

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 10, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-63 River Road Gardens Unit No. 25, an addition to the City of Amarillo, being a replat of tracts No. 7 and 8, River Road Gardens in Section 161, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: River Road & Gallardia Ave.)
DEVELOPERS: Rufus & Judy Boyett

The Designated Official for the City of Amarillo approved the above-mentioned item on December 27, 2012. The plat was filed of record in the Official Public Records of Potter County Instrument # 1228031 on December 27, 2012. Please post your records accordingly.



Kelley Shaw, Planning Director

FILED and RECORDED

Instrument Number: 1228031

Filing and Recording Date: 12/27/2012 12:26:02 PM Pages: 4 Recording Fee: \$39.00

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.



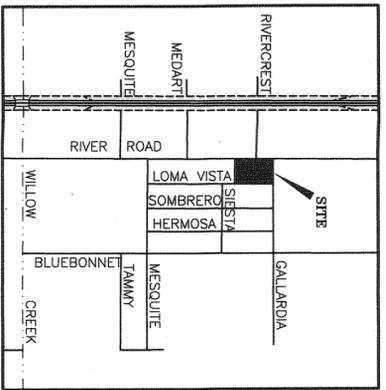
A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

Ret to: levans

CITY OF AMARILLO PLANNING DEPARTMENT ^{Re} 1228031
PO BOX 1971
AMARILLO, TX 79105



VICINITY MAP

NOT TO SCALE

NOTES:
1) THIS PLAT IS NOT LOCATED WITHIN THE CITY OF AMARILLO E.T.J.
2) A PORTION OF THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0387C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

LEGEND:
● 1/2" IRON ROD W/CAP FND
● 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
● 1/2" IRON ROD FND
● 3/8" IRON ROD W/CAP FND
● EMBLEM
*XXXX ADDRESS/ADDRESS RANGE PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE
100 YEAR FLOOD ZONE - ZONE "X" (NO BASE FLOOD ELEVATIONS DETERMINED (AS SCALED FROM F.I.R.M.))

GALLARDIA AVENUE
60' RIGHT-OF-WAY
(VOL. 51, PG. 593)
S 89°46'54" E 285.89'
275.89'

30' ENERGAS ESM'T
VOL. 2703, PG. 55
N 00°28'42" E 100.00'
N 00°28'42" E 297.60'

APPROVAL

APPROVED BY VICKI COVEY, DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO
TEXAS, ON THIS 21st DAY OF December, 2012.
Vicki Covey

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P. O. BOX 1971
AMARILLO, TEXAS 79105-1971

FILED OF RECORD
12-27-12
(DATE)

1228031
(VOI)

Potter
(COUNTY)
(PG)

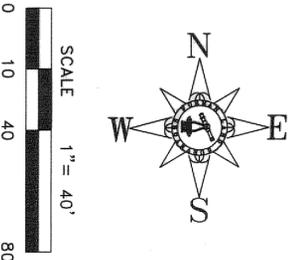
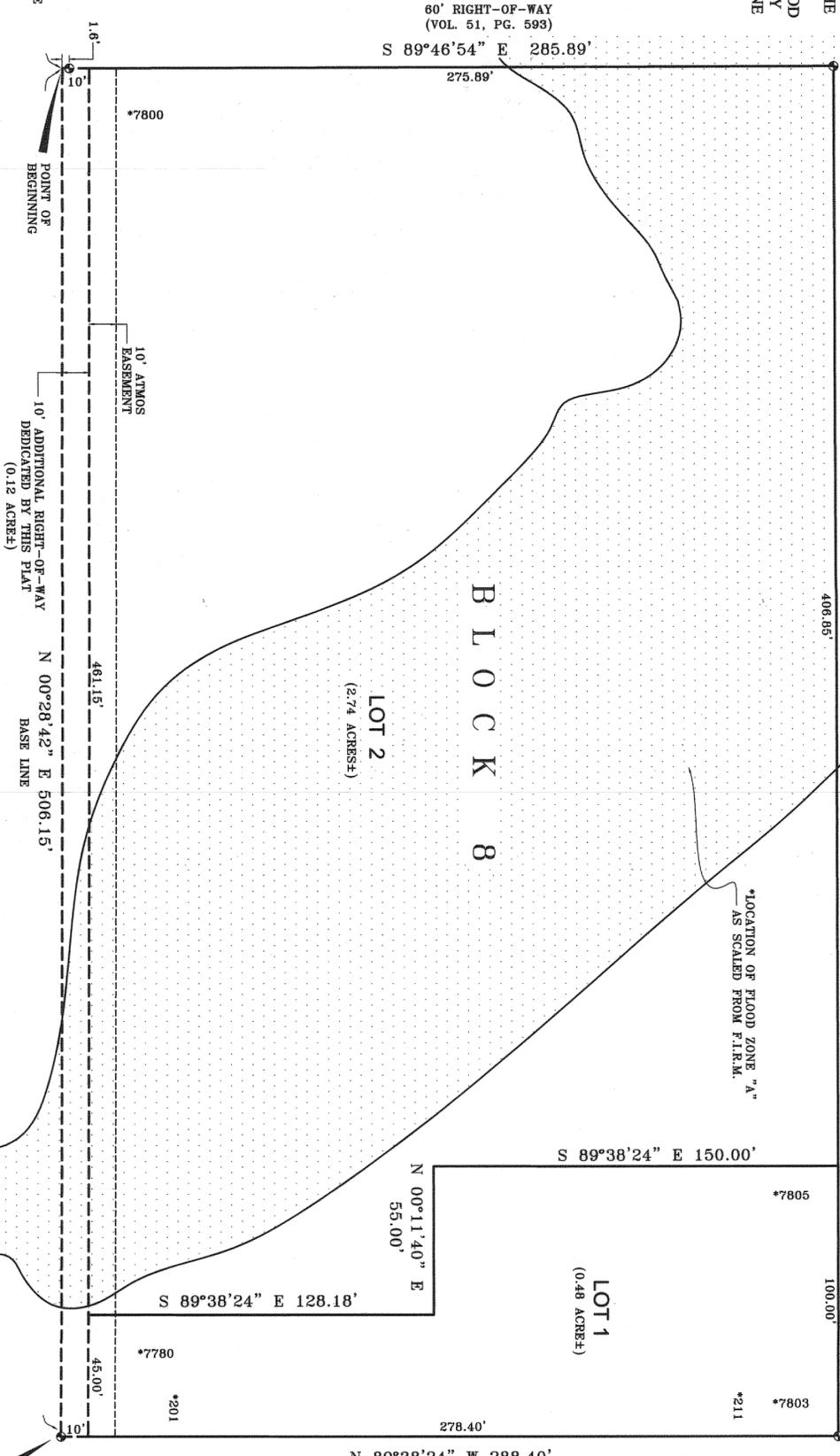
N.A.D. 83 - TEXAS NORTH
NORTHING: 3750319.964 FEET
EASTING: 557646.685 FEET
SCALE FACTOR: 0.99991338

LOMA VISTA
UNIT NO. 3
(VOL. 900, PG. 313)

LOMA VISTA DRIVE
60' RIGHT-OF-WAY
(VOL. 900, PG. 313)

BLOCK 8

LOT 2
(2.74 ACRES±)



RIVER ROAD
100' RIGHT-OF-WAY
N 00°28'42" E 506.15'
BASE LINE
10' ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT (0.12 ACRES±)

(RIGHT OF WAY DEEDS - VOL. 10, PG. 22; VOL. 158 & PG. 69; VOL. 256, PG. 260) (PLATS - VOL. 51, PG. 593 & VOL. 51, PG. 575)

ATTEST

THE STATE OF TEXAS
COUNTY OF POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RUFUS L. BOYETT THIS 21st DAY OF December, 2012.

NOTARY PUBLIC, STATE OF TEXAS

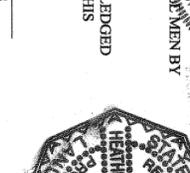


ATTEST

THE STATE OF TEXAS
COUNTY OF POTTER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JUDY A. BOYETT THIS 21st DAY OF December, 2012.

NOTARY PUBLIC, STATE OF TEXAS



CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 21ST DAY OF SEPTEMBER, 2012.

HEATHER LYNN LEMONS, R.P.L.S. 5712
REGISTERED PROFESSIONAL LAND SURVEYOR



PROJECT NO. 1213708
DRAWING NO. C:\SUB12\POTTER\0-6\1213706

DESCRIPTION

A 3.34± acre tract of land being a portion of Tracts No. 7 and 8, River Road Gardens, a subdivision of the West one-half of Section 161, Block 2, A.B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof in Volume 51, Page 595 of the Deed Records, Potter County, Texas, and being the same tract of land as described in the certain instrument of conveyance recorded in Volume 2719, Page 745 of the Official Public Records of Potter County, Texas, and being the same tract of land as described in the certain instrument of conveyance recorded in Volume 2719, Page 745 of the Official Public Records of Potter County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at the intersection of the South right-of-way line of Gallardia Avenue (60' right-of-way as dedicated by plat of said River Road Gardens) with the East right-of-way line of River Road (100' right-of-way dedicated by said plat of River Road Gardens) and by instruments recorded in Volume 250, Page 424 and Volume 51, Page 575, Deed Records, Potter County, Texas, same point being the Northwest corner of Tract 7 of said River Road Gardens and also being the Northwest and BEGINNING CORNER of the herein described tract of land.
THENCE South 89° 46' 54" East along the South right-of-way line of said Gallardia Avenue, at 1.60 feet passing a 1/2 inch iron rod found for reference, a total distance of 285.89 feet to a 1/2 inch iron rod found at the intersection of the South right-of-way line of said Gallardia Avenue with the West right-of-way line of Loma Vista Drive (60' right-of-way as dedicated by plat of Loma Vista Unit No. 3, according to the map or plat thereof recorded in Volume 900, Page 313, Deed Records, Potter County, Texas), same point being the Northeast corner of this tract of land, from whence a 3/8 inch iron rod with cap stamped "RPL'S 4664" found at the Northwest corner of Block 7 of said Loma Vista Unit No. 3 bears South 89° 46' 54" East, 60.69 feet;
THENCE South 00° 11' 40" West, 506.85 feet to the intersection of the West right-of-way line of said Loma Vista Drive (60' right-of-way as dedicated by plat of Loma Vista Unit No. 3, according to the map or plat thereof recorded in Volume 900, Page 313, Deed Records, Potter County, Texas), same point being the Southeast corner of this tract of land, from whence a 1/2 inch iron rod found at the Northeast corner of Block 4 of said Loma Vista Unit No. 2 bears South 00° 11' 40" West, 59.77 feet;
THENCE North 89° 38' 24" West, 288.40 feet to the intersection of the North right-of-way line of said Siesta Lane with the East right-of-way line of said River Road, same being the Southwest corner of this tract of land, from whence a 1/2 inch iron rod found at the Northwest corner of Block 4 of Loma Vista Unit No. 4, according to the map or plat thereof recorded in Volume 1429, Page 167, Deed Records, Potter County, Texas, bears South 00° 28' 42" West, 60.00 feet;
THENCE North 00° 28' 42" East, 506.15 feet along the East right-of-way line of said River Road to the place Beginning and containing a computed area of 3.34 acres of land, more or less.

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, RUFUS L. BOYETT, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS RIVER ROAD GARDENS UNIT NO. 25, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 21st DAY OF December, 2012.

RUFUS L. BOYETT
7800 RIVER ROAD
AMARILLO, TEXAS 79108

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF POTTER

THAT THE UNDERSIGNED, JUDY A. BOYETT, THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS RIVER ROAD GARDENS UNIT NO. 25, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 21st DAY OF December, 2012.

JUDY A. BOYETT
7800 RIVER ROAD
AMARILLO, TEXAS 79108

RIVER ROAD GARDENS UNIT NO. 25

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACTS NO. 7 AND 8, RIVER ROAD GARDENS IN SECTION 161, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS
3.34± ACRES