

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

October 30, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-56 Heritage Hills Unit No. 1, a suburban subdivision to the City of Amarillo, being a replat of a portion of Arden Hills Unit No. 1 and an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Arden Rd & Soncy Rd)
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013019275 on October 16, 2013. Please post your records accordingly.



Kelley Shaw, Planning Director

GRANTEE'S ADDRESS IS:
 CITY OF AMARILLO
 AMARILLO TEXAS 79106-1571
 RANDALL COUNTY ROAD DEPARTMENT
 P O BOX 1338
 CANYON TEXAS 79015

FILED OF RECORD
 DATE **10-16-13** COUNTY **Randall**
 FILE CLERK NO **2013019275**

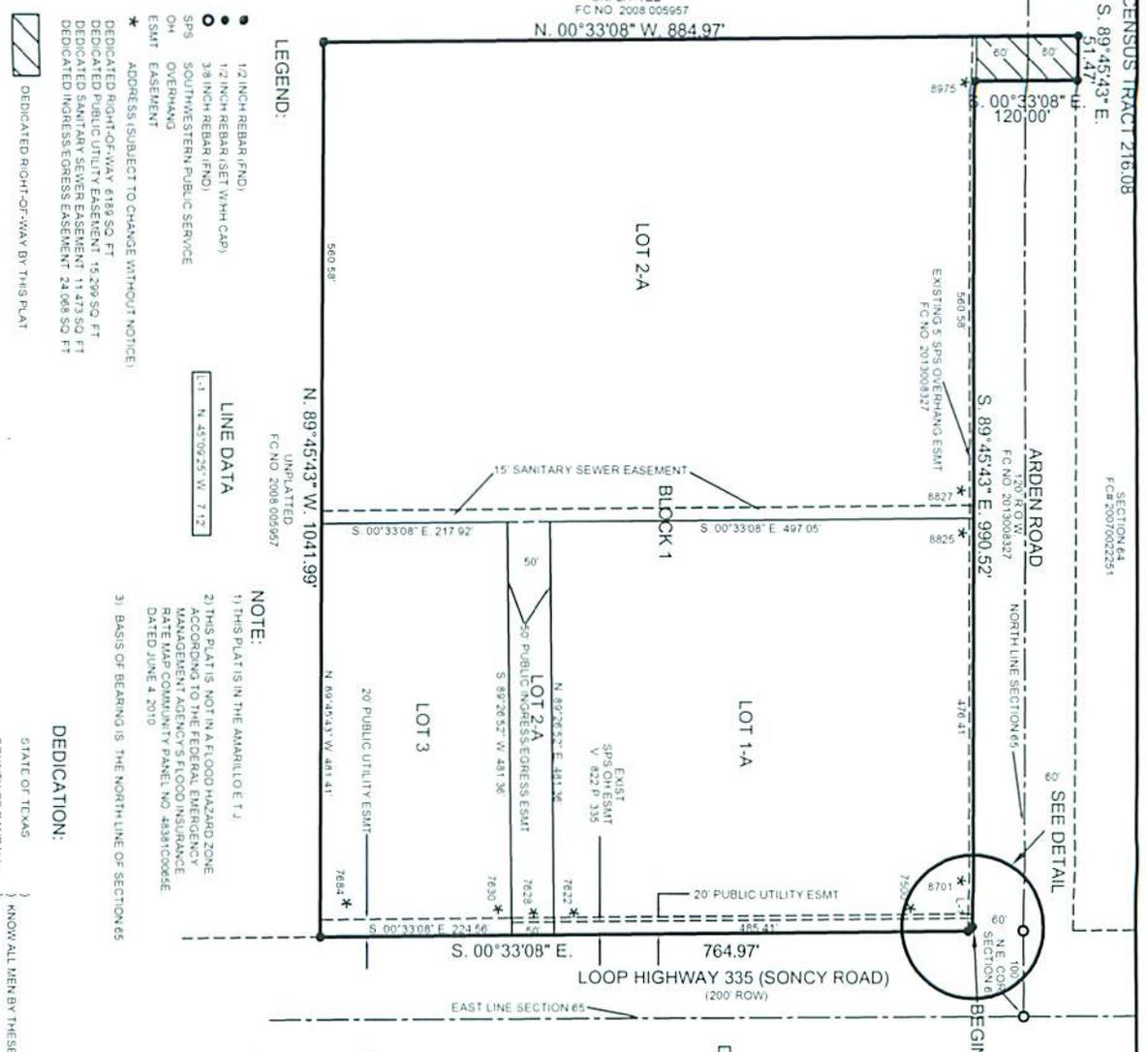
EXECUTED THIS _____ DAY OF _____ 2013
 P DUB INVESTMENTS LIMITED
 FERRY WILLIAMS, PRESIDENT
 ADDRESS: 10122 W. TEXAS 79130
 (800) 372-6620

- 1/2 INCH REBAR (FND)
- 3/8 INCH REBAR (SET WITH CAP)
- 3/8 INCH REBAR (FND)
- SOUTH WESTERN PUBLIC SERVICE OVERHEAD ESMT
- ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
- DEDICATED RIGHT-OF-WAY 4180 SQ. FT.
- DEDICATED SANITARY SEWER EASEMENT 11473 SQ. FT.
- DEDICATED INGRESS EGRESS EASEMENT 24000 SQ. FT.

APPROVAL:
 APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO
 DATE **10/16/13** CHAIRMAN **Judy Day**

DEDICATION:
 STATE OF TEXAS }
 COUNTY OF RANDALL } KNOW ALL MEN BY THESE PRESENT

THAT FERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED THE SURVEY TO BE MADE AND DESIGNATED ON THIS PLAT HAS CAUSED THE HERITAGE HILLS UNIT NO. 1 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO IN SECTIONS 64 AND 65, BLOCK 9 B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS AND RIGHT-OF-WAY SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS AND RIGHT-OF-WAY UNLESS OTHERWISE NOTED



NOTE:
 1) THIS PLAT IS 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. 48310006E DATED JUNE 4, 2010
 3) BASIS OF BEARING IS THE NORTH LINE OF SECTION 65

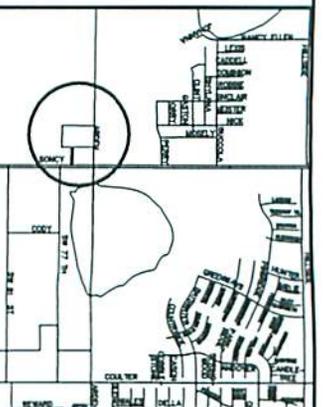
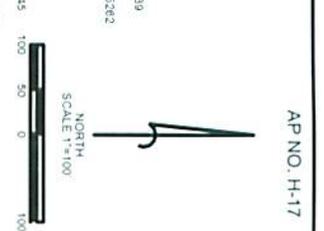
DESCRIPTION:
 A 18.44 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF ARDEN HILLS UNIT NO. 1 FILED FOR RECORD IN CLERK'S FILE NO. 2013000327 OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND AN UNPLATTED TRACT, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

CERTIFICATE:
 I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR SUPERVISING ON THE 11TH DAY OF SEPTEMBER, 2013

ATTEST:
 STATE OF TEXAS }
 COUNTY OF RANDALL }

HERITAGE HILLS UNIT NO. 1
 My Comm. Exp. 02-10-20
 SUZANNE DEMONT
 Notary Public
 State of Texas

THOMAS-ISRAEL CONSULTING ENGINEERS
 501 N. POLK STREET, AMARILLO, TEXAS 79107
 (806) 358-4820 FAX (806) 358-4820
 JOB NO 12744 E-mail: tengsur@thomasandisrael.com



AP NO. H-17

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO
 DATE **10/16/13** CHAIRMAN **Judy Day**

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ANNEX

P DUB LAND HOLDINGS

TAX CERTIFICATE

NO. 92834

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

PROPERTY DESCRIPTION

SECT 65 B S & F
LOT BLOCK 0009
APPRX 59.61 AC ALONG
E/L OF SECT
LESS ROW

PROPERTY ACCOUNT NUMBER: R 370 0650 0001.0 TAXES FOR 2013 ARE \$ 168.76
Acres: 59.6100 Randall County Market Value: 476,880
2013 Taxes WITHOUT Exemptions \$ 7,767.83

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 2014 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 2013

Christina McManay
DEPUTY

10/11/2013
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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 ===== <p>NAME ..: P DUB LAND HOLDINGS LTD ADDRESS: PO BOX 30206 AMARILLO TX 79120</p>	PROPERTY DESCRIPTION ===== <p>SECT 65 B S & G LOT BLOCK 0009 590.93 AC TR BEG 58.08FT E OF SW COR OF SECT</p>
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PROPERTY ACCOUNT NUMBER: R 370 0650 0020.0 TAXES FOR 2013 ARE \$ 1,746.26
Acres: 590.9300 Randall County Market Value: 4,727,440
2013 Taxes WITHOUT Exemptions \$ 80,413.99

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);

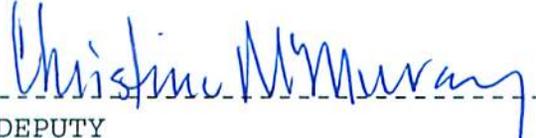
TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2014 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 2013



DEPUTY

10/11/2013

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2013019275

10/16/2013 01:09 PM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

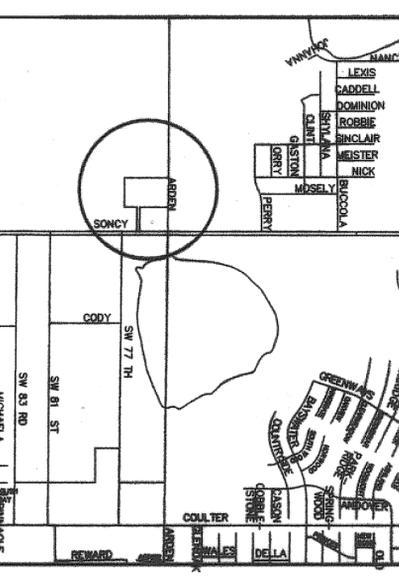
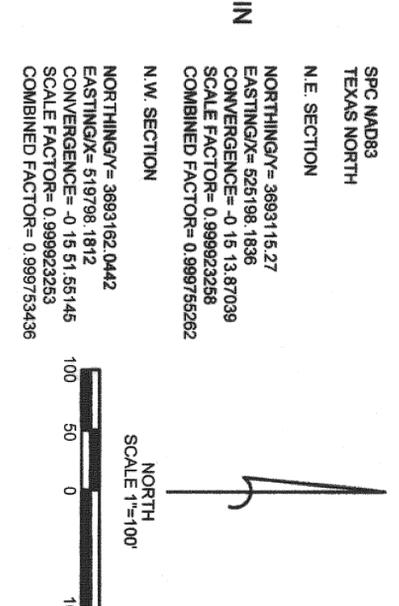
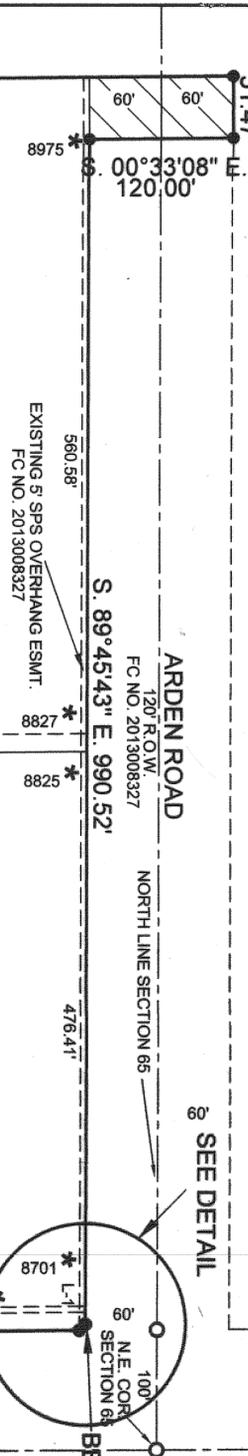
PLAT

CENSUS TRACT 216.08
 SECTION 64
 FC# 20070022251

S. 89°45'43" E. 51.47'
 N. 00°33'08" W. 884.97'

AP NO. H-17

VICINITY MAP
 NTS



DESCRIPTION:
 A 18.44 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF ARDEN HILLS UNIT NO. 1 FILED FOR RECORD IN CLERK'S FILE NO. 2013008327, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND AN UNPLATTED TRACT, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3/8 INCH REBAR WITH CAP STAMPED "4664" FOUND FROM WHENCE A 3/8 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID SECTION 65 BEARS N. 00°33'08" W. 60.00 FEET AND S. 89°45'43" E. 100.00 FEET;
 THENCE S. 00°33'08" E. 764.97 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE SOUTHEAST CORNER OF THIS TRACT AND BEING IN THE WEST LINE OF LOOP HIGHWAY 335 (SONCY ROAD);
 THENCE N. 89°45'43" W. 1041.99 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE N. 00°33'08" W. 884.97 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE S. 89°45'43" E. 51.47 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE S. 00°33'08" E. 120.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
 THENCE S. 89°45'43" E. 990.52 FEET TO THE PLACE OF BEGINNING.

UNPLATTED
 FC NO. 2008 005957

LEGEND:

- 1/2 INCH REBAR (FND)
- 1/2 INCH REBAR (SET WITHH CAP)
- 3/8 INCH REBAR (FND)
- SPS OVERHANG
- SOUTHWESTERN PUBLIC SERVICE
- OH
- ESMT. EASEMENT

LINE DATA

L-1 N. 45°09'25" W. 7.12'

- * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- * DEDICATED RIGHT-OF-WAY: 6189 SQ. FT.
- * DEDICATED PUBLIC UTILITY EASEMENT: 15,299 SQ. FT.
- * DEDICATED SANITARY SEWER EASEMENT: 11,473 SQ. FT.
- * DEDICATED INGRESS/EGRESS EASEMENT: 24,068 SQ. FT.

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO
 DATE: 10/16/13
 CHAIRMAN: Randy Perry

NOTE:
 1) THIS PLAT IS 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. 48391C00665E, DATED JUNE 4, 2010.
 3) BASIS OF BEARING IS THE NORTH LINE OF SECTION 65.

DEDICATION:
 STATE OF TEXAS }
 COUNTY OF RANDALL }
 KNOW ALL MEN BY THESE PRESENT

ATTEST:
 STATE OF TEXAS
 COUNTY OF

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD

10-16-13
 2013019275
 Randy Perry
 RANDALL COUNTY ROAD DEPARTMENT
 P.O. BOX 1338
 CANYON, TEXAS 79015

EXECUTED THIS _____ DAY OF _____ 2013.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____ 2013.

Suzanne Dackont
 SUZANNE DACKONT
 Notary Public
 State of Texas
 My Comm. Exp. 02-10-2016

HERITAGE HILLS UNIT NO. 1

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING A REPLAT OF A PORTION OF ARDEN HILLS UNIT NO. 1 AND AN UNPLATTED TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
 (18.44 ACRES)

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