

# THE CITY OF AMARILLO, TEXAS

## INTERDEPARTMENTAL OFFICE COMMUNICATION

February 4, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-09-39 The Greenways at Hillside Unit No. 23, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Andover Dr & Coulter St)

DEVELOPER: Edward Scott, Jr.

The Planning and Zoning Commission approved the above-mentioned plat on January 25, 2010. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2010001193 on January 26, 2010. Please post your records accordingly.



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Kelley Shaw, Planning Director



BLK 9, BS & F

SECTION 39

I-16

CITY OF AMARILLO  
PLAT 2010001193

THE GREENWAYS AT HILLSIDE UNIT NO. 23

AN ADDITION TO THE CITY OF AMARILLO,  
STATE OF TEXAS, IN SECTION 39,  
BLOCK 5, S. E. & F. SURVEY, RAYBURN COUNTY, TEXAS  
2.853 ACRES

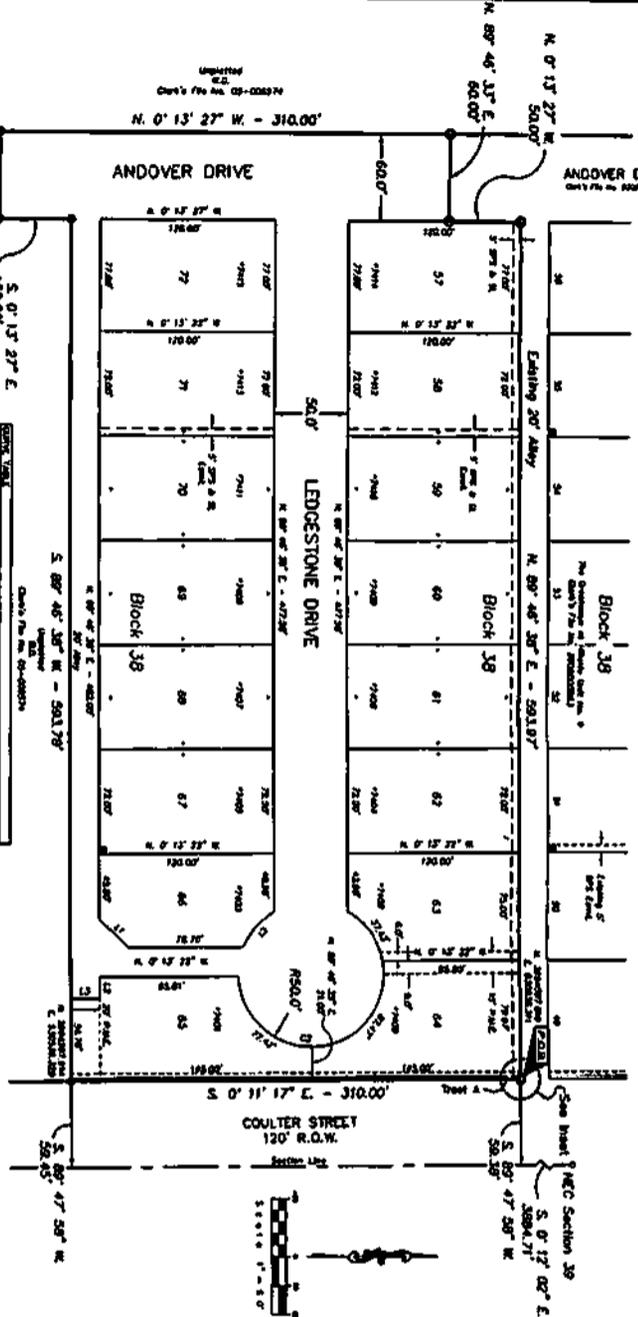
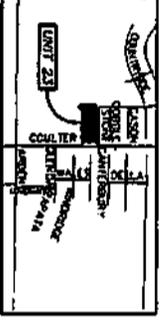


Table with 4 columns: LOT, AREA, BEARING, DISTANCE. Lists lot numbers 37-45 and their respective dimensions.



- NOTES: 1. THIS PLAT DOES NOT... 2. ACCORDING TO THE TEXAS... 3. THE CITY OF AMARILLO... 4. THE CITY OF AMARILLO... 5. THE CITY OF AMARILLO... 6. THE CITY OF AMARILLO...



APPROVED: [Signature] Notary Public, State of Texas. Commission Expires 06-07-2011.

THE GREENWAYS AT HILLSIDE UNIT NO. 23  
AN ADDITION TO THE CITY OF AMARILLO

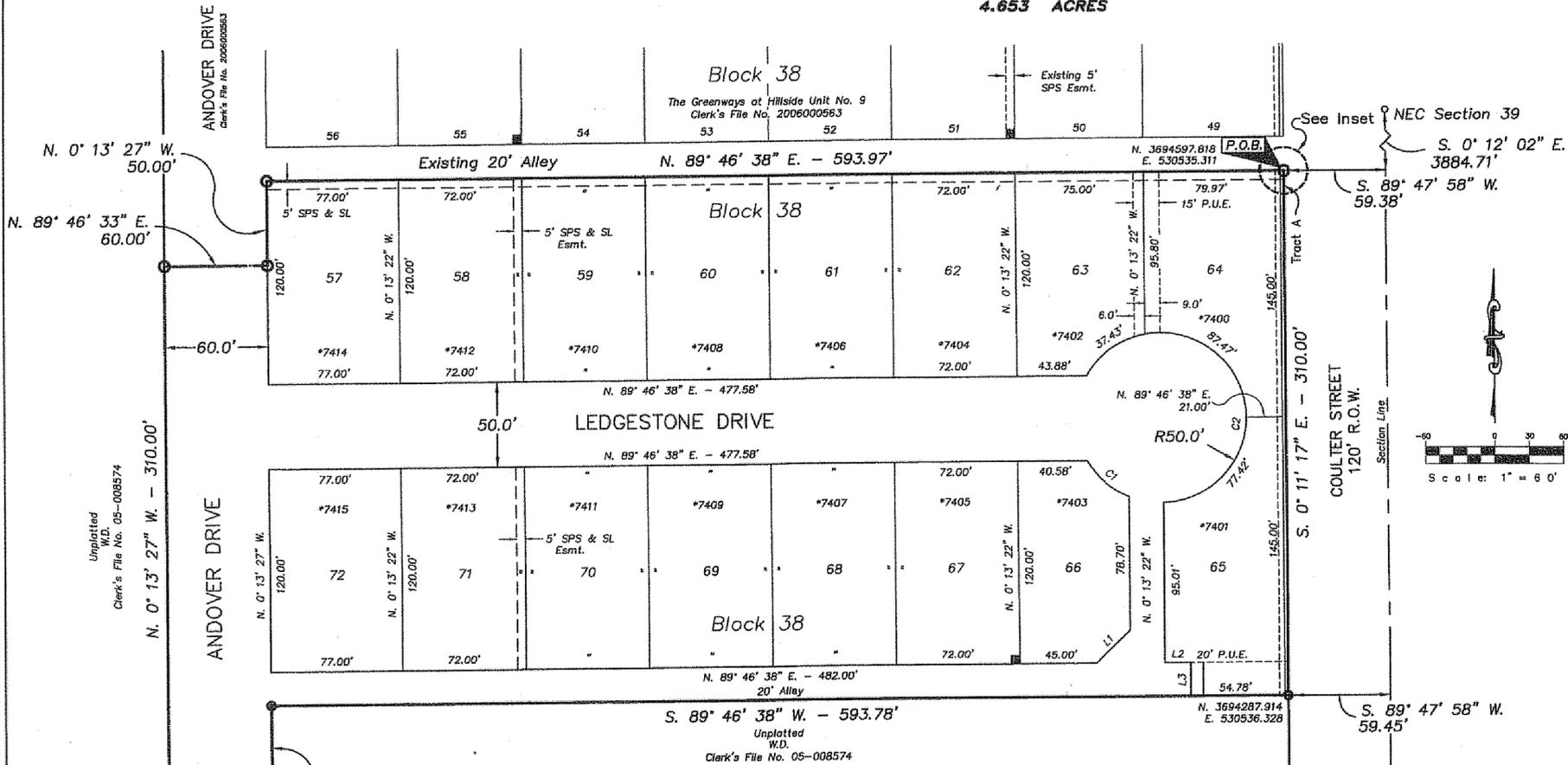
LEGAL DESCRIPTION: [Detailed description of the land parcels, including bearings and distances for each lot and block.]

CERTIFICATION: [Statement certifying the accuracy of the plat and the authority of the notary public.]

CENSUS TRACT: #218.07  
 GRANTEE'S ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79105-1971

# THE GREENWAYS AT HILLSIDE UNIT NO. 23

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 39,  
 BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS  
 4.653 ACRES



### LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 4.653 acre tract of land out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas.

BEGINNING at a 1/2" iron rod with a yellow cap found on the west right-of-way line of Coulter Street which bears S. 0° 12' 02" E. a distance of 3884.71 feet and S. 89° 47' 58" W. a distance of 59.38 feet from the northeast corner of said Section 39 for the northeast corner of this tract.

THENCE S. 0° 11' 17" E., along said west right-of-way line, a distance of 310.00 feet to a 1/2" iron rod with a yellow cap set on said west right-of-way line for the southeast corner of this tract.

THENCE S. 89° 46' 38" W. a distance of 593.78 feet to a 1/2" iron rod with a yellow cap set for an ell corner of this tract.

THENCE S. 0° 13' 27" E. a distance of 50.00 feet to a 1/2" iron rod with a yellow cap set for an ell corner of this tract.

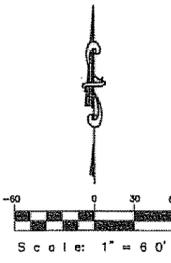
THENCE S. 89° 46' 33" W. a distance of 60.00 feet to a 1/2" iron rod with a yellow cap set for the southwest corner of this tract.

THENCE N. 0° 13' 27" W. a distance of 310.00 feet to a 1/2" iron rod with a yellow cap found on the west right-of-way line of Andover Drive for the most westerly northwest corner of this tract.

THENCE N. 89° 46' 33" E. a distance of 60.00 feet to a 1/2" iron rod with a yellow cap found on the east right-of-way line of said Andover Drive for an ell corner of this tract.

THENCE N. 0° 13' 27" W., along said east right-of-way line, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found at the intersection of said east right-of-way line and the south line of a 20 foot alley for the most northerly northwest corner of this tract.

THENCE N. 89° 46' 38" E., along said south alley line, a distance of 593.97 feet to the place of BEGINNING and containing 4.653 acres (202701.4 square feet) of land.

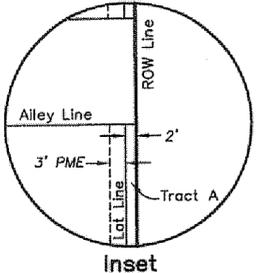


CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	CURVE LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	30° 58' 23"	50.00'	27.00'	S. 52° 33' 51" E.	26.68'
C2	231° 50' 30"	50.00	202.32'	N. 27° 25' 43" W.	89.94'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N. 44° 46' 38" E.	28.28'
L2	S. 89° 46' 38" W.	15.00'
L3	N. 0° 13' 22" W.	20.00'

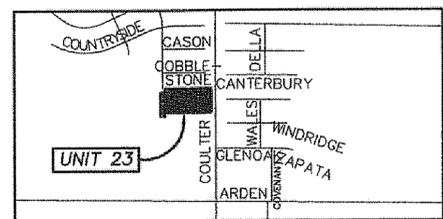
### LEGEND

- = 1/2" IRON ROD W/ YELLOW CAP SET
- = 1/2" IRON ROD W/ YELLOW CAP FOUND
- PUE = PUBLIC UTILITY EASEMENT
- PME = PRIVATE MAINTENANCE EASEMENT
- \* = ADDRESS (Subject to Change Without Notice)
- SPS = SOUTHWESTERN PUBLIC
- = 6'x6' SPS TRANSFORMER EASEMENT
- 5' SPS = 5' SPS EASEMENT
- SL = SUDDENLINK



### NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480532 0050B, EFFECTIVE DATE SEPT. 30, 1982, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK
4. ALL SIDE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.
5. THERE SHALL BE NO ACCESS FROM ANDOVER DRIVE & COULTER TO ABUTTING LOTS.
6. THE MAINTENANCE AND CARE OF TRACT A IS THE RESPONSIBILITY OF THE PID OR THE HOMEOWNERS ASSOCIATION.
7. ALL AREAS DESIGNATED AS TRACT A OR PME'S ARE THE OPERATION AND OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER (PME'S), A PROPERTY OWNER'S ASSOCIATION (TRACT A), OR PUBLIC IMPROVEMENT DISTRICT (TRACT A). THESE AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES.
8. ALL LOTS ARE PID LOTS "B"



### DEDICATION

STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF RANDALL )  
 THAT EDWARD R. SCOTT, JR., MANAGER OF HILLSIDE AND SONCY ASSOCIATES, LTD. ACTING THROUGH ITS GENERAL PARTNER HILLSIDE AND SONCY DEVELOPMENT, L.L.C., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE GREENWAYS AT HILLSIDE UNIT NO. 23, AN ADDITION 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 14th DAY OF JANUARY, 2010.  
 Edward R. Scott Jr.  
 EDWARD R. SCOTT, JR., MANAGER  
 HILLSIDE AND SONCY ASSOCIATES, LTD., BY  
 HILLSIDE AND SONCY DEVELOPMENT, L.L.C.  
 6003 TUSCANY VILLAGE  
 AMARILLO, TEXAS 79119  
 (806) 467-1000

### ATTEST

STATE OF TEXAS  
 COUNTY OF RANDALL  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD R. SCOTT JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 ON THIS 14th DAY OF JANUARY, 2010.  
 Tommy Stafford  
 NOTARY PUBLIC STATE OF \_\_\_\_\_  
 Comm. Expires \_\_\_\_\_

TOMMY STAFFORD  
 NOTARY PUBLIC,  
 STATE OF TEXAS  
 My Commission Expires 08-07-2011

### CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 14th DAY OF JANUARY, 2010.



Richard E. Johnson  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4283

### APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.  
 [Signature]  
 CHAIRMAN  
 DATE 1/14/10

FILED OF RECORD  
 1-26-10  
 DATE COUNTY  
 2010001193  
 CLERK'S FILE No.

### THE GREENWAYS AT HILLSIDE UNIT NO. 23 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60'	APPROVED BY:	DRAWN BY: JA
DATE: 09/14/09		FILE NAME:
<b>OJD Engineering, Inc.</b> Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER