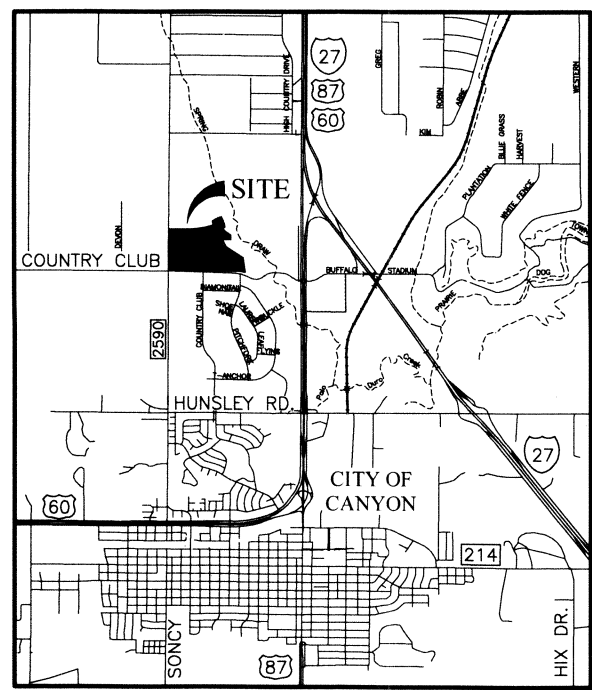


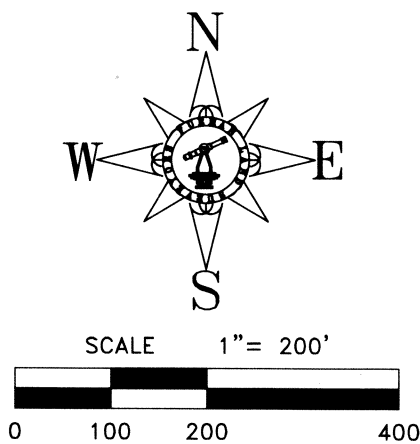
2010 CENSUS TRACT # 217.04 A.P. # 1-24



VICINITY MAP  
NOT TO SCALE

LEGEND:

- FENO MONUMENT SET W/ 2" ALUMINUM CAP STAMPED "FURMAN LAND SURVEYORS FIRM #10092400"
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- BRASS MONUMENT FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- CM CONTROL MONUMENT
- NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- ADDRESS (PROVIDED BY CITY OF CANYON, SUBJECT TO CHANGE WITHOUT NOTICE)



7.5"R  
R=3484.84'  
L=173.08 AC  
L=198.85'  
30"R  
44.32'  
144.93'  
177.29'  
1.5"R  
DETAIL "B"  
NOT TO SCALE

7.5"R  
R=3484.84'  
L=173.08 AC  
L=198.85'  
30"R  
44.32'  
144.93'  
177.29'  
1.5"R  
DETAIL "C"  
NOT TO SCALE

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	875.77'	3490.00'	S 82° 17' 42" W	873.48'
C2	899.47'	3570.00'	N 82° 19' 08" E	897.09'
C3	24.50'	37.00'	N 56° 08' 04" E	24.06'
C4	172.19'	60.00'	N 60° 37' 17" W	118.89'
C5	24.19'	37.00'	S 02° 51' 58" W	23.76'
C6	24.19'	37.00'	S 34° 35' 25" E	23.76'
C7	173.12'	60.00'	N 29° 20' 30" E	119.02'
C8	23.93'	37.00'	N 86° 31' 29" W	23.51'
C9	118.16'	4170.00'	N 75° 45' 38" E	118.16'
C10	296.64'	4170.00'	N 79° 59' 01" E	296.58'
C11	1047.16'	4090.00'	N 82° 18' 47" E	1044.31'
C12	270.29'	4170.00'	N 85° 35' 17" E	270.24'
C13	116.33'	4170.00'	S 89° 36' 45" W	116.33'
C14	29.91'	37.00'	S 66° 25' 55" E	29.10'
C15	285.49'	60.00'	S 00° 24' 42" W	82.89'
C16	29.91'	37.00'	S 67° 15' 20" W	29.10'
C17	29.91'	37.00'	N 23° 34' 05" E	29.10'
C18	29.91'	37.00'	S 22° 44' 40" E	29.10'
C19	285.49'	60.00'	S 89° 35' 18" E	82.89'
C20	29.91'	37.00'	N 23° 34' 05" E	29.10'
C21	29.91'	37.00'	S 22° 44' 40" E	29.10'
C22	285.49'	60.00'	S 89° 35' 18" E	82.89'
C23	459.23'	3449.84'	S 03° 41' 19" E	458.89'
C24	470.54'	3534.84'	N 03° 41' 19" W	470.20'
C25	452.60'	3872.34'	N 04° 03' 30" W	452.34'
C26	460.83'	3932.34'	N 04° 02' 59" W	460.56'
C27	29.58'	37.00'	S 23° 35' 40" E	28.80'
C28	285.49'	60.00'	N 89° 48' 50" E	82.89'
C29	30.24'	37.00'	N 22° 42' 26" E	29.41'

DESCRIPTION

A 98.59+/- acre tract of land out of Section 2, Block 1, T.T. R.R. Co. Survey, Randall County, Texas, further being a portion of that certain 513.84+/- acre tract of land designated as Tract 1 and a portion of that certain 1.21+/- acre tract of land designated as Tract 2, both described in that certain instrument recorded under Clerk's File No. 2018022029 of the Official Public Records of Randall County, Texas, said 98.59+/- acre tract of land having been surveyed on the ground on November 19, 2019 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod with cap (FURMAN) found at the intersection of the East Right-of-Way line of FM Highway 2590, as monumented on the ground, and the North line of a 40' Right-of-Way to Randall County recorded in Volume 675, Page 73 of the Deed Records of Randall County, Texas, for the Southwest corner of this tract of land, from whence the Southwest corner of said Section 2 bears S. 00° 24' 42" W. 40.00 feet and N. 89° 52' 30" W. 50.18 feet;

THENCE N. 00° 24' 42" E. (Base line) 1613.84 feet along said East Right-of-Way line of FM Highway 2590, as monumented on the ground, to a feno monument with a 2 inch aluminum cap stamped "FURMAN LAND SURVEYORS FIRM #10092400" set for the Northwest corner of this tract of land, from whence a TxDOT Brass Cap ROW Marker found bears N. 00° 24' 42" E. 3610.02 feet;

THENCE S. 89° 35' 18" E. 755.47 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the left whose center bears N. 00° 24' 42" E. 3320.00 feet;

THENCE Northeasterly 997.04 feet along said curve to the left with a long chord of N. 81° 48' 31" 993.30 feet to a feno monument with a 2 inch aluminum cap stamped "FURMAN LAND SURVEYORS FIRM #10092400" set for the end of said curve;

THENCE N. 16° 47' 41" W. 179.20 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 59° 36' 37" E. 128.31 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 74° 17' 21" E. 50.47 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 62° 27' 51" E. 140.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 89° 38' 24" E. 36.62 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 65° 55' 03" E. 24.88 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most North corner of this tract of land;

THENCE S. 26° 36' 41" E. 155.57 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center bears S. 63° 23' 22" W. 37.00 feet;

THENCE Southeasterly 29.91 feet along said curve to the right with a long chord of S. 03° 27' 15" E. 29.10 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the left whose center bears S. 70° 17' 52" E. 60.00 feet;

THENCE Southeasterly 99.12 feet along said curve to the left with a long chord of S. 27° 37' 26" E. 88.23 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 09° 34' 27" E. 146.61 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 83° 02' 23" W. 72.44 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 19° 40' 02" E. 128.83 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 55° 57' 40" E. 309.88 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE SOUTH 168.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the North line of that certain 49.04+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2018005043 of the Official Public Records of Randall County, Texas;

THENCE N. 89° 51' 24" W. 330.00 feet along the North line of said 49.04+/- acre tract of land to a 1/2 inch iron rod found at the Northwest corner of said 49.04+/- acre tract of land;

THENCE S. 28° 33' 04" E. 324.65 feet along a Westerly line of said 49.04+/- acre tract of land to a 1/2 inch iron rod found;

THENCE S. 57° 07' 34" E. 779.71 feet along a Westerly line of said 49.04+/- acre tract of land to a point on a bluff;

THENCE S. 07° 40' 54" E. 537.62 feet along a Westerly line of said 49.04+/- acre tract of land to a 1/2 inch iron rod found for its Southwest corner, same being a point on a curve to the left whose center bears S. 19° 59' 25" W. 527.46 feet, further being on the North line of a tract of land being described in that certain instrument (conveyance of Right-of-Way) recorded in Volume 675, Page 73 of the Deed Records of Randall County, Texas;

THENCE Westerly 182.88 feet along said curve to the left with a long chord bearing N. 79° 56' 34" W. 181.96 feet and along said North line of said Right-of-Way to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE N. 89° 52' 30" W. 19.47 feet along said North line of said Right-of-Way to a 1/2 inch iron rod with cap (FURMAN) found at a jog corner in said Right-of-Way;

THENCE S. 00° 07' 30" W. 9.76 feet to a 1/2 inch iron rod with cap (FURMAN) found at a jog corner in said Right-of-Way and being 40.00 feet North of the South line of said Section 2, Block 1, same being the North line of Section 2, Block B-5, H. & G.N. R.R. Co. Survey, Randall County, Texas;

THENCE N. 89° 52' 30" W. 2759.43 feet along the North line of aforementioned Right-of-Way to Randall County recorded in Volume 675, Page 73, same being 40.00 feet North of and parallel to the South line of said Section 2, Block 1 to the PLACE OF BEGINNING and containing 98.59 acres of land, more or less.

SPRING CANYON  
UNIT NO. 1

A SUBURBAN SUBDIVISION TO  
THE CITY OF CANYON IN  
RANDALL COUNTY, TEXAS  
BEING AN UNPLATTED TRACT OF LAND  
IN SECTION 2, BLOCK 1,  
T.T. R.R. Co. SURVEY  
RANDALL COUNTY, TEXAS  
98.59+/- ACRES

SHEET 1 OF 2

BEGINNING  
CORNER

GRANTEE'S ADDRESS:

CITY OF CANYON  
301 16TH STREET  
CANYON, TEXAS 79015

1.5"R  
144.51'  
30"R  
44.32'  
660.50'  
15'  
458.89'  
7.5"R  
BLOCK 2, LOT M1 0.18+AC

DETAIL "A"  
NOT TO SCALE



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 19TH DAY OF NOVEMBER, 2019.

DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

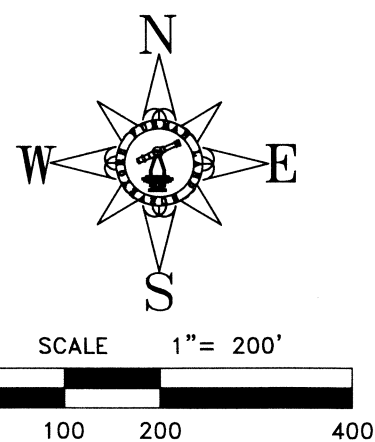
FURMAN LAND SURVEYORS, INC.  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO

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

PROJECT NO. 1924875 FILE NO. I-24  
DRAWING NO. P\SUB 19\RANDALL\I-24\1924875\1924875



#### LEGEND:

- P.U.E. PUBLIC UTILITY EASEMENT  
DE DRAINAGE EASEMENT  
CF# CLERK'S FILE NO.  
25' PUBLIC UTILITY EASEMENT AND  
20' DRAINAGE EASEMENT  
ALONG FRONT OF ALL LOTS  
5'x10' XCEL, SUDENLINK, AND AT&T  
EASEMENT CENTERED ON LOT LINE  
UNLESS OTHERWISE SHOWN  
ADDRESS (PROVIDED BY CITY  
OF CANYON. SUBJECT TO  
CHANGE WITHOUT NOTICE)

#### NOTES

- 1) ALL DRAINAGE EASEMENTS ARE PUBLIC UNLESS OTHERWISE SHOWN.
- 2) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS AROUND PRIVATE WATER WELLS AND A 150 FOOT RADIUS AROUND PUBLIC WATER WELLS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM 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 NO PUBLIC WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 150 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.
- 3) ALL PORTIONS OF ON-SITE SEWAGE FACILITIES (OSSF) MUST BE AT LEAST 10 FEET FROM PUBLIC WATER LINES.
- 4) THE AMARILLO AREA PUBLIC HEALTH DISTRICT REQUIRES SPECIAL ON-SITE SEWAGE FACILITY DESIGNS WITHIN THE 100 YEAR FLOOD PLAIN AREAS.
- 5) BENCHMARK: "X" CHISELED IN TOP OF CONCRETE HEADWALL  
ELEVATION: 3626.32
- 6) LOT 21, BLOCK 2 IS A PUBLIC DEDICATION TO THE CITY OF CANYON AND IS COVERED ENTIRELY BY A BLANKET DRAINAGE EASEMENT.

#### RECOMMENDED FOR FINAL APPROVAL:

*Joseph P. Pinn*  
CITY MANAGER

11/26/19  
DATE

#### APPROVED:

*Paul D. Dillard*  
CHAIRMAN, CITY PLANNING COMMISSION  
*Ann Deane*  
DIRECTOR OF PUBLIC WORKS

12-2-19  
DATE  
11/25/19  
DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **SPRING CANYON UNIT NO. 1, AN ADDITION TO THE CITY OF CANYON, TEXAS**, WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF CANYON

ON THE 9<sup>th</sup> DAY OF December, 2019.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF RANDALL COUNTY, TEXAS WITHIN THIRTY (30) DAYS FROM SAID DATE OF FINAL APPROVAL.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF CANYON.

WITNESS MY HAND THIS 19<sup>th</sup> DAY OF December, 2019.

*Stephen Mercer*  
CITY SECRETARY, CITY OF CANYON, TEXAS

#### OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, JONATHAN R. LAIR FOR CANYON CAPITAL GROUP, 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 SPRING CANYON UNIT NO. 1, AN ADDITION TO THE CITY OF CANYON, 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 22 DAY OF November, 2019.

*Davy Hamilton*  
DAVY HAMILTON  
FOR CANYON CAPITAL GROUP, LLC.  
P.O. BOX 865  
CANYON, TEXAS 79015

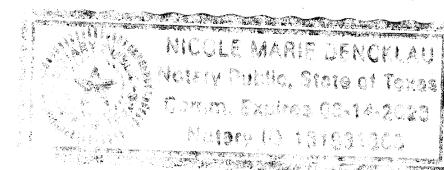
#### ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVY HAMILTON.

THIS 22 DAY OF November, 2019.

*Debi Dunell*  
NOTARY PUBLIC, STATE OF TEXAS



#### OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, HEATHER WILSON, FOR CANYON INDEPENDENT SCHOOL DISTRICT, 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 SPRING CANYON UNIT NO. 1, AN ADDITION TO THE CITY OF CANYON, 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 22nd DAY OF November, 2019.

*Heather Wilson*  
HEATHER WILSON  
ASSISTANT SUPERINTENDENT OF BUSINESS AND OPERATIONS  
CANYON INDEPENDENT SCHOOL DISTRICT  
3301 N. 23RD STREET  
CANYON, TEXAS 79015

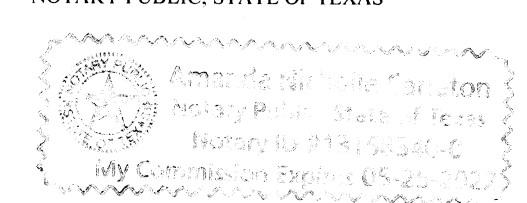
#### ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HEATHER WILSON.

THIS 22nd DAY OF November, 2019.

*Quandale Carter*  
NOTARY PUBLIC, STATE OF TEXAS



### SPRING CANYON UNIT NO. 1

A SUBURBAN SUBDIVISION TO  
THE CITY OF CANYON IN  
RANDALL COUNTY, TEXAS  
BEING AN UNPLATTED TRACT OF LAND  
IN SECTION 2, BLOCK 1,  
T.T. R.R. Co. SURVEY  
RANDALL COUNTY, TEXAS  
98.59± ACRES

SHEET 2 OF 2

FM 2590 - VFW ROAD

BENCHMARK

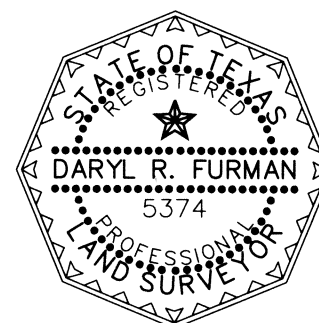
#### APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT  
ON THIS 7<sup>th</sup> DAY OF January, 2019.

*Dr. R. P. ...*  
HEALTH OFFICER

GRANTEE'S ADDRESS:  
CITY OF CANYON  
301 16TH STREET  
CANYON, TEXAS 79015

1/7/2020 Randall  
2020000238



#### 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 19TH DAY OF NOVEMBER, 2019.

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

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