



DEVELOPMENT SERVICES
808 S BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

6/13/2016

Daryl R. Furman
Furman Land Surveyor
3501 S. Georgia St. Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval- Hillside Terrace Estates Unit No. 24 – Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 5/23/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016008874 on 5/26/2016. 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 David.Soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

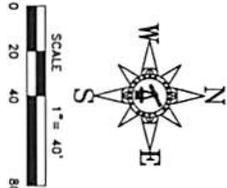
BIK 9 BS+F

SEC 64

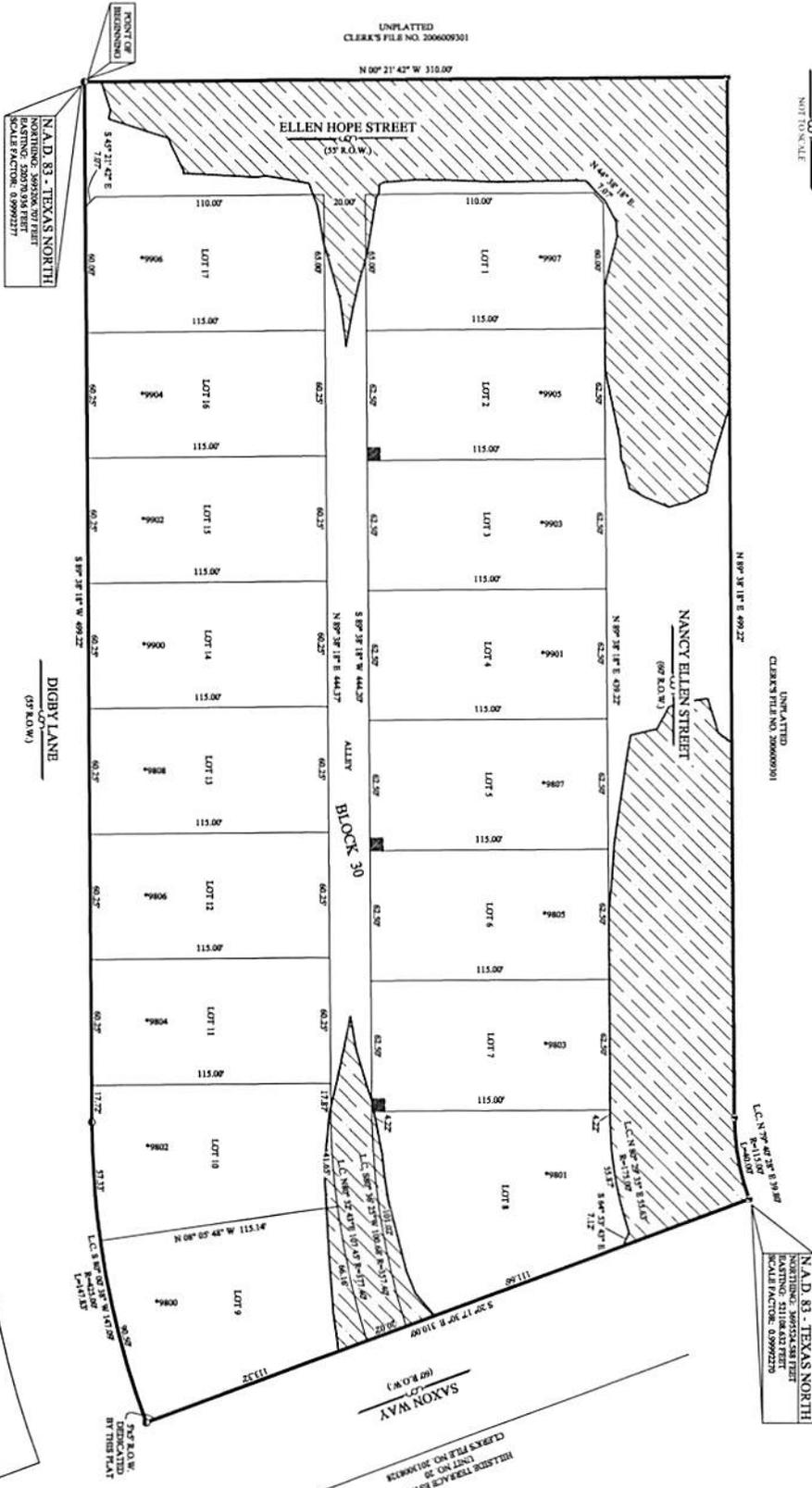
H-116



VICINITY MAP
NOT TO SCALE



- LEGEND
- 1 1/2" IRON ROD SET WITH CAP
 - STAMPED "FURMAN BR'S"
 - 1 1/2" IRON ROD W/ CAP END
 - 1 1/2" IRON ROD END
 - ADDRESS PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE
 - 6" X 6" VEELE STEEL SIGN, 1/2" X 1/2" AND VEELE EMBLEM
 - SHADING INDICATES AREAS AT BELOW THE PEAK ELEVATION OF SPECIAL FLOOD HAZARD AREAS SUBJECT TO INSURANCE BY THE FLOOD INSURANCE PROGRAM OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH INSURANCE STUDY NUMBER 4410C/VMA FOR RANDALL COUNTY, TEXAS (EFFECTIVE DATE: JUNE 4, 2010) (ELEVATION: 5699.5 NAVD83)



APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS ON MAY 23, 2016

[Signature]

OWNERS ACKNOWLEDGEMENT

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED FRANK WILLIAMS, PRESIDENT OF FRANK INVESTMENTS LIMITED, BRINGING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND TEXAS AND DECLARED THAT ALL OF THE STREET, ALLEYS, LANS AND LANSHIPS SHOWN ON THIS MAP AND PLAT ARE BEING OFFERED TO THE PUBLIC FOR THE USE AS SUCH

WITNESSED THIS 15th DAY OF MAY, 2016

[Signature]

ATTEST

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS WITNESSED BEFORE ME BY FRANK WILLIAMS

WITNESSED THIS 15th DAY OF MAY, 2016

[Signature]

BREANN NICOLE BESHFERE
MY COMMISSION EXPIRES
August 5, 2017

FURMAN LAND SURVEYORS, INC.
SURVEYING - MAPPING - CONSULTING
KANSAS CITY, MO

DARL E. FURMAN, PLS., DANIEL E. FURMAN, PLS., DONALD E. FURMAN, PLS.
HEATHER L. FURMAN, PLS., KYLE L. BRADY, SR., PLS., M. K. MCINTIRE, PLS., RYAN L. BRADY, SR., PLS.

HILLSIDE TERRACE ESTATES
UNIT NO. 24

AN ADDITION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 64, BLOCK 9, 8th SE 1/4 SURVEY, RANDALL COUNTY, TEXAS 4.29 ACRES

PROJECT NO. 1016790 FILE NO. H-16
DRAWING NO. P-1520 16 RANDALL H-16 1516790

DESCRIPTION

A 4.29 ACRE TRACT OF LAND SITUATED IN SECTION 64, BLOCK 9, 8th SE 1/4 SURVEY, RANDALL COUNTY, TEXAS, BEING THE UNPLATTED TRACT OF LAND SHOWN AND DESCRIBED IN THIS INSTRUMENT, BEING THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, FILE NO. 2016008874, BEING THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, SAME POINT BEING THE SOUTHWEST CORNER OF THE HERBES DISBURD TRACT OF LAND.

THENCE NORTH 66° 21' 42" WEST, 1000 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FRANK BR'S" SET AT THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 131.00 FEET.

THENCE NORTH 66° 38' 19" EAST, 499.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FRANK BR'S" SET AT THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 131.00 FEET.

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.09 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FRANK BR'S" FOUND AT THE END OF SAID CURVE.

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.09 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FRANK BR'S" FOUND AT THE END OF SAID CURVE.

AND CONTAINING A COMMITTED AREA OF 4.29 ACRES OF LAND MORE OR LESS.

NOTES

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS

2) SPECIAL FLOOD INSURANCE RATE MAP NUMBER 4410C/VMA, DATED JUNE 4, 2010

3) THE AREA OF THE PUBLIC RIGHT-OF-WAY IN STREETS AND ALLEYS BEING DRIVEN BY THIS PLAT IS 57.50' TO 77' THE AREA OF THE UTILITY EMBLEM IS 60' WIDE WITHIN THE 57.50' TO 77'

DATE: 10/10/2016 10:10:00 AM

PROJECT NO. 1016790 FILE NO. H-16

DRAWING NO. P-1520 16 RANDALL H-16 1516790



2016008874 PLAT Total Pages: 3

APP

P-15-22

JS

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95489

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 64 B S & F
LOT BLOCK 0009
220.24 AC IRREG TR LYING IN
W/2 & S/2 OF SECT BEG AT
NW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0640 3000.0 TAXES FOR 2015 ARE \$ 434.60
Acres: 220.2400 Randall County Market Value: 2,202,400
2015 Taxes WITHOUT Exemptions \$ 49,163.96

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 2016 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 2015

Handwritten signature of Christina Murray, DEPUTY

4/26/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

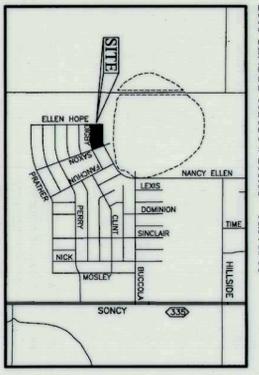
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

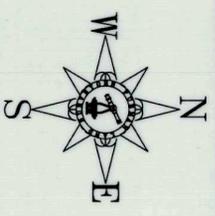


Renee Calhoun

2016008874
05/26/2016 03:28 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



VICINITY MAP
NOT TO SCALE



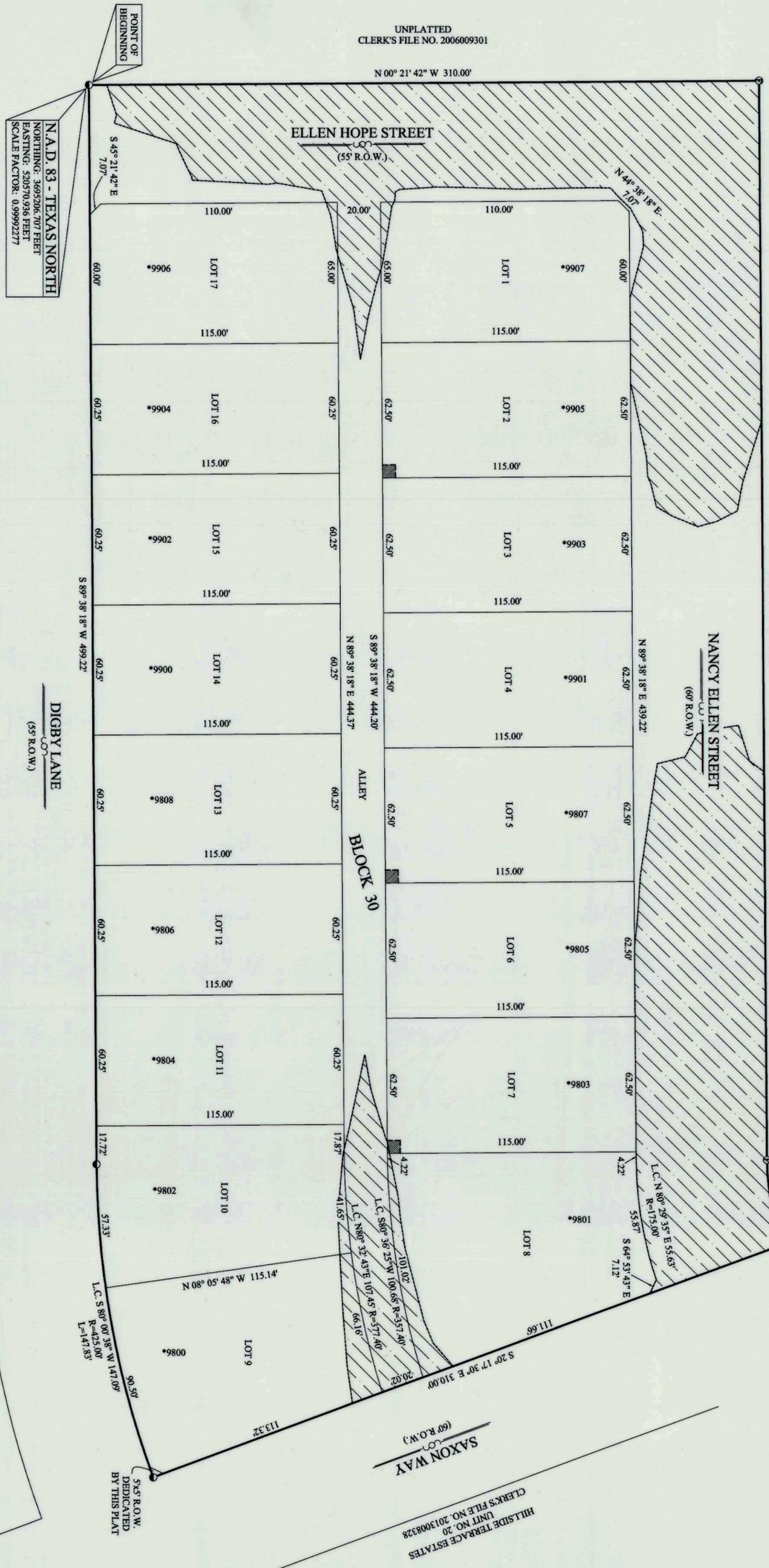
SCALE 1" = 40'

- LEGEND:
- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPL'S"
 - 1/2" IRON ROD W/CAP END
 - 1/2" IRON ROD END
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)
 - 6x6 XCEL, SUDDENLINK, AND AT&T EASEMENT

SHADING INDICATES AREAS ABOVE THE PEAK ELEVATION FOR SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE STUDY NUMBER 48381C/000A FOR RANDALL COUNTY, TEXAS. (EFFECTIVE DATE: JUNE 4, 2010) (ELEVATION 3699.5 NAVD 88)

N.A.D. 83 - TEXAS NORTH
NORTHING: 3695206.707 FEET
EASTING: 520570.936 FEET
SCALE FACTOR: 0.999992277

UNPLATTED
CLERK'S FILE NO. 2006009301



UNPLATTED
CLERK'S FILE NO. 2006009301

N 00° 21' 42" W 310.00'

ELLEN HOPE STREET
(55' R.O.W.)

NANCY ELLEN STREET
(60' R.O.W.)

SAXON WAY
(60' R.O.W.)

N.A.D. 83 - TEXAS NORTH
NORTHING: 3695206.707 FEET
EASTING: 520570.936 FEET
SCALE FACTOR: 0.999992277

DIGBY LANE
(55' R.O.W.)

HILLSIDE TERRACE ESTATES
UNIT NO. 18
CLERK'S FILE NO. 2012016662

HILLSIDE TERRACE ESTATES
UNIT NO. 20
CLERK'S FILE NO. 2013008328

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) FEMA FLOOD INSURANCE RATE MAP NUMBER: 48381C0065E, DATED JUNE 4, 2010.
- 3) THE AREA OF THE PUBLIC RIGHT-OF-WAY IN STREETS AND ALLEYS BEING DEDICATED BY THIS PLAT IS 57,764 SQ. FT. THE AREA OF THE UTILITY EASEMENTS BEING DEDICATED BY THIS PLAT IS 108.5 SQ. FT.

DESCRIPTION

A 4.22 ACRE TRACT OF LAND SITUATED IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND BEING A PORTION OF A 545.99 ACRE TRACT OF LAND AS DESCRIBED IN THAT CERTAIN INSTRUMENT OF CONVEYANCE RECORDED UNDER CLERK'S FILE NO. 2006009301 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, SAID 4.22 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "H" FOUND AT THE NORTHWEST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 18, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2012016662 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, SAME POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00° 21' 42" WEST, 310.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPL'S" SET AT THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 89° 38' 18" EAST, 499.22 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPL'S" SET AT THE BEGINNING OF A CURVE TO LEFT HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 40.00 FEET WITH A LONG CHORD BEARING NORTH 79° 40' 28" EAST, A DISTANCE OF 39.80 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPL'S" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF SAXON WAY, A DEDICATED BY PLAT OF HILLSIDE TERRACE ESTATES UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2013008328 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, SAME POINT BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 20° 17' 30" EAST, 310.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAXON WAY TO A 1/2 INCH IRON ROD WITH CAP STAMPED "H" FOUND AT THE SOUTHEAST CORNER OF THIS TRACT OF LAND, SAME POINT BEING THE NORTHEAST CORNER OF SAID HILLSIDE TERRACE ESTATES UNIT NO. 18 AND ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 147.83 FEET WITH A LONG CHORD BEARING SOUTH 79° 40' 28" WEST, A DISTANCE OF 147.09 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "FURMAN RPL'S" FOUND AT THE END OF SAID CURVE;

THENCE SOUTH 89° 38' 18" WEST (BASE LINE), 499.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING A COMPUTED AREA OF 4.22 ACRES OF LAND, MORE OR LESS.

HILLSIDE TERRACE ESTATES
UNIT NO. 24

AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF
LAND SITUATED IN SECTION 64,
BLOCK 9, B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
4.22+ ACRES

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS. · DANIEL R. FURMAN, RPLS. · DONALD R. FURMAN, RPLS.
CASEY A. MANN, RPLS. · LANDON M. STOKES, RPLS.
HEATHER LYNN LEMONS, RPLS. · NOAH C. HUNTINGTON, RPLS.
M.K. MCENTIRE, RPLS. · KYLE L. BRADY, SIT
TEXAS TRAM #1002400 & 10029201
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 574-4246 · FAX (806) 574-4248
F.O. BOX 684 · DUBNICK, TEXAS 79836 · (806) 594-1405 · FAX (806) 594-1482

PROJECT NO. P-1516790 FILE NO. H-16
DRAWING NO. P-SUB 15 RANDALL\H-16\1516790\

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HILLSIDE TERRACE UNIT NO. 24, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 16th DAY OF May, 2016.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS.

NOTARY PUBLIC, STATE OF TEXAS

ATTEST
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS.

NOTARY PUBLIC, STATE OF TEXAS

OWNERS ACKNOWLEDGEMENT
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HILLSIDE TERRACE UNIT NO. 24, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS, AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

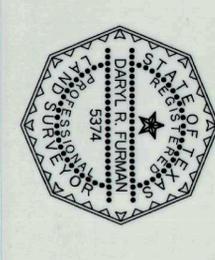
EXECUTED THIS 16th DAY OF May, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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

FILED OF RECORD
DATE: 5-26-16
2016008874
CLERK'S DOCUMENT NO.

BREEMAN NICOLE RESHERSHE
MY COMMISSION EXPIRES
August 5, 2017



DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR