



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

9/23/2019

Che Shadle
OJD Engineering, LP
2420 Lakeview Drive
Amarillo, Texas 79106

RE: Letter of Action: Approval – Estancia Addition Unit No. 1 – ZB1904273 Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 9/9/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0012056 on 9/11/2019. 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'. The signature is written in a cursive, flowing style.

Brady Kendrick
Planner I

Issued By:

POTTER COUNTY TAX OFFICE
SHERRI AYLOR, PCC
PO BOX 2289
AMARILLO, TX 79105-2289

Owner ID: 100296021 100.00%
ESTANCIA DEVELOPMENT LLC
6226 SUMMERHILL RD
TEXARKANA, TX 75503-1645

Property Information

Property ID: 50945 Geo ID: 37002400001
Legal Acres: 140.3000
Legal Desc: SECT 24 B S & F LOT BLOCK 0009 IRREG TR BEG
1185.52FT E OF SW COR OF SECT ALL LYING SW OF
TASCOSA RD
Situs: TASCOSA RD AMARILLO, TX
DBA:
Exemptions:

For Entities

Value Information

AMARILLO COLLEGE	Improvement HS:	0
AMARILLO ISD	Improvement NHS:	0
CITY OF AMARILLO	Land HS:	0
PANHANDLE WATER	Land NHS:	0
POTTER COUNTY	Productivity Market:	701,500
	Productivity Use:	4,545
	Assessed Value	4,545

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Outstanding Litigation Fees

Fee Date	Fee Description	Amount Due
09/06/2019	TAX CERTIFICATE	10.00
	Total Fees Due:	10.00

Effective Date: 09/06/2019

Total Due if paid by: 09/30/2019

10.00

Tax Certificate Issued for:

Taxing Unit	Taxes Paid in 2018
POTTER COUNTY	31.13
CITY OF AMARILLO	16.74
PANHANDLE WATER	0.41
AMARILLO COLLEGE	9.43
AMARILLO ISD	56.32

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 TAXES HAVE NOT BEEN CALCULATED

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/06/2019
Requested By: OJD ENGINEERING LP
Fee Amount: 10.00
Reference #: R370-0240-0001


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2019OPR0012056

Filing and Recording Date: 09/11/2019 10:33:57 AM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



Julie Smith, County Clerk
Potter County, Texas

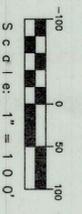
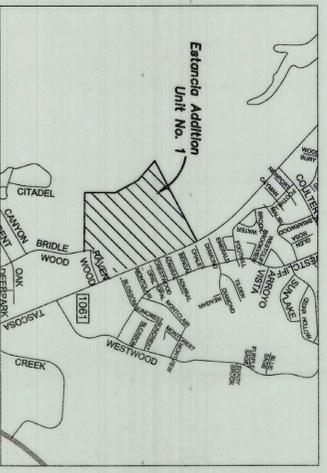
DO NOT DESTROY - This document is part of the Official Public Record.

carredondo

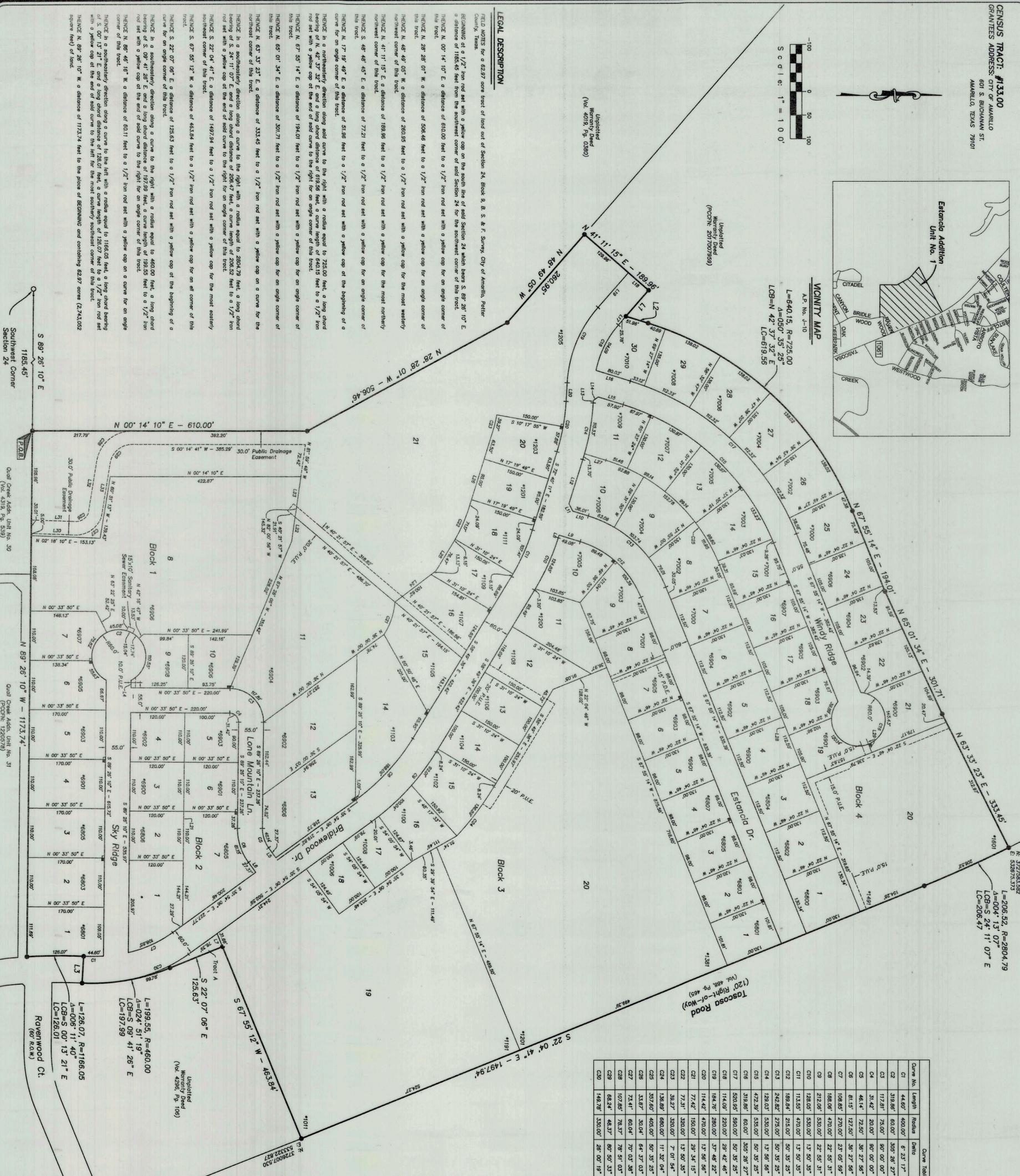
Re: 20190PR0012056



AMARILLO CITY
PO BOX 1971
AMARILLO, TX 79101



Unplatted
 Warranty Deed
 (Vol. 4019, Pg. 0380)



Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.60'	400.00'	6° 23' 17"	N 0° 24' 30" W	44.57'
C2	31.80'	60.00'	30.9° 26' 27"	S 0° 33' 07" W	56.00'
C3	11.81'	75.00'	90° 00' 00"	S 45° 33' 50" W	16.00'
C4	31.42'	20.00'	90° 00' 00"	S 45° 33' 50" W	28.28'
C5	46.14'	72.50'	35° 27' 56"	N 2° 19' 52" E	45.37'
C6	61.15'	121.50'	35° 27' 56"	N 2° 19' 52" E	78.28'
C7	108.80'	270.00'	23° 55' 51"	N 24° 21' 01" W	108.12'
C8	188.00'	470.00'	22° 55' 51"	N 47° 21' 51" W	186.80'
C9	212.00'	530.00'	22° 55' 51"	N 47° 21' 51" W	210.65'
C10	128.00'	330.00'	13° 50' 35"	N 65° 44' 54" E	127.74'
C11	115.50'	470.00'	13° 50' 35"	S 65° 44' 54" E	113.28'
C12	188.64'	270.00'	50° 35' 25"	S 42° 37' 32" W	183.07'
C13	242.82'	270.00'	50° 35' 25"	S 42° 37' 32" W	235.07'
C14	128.00'	330.00'	13° 50' 35"	N 79° 38' 38" W	128.71'
C15	472.39'	530.00'	50° 35' 25"	S 42° 37' 32" W	457.19'
C16	318.80'	60.00'	30.9° 26' 27"	N 22° 04' 48" W	55.00'
C17	528.85'	580.00'	50° 35' 25"	S 42° 37' 32" W	504.19'
C18	114.60'	220.00'	29° 48' 22"	S 63° 40' 08" E	112.81'
C19	184.70'	280.00'	37° 48' 22"	S 67° 42' 58" E	181.42'
C20	114.42'	470.00'	13° 50' 35"	N 79° 38' 38" W	114.14'
C21	77.42'	150.00'	29° 34' 15"	N 71° 40' 08" W	76.56'
C22	77.31'	320.00'	13° 50' 35"	N 65° 44' 54" W	77.13'
C23	38.27'	320.00'	7° 01' 54"	N 76° 11' 08" W	39.25'
C24	138.80'	680.00'	11° 32' 04"	N 53° 03' 34" W	138.61'
C25	337.60'	460.00'	50° 35' 25"	S 42° 37' 32" W	336.10'
C26	33.67'	30.04'	64° 37' 03"	S 32° 59' 20" W	32.11'
C27	72.41'	60.04'	70° 02' 38"	S 34° 50' 14" E	68.82'
C28	107.65'	78.37'	78° 51' 03"	N 41° 25' 42" W	99.84'
C29	68.24'	48.37'	80° 50' 33"	S 40° 25' 57" E	62.22'
C30	143.78'	330.00'	28° 00' 19"	N 22° 53' 57" W	143.50'

Lot No.	Length	Direction
L1	77.21'	S 48° 48' 45" E
L2	51.96'	S 17° 19' 49" E
L3	60.11'	N 86° 46' 16" W
L4	16.87'	N 86° 26' 10" W
L5	22.37'	N 54° 05' 54" E
L6	27.37'	N 54° 05' 54" E
L7	31.66'	S 67° 55' 50" W
L8	6.30'	S 72° 40' 11" E
L9	48.00'	S 17° 19' 49" W
L10	38.01'	S 17° 19' 49" W
L11	10.00'	S 67° 48' 11" E
L12	103.04'	S 72° 40' 11" E
L13	5.79'	S 86° 37' 07" E
L14	13.61'	N 34° 16' 41" W
L15	57.80'	S 17° 19' 49" W
L16	80.00'	S 17° 19' 49" W
L17	25.78'	S 48° 48' 45" E
L18	60.00'	S 41° 11' 15" W
L19	102.89'	S 46° 48' 45" E
L20	41.88'	S 86° 37' 07" E
L21	474.21'	S 86° 26' 10" E
L22	54.30'	N 86° 00' 58" W
L23	91.00'	N 82° 00' 58" W
L24	113.75'	S 37° 50' 35" E
L25	78.47'	S 58° 48' 38" E
L26	182.89'	S 72° 40' 11" E
L27	48.22'	S 17° 19' 49" W
L28	63.30'	S 67° 55' 14" W
L29	20.00'	N 87° 50' 51" E
L30	98.89'	N 27° 18' 10" W
L31	99.19'	N 27° 18' 10" W
L32	120.22'	N 80° 51' 13" W
L33	123.61'	S 80° 51' 13" E

Estancia Addition Unit No. 1

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 24, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS 62.97 ACRES

LEGEND

- = 1/2" Iron rod set w/ a yellow cap
- = Address (Subject to Change Without Notice)
- = Public Utility Easement
- P.O.B. = Point of Beginning
- P.D.E. = Private Drainage Easement
- 6x6" S.P.S. Easement
- 5x5" S.B.C. & S.L. Easement

NOTES

- THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
- ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 483730201, DATED JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE IN A FLOOD HAZARD ZONE. HOWEVER, THE F.E.M.A. MAP UPON WHICH THIS PLAT IS BASED, UNDERSTANDS SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
- BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK COORDINATES FROM STATE PLANE COORDINATES GRID TO GROUND SLOPE FACTOR: 1.0002507
- TRACT A AND LOT 21 SHALL BE MAINTAINED BY THE ESTANCIA ADDITION HOME OWNERS ASSOCIATION.
- A PRIVATE PERPETUAL DRAINAGE EASEMENT, RUNNING WITH THE LAND, IS ASSIGNED TO ALL LOTS SAID EASEMENT SHALL BE DEFINED AS BEING TEN (10.0) FEET WIDE, BEING THE CENTER LINE OF THE DRAINAGE CHANNEL, AND BEING TEN (10.0) FEET WIDE AT THE REAR LOT LINES AND FIVE (5.0) FEET WIDE AT THE SIDE LOT LINES.
- THE AREA OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, 334,996 SQUARE FEET, BEING THE AREA OF PUBLIC EASEMENTS DEDICATED BY THIS PLAT, 277,273 SQUARE FEET.

DEDICATION

STATE OF TEXAS X
 COUNTY OF POTTER X
 KNOW ALL MEN BY THESE PRESENTS THAT ESTANCIA DEVELOPMENT, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED HEREIN, HAS HEREBY DEDICATED TO THE CITY OF AMARILLO, TEXAS, AND TO THE PUBLIC, ALL THE RIGHTS AND EASEMENTS SHOWN UPON SAID PLAT AND DESCRIBED HEREIN, TOGETHER WITH ALL THE RIGHTS AND EASEMENTS SHOWN UPON SAID PLAT AND DESCRIBED HEREIN, TO BE USED AS STREETS, LANS AND EASEMENTS.

EXECUTED THIS 10th DAY OF Sept. 2018.

WITNESSES:
 DEW WATKINS, MANAGER
 DEW WATKINS, COMMENT, LLC
 P.O. BOX 52100
 AMARILLO, TX 79159
 (806) 489-8600

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER
 I, RICHARD E. JOHNSON, 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 REHEMETER SURVEY AND STAVED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 17th DAY OF SEPTEMBER 2018.



CERTIFICATION
 I, RICHARD E. JOHNSON, 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 REHEMETER SURVEY AND STAVED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

APPROVAL
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO
 CHAIRMAN: [Signature]
 DATE: 9-19-18
 FILED FOR RECORD
 DATE: 9/11/2018
 COUNTY: POTTER

Estancia Addition Unit No. 1
 AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS
 SCALE: 1" = 100'
 DATE: July 2018
 FILE NAME: [Blank]
 SHEET: 1 OF 1

Old Engineering, L.P.
 Consulting Engineers & Surveyors
 806-476-2425
 P.O. Box 2425
 Amarillo, Texas 79105