



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

8/12/2016

Cindy Beyer
4109 SW. 33rd Ave
Amarillo, Texas 79109

RE: Letter of Completeness- Riverroad Gardens Unit No. 27 Final Plat Application

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 7/25/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 1297005 on 7/27/2016. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

FILED and RECORDED

Instrument Number: 1297005

Filing and Recording Date: 07/27/2016 10:27:46 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.

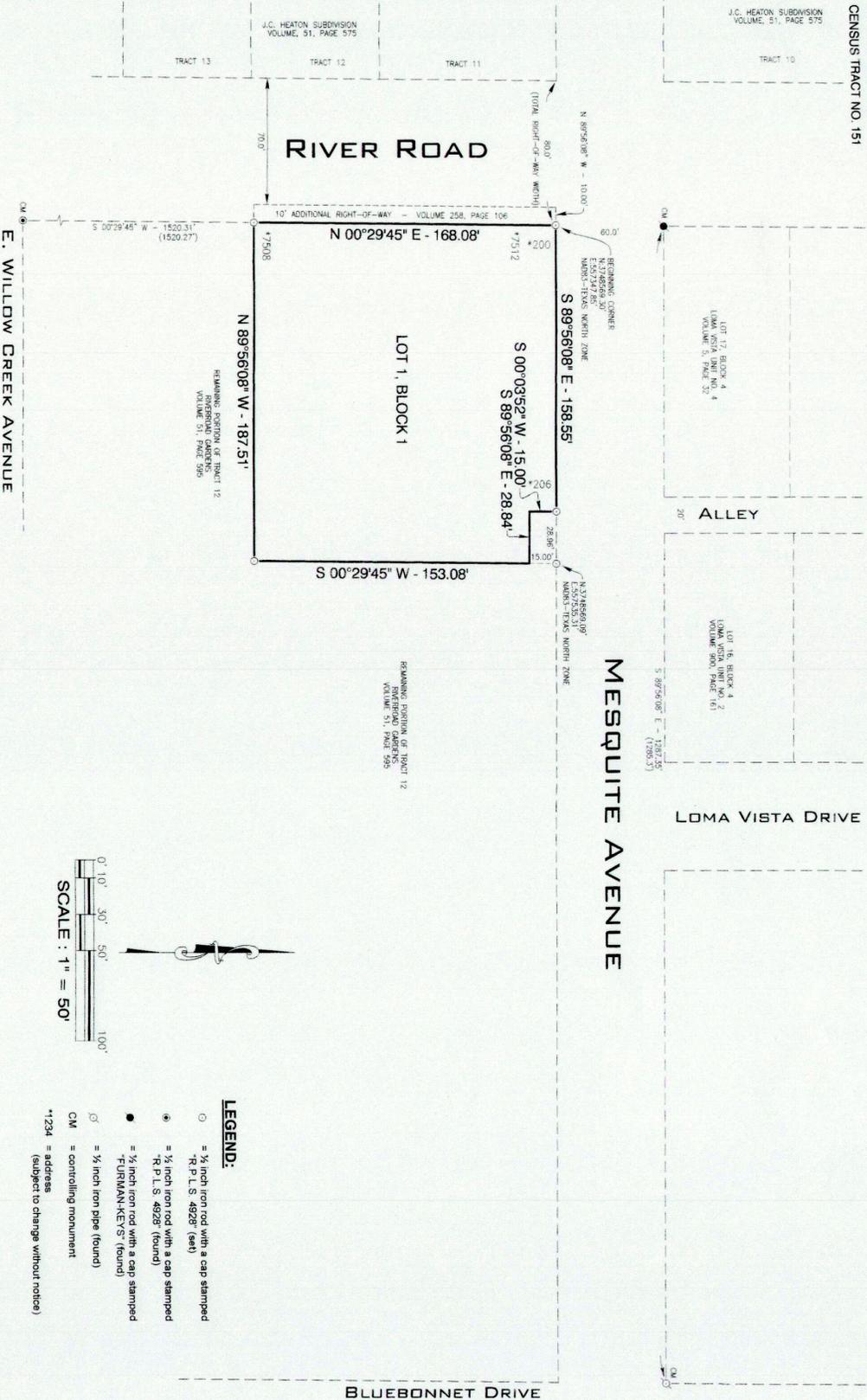


A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

msmith



MESQUITE AVENUE

LOMA VISTA DRIVE

BLUEBONNET DRIVE

DESCRIPTION

A 0.714 acre tract of land out of the West 1.7 acres of the North 5 acres of Tract 12, Riverroad Gardens, according to their certain Warranty Deed recorded in Volume 1044, Page 282 of the Official Public Records of Potter County, Texas. Riverroad Gardens being a subdivision of the West Half of Sections 161 and 162 and the Southeast part of Section 164, Block 2, A. B. & M. Survey, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 51, Page 595 of the Deed Records of Potter County, Texas, and said 0.714 acre tract of land being described by metes and bounds as follows: "R.P.L.S. 4928", set at the northeast corner of said West 1.7 acres, from thence the original northwest corner of said Tract 12 bears N 89°56'08\"/>

CERTIFICATE

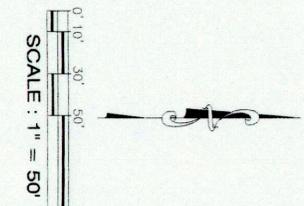
I do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 5th day of October 2015.



Jeffrey Floyd Reasoner
Notary Public
Registered Professional Land Surveyor
Texas Registration No. 4928

GRANTEE'S ADDRESS:
City of Amarillo
P.O. Box 1971
Amarillo, TX 79105-1971

FILED OF RECORD: *Pa-ther*
DATE: 7-27-16
COUNTY CLERK'S FILE NO. 1297005



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set)
 - ⊙ = 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (found)
 - = 1/2 inch iron rod with a cap stamped "FURNACE KEYS" (found)
 - ⊘ = 1/2 inch iron pipe (found)
 - CM = controlling monument
 - *1234 = address (subject to change without notice)

DEDICATION

The State of Texas § Know all men by these presents:
County of Potter §

That, Marsha Olsen, being the owners of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Riverroad Gardens Unit No. 27**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 1th day of July, 2016.

Marsha Olsen
Marsha Olsen
6404 Rosemount Dr. NW
Gig Harbor, WA 98335-6628

NOTARY ATTEST

The State of Dakota §
County of Pierce §

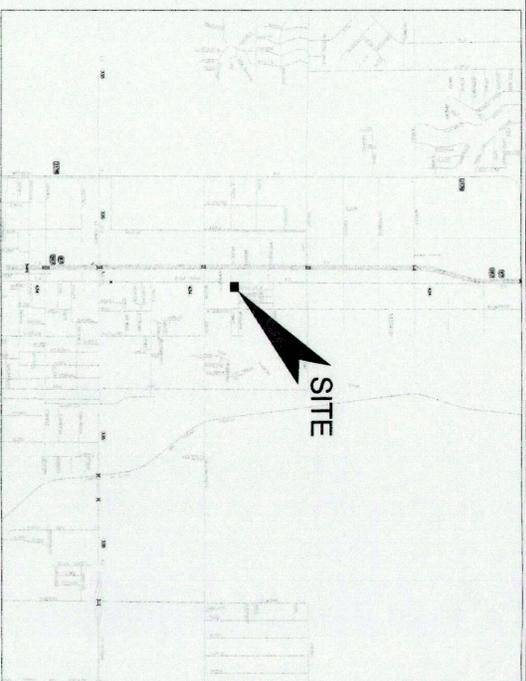
Before me, the undersigned authority, on this day personally appeared Marsha Olsen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of authority on this 27th day of July, 2016.

APPROVAL

Approved by the City Planning and Zoning Commission of Amarillo, Texas, on this 25th day of July, 2016.

Chairman
Chairman



NOTES

1. This plat does not lie within the Extraterritorial Jurisdiction of the City of Amarillo, Texas.
2. This plat does not lie within a Flood Hazard Zone, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 480529 0387 C, dated June 4, 2010 and is shown graphically on this Plat from an overlay of said Flood Maps.
3. Boundary line dimensions shown hereon are as measured or field with this survey. Boundary line dimensions shown in parentheses are shown when measured dimensions do not match plat and/or deed dimensions as stated in the T.B.P.L.S. General Rules of Procedures and Practices regarding precision (663.13).
4. Bearings shown hereon are relative to Grid North NAD 83-Texas North Zone.

DEDICATION

The State of Texas § Know all men by these presents:
County of Potter §

That, Dustin Williams, being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as **Riverroad Gardens Unit No. 27**, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 11 day of July, 2016.

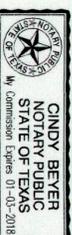
Dustin Williams
Dustin Williams
8801 Tarter Avenue #1222
Amarillo, Texas 79119

NOTARY ATTEST

The State of Texas §
County of Randall §

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

Given under my hand and seal of authority on this 11th day of July, 2016.



Cindy Bever
Cindy Bever
Notary Public

RIVERROAD GARDENS UNIT NO. 27

AN ADDITION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 12,
RIVERROAD GARDENS
POTTER COUNTY, TEXAS,
0.714 ACRES



CORNERSTONE LAND SURVEYING
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