



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

5/17/2019

Dwayne R. Gresham
Gresham & Associates, Inc.
7120 I-40 West, Ste. 150
Amarillo, Texas 79106

RE: Letter of Action: Approval – P-19-16 River Road Gardens Unit No. 32 – ZB1900624 Final Plat

The City of Amarillo has approved the above Final Plat on 5/13/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0005909 on 5/14/2019. 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 or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

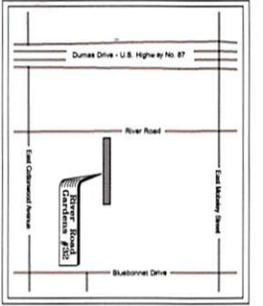
D-371

Blk 2 AB-M

SEC 162

O-5

CENSUS TRACT: # 151



DEDICATION

STATE OF TEXAS

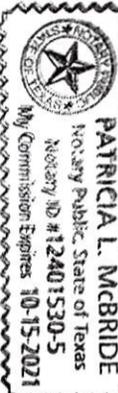
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER ()
 That Jim Nichols, being the owner(s) of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as River Road Gardens Unit No. 32, a rural subdivision in Potter County, 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 5 DAY OF April, 2019.

Jim Nichols
 6724 River Road
 Amarillo, Texas 79108
 (806) 433-7449

ATTEST

STATE OF TEXAS
 COUNTY OF POTTER



Before me, the undersigned authority, on this day personally appeared, Jim Nichols, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

5th DAY OF April, 2019.

Patricia L. McBride
 NOTARY PUBLIC, STATE OF TEXAS

APPROVAL:

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, this 13th day of May, 2019.

City Clerk
 A. Pink

APPROVAL:

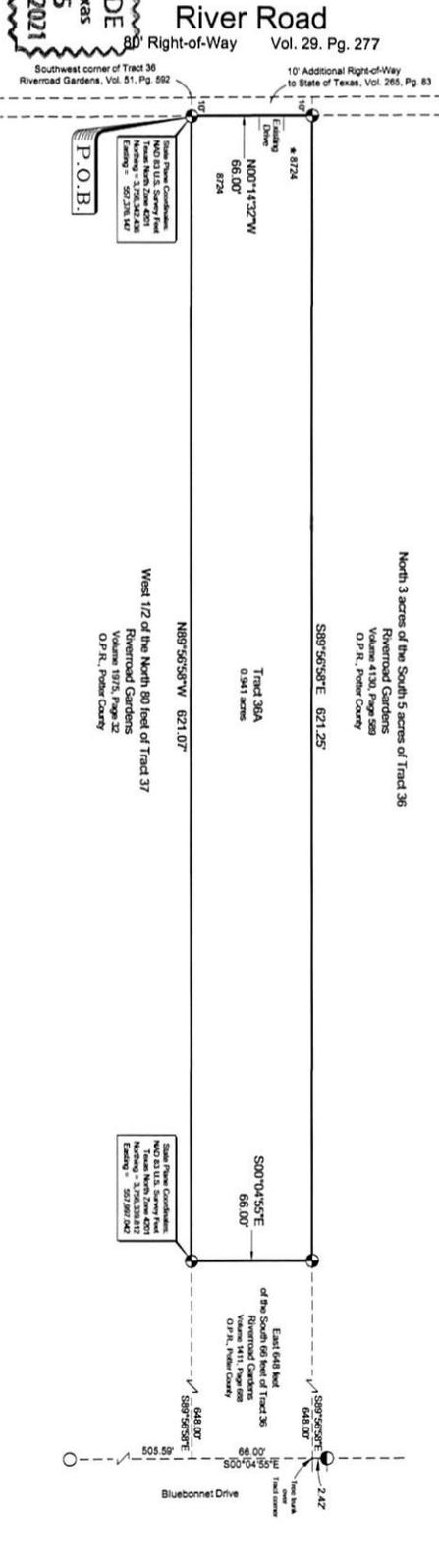
Approved by the 8th City County Health Department, this 13th day of May, 2019.

Health Officer
 J. A. [Signature]

GRANTEE ADDRESSES:
 CITY OF AMARILLO
 601 S. Broadway
 Amarillo, TX 79101
 POTTER COUNTY
 2419 East Bridge Department
 Amarillo, TX 79101

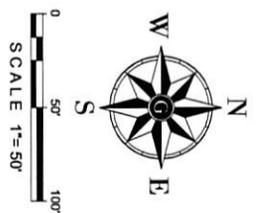
River Road Gardens Unit No. 32

A Suburban Subdivision to the City of Amarillo, being a replica of a portion of Tract 36, River Road Gardens Unit No. 1, in Section 162, Block 2, A.B. & M. Survey, Potter County, Texas.



LEGEND

- 1/2' x 24" IRON ROD SET WITH CAP STAMPED 'GRESHAM PLS 1939'
- 1/2" IRON ROD FOUND WITH CAP STAMPED 'RPLS 4928'
- 1/2" IRON ROD FOUND WITH CAP STAMPED 'KELLY'
- * EXISTING ADDRESS



NOTES

- Ground to Grid Conversion Note
 This Survey is based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances (NAD 83(CORS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):
 a) Convert to azimuth.
 b) Add the convergence angle of 00°12'14".
 c) Convert azimuth to Grid bearing.
 d) Convert ground distances to Grid distances by multiplying by the Combination Factor of 0.99974742.
 e) Compute the Grid bearings with the Grid distances to obtain Grid area.
- This plat lies within the Amarillo E.T.I.
- This plat does not lie in flood hazard zone "A" or "B" per FEMA Map Panel No. 483700387C dated June 4, 2010.
- 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 subsurface Sewage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a subsurface sewage system. This Sanitary Control Easement will extend into adjacent lots. Water well locations will be made on an individual lot basis. This easement is for the sole purpose of Sanitary Control and does not prohibit building encroachments.

LEGAL DESCRIPTION:

A 0.941 acre (40,989.96 sq. ft.) tract of land being a replica of a portion of Tract 36, River Road Gardens as recorded in Volume 51, Page 592, Deed Records, Potter County, Texas and being further described by inches and bounds as follows:
 Beginning at a 1/2" x 24" iron rod with cap stamped 'Gresham PLS 1939' set for the Southeast corner of 10 feet of additional right-of-way of River Road located to the State of Texas as recorded in Volume 265, Page 83, Official Public Records, Potter County, Texas, the Southwest corner and Point of Beginning of this tract, from whence the Southwest corner of said Tract 36, River Road Gardens bears N89°56'58"W, 100.00 feet;
 Thence N09°14'32"W, along the present East right-of-way line of said River Road, a distance of 66.00 feet to a 1/2" x 24" iron rod with cap stamped 'Gresham PLS 1939' set, the Northwest corner of this tract;
 Thence S89°56'58"E, a distance of 621.25 feet to a 1/2" x 24" iron rod with cap stamped 'Gresham PLS 1939' set, the Northeast corner of this tract;
 Thence S00°04'55"E, a distance of 66.00 feet to a 1/2" x 24" iron rod with cap stamped 'Gresham PLS 1939' set, the Southeast corner of this tract;
 Thence N89°56'58"W, a distance of 621.07 feet to the Point of Beginning of this tract.
 Said tract contains a computed area of 0.941 acres of land.

- CERTIFICATE -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 9th day of April, 2019.



Dwayne R. Gresham
 Registered Professional Land Surveyor
 License No. 1939
 Amarillo, Texas



Registered Professional Land Surveyors
 GRESHAM & ASSOCIATES INC.
 Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
 7101 4th West, Ste. 150
 Phone: (800) 369-0468
 www.gresham.com
 Amarillo, Texas 79106
 Fax: (806) 369-9717
 Project No.: 016-02-19
 Drawn By: CA Berry

5/14/19

DATE
 2019 APR 09 09:09 AM
 CLERK'S FILE NUMBER

FILED OF RECORD:

POTTER COUNTY

APP

P-19-16

HG

A.P. No.: 05

FEE \$20.08 UPDATE	TAX CERTIFICATE DATA TRACE 10920 W. SAM HOUSTON PKWY N. SUITE 400 HOUSTON~ TX 77064 281-890-0381 FAX 281-890-2114	REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283
CUST: STEWART TITLE COMPANY	BRANCH: 20	
ORDER: 307320TG	CLOSER: TG	ORDER TYPE: T-1 SUBTYPE: R DATE: 12/17/2018

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
TOTAL TAX		137.50	137.50	137.50

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

PANHANDLE GROUNDWATER DIST - NO STANDBY FEES ASSESSED PER WATER DISTRICT NO BONDS PER GROUNDWATER DISTRICT

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

TAX ENTITY INFORMATION

POTTER COUNTY		PAYMENTS AS OF			12/04/2018
P O BOX 2289 AMARILLO TX 79105					18 TAX RATE 0.6850000
PHONE 806-342-2600					W/O EXEMPT 219.20
EXEMPTIONS UNAVAILABLE	YR	BASE TAX	BASE DUE	DUE 12/2018	DUE 01/2019
	18	135.51	135.51	135.51	135.51
	SUBTOTAL	135.51	135.51	135.51	135.51
ISD - RIVER ROAD COLL BY POTTER CO		PAYMENTS AS OF			12/11/2018
P O BOX 2289 AMARILLO TX 79105					18 TAX RATE 1.3500000
PHONE 806-342-2600					W/O EXEMPT 432.00
EXEMPTIONS HMS, O65	YR	BASE TAX	BASE DUE	DUE 12/2018	DUE 01/2019
AC# 42662	18	0.00	0.00	*** NO TAX DUE ***	*** NO TAX DUE ***
	SUBTOTAL	0.00	0.00	0.00	0.00

TAX CERTIFICATE DATA TRACE 10920 W. SAM HOUSTON PKWY N. SUITE 400 HOUSTON~ TX 77064 281-890-0381 FAX 281-890-2114	REMIT CERT FEE TO: DATA TRACE P.O BOX 31001-2283 PASADENA, CA 91110-2283
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CUST: STEWART TITLE COMPANY	BRANCH: 20
ORDER: 307320TG	CLOSER: TG
ORDER TYPE: T-1	SUBTYPE: R
DATE: 12/17/2018	

PANHANDLE GROUNDWATER DISTRICT 3	PAYMENTS AS OF	12/04/2018
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POTTER CO/ P O BOX 2289 AMARILLO TX 79105	18 TAX RATE	0.0090550
PHONE 806-342-2600	W/O EXEMPT	2.90

EXEMPTIONS UNAVAILABLE	YR	BASE TAX	BASE DUE	DUE 12/2018	DUE 01/2019
	18	1.99	1.99	1.99	1.99
	SUBTOTAL	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 YZ7IAMR

FILED and RECORDED

Instrument Number: 2019OPR0005909

Filing and Recording Date: 05/14/2019 08:29:47 AM 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 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.

Re: to:

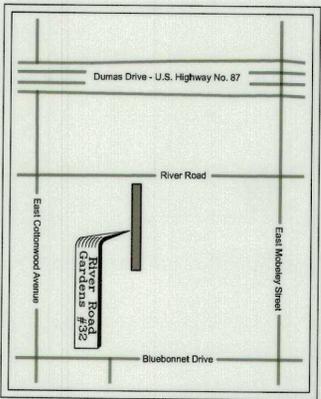
levans

Re: 2019OPR0005909

CITY OF AMARILLO
PLANNING DEPARTMENT
PO BOX 1971
AMARILLO, TX 79101

River Road Gardens Unit No. 32

A Suburban Subdivision to the City of Amarillo, being a replat of a portion of Tract 36, River Road Gardens Unit No. 1, in Section 162, Block 2, A.B. & M. Survey, Potter County, Texas.



Vicinity Map
Not to Scale

DEDICATION

STATE OF TEXAS () KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER ()

That **Jim Nichols**, being the owner(s) of the subject tract shown and described on this plat has caused such lands to be surveyed, subdivided, platted and designated as **River Road Gardens Unit No. 32**, a rural subdivision in Potter County, 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 5th DAY OF April, 2019.

Jim Nichols
Jim Nichols
8724 River Road
Amarillo, Texas 79108
(806) 433-7449

ATTEST

STATE OF TEXAS
COUNTY OF POTTER



Before me, the undersigned authority, on this day personally appeared, **Jim Nichols**, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS

5th DAY OF April, 2019.

Patricia L. McBride
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL:

Approved by the Planning and Zoning Commission of the City of Amarillo, Texas, this 13th day of May, 2019.

[Signature]
Chairman

APPROVAL:

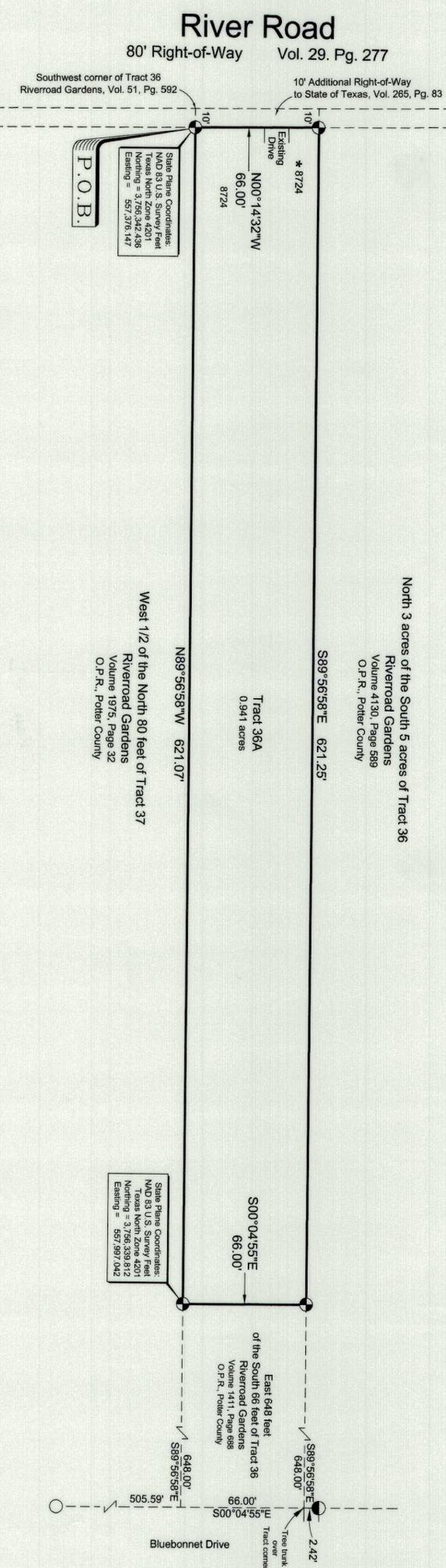
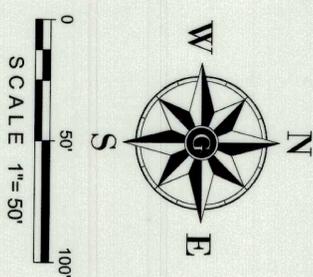
Approved by the Bi-City-County Health Department, this 13th day of May, 2019.

[Signature]
Health Officer

GRANTEE ADDRESSES:
CITY OF AMARILLO
801 S. Buchanan St.
AMARILLO, TEXAS 79101

POTTER COUNTY
Road and Bridge Department
2419 E. Willow Creek Drive
AMARILLO, TEXAS 79101

- ### LEGEND
- 1/2" x 24" IRON ROD SET WITH CAP STAMPED "GRESHAM PLS 1939"
 - 1/2" IRON ROD FOUND WITH CAP STAMPED "R.P.L.S 4928"
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NOTES

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3. This plat does not lie in flood hazard zone "A" or "B" per FEMA Map Panel No. 48375C0387C dated June 4, 2010.
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 subsurface Sewage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a subsurface sewage system. This Sanitary Control Easement will extend into adjacent lots. Water well locations will be made on an individual lot basis. This easement is for the sole purpose of Sanitary Control and does not prohibit building encroachments.

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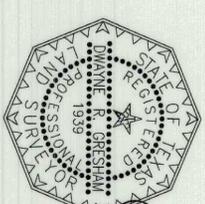
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Said tract contains a computed area of 0.941 acres of land.

- CERTIFICATE -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents the results of a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 9th day of April, 2019

[Signature]
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas



FILED OF RECORD:

5/14/19 DATE
20190PR005909 COUNTY
CLERK'S FILE NUMBER



Registered Professional Land Surveyors
GRESHAM & ASSOCIATES INC
From Lic.# 10074800
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 140 West, Suite 150
Phone: (806) 359-9248
www.gresur.com
Amarillo, Texas 79106
Project No.: 016-02-19
Fax: (806) 359-9717
Drawn By: CA Beery

River Road Gardens Unit No. 32