

WATER CREST RANCH, SECTION 1.

SECTION 1,
THROUGH F AND TRACT "A"
32.292 ACRES LOCATED IN
THE JOHN JARMON SURVEY NO. 82
LEONARD BOWERMAN SURVEY NO. 83,
AT ABILENE, TAYLOR COUNTY, TEXAS

F.M. 3308 "NEAS ROAD" -
NORTHEAST CORNER OF
SURVEY 82, J. JARMAN,
ABSTRACT NO. 187
(CALCULATED)
NORTHING: 6,870,101.28
EASTING: 1,594,694.03

PLANNING COMMISSION		PLANNING DIRECTOR	
THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, SUBCHAPTER A, AS AMENDED.			
DATE	CHAIRMAN	DATE	FILE NUMBER
ATTEST	<i>Stef</i>	<i>EPO523</i>	
SECRETARY	<i>Approved</i>	PLANNING DIRECTOR	<i>John A. Jackie</i>
DATE	PLANNING DIRECTOR	FEES	<i>Paid</i>
COUNTY CLERK		DIRECTOR OF PUBLIC WORKS	
I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON			
3/07/15	2025-03870	THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.	
DATE	FILE NUMBER		
<i>Brandi Delemeix</i>	<i>Taylor</i>	3/5/2025 <i>Mark P.</i>	
COUNTY CLERK	COUNTY TEXAS	DATE	DIRECTOR OF PUBLIC WORKS
<i>Subie Carreras</i>			
DEPUTY	OWNER'S CERTIFICATE AND DEDICATION		
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF			
WATER CREST RANCH, SECTION 1, BLOCKS A THROUGH F AND TRACT "A",			
32.292 ACRES LOCATED IN THE JOHN JARMON SURVEY NO. 82 AND THE LEONARD BOWERMAN SURVEY NO. 83, CITY OF ABILENE, TAYLOR COUNTY, TEXAS			
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:			
SEE METES & BOUNDS DESCRIPTION SHOWN HEREON			
EXECUTED THIS	7th	DAY OF	March
<i>John P. Delemeix</i>		A.D. 2025 <i>25</i>	
OWNER	OWNER		

07/15	2025-03870	FILE NUMBER
DATE	CITY OF THE CITY OF ABILENE, TEXAS.	
Brandi Delemeix	Taylor	TH DE CL TH WI CL TH NO TH "C LIN TH RIG TH CC TH CU CL TH CU PO TH EA SA TH OF HA TH CO TH SA "X TH
COUNTY CLERK	COUNTY TEXAS	
<u>Subie Carreras</u>		
DEPUTY	OWNER'S CERTIFICATE AND DEDICATION	
THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF		
WATER CREST RANCH, SECTION 1, BLOCKS A THROUGH F AND TRACT "A",		
32.292 ACRES LOCATED IN THE JOHN JARMON SURVEY NO. 82 AND THE LEONARD BOWERMAN SURVEY NO. 83, CITY OF ABILENE, TAYLOR COUNTY, TEXAS		
AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:		
SEE METES & BOUNDS DESCRIPTION SHOWN HEREON		
EXECUTED THIS	7th	DAY OF
<u>Ch. Delemeix</u>		March
		A.D. 2023
OWNER	25	

PHONE: 806-773-0813
JOB NUMBER: 220651
© 2025 ALL RIGHTS RESERVED

Through Tax Year
2024

TAX CERTIFICATE

2025-03870 Page 2 of 3

Certificate #
119120

Issued By:

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
P O BOX 1800
1534 S TREADAWAY
ABILENE, TX 79604

Property Information	
Property ID:	34785
Geo ID:	A0187010400
Legal Acres:	83.4530
Legal Desc:	A0187 SUR 82 JOHN JARMON, ACRES 83.453
Situs:	W LAKE RD
DBA:	
Exemptions:	

Owner ID: 393986 100.00%
WATER CREST RANCH ABILENE LLC
8213 ALCOVE AV
LUBBOCK, TX 79424-7508

For Entities	Value Information
ABILENE ISD	Improvement HS: 0
CITY OF ABILENE	Improvement NHS: 570
TAYLOR COUNTY	Land HS: 0
	Land NHS: 0
	Productivity Market: 256,398
	Productivity Use: 10,842
	Assessed Value 11,412

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

Effective Date: 01/30/2025

Total Due if paid by: 01/31/2025

0.00

ATTACHED TO PLAT
IN CABINET 5
SLIDE 138.

Tax Certificate Issued for:
CITY OF ABILENE
TAYLOR COUNTY
ABILENE ISD

Taxes Paid in 2024
86.81
62.61
113.25

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)].

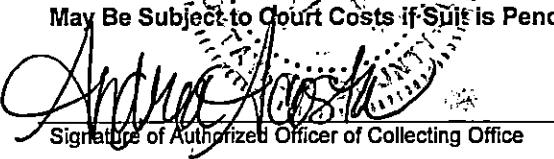
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 01/30/2025
Requested By: Miscellaneous Customer
Fee Amount: 10.00
Reference #: _____


Signature of Authorized Officer of Collecting Office

Unofficial Copy

THE STATE OF TEXAS

COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County

2025-03870 PL
03/07/2025 12:47:18 PM Total Fees: \$172.00



Brandi DeRemer
Brandi DeRemer, County Clerk
Taylor County, TX