



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

3/21/2019

Daryl R. Furman  
Furman Land Surveyors, Inc.  
3501 S. Georgia St., Suite "D"  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-04 West-Side River Road Gardens Unit No. 4 - ZB1900060  
Final Plat**

The City of Amarillo has approved the above Final Plat on 3/7/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0002906 on 3/7/2019. 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 [Bradley.Kiewiet@amarillo.gov](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

Brad Kiewiet  
Planner I



|                       |   |   |
|-----------------------|---|---|
| FEE \$20.08<br>UPDATE | <b>TAX CERTIFICATE</b><br><b>DATA TRACE</b><br>10920 W. SAM HOUSTON PKWY N. SUITE 400<br>HOUSTON~ TX 77064<br>281-890-0381 FAX 281-890-2114 | <b>REMIT CERT FEE TO:</b><br><b>DATA TRACE</b><br><b>P.O BOX 31001-2283</b><br><b>PASADENA, CA 91110-2283</b> |
|-----------------------|---|---|

|                             |            |                 |                  |
|-----------------------------|------------|-----------------|------------------|
| CUST: STEWART TITLE COMPANY | BRANCH: 20 | SUBTYPE: R      | DATE: 12/17/2018 |
| ORDER: 307320TG             | CLOSER: TG | ORDER TYPE: T-1 |                  |

**CAD ACCOUNT NUMBER SUMMARY**

|               |
|---------------|
| 065-3300-5450 |
|---------------|

**SUMMARY OF ALL ACCOUNT(S)**

|                           | SUMMARY OF CURRENT YEAR |               | SUMMARY OF ALL TAXES DUE |               |
|---------------------------|-------------------------|---------------|--------------------------|---------------|
|                           | TAX YEAR                | BASE TAX      | DUE 12/2018              | DUE 01/2019   |
| POTTER COUNTY             | 2018                    | 135.51        | 135.51                   | 135.51        |
| ISD - RIVER ROAD COLL BY  | 2018                    | 0.00          | 0.00                     | 0.00          |
| PANHANDLE GROUNDWATER DIS | 2018                    | 1.99          | 1.99                     | 1.99          |
| <b>TOTAL TAX</b>          |                         | <b>137.50</b> | <b>137.50</b>            | <b>137.50</b> |

\*\*\*\*\* COMMENTS \*\*\*\*\* CAUTION \*\*\*\*\* READ BEFORE CLOSING \*\*\*\*\*

|   |
|---|
| PANHANDLE GROUNDWATER DIST - NO STANDBY FEES ASSESSED PER WATER DISTRICT<br>NO BONDS PER GROUNDWATER DISTRICT |
|---|

|  |   |
|--|---|
| CAD# <b>065-3300-5450</b><br>DESC <b>RIVER ROAD GARDENS LOT BLOCK W/2 OF S 66FT OF TR 36 ACREAGE: 1.000</b><br>ACREAGE <b>1.000</b><br>SITUS <b>8724 RIVER RD</b><br>MAIL <b>8724 RIVER RD AMARILLO TX 79108-1722</b><br>ASSESSED OWNER(S)<br><b>NICHOLS JIM</b> | P L J<br>YZ7/AMR  |
| CLASS CODE <b>A - REAL PROPERTY: SINGLE-FAMILY RESIDENTIAL</b><br>HOMESTEAD EXEMPTION APPLIES: 2018<br>DISABLED PERSON EXEMPTION APPLIES: 2018   | <b>2018 ASSESSED VALUES</b><br>LAND 10,250<br>IMPROVEMENT 21,750<br><b>TOTAL VALUE 32,000</b><br><br>TOTAL TAX RATE 2.0440550<br>TOTAL EST TAXES<br>W/O EXEMPT 654.10 |

**TAX ENTITY INFORMATION**

|                      |                       |                   |
|----------------------|-----------------------|-------------------|
| <b>POTTER COUNTY</b> | <b>PAYMENTS AS OF</b> | <b>12/04/2018</b> |
|----------------------|-----------------------|-------------------|

|                                |                    |                 |
|--------------------------------|--------------------|-----------------|
| P O BOX 2289 AMARILLO TX 79105 | 18 TAX RATE        | 0.6850000       |
| PHONE 806-342-2600             | W/O EXEMPT         | 219.20          |
| <b>EXEMPTIONS UNAVAILABLE</b>  | <b>YR</b>          | <b>BASE TAX</b> |
|                                | 18                 | 135.51          |
|                                | <b>BASE DUE</b>    | <b>135.51</b>   |
|                                | <b>DUE 12/2018</b> | <b>135.51</b>   |
|                                | <b>DUE 01/2019</b> | <b>135.51</b>   |
| <b>SUBTOTAL</b>                |                    | <b>135.51</b>   |

|   |                       |                   |
|---|-----------------------|-------------------|
| <b>ISD - RIVER ROAD COLL BY POTTER CO</b> | <b>PAYMENTS AS OF</b> | <b>12/11/2018</b> |
|---|-----------------------|-------------------|

|                                |                    |                 |
|--------------------------------|--------------------|-----------------|
| P O BOX 2289 AMARILLO TX 79105 | 18 TAX RATE        | 1.3500000       |
| PHONE 806-342-2600             | W/O EXEMPT         | 432.00          |
| <b>EXEMPTIONS HMS, O65</b>     | <b>YR</b>          | <b>BASE TAX</b> |
|                                | 18                 | 0.00            |
|                                | <b>BASE DUE</b>    | <b>0.00</b>     |
|                                | <b>DUE 12/2018</b> | <b>0.00</b>     |
|                                | <b>DUE 01/2019</b> | <b>0.00</b>     |
| <b>SUBTOTAL</b>                |                    | <b>0.00</b>     |

\*\*\* NO TAX DUE \*\*\*

|   |   |
|---|---|
| <b>TAX CERTIFICATE</b><br><b>DATA TRACE</b><br>10920 W. SAM HOUSTON PKWY N: SUITE 400<br>HOUSTON~ TX 77064<br>281-890-0381 FAX 281-890-2114 | <b>REMIT CERT FEE TO:</b><br><b>DATA TRACE</b><br><b>P.O BOX 31001-2283</b><br><b>PASADENA, CA 91110-2283</b> |
|---|---|

|                                    |                   |                        |                   |                         |
|------------------------------------|-------------------|------------------------|-------------------|-------------------------|
| <b>CUST: STEWART TITLE COMPANY</b> | <b>BRANCH: 20</b> | <b>ORDER TYPE: T-1</b> | <b>SUBTYPE: R</b> | <b>DATE: 12/17/2018</b> |
| <b>ORDER: 307320TG</b>             | <b>CLOSER: TG</b> |                        |                   |                         |

|   |                       |                   |
|---|-----------------------|-------------------|
| <b>PANHANDLE GROUNDWATER DISTRICT 3</b> | <b>PAYMENTS AS OF</b> | <b>12/04/2018</b> |
|---|-----------------------|-------------------|

|   |             |           |
|---|-------------|-----------|
| POTTER CO/ P O BOX 2289 AMARILLO TX 79105 | 18 TAX RATE | 0.0090550 |
| PHONE 806-342-2600                        | W/O EXEMPT  | 2.90      |

|                               |                 |                 |                 |                    |                    |
|-------------------------------|-----------------|-----------------|-----------------|--------------------|--------------------|
| <b>EXEMPTIONS UNAVAILABLE</b> | <b>YR</b>       | <b>BASE TAX</b> | <b>BASE DUE</b> | <b>DUE 12/2018</b> | <b>DUE 01/2019</b> |
|                               | 18              | 1.99            | 1.99            | 1.99               | 1.99               |
|                               | <b>SUBTOTAL</b> | 1.99            | 1.99            | 1.99               | 1.99               |

**CONDITIONS, DISCLAIMERS AND EXCLUSIONS**

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

**PRINTED BY YZ7/AMR**

# FILED and RECORDED

Instrument Number: 2019OPR0002906

Filing and Recording Date: 03/07/2019 03:55:33 PM Pages: 4 Recording Fee: \$39.00

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".

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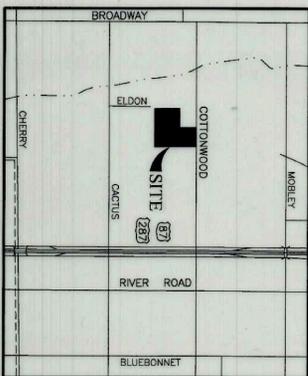
Julie Smith, County Clerk  
Potter County, Texas

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

mhodges

*K-ct*  
AMARILLO CITY  
PO BOX 1971  
AMARILLO, TX 79101

Re: 2019OPR0002906



**VICINITY MAP**

NOT TO SCALE

**NOTES**

- 1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0387C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) 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 LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.

**DESCRIPTION**

A 12.00+/- acre tract of land being all of Tracts 206, 207 and 208 and a portion of Tracts 209, 210 and 211 of West-Side River Road Gardens, a Subdivision of Survey 163, Block 2, A.B. & M. Survey, Potter County, Texas, Said 2.00+/- acre tract of land having been surveyed on the ground March 1, 2019 by Furman Land Surveyors, Inc. and being described by meters and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap (FURMAN) found at the Northwest corner of said Tract 208, from whence a 3/4 inch iron pipe found at the Northwest corner of Tract 209 of said West-Side River Road Gardens bears WEST 128.10 feet;

**THENCE EAST** (base line) 384.30 feet along the North line of said Tracts 208, 207 and 206 to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set at the Northeast corner of said Tract 206, same being the Northeast corner of this tract of land, from whence a 1/2 inch iron rod with cap (2507) found at the Northeast corner of Tract 205 of said West-Side River Road Gardens bears EAST 128.10 feet;

**THENCE S**, 00° 03' 58" E, 850.44 feet along the common line of said Tracts 206 and 205 to a 1/2 inch iron rod found at the common corner of Tracts 206, 205, 181, and 182 of said West-Side River Road Gardens, same being the Southeast corner of this tract of land;

**THENCE N**, 89° 57' 38" W, 768.60 feet along the South line of said Tracts 206, 207, 208, 209, 210 and 211, same being the North line of Tracts 181, 180, 179, 178, 177 and 176 of said West-Side River Road Gardens, to a 1/2 inch iron rod with cap stamped "FURMAN RPL'S" set at the common corner of Tracts 212, 211, 175 and 176 of said West-Side River Road Gardens for the Southwest corner of this tract of land;

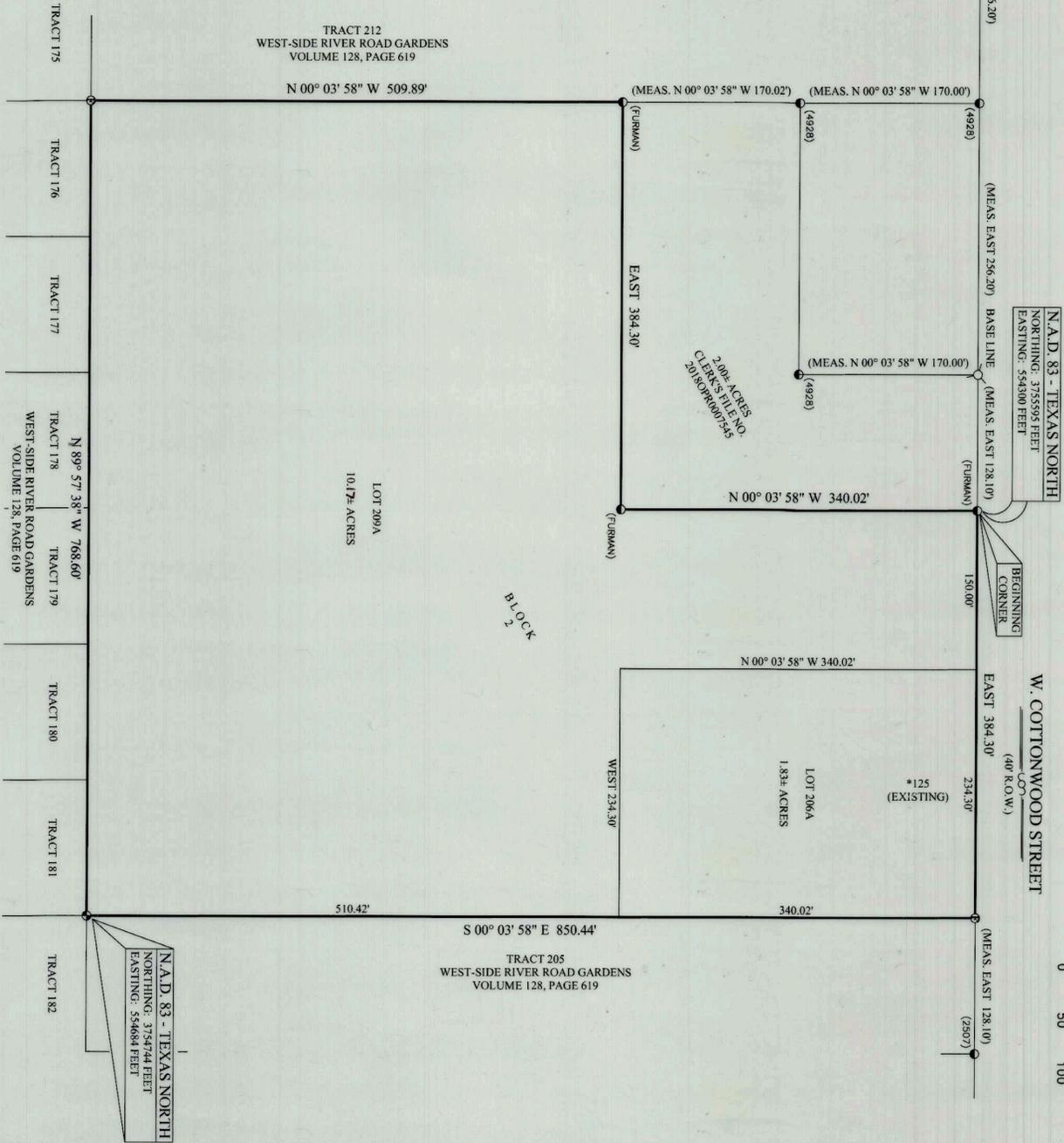
**THENCE N**, 00° 03' 58" W, 509.89 feet along the common line of said Tracts 211 and 212 to a 1/2 inch iron rod with cap (FURMAN) found at the Southwest corner of a 2.00+/- acre tract of land being described in that certain instrument recorded under Clerk's File No. 2018OPR0007545 of the Official Public Records of Potter County, Texas, same being the most West Northwest corner of this tract of land;

**THENCE East** 384.30 feet along the South line of said 2.00+/- acre tract of land to a 1/2 inch iron rod with cap (FURMAN) found in the West line of said Tract 208, same being the Southeast corner of said 2.00+/- acre tract of land;

**THENCE N**, 00° 03' 58" W, 340.02 feet along the West line of said Tract 208 to the POINT OF BEGINNING and containing 12.00 acres of land, more or less.

**LEGEND**

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
- 5/8" IRON ROD FND
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/4" IRON PIPE FND
- (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- \*XXXX ADDRESS PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE



**APPROVAL**

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT OF THE CITY OF AMARILLO, TEXAS, ON THIS 7<sup>th</sup> DAY OF MARCH, 2019.

HEALTH OFFICER

**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS, ON THIS 7<sup>th</sup> DAY OF MARCH, 2019.

DESIGNATED CITY OFFICIAL

**GRANTER'S ADDRESS**

611 S. 01<sup>st</sup> AVENUE  
AMARILLO, TEXAS 79101

**FILED OR RECORD**

3/7/19

POTTER COUNTY CLERK'S FILE NO.



**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 PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERMETER CORNERS ON THIS 1ST DAY OF MARCH, 2019.

DARVIL R. FURMAN RPLS 5374

REGISTERED PROFESSIONAL LAND SURVEYOR

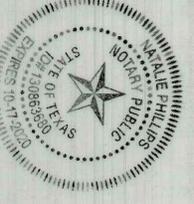
**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF POTTER  
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, CONNIE I. VELASQUEZ, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS WEST-SIDE RIVER ROAD GARDENS UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 4<sup>th</sup> DAY OF MARCH, 2019.

*Connie I. Velasquez*  
CONNIE I. VELASQUEZ  
220 ELDON LANE  
AMARILLO, TEXAS 79108



**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL  
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CONNIE I. VELASQUEZ.

THIS 4<sup>th</sup> DAY OF MARCH, 2019.

*Heather Lyn Demons*  
NOTARY PUBLIC, STATE OF TEXAS

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF POTTER  
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, MILTON I. VELASQUEZ, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS WEST-SIDE RIVER ROAD GARDENS UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 4<sup>th</sup> DAY OF MARCH, 2019.

*Milton I. Velasquez*  
MILTON I. VELASQUEZ  
220 ELDON LANE  
AMARILLO, TEXAS 79108



**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL  
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MILTON I. VELASQUEZ.

THIS 4<sup>th</sup> DAY OF MARCH, 2019.

*Heather Lyn Demons*  
NOTARY PUBLIC, STATE OF TEXAS

**WEST-SIDE RIVER ROAD GARDENS UNIT NO. 4**

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF TRACTS 206, 207 AND 208 AND A PORTION OF TRACTS 209, 210 AND 211 IN SECTION 163, BLOCK 2 A.B. & M. SURVEY POTTER COUNTY, TEXAS 12.00+/- ACRES



DARVIL R. FURMAN RPLS, DANIEL R. FURMAN RPLS, DONALD R. FURMAN RPLS, KATHERINE A. WANN RPLS, LANDON M. STOKES RPLS, HEATHER LYN DEMONS, RPLS - KYLE L. BRADY, RPLS  
TEXAS FIRM #101090400 & 10092401  
P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4246 - FAX (806) 374-4248  
P.O. BOX 646 - DUBUQUE, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 1822982 FILE NO. N-5  
DRAWING NO. P.\SUB 16\1822982\1822982