



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

10/20/2016

Kim C. Mayes
219 E. Cottonwood Street
Amarillo, TX 79108

RE: Letter of Action: Approval- Riverroad Gardens Unit No. 28 Final Plat Application

Ms. Mayes,

The City of Amarillo has approved the above Final Plat on 9/22/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1300257 on 9/27/2016. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

D-239

BIK2 AB+M

SEC 162

0-5

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

FILED OF RECORD
 DATE 9-27-16 POTTER COUNTY
 1300257



Notary Public
 Cindy Berger
 219 E. Cottonwood Street
 Amarillo, Texas 79108



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped R.P.L.S. 1888 (found)
 - = 3/8 inch iron rod with a cap stamped R.P.L.S. 4668 (found) or 1/2 inch iron pipe (found)
 - = 1/2 inch iron rod with a cap stamped R.P.L.S. 4668 (found) or 1/2 inch iron pipe (found)
 - CM = correcting monument
 - * = address assigned by the City of Amarillo (subject to change without notice)

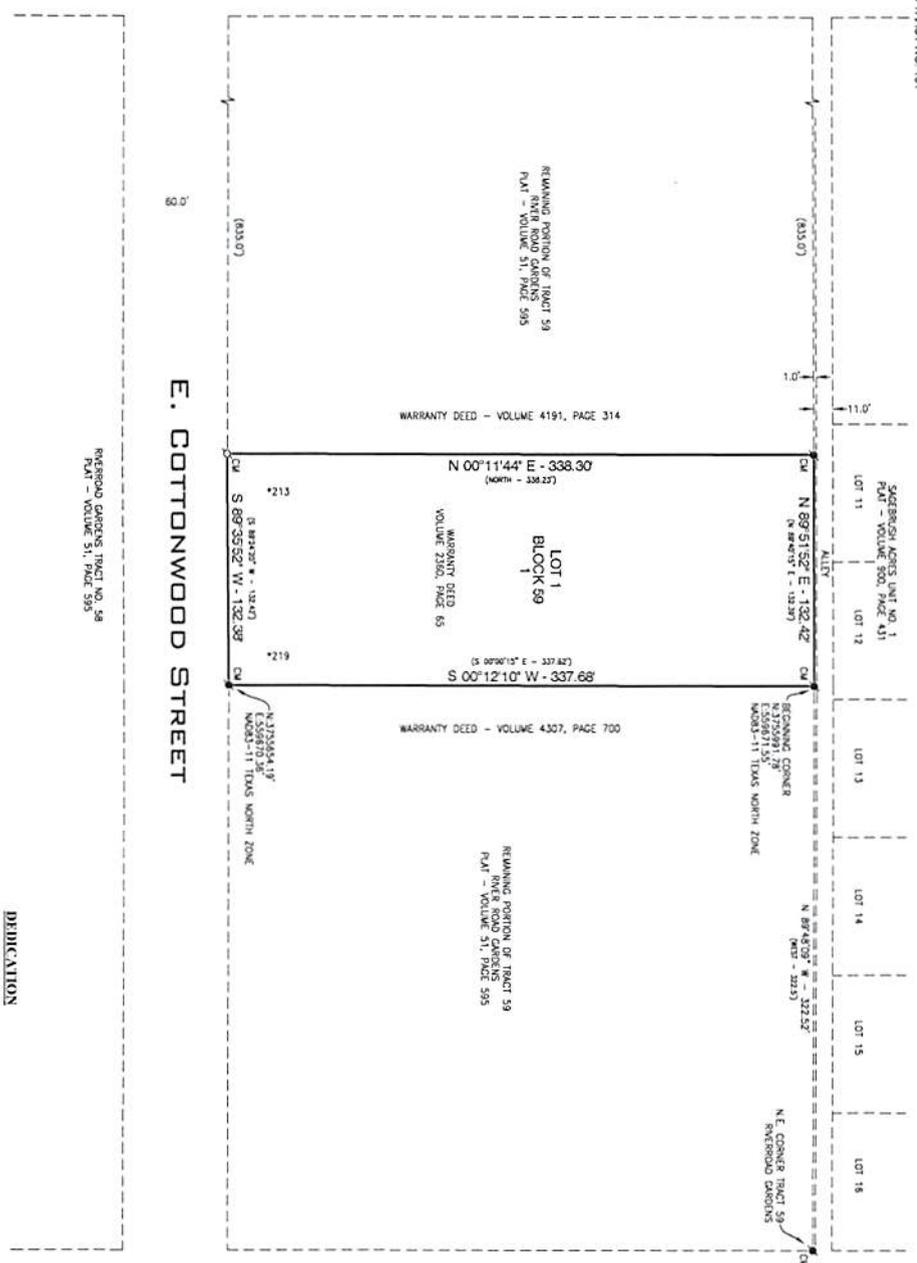
The State of Texas §
 County of Randall §

NOTARY ATTEST

Recreated this 24 day of Sept. 2016
 Kim C. Mayer
 Kim C. Mayer
 219 E. Cottonwood Street
 Amarillo, Texas 79108

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

DEDICATION



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 survey made on the ground by me or by others under my direct supervision on the 22nd day of August, 2016.

Sherry Mayfield
 Registered Professional Land Surveyor
 Texas Registration No. 9278

APPROVAL:
 APPROVED BY THE HEALTH DEPARTMENT
 Date 7/26/16 Health Officer: *Dr. A. H. AS*
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO ON THIS 22 day of SEPT

CERTIFICATE

A 1.03 acre tract of land out of the East portion of Tract 59, River Road Gardens Unit No. 28, a subdivision out of Section 162, Block 2, A. B. & M. Survey, Potter County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 595 of the Deed Records of Potter County, Texas, and said 1.03 acre tract of land being described by metes and bounds as follows: Commencing at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the northeast corner of said Tract 59; Thence N. 89° 48' 09" W., 322.52 feet along the north line of said Tract 59 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the northeast and BEGINNING CORNER of this tract of land; Thence S. 0° 17' 10" W., 357.68 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the southeast corner of this tract of land; Thence S. 87° 35' 42" W., 132.38 feet along the south line of said Tract 59 and the west right-of-way line of E. Cottonwood Street to a 1/2 inch iron pipe, found at the southwest corner of this tract of land; Thence N. 00° 11' 44" E., 338.30 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4668", inside a 1/2 inch iron pipe, found at the northwest corner of this tract of land; Thence N. 80° 51' 52" E., 132.42 feet along the north line of said Tract 59 to the POINT OF BEGINNING.

- NOTES**
1. This plat does not lie within the Extrajurisdictional 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. 483750387C, dated June 4, 2010) and is shown graphically on this plat from an overlay of said Flood Map.
 3. Boundary line dimensions shown hereon are as measured or held 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 1st P.L.S. General Rules and Practices regarding prescriptions (683-19).
 4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone.
 5. Sanitary Control Easement
 There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.
- DESCRIPTION**
- A 1.03 acre tract of land out of the East portion of Tract 59, River Road Gardens Unit No. 28, a subdivision out of Section 162, Block 2, A. B. & M. Survey, Potter County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 595 of the Deed Records of Potter County, Texas, and said 1.03 acre tract of land being described by metes and bounds as follows: Commencing at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the northeast corner of said Tract 59; Thence N. 89° 48' 09" W., 322.52 feet along the north line of said Tract 59 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the northeast and BEGINNING CORNER of this tract of land; Thence S. 0° 17' 10" W., 357.68 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1888", found at the southeast corner of this tract of land; Thence S. 87° 35' 42" W., 132.38 feet along the south line of said Tract 59 and the west right-of-way line of E. Cottonwood Street to a 1/2 inch iron pipe, found at the southwest corner of this tract of land; Thence N. 00° 11' 44" E., 338.30 feet to a 3/8 inch iron rod with a cap stamped "R.P.L.S. 4668", inside a 1/2 inch iron pipe, found at the northwest corner of this tract of land; Thence N. 80° 51' 52" E., 132.42 feet along the north line of said Tract 59 to the POINT OF BEGINNING.



Approved by the Designer/Official for the City of Amarillo on this 22 day of SEPT

APPROVAL:
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO ON THIS 22 day of SEPT

CORNERSTONE LAND SURVEYING
 4109 S.W. 33rd Avenue • Amarillo, Texas 79109
 (806) 352-9193 • info@stonesurvey.com • Firm Reg. No. 100095000

APP

P-16-82

JS

FILED and RECORDED

Instrument Number: 1300257

Filing and Recording Date: 09/27/2016 03:59:00 PM 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 black ink that reads "Julie Smith". The signature is written in a cursive, flowing style.

Julie Smith, County Clerk
Potter County, Texas

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

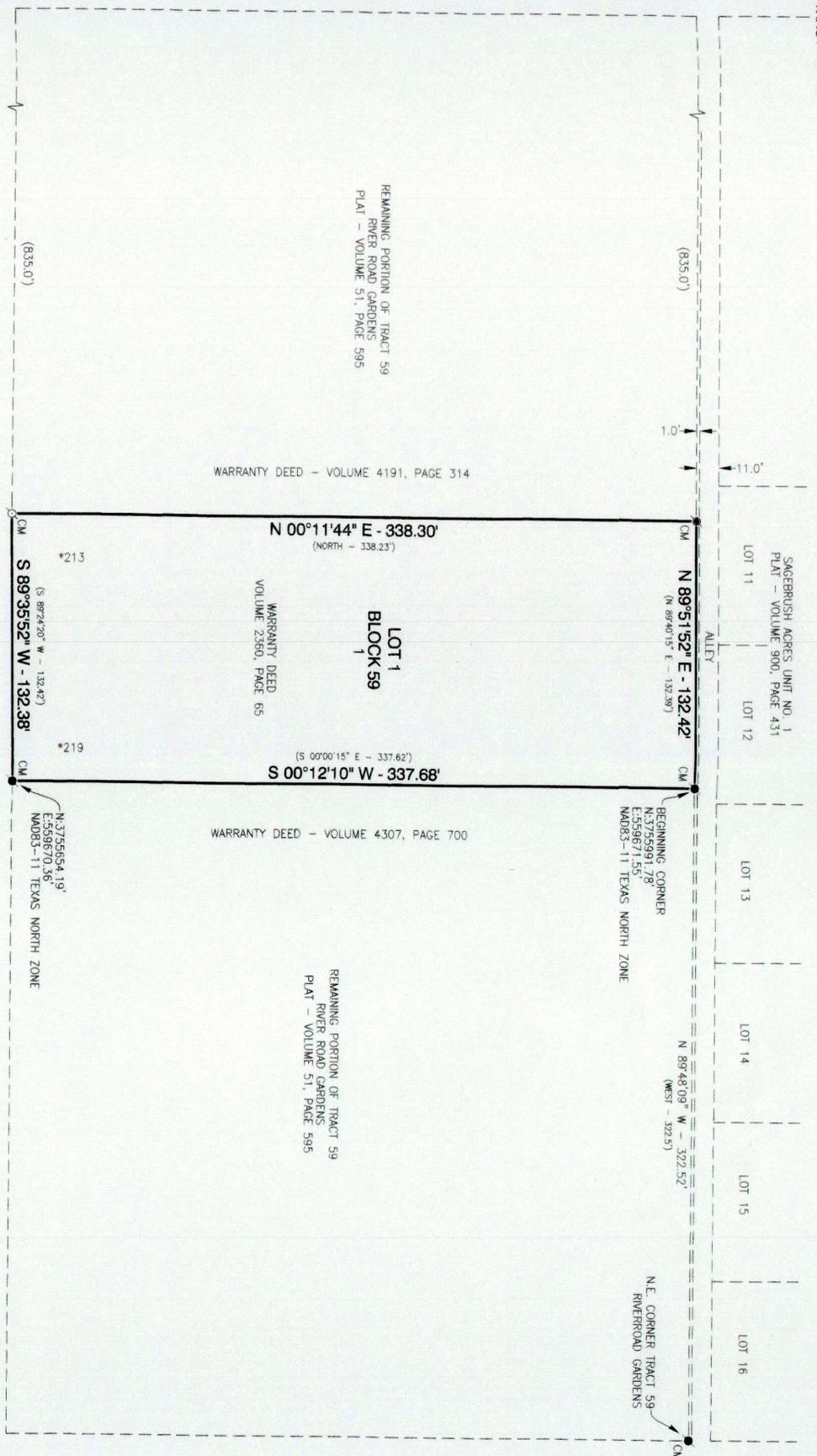
Ref to:

levans

COMMUNITY DEV. ESCROW ACCT
CITY OF AMARILLO
P O BOX 1971
AMARILLO, TX 79105-1971

Re: 1300257

BLUEBONNET ROAD



SAGERUSH ACRES UNIT NO. 1
PLAT - VOLUME 900, PAGE 431

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

WARRANTY DEED - VOLUME 4191, PAGE 314

WARRANTY DEED - VOLUME 4307, PAGE 700

REMAINING PORTION OF TRACT 59
RIVER ROAD GARDENS
PLAT - VOLUME 51, PAGE 595

REMAINING PORTION OF TRACT 59
RIVER ROAD GARDENS
PLAT - VOLUME 51, PAGE 595

E. COTTONWOOD STREET

RIVERROAD GARDENS, TRACT NO. 58
PLAT - VOLUME 51, PAGE 595



- LEGEND:**
- = 1/2 inch iron rod with a cap stamped
R.P.L.S. 1583* (found)
 - = 3/8 inch iron rod with a cap stamped
R.P.L.S. 4664* inside a 1/2 inch iron pipe (found)
 - = 1/2 inch iron pipe (found)
 - CM = controlling monument
 - * = address assigned by the City of Amarillo (subject to change without notice)

DEDICATION

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

That, Kim C. Mayes, 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. 28**, 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 21 day of Sept 2016.

Kim C. Mayes
Kim C. Mayes
219 E. Cottonwood Street
Amarillo, Texas 79108

NOTARY ATTEST

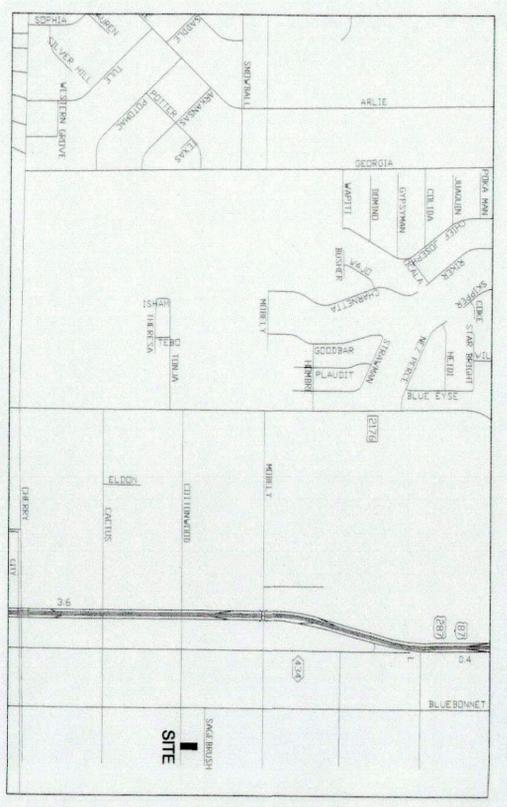
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Kim C. Mayes, 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 21st day of September, 2016.



Cindy Bever
Cindy Bever
Notary Public



VICINITY MAP - 1" = 1/4 MILES

NOTES

1. This plat does lie within the Extrajurisdictional 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. 48375C0387C, dated June 4, 2010 and is shown graphically on this plat from an overlay of said Flood Map.
3. Boundary line dimensions shown hereon are as measured or held with this survey. Boundary line dimensions shown in parenthesis 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 (663.15).
4. Bearings shown hereon are relative to Grid North, NAD 83, Texas North Zone
5. Sanitary Control Easement:
There is hereby created by this plat a 100 foot radius sanitary control easement around each existing water well location within which no on-site sub-surface sewage disposal system may be constructed. Furthermore, no future water well will be approved that is closer than 100 feet to an on-site, sub-surface sewage disposal system unless otherwise approved by the regulating authority. Conversely, no future on-site, sub-surface sewage disposal system will be approved that is closer than 100 feet to a water well location unless otherwise approved by the regulating authority.

DESCRIPTION

A 1.03 acre tract of land out of the East portion of Tract 59 River Road Gardens Unit No. 28, a subdivision out of Section 162, Block 2, A. B. & M. Survey Potter, County, Texas, according to the map or plat thereof, recorded in Volume 51, Page 595 of the Deed Records of Potter County, Texas, and said 1.03 acre tract of land being described by metes and bounds as follows:
Commencing at a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1583*", found at the northeast corner of said Tract 59;
Thence N. 89°48'09" W., 322.52 feet along the north line of said Tract 59 to a 1/2 iron rod with a cap stamped "R.P.L.S. 1583*", found at the northeast and **BEGINNING CORNER** of this tract of land;
Thence S. 00°12'10" W., 337.68 feet to a 1/2 inch iron rod with a cap stamped R.P.L.S. 1583*", found at the southeast corner of this tract of land;
Thence S. 89°35'52" W., 132.38 feet along the south line of said Tract 59 and the north right-of-way line of E. Cottonwood Street to a 1/2 iron pipe, found at the southwest corner of this tract of land;
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Thence N. 89°51'52" E., 132.42 feet along the north line of said Tract 59 to the **POINT OF BEGINNING**.

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 survey made on the ground by me or by others under my direct supervision on the 22nd day of August, 2016.

Jeffrey Floyd Benson
Jeffrey Floyd Benson
Registered Professional Land Surveyor
Texas Registration No. 4928



APPROVAL:

Approved by the Bi-City-County Health Department.
Date: 9/22/16 Health Officer: *J. A. [Signature]*

APPROVAL:

Approved by the Designated Official for the City of Amarillo on this 22 day of SEP
Designated Official: *[Signature]*

RIVERROAD GARDENS UNIT NO. 28

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF TRACT 59, RIVERROAD GARDENS,
A SUBDIVISION OUT OF SECTION 162, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY,
1.03 ACRES

CORNERSTONE LAND SURVEYING
4109 S.W. 33rd Avenue • Amarillo, Texas 79109
(806) 352-9193 • info@cornerstonesurvey.com • Firm Reg. No. 10009500

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

FILED OF RECORD:
9-27-16
DATE
1300257
COUNTY CLERK'S FILE NO.

POTTER
COUNTY