THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

December 3, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-78 Heritage Hills Unit No. 2, an addition to the City of Amarillo, being 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 November 10, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014018558 on November 14, 2014. Please post your records accordingly.

Kelley Shaw, Planning Director

BLK 9 BS+F

SEC 65

H-17

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 12877 E-mail: bengsur@thomasandisrael.com

HERITAGE HILLS UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
(35.4245 ACRES)

CENSUS TRACT 216.08
AP NO. H-17

LEGEND:
- TX DOT CONCRETE MONUMENT
- 1/2 INCH REBAR (SET W/ YPM CAP)
- 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S/F SQUARE FEET
- ★ ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- ■ 6' x 6' SPS, SUDDENLINK & AT & T TRANSFORMER EASEMENT
- "Z" 5' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT. (TYPICAL) WITH ZERO LOT LINE UNLESS NOTED OTHERWISE)
- "Z" ZERO LOT LINE
- 6' x 6' SPS, SUDDENLINK & AT & T JUNCTION BOX EASEMENT
- SQ FOOTAGE OF RIGHT-OF-WAY 455,796 SQ FT
- SQ FOOTAGE OF PUBLIC UTILITY EASEMENTS 2875 SQ FT
- SQ FOOTAGE OF ALLEYS 147,648 SQ FT

CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
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"B"	50.00'	314.16'	360°00'00"
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"S"	975.00'	202.24'	00°20'33"
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"V"	3790.00'	119.32'	01°48'14"
"W"	840.00'	42.20'	00°29'27"
"X"	746.00'	52.95'	04°03'59"
"Y"	50.00'	126.69'	290°28'38"
"Z"	50.00'	235.92'	270°59'52"

LINE DATA

L1	S 45°10'48" E	7.09'
L2	N 44°49'12" E	7.06'
L3	N 45°06'03" E	7.02'
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L19	S 69°08'26" E	10.43'
L20	N 40°08'31" E	21.61'
L21	N 60°14'07" E	10.95'
L22	N 64°09'02" E	15.70'
L23	S 78°05'17" E	29.00'
L24		

N. 10°08'28" W. 60.00'
N. 62°59'11" E. 94.00'
N. 27°12'36" E. 8.16'
R=3850.00' L=138.81'
R=840.00' L=7.20'
R=3790.00' L=22.65'
R=975.00' L=202.23'
R=746.00' L=52.95'
N. 51°24'01" E. 156.15'
N. 40°51'29" W. 985.51'
S. 35°33'36" E. 310.58'
S. 62°31'56" E. 35.65'
S. 89°30'17" E. 1051.61'
N. 89°56'02" E. 4.92'
R=825.00' L=551.82'
S. 00°17'37" E. 1306.56'

WESTIN DR.
LEGACY PARKWAY
ZOE DRIVE
WITMER COURT
CANTON COURT
BLOCK 1 HERITAGE HILLS #1 FC # 2013010275
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
LOT 2-A
LOT 3
UNPLATTED FC # 2012 013183
UNPLATTED FC # 2008 005957
10' WATERLINE ESMT. (5 EA LOT)
JUNCTION BOX ESMT.
MATCH LINE
15' PUE DRAINAGE & INGRESS/EGRESS ESMT
10' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT.

NOTE
COMMON AREAS 1 THRU 8 ARE HEREBY DESIGNATED AS COMMON AREA AND THE OPERATION AND/OR MAINTENANCE THEREOF ARE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION (SUBJECT TO CHANGE) OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREA SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES FOR LOCATION OF PUBLIC UTILITIES FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.

APP

P-13-78

JS

2014018558 PLAT Total Pages: 5

H-17

SEC 65

BLK 9 B S+F

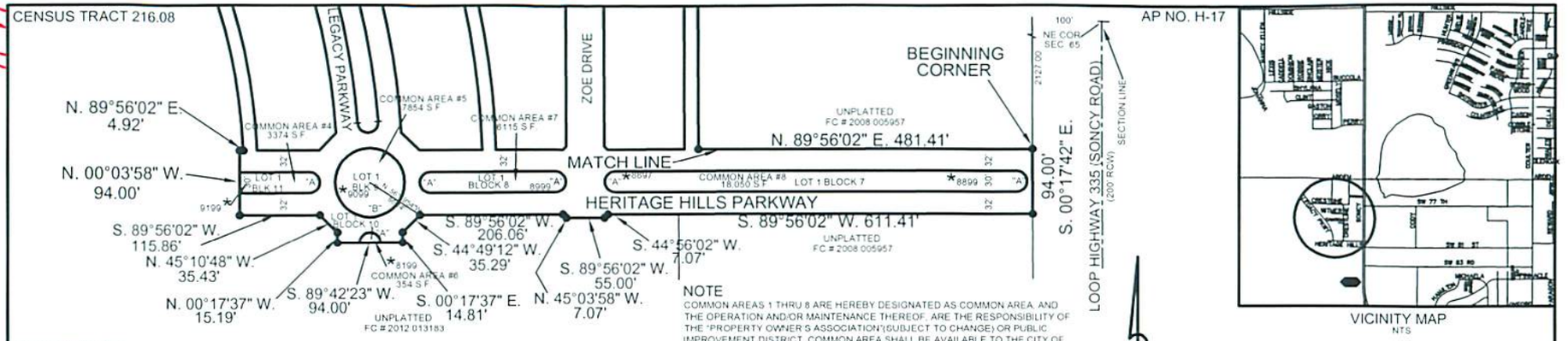
JS

P-13-78

APP

CENSUS TRACT 216.08

AP NO. H-17



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NORTH
SCALE 1"=100'
100 50 0 100

SPC NAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

N.E. SECTION 65

NORTHING/Y = 3693115.27
EASTING/X = 525198.1836
CONVERGENCE = -0 15 13.87039
SCALE FACTOR = 0.999923258
COMBINED FACTOR = 0.999755262

N.W. SECTION 65

NORTHING/Y = 3693162.0442
EASTING/X = 519798.1812
CONVERGENCE = -0 15 51.55145
SCALE FACTOR = 0.999923253
COMBINED FACTOR = 0.999753436

DESCRIPTION:

A 35.4245 ACRE TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN THE WEST RIGHT-OF-WAY LINE OF SONCY ROAD (LOOP HIGHWAY 335) FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 65 BEARS N 00°17'42" W(BASE BEARING), 2127.00 FEET AND S 89°30'17" E, 100.00 FEET;

THENCE S 00°17'42" E, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 611.41 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 44°56'02" W, 7.07 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 55.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 45°03'58" W, 7.07 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 206.06 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 44°49'12" W, 35.29 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 00°17'37" E, 14.81 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°42'23" W, 94.00 FEET TO A ½ INCH REBAR WITH CAPN STAMPED "HH" SET;

THENCE N 00°17'37" W, 15.19 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 45°10'48" W, 35.43 FEET TO A ½ INCH REBAR WITH CAPN STAMPED "HH" SET;

THENCE S 89°56'02" W, 115.86 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 00°03'58" W, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 89°56'02" E, 4.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 87°27'56" W, 825.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 551.82 FEET WITH AN CHORD BEARING AND DISTANCE OF N 21°41'47" W, 541.59 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 40°51'29" W, 985.51 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N 49°08'31" E, 975.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 202.23 FEET WITH A CHORD BEARING AND DISTANCE OF N 34°54'57" W, 201.87 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET BEING IN A CURVE TO THE LEFT WHOSE CENTER BEARS S 09°47'55" E, 3790.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.65 FEET WITH A CHORD BEARING AND DISTANCE OF S 80°01'49" W, 22.65 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 10°08'28" W, 60.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 10°08'28" E, 3850.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 138.81 FEET WITH A CHORD BEARING AND DISTANCE OF N 80°53'31" E, 138.81 FEET;

THENCE N 27°12'36" E, 8.16 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS N 62°29'44" E, 840 FEET;

THENCE NORTHERLY AN ARC DISTANCE OF 7.20 FEET WITH A CHORD BEARING AND DISTANCE OF N 27°14'14" W 7.19 FEET;

THENCE N 62°59'11" E, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 62°59'11" E, 746.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 52.95 FEET WITH A CHORD BEARING AND DISTANCE OF S 29°02'49" E, 52.93 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 57°23'01" E, 156.15 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 35°33'36" E, 310.58 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 62°31'56" E, 35.65 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°30'17" E, 1051.60 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 00°17'37" E, 1306.56 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 89°56'02" E, 481.41 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 31ST DAY OF MARCH 2014

STATE OF TEXAS REGISTERED H.O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

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

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. 48381C0065E DATED JUNE 4, 2010.

3) BASIS OF BEARING: WEST RIGHT-OF-WAY LINE OF SONCY ROAD

APPROVAL:

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

Nov 10, 2014 — DATE

CHAIRMAN

DEDICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT

COUNTY OF RANDALL

THAT PERRY WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HERITAGE HILLS UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ANY 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.

EXECUTED THIS 7th DAY OF November, 2014

Perry Williams

PEGA DEVELOPMENT, LLC
PERRY WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P.D.'B INVESTMENTS LIMITED AND PRESIDENT OF P.DUB LAND HOLDINGS, LIMITED, 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 14th DAY OF November, 2014

Suzanne DeMont

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

SUZANNE DeMONT
Notary Public
State of Texas
My Comm. Exp. 02-10-2015

STATE OF TEXAS

FILED OF RECORD
11-14-14 DATE
RANDALL COUNTY
2014018558 FILE CLERK NO

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

HERITAGE HILLS UNIT NO. 2

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(35.4245 ACRES)

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JOB NO. 12877 E-mail tiengrsurf@thomasandisrael.com

CANYON

T A X C E R T I F I C A T E NO. 93820

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
APPX 31.64 AC LYING OUTSIDE CITY LIMITS BEING PTN OF 51.04AC ALON E/L OF SECT BEG 2739.06FT S&100F W OF NE COR OF SECT LESS ROW

PROPERTY ACCOUNT NUMBER: R 370 0650 0001.0 **TAXES FOR 2014 ARE $** 28.15
Acres: 31.6400 **Randall County Market Value:** 3,445,595
2014 Taxes WITHOUT Exemptions $ 55,894.02

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 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 2014

Paula J Madrid
DEPUTY

10/27/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

CANYON

T A X C E R T I F I C A T E NO. 93821

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 LAND HOLDINGS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION
==========
SECT 65 B S & F
LOT BLOCK 0009
285.5 AC TR LYING OUTSIDE CITY LIMITS BEING PTN OF 579.75AC TR BEG 58.08 FTE OF SW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0650 0020.0 **TAXES FOR 2014 ARE $** 254.03
Acres: 285.5000 **Randall County Market Value:** 2,284,000
2014 Taxes WITHOUT Exemptions $ 37,058.71

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);

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Paula J Madrid
DEPUTY

10/27/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2014018558
11/14/2014 03:08 PM
Fee: 85.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 216.08
AP NO. H-17

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- ESMT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT
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L8	N. 26°54'21" E.	7.79'
L9	S. 55°38'35" E.	33.35'
L10	S. 35°21'21" W.	22.94'
L11	N. 46°22'29" W.	36.15'
L12	N. 43°30'14" E.	34.46'
L13	N. 04°08'31" E.	28.28'
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L16	N. 45°29'43" E.	28.28'
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L18	N. 35°43'10" E.	11.54'
L19	S. 65°04'26" E.	8.43'
L20	N. 49°08'31" E.	19.51'
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JOB. NO. 12877 E-mail tiengsur@thomasandisrael.com

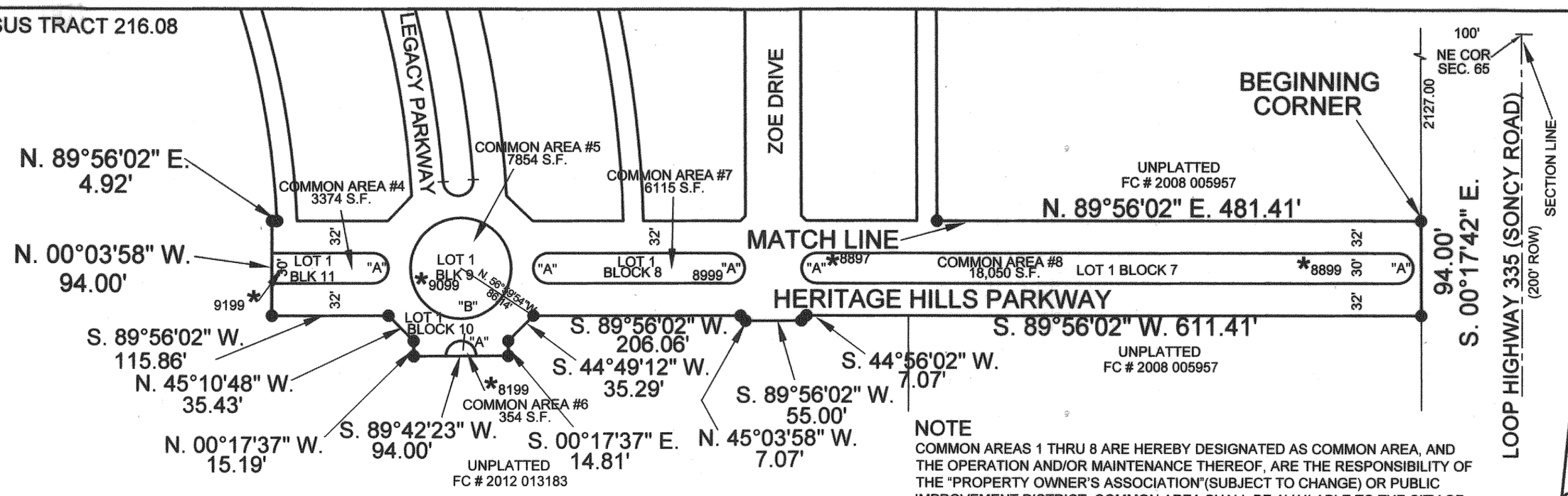
HERITAGE HILLS UNIT NO. 2

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
(35.4245 ACRES)

N. 62°59'11" E. 94.00'
R=840.00' L=7.20'
R=746.00' L=52.95'
156.15' N. 57°23'01" E.
S. 35°33'36" E. 310.58'
N. 27°12'36" E. 8.16'
R=3850.00' L=138.81'
R=3790.00' L= 22.65'
N. 10°08'28" W. 60.00'
R=975.00' L=202.23'
WESTIN DR. 60' R.O.W.
UNPLATTED FC # 2012 013183
COMMON AREA #1
LOT 1 BLOCK 3 354 S.F.
S. 62°31'56" E. 35.65'
S. 89°30'17" E. 1051.61'
BLOCK 2
BLOCK 1 HERITAGE HILLS #1 FC # 2013019275
LOT 2-A
LOT 3
ZOE DRIVE
BLOCK 5
WITMER COURT
CANTON COURT
BLOCK 4
BLOCK 6
BLOCK 12
LEGACY PARKWAY (84' R.O.W.)
COMMON AREA #2 22,143 S.F.
COMMON AREA #3 32,214 S.F.
N. 40°51'29" W. 985.51'
S. 40°51'29" E. 490.91'
R=825.00' L=551.82'
N. 89°56'02" E. 4.92'
N. 89°56'02" E. 1306.56'
S. 00°17'37" E. 1306.56'
UNPLATTED FC # 2008 005957
10' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT.
15' PUE, DRAINAGE & INGRESS/EGRESS ESMT.
10' WATERLINE ESMT. (5' EA. LOT)
JUNCTION BOX ESMT.
MATCH LINE

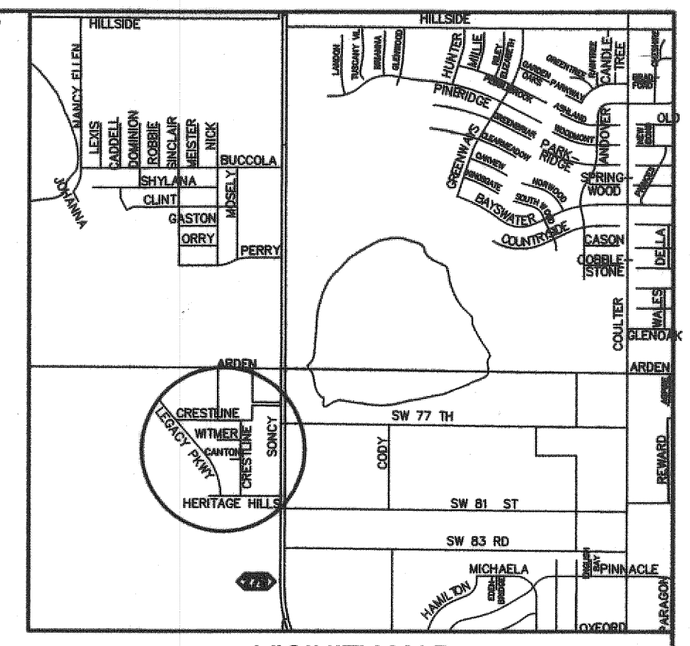
CENSUS TRACT 216.08

AP NO. H-17



NOTE

COMMON AREAS 1 THRU 8 ARE HEREBY DESIGNATED AS COMMON AREA, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE "PROPERTY OWNER'S ASSOCIATION"(SUBJECT TO CHANGE) OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREA SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES, FOR LOCATION OF PUBLIC UTILITIES, FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.



VICINITY MAP
NTS

NORTH
SCALE 1"=100'
100 50 0 100

SPC NAD83
TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

N.E. SECTION 65

NORTHING/Y= 3693115.27
EASTING/X= 525198.1836
CONVERGENCE= -0 15 13.87039
SCALE FACTOR= 0.999923258
COMBINED FACTOR= 0.999755262

N.W. SECTION 65

NORTHING/Y= 3693162.0442
EASTING/X= 519798.1812
CONVERGENCE= -0 15 51.55145
SCALE FACTOR= 0.999923253
COMBINED FACTOR= 0.999753436

DESCRIPTION:

A 35.4245 ACRE TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN THE WEST RIGHT-OF-WAY LINE OF SONCY ROAD (LOOP HIGHWAY 335) FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 65 BEARS N 00°17'42" W(BASE BEARING), 2127.00 FEET AND S 89°30'17" E, 100.00 FEET;

THENCE S 00°17'42" E, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 611.41 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 44°56'02" W, 7.07 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 55.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 45°03'58" W, 7.07 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°56'02" W, 206.06 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 44°49'12" W, 35.29 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 00°17'37" E, 14.81 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°42'23" W, 94.00 FEET TO A ½ INCH REBAR WITH CAPN STAMPED "HH" SET;

THENCE N 00°17'37" W, 15.19 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 45°10'48" W, 35.43 FEET TO A ½ INCH REBAR WITH CAPN STAMPED "HH" SET;

THENCE S 89°56'02" W, 115.86 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 00°03'58" W, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 89°56'02" E, 4.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 87°27'56" W, 825.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 551.82 FEET WITH AN CHORD BEARING AND DISTANCE OF N 21°41'47" W, 541.59 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 40°51'29" W, 985.51 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N 49°08'31" E, 975.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 202.23 FEET WITH A CHORD BEARING AND DISTANCE OF N 34°54'57" W, 201.87 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET BEING IN A CURVE TO THE LEFT WHOSE CENTER BEARS S 09°47'55" E, 3790.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.65 FEET WITH A CHORD BEARING AND DISTANCE OF S 80°01'49" W, 22.65 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 10°08'28" W, 60.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 10°08'28" E, 3850.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 138.81 FEET WITH A CHORD BEARING AND DISTANCE OF N 80°53'31" E, 138.81 FEET;

THENCE N 27°12'36" E, 8.16 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS N 62°29'44" E, 840 FEET;

THENCE NORTHERLY AN ARC DISTANCE OF 7.20 FEET WITH A CHORD BEARING AND DISTANCE OF N 27°14'14" W 7.19 FEET;

THENCE N 62°59'11" E, 94.00 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 62°59'11" E, 746.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 52.95 FEET WITH A CHORD BEARING AND DISTANCE OF S 29°02'49" E, 52.93 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 57°23'01" E, 156.15 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 35°33'36" E, 310.58 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 62°31'56" E, 35.65 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 89°30'17" E, 1051.60 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE S 00°17'37" E, 1306.56 FEET TO A ½ INCH REBAR WITH CAP STAMPED "HH" SET;

THENCE N 89°56'02" E, 481.41 FEET TO THE PLACE OF BEGINNING;

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

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 31st DAY OF March, 2014.

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

STATE OF TEXAS REGISTERED H. O. HARTFIELD 5377 PROFESSIONAL LAND SURVEYOR

APPROVAL:

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

Nov 10, 2014
DATE

CHAIRMAN

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. 48381C0065E, DATED JUNE 4, 2010.

3) BASIS OF BEARING : WEST RIGHT-OF-WAY LINE OF SONCY ROAD

DEDICATION:

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

THAT PERRY WILLIAMS, MANAGER OF PEGA DEVELOPMENT LLC, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HERITAGE HILLS UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ANY 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.

EXECUTED THIS 7th DAY OF November, 2014.

PEGA DEVELOPMENT LLC
PERRY WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED AND PRESIDENT OF P DUB LAND HOLDINGS, LIMITED, 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 7th DAY OF November, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF TEXAS
SUZANNE DeMONT
Notary Public
State of Texas
My Comm. Exp: 02-10-2015

FILED OF RECORD
11/14/2014
DATE COUNTY

FILE CLERK NO. 2014018558

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(35.4245 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 12877 E-mail tiengsur@thomasandisrael.com