THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

November 6, 2012

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-18 The Greenways at Hillside Unit No. 27, an addition to the City of Amarillo, being a replat of all of Lot 7, Block 6, the Greenways at Hillside Unit No 25, and an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Greenways Dr. & Bayswater Rd.)
DEVELOPER: Edward Scott Jr.

The Planning and Zoning Commission approved the above-mentioned item on September 24, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012017710 on September 28, 2012. Please post your records accordingly.

Kelley Shaw, Planning Director

APP

BLK9 BS+F

SEC 39

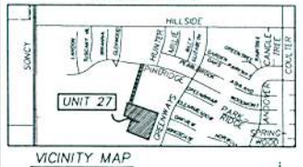
P-12-18

JS

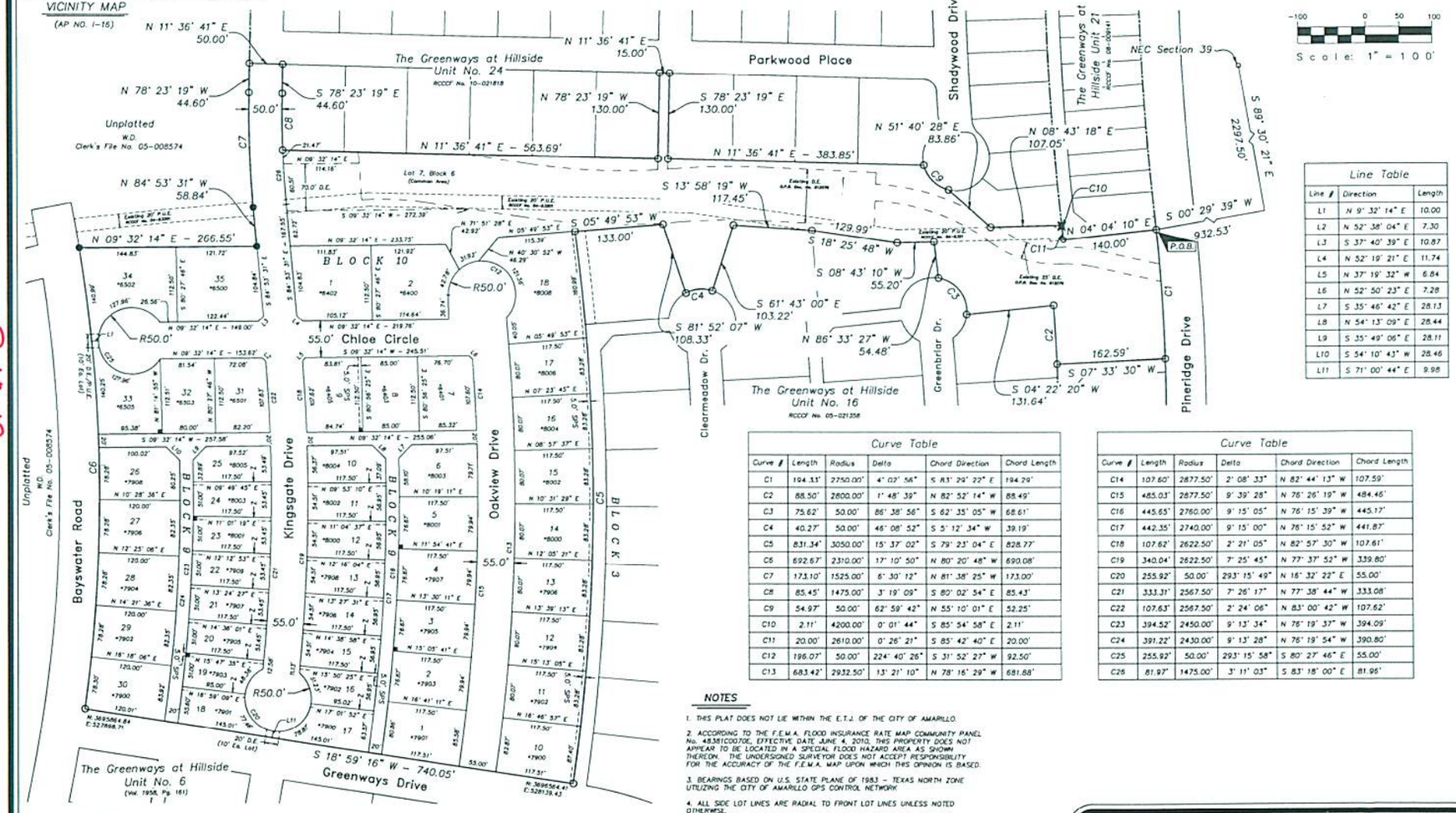
CENSUS TRACT: #216.09
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE GREENWAYS AT HILLSIDE UNIT NO. 27

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOT 7, BLOCK 6, THE GREENWAYS AT HILLSIDE UNIT NO. 25, AND AN UNPLATTED TRACT OF LAND IN SECTION 39, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
17.21 ACRES



VICINITY MAP
(AP NO. I-16)



Line Table		
Line #	Direction	Length
L1	N 9° 32' 14" E	10.00
L2	N 52° 38' 04" E	7.30
L3	S 37° 40' 39" E	10.87
L4	N 52° 19' 21" E	11.74
L5	N 37° 19' 32" W	6.84
L6	N 52° 50' 23" E	7.28
L7	S 35° 46' 42" E	28.13
L8	N 54° 13' 09" E	28.44
L9	S 35° 49' 06" E	28.11
L10	S 54° 10' 43" W	28.46
L11	S 71° 00' 44" E	9.98

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	194.33'	2750.00'	4° 02' 56"	S 83° 29' 22" E	194.29'
C2	88.50'	2800.00'	1° 48' 39"	N 82° 52' 14" W	88.49'
C3	75.62'	50.00'	86° 38' 56"	S 62° 35' 05" W	68.61'
C4	40.27'	50.00'	46° 08' 52"	S 5° 12' 34" W	39.19'
C5	831.34'	3050.00'	15° 37' 02"	S 79° 23' 04" E	828.77'
C6	692.67'	2310.00'	17° 10' 50"	N 80° 20' 48" W	690.08'
C7	173.10'	1525.00'	6° 30' 12"	N 81° 38' 25" W	173.00'
C8	85.45'	1475.00'	3° 19' 09"	S 80° 02' 54" E	85.43'
C9	54.97'	50.00'	62° 59' 42"	N 55° 10' 01" E	52.25'
C10	2.11'	4200.00'	0° 01' 44"	S 85° 54' 58" E	2.11'
C11	20.00'	2610.00'	0° 26' 21"	S 85° 42' 40" E	20.00'
C12	196.07'	50.00'	224° 40' 26"	S 31° 52' 27" W	92.50'
C13	683.42'	2932.50'	13° 21' 10"	N 78° 16' 29" W	681.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	107.60'	2877.50'	2° 08' 33"	N 82° 44' 13" W	107.59'
C15	485.03'	2877.50'	9° 39' 28"	N 76° 26' 19" W	484.46'
C16	445.65'	2760.00'	9° 15' 05"	N 76° 15' 39" W	445.17'
C17	442.35'	2740.00'	9° 15' 00"	N 76° 15' 52" W	441.87'
C18	107.62'	2622.50'	2° 21' 05"	N 82° 57' 30" W	107.61'
C19	340.04'	2622.50'	7° 25' 45"	N 77° 37' 52" W	339.80'
C20	255.92'	50.00'	293° 15' 49"	N 16° 32' 22" E	55.00'
C21	333.31'	2567.50'	7° 26' 17"	N 77° 38' 44" W	333.08'
C22	107.63'	2567.50'	2° 24' 06"	N 83° 00' 42" W	107.62'
C23	394.52'	2450.00'	9° 13' 34"	N 76° 19' 37" W	394.09'
C24	391.22'	2430.00'	9° 13' 28"	N 76° 19' 54" W	390.80'
C25	255.92'	50.00'	293° 15' 58"	S 80° 27' 46" E	55.00'
C26	81.97'	1475.00'	3° 11' 03"	S 83° 18' 00" E	81.96'

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. ALL SIDE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.
5. THERE SHALL BE NO ACCESS FROM GREENWAYS DRIVE OR BAYSWATER ROAD TO ABUTTING LOTS.
6. LOT 18, BLOCK 3, LOTS 34 & 35, BLOCK 9, AND LOTS 1 THRU 2, BLOCK 10 ARE PID "A" LOTS. ALL OTHER LOTS ARE PID "B" LOTS.
7. THE EXISTING DRAINAGE EASEMENT SHALL REMAIN UNOBSTRUCTED.
8. AREA OF PUBLIC RIGHT-OF-WAY: 159,381.4 S.F.
AREA OF DRAINAGE EASEMENTS: 84,297.2 S.F.
9. COMMON AREAS 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.

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- O = 1/2" IRON ROD W/ YELLOW CAP FOUND
- ⊠ = MAG NAIL FOUND
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- * = ADDRESS (Subject to Change Without Notice)
- SPS = SOUTHWESTERN PUBLIC SERVICE
- SL = SUDDENLINK
- ■ = 6'X6' SPS TRANSFORMER EASEMENT & SL EASEMENT
- 5.0' SPS = 5' SPS, SL AND AT&T EASEMENT
- Z = ZERO LOT LINE AND 5' BUILDING MAINTENANCE, DRAINAGE AND ROOF OVERHANG EASEMENT (UNLESS OTHERWISE NOTED)

THE GREENWAYS AT HILLSIDE UNIT NO. 27
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 05/15/12		FILE NAME:

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

DRAWING NUMBER

I-16

2012017710 PLAT Total Pages: 4

APP

BK9 BS+F

THE GREENWAYS AT HILLSIDE UNIT NO. 27

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 17.21 acre tract of land being a replat of all of Lot 7, Block 6, The Greenways at Hillside Unit No. 25, and an unplatted 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 most northerly 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 Greenbrier Drive for a corner of this tract.

THENCE in a southwesterly direction along said right-of-way line and 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. 18° 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 right-of-way line 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 133.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE in a southeasterly direction along a curve to the right with a radius equal to 3050.00 feet, a long chord bearing of S. 79° 23' 04" E. and a long chord distance of 828.77 feet, a curve length of 831.34 feet to 1/2" iron rod found with a yellow cap on the west right-of-way line of Greenways Drive for the most easterly northeast corner of this tract.

THENCE S. 18° 59' 16" W., along said west right-of-way line, a distance of 740.05 feet to a 1/2" iron rod found with a yellow cap at the intersection of said west right-of-way line and the north right-of-way line of Bayswater Road for the southeast corner of this tract.

THENCE in a northwesterly direction along said north right-of-way line and along a curve to the left with a radius equal to 2310.00 feet, a long chord bearing of N. 80° 20' 48" W. a long chord distance of 690.08 feet, a curve length of 692.67 feet to a 1/2" iron rod with a yellow cap set on said curve on said north right-of-way line for the most southerly southwest corner of this tract.

THENCE N. 09° 32' 14" E. a distance of 266.55 feet to a 1/2" iron rod with a yellow cap set for an angle corner of this tract.

THENCE N. 84° 53' 31" W. a distance of 58.84 feet to a 1/2" iron rod with a yellow cap set 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 1525.00 feet, a long chord bearing of N. 81° 38' 25" W. and a long chord distance of 173.00 feet, a curve length of 173.10 feet to a 1/2" iron rod with a yellow cap found on said curve on the south right-of-way line of Kingsgate Drive for a corner of this tract.

THENCE N. 78° 23' 19" W., along said south right-of-way line, a distance of 44.60 feet to a 1/2" iron rod with a yellow cap found on said south right-of-way line for the most westerly southwest corner of this tract.

THENCE N. 11° 36' 41" E. a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found on the north right-of-way line of said Kingsgate Drive for a corner of this tract.

THENCE S. 78° 23' 19" E., along said north right-of-way line, a distance of 44.60 feet to a 1/2" iron rod with a yellow cap found on said north right-of-way line at the beginning of a curve to the left for a corner of this tract.

THENCE in a southeasterly direction continuing along said north right-of-way line and along said curve with a radius equal to 1475.00 feet, a long chord bearing of S. 80° 02' 54" E. and a long chord distance of 85.43 feet, a curve length of 85.45 feet to a 1/2" iron rod with a yellow cap found on said curve for a 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.

THENCE S. 78° 23' 19" E. a distance of 130.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE N. 11° 36' 41" E. a distance of 383.85 feet to a 1/2" iron rod found with a yellow cap on the south right-of-way line of Shadywood Drive for a corner of this tract.

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 Mag nail 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 Mag nail found 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 17.21 acres of land.

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 11TH DAY OF SEPT. 2012.

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

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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

CHAIRMAN

9-24-2012
DATE

FILED OF RECORD
9-28-12 RANDALL
DATE COUNTY

2012017710
CLERK'S FILE No.

DEDICATION

STATE OF TEXAS X
COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

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. 27, 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 11TH DAY OF September, 2012.

EDWARD R. SCOTT, JR., MANAGER
HILLSIDE AND SONCY ASSOCIATES, LTD., BY
HILLSIDE AND SONCY DEVELOPMENT, L.L.C.
8003 TUSCANY VILLAGE
AMARILLO, TEXAS 79119
(806) 467-1000

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2015

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 11TH DAY OF September, 2012.

NOTARY PUBLIC STATE OF TEXAS
Comm. Expires 6/7/15

DEDICATION

STATE OF TEXAS X
COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT LLOYD WOOD, PRESIDENT OF THE MASTER ASSOCIATION FOR THE GREENWAYS AT HILLSIDE, INC., A TEXAS NONPROFIT CORPORATION, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AS LOT 7, BLOCK 6, HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS LOT 7, BLOCK 6, THE GREENWAYS AT HILLSIDE UNIT NO. 27, 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 11TH DAY OF September, 2012.

LLOYD WOOD, PRESIDENT
THE MASTER ASSOCIATION FOR THE GREENWAYS
AT HILLSIDE, INC.
P.O. Box 50564
AMARILLO, TEXAS 79159
(806) 433-3810

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2015

ATTEST

STATE OF TEXAS
COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LLOYD WOOD, 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 11TH DAY OF September, 2012.

NOTARY PUBLIC STATE OF TEXAS
Comm. Expires 6/7/15

THE GREENWAYS AT HILLSIDE UNIT NO. 27 AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 05/15/12		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER

P-12-18

SEC 39

JS

I-16

ANNEX
OJD ENGINEERING

T A X C E R T I F I C A T E

NO. 91600

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

DKT 13119 CORRECTION VALUE

PROPERTY ACCOUNT NUMBER: R 370 0390 0001.0 **TAXES FOR 2011 ARE $** 3,676.39
Acres: 186.0600 **Randall County Market Value:** 1,746,253
2011 Taxes WITHOUT Exemptions $ 38,151.95

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 2012 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
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2011

DEPUTY

9/13/2012
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX
OJD ENGINEERING

T A X C E R T I F I C A T E

NO. 91599

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 TR BEG 2791 FT E
& 1864 FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0390 2265.0 **TAXES FOR 2011 ARE $** 856.44
Acres: 2.2400 **Randall County Market Value:** 39,200
2011 Taxes WITHOUT Exemptions $ 856.44

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 2012 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2011

Sharon Hollingsworth
DEPUTY

9/13/2012
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

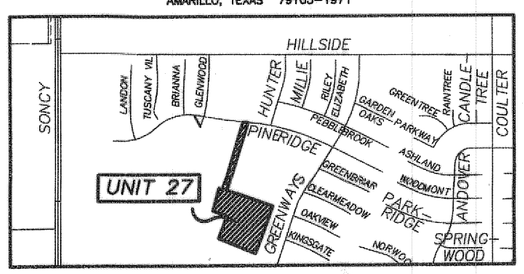
Renee Calhoun

2012017710
09/28/2012 10:17 AM
Fee: 85.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

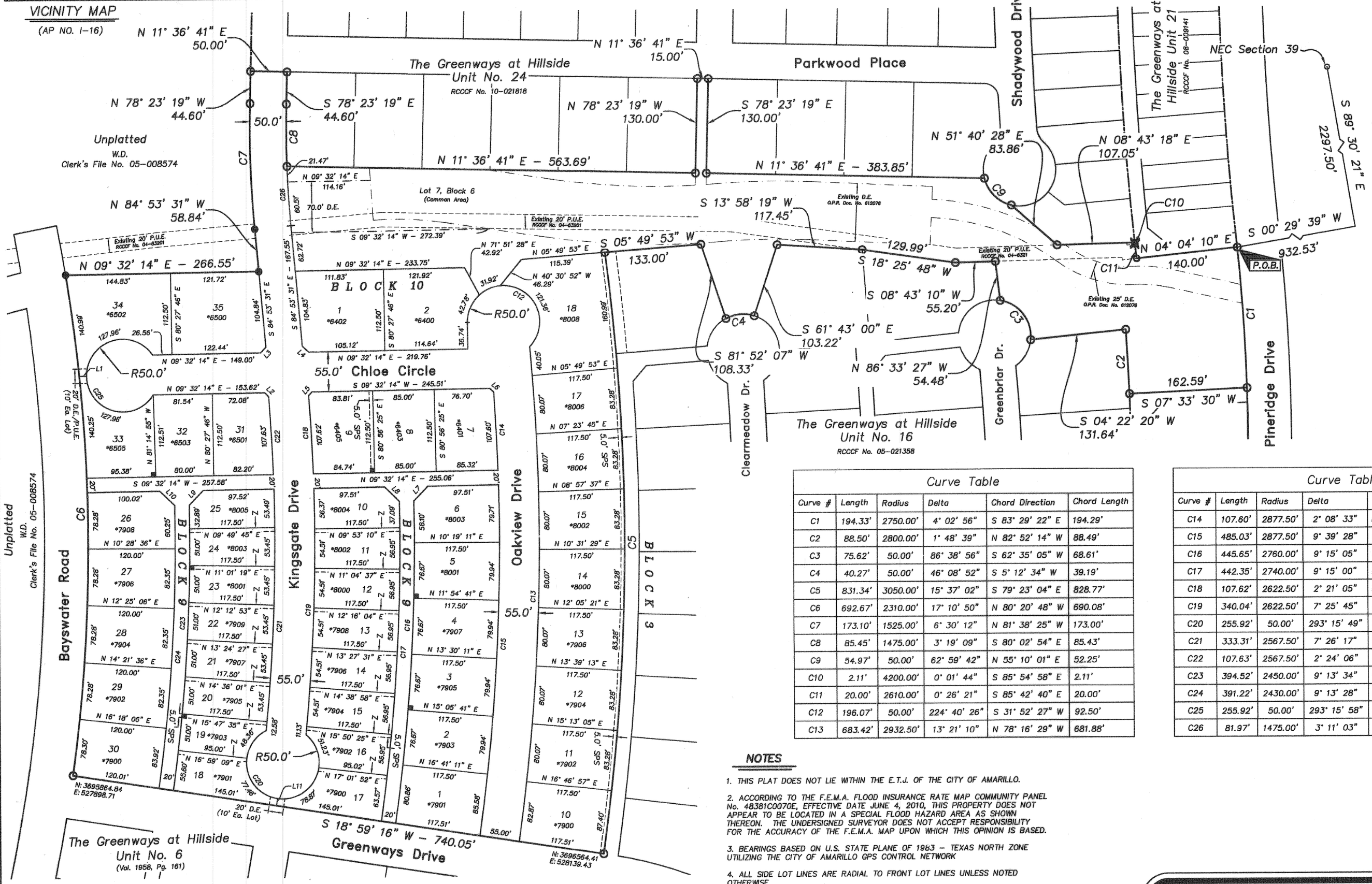
CENSUS TRACT: #216.09
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE GREENWAYS AT HILLSIDE UNIT NO. 27

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF ALL OF LOT 7, BLOCK 6, THE GREENWAYS AT HILLSIDE UNIT NO. 25, AND AN UNPLATTED TRACT OF LAND IN SECTION 39, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
17.21 ACRES



VICINITY MAP
(AP NO. I-16)



Scale: 1" = 100'

Line Table		
Line #	Direction	Length
L1	N 9° 32' 14" E	10.00
L2	N 52° 38' 04" E	7.30
L3	S 37° 40' 39" E	10.87
L4	N 52° 19' 21" E	11.74
L5	N 37° 19' 32" W	6.84
L6	N 52° 50' 23" E	7.28
L7	S 35° 46' 42" E	28.13
L8	N 54° 13' 09" E	28.44
L9	S 35° 49' 06" E	28.11
L10	S 54° 10' 43" W	28.46
L11	S 71° 00' 44" E	9.98

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	194.33'	2750.00'	4° 02' 56"	S 83° 29' 22" E	194.29'
C2	88.50'	2800.00'	1° 48' 39"	N 82° 52' 14" W	88.49'
C3	75.62'	50.00'	86° 38' 56"	S 62° 35' 05" W	68.61'
C4	40.27'	50.00'	46° 08' 52"	S 5° 12' 34" W	39.19'
C5	831.34'	3050.00'	15° 37' 02"	S 79° 23' 04" E	828.77'
C6	692.67'	2310.00'	17° 10' 50"	N 80° 20' 48" W	690.08'
C7	173.10'	1525.00'	6° 30' 12"	N 81° 38' 25" W	173.00'
C8	85.45'	1475.00'	3° 19' 09"	S 80° 02' 54" E	85.43'
C9	54.97'	50.00'	62° 59' 42"	N 55° 10' 01" E	52.25'
C10	2.11'	4200.00'	0° 01' 44"	S 85° 54' 58" E	2.11'
C11	20.00'	2610.00'	0° 26' 21"	S 85° 42' 40" E	20.00'
C12	196.07'	50.00'	224° 40' 26"	S 31° 52' 27" W	92.50'
C13	683.42'	2932.50'	13° 21' 10"	N 78° 16' 29" W	681.88'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	107.60'	2877.50'	2° 08' 33"	N 82° 44' 13" W	107.59'
C15	485.03'	2877.50'	9° 39' 28"	N 76° 26' 19" W	484.46'
C16	445.65'	2760.00'	9° 15' 05"	N 76° 15' 39" W	445.17'
C17	442.35'	2740.00'	9° 15' 00"	N 76° 15' 52" W	441.87'
C18	107.62'	2622.50'	2° 21' 05"	N 82° 57' 30" W	107.61'
C19	340.04'	2622.50'	7° 25' 45"	N 77° 37' 52" W	339.80'
C20	255.92'	50.00'	293° 15' 49"	N 16° 32' 22" E	55.00'
C21	333.31'	2567.50'	7° 26' 17"	N 77° 38' 44" W	333.08'
C22	107.63'	2567.50'	2° 24' 06"	N 83° 00' 42" W	107.62'
C23	394.52'	2450.00'	9° 13' 34"	N 76° 19' 37" W	394.09'
C24	391.22'	2430.00'	9° 13' 28"	N 76° 19' 54" W	390.80'
C25	255.92'	50.00'	293° 15' 58"	S 80° 27' 46" E	55.00'
C26	81.97'	1475.00'	3° 11' 03"	S 83° 18' 00" E	81.96'

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. ALL SIDE LOT LINES ARE RADIAL TO FRONT LOT LINES UNLESS NOTED OTHERWISE.

5. THERE SHALL BE NO ACCESS FROM GREENWAYS DRIVE OR BAYSWATER ROAD TO ABUTTING LOTS.

6. LOT 18, BLOCK 3, LOTS 34 & 35, BLOCK 9, AND LOTS 1 THRU 2, BLOCK 10 ARE PID "A" LOTS. ALL OTHER LOTS ARE PID "B" LOTS.

7. THE EXISTING DRAINAGE EASEMENT SHALL REMAIN UNOBSTRUCTED.

8. AREA OF PUBLIC RIGHT-OF-WAY: 159,381.4 S.F.
AREA OF DRAINAGE EASEMENTS: 84,297.2 S.F.

4. COMMON AREAS 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.

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- ○ = 1/2" IRON ROD W/ YELLOW CAP FOUND
- ⊠ = MAG NAIL FOUND
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- * = ADDRESS (Subject to Change Without Notice)
- SPS = SOUTHWESTERN PUBLIC SERVICE
- SL = SUDDENLINK
- ▣ = 6'X6' SPS TRANSFORMER EASEMENT & SL EASEMENT
- 5.0' SPS = 5' SPS, SL AND AT&T EASEMENT
- Z = ZERO LOT LINE AND 5' BUILDING MAINTENANCE, DRAINAGE AND ROOF OVERHANG EASEMENT (UNLESS OTHERWISE NOTED)

THE GREENWAYS AT HILLSIDE UNIT NO. 27
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 05/15/12		FILE NAME:

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

DRAWING NUMBER

THE GREENWAYS AT HILLSIDE UNIT NO. 27

LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 17.21 acre tract of land being a replat of all of Lot 7, Block 6, The Greenways at Hillside Unit No. 25, and an unplatted 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 most northerly 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 right-of-way line and 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. 18° 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 right-of-way line 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 133.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE in a southeasterly direction along a curve to the right with a radius equal to 3050.00 feet, a long chord bearing of S. 79° 23' 04" E. and a long chord distance of 828.77 feet, a curve length of 831.34 feet to 1/2" iron rod found with a yellow cap on the west right-of-way line of Greenways Drive for the most easterly northeast corner of this tract.

THENCE S. 18° 59' 16" W., along said west right-of-way line, a distance of 740.05 feet to a 1/2" iron rod found with a yellow cap at the intersection of said west right-of-way line and the north right-of-way line of Bayswater Road for the southeast corner of this tract.

THENCE in a northwesterly direction along said north right-of-way line and along a curve to the left with a radius equal to 2310.00 feet, a long chord bearing of N. 80° 20' 48" W. a long chord distance of 690.08 feet, a curve length of 692.67 feet to a 1/2" iron rod with a yellow cap set on said curve on said north right-of-way line for the most southerly southwest corner of this tract.

THENCE N. 09° 32' 14" E. a distance of 266.55 feet to a 1/2" iron rod with a yellow cap set for an angle corner of this tract.

THENCE N. 84° 53' 31" W. a distance of 58.84 feet to a 1/2" iron rod with a yellow cap set 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 1525.00 feet, a long chord bearing of N. 81° 38' 25" W. and a long chord distance of 173.00 feet, a curve length of 173.10 feet to a 1/2" iron rod with a yellow cap found on said curve on the south right-of-way line of Kingsgate Drive for a corner of this tract.

THENCE N. 78° 23' 19" W., along said south right-of-way line, a distance of 44.60 feet to a 1/2" iron rod with a yellow cap found on said south right-of-way line for the most westerly southwest corner of this tract.

THENCE N. 11° 36' 41" E. a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found on the north right-of-way line of said Kingsgate Drive for a corner of this tract.

THENCE S. 78° 23' 19" E., along said north right-of-way line, a distance of 44.60 feet to a 1/2" iron rod with a yellow cap found on said north right-of-way line at the beginning of a curve to the left for a corner of this tract.

THENCE in a southeasterly direction continuing along said north right-of-way line and along said curve with a radius equal to 1475.00 feet, a long chord bearing of S. 80° 02' 54" E. and a long chord distance of 85.43 feet, a curve length of 85.45 feet to a 1/2" iron rod with a yellow cap found on said curve for a 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.

THENCE S. 78° 23' 19" E. a distance of 130.00 feet to a 1/2" iron rod found with a yellow cap for a corner of this tract.

THENCE N. 11° 36' 41" E. a distance of 383.85 feet to a 1/2" iron rod found with a yellow cap on the south right-of-way line of Shadywood Drive for a corner of this tract.

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 Mag nail 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 Mag nail found 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 17.21 acres of land.

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 11TH DAY OF SEPTEMBER, 2012.

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

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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

CHAIRMAN

9-24-2012
DATE

FILED OF RECORD

9-28-12 Randall
DATE COUNTY

2012017710
CLERK'S FILE No.

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. 27, 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 11th DAY OF September 2012.

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 11th DAY OF September 2012.

NOTARY PUBLIC STATE OF Texas

Comm. Expires 6/7/15

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2015

DEDICATION

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF RANDALL)(

THAT LLOYD WOOD, PRESIDENT OF THE MASTER ASSOCIATION FOR THE GREENWAYS AT HILLSIDE, INC., A TEXAS NONPROFIT CORPORATION, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT AS LOT 7, BLOCK 6, HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS LOT 7, BLOCK 6, THE GREENWAYS AT HILLSIDE UNIT NO. 27, 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 11th DAY OF September 2012.

LLOYD WOOD, PRESIDENT
THE MASTER ASSOCIATION FOR THE GREENWAYS
AT HILLSIDE, INC.
P.O. Box 50564
AMARILLO, TEXAS 79159
(806) 433-3610

ATTEST

STATE OF TEXAS
COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LLOYD WOOD, 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 11th DAY OF September 2012.

NOTARY PUBLIC STATE OF Texas

Comm. Expires 6/7/15

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2015

THE GREENWAYS AT HILLSIDE UNIT NO. 27
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 05/15/12		FILE NAME:

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