



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

12/21/2017

Guadalupe Francisco Acosta
8609 River Road
Amarillo, Texas 79108

RE: Letter of Action Approval - West-Side River Road Gardens Unit No. 2 – ZB1604940 Final Plat

Mr. Francisco,

The City of Amarillo has approved the above Final Plat on 11/20/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0017871 on 12/11/2017. 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 Cody.Balzen@amarillo.gov or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

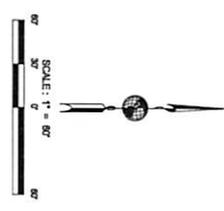
Cody Balzen
Planner I

BLK 2 AB+M

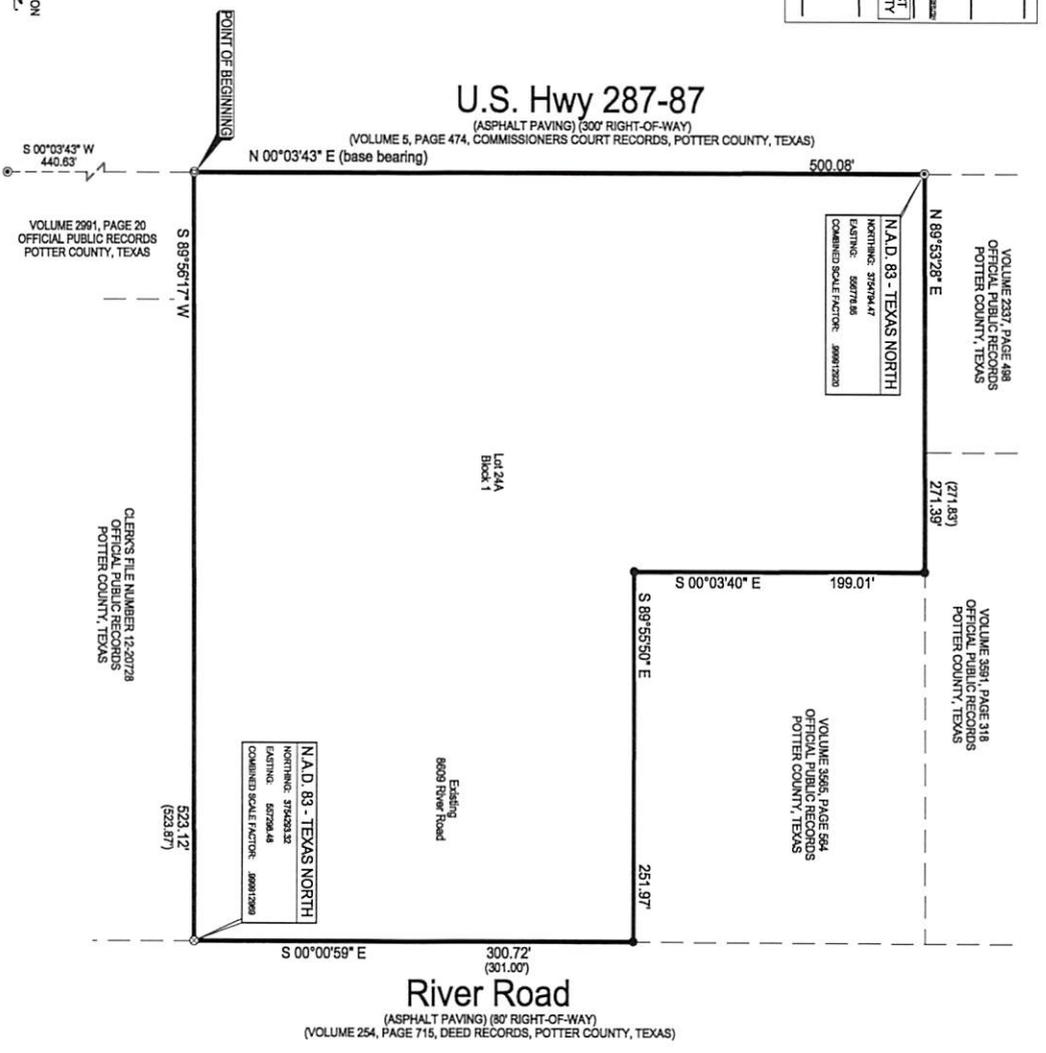
SEC 163

N-5

CENSUS TRACT #151
 A.P. N-5



- LEGEND**
- ① 1/2" x 2" REBAR WITH CAP STRAPPED
 - ② DAVIS GEOMATICS' SET
 - ③ 1/2" REBAR WITH CAP FOUND
 - ④ 1/2" REBAR FOUND
 - ⑤ 1/2" N CONCRETE FOUND
 - ⑥ RECORD MEASUREMENT (100')



A Subdivided Subdivision to the City of Amarillo, being a 4.86 acre parcel of portions of Lots 22-26, West Side River Road Gardens Unit No. 1, in Section 163, Block 2, A.B.M. Survey, Potter County, Texas.

LEGAL DESCRIPTION

A part of tracts 22, 23, 24, 25, and 26, West Side River Road Gardens, a subdivision of Section 163, Block 2, A.B.M. Survey, Potter County, Texas, described by metes and bounds as follows:
BEGINNING at a 1/2" x 2/4" rebar with plastic cap stamped "DAVIS GEOMATICS" (hereinafter referred to as DAVIS CAP) set at the Southwest corner of said tract 22, whence a 1/2" rebar found bears S 00°03'43" W, 440.03 feet;
THENCE N 00°03'43" E - base bearing - bearings contained herein are relative to true North as determined by G.P.S. observations - 500.08 feet to a 1/2" rebar found;
THENCE N 89°53'28" E, 271.39 feet to a 1/2" rebar with cap found;
THENCE S 00°03'40" E, 199.01 feet to a 1/2" rebar with cap found;
THENCE S 89°55'50" E, 251.97 feet to a 1/2" rebar with cap found;
THENCE S 00°03'59" E, 300.71 feet to an "X" found in concrete;
THENCE S 89°56'17" W, 523.12 feet to the **POINT OF BEGINNING** of this tract of land.
 Said tract contains a computed area of 4.86 acres of land as described.

NOTES

- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
- 2) This plat is within the City of Amarillo's Extra Territorial Jurisdiction (ETJ).
- 3) Coordinates known are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
- 4) There is hereby created by this plat, a Sanitary Contact Easement around each approved water well location with a 100-foot radius within which no sub-surface sewerage system may be constructed. Conversely, no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary contact and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
- 5) This plat does not lie within flood hazard area zone according to the FEMA Map Panel No. 48375C0387C dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property.

APPROVAL
 APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT ON THIS 20th DAY OF November, 2017.
 HEALTH OFFICER: *[Signature]*

APPROVAL
 APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 14th DAY OF November, 2017.
 DESIGNATED CITY OFFICIAL: *[Signature]*

OWNERS ACKNOWLEDGEMENT
 STATE OF TEXAS §
 COUNTY OF POTTER §
 I, Guadalupe Francisco Acosta, being the owner of the land shown and described on this plat, have read the same and know the contents thereof, and I hereby acknowledge and certify that I am the owner of the land shown and described on this plat, and I do hereby dedicate to the City of Amarillo, Potter County, Texas, and do declare that all streets and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets and easements.

ATTEST
 STATE OF TEXAS §
 COUNTY OF POTTER §
 I, Amie Davis, Notary Public, State of Texas, do hereby certify that I am the Notary Public in and for the County of Potter, State of Texas, and that I am duly qualified to perform the duties of my office.



GRANTER'S ADDRESS
 CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79106-1971
 POTTER COUNTY ROAD AND BRIDGE
 2419 E. WILLOW CREEK
 AMARILLO, TX 79108

OWNER'S ADDRESS
 GUADALUPE FRANCISCO ACOSTA
 6313 West Cliff Pkwy
 Amarillo, Texas, 79124

FILE OF RECORD
 DATE: 11/17/2017
 COUNTY: Potter
 CLERK'S DOCUMENT NO. 20170PR0017871

DAVIS GEOMATICS, LLC
 PROFESSIONAL GEOMATIC CONSULTANTS
 1100 S. DAVIS
 J.D. Davis
 Professional Land Surveyor
 Texas Registration Number 5226
 Amarillo, Texas



APP

P-17-100

HG

FILED and RECORDED

Instrument Number: 2017OPR0017871

Filing and Recording Date: 12/11/2017 12:23:18 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".

Julie Smith, County Clerk
Potter County, Texas

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

mmcnutt

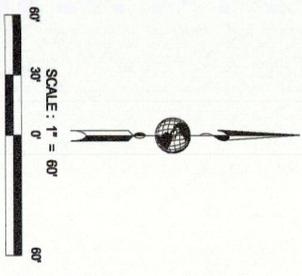
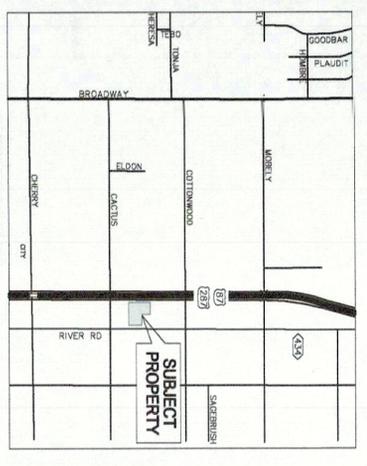
Rest

CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105

Re: 2017OPR0017871

A Suburban Subdivision to the City of Amarillo, being a 4.86 acre replat of portions of Lots 22-26, West-Side River Road Gardens Unit No. 1, in Section 163, Block 2, A.B.&M. Survey, Potter County, Texas.

LEGAL DESCRIPTION
A part of tracts 22, 23, 24, 25, and 26, West side River Road Gardens, a subdivision of Section 163, Block 2, A.B.&M. Survey, Potter County, Texas, described by metes and bounds as follows:



- LEGEND**
- 1/2" x 2" REBAR WITH CAP STAMPED DAVIS GEOMATICS® SET
 - 1/2" REBAR WITH CAP FOUND
 - ⊗ 1/2" REBAR FOUND
 - ⊗ 1" IN CONCRETE FOUND
 - (100) RECORD MEASUREMENT

APPROVAL
APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT, ON THIS 20th DAY OF NOVEMBER, 2017.

HEALTH OFFICER *[Signature]*

APPROVAL
APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, ON THIS 17th DAY OF NOVEMBER, 2017.

DESIGNATED CITY OFFICIAL *[Signature]*

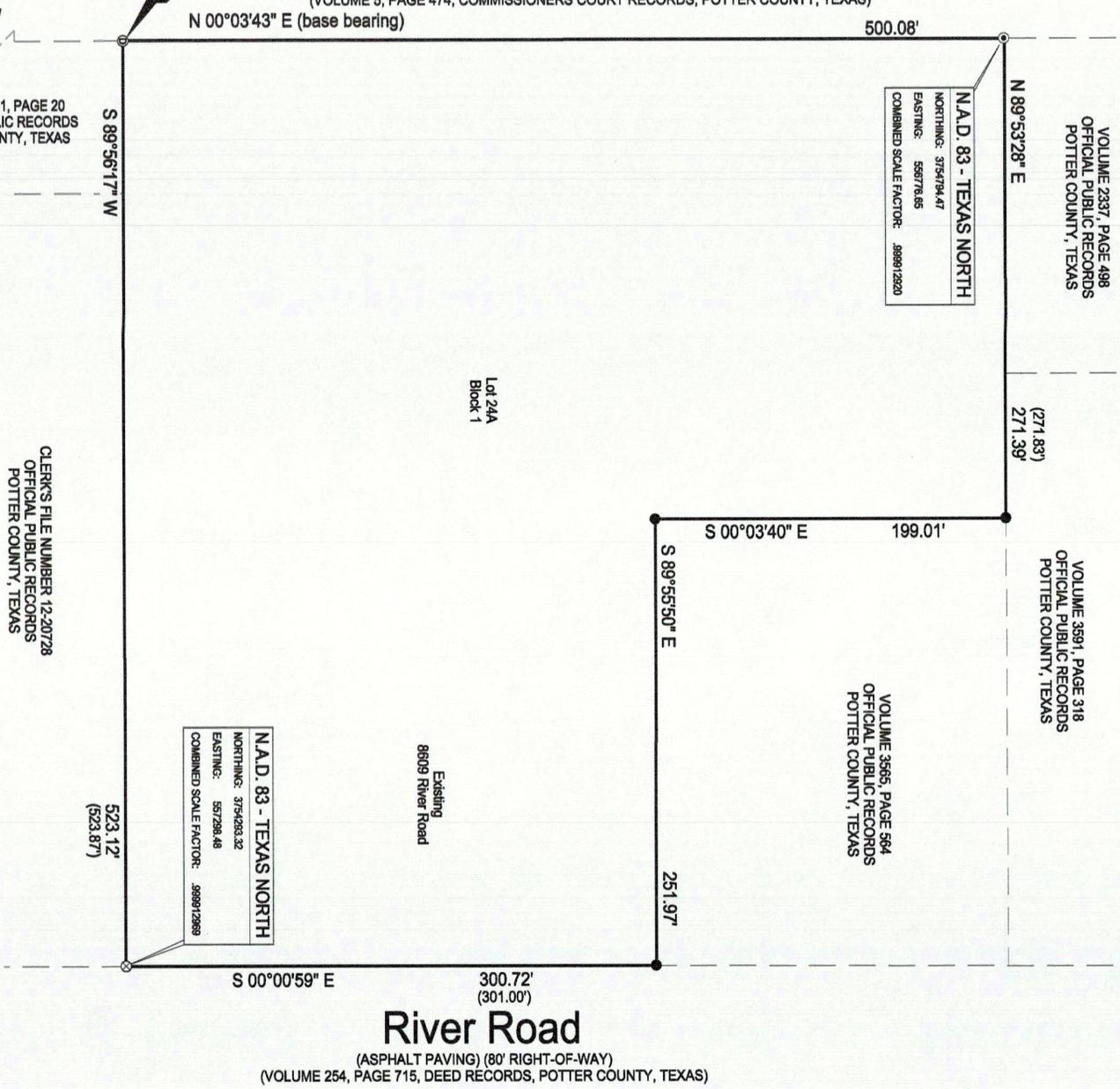
GRANTEE'S ADDRESS
CITY OF AMARILLO
AMARILLO, TEXAS 79105-1971

POTTER COUNTY ROAD AND BRIDGE
2419 E WILLOW CREEK
AMARILLO, TX 79108

West-Side River Road Gardens Unit No. 2

U.S. Hwy 287-87

(ASPHALT PAVING) (300' RIGHT-OF-WAY)
(VOLUME 5, PAGE 474, COMMISSIONERS COURT RECORDS, POTTER COUNTY, TEXAS)



S 00°03'43" W
440.63'

VOLUME 2991, PAGE 20
OFFICIAL PUBLIC RECORDS
POTTER COUNTY, TEXAS

S 00°03'40" E
199.01'

S 89°55'50" E
251.97'

S 00°00'59" E
300.72'
(301.00')

OWNERS ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF POTTER §

THAT GUADALUPE FRANCISCO ACOSTA, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED ALL OF SAID LAND TO BE RESURVEYED, RESUBDIVIDED AND DESIGNATED AS WEST-SIDE RIVER ROAD GARDENS UNIT NO. 2 TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DO DECLARE THAT ALL STREETS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS AND EASEMENTS.

EXECUTED THIS 9th DAY OF November, 2017

Owner - GUADALUPE FRANCISCO ACOSTA
6313 West Cliff Pkwy
Amarillo, Texas, 79124

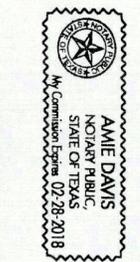
ATTEST

STATE OF TEXAS §
COUNTY OF POTTER §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUADALUPE FRANCISCO ACOSTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

EXECUTED THIS 9th DAY OF November, 2017

NOTARY PUBLIC IN THE STATE OF TEXAS



FILE OF RECORD
12/11/17 (DATE)
Potter (COUNTY)
201709017871 (CLERK'S DOCUMENT NO.)

- NOTES**
- 1) Bearing and distance along property lines are shown as measured. Bearings are relative to true North as determined from G.P.S. observations.
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 - 3) Coordinates hereon are Texas State Plane, North Zone, NAD 83 coordinates as determined from OPUS solution.
 - 4) There is hereby created by this plat a Sanitary Control Easement around each approved water well location with a 100-foot radius within which no sub-surface sewerage system may be constructed. Conversely, no water well location will be approved that is closer than 100 feet to a sub-surface sewerage system. Water well locations will be made on an individual basis. This easement is for the sole purpose of sanitary control and does not prohibit building encroachments. Locations of existing water wells and sewerage systems on or adjacent to this property are unknown and therefore cannot be shown on this survey plat.
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STATE OF TEXAS §
COUNTY OF POTTER §

KNOW ALL MEN BY THESE PRESENTS, that J. D. Davis, Registered Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the tract of land shown on this plat, and to the best of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal.

J.D. Davis
Registered Professional Land Surveyor
Texas Registration Number 5626
Amarillo, Texas

DAVIS GEOMATICS, LLC
PROFESSIONAL GEOMATIC CONSULTANTS
LICENSED STATE LAND SURVEYORS - PROFESSIONAL LAND SURVEYORS - CERTIFIED FEDERAL SURVEYORS
COLORADO • KANSAS • OKLAHOMA • TEXAS
P.O. BOX 4081, AMARILLO, TEXAS 79116 • 616 N. POLK STREET, AMARILLO, TEXAS 79107
806.374.4334 • FAX 806.350.0866 • www.geomatics.com • email: info@geomatics.com
Texas Professional Surveying Firm Number 10082930

DRAWN BY: S. DOROK
SCALE: 1" = 60'

