

# THE CITY OF AMARILLO, TEXAS

## INTERDEPARTMENTAL OFFICE COMMUNICATION

August 31, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-30 Riverroad Gardens Unit No. 22, an addition to the City of Amarillo, being a replat of a portion of Tract No. 5, Riverroad Gardens in Section 161, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Bluebonnet Dr. & Gallardia Ave.)

DEVELOPER: Michael Dale Pierce

The Planning and Zoning Commission approved the above-mentioned plat on August 9, 2010. The plat was filed of record in the Official Public Records of Potter County in Volume 4246 Page 523 on August 20, 2010. Please post your records accordingly.



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Kelley Shaw, Planning Director

Plot D-31 SECTION 161

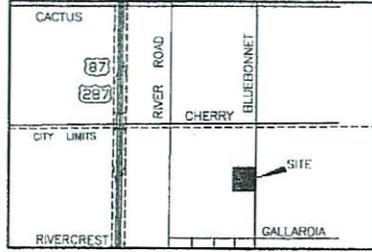
Blk 2 A&M SURVEY

06

P-10-30

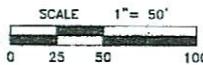
APPROVAL

2000 CENSUS TRACT # 151 A.P. O-6

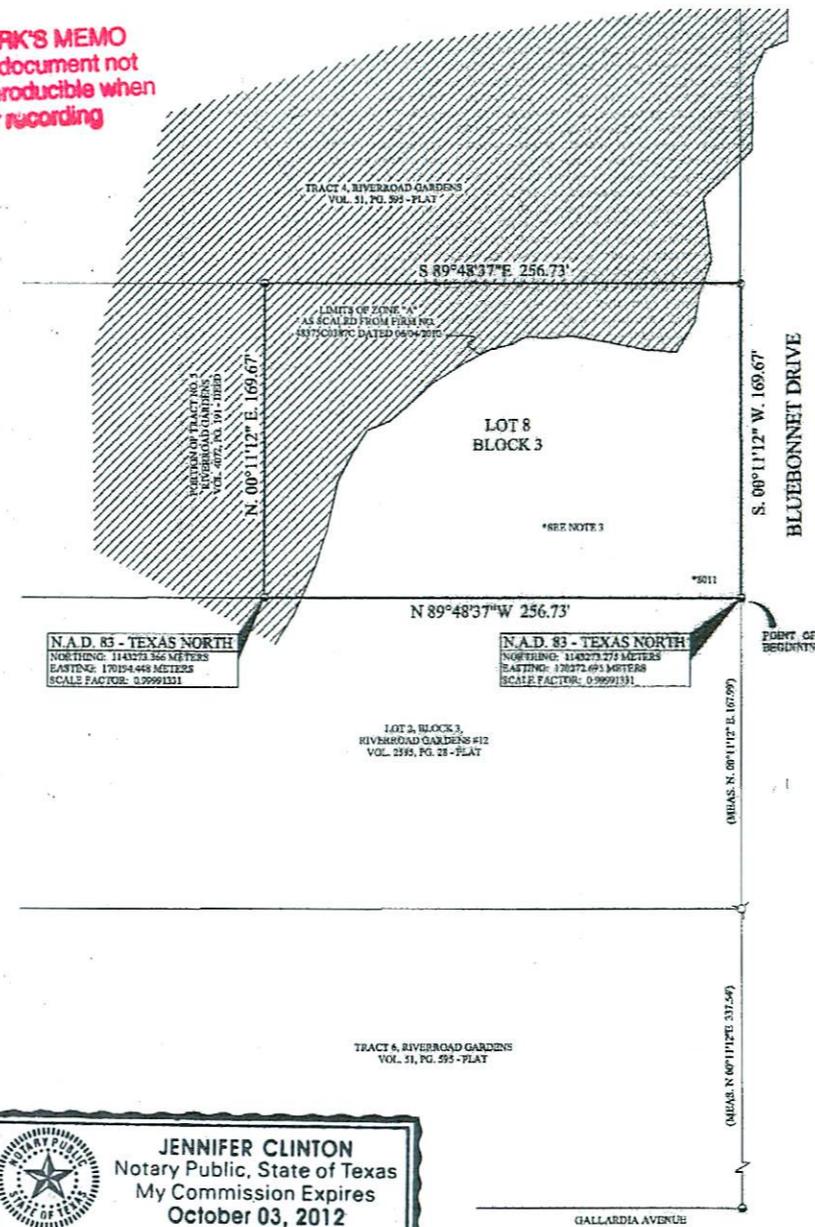


VICINITY MAP

- LEGEND: 1/2" IRON ROD SET WITH CAP, 3/4" IRON ROD SET WITH CAP, 1/2" IRON ROD SET WITH CAP, 3/4" IRON ROD SET WITH CAP. ADDRESS PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE.



COUNTY CLERK'S MEMO Portions of this document not legible and/or reproducible when received for recording



DESCRIPTION: A 1.00 acre ± tract of land being the East 1.00 acre ± of the North 5.00 acres ± of Tract No. 5 of Riverroad Gardens, a subdivision of the West one-half of Section 161, Block 2, A.B. & M. Survey, Potter County, Texas...

COMMENCING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the intersection of the North right-of-way line of Gallardia Avenue and the West right-of-way line of Bluebonnet Drive; THENCE North 60° 11' 12" East (bearing basis per said deed of record), at 337.54 feet pass a 3/4 inch iron pipe found at the Northeast corner of Tract No. 6 of said Riverroad Gardens...

OWNERS ACKNOWLEDGMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF POTTER THAT THE UNDERSIGNED, MICHAEL DALE PIERCE, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAS CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS RIVERROAD GARDENS UNIT NO. 22, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 27th DAY OF July, 2010. Michael Dale Pierce MICHAEL DALE PIERCE 7621 SOMBRERO AMARILLO, TEXAS 79108 (806) 679-8052

RIVERROAD GARDENS UNIT NO. 22

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF TRACT NO. 5, RIVERROAD GARDENS OUT OF SECTION 161, BLOCK 2, A.B. & M. SURVEY, POTTER COUNTY, TEXAS 1.00± ACRES

JENNIFER CLINTON Notary Public, State of Texas My Commission Expires October 03, 2012

- NOTES: 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS. 2) A PORTION OF THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE (ZONE A) ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0387C, DATED JUNE 4, 2010, AND WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. THIS MAP IS FOR FLOOD INSURANCE PURPOSES ONLY; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS INFORMATION IS PROVIDED FOR A LENDER TO DETERMINE WHETHER FLOOD INSURANCE IS REQUIRED FOR SUBJECT PROPERTY AND MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION SURVEY BY THIS SURVEYOR. 3. THE MINIMUM FINISH FLOOR MUST BE AT LEAST 2 FEET ABOVE THE DETERMINED BFE OF 3456.09. DATUM USED TO DETERMINE BFE IS BASED UPON CITY OF AMARILLO BENCHMARK #17 GREEN (CHISELED SQUARE NORTH END OF WEST HEADWALL 700± SOUTH OF WILLOW CREEK ON RIVER ROAD) - 1929 DATUM.

APPROVAL APPROVED BY THE PLANNING AND ZONING COMMISSION, ON THIS 27th DAY OF August, 2010. [Signature]

GRANTEE'S ADDRESS: CITY OF AMARILLO P.O. BOX 1971 AMARILLO, TEXAS 79105-1971 (DATE) 08/20/10 (VOLUME) 4246

POTTER COUNTY 523 (PAGE)

ATTEST THE STATE OF TEXAS COUNTY OF Potter KNOW ALL MEN BY THESE PRESENTS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL DALE PIERCE THIS 27th DAY OF July, 2010. [Signature] NOTARY PUBLIC, STATE OF TEXAS



HEATHER LYNN LEMONS 5712 REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC. DARYL R. FURMAN, RPLS DANIEL R. FURMAN, RPLS DONALD R. FURMAN, RPLS CASEY A. MANN, RPLS HEATHER LYNN LEMONS, RPLS LONDON M. STUBBS, SI (806) 974-4242 (502) 224-1405 P.O. BOX 1418 AMARILLO, TX 79105 P.O. BOX 464 DUMAS, TEXAS 79022 PROJECT NO. 1011002 FILE NO. O-8 DRAWING NO. C:\SUB10\POTTER\0-6\1011002

Through Tax Year  
2009

# TAX CERTIFICATE

Certificate #  
3326

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

Property Information	
Property ID: 51495	Geo ID: 6533000324
Legal Acres: 1.0000	
Legal Desc: RIVER ROAD GARDENS LOT	BLOCK E 1 AC OF N
	5 AC OF TR 5
Situs: 8011 BLUEBONNET DR	AMARILLO, TX 79108
DBA:	
Exemptions:	

Owner ID: 135149                      100.00%  
PIERCE MICHAEL D  
7621 SOMBRERO DR  
AMARILLO, TX 79108-2719

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 1,100
PANHANDLE WD	Land HS: 0
POTTER COUNTY	Land NHS: 8,000
RIVER ROAD	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 9,100

VOL. 4246 PAGE 524

### Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 07/30/2010			Total Due if paid by: 07/31/2010			0.00

Tax Certificate Issued for:	Taxes Paid in 2009
POTTER COUNTY	54.26
AMARILLO	28.22
PANHANDLE WD	0.81
AMA COLLEGE	16.76
RIVER ROAD	122.85

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2010 TAXES HAVE NOT BEEN CALCULATED.

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

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: 07/30/2010  
Requested By: PIERCE MICHAEL D  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer of Collecting Office

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Aug 20, 2010 at 10:57A

Document Number: 01179679

Receipt# - 147457

Amount 20.00

Julie Smith  
County Clerk, Potter County

By lae Deputy

Ret to:  
Amarillo City Planning  
PO Box 1971  
Amarillo TX 79105

STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
in the volume and page as shown.



Julie Smith, County Clerk  
Potter County

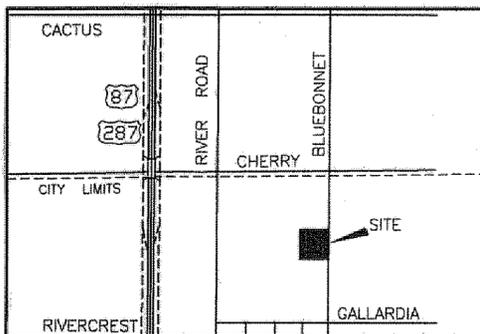
By Rebecca Hulson Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.

**COUNTY CLERK'S MEMO**

Portions of this document may  
not be legible and/or reproducible  
when received for recording



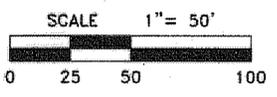
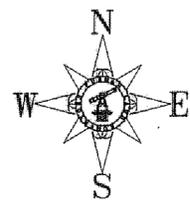


**VICINITY MAP**

NOT TO SCALE

**LEGEND:**

- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- ⊙ 3/4" IRON PIPE FND
- \*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)



**NOTES:**

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) A PORTION OF THIS PLAT DOES LIE WITHIN A FLOOD HAZARD ZONE (ZONE A) ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C0387C, DATED JUNE 4, 2010, AND WITHIN THE CITY OF AMARILLO BASE FLOOD ACCORDING TO FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. USE OF F.I.R.M. THIS MAP IS FOR FLOOD INSURANCE PURPOSES ONLY; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS INFORMATION IS PROVIDED FOR A LENDER TO DETERMINE WHETHER FLOOD INSURANCE IS REQUIRED FOR SUBJECT PROPERTY AND MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION SURVEY BY THIS SURVEYOR.
3. THE MINIMUM FINISH FLOOR MUST BE ATLEAST 2 FEET ABOVE THE DETERMINED BFE OF 3450.00. DATUM USED TO DETERMINE BFE IS BASED UPON CITY OF AMARILLO BENCHMARK #17 GREEN (CHISELED SQUARE NORTH END OF WEST HEADWALL 700± SOUTH OF WILLOW CREEK ON RIVER ROAD) - 1929 DATUM.

**APPROVAL**

APPROVED BY THE PLANNING AND ZONING COMMISSION,

ON THIS 8/2/10 DAY OF \_\_\_\_\_, 2010.

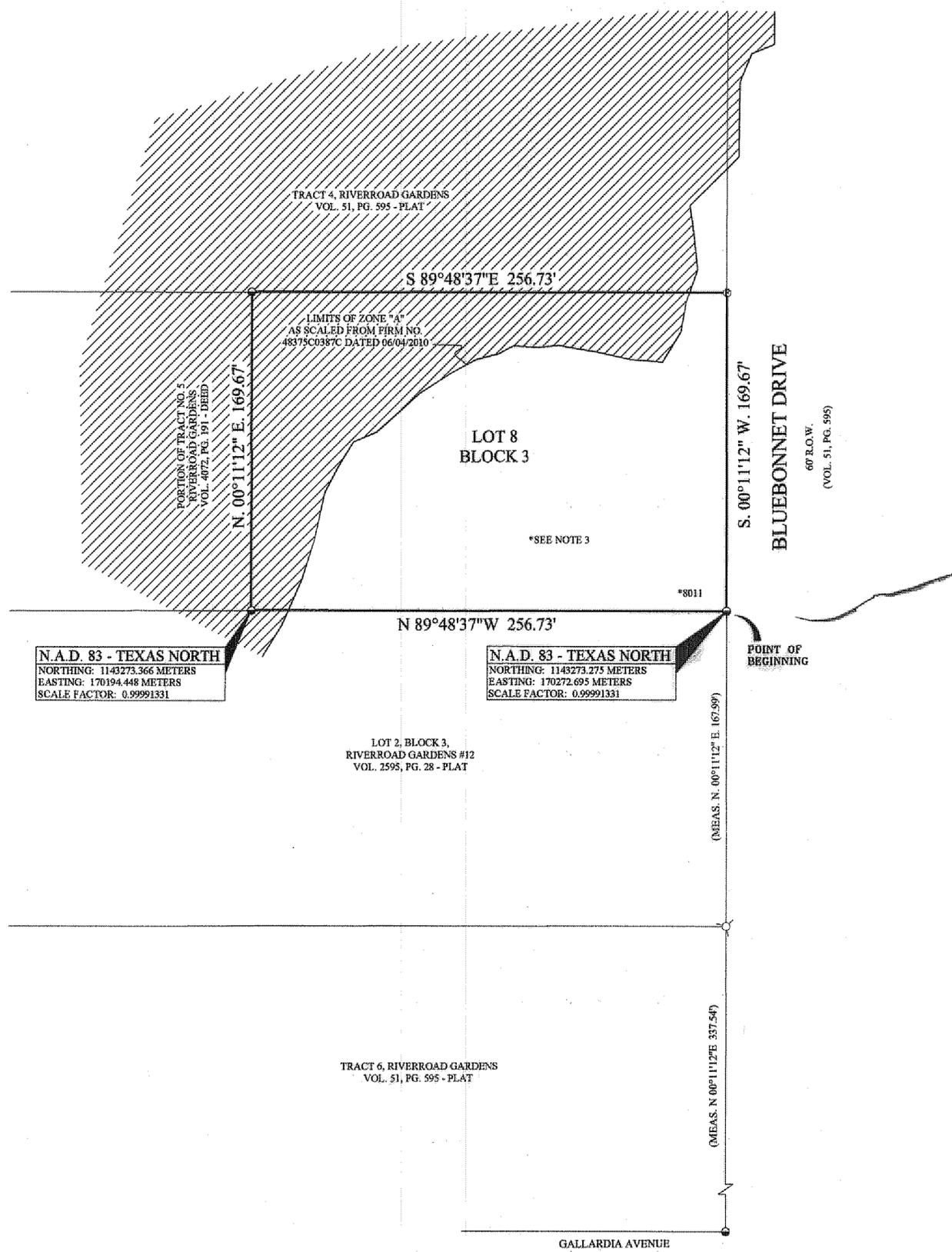
CHAIRMAN

FILED OF RECORD

GRANTEE'S ADDRESS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

8/2/10  
(DATE)  
4246  
(VOLUME)

Potter  
(COUNTY)  
523  
(PAGE)



**N.A.D. 83 - TEXAS NORTH**  
NORTHING: 1143273.366 METERS  
EASTING: 170194.448 METERS  
SCALE FACTOR: 0.99991331

**N.A.D. 83 - TEXAS NORTH**  
NORTHING: 1143273.275 METERS  
EASTING: 170272.695 METERS  
SCALE FACTOR: 0.99991331

**DESCRIPTION**

A 1.00 acre ± tract of land being the East 1.00 acre ± of the North 5.00 acres ± of Tract No. 5 of RiverRoad Gardens, a subdivision of the West one-half of Section 161, Block 2, A.B. & M. Survey, Potter County, Texas, according to the map or plat thereof recorded in Volume 51, Page 595 of the Deed Records of Potter County, Texas, and being the same tract of land as described in that certain instrument of conveyance recorded in Volume 2472, Page 170 of the Official Public Records of Potter County, Texas, said 1.00 acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on May 3rd, 2010 and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found at the intersection of the North right-of-way line of Gallardia Avenue and the West right-of-way line of Bluebonnet Drive;

THENCE North 00° 11' 12" East (bearing basis per said deed of record), at 337.54 feet pass a 3/4 inch iron pipe found at the Northeast corner of Tract No. 6 of said RiverRoad Gardens, same being the Southeast corner of Lot 2, Block 3, RiverRoad Gardens Unit No. 12, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 2595, Page 28 of the Official Public Records of Potter County, Texas, a total distance of 505.53 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found at the Southeast and BEGINNING CORNER of the herein described tract of land, same point being the Northeast corner of said Lot 2;

THENCE North 89° 48' 37" West, 256.73 feet along the North line of said Lot 2 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found at the Southwest corner of this tract of land;

THENCE North 00° 11' 12" East, 169.67 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS 1959" found in the North line of said Tract No. 5 at the Northwest corner of this tract of land;

THENCE South 89° 48' 37" East, 256.73 feet along the North line of said Tract No. 5 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the West right-of-way line of said Bluebonnet Drive at the Northeast corner of this tract of land;

THENCE South 00° 11' 12" West, 169.67 feet along the West right-of-way line of said Bluebonnet Drive to the PLACE OF BEGINNING and containing 1.00 acre of land more or less.

**OWNERS ACKNOWLEDGMENT**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF POTTER

THAT THE UNDERSIGNED, MICHAEL DALE PIERCE, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAS CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS RIVERROAD GARDENS UNIT NO. 22, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 27th DAY OF July, 2010.

*Michael Dale Pierce*  
MICHAEL DALE PIERCE  
7621 SOMBRERO  
AMARILLO, TEXAS 79108  
(806) 679-8052

**RIVERROAD GARDENS  
UNIT NO. 22**

AN ADDITION TO  
THE CITY OF AMARILLO,  
BEING A REPLAT OF A PORTION OF  
TRACT NO. 5, RIVERROAD GARDENS OUT  
OF SECTION 161, BLOCK 2, A.B. & M.  
SURVEY, POTTER COUNTY, TEXAS  
1.00± 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, AND ALL PERIMETER CORNERS ON THIS 3RD DAY OF MAY, 2010.



*Heather Lynn Lemons*  
HEATHER LYNN LEMONS R.P.L.S. 5712  
REGISTERED PROFESSIONAL LAND SURVEYOR

**ATTEST**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL DALE PIERCE  
THIS 27th DAY OF July, 2010.

*J. Clinton*  
NOTARY PUBLIC, STATE OF TEXAS



**FURMAN LAND SURVEYORS, INC.**

DARYL R. FURMAN, RPLS  
DONALD R. FURMAN, RPLS  
HEATHER LYNN LEMONS, RPLS  
(806)374-4248  
P.O. BOX 1418  
AMARILLO, TX 79105

DANIEL R. FURMAN, RPLS  
CASEY A. MANN, RPLS  
LANDON M. STOKES, SI  
(806)934-1406  
P.D. BOX 464  
DUMAS, TEXAS 79029

PROJECT NO. 1011062 FILE NO. 0-6  
DRAWING NO. C:\SUB10\POTTER\0-6\1011062