



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

6/13/2019

Kevin Brown
Hagar, Brown & Dorsey Land Surveyors
4713 S. Western Street
Amarillo, TX 79109

RE: Letter of Action: Approval- Western Estates Unit No. 8 – ZB1901268 Final Plat

Mr. Brown,

The City of Amarillo has approved the above Final Plat on 5/29/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019009017 on 5/29/2019. 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 or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner I

Christina McMurray

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



Tax Certificate

Property Account Number:
R086344018900

Statement Date: 05/01/2019
Owner: MALDONADO FRANCISCO
Mailing ZUBIA ROCIO E
Address: 12017 SAN SABA ST
AMARILLO, TX 79118

Property Location: 0012017 SAN SABA ST
Legal: WESTERN ESTATES # 4|LOT BLOCK 0007|S
110FT OF 40 &|N 55FT OF 39

TAX CERTIFICATE FOR ACCOUNT : R086344018900
AD NUMBER: R086344018900
GF NUMBER:
CERTIFICATE NO : 1999703

DATE : 5/1/2019
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
WESTERN ESTATES # 4|LOT BLOCK 0007|S
110FT OF 40 &|N 55FT OF 39
0012017 SAN SABA ST
1.5 ACRES

REQUESTED BY

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

PROPERTY OWNER

MALDONADO FRANCISCO ZUBIA ROCIO E
12017 SAN SABA ST
AMARILLO TX 79118

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 \$1,776.53

CURRENT VALUES			
LAND MKT VALUE:	\$17,500	IMPROVEMENT :	\$86,817
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$104,317	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	High Plains Water Conservation	\$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 5/2019 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R086344018900

CERTIFIED BY :

Paula Madrid
Authorized agent of Randall County

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Susan B. Allen

2019009017
05/29/2019 04:47 PM
Fee: 48.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

WESTERN ESTATES UNIT NO. 8

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING A REPLAT OF THE NORTH 55' LOT 39 & THE SOUTH 110' LOT 40, BLOCK 7, WESTERN ESTATES UNIT NO. 4, SECTION 1, BLOCK 9, B.S. & F. SURVEY RANDALL COUNTY, TEXAS 1.50 ACRES

DEDICATION

State of Texas
County of Randall X Know all men by these presents

That, I, Rocio E. Zabita, the owner the land shown and described on this plat has caused all of said land to be returned, subdivided and designated as Western Estates Unit No. 8, a suburban subdivision lying in Randall County, Texas, and does declare that all easements shown upon said plat and map are dedicated and some are hereby dedicated to the public forever to be used as easements.

Executed this 20th Day of May, 2019

Rocio E. Zabita
Rocio E. Zabita
12017 San Saba Street
Amarillo, Texas 79118
(806)282-1285

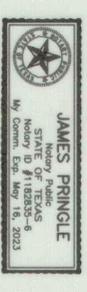
ATTEST

State of Texas
County of Randall

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

Given under my hand and Seal of Office
On this 20th Day of May, 2019

Notary Public State of Texas
Comm. Expires May 16, 2023



APPROVAL:
Approved by the Planning and Zoning Commission.

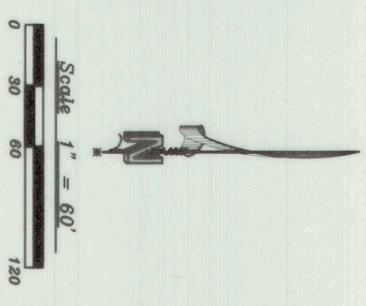
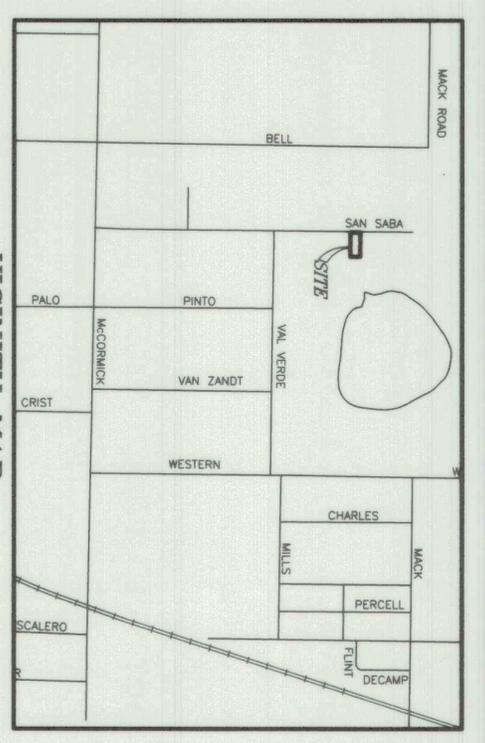
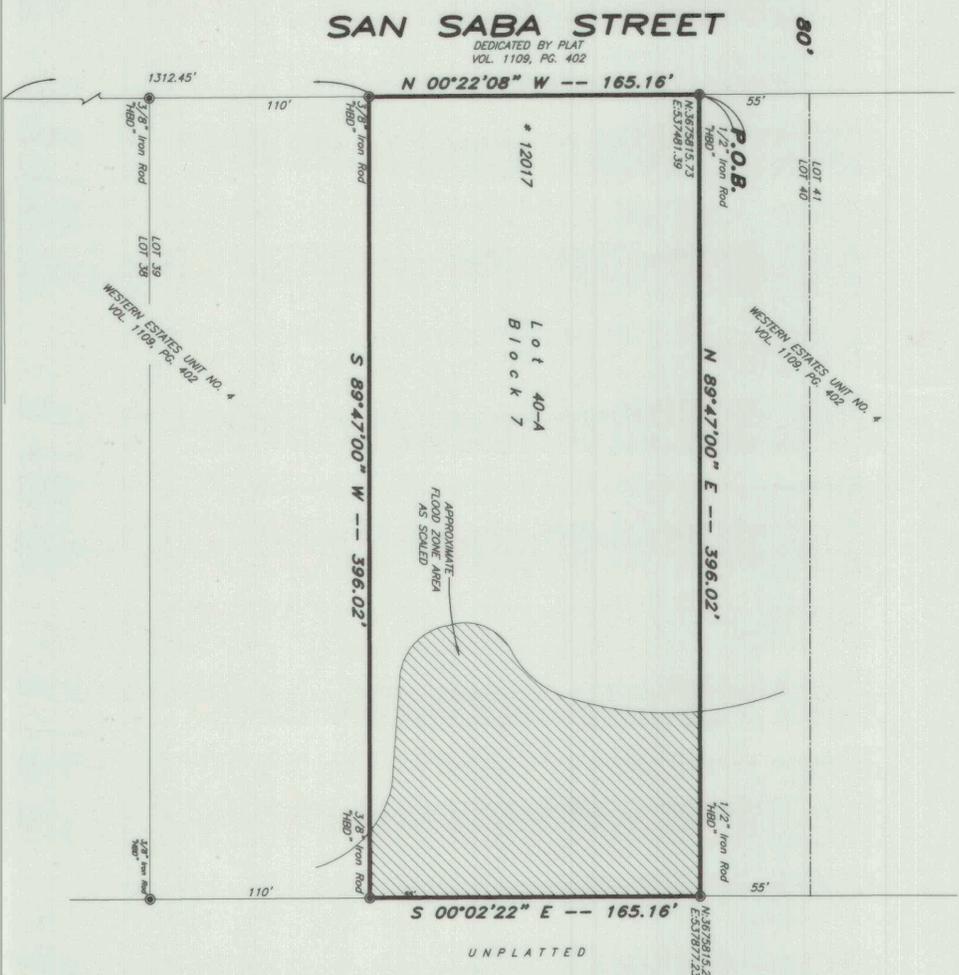
Chairman [Signature] Date 5/25/19

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

Health Officer [Signature] Date 5/21/19

GRANTEES ADDRESS:
Randall County Road Department
301 W. Highway 60
Canyon, Texas 79015

GRANTEES ADDRESS:
City of Amarillo
601 S. Buchanan
Amarillo, Texas 79101



PROPERTY DESCRIPTION:

The North 55 feet Lot 39 and the South 110 feet of Lot 40, Block 7, Western Estates Unit No. 4, a suburban subdivision to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, of record in Volume 1109, Page 402, of the Deed Records of Randall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "HBD" found for the Northwest corner of this tract whence the Northwest corner of Lot 40 bears North 00 degrees 22' 08" West, 55 feet;

THENCE North 89 degrees 47 minutes 00 seconds East, a distance of 396.02 feet to a 1/2 inch iron rod with cap stamped "HBD" found;

THENCE South 00 degrees 02 minutes 22 seconds East, a distance of 165.16 feet to a 3/8 inch iron rod with cap stamped "HBD" found;

THENCE South 89 degrees 47 minutes 00 seconds West, a distance of 396.02 feet to a 3/8 inch iron rod with cap stamped "HBD" found;

THENCE North 00 degrees 22 minutes 08 seconds West, a distance of 165.16 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 staked on the ground by me or others under my direct supervision.

Dated this 20th Day of May, 2019
[Signature]
K.C. Brown, RPLS 4664



"FINAL PLAT"
WESTERN ESTATES UNIT NO. 8
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO
RANDALL COUNTY, TEXAS

- LEGEND**
- = 3/8" Iron Rod set with HBD cap
 - ⊙ = Control Monument found as noted.
 - * = Address (subject to change without notice)

FILED OF RECORD
Date 5/29/2019 County Randall
File Clerk's No. 2019009017

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS

AMARILLO
4713 S. Western St.
Amarillo, Texas 79109
(806) 352-1007
Texas Firm No. 10027300

HEERFORD
235 E. 2nd St.
Heerford, Texas 79045
(806) 364-0094
Texas Firm No. 10027301