



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

6/19/2020

Kevin Brown  
Hagar Brown & Dorsey Land Surveyors  
4713 S. Western St.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – Grand Avenue Estates Unit No. 7 – ZB2001562 Final Plat**

The City of Amarillo has approved the above Final Plat on 6/18/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020011447 on 6/18/2020. 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.

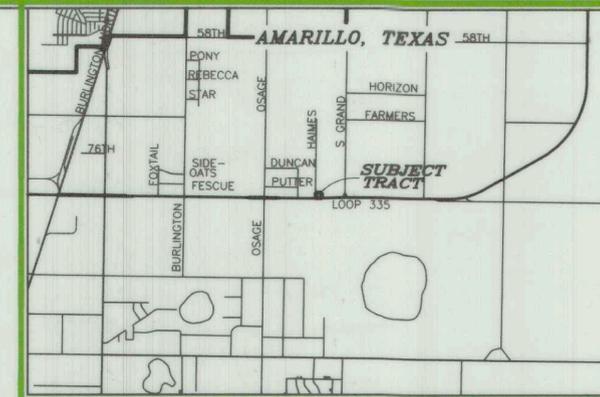
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is [Jason.Taylor@amarillo.gov](mailto:Jason.Taylor@amarillo.gov) or 806.378.5255.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin blue rectangular border.

Jason Taylor  
Planner I

**GRAND AVENUE ESTATES UNIT NO. 7**  
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
IN SECTION 143, BLOCK 2, A. B. & M. SURVEY,  
RANDALL COUNTY, TEXAS  
4.82 ACRES



Vicinity Map - No Scale

**DEDICATION**

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

That, Sergio Cabrera, 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 Grand Avenue Estates Unit No. 7, a suburban subdivision to the City of Amarillo, Texas, and do 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.

Executed this 13<sup>th</sup> Day of June, 2020

Sergio Cabrera  
Sergio Cabrera  
2712 S. Highland Street  
Amarillo, Texas 79103  
Phone No.

**ATTEST**

State of TEXAS  
County of RANDALL

Before me the undersigned authority on this day personally appeared Sergio Cabrera, 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 13<sup>th</sup> Day of June, 2020

[Signature]  
Notary Public State of Texas  
Comm. Expires May 14, 2023



**APPROVAL:**

Approved by the designated official for the City of Amarillo,  
on this 17<sup>th</sup> day of June, 2020.

[Signature]  
Designated Official

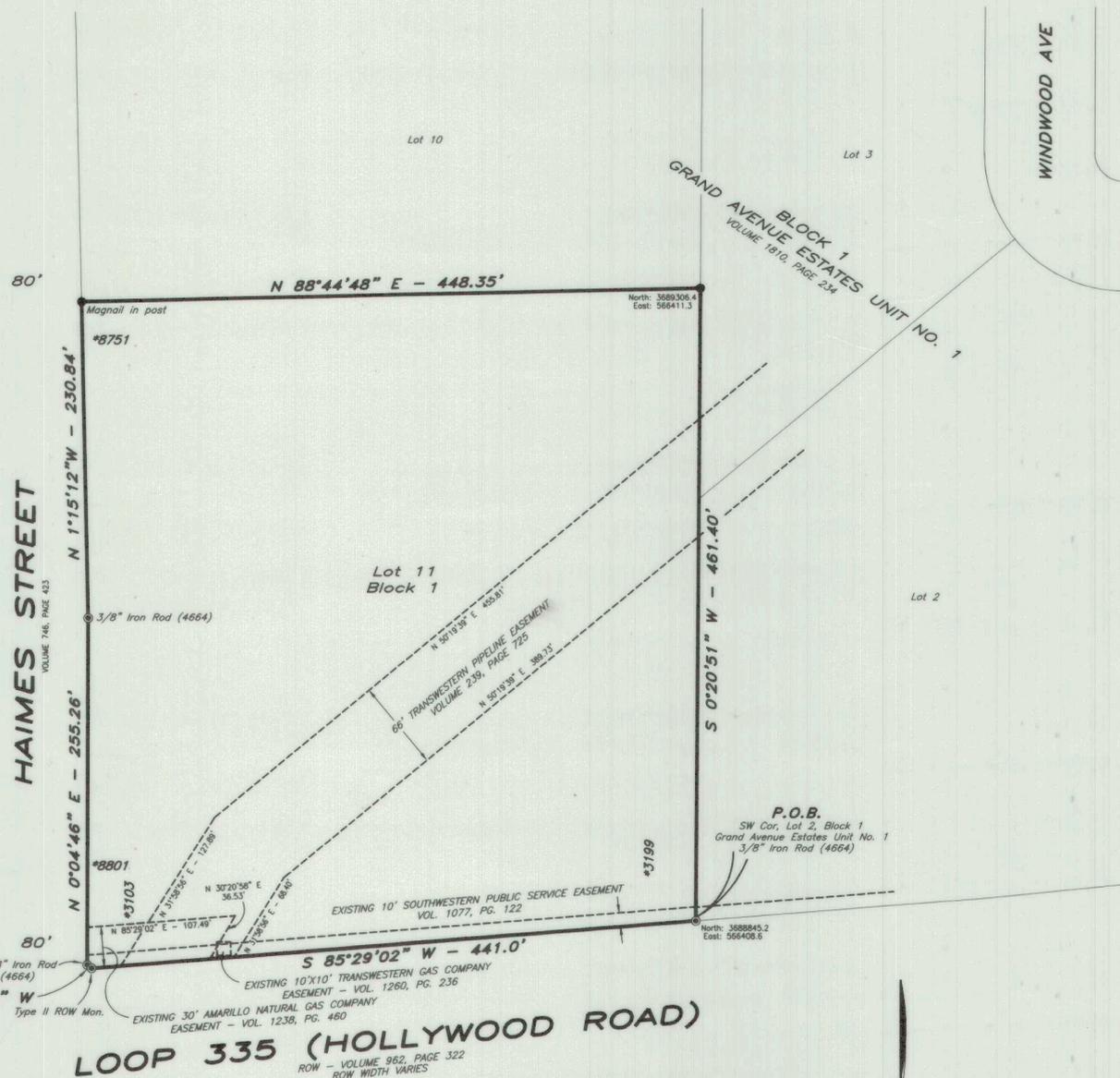
**APPROVAL:**

Approved by the Amarillo Area Public Health District.

[Signature] 6/16/2020  
Health Officer Date

**GRANTEES ADDRESS:**

City of Amarillo Randall County Road Department  
601 S. Buchanan 301 W. Hwy. 60  
Amarillo, Texas 79101 Canyon, Texas 79015



**LEGEND**

- = 3/8" Iron Rod set with HBD cap (unless noted)
- ⊙ = Control Monument found as noted.

**PROPERTY DESCRIPTION:**

A 4.82 acre unplatted tract of land lying in Section 143, Block 2, A.B. & M. Survey, Randall County, Texas, being that certain tract described in Warranty Deed with Vendor's Lien recorded under Clerk's File No. 2019014834 of the Official Public Records of Randall County, Texas, said 4.82 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod with cap marked "RPLS 4664" found in the North line of Loop 335 (Hollywood Road) for the Southwest corner of Lot 2, Block 1, Grand Avenue Estates Unit No. 1, a suburban subdivision to the City of Amarillo, recorded in Volume 1810, Page 234 of the Deed Records of Randall County, Texas;

THENCE South 85 degrees 29 minutes 02 seconds West, along the North line of Loop 335 (Hollywood Road), a distance of 441.00 feet to a Type II brass disk ROW monument;

THENCE North 76 degrees 37 minutes 42 seconds West, a distance of 1.15 feet to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE North 00 degrees 04 minutes 46 seconds East, along the East line of Haines Street, a distance of 255.26 feet to a 3/8" iron rod with cap marked "RPLS 4664" found;

THENCE North 01 degree 15 minutes 12 seconds West, a distance of 230.84 feet to a Magnail set in the top of a post, same being the Southwest corner of Lot 10, Block 1, Grand Avenue Estates Unit No. 1;

THENCE North 88 degrees 44 minutes 48 seconds East, along the South line of said Lot 10, a distance of 448.35 feet to a 3/8" iron rod with cap marked "HBD" set for the Southeast corner of said Lot 10;

THENCE South 00 degrees 20 minutes 51 seconds West, along the West line of Lot 3 and Lot 2, Block 1, Grand Avenue Estates Unit No. 1, a distance of 461.40 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 4.82 acre 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 by others under my direct supervision.

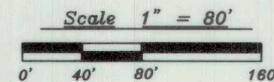
This 12<sup>th</sup> Day of June, 2020

[Signature]  
K.C. Brown, RPLS  
Texas Reg. No. 4664



**NOTES**

- This plat is within the Amarillo ETJ.
- This plat does not lie within a flood hazard area according to the Federal Flood Insurance Rate Map Community Panel No. 48381C0235E Dated June 4, 2010. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. Map upon which this opinion is based.
- 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 the approved water well location. 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.
- "\*" Address No.'s shown were provided by the City of Amarillo and are subject to change without notice.
- Coordinates shown are relative to the Texas Coordinate System, North Zone, NAD83.
- This plat is subject to Aviation Height Hazard Restrictions. Therefore, an Aviation Clear Zone Easement with a maximum building height elevation of 4,650 feet MSL has been filed in accordance with this plat.



**"FINAL PLAT"**  
**GRAND AVENUE ESTATES UNIT NO. 7**  
A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO  
IN SECTION 143, BLOCK 2, A. B. & M. SURVEY,  
RANDALL COUNTY, TEXAS  
4.82 ACRES

**FILED OF RECORD**

6/18/20 Randall  
Date County  
2020011447  
File Clerk's No.



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

HEREFORD  
235 E. 2nd St.  
Hereford, Texas 79045  
(806) 364-8084  
Texas Firm No. 10027301

**Christina McMurray**Tax Assessor/Collector  
PO Box 997  
Canyon, TX 79015-0997**Tax Certificate**Property Account Number:  
**R200143000330**Statement Date: 05/26/2020  
Owner: CABRERA SERGIO  
Mailing 2712 S HIGHLAND ST  
Address: AMARILLO, TX 791035308Property Location: 0000000 E LOOP 335 SOUTH  
Legal: SECT 143 A B & M|LOT BLOCK 0002|IRREG  
TR BEG 5091.73FT|S & 1227.06FT SW|OF NE COR  
OF SECTTAX CERTIFICATE FOR ACCOUNT : R200143000330  
ADNUMBER: R200143000330  
GF NUMBER:  
CERTIFICATE NO : 2130957DATE : 5/26/2020  
FEE : 10.00

PAGE 1 OF 1

COLLECTING AGENCYRandall County  
PO Box 9514  
Amarillo TX 79105-9514PROPERTY DESCRIPTIONSECT 143 A B & M|LOT BLOCK 0002|IRREG  
TR BEG 5091.73FT|S & 1227.06FT SW|OF NE COR  
OF SECT  
0000000 E LOOP 335 SOUTH  
4.72 ACRESREQUESTED BYANNEX TAX OFFICE - AMARILLO  
PO BOX 997  
CANYON TX 79015PROPERTY OWNERCABRERA SERGIO  
2712 S HIGHLAND ST  
AMARILLO TX 791035308

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 2020 TAXES HAVE NOT BEEN CALCULATED.

**TAXES FOR 2019 ARE 566.70**

CURRENT VALUES			
LAND MKT VALUE:	\$33,900	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$33,900	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	Canyon ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	Randall County Noxious Weed Di	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 5/2020 : **\$ 0.00**ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R200143000330

CERTIFIED BY

Authorized agent of Randall County