



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

6/15/2017

Kevin Brown
4713 S. Western St.
Amarillo, Texas 79109

RE: Letter of Action: Approval - Country Estates Unit No 2- ZB1605167 Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 5/12/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017008335 on 5/12/2017. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

David Soto

David Soto
Planner I

H-20

SEC 68

BIK9 BS+F

A.P. NO. H-20
CENSUS TRACT NO. 20704

DEDICATION

State of Texas X
County of Randall X

That I, Kenton E. Howard, being the owner of the land shown and described on this plat have caused all of said land to be re-surveyed, subdivided and designated as Country Estates Unit No. 2, a suburban subdivision in the City of Amarillo, Texas, and have declared that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

Recorded this 2nd day of MAY 2017

Kenton E. Howard
Kenton E. Howard
6200 Oakes Trail
Amarillo, Texas 79106
(806) 674-0100

ATTEST

State of Texas
County of Randall

Before me the undersigned authority on this day personally appeared Kenton E. Howard, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On This 2nd day of MAY 2017

[Signature]
Notary Public, State of Texas
Comm. Expires MAY 14, 2019



APPROVAL:

Approved by the City Health Department:
[Signature] MS 3, 2017
Date

APPROVAL:

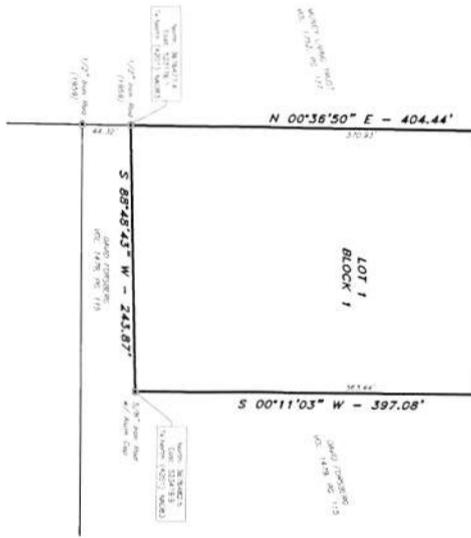
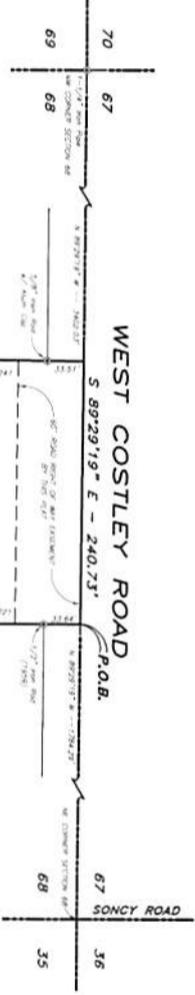
Approved by the designated official for the City of Amarillo, Texas, on this 12 day of MAY 2017
[Signature]
Assistant City Manager, Development Services

GRANTEES ADDRESS:

City of Amarillo
P.O. Box 1871
Amarillo, Texas 79105-1871

Randall County Road Dept
301 W. Hill
Canyon, Texas 79015

COUNTRY ESTATES UNIT NO. 2
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 68, BLOCK 9, B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
2.23 ACRES



LEGEND
● 3/8" Iron Rod with "HGD" cap, set
* Control Monument found on record.

NOTES:

- 1. This Plat is located within the Amarillo ETJ
- 2. This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381C0205E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
- 3. Address No. 3 shown were provided by the City of Amarillo and are subject to change without notice.
- 4. There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100-foot radius within which no sub-surface sewerage system will be approved that is closer than 100 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. Location of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
- 5. Bearings based upon the Texas Coordinate System, North Zone, NAD83.
- 6. 14438 square feet in the road right of way easement created by this plat.



FILED OF RECORD

Date 5-12-17 County RANDALL
Clerk's File No. 2017008335



PROPERTY DESCRIPTION:

A 2.23 acre tract of land being all of those tracts conveyed by Warranty Deed of record in Volume 1010, Page 35 and Warranty Deed of record in Volume 1065, Page 458, Deed Records of Randall County, Texas, being in Section 68, Block 9, B.S. & F. Survey, Randall County, Texas being further described by metes and bounds as follows:

COMMENTING at the Northeast corner of Section 68, Block 9, B.S. & F. Survey:
THENCE North 89 degrees 29 minutes 19 seconds West, along the North line of said Section 68, a distance of 1784.29 feet to the BEGINNING CORNER of this tract.

THENCE South 09 degrees 11 minutes 03 seconds West, a distance of 31.64 feet pass a 1.2 inch iron rod with cap stamped "RPLS 1959" found for reference, continue for a total distance of 897.08 feet to a 3.8 inch iron rod with aluminum cap stamped "7W Derry" found for the Southeast corner of this tract.

THENCE South 88 degrees 48 minutes 43 seconds West, a distance of 121.10 feet pass a 3.8 inch iron rod with aluminum cap stamped "7W Derry" found, continue for a total distance of 243.87 feet to a 1.2 inch iron rod with cap stamped "RPLS 1959" found for the Southeast corner of this tract.

THENCE North 09 degrees 30 minutes 50 seconds East, a distance of 310.93 feet pass a 3.8 inch iron rod with aluminum cap stamped "7W Derry" found for reference, continue for a total distance of 404.44 feet to a point in the North line of said Section 68, whence a 1.2 inch iron pipe found for the Northeast corner of said Section 68 bears North 89 degrees 29 minutes 19 seconds West, a distance of 340.03 feet.

THENCE South 89 degrees 29 minutes 19 seconds East, along the North line of said Section 68, a distance of 240.73 feet to the PLACE OF BEGINNING.

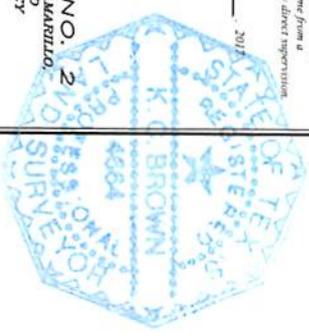
CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and marked on the ground by me or others under my direct supervision.

Dated this 2nd day of MAY 2017
[Signature]
K.C. Brown, RPLS 4664

"FINAL PLAT"
COUNTRY ESTATES UNIT NO. 2
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 68, BLOCK 9, B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
2.23 ACRES

IBD
Hagar, Brown & Dorsey, LLC
REGISTERED PROFESSIONAL LAND SURVEYORS
4713 S. Redfern St.
Amarillo, Texas 79106
806-396-0000
806-396-0008
806-396-0009
806-396-0010
806-396-0011
806-396-0012
806-396-0013
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806-396-0027
806-396-0028
806-396-0029
806-396-0030



APP

P-17-36

JS

Christina McMurrayTax Assessor/Collector
PO Box 9514
Amarillo, TX 79105-9415**Tax Certificate**Property Account Number:
R370068001000Statement Date: 04/10/2017
Owner: HOWARD KENTON E
Mailing HOWARD CHERYL F
Address: 6200 OXBOW TRL
AMARILLO, TX 791063526Property Location: 0009221 COSTLEY
Legal: SECT 68 B S & F|LOT BLOCK 0009|IRREG 2.04
AC TR|BEG 1784.29FT W|OF NE COR OF SECTTAX CERTIFICATE FOR ACCOUNT : R370068001000
AD NUMBER: R37006800100
GF NUMBER: HBD LAND SURVEYORS
CERTIFICATE NO : 1114028DATE : 4/10/2017
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCYRandall County
PO Box 9514
Amarillo TX 79105-9415**PROPERTY DESCRIPTION**SECT 68 B S & F|LOT BLOCK 0009|IRREG
2.04 AC TR|BEG 1784.29FT W|OF NE COR OF
SECT
0009221 COSTLEY
2.04 ACRES**REQUESTED BY**ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110**PROPERTY OWNER**HOWARD KENTON E HOWARD CHERYL F
6200 OXBOW TRL
AMARILLO TX 791063526

UDI: 100%

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 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$962.19

CURRENT VALUES			
LAND MKT VALUE:	\$15,740	IMPROVEMENT :	\$41,454
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$57,194	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	High Plains Water Conservation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 4/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370068001000

CERTIFIED BY :


Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2017008335

05/12/2017 01:23 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

COUNTRY ESTATES UNIT NO. 2
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTION 68, BLOCK 9, B.S. & F. SURVEY
 RANDALL COUNTY, TEXAS
 2.23 ACRES

That I, Kanton E. Howard, being the owner of the land shown and described on this plat has caused all of said land to be resurveyed, subdivided and designated as Country Estates Unit No. 2, a suburban subdivision to the City of Amarillo, Texas, and does declare that all easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as easements.

DEDICATION
 State of Texas)
 County of Randall) Know all men by these presents

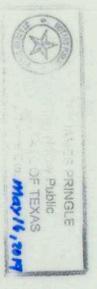
Executed this 2nd day of May, 2017

Kanton E. Howard
 Kanton E. Howard
 6200 Osbow Trail
 Amarillo, Texas 79106
 (806) 674-7030

ATTEST
 State of Texas
 County of Randall

Before me the undersigned authority on this day personally appeared Kanton E. Howard, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and Seal of Office
 On This 2nd day of May, 2017

Notary Public State of Texas
 Comm. Expires May 14, 2019

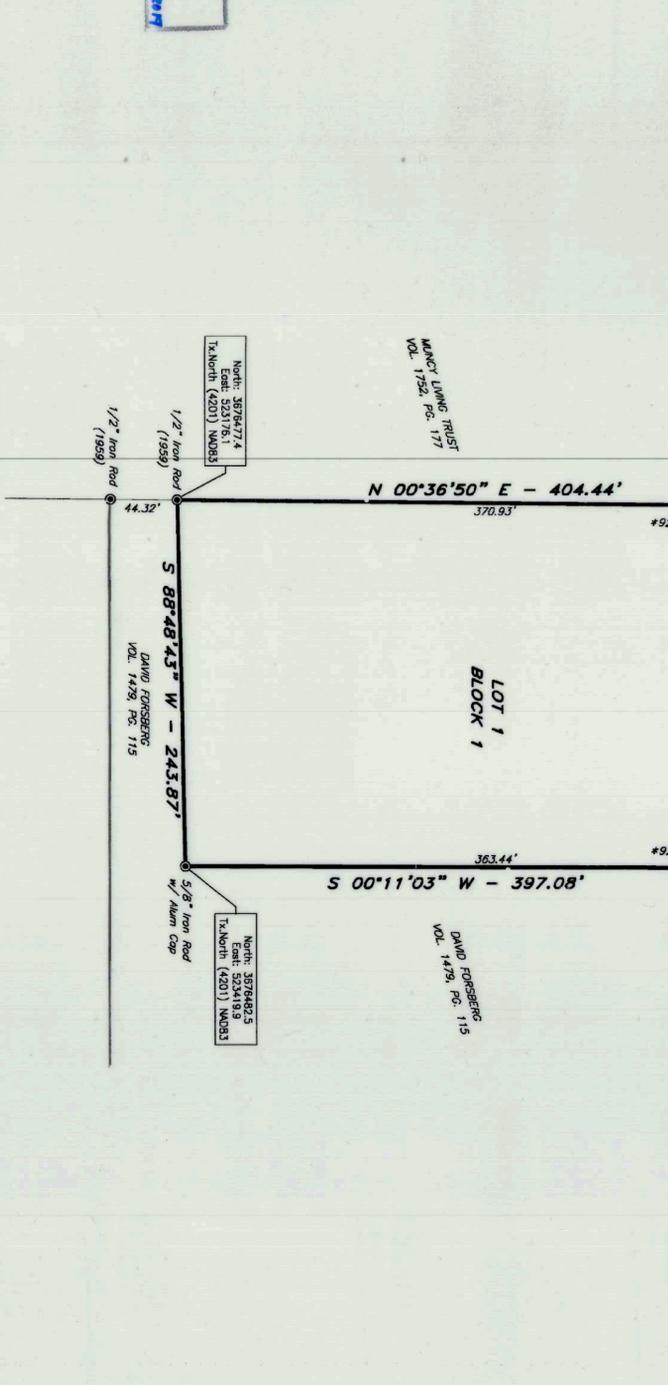
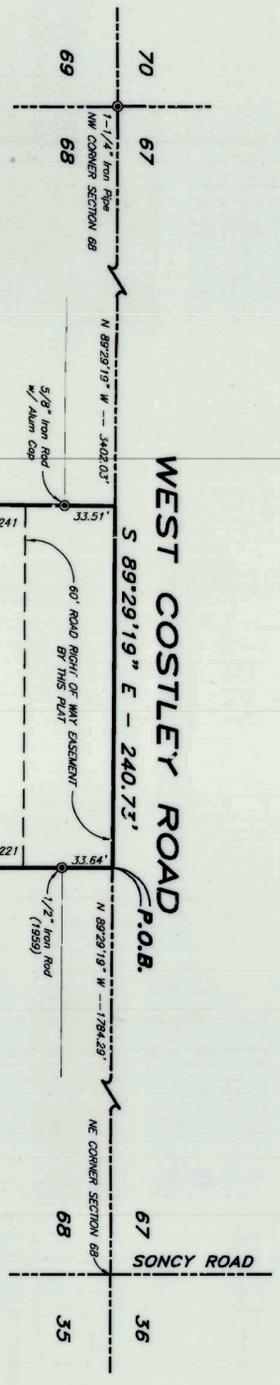


APPROVAL:
 Approved by the B-City County Health Department.

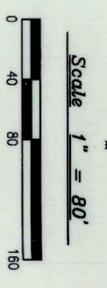
Debra N. Sims, D.S.
 Health Officer
 Date MAY 3, 2017

APPROVAL:
 Approved by the designated official for the City of Amarillo, Texas, on this 12 day of May, 2017.
Micelle Barone
 Assistant City Manager, Development Services

GRANTEES' ADDRESSES:
 City of Amarillo
 P.O. Box 1971
 Amarillo, Texas 79105-1971
 Randall County Road Dept.
 301 W. Highway 60
 Canyon, Texas 79013



LEGEND
 ● = 3/8" iron Rod with "HBD" cap, set
 ⊙ = Control Monument found as noted.

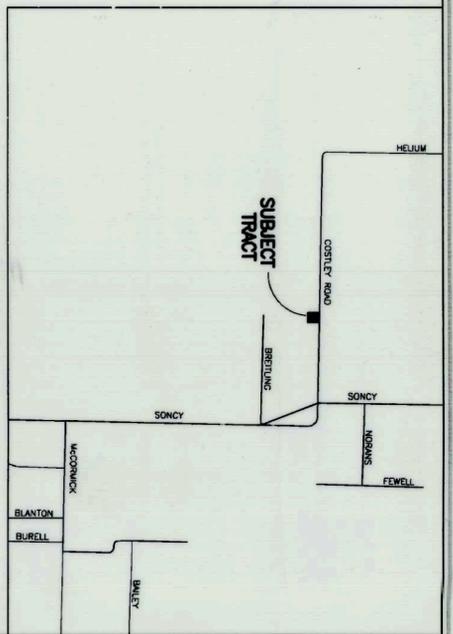


NOTES:

1. This Plat is located within the Amarillo ETJ.
2. This Plat Does Not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map Community Panel No. 48381 C0205E, Effective Date June 4, 2010. This Surveyor does not accept responsibility for the accuracy of the Maps upon which this opinion is based.
3. "HBD" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
4. There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100 - foot radius within which no sub-surface sewerage system will be approved that is closer than 100 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. 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.
5. Hearings based upon the Texas Coordinate System, North Zone, NAD 83.
6. 14,458 square feet lie in the road right of way easement created by this plat.

FILED OF RECORD

Date 5.12.17 County RANDALL
 Clerk's File No. 2017008335



PROPERTY DESCRIPTION:

A 2.23 acre tract of land being all of those tracts conveyed by Warranty Deed of record in Volume 1010, Page 352 and Warranty Deed of record in Volume 1065, Page 458, Deed Records of Randall County, Texas, being in Section 68, Block 9, B.S. & F. Survey, Randall County, Texas being further described by meters and hours as follows:
 COMMENCING at the Northeast corner of Section 68, Block 9, B.S. & F. Survey;
 THENCE North 89 degrees 29 minutes 19 seconds West, along the North line of said Section 68, a distance of 1784.29 feet to the BEGINNING CORNER of this tract;
 THENCE South 00 degrees 11 minutes 03 seconds West, a distance of 33.64 feet pass a 1/2 inch iron rod with cap stamped "RPLS 1959" found for reference, continue for a total distance of 397.08 feet to a 5/8 inch iron rod with aluminum cap stamped "JW Dorsey" found for the Southeast corner of this tract;
 THENCE South 88 degrees 48 minutes 43 seconds West, a distance of 121.10 feet pass a 5/8 inch iron rod with aluminum cap stamped "JW Dorsey" found, continue for a total distance of 243.87 feet to a 1/2 inch iron rod with cap stamped "RPLS 1959" found for the Southwest corner of this tract;
 THENCE North 00 degrees 36 minutes 50 seconds East, a distance of 370.93 feet pass a 5/8 inch iron rod with aluminum cap stamped "JW Dorsey" found for reference, continue for a total distance of 404.44 feet to a point in the North line of Section 68, whence a 1-1/4 inch iron pipe found for the Northwest corner of said Section 68 bears North 89 degrees 29 minutes 19 seconds West, a distance of 3402.03 feet;
 THENCE South 89 degrees 29 minutes 19 seconds East, along the North line of said Section 68, a distance of 240.73 feet to the PLACE OF BEGINNING.
 Said tract contains a computed area of 2.23 acres of land.

CERTIFICATION:

I, K.C. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared by me from a perimeter survey and staked on the ground by me or others under my direct supervision.

Dated this 2nd day of May, 2017
K.C. Brown, RPLS 4664



"FINAL PLAT"
COUNTRY ESTATES UNIT NO. 2
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
 BEING AN UNPLATTED TRACT OF LAND
 IN SECTION 68, BLOCK 9, B.S. & F. SURVEY
 RANDALL COUNTY, TEXAS
 2.23 ACRES

HBD
 HEREFORD
 P.O. Box 1248
 Amarillo, Texas 79108
 (806) 352-1007
 Texas Firm No. 1082900
 hbd@hbdsurveyors.us
 Hagar, Brown & Dorsey, LLC.
 L A N D S U R V E Y O R S
 Sheet: 1 of 1 Drawing: A7808P Drawn by: L. Pringle