



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

3/30/2017

Jose Bravo
3129 Redwood Street
Amarillo, Texas 79107

RE: Letter of Action: Approval- Beverly Gardens Unit No. 25 Final Plat Application

Mr. Bravo,

The City of Amarillo has approved the above Final Plat on 3/27/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0005197 on 3/30/2017. 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

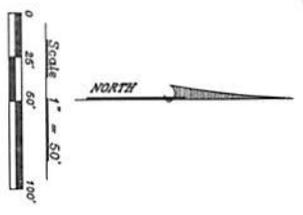
D-256

0-9

BIK 2 AB+M

SEC 158

CENSUS TRACT 13910
 APN MAP NO. 039



DEDICATION

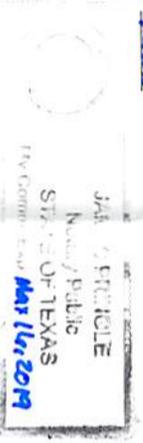
Share of Fees: Know all men by these presents
 County of Potter:
 That Joe Brown the owner of the land shown and described as this plat have caused all of said land to be re-surveyed, re-platted and designated as Beverly Gardens Unit No. 25, an addition to the City of Amarillo, Texas, and the section of said streets, alleys, easements and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Witness My Hand and Seal of Office
 On This 15th Day of March, 2017
 Joe Brown
 1129 Richard Street
 Amarillo, Texas 79107
 (806) 330-9090

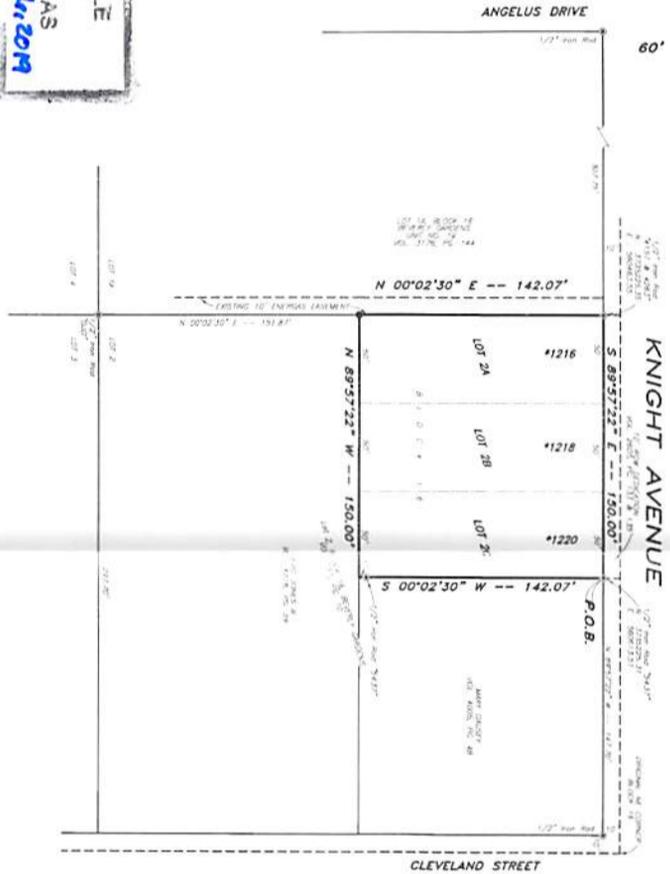
ATTEST

County of Potter
 State of Texas
 Before me the undersigned authority on this day personally appeared Joe Brown known to me and acquainted with the facts and circumstances surrounding the execution of the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
 On This 15th Day of March, 2017
 Myself Public, State of Texas
 JAMES F. BRIGGLE
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. Mar 14, 2019



BEVERLY GARDENS UNIT NO. 25
 AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 16, BEVERLY GARDENS
 SECTION 158, BLOCK 2, A.B.M. SURVEY
 POTTER COUNTY, TEXAS
 (0.489 ACRES)



PROPERTY DESCRIPTION:

A 0.489 acre tract of land being a portion of Lot 2, Block 16, Beverly Gardens a subdivision of the Northeast Quarter of Section 158, Block 2, A.B.M. Survey, Potter County, Texas, recorded in Volume 151, Page 10 of the Deed Records of Potter County, Texas, and being further described by metes and bounds as follows:
 COMMENCING at the Original Northeast corner of Lot 2, Block 16, Beverly Gardens Addition;
 THENCE North 89 degrees 57 minutes 22 seconds West, a distance of 10 feet;
 THENCE South 00 degrees 02 minutes 30 seconds East, a distance of 142.07 feet to a 1/2 inch iron rod found in the South line of Knight Avenue;
 THENCE North 89 degrees 57 minutes 22 seconds West, along the South line of Knight Avenue, a distance of 142.70 feet to a 1/2 inch iron rod with cap stamped "RPLS 5437" found for the Northeast and BEGINNING CORNER of this tract;
 THENCE South 00 degrees 02 minutes 30 seconds West, at a distance of 130.00 feet to a 3/8 inch iron rod with cap stamped "RPLS 5437" found for reference, continue for a total distance of 142.07 feet;
 THENCE North 89 degrees 57 minutes 22 seconds West, a distance of 150.00 feet to a 3/8 inch iron rod with cap stamped "RPLS 5437" found for reference, continue for a total distance of 142.07 feet;
 THENCE North 00 degrees 02 minutes 30 seconds East, a distance of 142.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 4157 & 4261" found in the South line of Knight Street;
 THENCE South 89 degrees 57 minutes 22 seconds East, a distance of 150.00 feet to the PLACE OF BEGINNING.
 Said tract contains a computed area of 0.489 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 15th Day of March, 2017
 K.C. Brown, RPLS
 Team Reg. No. 4664

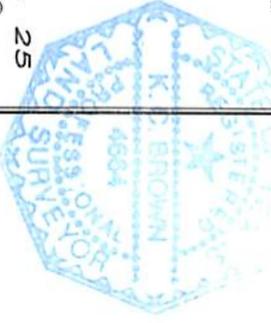
"FINAL PLAT"
BEVERLY GARDENS UNIT NO. 25
 AN ADDITION TO THE CITY OF AMARILLO
 POTTER COUNTY, TEXAS
 (0.489 ACRES)

APPROVAL:
 Approved by the Planning & Zoning Commission

Chairman
 Date 3-27-17

FILED OF RECORD
 3-30-17
 POTTER COUNTY, TEXAS
 20170PR0005197

20170PR0005197



APP

P-17-27

JS

FILED and RECORDED

Instrument Number: 2017OPR0005197

Filing and Recording Date: 03/30/2017 01:43:26 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 style.

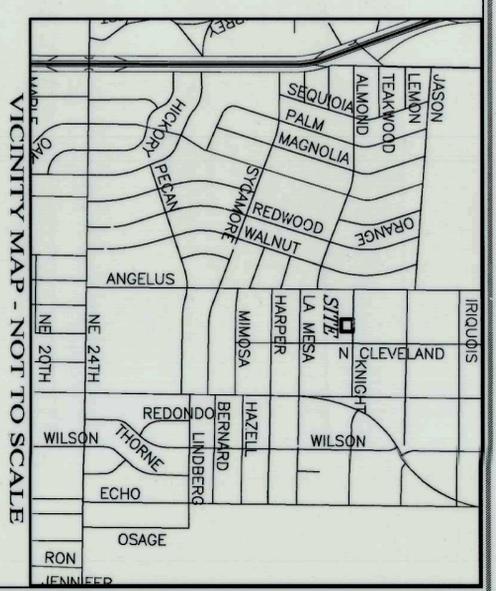
Julie Smith, County Clerk
Potter County, Texas

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

carredondo



BEVERLY GARDENS UNIT NO. 25
AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK 16, BEVERLY GARDENS
SECTION 158, BLOCK 2, A.B.&M. SURVEY
POTTER COUNTY, TEXAS
(0.489 ACRES)



DEDICATION

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

That Jose Bravo the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as Beverly Gardens Unit No. 25, 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 15th Day of MARCH, 2017

Jose Bravo
Jose Bravo
3129 Redwood Street
Amarillo, Texas 79107
(806) 330-8959

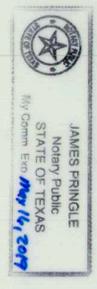
ATTEST

State of Texas
County of Potter
Before me the undersigned authority on this day personally appeared Jose Bravo, 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.

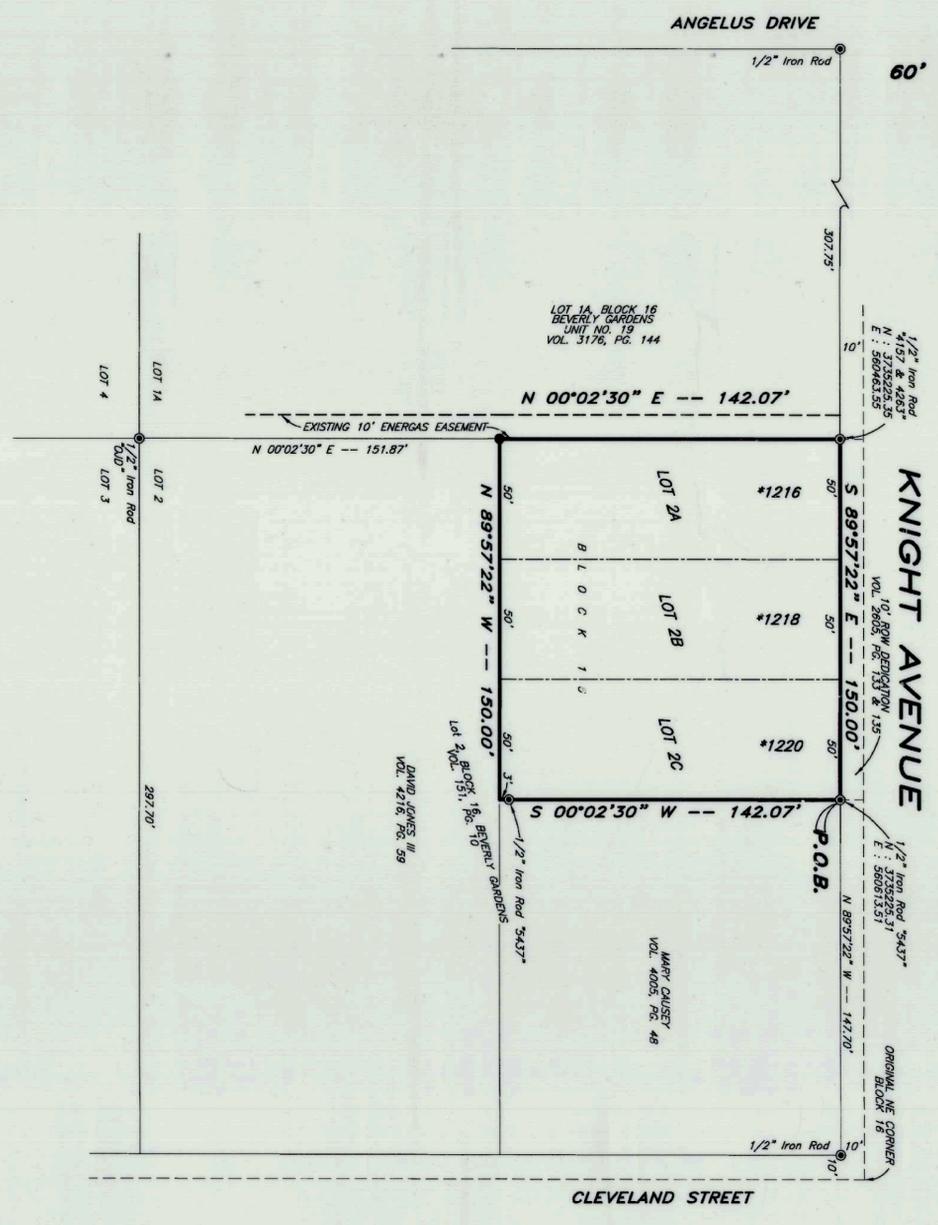
Given under my hand and Seal of Office

On This 15th Day of March, 2017

Notary Public State of Texas



- NOTES:**
- This plat does not lie within the E.T.J. of the City of Amarillo.
 - According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0330C, 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.
 - Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"



KNIGHT AVENUE

CLEVELAND STREET

GRANTEES ADDRESS
CITY OF AMARILLO
P.O. BOX 197
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 & Zoning Commission
[Signature]
Chairman
Date 3-21-17

FILED OF RECORD
3-30-17 POTTER County
Date
20170PR0005197
Clerk's File No.

"FINAL PLAT"
BEVERLY GARDENS UNIT NO. 25
AN ADDITION TO THE CITY OF AMARILLO
POTTER COUNTY, TEXAS
(0.489 ACRES)

PROPERTY DESCRIPTION:
A 0.489 acre tract of land being a portion of Lot 2, Block 16, Beverly Gardens a subdivision of the Northeast Quarter of Section 158, Block 2, A.B.&M. Survey, Potter County, Texas, recorded in Volume 151, Page 10 of the Deed Records of Potter County, Texas, and being further described by metes and bounds as follows:
COMMENCING at the Original Northeast corner of Lot 2, Block 16, Beverly Gardens Addition;
THENCE North 89 degrees 57 minutes 22 seconds West, a distance of 10 feet;
THENCE South 00 degrees 05 minutes 55 seconds West, a distance of 10 feet to a 1/2 inch iron rod found in the South line of Knight Avenue;
THENCE North 89 degrees 57 minutes 22 seconds West, along the South line of Knight Avenue, a distance of 147.70 feet to a 1/2 inch iron rod with cap stamped "RPLS 5437" found for the Northeast and BEGINNING CORNER of this tract;
THENCE South 00 degrees 02 minutes 30 seconds West, at a distance of 139.07 feet pass a 1/2 inch iron rod with cap stamped "RPLS 5437" found for reference, continue for a total distance of 142.07 feet;
THENCE North 89 degrees 57 minutes 22 seconds West, a distance of 150.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set;
THENCE North 00 degrees 02 minutes 30 seconds East, a distance of 142.07 feet to a 1/2 inch iron rod with cap stamped "RPLS 4157 & 4263" found in the South line of Knight Street;
THENCE South 89 degrees 57 minutes 22 seconds East, a distance of 150.00 feet to the PLACE OF BEGINNING;
Said tract contains a computed area of 0.489 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 15th Day of MARCH, 2017

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



Hagar, Brown & Dorsey, L.L.C.
LAND SURVEYORS
AMARILLO
4713 S. Western St.
Amarillo, Texas 79108
(806) 336-4000
Texas Reg. No. 10627000
hb@hbdlandsurvey.com

HEREFORD
236 E. 2nd St.
Hereford, Texas 79045
(806) 364-6004
Texas Reg. No. 10627001