



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

7/14/2020

Daryl Furman
Furman Surveying
3501 S Georgia St. Suite D
Amarillo, Texas 79109

RE: Letter of Action: Approval – West Side River Road Gardens Unit No. 6 – ZB2000449 Final Plat

The City of Amarillo has approved the above Final Plat on 7/14/2020. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2020OPR0008478 on 7/14/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

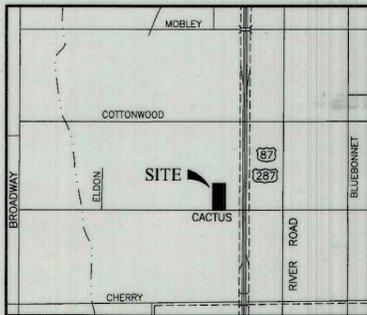
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Jason.Taylor@amarillo.gov or 806.378.5255.

Sincerely,

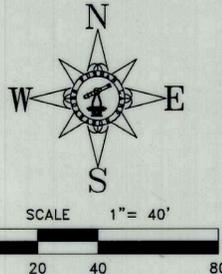
A handwritten signature in blue ink, appearing to read 'J. Taylor', enclosed in a thin blue rectangular border.

Jason Taylor
Planner I



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - 1/2" IRON ROD W/CAP FND
 - SHINER FND IN FENCE
 - (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 - RM RECORD MONUMENT



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
COUNTY OF POTTER
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, CHRISTOPHER WADE KITE, 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. 6, 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 21 DAY OF May, 2020.

Christopher Wade Kite
CHRISTOPHER WADE KITE
106 W. CACTUS STREET
AMARILLO, TEXAS 79108

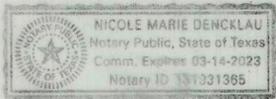
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER WADE KITE.

THIS 21 DAY OF May, 2020.

Nicole Marie Dencklau
NICOLE MARIE DENCKLAU
NOTARY PUBLIC, STATE OF TEXAS



TRACT 191
WEST-SIDE RIVER ROAD GARDENS
VOLUME 128, PAGE 619

N 00° 08' 39" W 510.32'

LOT 192A
1.05± AC

LOT 193A
1.95± AC

N.A.D. 83 - TEXAS NORTH
NORTHING: 3753893 FEET
EASTING: 555963 FEET

*110

*106
(EXISTING)

TRACT 20
WEST-SIDE RIVER ROAD GARDENS
VOLUME 128, PAGE 619

S 00° 10' 00" E 510.00'

TRACT 20

TRACT 19

TRACT 18

NO MONUMENT
FOUND / SET
DUE TO GAS LINE

S 89° 57' 53" W 256.20'

CACTUS AVENUE

DESCRIPTION

A 3.00± acre tract of land being a portion of Tracts 192 and 193, 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 in Volume 3522, Page 228 of the Official Public Records of Potter County, Texas. Said 3.00± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on March 17, 2020 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found as called for in the East line of Tract 191 of said West-Side River Road Gardens for the Southeast corner of that certain 2.0 acre tract of land being described in that certain instrument recorded in Volume 2775, Page 667 of the Official Public Records of Potter County, Texas, same being the Northwest corner of this tract of land;

THENCE S. 89° 57' 44" E. (Base Line) 256.00 feet along the South line of said 2.0 acre tract of land to a 1/2 inch iron rod with cap (FURMAN) found as called for in the East line of said Tract 193, same being the Northeast corner of this tract of land;

THENCE S. 00° 10' 00" E. 510.00 feet along the East line of said Tract 193 to the Southeast corner of said Tract 193, same being the Southeast corner of this tract of land;

THENCE S. 89° 57' 53" W. 256.20 feet to a shiner found in a fence for the Southeast corner of said Tract 191, same being the Southwest corner of this tract of land;

THENCE N. 00° 08' 39" W. 510.32 feet along the East line of said Tract 191 to the PLACE OF BEGINNING and containing 3.00 acres of land, more or less.

**WEST-SIDE RIVER ROAD GARDENS
UNIT NO. 6**

A SUBURBAN SUBDIVISION TO
THE CITY OF AMARILLO,
BEING A REPLAT OF A PORTION OF
TRACTS 192 AND 193
WEST-SIDE RIVER ROAD GARDENS
IN SECTION 163, BLOCK 2
A.B. & M. SURVEY
POTTER COUNTY, TEXAS
3.00± ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL
OF THE CITY OF AMARILLO, TEXAS.

ON THIS 23rd DAY OF May, 2020.

[Signature]
DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE AMARILLO AREA PUBLIC HEALTH DISTRICT

ON THIS 21st DAY OF MAY, 2020.

[Signature]
HEALTH OFFICER

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 17TH DAY OF MARCH, 2020.



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

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

FILED OF RECORD

7/14/20 POTTER
(DATE) (COUNTY)
2020 PR 000 8478
CLERK'S FILE NO.

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
CHASE ROME, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · 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. 2025917P FILE NO. N-5
DRAWING NO. P:\SUB 20\POTTER\N-5\2025917\2025917P

POTTER COUNTY ROAD AND
BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108