

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

May 26, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-01 Hillside Terrace Estates Unit No. 12, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Perry Ave. & Fanchun St.)  
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on May 9, 2011. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2011007398 on May 12, 2011. Please post your records accordingly.

  
\_\_\_\_\_  
Kelley Shaw, Planning Director



PLAT 2011007398  
1 PG

BLK 9 B S & F

SECL 64

H-116

CENSUS TRACT 216.08

AP NO. H-16

NOTE:

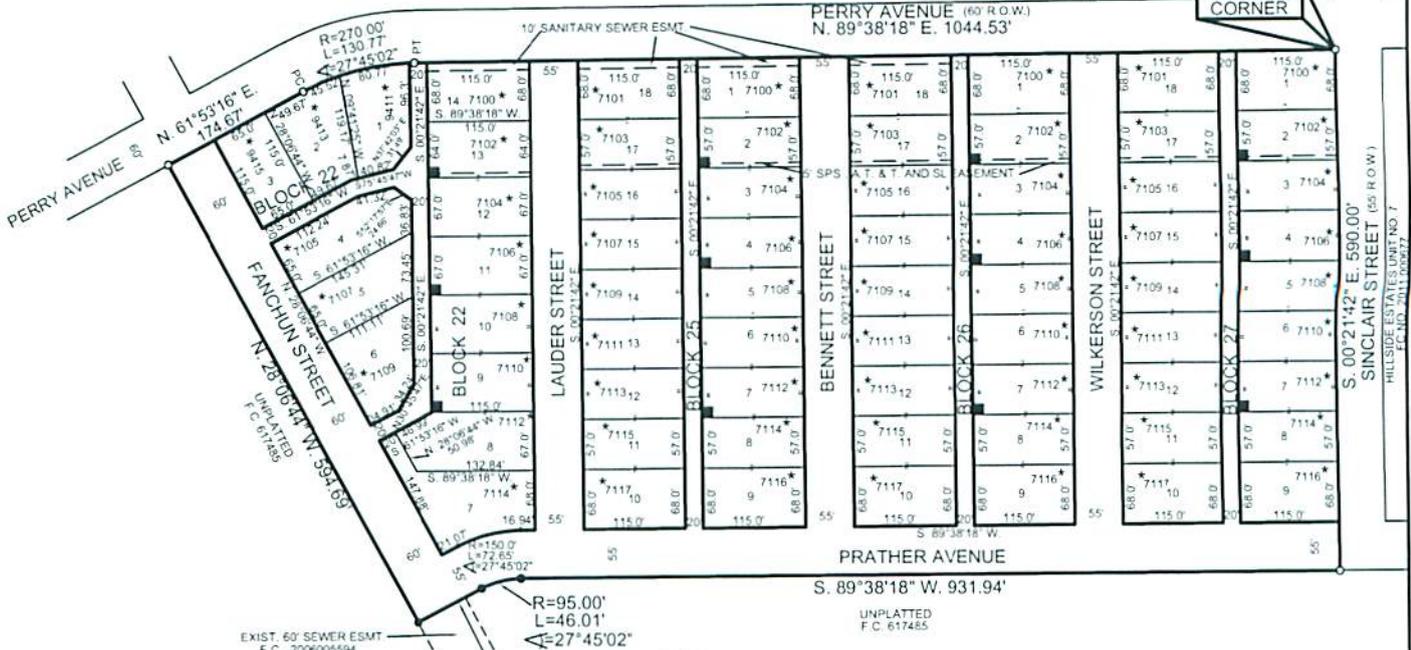
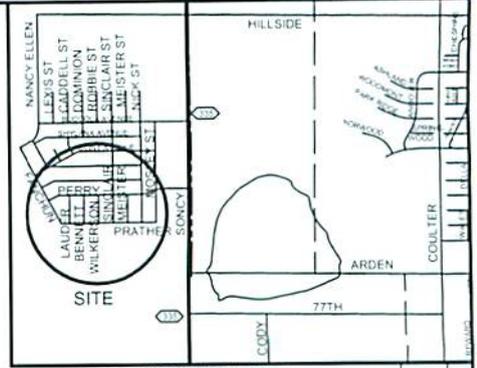
- 1) THIS PLAT IS NOT IN THE AMARILLO E T J
- 2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, DATED JUNE 4, 2010.
- 3) BASIS OF BEARING IS SOUTH LINE OF PERRY AVENUE (N 89°38'18" E).

LEGEND:

- 1/2 INCH REBAR (SET WITH CAP)
- 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT EASEMENT
- \* ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- 6' X 6' SPS TRANSFORMER ESMT.
- S' SPS, A.T. & T. AND SL EASEMENT
- SL SUDDENLINK



SPC NAD83  
TEXAS NORTH  
PT ON PERRY AVE  
NORTHING/Y= 3694734 933  
EASTING/X= 522450 405  
CONVERGENCE= -0 15 33 09468  
SCALE FACTOR= 0.999922979  
COMBINED FACTOR= 0.999753745  
NE CORNER LOT 1, BLOCK 27  
NORTHING/Y= 3694736 834  
EASTING/X= 523494 607  
CONVERGENCE= -0 15 25 808227  
SCALE FACTOR= 0.999922877  
COMBINED FACTOR= 0.999753524



DEDICATION:

STATE OF TEXAS )  
COUNTY OF RANDALL ) KNOW ALL MEN BY THESE PRESENT

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B S & F SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, ALLEYS, AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, AND EASEMENTS.

EXECUTED THIS 24th DAY OF March, 2011  
*Perry Williams*

P DUB INVESTMENTS LIMITED  
PERRY WILLIAMS, PRESIDENT  
P O BOX 30206  
AMARILLO, TEXAS 79130  
(806) 373-5820

ATTEST:

STATE OF TEXAS )  
COUNTY OF Potter )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF March, 2011.

*Matthew Thomas*  
NOTARY PUBLIC AND CLERK OF THE STATE OF TEXAS  
MY COMMISSION EXPIRES 4/23/2011

CERTIFICATE:  
I, MATTHEW THOMAS, NOTARY PUBLIC, STATE OF TEXAS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2010.  
My Commission Expires 04-23-2011  
*H.O. Hartfield*  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377

APPROVALS:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO  
5/19/11 DATE  
*Louise C. Ross* CHAIRMAN

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

FILED OF RECORD  
5-12-11 DATE  
Randall COUNTY  
2011007398  
FILE CLERK NO.

HILLSIDE TERRACE ESTATES UNIT NO. 12  
AN ADDITION TO THE CITY  
OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN  
SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL  
COUNTY, TEXAS  
(16.350 ACRES)



THOMAS-ISRAEL CONSULTING ENGINEERS  
517 N POLK STREET, AMARILLO, TEXAS 79107  
(806) 373-4629 FAX (806) 358-4620  
JOB NO. 11739 E-mail: tjungsur@thomasisrael.com

APP

P-11-01

JW

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 89959

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

PROPERTY DESCRIPTION

NAME ..: P DUB INVESTMENTS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

SECT 64 B S & F
LOT BLOCK 0009
IRREG TR BEING MOST OF SECT
LESS VARIOUS TRACTS AND
LESS PLATTED AREAS

PROPERTY ACCOUNT NUMBER: R 370 0640 3000.0 TAXES FOR 2010 ARE \$ 1,218.56
Acres: 352.2100 Randall County Market Value: 3,522,100
2010 Taxes WITHOUT Exemptions \$ 76,316.86

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Total Taxes Due \$ .00

The taxes to be imposed by the above listed taxing units for the 2011 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
\*\*\*\*\* ROLLOBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2010

Signature of Sharon Hollingsworth
DEPUTY

3/25/2011
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

May 12, 2011 09:51:42 AM

**2011007398**

FEE: \$48.00

Renee Calhoun County Clerk

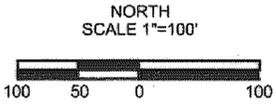
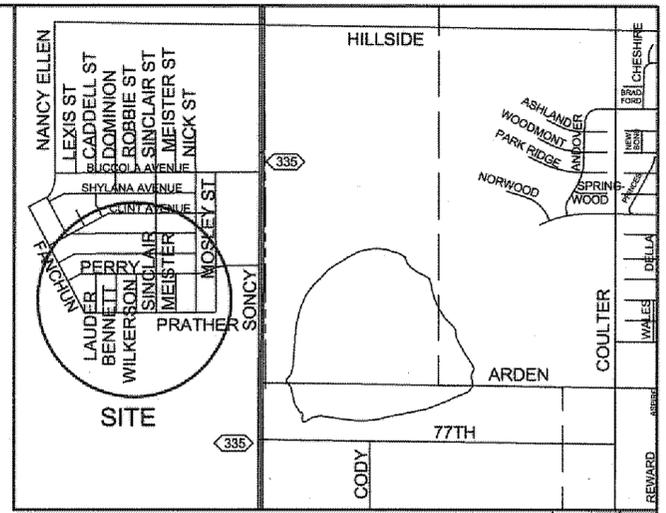
Randall County TEXAS

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NOTE:

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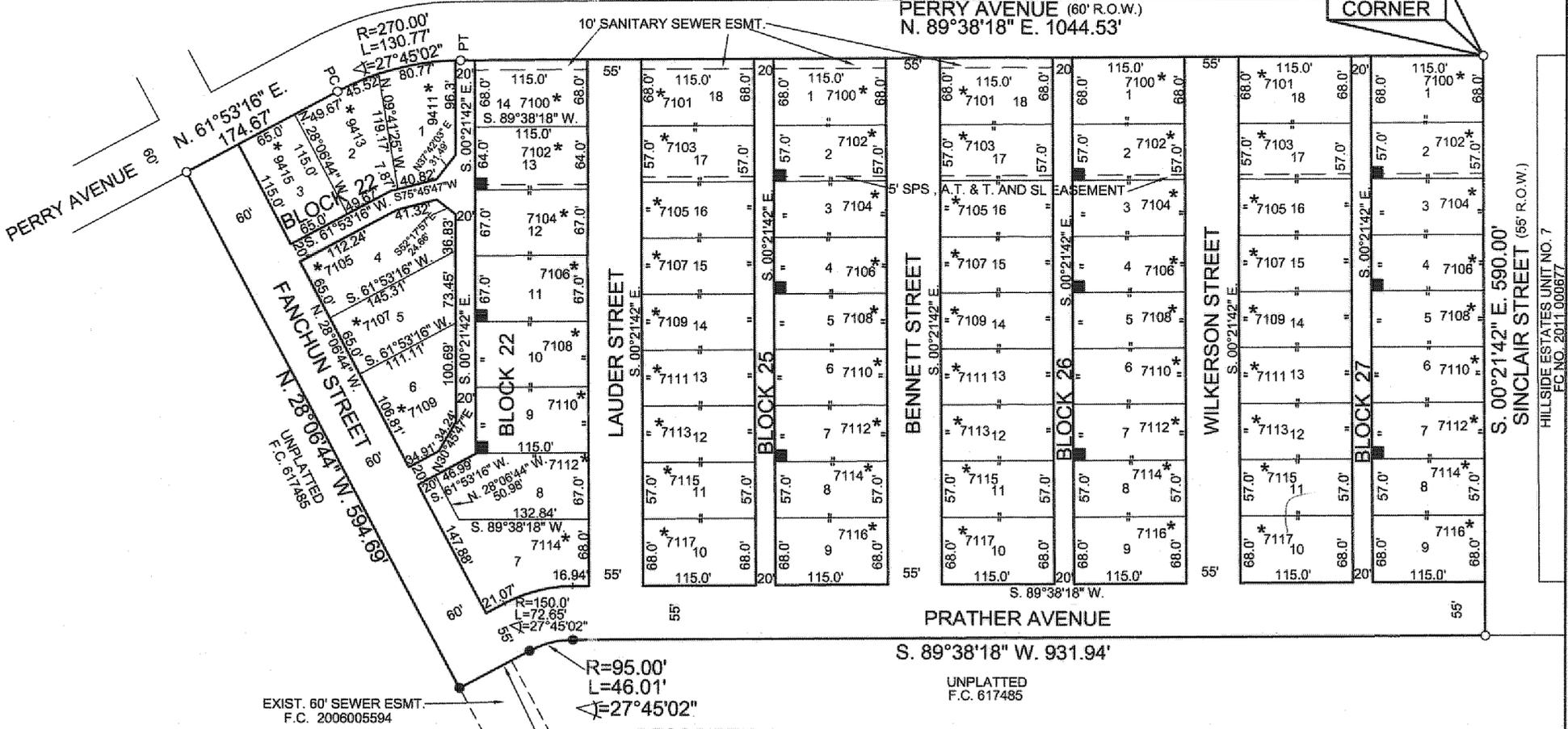
SPC NAD83  
TEXAS NORTH  
PT ON PERRY AVE.  
NORTHING/Y= 3694734.933  
EASTING/X= 522450.405  
CONVERGENCE= -0 15 33.09468  
SCALE FACTOR= 0.999922879  
COMBINED FACTOR= 0.999753745  
NE CORNER LOT 1, BLOCK 27  
NORTHING/Y= 3694736.834  
EASTING/X= 523494.607  
CONVERGENCE= -0 15 25.808227  
SCALE FACTOR= 0.999922877  
COMBINED FACTOR= 0.999753524



LEGEND:

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- 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- \* ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- 6' X 6' SPS TRANSFORMER ESMT.
- 5' SPS, A.T. & T. AND SL EASEMENT
- SL SUDDENLINK

HILLSIDE TERRACE ESTATES UNIT NO. 9  
FC NO. 2008 014697



DEDICATION:

STATE OF TEXAS )  
COUNTY OF RANDALL ) KNOW ALL MEN BY THESE PRESENT

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 12, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, ALLEYS, AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, AND EASEMENTS.

EXECUTED THIS 24<sup>th</sup> DAY OF March, 2011.

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PERRY WILLIAMS, PRESIDENT  
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(806) 373-5820

ATTEST:

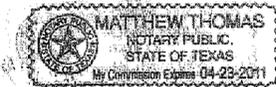
STATE OF TEXAS

COUNTY OF Patterson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24<sup>th</sup> DAY OF March, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/23/2011



APPROVALS:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO.

DATE 5/19/11 for James C. [Signature] CHAIRMAN

GRANTEE'S ADDRESS IS:

CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

FILED OF RECORD  
5/12/11 Randall  
DATE COUNTY  
2011 007 398  
FILE CLERK NO.

DESCRIPTION:

A 16.350 ACRE TRACT OF LAND IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH REBAR FOUND WITH HH CAP FOR THE NORTHEAST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 9, AN ADDITION TO THE CITY OF AMARILLO, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2008 014697 AND THE NORTHWEST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2011 000677 AND BEING IN THE WEST LINE OF SINCLAIR STREET AND THE SOUTH LINE OF PERRY AVENUE;

**THENCE** S. 00°21'42" E., ALONG THE WEST LINE OF SAID SINCLAIR STREET, A DISTANCE OF 590.00 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID HILLSIDE TERRACE ESTATES UNIT NO. 7;

**THENCE** S. 89°38'18" W., 931.94 FEET TO A 1/2 INCH REBAR SET WITH HH CAP BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S. 00°21'42" E. 95.00 FEET;

**THENCE**, ALONG SAID CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 27°45'02", AN ARC DISTANCE OF 46.01 FEET TO A 1/2 INCH REBAR SET WITH HH CAP;

**THENCE** S. 61°53'16" W., 81.07 FEET TO A 1/2 INCH REBAR SET WITH HH CAP FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN THE WESTERLY LINE OF A 60 FOOT SEWER EASEMENT FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2006005594;

**THENCE** N. 28°06'44" W., 594.69 FEET, ALONG SAID EASEMENT TO A 1/2 INCH REBAR FOUND WITH HH CAP FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID HILLSIDE TERRACE ESTATES UNIT NO. 9 AND BEING IN THE SOUTH LINE OF PERRY AVENUE;

**THENCE** N. 61°53'16" E., 174.67 FEET, ALONG SAID SOUTH LINE OF PERRY AVENUE, TO A 1/2 INCH REBAR FOUND WITH HH CAP IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S. 28°06'44" E. A DISTANCE OF 270.00 FEET;

**THENCE**, ALONG SAID CURVE TO THE RIGHT THRU A CENTRAL ANGLE OF 27°45'02", A DISTANCE OF 130.77 FEET TO A 1/2 INCH REBAR FOUND WITH HH CAP;

**THENCE** N. 89°38'18" E., 1044.53 FEET TO THE PLACE OF BEGINNING.

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2010.

H.O. Hartfield  
H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



HILLSIDE TERRACE ESTATES UNIT NO. 12

AN ADDITION TO THE CITY  
OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN  
SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL  
COUNTY, TEXAS  
(16.350 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS  
517 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4829 FAX (806) 358-4820  
E-mail: tiengsur@thomasandisrael.com  
JOB NO. 11739