THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

April 27, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-74 River Road Gardens Unit No. 26, an addition to the City of Amarillo, being a replat of portions of Tract 17 and Tract 18 River Road Gardens, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Pavillard Dr & Willow Creek Dr)
DEVELOPER: Bo Williams

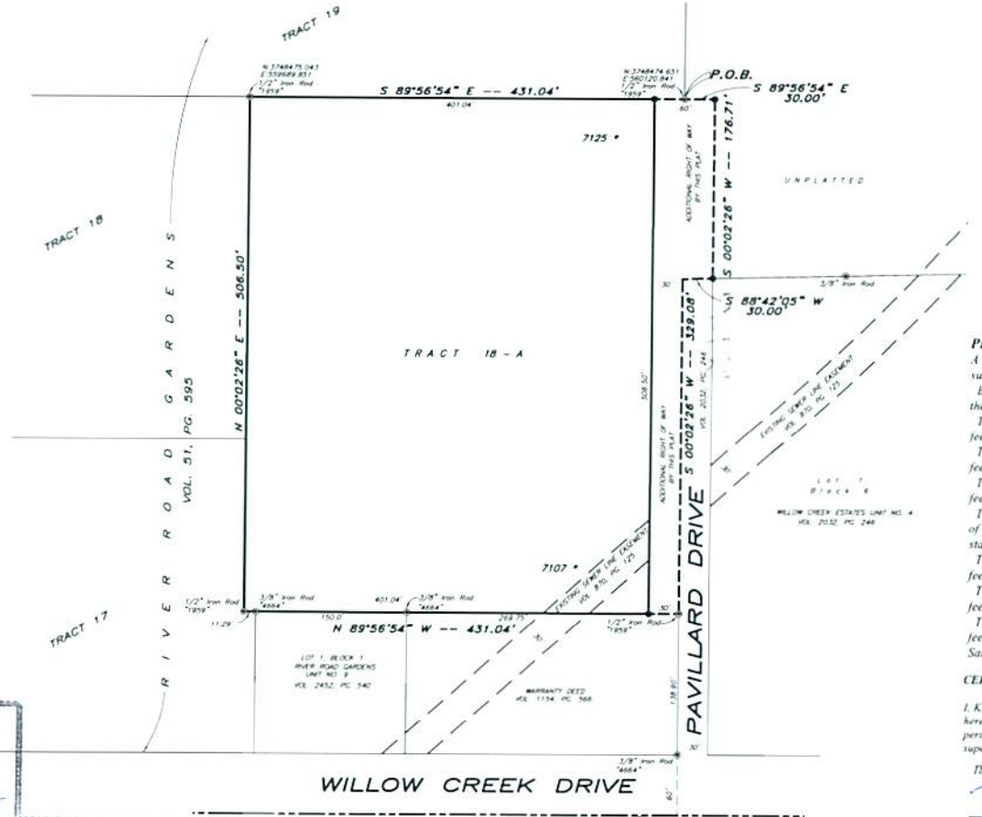
The Planning and Zoning Commission approved the above-mentioned item on March 9, 2015. The plat was filed of record in the Official Public Records of Potter County Instrument #1271646 on March 25, 2015. Please post your records accordingly.

Kelley Shaw, Planning Director

POTTER COUNTY, TEXAS
CENSUS TRACT 115
AP MAP NO. O-6

RIVER ROAD GARDENS UNIT NO 26

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF PORTIONS OF TRACT 17 AND TRACT 18
RIVER ROAD GARDENS IN SECTION 161, BLOCK 2, A.B.&M. SURVEY,
POTTER COUNTY, TEXAS
(5.13 ACRES)



VICINITY MAP - NOT TO SCALE

NORTH

Scale 1" = 80'
0 40' 80' 160'

DEDICATION

State of Texas X Know all men by these presents
County of Potter X

That Bo Williams, Executive Pastor, Trinity Fellowship Church of North Amarillo, the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as River Road Gardens Unit No. 26, an Addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 26th Day of March, 2015

Trinity Fellowship Church of North Amarillo
Bo Williams, Executive Pastor
501 E. Willow Creek Drive
Amarillo, Texas 79108
(806) 383-9651

ATTEST

State of Texas
County of Potter

Before me the undersigned authority on this day personally appeared Bo Williams, Executive Pastor, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgement to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office

On This 27th Day of March, 2015

Notary Public State of TEXAS

JAMES PRINGLE
Notary Public
STATE OF TEXAS

1. This plat does not lie within the ETJ of the City of Amarillo. March, 2015

2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0389C, effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood 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.

3. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"

4. 20,508 square feet of public right of way dedicated by this plat.

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

LEGEND

- ⊙ = Control Monument, found as noted
- ● = 3/8" Iron Rod set with HBD cap
- • = Address ranges Subject to Change without Notice
- ROW = Right of Way

APPROVAL:

Approved by the Planning and Zoning Commission for the City of Amarillo, Texas

Chairman

3-9-15
Date

FILED OF RECORD
3-25-15 Potter
Date County
1271646
Clerk's File No.

PROPERTY DESCRIPTION:

A 5.13 acre tract of land out of Tracts 17 and 18, River Road Gardens a subdivision out of Section 161, Block 2, A.B.&M. Survey, Potter County, Texas; BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 1959" found for the Northeast corner of Tract 18, of said River Road Gardens;
THENCE South 89 degrees 56 minutes 54 seconds East, a distance of 30.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE South 00 degrees 02 minutes 26 seconds West, a distance of 176.71 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE South 88 degrees 42 minutes 05 seconds West, a distance of 30.00 feet to a point in the East line of Tract 18;
THENCE South 00 degrees 02 minutes 26 seconds West, along the East lines of Tracts 17 and 18, a distance of 329.08 feet to a 1/2 inch iron rod with cap stamped "RPLS 1959" found for the Southeast corner of this tract;
THENCE North 89 degrees 56 minutes 54 seconds West, a distance of 431.04 feet to a 1/2 inch iron rod with cap stamped "RPLS 1959" found;
THENCE North 00 degrees 02 minutes 26 seconds East, a distance of 506.50 feet to a 1/2 inch iron rod with cap stamped "RPLS 1959" found;
THENCE South 89 degrees 56 minutes 54 seconds East, a distance of 431.04 feet to the PLACE OF BEGINNING
Said tract contains a computed area of 5.13 acres 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 18th Day of March, 2015

K.C. Brown, RPLS
Texas Reg. No. 4664

STATE OF TEXAS
REGISTERED
K.C. BROWN
4664
PROFESSIONAL
LAND SURVEYOR

"FINAL PLAT"
RIVER ROAD GARDENS
UNIT NO. 26
AN ADDITION TO THE CITY OF AMARILLO

Hagar, Brown & Dorsey, LLC.
LAND SURVEYORS
P.O. Box 1248
Hereford, Texas 79045
(806) 364-4094
(806) 364-4095 FAX
Texas Firm No. 10007500

4713 S. Western St.
Amarillo, Texas 79109
(806) 358-5000
(806) 358-1008 FAX
Texas Firm No. 10007300

Sheet 1 of 1
Drawn By J. Smith
File A85371P.dwg

March 17, 2015 - Z:\AMA HBD JOBS\8500\8085\A8537\A85371P.dwg

1271646 PLAT
03/25/2015 10:18 AM Total Pages: 3
Julie Smith, County Clerk - Potter County, Texas

D-181

APP
P.14-74
BLK 2 AB-7M
SEC 161
O-6
JS

Through Tax Year 2014	# TAX CERTIFICATE	Certificate # 6555

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information

Property ID: 141291 Geo ID: 6533000775
Legal Acres: 5.0100
Legal Desc: RIVER ROAD GARDENS LOT BLOCK E 431.04FT OF TR 18 AND E 431.04FT OF THE N/2 OF TR 17
Situs: E WILLOW CREEK DR AMARILLO, TX 79108-
DBA:
Exemptions: EX

Owner ID: 100155067 100.00%
TRINITY FELLOWSHIP CHURCH
OF NORTH AMARILLO
503 E WILLOW CREEK DR
AMARILLO, TX 79108-3701

For Entities	Value Information	
AMA COLLEGE	Improvement HS:	0
AMARILLO	Improvement NHS:	0
PANHANDLE WD	Land HS:	0
POTTER COUNTY	Land NHS:	7,515
RIVER ROAD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	7,515

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: 02/26/2015 Total Due if paid by: 02/28/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
POTTER COUNTY	9.39
AMARILLO	5.11
PANHANDLE WD	0.12
AMA COLLEGE	3.07
RIVER ROAD	20.00

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/26/2015
Requested By: TRINITY FELLOWSHIP CHURCH
Fee Amount: 10.00
Reference #:

True Automation, Inc

FILED and RECORDED

Instrument Number: 1271646

Filing and Recording Date: 03/25/2015 10:18:03 AM Pages: 3 Recording Fee: $35.00

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.

Julie Smith, County Clerk
Potter County, Texas

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

msmith

POTTER COUNTY, TEXAS

CENSUS TRACT 115
AP MAP NO O-6

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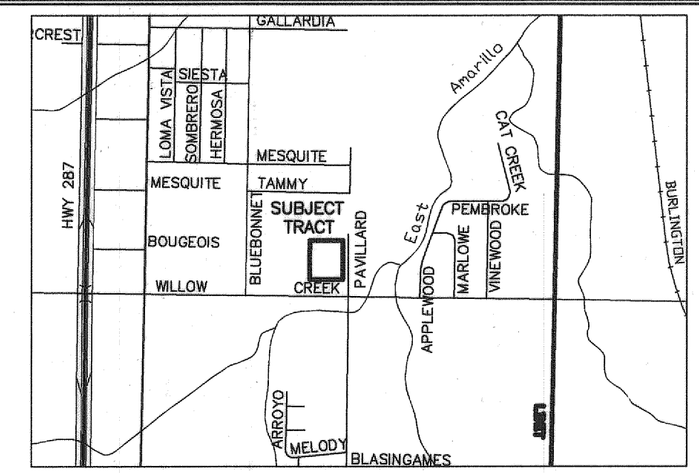

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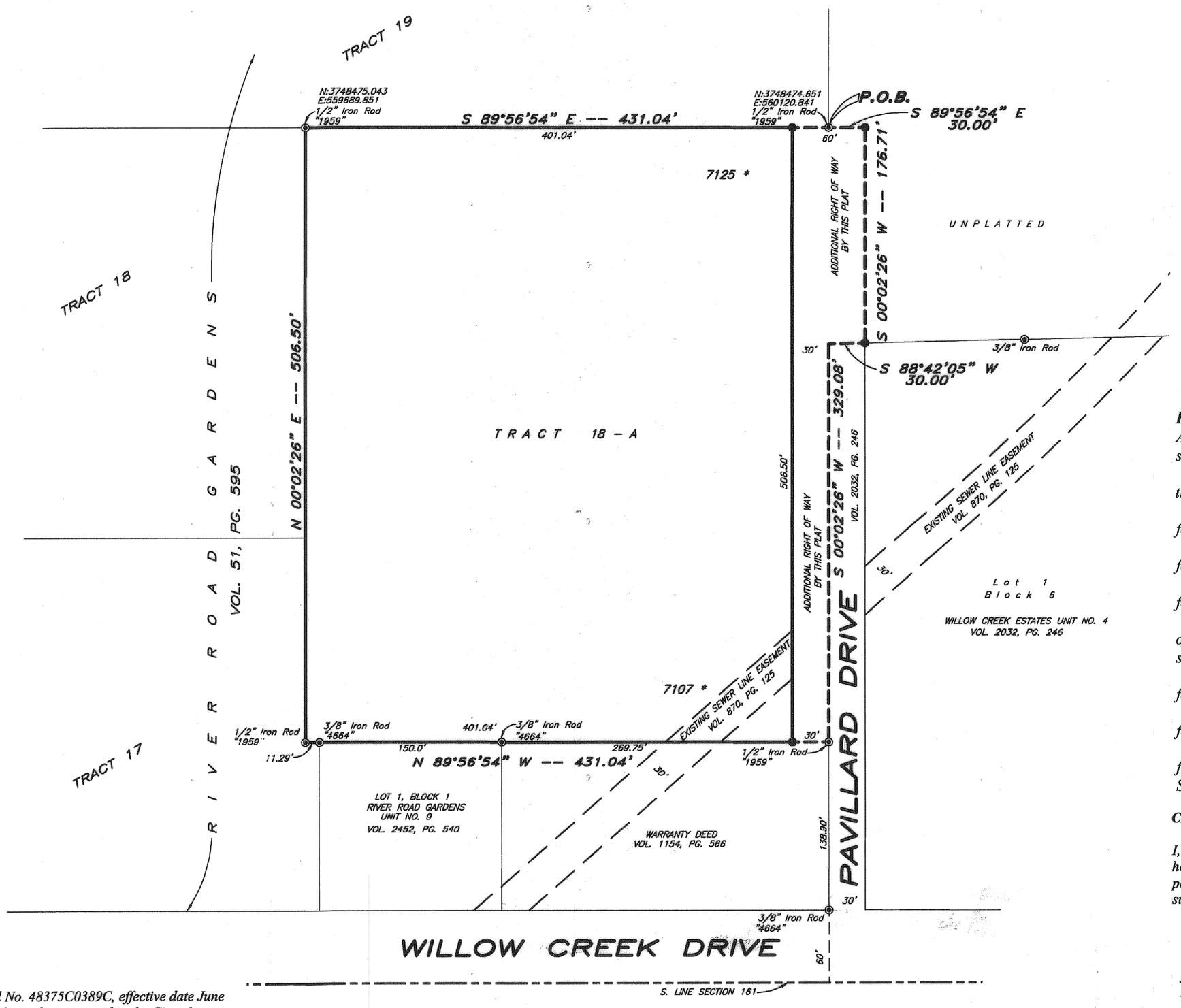

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Executed this 23rd Day of March, 2015

John Williams

Trinity Fellowship Church of North Amarillo
Bo Williams, Executive Pastor
503 E. Willow Creek Drive
Amarillo, Texas 79108
(806) 383-9651

ATTEST

State of Texas

County of Potter

Before me the undersigned authority on this day personally appeared Bo Williams, Executive Pastor, 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 23rd Day of March, 2015

Notary Public State of Texas

JAMES PRINGLE
Notary Public
STATE OF TEXAS
My Comm. Exp. May 16, 2015

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K.C. Brown, RPLS
Texas Reg. No. 4664

STATE OF TEXAS
REGISTERED
K C BROWN
4664
LICENSED PROFESSIONAL LAND SURVEYOR

NOTES:

1. This plat does not lie within the E.T.J. of the City of Amarillo.

2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0389C, effective date June 4th 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood 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.

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

LEGEND

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* = Address ranges Subject to Change without Notice
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APPROVAL:

Approved by City Planning and Zoning Commission for the City of Amarillo, Texas

Chairman

3-9-15
Date

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"FINAL PLAT"

RIVER ROAD GARDENS UNIT NO. 26

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(806) 364-6088 FAX
Texas Firm No: 10087302

4713 S. Western St.
Amarillo, Texas 79109
(806) 358-6040
(806) 358-1008 FAX
Texas Firm No: 10087300

Sheet 1 of 1
Drawn By: J. Smith
File: A8537P.dwg

March 17, 2015 – Z:\AMA HBD JOBS\8500JOBS\A8537\A8537P.dwg