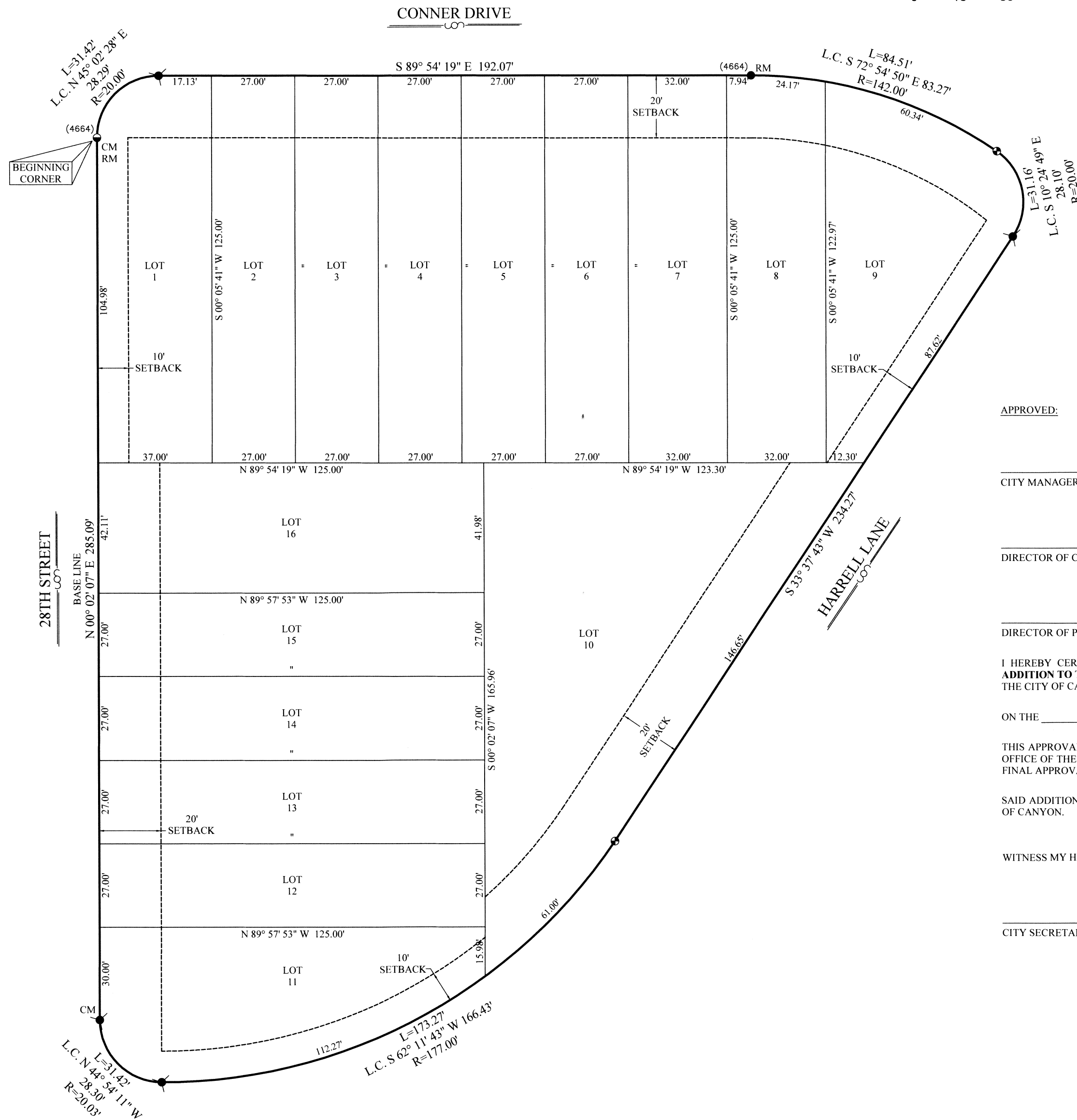
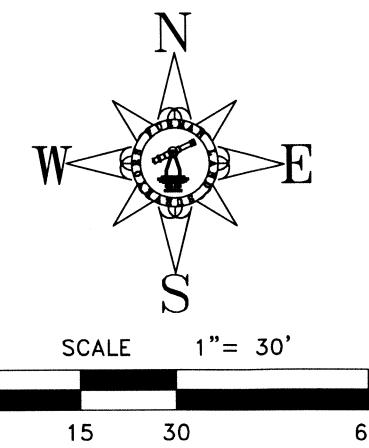


VICINITY MAP
NOT TO SCALE

LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- 3/8" IRON ROD FND
- RM RECORD MONUMENT
- (xxxx) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- *XXXX ADDRESS (PROVIDED BY CITY OF CANYON. SUBJECT TO CHANGE WITHOUT NOTICE)



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, JESSE HENNINGER FOR HENNINGER WORKING CAPITAL ASSOCIATES, 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 PIONEER ESTATES UNIT NO. _____, AN ADDITION TO THE CITY OF AMARILLO, 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 _____, 2018.

JESSE HENNINGER
FOR HENNINGER WORKING CAPITAL ASSOCIATES, LLC

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JESSE HENNINGER.

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED:

CITY MANAGER

DATE

DIRECTOR OF CODE ENFORCEMENT

DATE

DIRECTOR OF PUBLIC WORKS

DATE

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PIONEER ESTATES UNIT NO. _____, AN ADDITION TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS, WAS APPROVED ADMINISTRATIVELY BY THE CITY OF CANYON

ON THE _____ DAY OF _____, 2018.

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 _____, 2018.

CITY SECRETARY, CITY OF CANYON, TEXAS

DESCRIPTION

All of Pioneer Estates Unit No. 21, an addition to the City of Canyon, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2010007792 of the Official Public Records of Randall County, Texas. This tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (4664) found as called for at the most West Northwest corner of said Pioneer Estates Unit No. 21 and the beginning of a curve to the right whose center bears S. 89° 57' 53" E. 20.00 feet;

THENCE Northeasterly along said curve to the right, an arc distance of 31.42 feet with a long chord of N. 45° 02' 28" E. 28.29 feet to a 3/8 inch iron rod found at the most North Northwest corner of said Pioneer Estates Unit No. 21;

THENCE S. 89° 54' 19" E. 192.07 feet to a 3/8 inch iron rod with cap (4664) found as called for and the beginning of a curve to the right whose center bears S. 00° 02' 12" W. 142.00 feet;

THENCE Southeasterly along said curve to the right, an arc distance of 84.51 feet with a long chord of S. 72° 54' 50" E. 83.27 feet to a 1/2 inch iron rod found at the beginning of a curve to the right whose center bears S. 34° 57' 11" W. 20.00 feet;

THENCE Southeasterly along said curve to the right, an arc distance of 31.16 feet with a long chord of S. 10° 24' 49" E. 28.10 feet to a 3/8 inch iron rod found;

THENCE S. 33° 37' 43" W. 234.27 feet to a 1/2 inch iron rod found at the beginning of a curve to the right whose center bears N. 55° 50' 56" W. 177.00 feet;

THENCE Southwesterly along said curve to the right, an arc distance of 173.27 feet with a long chord of S. 62° 11' 43" W. 166.43 feet to a 3/8 inch iron rod found at the beginning of a curve to the right whose center bears N. 00° 09' 30" E. 20.03 feet;

THENCE Northwesterly along said curve to the right, an arc distance of 31.42 feet with a long chord of N. 44° 54' 11" W. 28.30 feet to a 3/8 inch iron rod found at the most West Southwest corner of said Pioneer Estates Unit No. 21;

THENCE N. 00° 02' 07" E. (Base line) 285.09 feet along the West line of said Pioneer Estates Unit No. 21 to the POINT OF BEGINNING.

PIONEER ESTATES
UNIT NO. _____

AN ADDITION TO
THE CITY OF CANYON,
BEING A REPLAT OF ALL OF
PIONEER ESTATES UNIT NO. 21
IN SECTION 33, BLOCK B5
H. & G.N. SURVEY
RANDALL COUNTY, TEXAS
1.59± ACRES

FILED OF RECORD

GRANTEE'S ADDRESS: _____
CITY OF AMARILLO _____
P.O. BOX 1971 _____
AMARILLO, TEXAS 79105-1971

(DATE) _____

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 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 8TH DAY OF NOVEMBER, 2018.

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

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. 1822233 FILE NO. J-27
DRAWING NO. P:\SUB 18\RANDALL\J-27\1822233\1822233