THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL
OFFICE COMMUNICATION

January 23, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-88 The Greenways at Hillside Unit No. 19, 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: Bayswater Rd & Goldenview Cir)
DEVELOPER: Edward R Scott

The Planning and Zoning Commission approved the above-mentioned item on December 22, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014020794 on December 24, 2014. Please post your records accordingly.

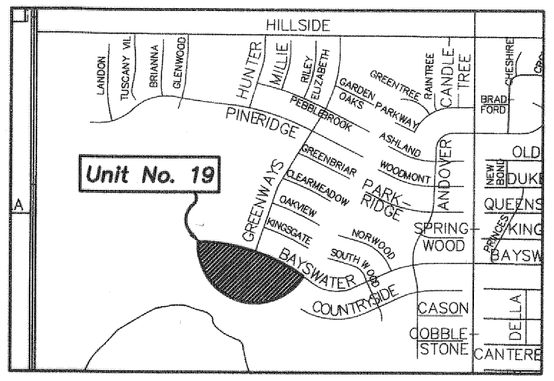
Kelley Shaw, Planning Director

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

THE GREENWAYS AT HILLSIDE UNIT NO. 19

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
10.065 ACRES

Corrected Addresses 2/2/2015



AP No. I-16

Vicinity Map

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- D.E. = DRAINAGE EASEMENT
- D.E./P.U.E. = DRAINAGE EASMENT & PUBLIC UTILITY EASEMENT
- Z = ZERO LOT LINE AND 5' BUILDING MAINTENANCE, DRAINAGE AND ROOF OVERHANG EASEMENT (UNLESS OTHERWISE NOTED)
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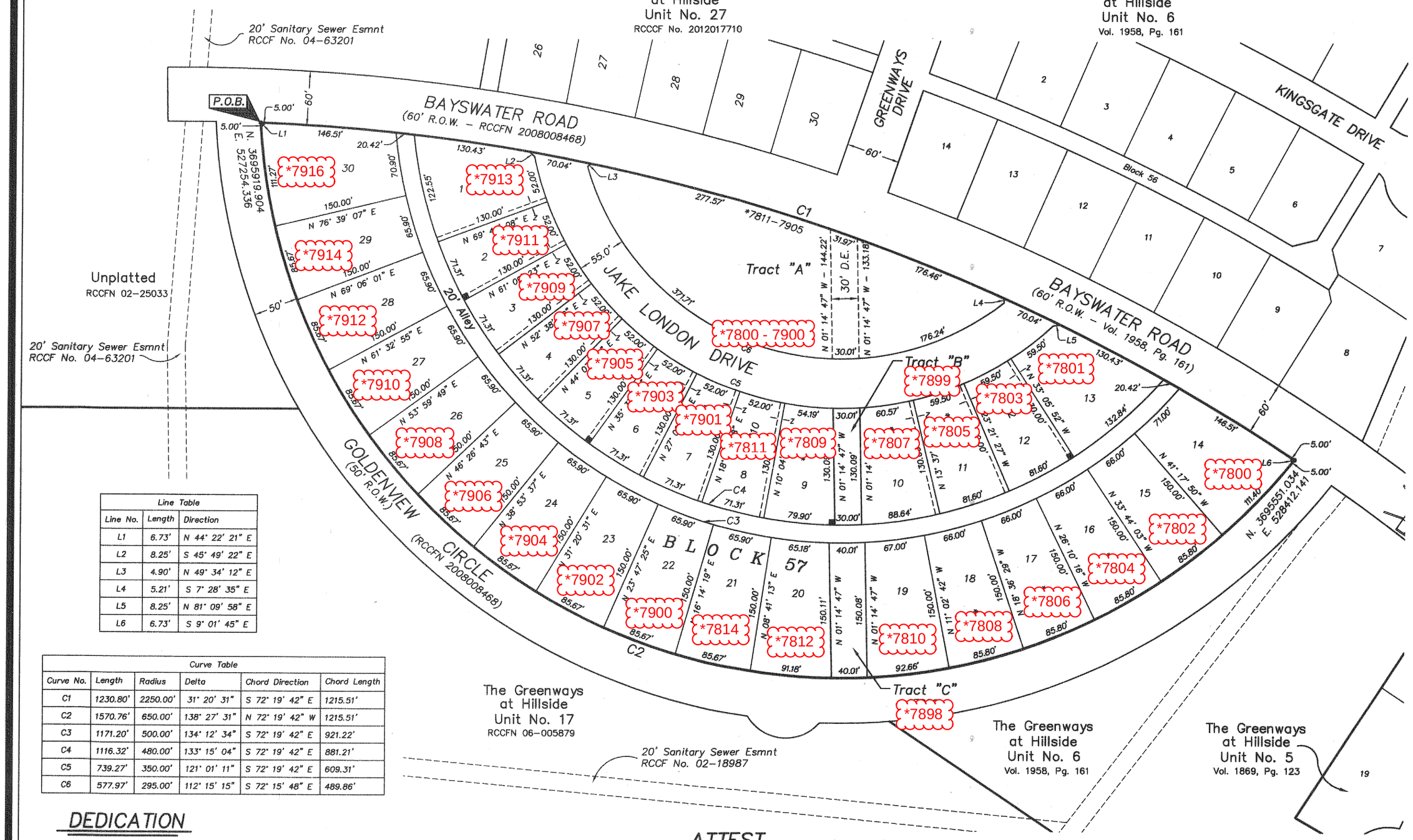

Scale: 1" = 100'

Line Table		
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Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
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C6	577.97'	295.00'	112° 15' 15"	S 72° 15' 48" E	489.86'

NOTES

1. P.O.B. BEARS S. 89° 30' 21" E. – 2,088.26' AND S. 0° 29' 39" W. – 2,591.35' FROM THE NORTHWEST CORNER OF SECTION 39.

2. 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.

4. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0003.

5. LOTS 1 THRU 13 ARE PID LOTS CLASS "B" AND LOTS 14 THRU 30 ARE PID LOTS CLASS "A".

6. NO SIDE ENTRANCE ALLOWED FROM LOTS 1, 13, 14 & 30 ONTO BAYSWATER ROAD.

7. TRACTS "A", "B", AND "C" ARE DESIGNATES AS COMMON AREAS. 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.

8. TRACT "B" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT. TRACT "C" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

9. TRACT "A" AREA: 51,383.3 SF. TRACT "B" AREA: 3,900.9 SF. TRACT "C" AREA: 5,891.7 SF.

10. AREA OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 59,698.7 SF. AREA OF DRAINAGE EASEMENTS: 13,962.4 SF. AREA OF PUBLIC UTILITY EASEMENTS: 5,891.7 SF.

LEGAL DESCRIPTION

FIELD NOTES for a 10.065 acre tract of land being a portion of that certain tract of land recorded in the Randall County Clerk's File No. 02-25033 out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap set at the intersection of the south right-of-way line of Bayswater Road and the north right-of-way line of Goldenview Circle which bears S. 89° 30' 21" W. a distance of 2,088.26 feet and S. 0° 29' 39" W. a distance of 2,591.35 feet from the northwest corner of said Section 39 for the most westerly corner of this tract.

THENCE in a southeasterly direction along said south right-of-way line and along a curve to the right with a radius equal to 2,250.00 feet, a long chord bearing of S. 72° 19' 42" E. and a long chord distance of 1,215.51 feet, a curve length of 1,230.80 feet to a 1/2" iron rod set with a yellow cap at the end of said curve same being at the intersection of said south right-of-way line of Bayswater Road and said north right-of-way line of said Goldenview Circle for the most easterly corner of this tract.

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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 18TH DAY OF DECEMBER 2014.

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

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

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. 19, 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 18TH DAY OF DECEMBER, 2014.

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

NOTARY PUBLIC STATE OF TEXAS
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 TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

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ON THIS 18TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC STATE OF _____

Comm. Expires _____

APPROVAL

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

CHAIRMAN

12-22-14
DATE

FILED OF RECORD

12-24-14 DATE
Randall COUNTY

2014020794
CLERK'S FILE No.

THE GREENWAYS AT HILLSIDE UNIT NO. 19
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 11/10/14		FILE NAME:

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

DRAWING NUMBER

2014020794 PLAT Total Pages: 4

I-16 JS SEC 39 P-14-88 BLK 9 B&F APP

CENSUS TRACT: #216.09
GRANTEES ADDRESS: CITY OF AMARILLO
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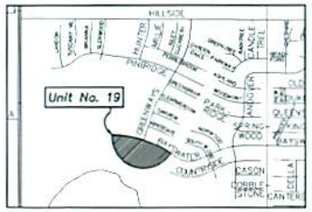

AP No. I-16 Vicinity Map

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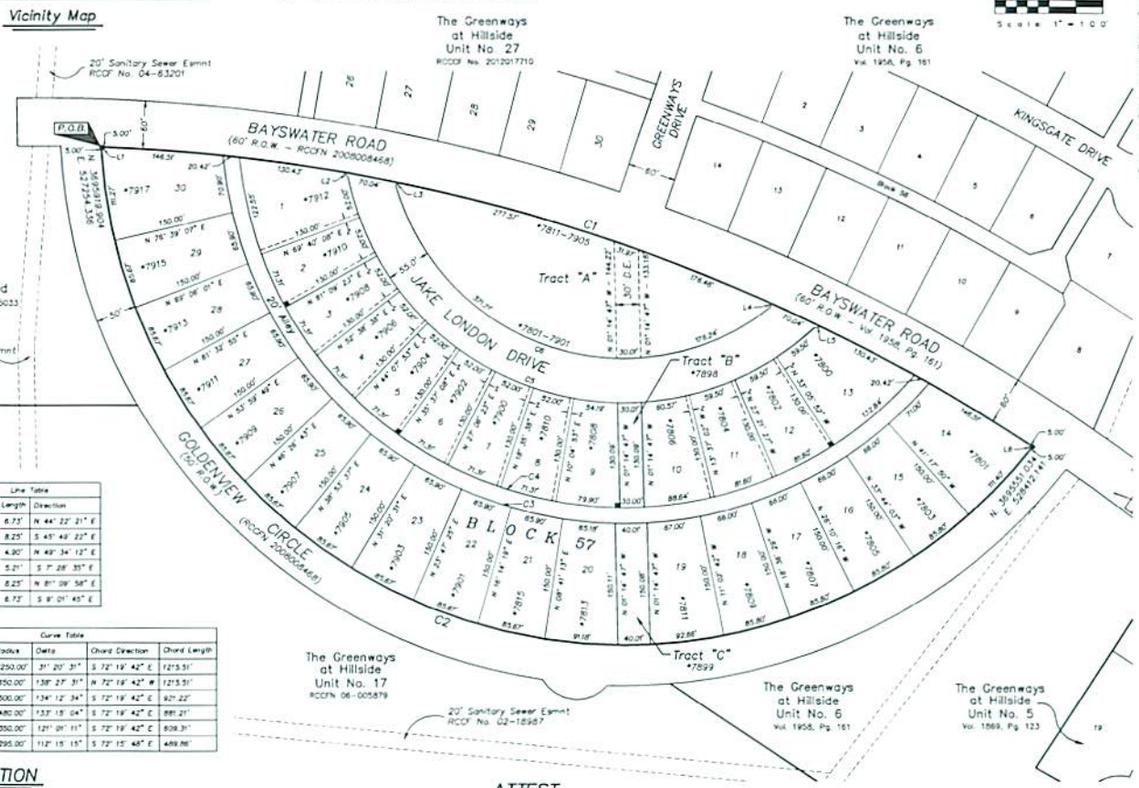

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CERTIFICATION

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THIS 18th DAY OF December 2014

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4283 LAND SURVEYOR

Richard E. Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4283

FILED OF RECORD
12-24-14 RANDALL
DATE COUNTY
2014020794
CLERK'S FILE No.

DEDICATION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF RANDALL X

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

ON THIS 18th DAY OF DECEMBER 2014

STATE OF TEXAS

Tommy Stafford

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

Comm. Expires _____

APPROVAL

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

CHAIRMAN

12-22-2014
DATE

THE GREENWAYS AT HILLSIDE UNIT NO. 19
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 11/10/14		FILE NAME:

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

DRAWING NUMBER

ANNEX

T A X C E R T I F I C A T E NO. 93926

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 2043 FT E
& 2592 FT S OF NW COR OF
SECT

PROPERTY ACCOUNT NUMBER: R 370 0390 0015.0 **TAXES FOR 2014 ARE $** 2,401.47
Acres: 6.3100 **Randall County Market Value:** 110,425
2014 Taxes WITHOUT Exemptions $ 2,401.47

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christine McMurray
DEPUTY

12/ 4/2014
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

ANNEX

T A X C E R T I F I C A T E NO. 93925

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 BEB 2690 FT
E & 2690 FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0390 2260.0 **TAXES FOR 2014 ARE $** 1,453.82
Acres: 3.8200 **Randall County Market Value:** 66,850
2014 Taxes WITHOUT Exemptions $ 1,453.82

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**

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Christina M Murray

DEPUTY

12/ 4/2014

DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2014020794
12/24/2014 09:45 AM
Fee: 50.00
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

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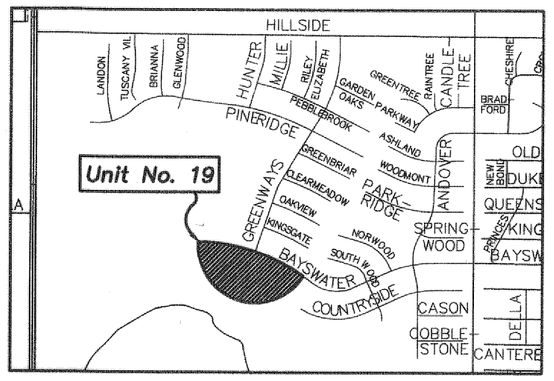

AP No. I-16

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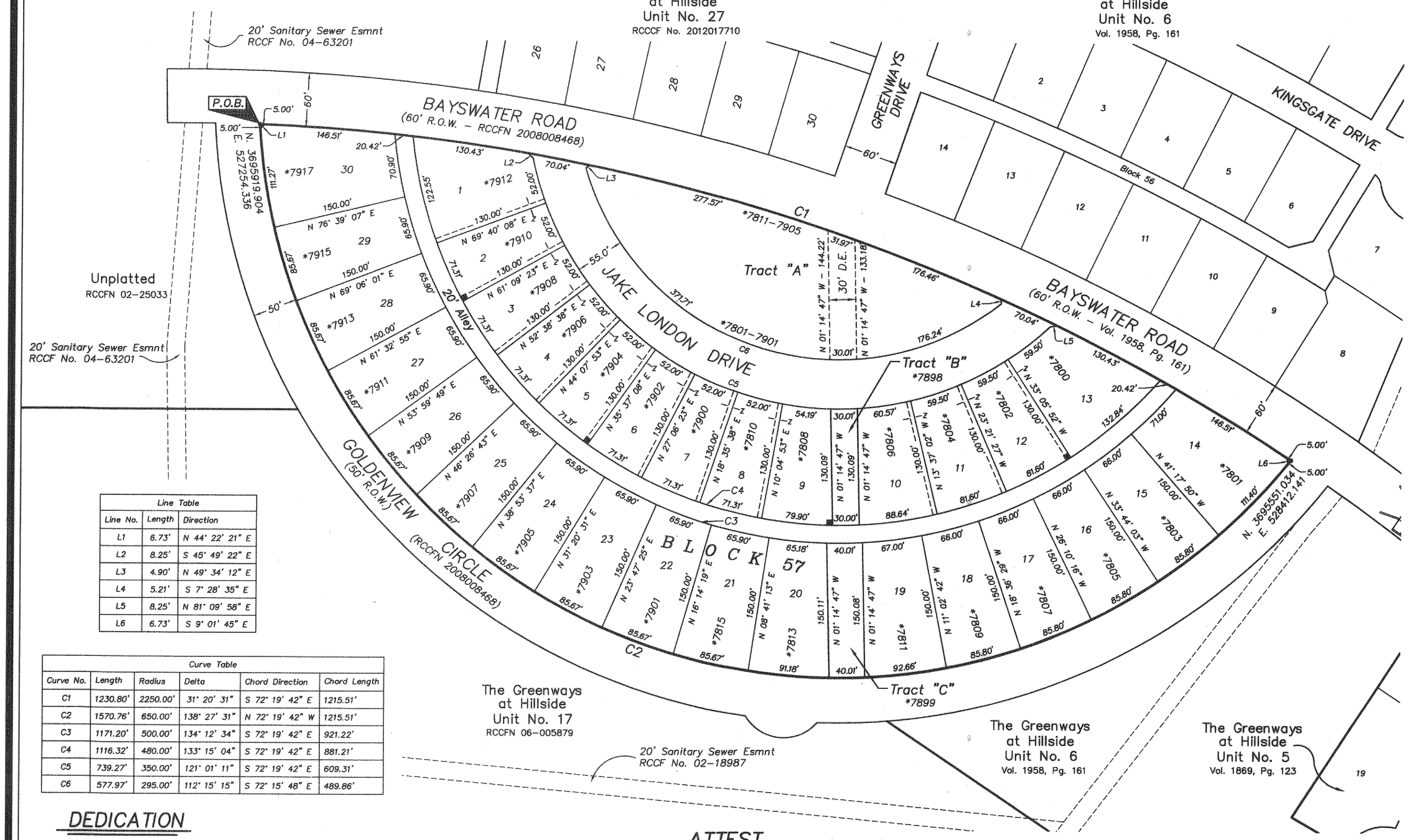

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1. P.O.B. BEARS S. 89° 30' 21" E. – 2,088.26' AND S. 0° 29' 39" W. – 2,591.35' FROM THE NORTHWEST CORNER OF SECTION 39.

2. 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.

4. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0003.

5. LOTS 1 THRU 13 ARE PID LOTS CLASS "B" AND LOTS 14 THRU 30 ARE PID LOTS CLASS "A".

6. NO SIDE ENTRANCE ALLOWED FROM LOTS 1, 13, 14 & 30 ONTO BAYSWATER ROAD.

7. TRACTS "A", "B", AND "C" ARE DESIGNATES AS COMMON AREAS. 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.

8. TRACT "B" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT. TRACT "C" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

9. TRACT "A" AREA: 51,383.3 SF. TRACT "B" AREA: 3,900.9 SF. TRACT "C" AREA: 5,891.7 SF.

10. AREA OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 59,698.7 SF. AREA OF DRAINAGE EASEMENTS: 13,962.4 SF. AREA OF PUBLIC UTILITY EASEMENTS: 5,891.7 SF.

LEGAL DESCRIPTION

FIELD NOTES for a 10.065 acre tract of land being a portion of that certain tract of land recorded in the Randall County Clerk's File No. 02-25033 out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap set at the intersection of the south right-of-way line of Bayswater Road and the north right-of-way line of Goldenview Circle which bears S. 89° 30' 21" W. a distance of 2,088.26 feet and S. 0° 29' 39" W. a distance of 2,591.35 feet from the northwest corner of said Section 39 for the most westerly corner of this tract.

THENCE in a southeasterly direction along said south right-of-way line and along a curve to the right with a radius equal to 2,250.00 feet, a long chord bearing of S. 72° 19' 42" E. and a long chord distance of 1,215.51 feet, a curve length of 1,230.80 feet to a 1/2" iron rod set with a yellow cap at the end of said curve same being at the intersection of said south right-of-way line of Bayswater Road and said north right-of-way line of said Goldenview Circle for the most easterly corner of this tract.

THENCE in a northwesterly direction along said north right-of-way line of said Goldenview Circle and along a curve to the right with a radius equal to 650.00 feet, a long chord bearing of N. 72° 19' 42" W. and a long chord distance of 1,215.51 feet, a curve length of 1,570.76 feet to the place of BEGINNING and containing 10.065 Acres (438,435.6 Square Feet) 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 18th DAY OF DECEMBER, 2014.

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

Richard E. Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

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. 19, 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 18th DAY OF DECEMBER, 2014.

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

NOTARY PUBLIC STATE OF TEXAS
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 TO 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 18th DAY OF DECEMBER, 2014.

NOTARY PUBLIC STATE OF _____

Comm. Expires _____

APPROVAL

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

CHAIRMAN

12-22-14
DATE

FILED OF RECORD

12-24-14 DATE
Randall COUNTY

2014020794
CLERK'S FILE No.

THE GREENWAYS AT HILLSIDE UNIT NO. 19
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JA
DATE: 11/10/14		FILE NAME:

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

DRAWING NUMBER