Public Records of Randall County, Texas, and being a portion of Tract 18 of Mays Ranches, an addition to the City of Amarillo, Randall County, Texas, according to plat map recorded under Clerk's File No. 2018005487 of the Official Public Records of Randall County, Texas, and being 0.955 acre tract of land being more particularly described as follows:  
BEGINNING at a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S.", found at the intersection of the northeasterly line of said Tract 18 and the northwesterly right-of-way line of Interstate Highway 27, from whence the most easterly corner of said Tract 18 bears S. 54°27'50" E., 59.00 feet;  
Thence S. 35°34'15" W., 132.69 feet along the northwesterly right-of-way line of Interstate Highway 27 to a mg nail, found at a corner of this tract of land;  
Thence S. 62°10'00" W., 100.31 feet along the northwesterly right-of-way line of Interstate Highway 27 to a mg nail, found at a corner of this tract of land;  
Thence N. 89°47'20" W., 49.93 feet along the north right-of-way line of S.W. 45th Avenue and the south line of said Tract 18 to a mg nail, found at the most southwest corner of this tract of land;  
Thence N. 00°04'06" E., 313.96 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4255", found at the northwest corner of this tract of land;  
Thence S. 54°27'50" E., 270.20 along the northeasterly line of said Tract 18 to the POINT OF BEGINNING.

GRANTEES ADDRESS

City of Amarillo  
601 S. Buchanan Street  
Amarillo, Texas 79101

APP

P-19-86

H6

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R044920014000**

Statement Date: 09/04/2019  
Owner: GRACE THREE INC  
Mailing 4496 CANYON DR  
Address: AMARILLO, TX 791095612

Property Location: 0004496 CANYON DR  
Legal: MAYS RANCHES|LOT BLOCK|IRREG TR OF  
TR 18|BEG 505.85FT E OF|SW COR

TAX CERTIFICATE FOR ACCOUNT : R044920014000  
AD NUMBER: R044920014000  
GF NUMBER:  
CERTIFICATE NO : 2009869

DATE : 9/4/2019  
FEE : \$10.00  
PAGE 1 OF 1

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

MAYS RANCHES|LOT BLOCK|IRREG TR OF  
TR 18|BEG 505.85FT E OF|SW COR  
0004496 CANYON DR  
0.96 ACRES

REQUESTED BY

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

PROPERTY OWNER

GRACE THREE INC  
4496 CANYON DR  
AMARILLO TX 791095612

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 \$5,743.74**

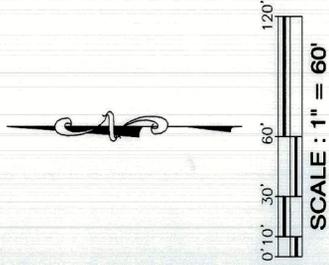
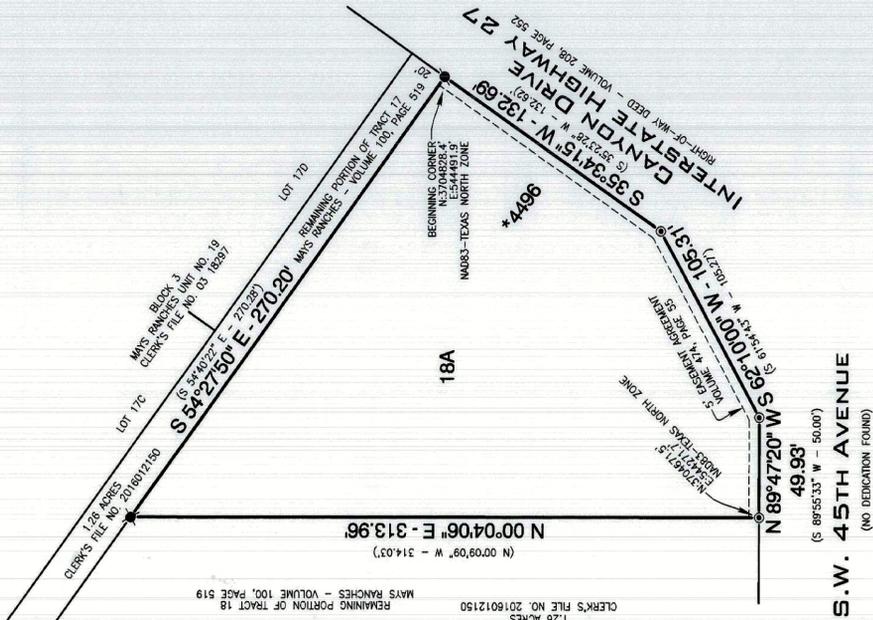
CURRENT VALUES			
LAND MKT VALUE:	\$208,490	IMPROVEMENT :	\$46,466
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$254,956	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Amarillo ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Amarillo Junior College	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Amarillo	\$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 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 9/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R044920014000

CERTIFIED BY : Paula J. Madril  
Authorized agent of Randall County



**LEGEND:**

- = 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S." (found)
- ✕ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4263" (found)
- ⊙ = mag nail (found)
- \*1234 = address assigned by the City of Amarillo (subject to change without notice)
- CM = controlling monument

**DESCRIPTION**

A 0.955 acre tract of land, according to that certain Warranty Deed recorded under Clerk's File No. 2018005487 of the Official Public Records of Randall County, Texas, and being a portion of Tract 18 of Mays Ranches, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded in Volume 100, page 519 of the Deed Records of Randall County, Texas, said 0.955 acre tract of land being more particularly described by metes and bounds as follows:  
**BEGINNING** at a 1/2 inch iron rod with a cap stamped "FURMAN R.P.L.S.", found at the intersection of the northeasterly line of said Tract 18 and the northwesterly right-of-way line of Interstate Highway 27, from whence the most easterly corner of said Tract 18 bears S. 54°27'50" E., 59.00 feet;  
 Thence S. 35°34'15" W., 132.69 feet along the northwesterly right-of-way line of Interstate Highway 27 to a mag nail, found at a corner of this tract of land;  
 Thence S. 62°10'00" W., 105.31 feet along the northwesterly right-of-way line of Interstate Highway 27 to a mag nail, found at the most southerly southeast corner of this tract of land;  
 Thence N. 89°47'20" W., 49.93 feet along the north right-of-way line of S.W. 45th Avenue and the south line of said Tract 18 to a mag nail, found at the most southwest corner of this tract of land;  
 Thence N. 00°04'06" E., 313.96 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4263", found at the northwest corner of this tract of land;  
 Thence S. 54°27'50" E., 270.20 along the northeasterly line of said Tract 18 to the **POINT OF BEGINNING**.

**GRANTEES ADDRESS**

City of Amarillo  
601 S. Buchanan Street  
Amarillo, Texas 79101

**DEDICATION**

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 County of Randall §

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Executed this 1<sup>st</sup> day of October, 2019.

*Kathy Ward*  
 Kathy Ward, President - Grace Three Inc.  
 4496 Canyon Drive  
 Amarillo, Texas 79106-5612

**NOTARY ATTEST**

The State of Texas §  
 County of Randall §

Before me, the undersigned authority, on this day personally appeared **Kathy Ward, President, of Grace Three Inc.**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 1<sup>st</sup> day of October, 2019.

*Cindy Reasoner*  
 Cindy Reasoner  
 Notary Public



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Executed this 1<sup>st</sup> day of October, 2019.

*Michael Roberts*  
 Michael Roberts, Secretary - Grace Three Inc.  
 4496 Canyon Drive  
 Amarillo, Texas 79106-5612

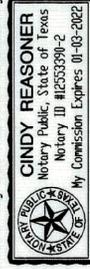
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Given under my hand and seal of authority on this 1<sup>st</sup> day of October, 2019.

*Cindy Reasoner*  
 Cindy Reasoner  
 Notary Public



**DEDICATION**

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

That, Ron George of Grace Three Inc., being a designated official of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Mays Ranches Unit No. 23**, a suburban subdivision 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.

Executed this 1<sup>st</sup> day of Oct, 2019.

*Ron George*  
 Ron George - Grace Three Inc.  
 4496 Canyon Drive  
 Amarillo, Texas 79106-5612

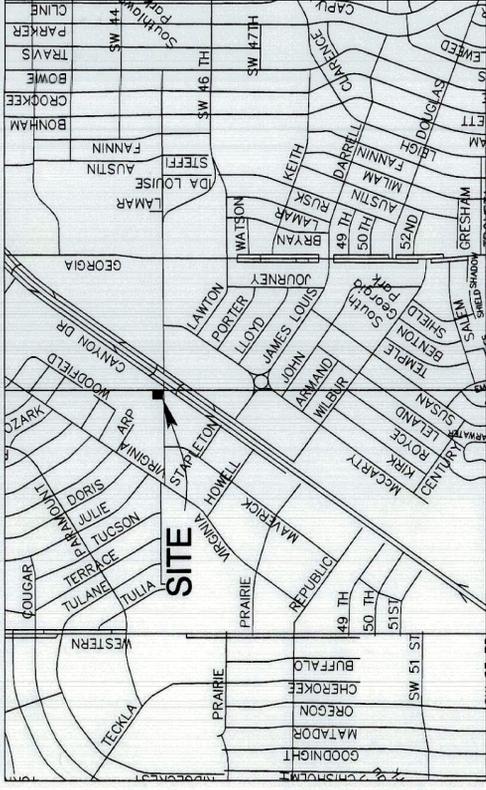
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Given under my hand and seal of authority on this 1<sup>st</sup> day of October, 2019.

*Cindy Reasoner*  
 Cindy Reasoner  
 Notary Public



VICINITY MAP - NOT TO SCALE

**NOTES**

1. This plat is within the city limits of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0090E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.

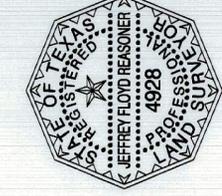
**APPROVAL:**

Approved by the City of Amarillo's designated official:

Date: 10/18/19 Designated Official: *[Signature]*

**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 29th day of August, 2019.



*Jeffrey Floyd Reasoner*  
 Jeffrey Floyd Reasoner  
 Registered Professional Land Surveyor  
 Texas Registration No. 4928

FILED OF RECORD:  
10/19/19  
 DATE  
20191017981  
 COUNTY CLERKS FILE NO.  
 RANDALL COUNTY

**MAYS RANCHES UNIT NO. 23**

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING A RE-PLAT OF A PORTION OF TRACT 18 OF MAYS RANCHES,  
 SITUATED IN SECTION 228, BLOCK 2,  
 A. B. & M. SURVEY, RANDALL COUNTY, TEXAS,  
 0.955 ACRES



**CORNERSTONE LAND SURVEYING**  
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109  
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