



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

9/10/2019

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

**RE: Letter of Action: Approval – P-19-67 West-Side River Road Gardens Unit No. 5 – ZB1903347  
Final Plat**

The City of Amarillo has approved the above Final Plat on 8/19/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019OPR0011371 on 8/28/2019. 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, MBA  
Planner I

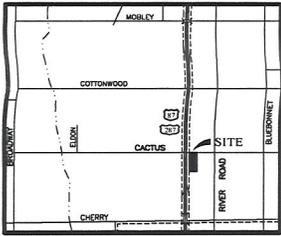
D-394

BLK 2 AB+M

SEC 163

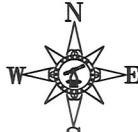
N-5

2010 CENSUS TRACT # 151 A.P.# N-5



VICINITY MAP  
 NOT TO SCALE

COTTONWOOD AVENUE (FURMAN)



LEGEND:

- ⊗ 3/4" IRON ROD FND
- ⊙ 1/2" IRON ROD WCAP FND
- ⊕ 1/2" IRON ROD FND
- (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
- XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

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.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, MICKEY HOLLARS, 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. 5, 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 19th DAY OF August, 2019.

MICKEY HOLLARS  
 P.O. BOX 201  
 AMARILLO, TEXAS 79105

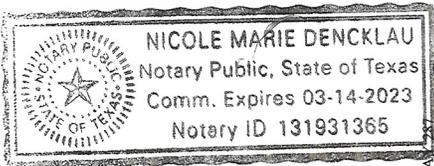
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICKEY HOLLARS.

THIS 19th DAY OF August, 2019.

NOTARY PUBLIC, STATE OF TEXAS



CACTUS AVENUE

N 89° 50' 22" E 187.49'

N.A.D. 83 - TEXAS NORTH  
 NORTHING: 3753852 FEET  
 EASTING: 556965 FEET

\*8556 (EXISTING) \*8556B (EXISTING)

LOT 17A

BLOCK 1

S 89° 50' 23" W 187.87'

40' x 45' PUBLIC ACCESS EASEMENT

\*8550 (EXISTING)

LOT 13A

N.A.D. 83 - TEXAS NORTH  
 NORTHING: 3753352 FEET  
 EASTING: 556776 FEET

S 89° 50' 24" W 188.21'

PORTION OF TRACT 12

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS, ON THIS 15th DAY OF August, 2019.

DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT ON THIS 19th DAY OF August, 2019.

HEALTH OFFICER

GRANTEES ADDRESS:  
 CITY OF AMARILLO  
 601 S. BUCHANAN ST.  
 AMARILLO, TEXAS 79101

FILED OF RECORD

8/28/19

20190PR0011371

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 PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 3RD DAY OF JUNE, 2019.

DARYL R. FURMAN RPLS 5374  
 REGISTERED PROFESSIONAL LAND SURVEYOR

DESCRIPTION

A 2.16+/- acre tract of land being a portion of Tracts 13, 14, 15, 16 and 17, West-Side River Road Gardens, a Subdivision of Survey 163, Block 2, A.B. & M. Survey, Potter County, Texas, same being that certain tract of land being described in that certain instrument recorded under Clerk's File No. 1284377 of the Official Public Records of Potter County, Texas, said 2.16+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found in the South Right-of-Way line of Cactus Avenue for the Northeast corner of this tract of land;

THENCE S. 00° 09' 25" E. 500.00 feet to a 3/4 inch iron rod found in the North line of Tract 12 of said West-Side River Road Gardens, same being the Southeast corner of this tract of land;

THENCE S. 89° 50' 24" W. 188.21 feet to a 1/2 inch iron rod with cap (FURMAN) found in the East Right-of-Way line of U.S. Highway 287 (Dumas Drive) for the Southwest corner of this tract of land;

THENCE N. 00° 04' 30" W. (Base line) 500.00 feet along said East Right-of-Way line to a 1/2 inch iron rod found in said South Right-of-Way line of Cactus Avenue for the Northwest corner of this tract of land;

THENCE N. 89° 50' 22" E. 187.49 feet to the POINT OF BEGINNING and containing 2.16 acres of land, more or less.



WEST-SIDE RIVER ROAD GARDENS  
 UNIT NO. 5

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACTS 13, 14, 15, 16, AND 17 WEST-SIDE RIVER ROAD GARDENS IN SECTION 163, BLOCK 2 A.B. & M. SURVEY POTTER COUNTY, TEXAS 2.16± ACRES

FURMAN LAND SURVEYORS, INC.  
 SURVEYING · MAPPING · CONSULTING  
 TEXAS · OKLAHOMA · NEW MEXICO  
 DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
 CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
 HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS  
 TEXAS FIRM # 10692400 & 10692401  
 P.O. BOX 1416, AMARILLO, TEXAS 79105 · (806) 374-3740, FAX: (806) 374-4348  
 P.O. BOX 364, DUMAS, TEXAS 79029 · (806) 934-1405, FAX: (806) 934-1482  
 PROJECT NO. 1924587P FILE NO. N-5  
 DRAWING NO. P-SUB 19 POTTER-N-5\1924587\1924587P

APP

P-19-1-3

HA

Through Tax Year  
2018

# TAX CERTIFICATE

Certificate #  
9639

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

Property Information	
Property ID: 43347	Geo ID: 8634100600
Legal Acres: 2.2800	
Legal Desc: WEST-SIDE RIVER RD GARDENS LOT	BLOCK
TRS 13 THRU 17 LYING EAST OF E-WAY EXC E 335FT	
Situs: 8550 N UH 287	, 79108
DBA:	
Exemptions:	

Owner ID: 100249411 100.00%  
HOLLARS MICKEY  
PO BOX 301  
AMARILLO, TX 79105-0301

For Entities	Value Information
PANHANDLE WD	Improvement HS: 0
POTTER COUNTY	Improvement NHS: 85,450
RIVER ROAD	Land HS: 0
	Land NHS: 10,075
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 95,525

### 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: 04/15/2019

Total Due if paid by: 04/30/2019

0.00

Tax Certificate Issued for:  
POTTER COUNTY  
PANHANDLE WD  
RIVER ROAD

Taxes Paid in 2018  
654.34  
8.65  
1,289.59

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 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.

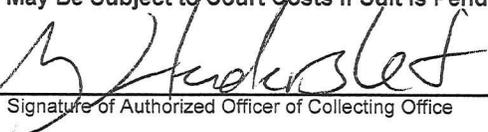
A tax certificate issued through fraud or collusion is void.

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: 04/15/2019  
Requested By: HOLLARS MICKEY  
Fee Amount: 10.00  
Reference #:

Page: 1

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 2019OPR0011371

Filing and Recording Date: 08/28/2019 01:19:36 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

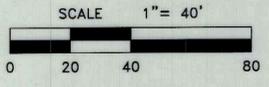
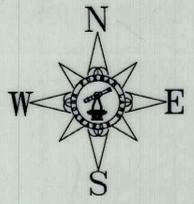
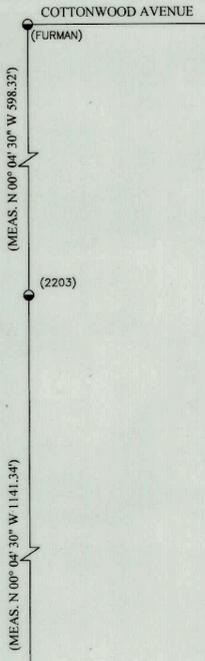
**DO NOT DESTROY - This document is part of the Official Public Record.**

levans

City of Amarillo  
Planning  
PO Box 1971  
Amarillo, TX 79105



VICINITY MAP  
NOT TO SCALE



- LEGEND:**
- 3/4" IRON ROD FND
  - 1/2" IRON ROD W/CAP FND
  - 1/2" IRON ROD FND
  - (XXXX) NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN
  - \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

**NOTES**

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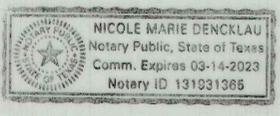
**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF POTTER  
KNOW ALL MEN BY THESE PRESENTS  
THAT THE UNDERSIGNED, MICKEY HOLLARS, 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. 5, 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 19 DAY OF August, 2019.  
*Mickey Hollars*  
MICKEY HOLLARS  
P.O. BOX 301  
AMARILLO, TEXAS 79105

**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL  
KNOW ALL MEN BY THESE PRESENTS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICKEY HOLLARS.  
THIS 19 DAY OF August, 2019.  
*Nicole Marie Dencklau*  
NICOLE MARIE DENCKLAU  
NOTARY PUBLIC, STATE OF TEXAS



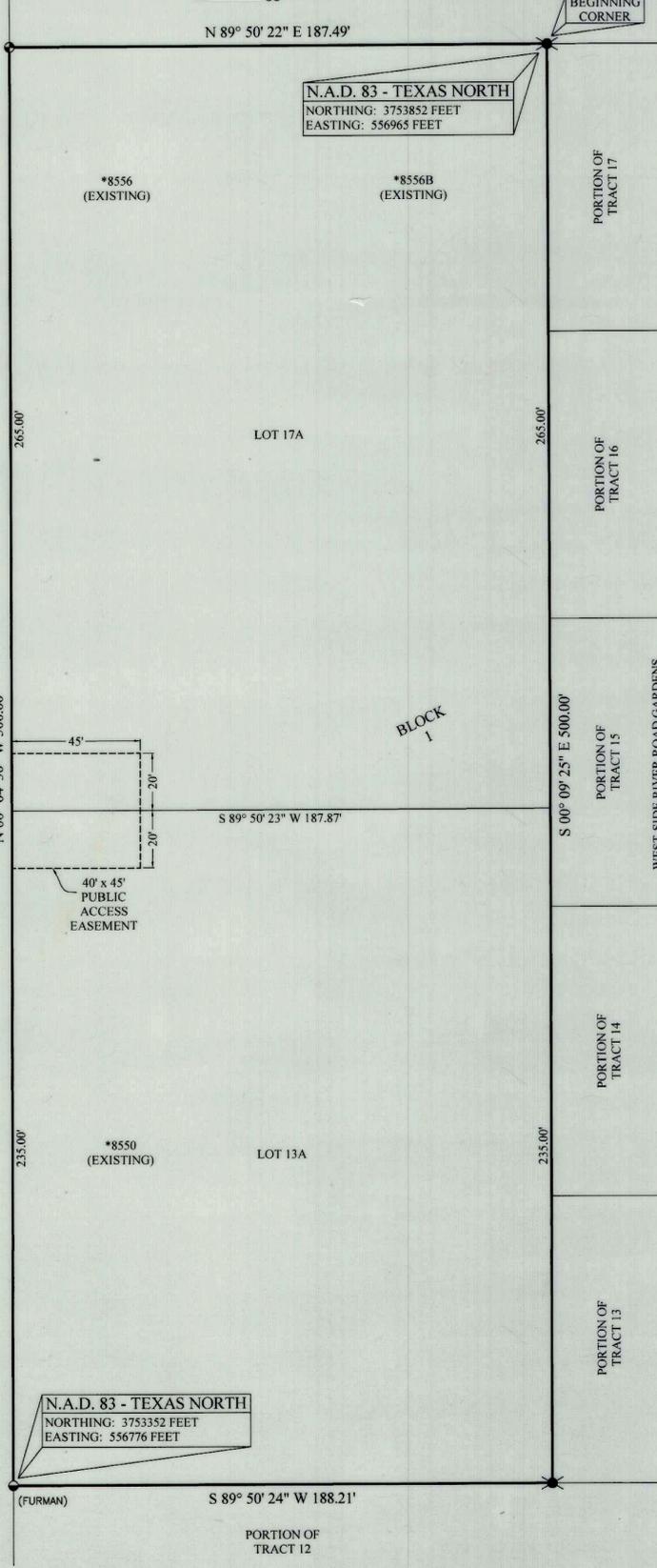
**APPROVAL**

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.  
ON THIS 19<sup>th</sup> DAY OF August, 2019.  
*[Signature]*  
DESIGNATED CITY OFFICIAL

**APPROVAL**

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT  
ON THIS 19<sup>th</sup> DAY OF August, 2019.  
*[Signature]*  
HEALTH OFFICER

**CACTUS AVENUE**



**DESCRIPTION**

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**WEST-SIDE RIVER ROAD GARDENS UNIT NO. 5**

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2.16+ ACRES

**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 PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 3RD DAY OF JUNE, 2019.



*[Signature]*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

**FURMAN LAND SURVEYORS, INC.**  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO  
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS  
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS  
TEXAS FIRM #10092400 & 10092401  
P.O. BOX 1419, AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248  
P.O. BOX 464, DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482  
PROJECT NO. 1924387P FILE NO. N-5  
DRAWING NO. P:\SUB 19\ POTTER\N-5\1924387\1924387P

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
601 S. BUCHANAN ST.  
AMARILLO, TEXAS 79101  
POTTER COUNTY ROAD AND BRIDGE DEPARTMENT  
2419 E. WILLOW CREEK DRIVE  
AMARILLO, TEXAS 79108  
FILED OF RECORD  
8/28/19  
(DATE)  
2019 OPR 00 113 71  
POTTER (COUNTY)  
CLERK'S FILE NO.