DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

10/4/2019

Cindy Reasoner
Cornerstone Land Surveying
4109 S.W. 33rd Avenue
Amarillo, TX 79109

RE: Letter of Action: Approval- Grand Avenue Estates Unit No. 5 – ZB1904272 - Final Plat

Ms. Reasoner,

The City of Amarillo has approved the above Final Plat on 9/13/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019016316 on 9/13/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

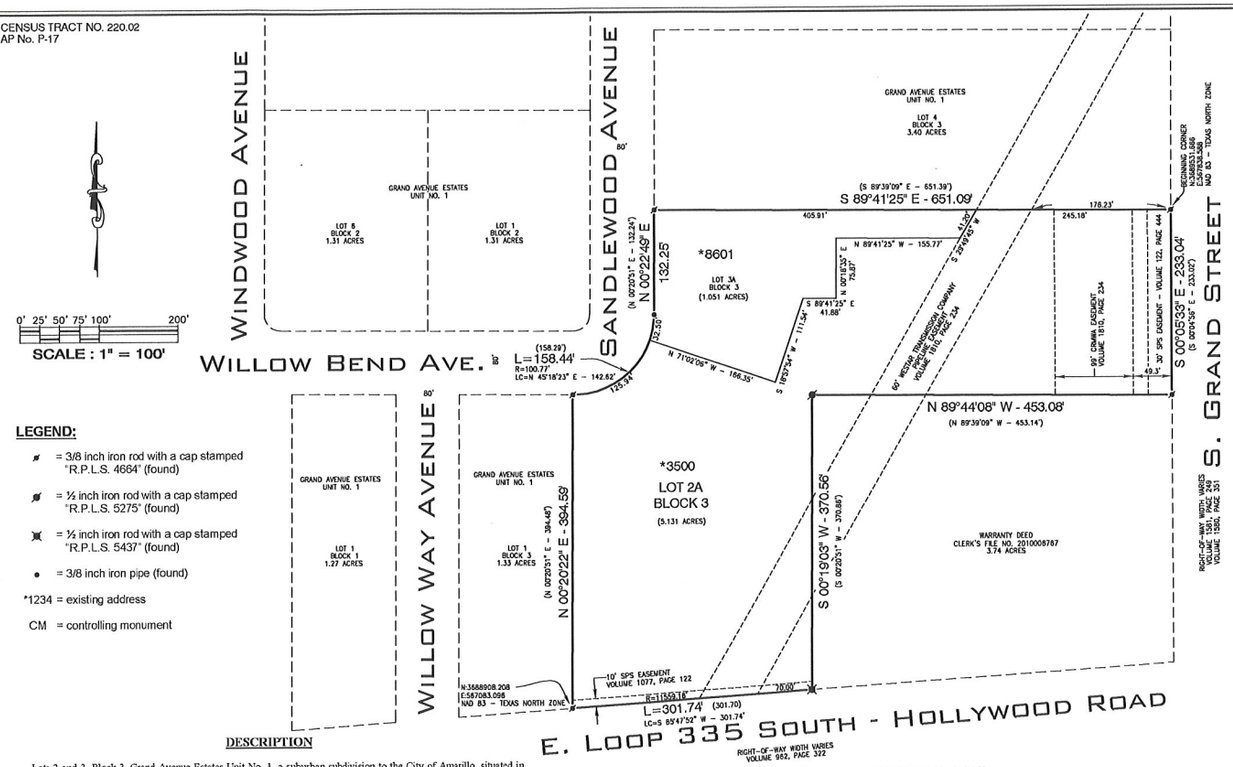
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

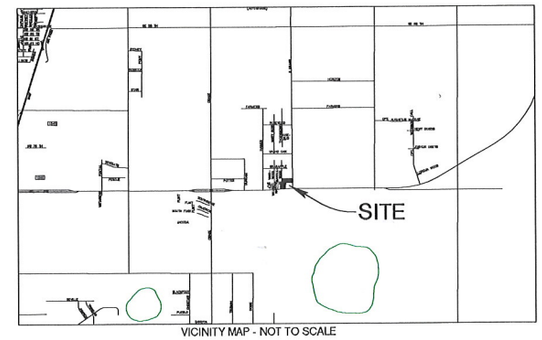
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

Brady Kendrick
Planner I

CENSUS TRACT NO. 220.02
AP No. P-17





VICINITY MAP - NOT TO SCALE

LEGEND:

- = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664" (found)
- = ½ inch iron rod with a cap stamped "R.P.L.S. 5275" (found)
- = ½ inch iron rod with a cap stamped "R.P.L.S. 5437" (found)
- = 3/8 inch iron pipe (found)
- *1234 = existing address
- CM = controlling monument

NOTES

1. This plat does lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a flood hazard zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48381C0235E, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
5. Sanitary Control Easement:
   There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 foot to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
6. This plat is subject to aviation height restrictions. Therefor an aviation clear zone easement with a maximum building height elevation of 4,750 feet M.S.L. has been filed in accordance with this plat.

DESCRIPTION

Lots 2 and 3, Block 3, Grand Avenue Estates Unit No. 1, a suburban subdivision to the City of Amarillo, situated in Section 143, Block 2, A. B. & M. Survey, Randall County, Texas, according to the map or plat thereof, recorded in Volume 1810, Page 234 of the Deed Records of Randall County, Texas, and said Lots 2 and 3 being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the northeast corner of said Lot 3, being the northeast corner of this tract of land;

Thence S. 00°05'33" E., 233.04 feet along the west right-of-way line of Grand Street to a 3/8 inch iron rod with a cap stamped "R.P.L.S 4664", found at the southeast corner of said Lot 3, same being the most easterly southeast corner of this tract of land;

Thence N. 89°44'08" W., 453.08 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 5275", found at the northeast corner of said Lot 2, same being an interior corner of this tract of land;

Thence S. 00°19'03" W., 370.56 feet to a ½ inch iron rod with a cap stamped "R.P.L.S. 5437", found at the southeast corner of said Lot 2, same being the most southerly southeast corner of this tract of land;

Thence Southwesterly, 301.74 feet along the north right-of way line of Loop 335, being a curve to the left having a radius of 11559.16 feet and a chord of S. 85°47'52" W., 301.74 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the southwest corner of said Lot 2, same being the southwest corner of this tract of land;

Thence N. 00°20'22" E., 394.59 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S.4664", found at the most westerly northwest corner of said Lot 2, same being the most westerly northwest corner of this tract of land;

Thence Northeasterly, 158.44 feet along a curve to the left having a radius of 100.77 feet and a chord of N. 45°18'23" E., 142.62 feet to a 3/8 inch iron rod, found at the point of tangency;

Thence N. 00°22'49" E., 132.25 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664", found at the northwest corner of said Lot 3, same being the most northerly northwest corner of this tract of land;

Thence S. 89°41'25" E., 651.09 feet to the **POINT OF BEGINNING**.

DEDICATION

The State of Texas §
County of Randall §

Know all men by these presents:

That, Ruben Nunez, Olivia Nunez and Karina Nunez being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Grand Avenue Estates Unit No. 5**, a suburban subdivision to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 12th day of September, 2019.

Ruben Nunez
P.O. Box 31357
Amarillo, Texas 79120

Olivia Nunez
P.O. Box 31357
Amarillo, Texas 79120

Karina Nunez
P.O. Box 31357
Amarillo, Texas 79120

GRANTEE'S ADDRESS:
City of Amarillo
601 S. Buchanan Street
Amarillo, TX 79101

GRANTEE'S ADDRESS:
Randall County Road & Bridge Department
301 W Hwy 60
Canyon, Tx 79015

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Ruben Nunez**, known to me 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 herein expressed.

Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID 12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Olivia Nunez**, known to me 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 herein expressed.

Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID 12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared **Karina Nunez**, known to me 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 herein expressed.

Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID 12553390-2
My Commission Expires 01-03-2022

Notary Public

APPROVALS:

Approved by the Bi-City-County Health Department:
Date: 9/13/19 Health Officer:

Approved by the Designated Official for the City of Amarillo:
Date: 9/13/19 Designated Official:

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 24th day of July, 2019.

STATE OF TEXAS
REGISTERED
JEFFREY FLOYD REASONER
4928
PROFESSIONAL LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

FILED OF RECORD:
9/13/19 DATE
Randall COUNTY
2019016316 COUNTY CLERKS FILE NO.

GRAND AVENUE ESTATES UNIT NO. 5

BEING A REPLAT OF LOTS 2 AND 3, BLOCK 3,
GRAND AVENUE ESTATES UNIT NO. 1,
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 143, BLOCK 2,
A. B. & M. SURVEY, RANDALL COUNTY, TEXAS
6.182 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

Job No. 2019397

U:\2019\Amarillo\P\P17\Grand Avenue Estates 5\dwg\2019397.dwg 9/11/2019 12:42:11 PM CDT

BK2AB+M
SEC 143
P-17
P-10-74
2019016316 PLAT Total Pages: 4

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

Tax Certificate

Property Account Number:
R035080003000

Statement Date: 07/25/2019
Owner: PALMER FRANK
Mailing Address: 8601 SANDLEWOOD AVE
AMARILLO, TX 791186387

Property Location: 0008601 SANDLEWOOD
Legal: GRAND AVENUE ESTATES #1|LOT 003 BLOCK 0003

TAX CERTIFICATE FOR ACCOUNT : R035080003000
AD NUMBER: R035080003000
GF NUMBER:
CERTIFICATE NO : 2007581

DATE : 7/25/2019
FEE : $10.00

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

PROPERTY DESCRIPTION
GRAND AVENUE ESTATES #1|LOT 003 BLOCK 0003
0008601 SANDLEWOOD AVE
3.34 ACRES

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

PROPERTY OWNER
PALMER FRANK
8601 SANDLEWOOD AVE
AMARILLO TX 791186387

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 INLCUDING 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 $0.10

CURRENT VALUES

LAND MKT VALUE:	$30,900	IMPROVEMENT :	$65,936
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$96,836	LIMITED VALUE:	$0

EXEMPTIONS: 100% Disabled Veteran, Disabled Veteran 70% to 1
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 7/2019 : **$ 0.00**

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R035080003000

CERTIFIED BY: Paula J Madrid
Authorized agent of Randall County

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

Tax Certificate

Property Account Number:

R035080002900

Statement Date: 07/25/2019
Owner: NUNEZ RUBEN
Mailing NUNEZ OLIVIA
Address: PO BOX 31357
AMARILLO, TX 791201357

Property Location: 0003500 WILLOW BEND
Legal: GRAND AVENUE ESTATES #1|LOT 002 BLOCK 0003

TAX CERTIFICATE FOR ACCOUNT : R035080002900
AD NUMBER: R035080002900
GF NUMBER:
CERTIFICATE NO : 2007580

DATE : 7/25/2019
FEE : $10.00

PROPERTY DESCRIPTION
GRAND AVENUE ESTATES #1|LOT 002 BLOCK 0003
0003500 WILLOW BEND AVE
2.64 ACRES

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9514

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

PROPERTY OWNER
NUNEZ RUBEN NUNEZ OLIVIA
PO BOX 31357
AMARILLO TX 791201357

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 INLCUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

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

TAXES FOR 2018 ARE $5,378.34

CURRENT VALUES

LAND MKT VALUE:	$20,900	IMPROVEMENT :	$296,166
AG LAND VALUE:	$0	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$317,066	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
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ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R035080002900

CERTIFIED BY: Paula J Madrid
Authorized agent of Randall County

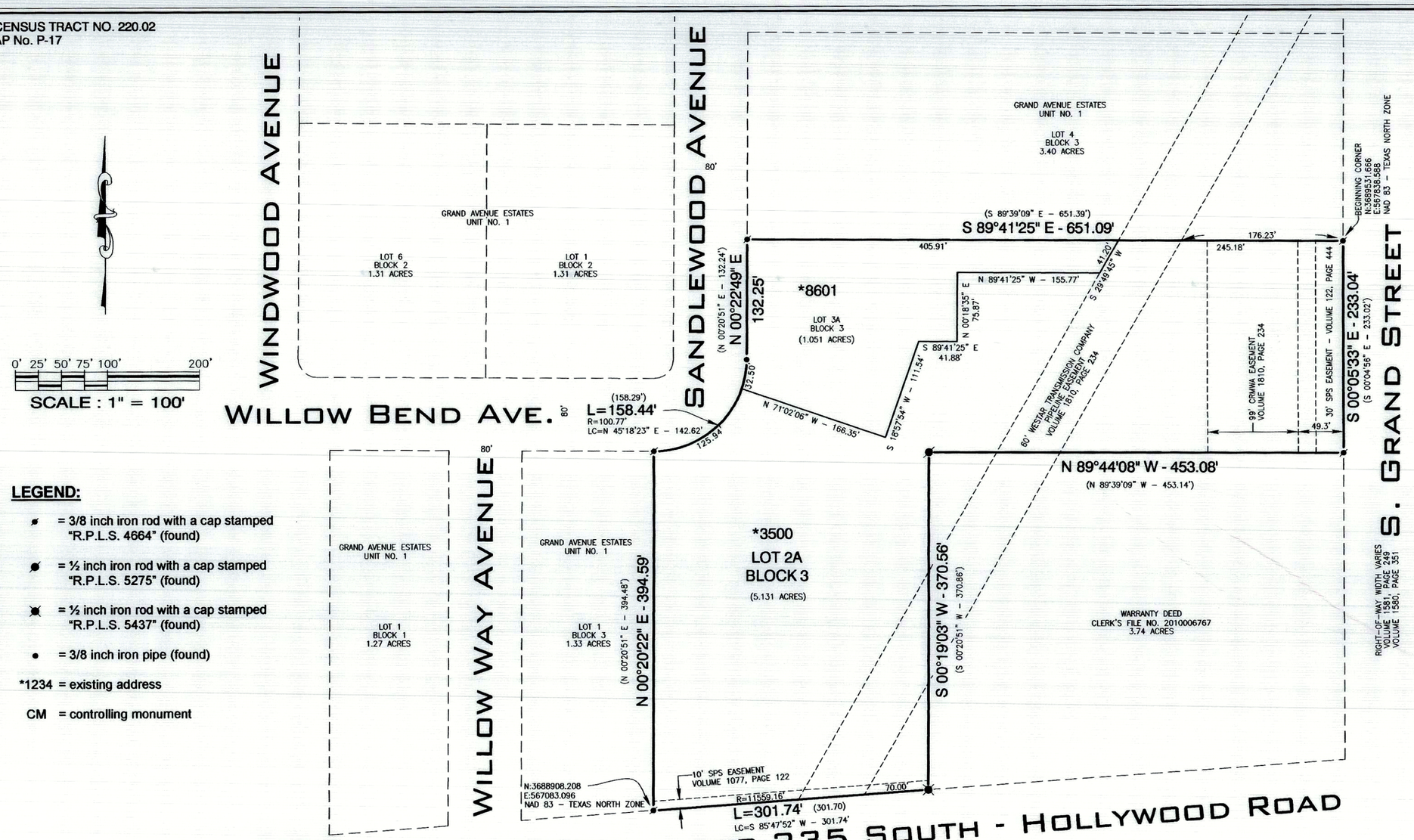
FILED AND RECORDED

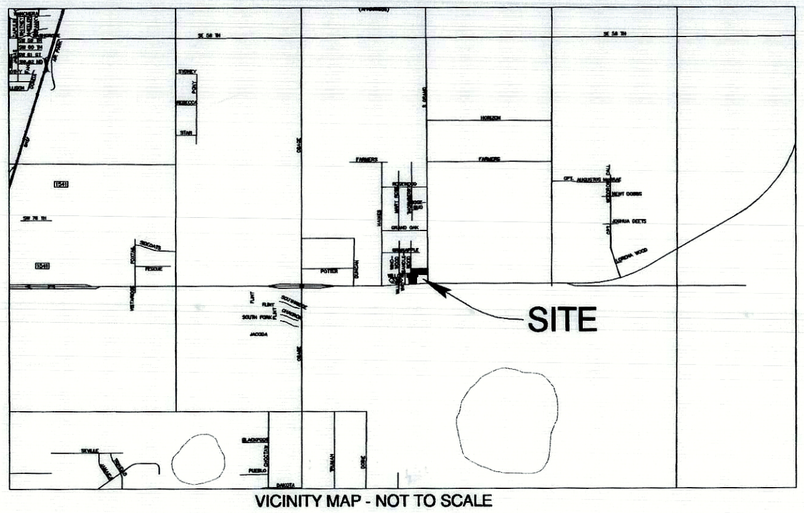
OFFICIAL PUBLIC RECORDS

Susan B. Allen

2019016316
09/13/2019 04:55 PM
Fee: 50.00
Susan B. Allen, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT NO. 220.02
AP No. P-17





VICINITY MAP - NOT TO SCALE

LEGEND:

- = 3/8 inch iron rod with a cap stamped "R.P.L.S. 4664" (found)
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County of Randall §

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Ruben Nunez	Olivia Nunez	Karina Nunez
P.O. Box 31357	P.O. Box 31357	P.O. Box 31357
Amarillo, Texas 79120	Amarillo, Texas 79120	Amarillo, Texas 79120

GRANTEE'S ADDRESS:
City of Amarillo
601 S. Buchanan Street
Amarillo, TX 79101

GRANTEE'S ADDRESS:
Randall County Road & Bridge Department
301 W Hwy 60
Canyon, Tx 79015

NOTARY ATTEST

The State of Texas §

County of Randall §

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Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTARY ATTEST

The State of Texas §

County of Randall §

Before me, the undersigned authority, on this day personally appeared **Olivia Nunez**, known to me 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 herein expressed.

Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

NOTARY ATTEST

The State of Texas §

County of Randall §

Before me, the undersigned authority, on this day personally appeared **Karina Nunez**, known to me 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 herein expressed.

Given under my hand and seal of authority on this 12th day of September, 2019.

CINDY REASONER
Notary Public, State of Texas
Notary ID #12553390-2
My Commission Expires 01-03-2022

Notary Public

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6. This plat is subject to aviation height restrictions. Therefor an aviation clear zone easement with a maximum building height elevation of 4,750 feet M.S.L. has been filed in accordance with this plat.

APPROVALS:

Approved by the Bi-City-County Health Department:

Date: 9/13/19 Health Officer: [signature], RS

Approved by the Designated Official for the City of Amarillo:

Date: 9/13/19 Designated Official: [signature]

CERTIFICATE

I do hereby certify that this plat is true and correct to the best of my knowledge and belief; and that it was prepared from a perimeter survey made on the ground by me or by others under my direct supervision on the 24th day of July, 2019.

STATE OF TEXAS REGISTERED JEFFREY FLOYD REASONER 4928 PROFESSIONAL LAND SURVEYOR

Jeffrey Floyd Reasoner
Registered Professional Land Surveyor
Texas Registration No. 4928

FILED OF RECORD:
9/13/2019 DATE
Randall COUNTY
2019016316 COUNTY CLERKS FILE NO.

GRAND AVENUE ESTATES UNIT NO. 5

BEING A REPLAT OF LOTS 2 AND 3, BLOCK 3,
GRAND AVENUE ESTATES UNIT NO. 1,
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
SITUATED IN SECTION 143, BLOCK 2,
A. B. & M. SURVEY, RANDALL COUNTY, TEXAS
6.182 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cstonesurvey.com • Firm Reg. No. 10009500

Job No. 2019397

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