

DESCRIPTION

A 64.37+/- acre tract of land out of Section 2, Block 1, T.T. RR. Co. Survey, Randall County, Texas, being a portion of that certain 513.84+/- acre tract of land designated as Tract 1 described in that certain instrument recorded under Clerk's File No. 201802209 of the Official Public Records of Randall County, Texas, said 64.37+/- acre tract of land having been surveyed by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a feno monument with 2 inch aluminum cap (FURMAN) found in the East Right-of-Way line of FM Highway 2590, as monumented on the ground, for the Northwest corner of Spring Canyon Unit No. 2, an addition to the City of Canyon according to the map or plat thereof, recorded under Clerk's File No. 2021008455 of the Official Public Records of Randall County, Texas, same being the most West Southwest corner of this tract of land, from whence a 1/2 inch iron rod with cap (FURMAN) found for the Southwest corner of Spring Canyon Unit No. 1B, an addition to the City of Canyon according to the map or plat thereof, recorded under Clerk's File No. 2020018026 of the Official Public Records of Randall County, Texas, bears S. 00° 24' 42" W. (Base line) 2835.09 feet;

THENCE N. 00° 24' 42" E. 797.50 feet along said East Right-of-Way line of FM Highway 2590, as monumented on the ground, to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" 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. 1591.27 feet;

THENCE S. 89° 35' 18" E. 1008.37 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. 00° 24' 42" W. 798.75 feet;

THENCE Easterly 66.98 feet along said curve to the right with a long chord of S. 87° 11' 09" E. 66.96 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE N. 57° 24' 54" E. 162.10 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 64° 17' 45" E. 187.37 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 81° 09' 22" E. 46.33 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE N. 68° 33' 51" E. 243.41 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northeast corner of this tract of land;

THENCE S. 06° 47' 13" E. 379.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 31° 10' 50" E. 454.30 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 54° 11' 44" E. 146.18 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 44° 48' 19" E. 89.54 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 25° 10' 16" E. 617.52 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 09° 55' 09" E. 266.34 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 23° 52' 42" W. 189.21 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 32° 42' 19" E. 87.68 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 64° 45' 29" E. 244.47 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 22° 34' 23" W. 251.92 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE S. 14° 27' 53" E. 367.57 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 Clerks File No. 2018005043 of the Official Public Records of Randall County, Texas, for the Southeast corner of this tract of land;

THENCE N. 89° 51' 24" W. 230.09 feet along the North line of said 49.04 acre tract of land to a 1/2 inch iron rod with cap (FURMAN) found for the Southeast corner of Lot 26, Block 2, Spring Canyon Unit No. 1A, a suburban subdivision to the City of Canyon according to the map or plat thereof, recorded under Clerk's File No. 2020000238 of the Official Public Records of Randall County, Texas, same being the most South Southwest corner of this tract of land;

THENCE NORTH 168.46 feet along the Easterly boundary of said Spring Canyon Unit No. 1A to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 55° 57' 40" W. 309.88 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 19° 40' 02" W. 128.83 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 83° 02' 23" E. 72.44 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 09° 34' 27" W. 146.61 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center bears N. 15° 02' 57" E. 60.00 feet;

THENCE Northwesterly 99.12 feet along said curve to the right with a long chord of N. 27° 37' 26" W. 88.23 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve, same being the beginning of a curve to the left whose center bears N. 70° 17' 19" W. 37.00 feet;

THENCE Northwesterly 29.91 feet along said curve to the left with a long chord of N. 03° 27' 15" W. 29.10 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE N. 26° 36' 41" W. 155.57 feet to a 1/2 inch iron rod with cap (FURMAN) found for the most North corner of said Spring Canyon Unit No. 1A;

THENCE S. 65° 55' 03" W. 24.88 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 89° 38' 24" W. 36.62 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 62° 27' 51" W. 140.07 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 74° 17' 21" W. 50.47 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE S. 59° 36' 57" W. 128.31 feet to a 1/2 inch iron rod with cap (FURMAN) found in an Easterly boundary of the aforementioned Spring Canyon Unit No. 2, from whence a feno monument with 2 inch aluminum cap (FURMAN) found for the Southeast corner of said Spring Canyon Unit No. 2 bears S. 16° 47' 41" E. 179.20 feet;

THENCE N. 16° 47' 41" W. 619.55 feet to a 1/2 inch iron rod with cap (FURMAN) found for the most East Northeast corner of said Spring Canyon Unit No. 2 and the beginning of a curve to the right whose center bears N. 16° 47' 41" W. 2521.25 feet;

THENCE Southwesterly 742.63 feet along said curve to the right with a long chord of S. 81° 38' 36" W. 739.95 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE N. 00° 24' 42" E. 148.75 feet along an Easterly boundary of said Spring Canyon Unit No. 2 to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 45° 06' 47" E. 28.43 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 00° 24' 42" E. 85.00 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 44° 53' 53" W. 28.13 feet to a 1/2 inch iron rod with cap (FURMAN) found;

THENCE N. 00° 24' 42" E. 148.75 feet to a 1/2 inch iron rod with cap (FURMAN) found for the most North Northeast corner of said Spring Canyon Unit No. 2 and the beginning of a curve to the right whose center bears N. 00° 00' 55" E. 2098.75 feet;

THENCE Westerly 14.53 feet along said curve to the right with a long chord of N. 89° 47' 12" W. 14.53 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

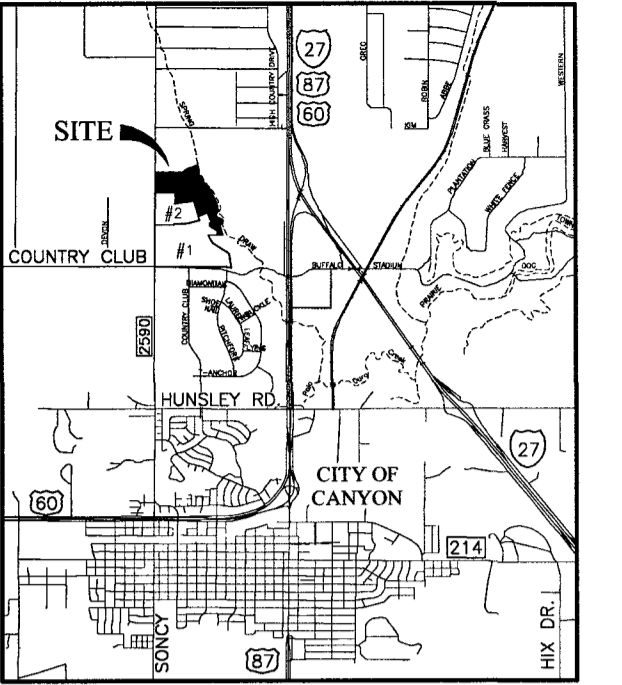
THENCE N. 89° 35' 18" W. 755.47 feet along the North line of said Spring Canyon Unit No. 2 to the PLACE OF BEGINNING and containing 64.37 acres of land, more or less.

Line Table with columns: Line #, Length, Direction. Lists lines L1 through L39 with their respective measurements and bearings.

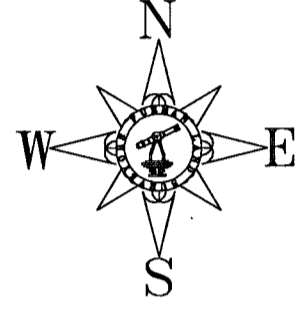
Curve Table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Lists curves C1 through C27 with their respective measurements.

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY. DARYL R. FURMAN RPLS 5374 REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP NOT TO SCALE



SCALE 1" = 200'

LEGEND:

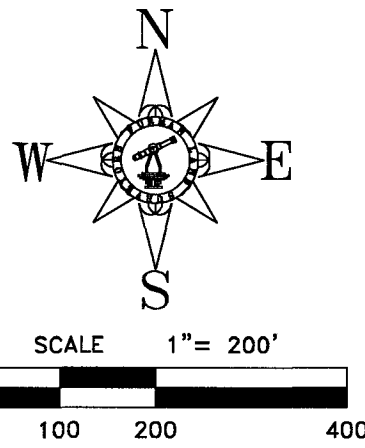
- List of symbols and their meanings: FENO MONUMENT SET W/ 2" ALUMINUM CAP STAMPED "FURMAN LAND SURVEYORS FIRM #10092400", 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS", FENO MONUMENT FND W/ 2" ALUMINUM CAP STAMPED "FURMAN LAND SURVEYORS FIRM #10092400", BRASS MONUMENT FND, 1/2" IRON ROD W/CAP FND STAMPED "FURMAN RPLS", CONTROL MONUMENT, FLOOD ZONE (AS SCALED FROM FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0220E)

SPRING CANYON UNIT NO. 3

AN ADDITION 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 64.37+/- ACRES



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 · CHASE ROME, SIT · LEONARD A. MCLAUGHLIN, SIT · 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



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, DAVY HAMILTON 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. 3, 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 _____ DAY OF _____, 2022.

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

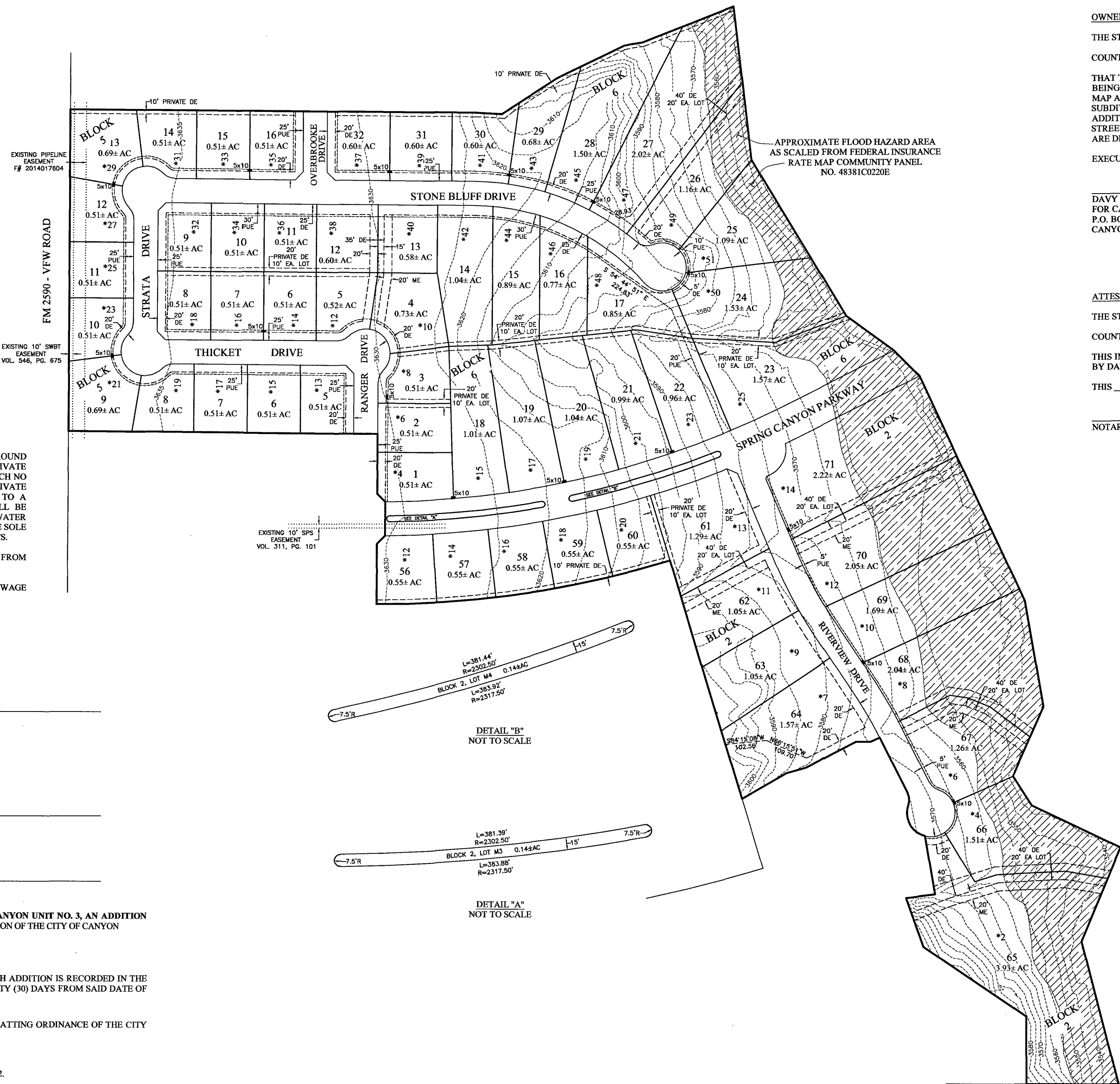
ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY DAVY HAMILTON.

THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS



APPROXIMATE FLOOD HAZARD AREA
AS SCALED FROM FEDERAL INSURANCE
RATE MAP COMMUNITY PANEL
NO. 48381C0220E

EXISTING PIPELINE
EASEMENT
2014017804

EXISTING 10' SWBT
EASEMENT
VOL. 546, PG. 679

EXISTING 10' SPS
EASEMENT
VOL. 511, PG. 101

LEGEND:

- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- ME MAINTENANCE EASEMENT
- 25' PUBLIC UTILITY EASEMENT AND 20' DRAINAGE EASEMENT ALONG FRONT OF ALL LOTS UNLESS OTHERWISE SHOWN
- 5x10' XCEL, SUDDENLINK, 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.

RECOMMENDED FOR FINAL APPROVAL:

CITY MANAGER _____ DATE _____

APPROVED:

CHAIRMAN, CITY PLANNING COMMISSION _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **SPRING CANYON UNIT NO. 3, AN ADDITION TO THE CITY OF CANYON, TEXAS**, WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF CANYON

ON THE _____ DAY OF _____, 2022.

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 _____ DAY OF _____, 2022.

CITY SECRETARY, CITY OF CANYON, TEXAS

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT
ON THIS _____ DAY OF _____, 2022.

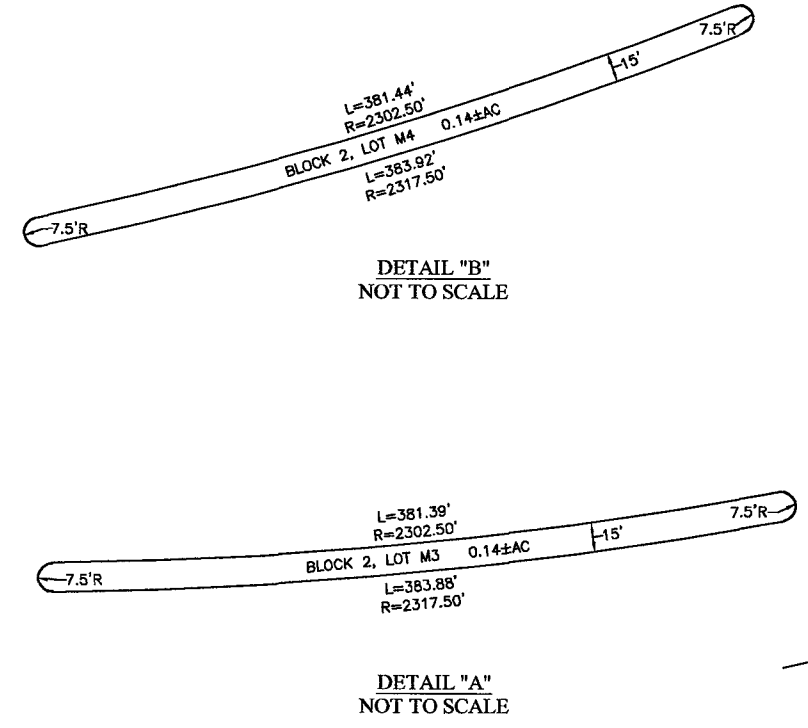
HEALTH OFFICER _____

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 19TH DAY OF JULY, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT HAS BEEN RELEASED BY DARYL R. FURMAN RPLS 5374 FOR REVIEW PURPOSES ONLY

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



**SPRING CANYON
UNIT NO. 3**

AN ADDITION 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
64.37± ACRES

SHEET 2 OF 2

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
CHASE ROME, SIT · LEONARD A. MCLAUGHLIN, SIT
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. 2230606 FILE NO. I-24
DRAWING NO. P:\SUB 22\RANDALL\I-24\2230606\2230606

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

FILED OF RECORD (DATE) _____ RANDALL (COUNTY) _____

CLERK'S FILE NO. _____