



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

8/10/2018

Dwayne Gresham
7120 1-40 West, Suite 150
Amarillo, TX 79106

RE: Letter of Action: Approval- West-Side River Road Unit No. 3 Final Plat

Mr. Gresham,

The City of Amarillo has approved the above Final Plat on 7/13/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 20180PR0009516 on 7/13/2018. 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 Sherry.Bailey@amarillo.gov or 806/378/6292.

Sincerely,

Sherry L. Bailey

Sherry Bailey
Senior Planner

DEDICATION

STATE OF TEXAS (
COUNTY OF POTTER (

That Darrell L. Tow and Terry Tow, being the owners of the subject tract shown and described on this plat have said tract lands to be surveyed, subdivided, platted and designated as West-Side River Road Gardens Unit No. 3, a suburban subdivision to the City of Amarillo, 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 22 DAY OF June, 2018.

Darrell L. Tow
Terry Tow
8400 Broadway Drive
Amarillo, Texas 79108-2007
(806) 679-0951

ATTEST

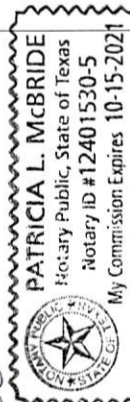
STATE OF TEXAS
COUNTY OF POTTER

Before me, the undersigned authority, on this day personally appeared, Darrell L. Tow and Terry Tow, known to me to be the persons whose names are 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

22 DAY OF June, 2018.

Patricia L. McBride
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL:

Approved by the Designated Official for the City of Amarillo, Texas, this 5th day of July, 2018.

Designated Official for the City of Amarillo

APPROVAL:

Approved by the Bi-City-County Health Department, this 5th day of July, 2018.

Health Officer

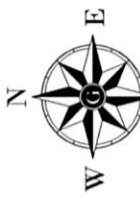
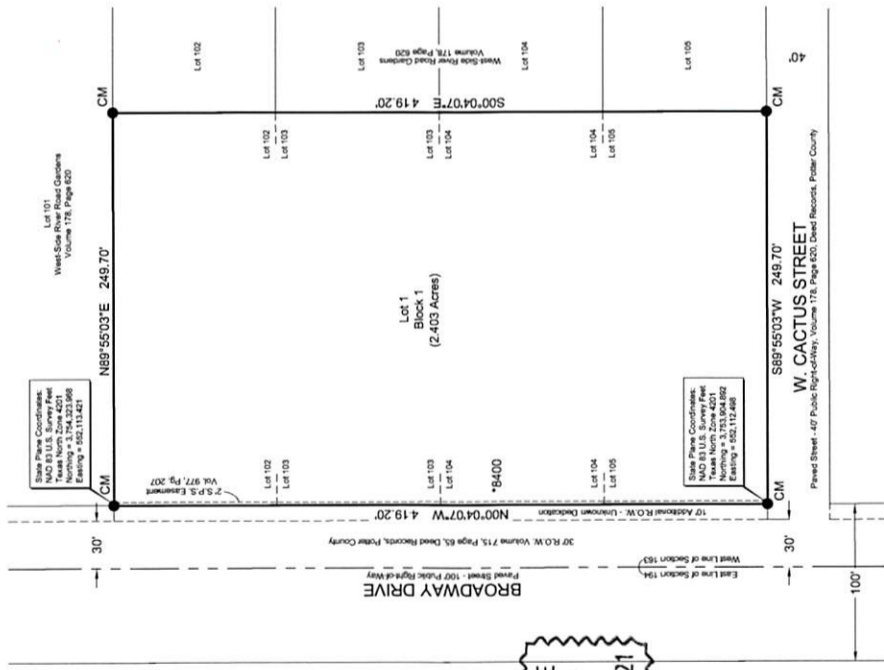
GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

West-Side River Road Gardens Unit No. 3

A 2.403 acre suburban subdivision to the City of Amarillo being a replat of the West 1/2 (W/2 of W/2) of Tracts No. 102, 103, 104, and 105, River Road Gardens as recorded in Volume 178, Page 620, Deed Records, Potter County, Texas.

LEGEND

- 1/2" IRON ROD FOUND
CM CONTROL MONUMENT
*8400 ADDRESSES (SUBJECT TO CHANGE WITHOUT NOTICE)
S.P.S. SOUTHWESTERN PUBLIC SERVICE COMPANY



NOTES

- 1. The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances.
2. This plat lies within the City of Amarillo E.T.J.
3. This plat does not lie within flood hazard zones "A" or "B" as indicated on the Federal Emergency Management Agency Federal Flood Insurance Rate Map, Community Panel No. 48375C0390C with an effective date of 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.

FILED OF RECORD:

DATE 7/13/18
COUNTY POTTER
CLERK'S FILE NUMBER 20180710009516



GRESHAM & ASSOCIATES INC
Registered Professional Land Surveyor
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

Signature of Dwayne R. Greaham, Registered Professional Land Surveyor, Texas Registration No. 1939.



LEGAL DESCRIPTION:

A 2.403 acre suburban subdivision to the City of Amarillo being a replat of the West 1/2 (W/2 of W/2) of Tracts No. 102, 103, 104, and 105, West-Side River Road Gardens as recorded in Volume 178, Page 620, Deed Records, Potter County, Texas.

- CERTIFICATE -

I, Dwayne R. Greaham, 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 under my direct supervision and that all monuments exist as shown on this survey, has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 22th day of June, 2018

BLK 2 AB+M

SEC 163

N-5

APP

P-18-600

HG

TAX CERTIFICATE

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

Property Information

Property ID: 43422 Geo ID: 8634103400
Legal Acres: 2.4000
Legal Desc: WEST-SIDE RIVER RD GARDENS LOT BLOCK W
 1/2 OF W 1/2 OF TRS 102 THRU 105
Situs: 8400 BROADWAY DR AMARILLO, TX 79108
DBA:
Exemptions: HS

Owner ID: 100274492 100.00%
TOW DARRELL L
8400 BROADWAY DR
AMARILLO, TX 79108-2007

For Entities

PANHANDLE WD
POTTER COUNTY
RIVER ROAD

Value Information

Improvement HS: 67,506
Improvement NHS: 0
Land HS: 15,750
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 83,256

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: 05/29/2018			Total Due if paid by: 05/31/2018			0.00

Tax Certificate Issued for:
POTTER COUNTY
PANHANDLE WD
RIVER ROAD

Taxes Paid in 2017
557.81
7.53
786.46

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 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: 05/29/2018
Requested By: TOW DARRELL L
Fee Amount: 10.00
Reference #: R086 3410 3400


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0009516

Filing and Recording Date: 07/13/2018 12:03:48 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.

lhinojosa

A handwritten signature in cursive script, possibly reading "Red".

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