



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

February 4, 2021

David Miller  
Atlas Land Surveying LLC  
705 N. Taylor  
Amarillo, Texas 79107

**RE: Letter of Action: Approval – Western Estates Unit No. 9 – ZB2007042 - Final Plat**

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 2/2/2021. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2021002806 on 2/3/2021. 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,

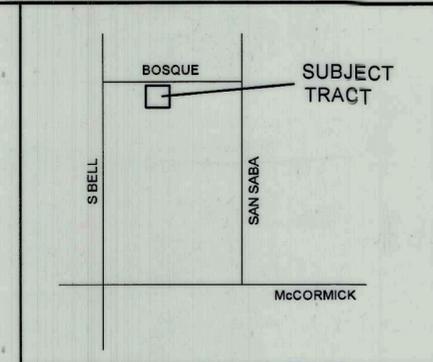
A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

Brady D. Kendrick  
Planner II

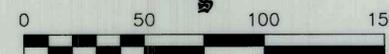
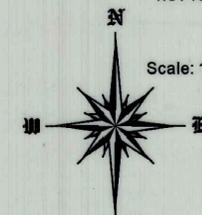
# WESTERN ESTATES UNIT No. 9

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 3, WESTERN ESTATES UNIT No. 1, AND A VACATED  
PORTION OF RIGHT-OF-WAY, IN SECTION 1, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS

1.046 ACRE



VICINITY MAP  
NOT TO SCALE



**LEGEND**

- \* = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- CM = CONTROL MONUMENT
- RM = RECORD MONUMENT

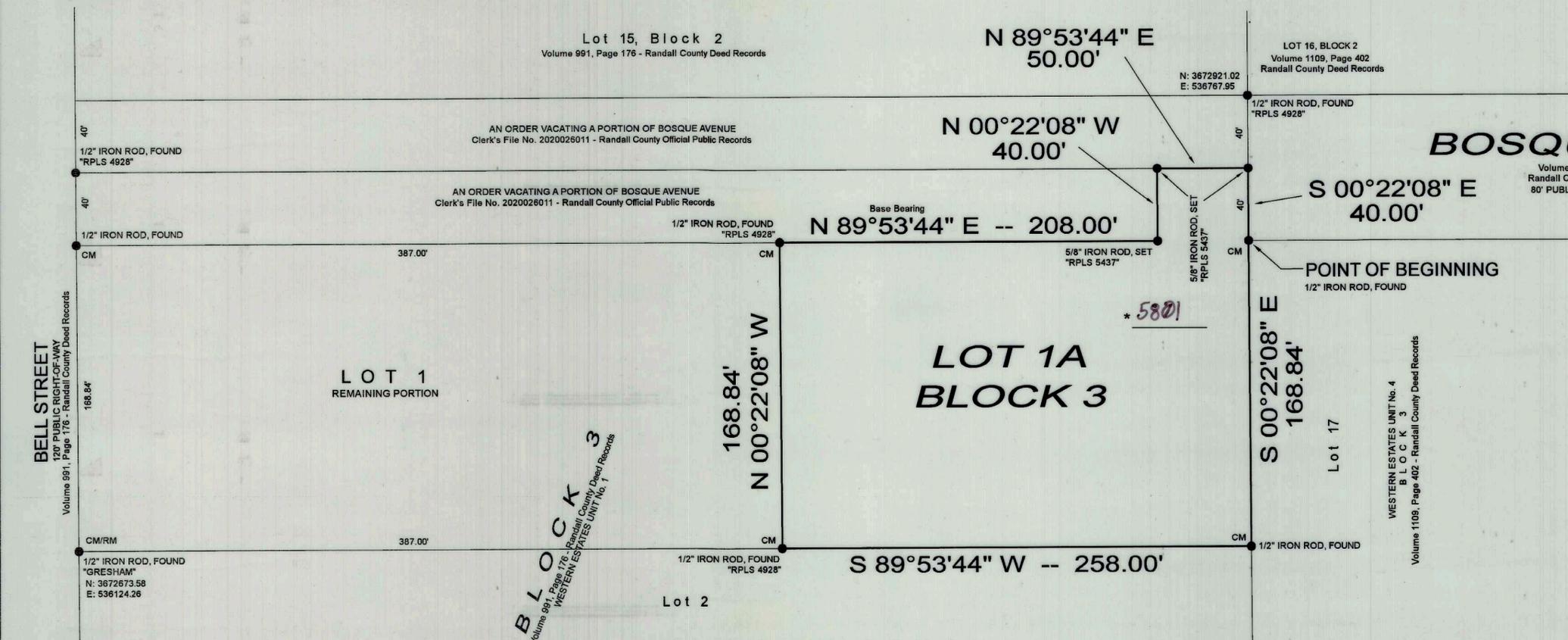
**DESCRIPTION**

A 1.046 acre tract of land being a portion of Lot 1, Block 3, Western Estates Unit No. 1, A Suburban and Urban Subdivision of the City of Amarillo, being 227.068 acres out of Section 1, Block 9, B.S. & F. Survey, Randall County, Texas, according to the recorded map or plat thereof, of record in Volume 991, Page 176 of the Deed Records of Randall County, Texas, and a portion of Vacated Bosque Avenue by Order 2015-57, recorded under Clerk's File Number 2020026011 of the Official Public Records of Randall County, Texas, said 1.046 acre tract of land being described by metes and bounds as follows:

- BEGINNING** at a 1/2 inch iron rod found for the Northeast corner of said Lot 1;
- THENCE** South 00 degrees 22 minutes 08 seconds East, a distance of 168.84 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 1;
- THENCE** South 89 degrees 53 minutes 44 seconds West, a distance of 258.00 feet to a 1/2 inch iron rod "RPLS 4298" found, the Southwest corner of this tract of land;
- THENCE** North 00 degrees 22 minutes 08 seconds West, a distance of 168.84 feet to a 1/2 inch iron rod "RPLS 4298" found in the North line of said Lot 1, the Northwest corner of this tract of land;
- THENCE** North 89 degrees 53 minutes 44 seconds East (base bearing), a distance of 208.00 feet to a 5/8 inch iron rod with cap (M-Cap) set;
- THENCE** North 00 degrees 22 minutes 08 seconds West, a distance of 40.00 feet to a M-Cap set;
- THENCE** North 89 degrees 53 minutes 44 seconds East, a distance of 50.00 feet to a M-Cap set;
- THENCE** South 00 degrees 22 minutes 08 seconds East, a distance of 40.00 feet to the POINT OF BEGINNING.

**NOTES**

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0210E, 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 E.T.J. OF THE CITY OF AMARILLO.
3. COORDINATES AND BEARINGS SHOWN ARE REFERENCED TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
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.



**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL OF THE CITY OF AMARILLO, TEXAS

THIS 2<sup>nd</sup> DAY OF February, 2021.

*[Signature]*  
OFFICIAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2021.

*[Signature]*  
HEALTH 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 PERIMETER SURVEY STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 25TH DAY OF SEPTEMBER, 2020.

*[Signature]*  
DAVID G. MILLER R.P.L.S. 5437  
REGISTERED PROFESSIONAL LAND SURVEYOR



**ATLAS**  
LAND SURVEYING LLC  
705 N Taylor Suite B \* Amarillo, Texas \* 79107  
P.O. Box 51994 \* Amarillo, Texas \* 79159  
806-654-0298  
Firm # 10194242

**OWNER'S ACKNOWLEDGEMENT**

THE STATE OF TEXAS §  
COUNTY OF RANDALL §  
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, JOHN M BURLESON AND VENESSA L BURLESON, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS WESTERN ESTATES UNIT No. 9, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 1<sup>st</sup> DAY OF February, 2021.

*[Signature]* JOHN M BURLESON  
12901 S BELL STREET  
AMARILLO, TEXAS 79118

*[Signature]* VENESSA L BURLESON  
12901 S BELL STREET  
AMARILLO, TEXAS 79118

**FILED OF RECORD**

DATE 2-3-2021 COUNTY RANDALL

2021002806  
COUNTY CLERK FILE NUMBER

**ATTEST**

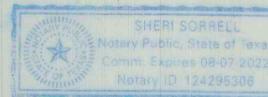
STATE OF TEXAS §  
COUNTY OF RANDALL §  
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN M BURLESON, 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 1 DAY OF FEBRUARY, 2021.

*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/17/22



**ATTEST**

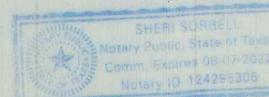
STATE OF TEXAS §  
COUNTY OF RANDALL §  
KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VENESSA L BURLESON, 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 1 DAY OF FEBRUARY, 2021.

*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 8/17/22



**GRANTEE'S ADDRESS**

CITY OF AMARILLO  
601 S BUCHANAN STREET  
AMARILLO, TEXAS 79101

RANDALL COUNTY ROAD DEPARTMENT  
301 W HIGHWAY 60  
CANYON, TEXAS 79015