



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

8/4/2016

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. 26 – ZB1600415 Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 7/11/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016012276 on 7/13/2016. 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,

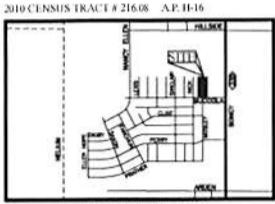
A handwritten signature in cursive script that reads 'David Soto'.

David Soto
Planner I

BK9 BS+F

SEC 64

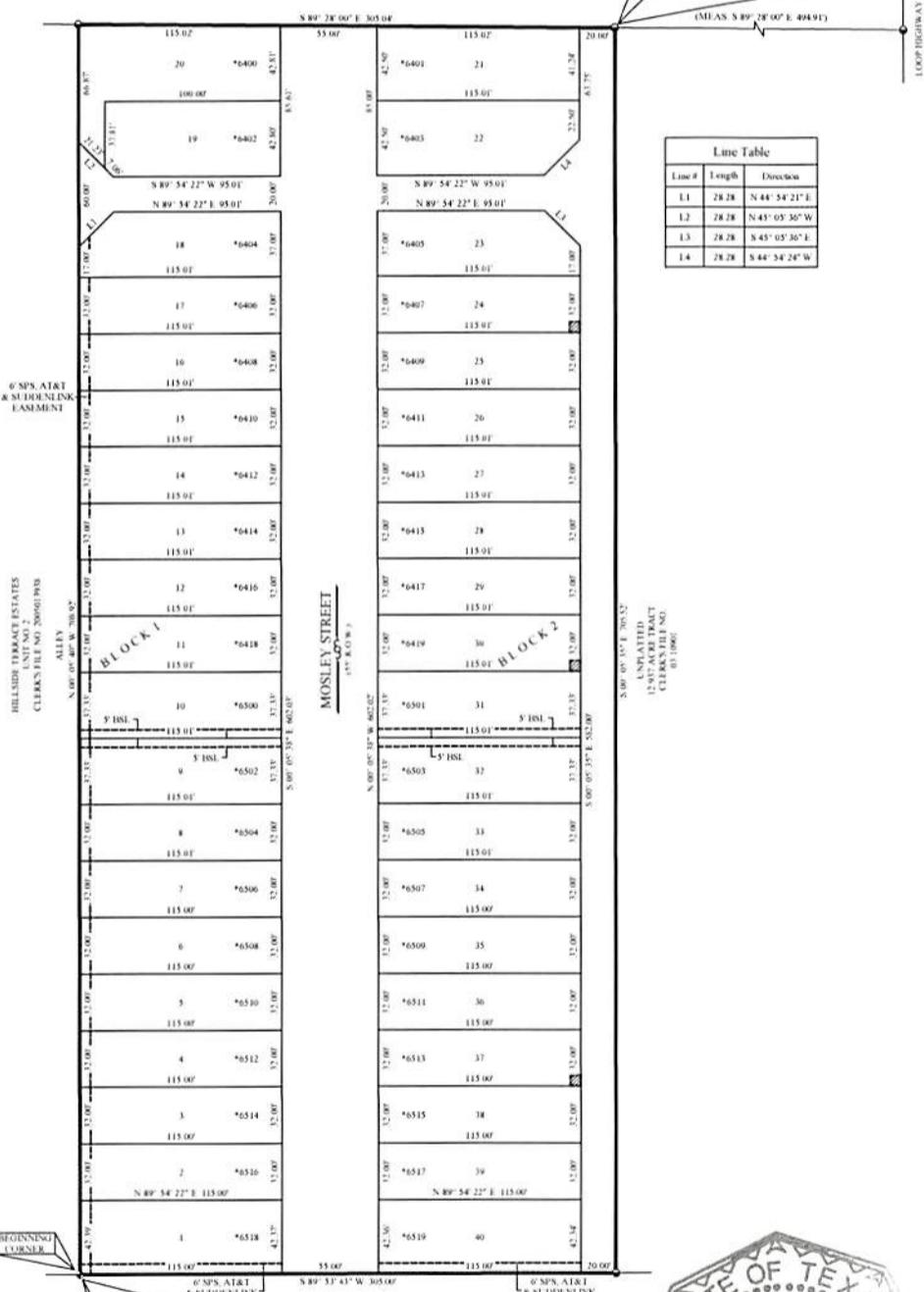
H-116



- LEGEND
- 1/2" IRON ROD W/CAPND
 - 1/2" IRON ROD END
 - 3/4" IRON ROD W/CAPND
 - XXXX ADDRESS PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE.
 - 6'x6' XCEL TRANSFORMER EASEMENT

PARAMOUNT TERRACE CHRISTIAN CHURCH UNIT NO. 1 CLERK'S FILE NO. 2005010498

N A D 83 - TEXAS NORTH
NORTHING: 30970181311
EASTING: 324393 FEET
SCALE FACTOR: 0.99992234



Line#	Length	Direction
1.1	78.78	N 44° 34' 21" E
1.2	78.78	N 43° 03' 30" W
1.3	78.78	S 45° 03' 30" E
1.4	78.78	S 44° 34' 24" W

NOTES

- THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48040005L, DATED JUNE 4, 2010. USE OF FIRM MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 58,416.54 FT. IN THE STREET AND ALLEY.

DESCRIPTION

A 4.952 ACRE UNPLATTED TRACT OF LAND OUT OF SECTION 64, BLOCK 9, BS&F SURVEY, RANDALL COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING IS A 1/2 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 2, FILED OF RECORD IN DOCUMENT 2005-01938 OF THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

THENCE N 00° 05' 00" W ON THE EAST LINE OF SAID HILLSIDE TERRACE ESTATES UNIT NO. 2 FOR A DISTANCE OF 708.92 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "JD KELLER RPLS 4157" (SUCH TYPE REBAR WITH SAID CAP AND MARKINGS HEREAFTER REFERRED TO AS A KCAP SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, SAME POINT BEING ON THE SOUTH LINE OF PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1, FILED OF RECORD IN DOCUMENT 2005-10498 OF THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS.

THENCE S 89° 28' 00" E ON THE SOUTH LINE OF SAID PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1 FOR A DISTANCE OF 305.04 FEET TO A KCAP SET AT THE NORTHEAST CORNER OF THIS TRACT, WHENCE A 1/2 INCH REBAR FOUND WITH CAP STAMPED "KJVS" IN THE WEST RIGHT OF WAY LINE OF LOOP HIGHWAY NO. 335 (MONCY ROAD), SAME POINT BEING THE SOUTHWEST CORNER OF SAID PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1 BEARS S 89° 28' 00" E A DISTANCE OF 494.91 FEET;

THENCE S 00° 03' 00" E FOR A DISTANCE OF 705.52 FEET TO A KCAP SET ON THE NORTH RIGHT OF WAY LINE OF BUCCOLA AVENUE;

THENCE S 89° 53' 00" W ON THE NORTH RIGHT OF WAY LINE OF BUCCOLA AVENUE FOR A DISTANCE OF 309.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.952 ACRES OF LAND AS CALCULATED.

(DESCRIPTION PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2016003486 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SETH WILLIAMS, MANAGER OF PUGA DEVELOPMENT, LLC, 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 ESTATES UNIT NO. 26, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LINES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXCUSED THIS 22nd DAY OF June, 2016

Seth Williams
SETH WILLIAMS, MANAGER
P.O. BOX 30506
AMARILLO, TEXAS 79130
(806) 373-5820

ATTEST

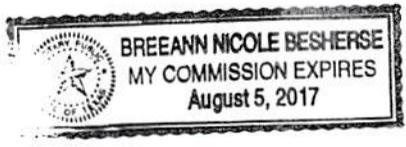
THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS

THIS 22nd DAY OF June, 2016

Breanna Nicole Beshers
NOTARY PUBLIC, STATE OF TEXAS



HILLSIDE TERRACE ESTATES UNIT NO. 26

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 64, BLOCK 9, BS&F SURVEY, RANDALL COUNTY, TEXAS, 4.952 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. BARR, RPLS - LANDON B. STOKES, RPLS
HEATHER LYNN LEBRON, RPLS - NOAH C. BRUNTINGTON, RPLS
TEXAS FIRM # 0092100 & 1092101

P.O. BOX 1416, AMARILLO, TEXAS 79105 - (806) 278-4286 - FAX (806) 374-1748
720 BOX 664, DUBUIS, TEXAS 76024 - (806) 934-2403 - FAX (806) 934-1187

PROJECT NO. 1618295 FILE NO. H-16
DRAWING NO. P.A/SUB 16/RANDALL/H-16/1618295

APPROVAL

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

ON THIS 11 DAY OF July, 2016.

[Signature]
CHAIRMAN, PLANNING AND ZONING COMMISSION

CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 1ST DAY OF FEBRUARY, 2016.

[Signature]
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

7-13-16 RANDALL (DATE) (COUNTY)

2016012276 (CLERK'S DOCUMENT NO.)

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

ANNEX

FURMAN LAND SURVEYORS TAX CERTIFICATE

NO. 95573

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 . . : SCHMEITS RONALD L
ADDRESS: SCHMEITS ANN M
PO BOX 446
RATON NM 87740

PROPERTY DESCRIPTION

SECT 64 B S & F
LOT BLOCK 0009
800FT W X 700FT S BEG
1500FT S & 100FT W OF
NE COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0640 3050.0 TAXES FOR 2015 ARE \$ 31,456.63
Acres: 12.9400 Randall County Market Value: 1,409,164
2015 Taxes WITHOUT Exemptions \$ 31,456.63

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. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Handwritten signature of Christine M. Murray
DEPUTY

5/31/2016
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

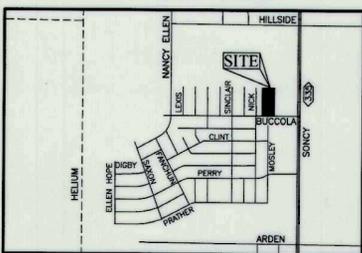
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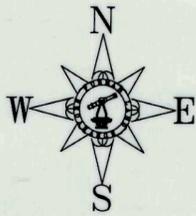
Fee: 48.00

Renee Calhoun, County Clerk
Randall County, Texas

PLAT



VICINITY MAP
NOT TO SCALE



SCALE 1" = 50'
0 25 50 100

LEGEND:

- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- ▨ 6x6' XCEL TRANSFORMER EASEMENT

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48381C0065E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 58,416 SQ. FT. IN THE STREET AND ALLEY.

DESCRIPTION

A 4.952 ACRE UNPLATTED TRACT OF LAND OUT OF SECTION 64, BLOCK 9, B.S.&F. SURVEY, RANDALL COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING IS A 1/2 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 2, FILED OF RECORD IN DOCUMENT 2005-13938 OF THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE N 00°05'40" W ON THE EAST LINE OF SAID HILLSIDE TERRACE ESTATES UNIT NO.2 FOR A DISTANCE OF 708.92 FEET TO A 1/2 INCH REBAR WITH A CAP STAMPED "JD KELLER RPLS 4157" (SUCH TYPE REBAR WITH SAID CAP AND MARKINGS HEREAFTER REFERRED TO AS A KCAP) SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, SAME POINT BEING ON THE SOUTH LINE OF PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1, FILED OF RECORD IN DOCUMENT 2005-10498 OF THE PUBLIC RECORDS OF RANDALL COUNTY, TEXAS;

THENCE S 89°28'00" E ON THE SOUTH LINE OF SAID PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1 FOR A DISTANCE OF 305.04 FEET TO A KCAP SET AT THE NORTHEAST CORNER OF THIS TRACT, WHENCE A 1/2 INCH REBAR FOUND WITH CAP STAMPED "KEYS" IN THE WEST RIGHT OF WAY LINE OF LOOP HIGHWAY NO. 335 (SONCY ROAD), SAME POINT BEING THE SOUTHEAST CORNER OF SAID PARAMOUNT TERRACE CHRISTIAN CHURCH ADDITION UNIT NO. 1 BEARS S 89°28'00" E A DISTANCE OF 494.91 FEET;

THENCE S 00°05'35" E FOR A DISTANCE OF 705.52 FEET TO A KCAP SET ON THE NORTH RIGHT OF WAY LINE OF BUCCOLA AVENUE;

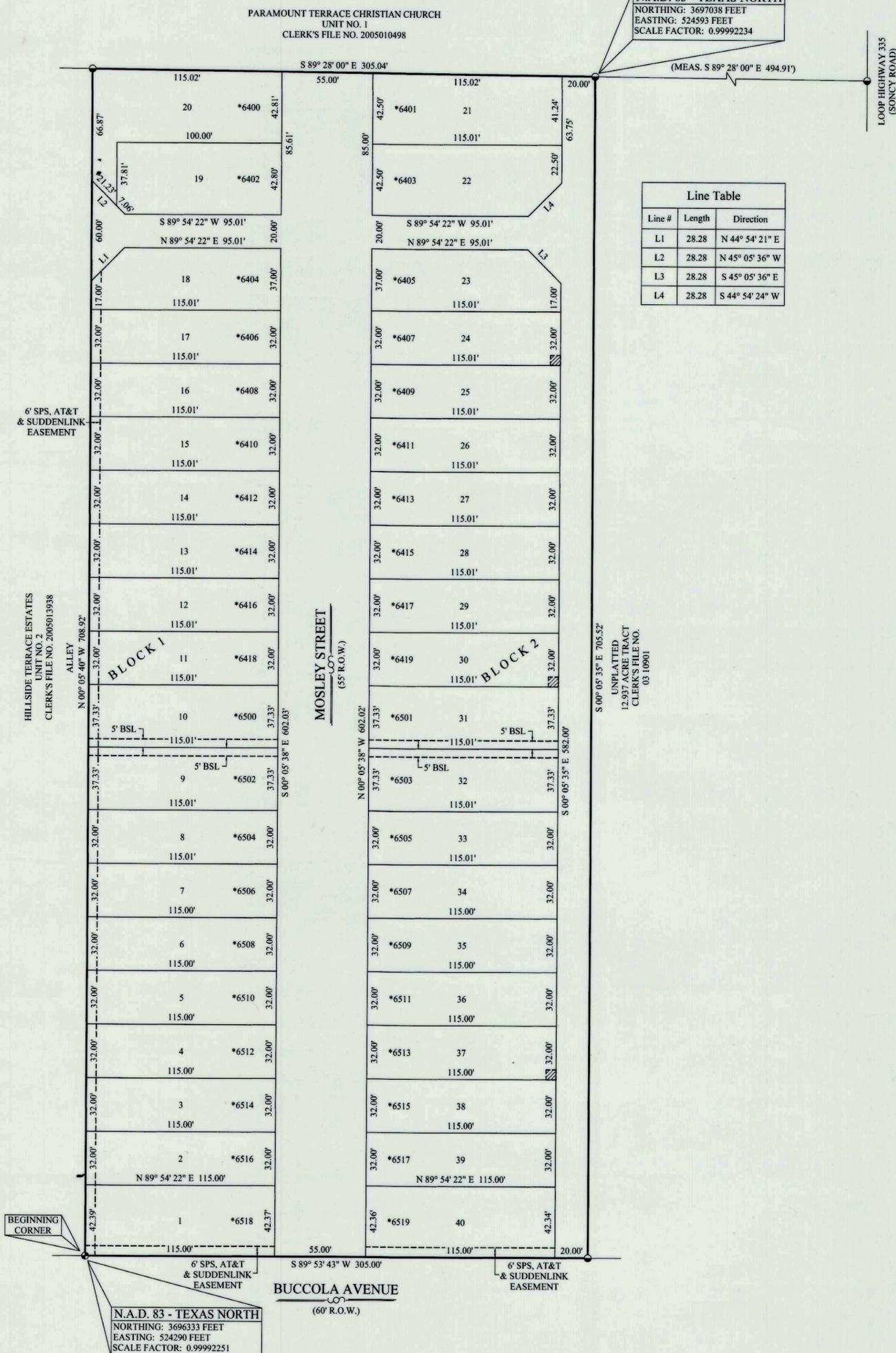
THENCE S 89°53'43" W ON THE NORTH RIGHT OF WAY LINE OF BUCCOLA AVENUE FOR A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.952 ACRES OF LAND AS CALCULATED.

(DESCRIPTION PER INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2016003486 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS)

N.A.D. 83 - TEXAS NORTH
NORTHING: 3697038 FEET
EASTING: 524593 FEET
SCALE FACTOR: 0.99992234

Line #	Length	Direction
L1	28.28	N 44° 54' 21" E
L2	28.28	N 45° 05' 36" W
L3	28.28	S 45° 05' 36" E
L4	28.28	S 44° 54' 24" W



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, SETH WILLIAMS, MANAGER OF PEGA DEVELOPMENT, LLC, 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 ESTATES UNIT NO. 26, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 23rd DAY OF June, 2016.

Seth Williams
SETH WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79130
(806) 373-5820

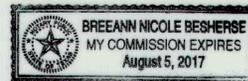
ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS.

THIS 23rd DAY OF June, 2016.

Breanna Nicole Beshers
NOTARY PUBLIC, STATE OF TEXAS



HILLSIDE TERRACE ESTATES
UNIT NO. 26

AN ADDITION TO THE CITY OF AMARILLO,
BEING AN UNPLATTED TRACT OF LAND
IN SECTION 64, BLOCK 9, BS&F SURVEY,
RANDALL COUNTY, TEXAS
4.952± ACRES

APPROVAL

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

ON THIS 11th DAY OF July, 2016.

Phyllis
CHAIRMAN, PLANNING AND ZONING COMMISSION

FILED OF RECORD

7-13-16
(DATE)

RANDALL
(COUNTY)

GRANTEE'S ADDRESS:

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

2016012276
CLERK'S DOCUMENT NO.

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 1ST DAY OF FEBRUARY, 2016.

Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR



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
TEXAS FIRM #10092400 & 10092401

P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1452

PROJECT NO. 1618295 FILE NO. H-16
DRAWING NO. P:\SUB 16\RANDALL\H-16\1618295\