THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

March 25, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-23 The Greenways at Hillside Unit No. 25, 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: Parkwood Pl. & Kingsgate Dr.)
DEVELOPER: Edward Scott, Jr

The Planning and Zoning Commission approved the above-mentioned item on March 14, 2011. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2011004111 on March 15, 2011. Please post your records accordingly.

Kelley Shaw, Planning Director

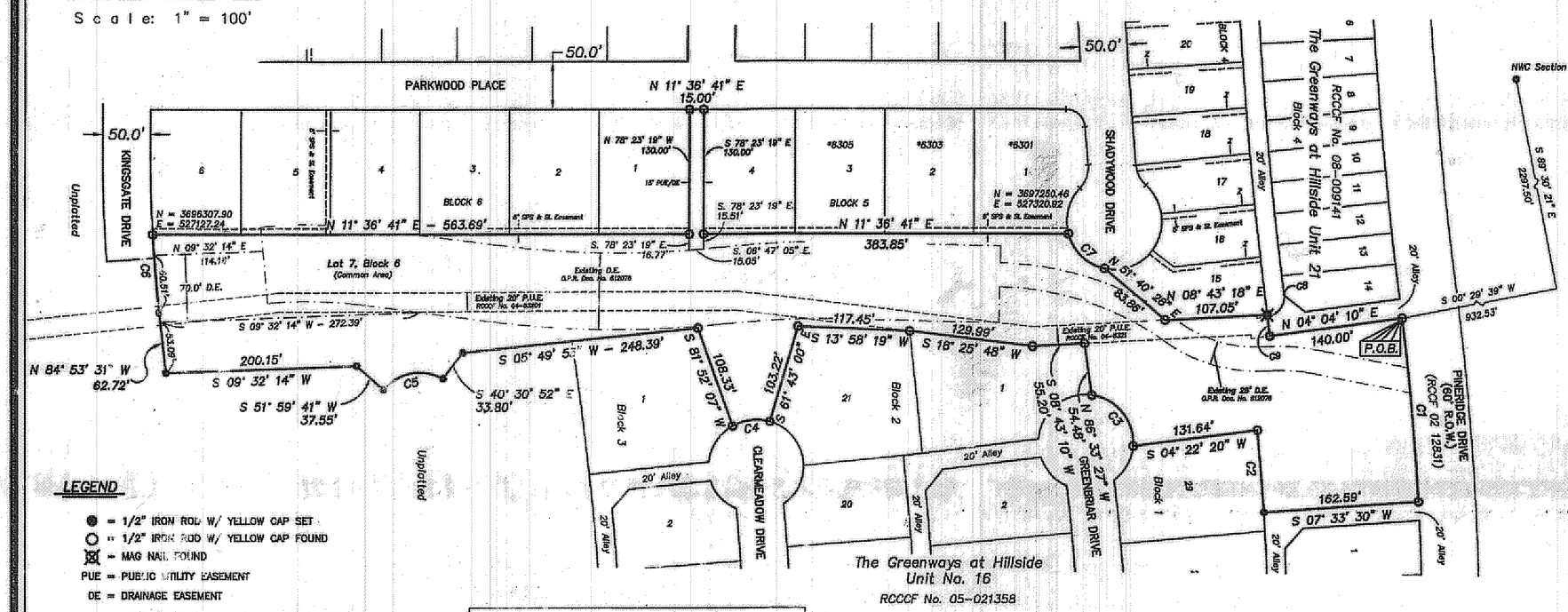
CENSUS TRACT: #216.07
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE GREENWAYS AT HILLSIDE UNIT NO. 25

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
4.09 ACRES

-100 0 50 100

Scale: 1" = 100'



LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- ○ = 1/2" IRON ROD W/ YELLOW CAP FOUND
- ⊠ = MAG NAIL FOUND
- PUE = PUBLIC UTILITY EASEMENT
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- 5'SPS = 5' SPS EASEMENT
- RCCCF = Randall County County Clerk's File No.
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C4	40.27	50.00	46° 08' 52"	S5° 12' 34"W	39.19
C5	68.72	50.00	78° 44' 56"	S1° 22' 09"W	63.44
C6	81.97	1475.00	3° 11' 03"	N83° 18' 00"W	81.96
C7	54.97	50.00	61° 59' 42"	N55° 10' 01"E	52.25
C8	2.11	4200.00	0° 01' 44"	S85° 54' 58"E	2.11
C9	20.00	2610.00	0° 26' 21"	N85° 42' 40"W	20.00

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. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. 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. COMMON AREA 25-A, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, A PROPERTY OWNER'S ASSOCIATION, OR PUBLIC IMPROVEMENT DISTRICT. THESE AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES.

DEDICATION

STATE OF TEXAS)(
COUNTY OF RANDALL)(

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD R. SCOTT, JR., PRESIDENT OF E. SCOTT FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ERS DEVELOPMENT, INC., A TEXAS CORPORATION GENERAL PARTNER, 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. 25, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 25th DAY OF February 2011.

E. Scott Family Limited Partnership
a Texas limited partnership,

By: ERS Development, Inc., a Texas Corporation
General Partner

Edward R. Scott Jr.

EDWARD R. SCOTT, JR. President
6003 TUSCANY VILLAGE
AMARILLO, TEXAS 79119
(806) 467-1000

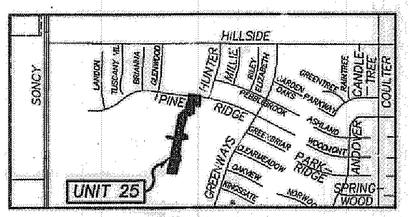
APPROVAL

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

CHAIRMAN

3/14/11
DATE

FILED OF RECORD
3/15/11 Randall
DATE COUNTY
2011004111
CLERK'S FILE No.



VICINITY MAP
(AP NO. I-16)

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 25th DAY OF February 2011.

Tommy Stafford

NOTARY PUBLIC, STATE OF _____

Comm. Expires _____

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2011

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 25TH DAY OF FEBRUARY, 2011.

STATE OF TEXAS
REGISTERED
RICHARD E. JOHNSON
4263
PROFESSIONAL LAND SURVEYOR

Richard E. Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 4.09 acre tract of land out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas.

BEGINNING at a 1/2" iron rod found with a yellow cap on the south right-of-way line of Pineridge Drive which bears S. 89° 30' 21" E. a distance of 2297.50 feet and S. 00° 29' 39" W. a distance of 932.53 feet from the northwest corner of said Section 39 for the northwest corner of this tract.

THENCE in a southeasterly direction along said right-of-way line and along a curve to the right with a radius equal to 2750.00 feet, a long chord bearing of S. 83° 29' 22" E. and a long chord distance of 194.29 feet, a curve length of 194.33 feet to a 1/2" iron rod found with a yellow cap on said curve at the intersection of said south right-of-way line and the west line of a twenty foot alley for the northeast corner of this tract.

THENCE S. 07° 33' 30" W., along said west alley line, a distance of 162.59 feet to a 1/2" iron rod found with a yellow cap on said alley line for a corner of this tract.

THENCE in a northwesterly direction along a curve to the left with a radius equal to 2800.00 feet, a long chord bearing of N. 82° 52' 14" W. and a long chord distance of 88.49 feet, a curve length of 88.50 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 04° 22' 20" W. a distance of 131.64 feet to a 1/2" iron rod found with a yellow cap on the north right-of-way line of Greenbriar Drive for a corner of this tract.

THENCE in a southwesterly direction along said curve to the left with a radius equal to 50.00 feet, a long chord bearing of S. 62° 35' 05" W. and a long chord distance of 68.61 feet, a curve length of 75.62 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line for a corner of this tract.

THENCE N. 86° 33' 27" W. a distance of 54.48 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 08° 43' 10" W. a distance of 55.20 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 16° 25' 48" W. a distance of 129.99 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 13° 58' 19" W. a distance of 117.45 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 61° 43' 00" E. a distance of 103.22 feet to a 1/2" iron rod found with a yellow cap on the west right-of-way line of Clearmeadow Drive for a corner of this tract.

THENCE in a southwesterly direction along said right-of-way line and along a curve to the left with a radius equal to 50.00 feet, a long chord bearing of S. 05° 12' 34" W. and a long chord distance of 39.19 feet, a curve length of 40.27 feet to a 1/2" iron rod found with a yellow cap on said curve for a corner of this tract.

THENCE S. 81° 52' 07" W. a distance of 108.33 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE S. 05° 49' 53" W. a distance of 248.39 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 40° 30' 52" E. a distance of 33.80 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE in a southwesterly direction along a curve to the left with a radius equal to 50.00 feet, a long chord bearing of S. 01° 22' 09" W. and a long chord distance of 63.44 feet, a curve length of 68.72 feet to a 1/2" iron rod set with a yellow cap on said curve for a corner of this tract.

THENCE S. 51° 59' 41" W. a distance of 37.55 feet to a 1/2" iron rod set with a yellow cap for a corner of this tract.

THENCE S. 09° 32' 14" W. a distance of 200.15 feet to a 1/2" iron rod set with a yellow cap for the southeast corner of this tract.

THENCE N. 84° 53' 31" W. a distance of 62.72 feet to a 1/2" iron rod set with a yellow cap at the beginning of a curve to the right for a corner of this tract.

THENCE in a northwesterly direction along said curve with a radius equal to 1475.00 feet, a long chord bearing of N. 83° 18' 00" W. and a long chord distance of 81.96 feet, a curve length of 81.97 feet to a 1/2" iron rod found with a yellow cap on the north right-of-way line of Kingsgate Drive for the southwest corner of this tract.

THENCE N. 11° 36' 41" E. a distance of 563.69 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE N. 78° 23' 19" W. a distance of 130.00 feet to a 1/2" iron rod found with a yellow cap on the east right-of-way line of Parkwood Place for a corner of this tract.

THENCE N. 11° 36' 41" E., along said east right-of-way line, a distance of 15.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

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THENCE in a northeasterly direction along said right-of-way line and along a curve to the left with a radius equal to 50.00 feet, a long chord bearing of N. 55° 10' 01" E. and a long chord distance of 52.25 feet, a curve length of 54.97 feet to a 1/2" iron rod found with a yellow cap on said right-of-way line on said curve for a corner of this tract.

THENCE N. 51° 40' 28" E. a distance of 83.86 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE N. 08° 43' 18" E. a distance of 107.05 feet to a 1/2" iron rod found with a yellow cap on the south line of a twenty foot alley for a corner of this tract.

THENCE in a southeasterly direction along said south alley line and along a curve to the left with a radius equal to 4200.00 feet, a long chord bearing of S. 85° 54' 58" E. and a long chord distance of 2.11 feet, a curve length of 2.11 feet to a 1/2" iron rod found with a yellow cap on said south alley line at the end of said curve same being at the beginning of a curve to the right for a corner of this tract.

THENCE continuing in a southeasterly direction along said south alley line and along said curve with a radius equal to 2610.00 feet, a long chord bearing of S. 85° 42' 40" E. and a long chord distance of 20.00 feet, a curve length of 20.00 feet to a 1/2" iron rod found with a yellow cap at the end of said curve at the intersection of said south alley line and the east line of a twenty foot alley for a corner of this tract.

THENCE N. 04° 04' 10" E., along said east alley line, a distance of 140.00 feet to the place of BEGINNING and containing 4.09 acres (178258.1 square feet) of land.

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AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA/TW
DATE: 01/24/11		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER

APP

BK9 BS+F

SEC 39

I-16

P-11-23

JW

CENSUS TRACT: #216.07
GRANTEES ADDRESS: CITY OF AMARILLO
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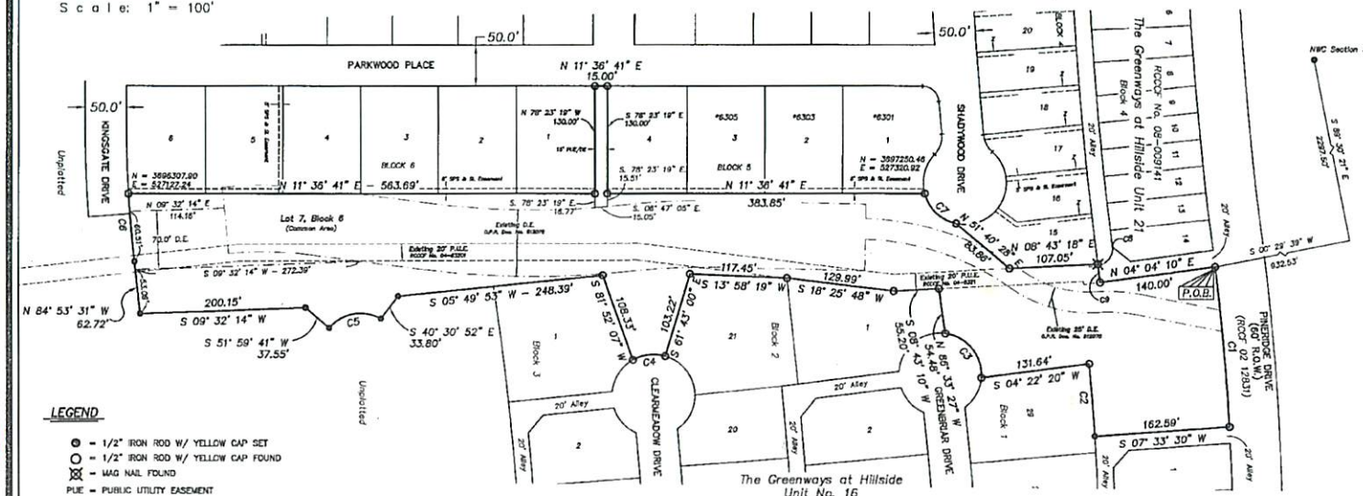

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THENCE in a southeasterly direction along said south alley line and along a curve to the left with a radius equal to 4200.00 feet, a long chord bearing of S. 85° 54' 58" E. and a long chord distance of 2.11 feet, a curve length of 2.11 feet to a 1/2" iron rod found with a yellow cap on said south alley line at the end of said curve some being at the beginning of a curve to the right for a corner of this tract.

THENCE continuing in a southeasterly direction along said south alley line and along said curve with a radius equal to 2610.00 feet, a long chord bearing of S. 85° 42' 40" E. and a long chord distance of 20.00 feet, a curve length of 20.00 feet to a 1/2" iron rod found with a yellow cap at the end of said curve at the intersection of said south alley line and the east line of a twenty foot alley for a corner of this tract.

THENCE N. 04° 04' 10" E., along said east alley line, a distance of 140.00 feet to the place of BEGINNING and containing 4.09 acres (178258.1 square feet) of land.

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL X

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By: ERS Development, Inc., a Texas Corporation
General Partner

Edward R. Scott, Jr.

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AMARILLO, TEXAS 79119
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APPROVAL

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

CHAIRMAN

3/14/11
DATE

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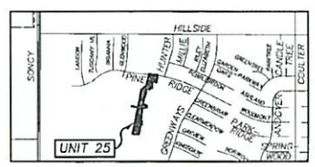

VICINITY MAP
(AP NO. I-16)

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RICHARD E. JOHNSON
4263
REGISTERED
PROFESSIONAL LAND SURVEYOR

Richard E. Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

THE GREENWAYS AT HILLSIDE UNIT NO. 25
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA/TW
DATE: 01/24/11		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER

PLAT
1 PG
2011004111

ANNEX
E SCOTT FAMILY LTD **T A X C E R T I F I C A T E** NO. 89906

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
==========
NAME ..: SCOTT E FAMILY LP
ADDRESS: 6003 TUSCANY VLG
AMARILLO TX 79119

PROPERTY DESCRIPTION
==========
SECT 39 B S & F
LOT BLOCK 0009
IRREG WESTERLY PTN OF
SECT LESS PLATTED AREAS

PROPERTY ACCOUNT NUMBER: R 370 0390 0001.0 **TAXES FOR 2010 ARE $** 230.49
Acres: 199.7300 **Randall County Market Value:** 1,985,478
2010 Taxes WITHOUT Exemptions $ 43,021.34

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);

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.
********** **ROLLBACK TAXES MAY APPLY TO THIS PROPERTY** **********

SHARON HOLLINGSWORTH CERTIFIED THRU TAX YEAR 2010
TAX ASSESSOR/COLLECTOR

Christina M Murray 2/25/2011 FEE PAID $ 10.00
DEPUTY DATE OF TAX CERTIFICATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

March 15, 2011 01:35:34 PM 2011004111

FEE: $48.00

Renee Calhoun County Clerk

Randall County TEXAS