



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

4/12/2019

David Miller  
Atlas Land Surveying LLC  
811 SW 8<sup>th</sup> Avenue  
Amarillo, TX 79101

**RE: Letter of Action: Approval- Lonesome Dove Estates Unit No. 10 – ZB1900633 Final Plat**

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 3/28/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019005054 on 3/29/2019. 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](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

Brady Kendrick  
Planner I

BLK 2 AB+m

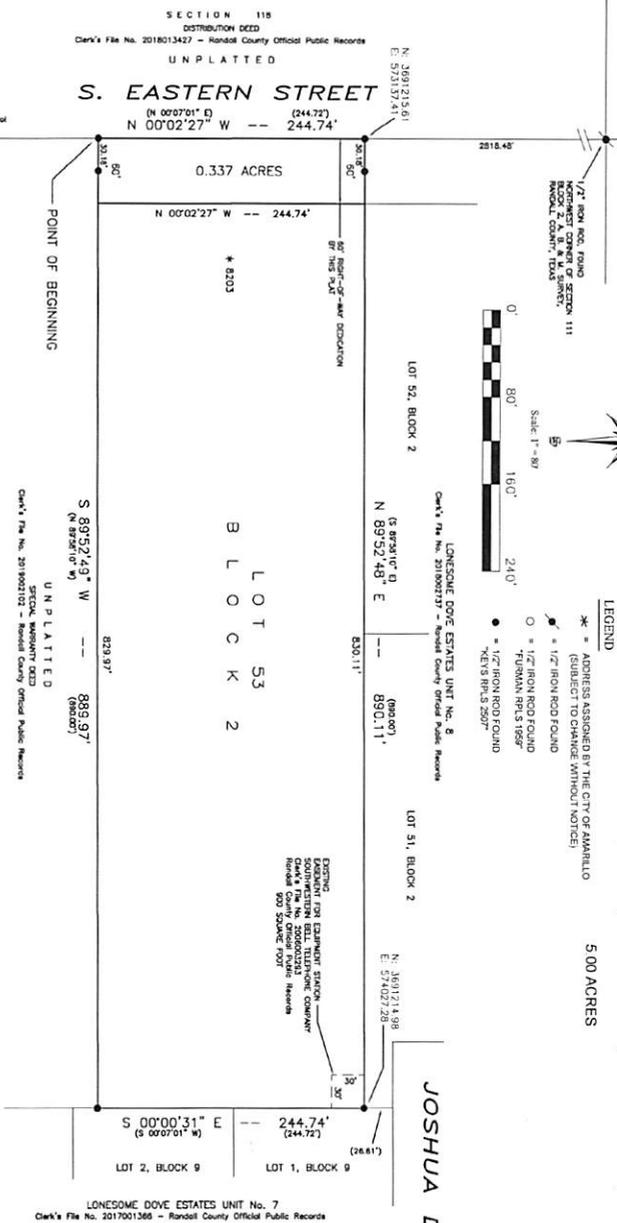
SEC 111

P-17

CENSUS TRACT NO. 220.02  
AP MAP NO. R-17

# LONESOME DOVE ESTATES UNIT No. 10

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
BEING AN UNPLATTED TRACT OF LAND  
IN SECTION 111, BLOCK 2, A, B & M SURVEY, RANDALL COUNTY, TEXAS



- NOTES
1. ACCORDING TO THE F.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4839 CODE, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE UNDERWRITER SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.M.A. MAP UPON WHICH THIS OPINION IS BASED.
  2. THIS PLAT WITHIN THE AMARILLO E.T.J.
  3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM NORTH ZONE, NAD 1983 SITE C.S.F. # 1.00028
  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 WELL LOCATIONS SHALL BE PERMITTED TO BE CONSTRUCTED OR EXISTED AND NO WATER BEVERAGE SYSTEM WATER WELL LOCATIONS SHALL BE MADE ON ANY INDIVIDUAL BASIS THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT BEVERAGE SYSTEMS ON ADJACENT TO THIS PROPERTY AND SHOWN ON AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

GRANTEES ADDRESS  
CITY OF AMARILLO  
601 S. BUCHANAN  
AMARILLO, TEXAS 79109  
RANDALL COUNTY ROAD DEPARTMENT  
P.O. BOX 1258  
CANYON, TEXAS 79015

ATTEST  
STATE OF TEXAS  
COUNTY OF RAVENS KNOWN ALL MEN BY THESE PRESENTS  
MY COMMISSION EXPIRES: 2-16-22

ATTEST  
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OWNERS ACKNOWLEDGEMENT  
COUNTY OF RANDALL  
MAY ALL MEN BY THESE PRESENTS

THE UNDERSIGNED, JOSE AYVARADO GARCIA AND ANITA CANO GARRILLO, C. BEING THE STATE OF TEXAS  
HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SADDLED, PLATTED AND DESIGNATED AS LONESOME DOVE ESTATES ADDITION UNIT No. 10, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES HEREBY ACKNOWLEDGE THAT THE SAME ARE BEING OFFERED TO THE PUBLIC FOR SALE TO BE USED AS HOMES AND ESTATE TRACTS NOTED AS EXISTING WITHIN THE RECORDING INFORMATION SHOWN.  
EXECUTED THIS 29th DAY OF MARCH 2019

APPROVAL  
APPROVED BY THE DESIGNATED CITY OFFICIAL OF AMARILLO, TEXAS  
THIS 29th DAY OF MARCH 2019  
Designated Official  
APPROVED BY THE B. CITY COUNTY HEALTH DEPARTMENT  
THIS 29th DAY OF MARCH 2019  
OFFICIAL: [Signature]

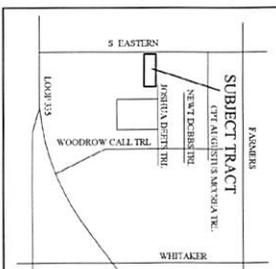
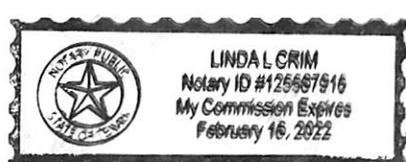
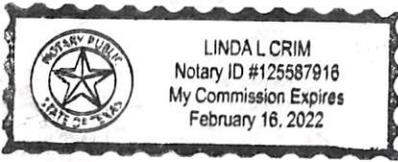
CERTIFICATE  
I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND A FURNISHED SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 15th DAY OF MARCH 2019  
DANN G. MILLER, S.T.S. 547  
REGISTERED PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, LLC  
8113 N. 9th Street, Amarillo, Texas 79101  
File Registration No. 103842

APP

P-19-19

HC



**Christina McMurray**

Tax Assessor/Collector  
PO Box 997  
Canyon, TX 79015-0997



**Tax Certificate**

Property Account Number:  
**R200111070400**

Statement Date: 03/05/2019  
Owner: GARCIA JOSE EDUARDO ALVARDO  
Mailing: CARRILLO ANITA CANO  
Address: 1506 N GARFIELD ST  
AMARILLO, TX 791076516

Property Location: 0008215 S EASTERN ST  
Legal: SECT 111 A B & M|LOT BLOCK 0002|244.72FT  
N X 860FT E BEG|2193.55FT N & 30FT E OF  
SW|COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R200111070400  
AD NUMBER: R200111070400  
GF NUMBER: ATLAS  
CERTIFICATE NO : 1993930

DATE : 3/5/2019 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 9514  
Amarillo TX 79105-9514

PROPERTY DESCRIPTION

SECT 111 A B & M|LOT BLOCK 0002|244.72FT  
N X 860FT E BEG|2193.55FT N & 30FT E OF  
SW|COR OF SECT  
0008215 S EASTERN ST  
4.83 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

PROPERTY OWNER

GARCIA JOSE EDUARDO ALVARDO CARRILLO  
ANITA CANO  
1506 N GARFIELD ST  
AMARILLO TX 791076516

UDI: 0%

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 2019 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2018 ARE \$590.03**

CURRENT VALUES			
LAND MKT VALUE	\$34,776	IMPROVEMENT :	\$0
AG LAND VALUE	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$34,776	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200111070400

CERTIFIED BY:

Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Susan B. Allen*

2019005054

03/29/2019 04:47 PM

Fee: 48.00

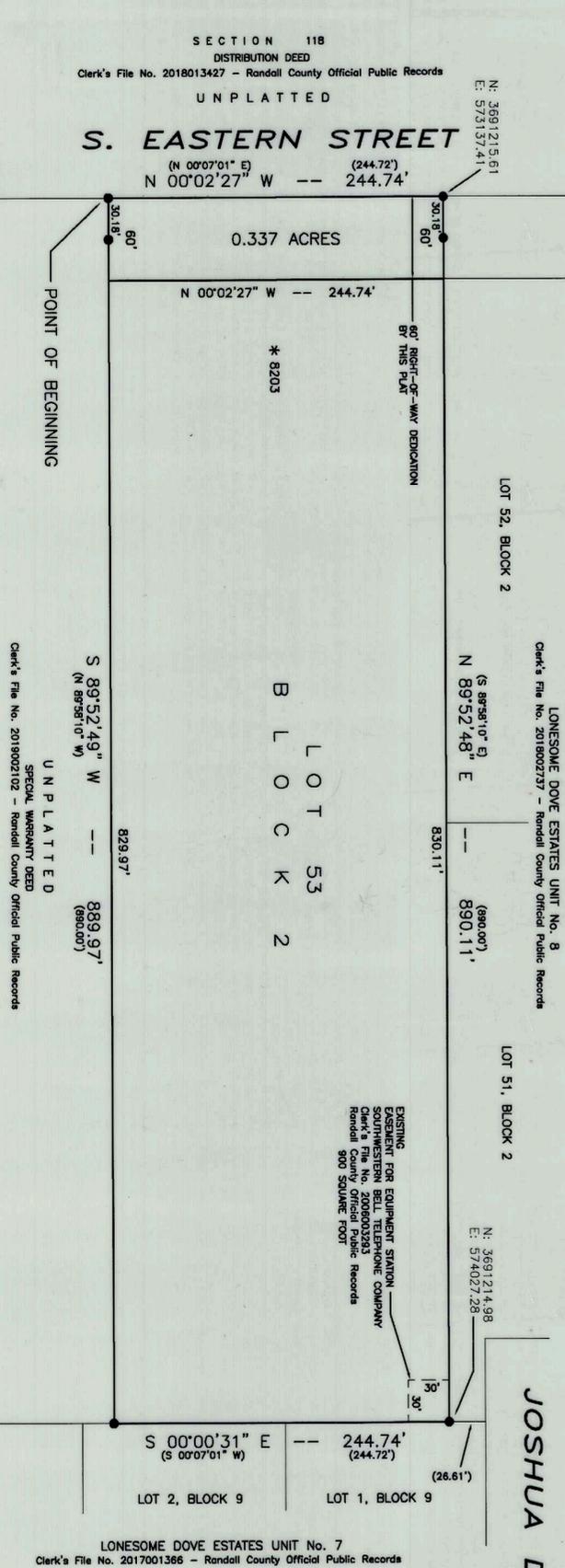
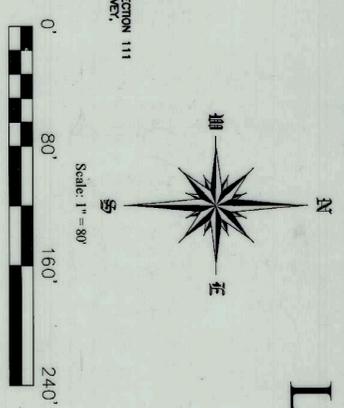
Susan B. Allen, County Clerk  
Randall County, Texas

PLAT

# LONESOME DOVE ESTATES UNIT No. 10

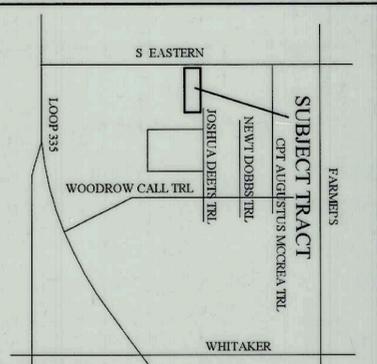
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
BEING AN UNPLATTED TRACT OF LAND  
IN SECTION 111, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS

5.00 ACRES



JOSHUA DEETS TRAIL

VICINITY MAP  
NOT TO SCALE



**DESCRIPTION**

A 5.00 acre tract of land situated in Section 111, Block 2, A. B. & M. Survey, Randall County, Texas, and being the same tract of land as conveyed in Warranty Deed of record under Clerk's File Number 2018016251 of the Official Public Records of Randall County, Texas, said 5.00 acre tract of land being described by metes and bounds as follows:  
  
BEGINNING at a 1/2 inch iron rod with a cap stamped "KEYS RPLS 2507" found in the West line of said Section 111, the Southwest corner of this tract of land, whence a 1/2 inch iron rod with a cap stamped "FURMAN RPLS 1959" found for the Southwest corner of said Section 111 bears South 00 degrees 02 minutes 27 seconds East, a distance of 2193.43 feet;  
  
THENCE North 00 degrees 02 minutes 27 seconds West, along the West line of said Section 111, a distance of 244.74 feet to a 1/2 inch iron rod with a cap stamped "KEYS RPLS 2507" found, the Northwest corner of this tract of land;  
  
THENCE North 89 degrees 52 minutes 48 seconds East, a distance of 890.11 feet to a 1/2 inch iron rod with a cap stamped "KEYS RPLS 2507" found, the Northeast corner of this tract of land;  
  
THENCE South 00 degrees 00 minutes 31 seconds East, a distance of 244.74 feet to a 1/2 inch iron rod with a cap stamped "KEYS RPLS 2507" found, the Southeast corner of this tract of land;  
  
THENCE South 89 degrees 52 minutes 48 seconds West, a distance of 890.11 feet to the POINT OF BEGINNING.

**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF AMARILLO, TEXAS  
THIS 28<sup>th</sup> DAY OF March, 2019.

*[Signature]*  
Designated Official

APPROVED BY THE BLA CITY COUNTY HEALTH DEPARTMENT  
THIS 29<sup>th</sup> DAY OF March, 2019.

*[Signature]*  
OFFICIAL

**CERTIFICATE**

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IN MY PROFESSIONAL OPINION, AND THAT IT WAS PREPARED FROM A PERMITSUR VERY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 1ST DAY OF MARCH, 2019.

DAVID G. MILLER R.P.L.S. 5457  
REGISTERED PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, llc  
811 SW 8th Avenue • Amarillo, Texas • 79101  
Firm Registration No. 1019242



**ATTEST**  
STATE OF Texas  
COUNTY OF Brewer KNOWN ALL MEN BY THESE PRESENTS  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
*[Signature]*  
NOTARY PUBLIC EXPIRES: 2-11-22

**ATTEST**  
STATE OF Texas  
COUNTY OF Brewer KNOWN ALL MEN BY THESE PRESENTS  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
*[Signature]*  
NOTARY PUBLIC EXPIRES: 2-11-22

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANITA CANO GARRILLO, 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 THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 21 DAY OF March, 2019.

EXECUTED THIS 21<sup>st</sup> DAY OF March, 2019.  
JOSE ALVARADO GARCIA  
1506 N GARFIELD  
AMARILLO, TEXAS 79107  
ANITA CANO GARRILLO  
1506 N GARFIELD  
AMARILLO, TEXAS 79107

FILED OF RECORD  
DATE 3/29/2019  
COUNTY RANDALL  
COUNTY CLERK FILE NUMBER 2019005054

**NOTES**  
1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48391 00096E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.  
2. THIS PLAT IS WITHIN THE AMARILLO E.T.J.  
3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.000245  
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 MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION 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.

GRANTEES' ADDRESS  
CITY OF AMARILLO  
601 S BUCHANAN  
AMARILLO, TEXAS 79109  
RANDALL COUNTY ROAD DEPARTMENT  
P.O. BOX 1338  
CANYON, TEXAS 79015