



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

October 2, 2020

Robert Keys
Robert Keys and Associates
7106 S. Bell Street
Amarillo, Texas 79109

RE: Letter of Action: Approval – Canyon Ridge Unit No. 7 – ZB2003822 - Final Plat

Mr. Keys,

The City of Amarillo has approved the above Final Plat on 10/1/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020020681 on 10/1/2020. 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 D. Kendrick'.

Brady D. Kendrick
Planner II

State Plane - Texas North Zone (NAD 83)
 Northing (Y): 3664777.81
 Easting (X): 530872.72
 Convergence: -00° 14' 33.497"
 Scale Factor: 0.999930305

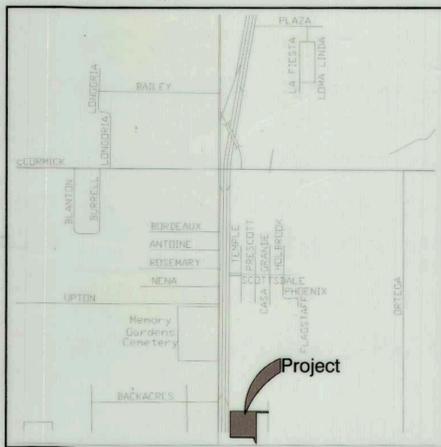
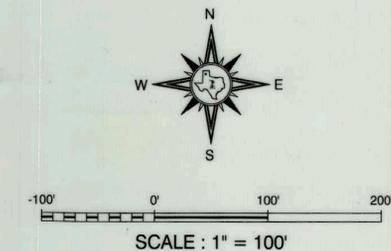
Lot 4, Block 4,
Canyon Ridge Unit No. 4
(1968/39)
 (Directional Control - G.P.S. Observation WGS-84)
 (S89° 41' 52"E)

Notes

- 1.) This plat does 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. 48381C0220E, 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.) There is hereby created by this plat a sanitary control easement around each approved water well location within which no sub-surface sewerage systems may be constructed. Conversely no private water well location will be approved that is closer than 100 feet to a sub-surface sewerage system and public water wells require 150 foot easement. Commercial properties may require a public water well (and therefore the 150 foot easement). 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.

Interstate Highway 27
(2089/32) (variable width row)
(N00° 04' 00"E)
N00° 06' 09"E 500.00'

S.W. Cor.
Sec. 64
West 107'



Vicinity Map

Description

Lot 8-A, Block 4 of Canyon Ridge Unit No. 6, a Suburban Subdivision to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record under Clerk's File No. 2019016797 of the Official Public Records of Randall County, Texas and the **North 35 feet of Lot 5, Block 4 of Canyon Ridge Unit No. 4**, a Suburban Subdivision to the City of Amarillo, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 1968, Page 39 of the Deed Records of Randall County, Texas.

Approval

Approved by the Amarillo Area Public Health District on this 1st day of OCTOBER, 2020.

[Signature]
Health Officer

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 1st day of October, 2020.

[Signature]
Designated City Official

Dedication

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

That, **JLS Business Properties, LTD**, 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 **Canyon Ridge Unit No. 7** 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, unless noted as existing with the recording information shown.

Executed this 23rd day of September, 2020.

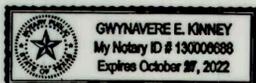
[Signature]
James Shoppa, Owner
Greg Jaynes, CFO
JLS Business Properties, LTD
15217 Grand River Road
Fort Worth, Texas 76155

Notary Attest

State of Texas §
County of Tarrant §

Before me, the undersigned authority on this day personally appeared **James Shoppa**, 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 23 day of September, 2020.



[Signature]
Gwynavere E. Kinney
Notary Public in and For the State of Texas
My commission expires: October 27, 2022

Legend :

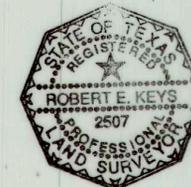
- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rebar with a cap stamped "DORSEY R.P.S. 1912" (found)
- = 1/2" iron rebar (found)
- = TxDot brass cap stamped "Texas Highway Department" (found)

@1234= Address assigned by the City of Amarillo (subject to change without notice)

- SPS =Southwestern Public Service Co.
- AT&T =American Telephone & Telegraph Co.
- SUD =Suddenlink Communications Co.
- P.U.E. = Public Utility Easement
- () =Instrument recording in County Clerks Office

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 11th day of August, 2020.

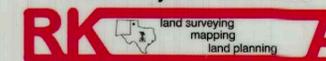


[Signature]
Registered Professional Land Surveyor
Job No. 200815

Canyon Ridge Unit No. 7

A Suburban Subdivision to the City of Amarillo, being a replat of Lot 8-A, Block 4 Canyon Ridge Unit No. 6 and the North 35 feet of Lot 5, Block 4, Canyon Ridge Unit No. 4, Situated in Section 64, Block 1, T. T. RR. Co. Survey, Randall County, Texas
6.18± Acres

Robert Keys & Associates



(806)352-1782 Email: rka@keysurveying.com
7106 S. Bell Street, Amarillo, Texas 79109-7003
Firm No. 10034400 www.keysurveying.com

Filed of Record :

10-1-2020 date
10-1-2020 county
2020020681
County Clerk File No.

Grantee's Address:
City of Amarillo
601 S. Buchanan Street
Amarillo, Texas 79101

Grantee's Address:
Randall County Road and Bridge
301 W. Highway 60
Canyon, Texas 79015