DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

10/7/2015

Dustin Davis
PO Box 30206
Amarillo, Texas 79109

RE: Letter of Action: Approval- Heritage Hills Unit No. 3 – ZB1501758 Final Plat

Mr. Davis,

The City of Amarillo has approved the above Final Plat on 9/14/2015. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2015016544 on 9/21/2015. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

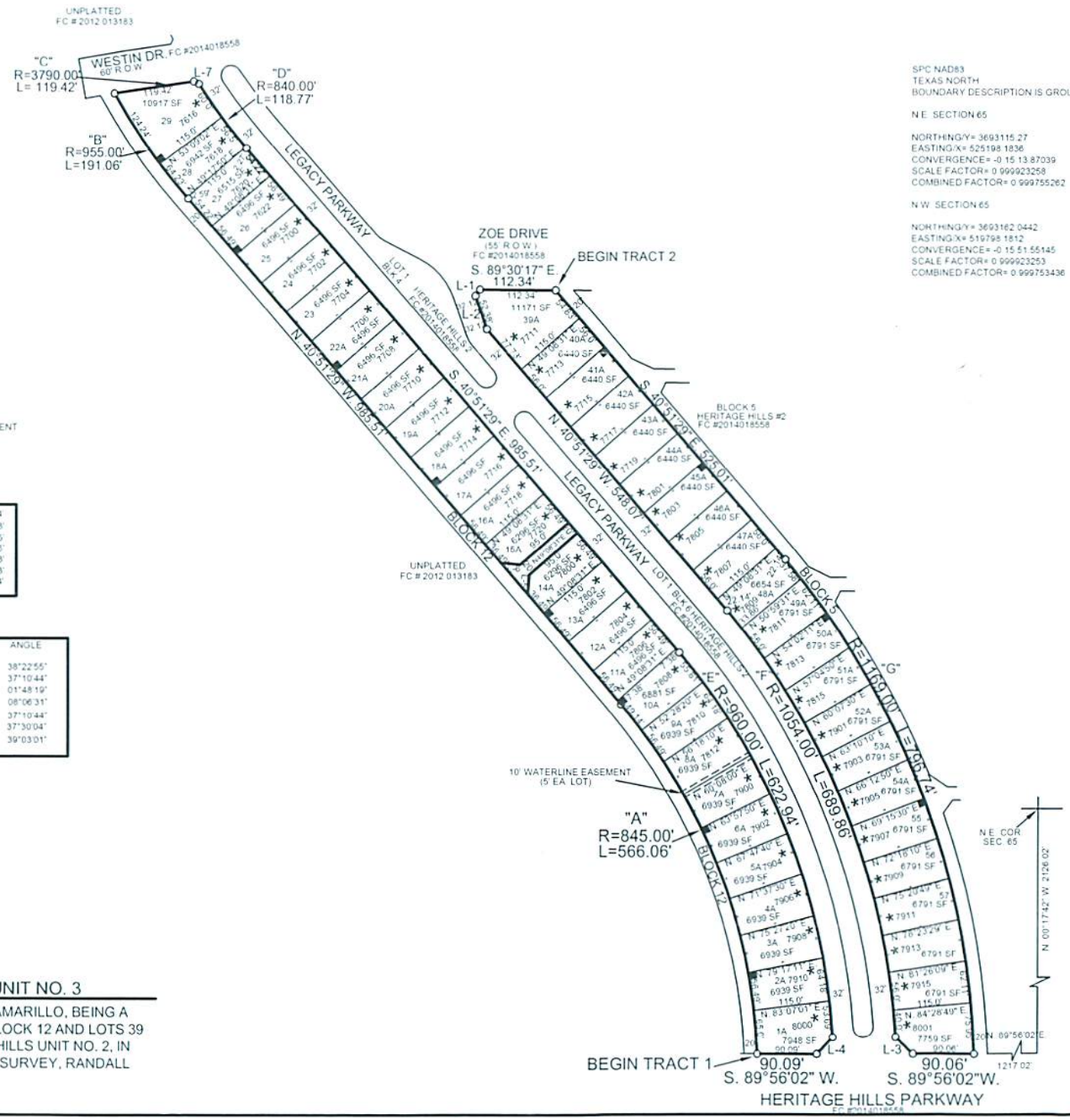
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is cris.valverde@amarillo.gov or 806-378-4223.

Sincerely,

Cris Valverde

Cris Valverde
Senior Planner

CENSUS TRACT 216.08
AP NO. H-17



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

LEGEND:

- O 1/2 INCH REBAR (SET)
- 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

LINE DATA

L-1	N. 35°43'10" E.	11.54'
L-2	N. 19°03'24" W.	52.38'
L-3	S. 46°21'57" E.	36.15'
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CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
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"C"	3790.00'	119.42'	01°48'19"
"D"	840.00'	118.77'	08°06'31"
"E"	960.00'	622.94'	37°10'44"
"F"	1054.00'	689.86'	37°30'04"
"G"	1169.00'	796.74'	39°03'01"

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13509 E-mail tiengsur@thomasandisrael.com

HERITAGE HILLS UNIT NO. 3

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 1 THRU 22, BLOCK 12 AND LOTS 39 THRU 54, BLOCK 5, HERITAGE HILLS UNIT NO. 2, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
(8.100 ACRES)

SHEET 1 OF 2

APP
P-15-47
JS
BLK 9 BS&F
SEC 65
H-17

2015016544 PLAT Total Pages: 4

BLK 9 BS+F SEC 65 H-17

APP

CENSUS TRACT 216.08

AP NO. H-17

DESCRIPTION:

TRACT 1:

A 4.614 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 1 THRU 22, BLOCK 12, HERITAGE HILLS UNIT NO. 2 , FILED OF RECORD IN FILE CLERK NUMBER 2014018558, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS 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 SET AT THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 12, (FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 65 BEARS N. 89°56'02" E., 1217.02 FEET; THENCE N. 00°17'42" W. 2126.02 FEET) AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 87°27'56" W, 845.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 566.06 FEET THRU A CENTRAL ANGLE OF 38°22'55" TO A ½ INCH REBAR SET;

THENCE N 40°51'29" W, 985.51 FEET TO A ½ INCH REBAR SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N 49°08'31" E, 955.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 191.06 FEET THRU A CENTRAL ANGLE OF 37°10'44" TO A ½ INCH REBAR SET BEING IN A CURVE TO THE RIGHT WHOSE CENTER BEARS S 09°28'46" E, 3790.00 FEET;

THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 119.42 FEET THRU A CENTRAL ANGLE OF 01°48'19" TO A ½ INCH REBAR SET;

THENCE S 64°43'03" E 8.34 FEET TO A ½ INCH REBAR SET IN A CURVE TO THE LEFT WHOSE CENTER BEARS N 57°16'04" E, 840.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 118.77 FEET THRU A CENTRAL ANGLE OF 08°06'04 " TO A ½ INCH REBAR SET;

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THENCE S 43°30'24" W, 34.46 FEET TO A ½ INCH REBAR SET IN THE NORTH RIGHT-OF-WAY LINE OF HERITAGE HILLS PARKWAY;

THENCE S 89°56'02" W, 90.09 FEET TO THE PLACE OF BEGINNING.

TRACT 2:

A 3.486 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 39 THRU 54, BLOCK 5, HERITAGE HILLS UNIT NO. 2 , FILED OF RECORD IN FILE CLERK NUMBER 2014018558, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE S 40°51'29" E, 525.01 FEET TO A ½ INCH REBAR SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S 49°08'31" W, 1169.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 796.74 FEET THRU A CENTRAL ANGLE OF 39°03'01" TO A ½ INCH REBAR SET IN THE NORTH RIGHT-OF-WAY OF HERITAGE HILLS PARKWAY;

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THENCE N 46°21'57" W, 36.15 FEET TO A ½ INCH REBAR SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS S 86°38'34"W, 1054.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 689.86 FEET THRU A CENTRAL ANGLE OF 37°30'04" TO A ½ INCH REBAR SET;

THENCE N 40°51'29" W, 548.07 FEET TO A ½ INCH REBAR SET ;

THENCE N 19°03'24" W, 52.38 FEET TO A ½ INCH REBAR SET;

THENCE N 35°43'10" E., 11.54 FEET TO A ½ INCH REBAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF ZOE DRIVE;

THENCE S. 89°30'17" E, 112.34 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 SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 27TH DAY OF JULY, 2015

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS REGISTERED CLYDE E. ISRAEL 2601 PROFESSIONAL LAND SURVEYOR

APPROVAL:

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

9-14-15
DATE

CHAIRMAN

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

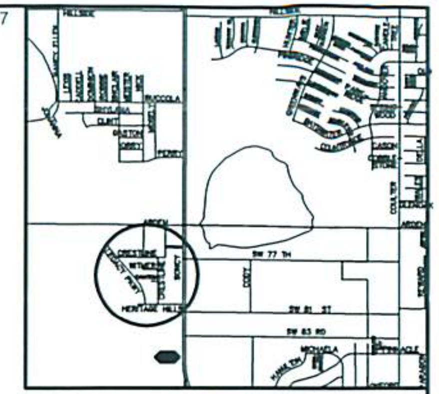
NORTH
SCALE 1"=100'
100 50 0 100

NOTE:

THIS PLAT IS NOT IN THE AMARILLO E.T.J.

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

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



VICINITY MAP
NTS

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. 3, 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 19th DAY OF August, 2015

Perry Williams

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

ATTEST:

STATE OF TEXAS
COUNTY OF Randall

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 19th DAY OF August 2015

Suzanne DeMont

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 2/10/19

SUZANNE DEMONT
MY COMMISSION EXPIRES
February 10, 2019

FILED OF RECORD
9-21-15 RANDALL
DATE COUNTY
2015016544
FILE CLERK NO.

HERITAGE HILLS UNIT NO. 3

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(8.100 ACRES)

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517 POLK STREET AMARILLO, TEXAS 79107
(806) 358-4820 FAX (806) 358-4820
E-mail: tiengsurv@thomasandisrael.com
JOB NO. 13509

P-15-47 JS

CANYON
PEGA DEVELOPMENT

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

NO. 94789

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

** SUIT#RLBK **

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
294.25 AC TR LYING IN CITY LIMIT
BEING A PTN OF 579.75 AC TR
BEG 58.08FT E OF NW COR OF
SECT LESS PLATTED AREA

PROPERTY ACCOUNT NUMBER: R 370 0650 0035.0 **TAXES FOR 2014 ARE $** 306.80
Acres: 258.7300 **Randall County Market Value:** 2,069,840
2014 Taxes WITHOUT Exemptions $ 45,013.85

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 2015 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 2014

Paula J Madrid
DEPUTY

7/27/2015
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2015016544
09/21/2015 03:53 PM
Fee: 83.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT 216.08
AP NO. H-17

NORTH
SCALE 1"=100'

100 50 0 100

LEGEND:

○	1/2 INCH REBAR (SET)
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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

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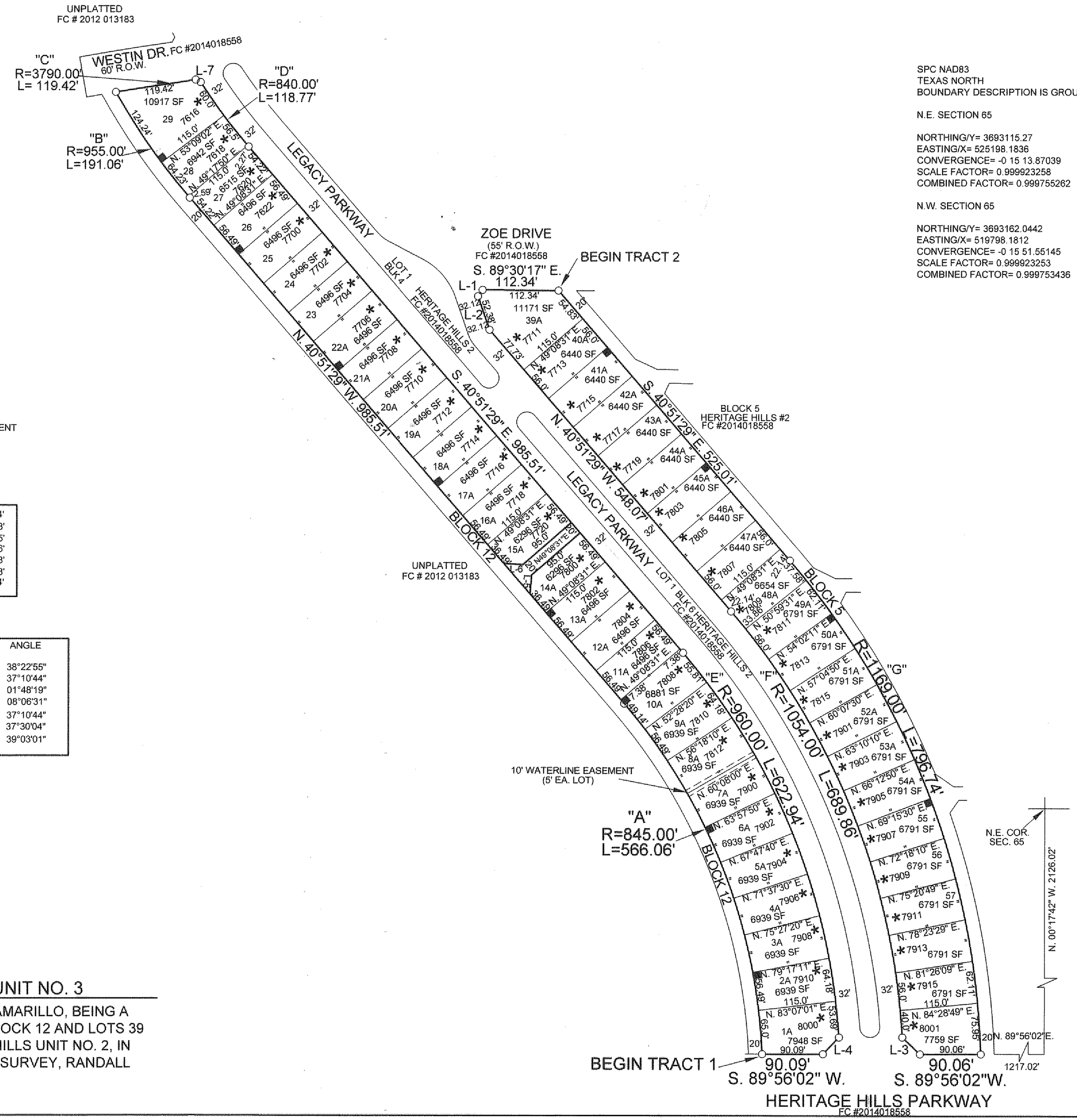

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(8.100 ACRES)

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AP NO. H-17

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Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

STATE OF TEXAS REGISTERED CLYDE E. ISRAEL 2601 PROFESSIONAL LAND SURVEYOR

NORTH
SCALE 1"=100'

100 50 0 100

NOTE:

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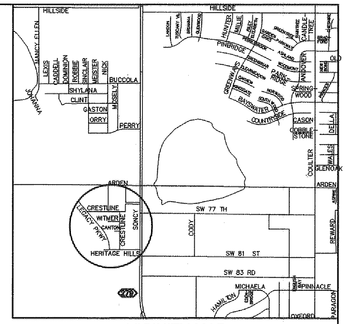
BASIS OF BEARING : WEST RIGHT-OF-WAY LINE OF SONCY ROAD



VICINITY MAP
NTS

DEDICATION:

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

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EXECUTED THIS 19th DAY OF August, 2015.

Perry Williams

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

ATTEST:

STATE OF TEXAS

COUNTY OF

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Suzanne DeMart

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 2/10/19

SUZANNE DEMART MY COMMISSION EXPIRES February 10, 2019

APPROVAL:

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

9-14-15
DATE

CHAIRMAN

FILED OF RECORD

9-21-15
DATE

RANDALL
COUNTY

2015016549
FILE CLERK NO.

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

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