



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

11/8/2018

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

RE: Letter of Action: Approval - Riverroad Gardens Unit No. 31 – ZB1802550 Final Plat

The City of Amarillo has approved the above Final Plat on 8/27/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2018OPR0014091 on 10/18/2018. 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
Senior Planner

APB

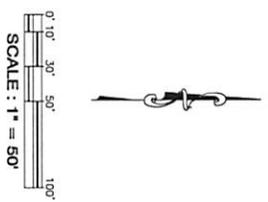
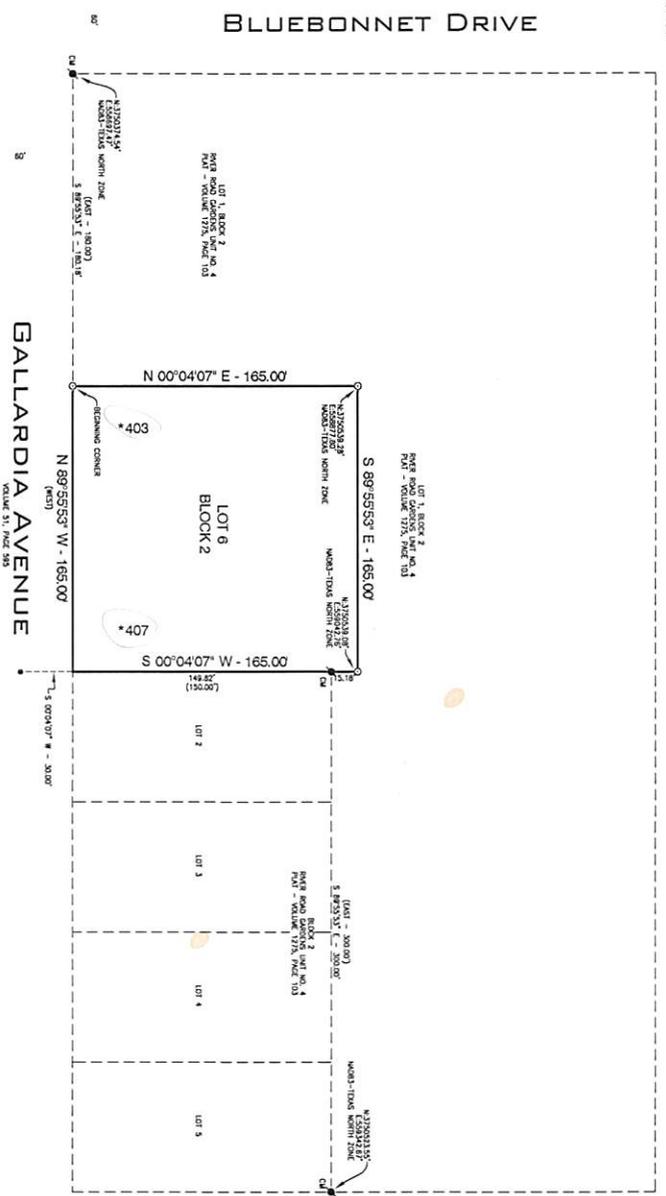
P-18-90

HG

20180PR0014091 PLAT 10/18/2018 03:15 PM Total Pages: 3 Julie Smith, County Clerk - Potter County, Texas

D-345

AP NO. 0-6
CENSUS TRACT NO. 151



LEGEND:

- = 1/2 inch iron rod w/ a cap stamped "R.P.L.S. 4928" (set)
- = 1/2 inch iron rod w/ a cap stamped "R.P.L.S. 1478" (found)
- = mag nail (set)
- *1234 = address range assigned by the City of Amario
- CA = existing improvement

DESCRIPTION

A 0.625 acre tract of land out of Lot 1, Block 2, River Road Gardens Unit No. 4, an addition to the City of Amario, Potter County, Texas, according to the map or plat thereof, recorded in Volume 1215 Page 103 of the Deed Records of Potter County, Texas, attached in Section 161, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.625 acre tract of land being described by metes and bounds as follows:

Commencing at a 1/4 inch iron rod with a cap stamped "R.P.L.S. 1478", found at the southwest corner of said Lot 1;

Thence S 89°55'53" E, 180.18 feet along the south line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928" (set) and BRONKING CORNER of this tract of land;

Thence N 00°04'07" E, 165.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land;

Thence S 89°55'53" E, 165.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land;

Thence S 00°04'07" W, at 15.18 feet from rod with a cap stamped "R.P.L.S. 1478", found at the northwest corner of Lot 2 of said Block 2, containing for a total distance of 165.00 feet to the southeast corner of this tract of land, same being the southeast corner of said Lot 2, from whence a mag. nail, set in reference bears S 89°55'53" W, 165.00 feet along the south line of said Lot 1 and the north right-of-way line of Gallardia Drive to the POINT OF BEGINNING.

GRANTEE'S ADDRESS:
City of Amario
P.O. Box 197
Amario, TX 79105-1971

DEDICATION

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

That, Patricia Nadine Carlton, 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 RIVER ROAD GARDENS UNIT NO. 4, an addition to the City of Amario, Texas, and does declare that all streets, lanes and lines and easements shown on each map or plat here dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 14 day of August, 2018.

Patricia Nadine Carlton
Patricia Nadine Carlton
8000 Bluebonnet Drive
Amario, Texas 79108

NOTARY ATTEST

The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Patricia Nadine Carlton, 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 therein expressed.

Given under my hand and seal of authority on this 14th day of August, 2018.



Cindy Berger
Notary Public



NOTES

1. This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amario, 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. 48375030307C, dated June 4, 2010.
3. Boundary line dimensions shown hereon are as measured or held, with this survey. Boundary line dimensions shown in parentheses are shown when dimensions do not match plat and/or deed dimensions as stated in the F.B.P.S. General Rules of Procedures and Practices regarding precision (693.15).
4. Bearings shown hereon are relative to Grid North NAD83, Texas North Zone.

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 correct survey made on the ground by me or by others under my direct supervision on the 20th day of July, 2018.



Jeffery A. Kuykendall
Jeffery A. Kuykendall
Registered Professional Land Surveyor
Texas Registration No. 9728

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amario, Texas, on this 14th day of August, 2018.

Patricia Nadine Carlton
Patricia Nadine Carlton
Chairman

FILED OF RECORD: POTTER COUNTY
DATE: 10/18/18
BOOK: 20014091
PAGE: 2

RIVER ROAD GARDENS UNIT NO. 31

AN ADDITION TO THE CITY OF AMARIO, TEXAS,
BEING A REPLAT OF A PORTION OF LOT 1 BLOCK 2,
RIVERROAD GARDENS UNIT NO. 4
IN SECTION 161, BLOCK 2, A. B. & M. SURVEY,
POTTER COUNTY, TEXAS,
0.625 ACRES

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

0-6

BLK 2 AB+M SEC 161

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

Property Information

Property ID: 51470 Geo ID: 6533000050
Legal Acres: 3.9700
Legal Desc: RIVERROAD GARDENS #4 LOT 001 BLOCK 0002
Situs: 8000 BLUEBONNET DR AMARILLO, TX 79108
DBA:
Exemptions: HS, OV65

Owner ID: 17406 100.00%
CRAFTON PATRICIA NADINE
8000 BLUEBONNET DR
AMARILLO, TX 79108-2604

For Entities

Value Information

AMA COLLEGE	Improvement HS:	145,603
AMARILLO	Improvement NHS:	0
PANHANDLE WD	Land HS:	15,880
POTTER COUNTY	Land NHS:	0
RIVER ROAD	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	161,483

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: 08/15/2018

Total Due if paid by: 08/31/2018

0.00

Tax Certificate Issued for:	Taxes Paid in 2017
POTTER COUNTY	704.23
AMARILLO	340.90
PANHANDLE WD	13.71
AMA COLLEGE	193.15
RIVER ROAD	561.29

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.

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

Date of Issue: 08/15/2018
Requested By: CRAFTON PATRICIA NADINE
Fee Amount: 10.00
Reference #: R065 3300 0050


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0014091

Filing and Recording Date: 10/18/2018 03:15:48 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.

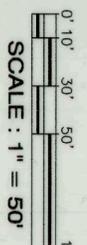
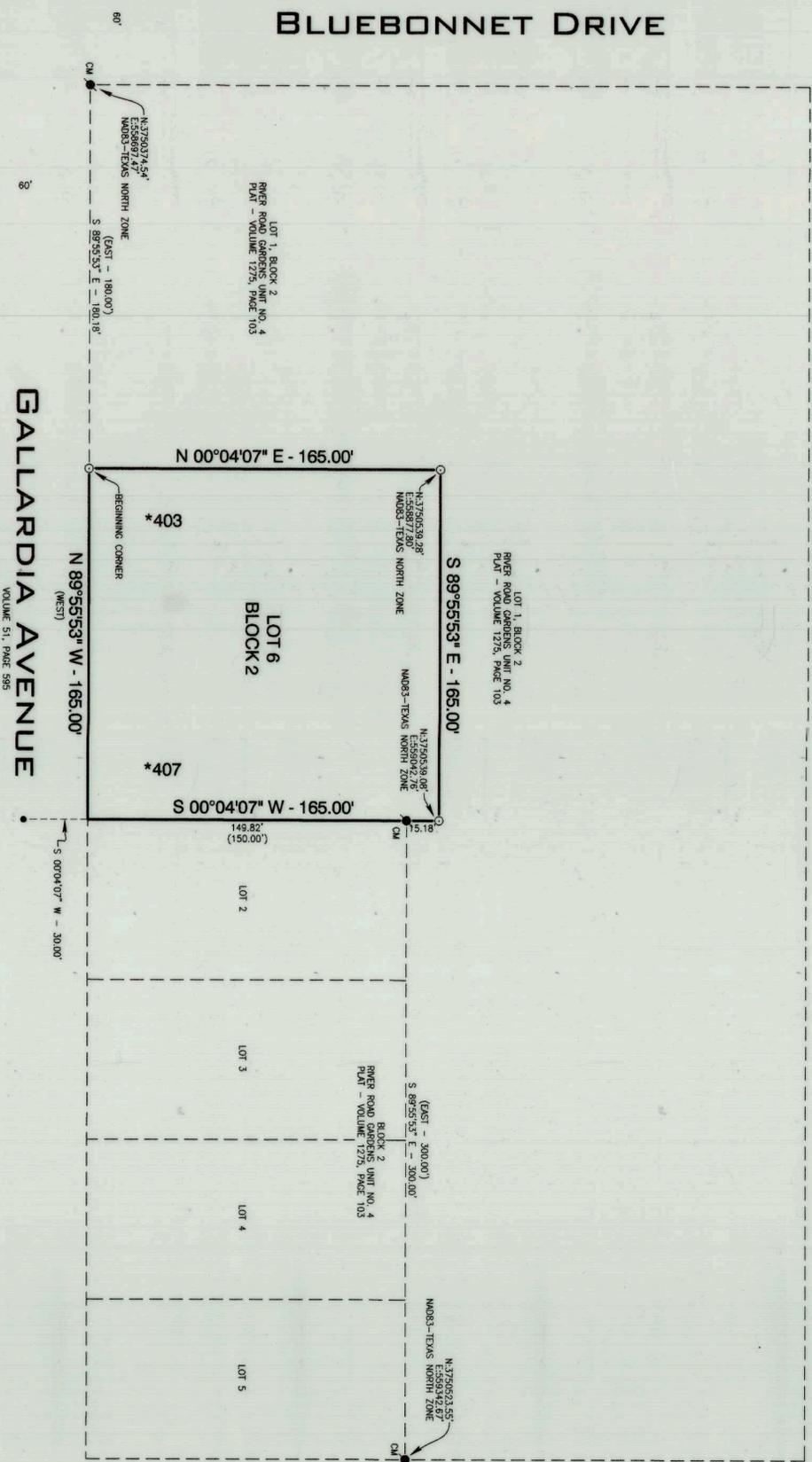


A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

levans



DESCRIPTION

A 0.625 acre tract of land out of Lot 1, Block 2, River Road Gardens Unit No. 4, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 1275, Page 103 of the Deed Records of Potter County, Texas, situated in Section 161, Block 2, A. B. & M. Survey, Potter County, Texas, and said 0.625 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. 1478", found at the southwest corner of said Lot 1;

Thence S. 89°55'53" E., 180.18 feet along the south line of said Lot 1 to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the southwest and **BEGINNING CORNER** of this tract of land;

Thence N. 00°04'07" E., 165.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northwest corner of this tract of land;

Thence S. 89°55'53" E., 165.00 feet to a 1/2 inch iron rod with a cap stamped "R.P.L.S. 4928", set at the northeast corner of this tract of land;

Thence S. 00°04'07" W., at 15.18 feet pass a 1/2 inch iron rod with a cap stamped "R.P.L.S. 1478", found at the northwest corner of Lot 2 of said Block 2, continuing for a total distance of 165.00 feet to the southeast bears S. 00°04'07" W., 30.00 feet;

Thence N. 89°55'53" W., 165.00 feet along the south line of said Lot 1 and the north right-of-way line of Gallardia Drive to the **POINT OF BEGINNING**.

- 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. 1478" (found)
 - = mag nail (set)
 - *1234 = address range assigned by the City of Amarillo
 - CM = controlling monument

TRACT 28
RIVER ROAD GARDENS
PLAT - VOLUME 51, PAGE 595

TRACT 28
RIVER ROAD GARDENS
PLAT - VOLUME 51, PAGE 595

The State of Texas §
County of Potter §

DEDICATION

That, Patricia Nadine Crafton, 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 River Road Gardens Unit No. 31, 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 14 day of August, 2018.

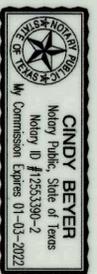
Patricia Nadine Crafton
Patricia Nadine Crafton
8000 Bluebonnet Drive
Amarillo, Texas 79108

NOTARY ATTEST

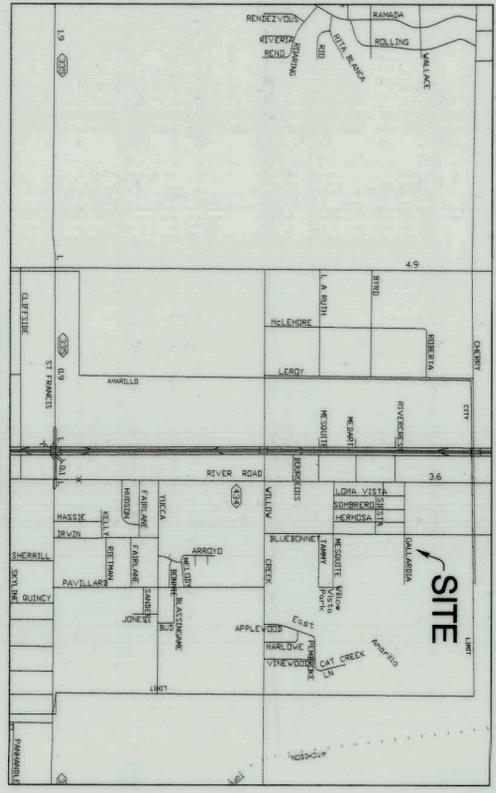
The State of Texas §
County of Randall §

Before me, the undersigned authority, on this day personally appeared Patricia Nadine Crafton, 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 14th day of August, 2018.



Cindy Beyer
Cindy Beyer
Notary Public



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. 48375C0387C, dated June 4, 2010.
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 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.

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 26th day of July, 2018.



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

APPROVAL

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, on this 27 day of August, 2018.

Chairman
Chairman

FILED OF RECORD: POTTER COUNTY
DATE: 10/18/2018
VOLUME: 2018 OPB 0014091
PAGE

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