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

6/1/2016

Matt Thomas
517 N. Polk St.
Amarillo, Texas 79110

RE: Letter of Action: Approval- Heritage Hills Unit No. 6 - ZB1600370 Final Plat

Mr. Thomas,

The City of Amarillo has approved the above Final Plat on 5/9/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016007811on 5/10/2016. 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,

David Soto

David Soto
Planner I

2016007811 PLAT Total Pages: 32

H-17

SEC 65

BK 9 BS+F

JS

P-16-31

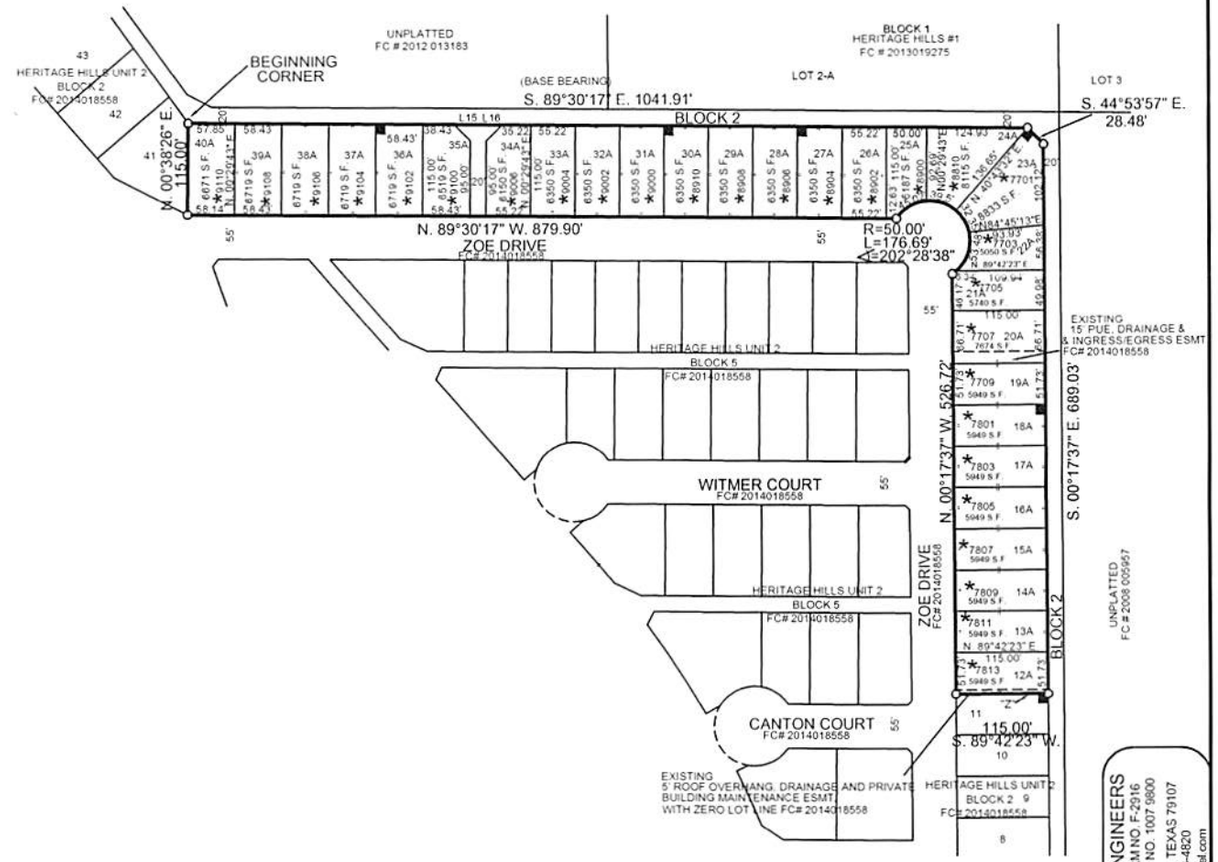
APP

CENSUS TRACT 216.08
AP NO. H-17

NORTH
SCALE 1"=100'
100 50 0 100

LEGEND:

- ○ 1/2 INCH REBAR (FND W/ CEI 2601 CAP)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ★ ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- ■ EXISTING 6' x 6' SPS, SUDDENLINK & AT & T TRANSFORMER EASEMENT FC# 2014018558
- "Z" 5' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT. (TYPICAL) WITH ZERO LOT LINE (UNLESS NOTED OTHERWISE)
- "Z" ZERO LOT LINE



HERITAGE HILLS UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 12 THRU 40, BLOCK 2, HERITAGE HILLS UNIT NO. 2, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
(4.314 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
TEXAS REGISTERED SURVEYING FIRM NO. 1007 9800
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB. NO. 13743 E-mail tiengsur@thomasandisrael.com

APP

BK9 BS+F

CENSUS TRACT 216.08

AP NO. H-17

DESCRIPTION:

A 4.314 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 12 THROUGH 40, BLOCK 2, HERITAGE HILLS UNIT NUMBER 2, AN ADDITION TO THE CITY OF AMARILLO, FILED OF RECORD UNDER CLERK'S FILE NUMBER 2014018558, RANDALL COUNTY, TEXAS, BEING SITUATED IN SECTION 65, BLOCK 9, B.S. & F. SURVEY AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND WITH CAP STAMPED "CEI RPLS 2601" (SUCH TYPE IRON ROD AND CAP HEREAFTER REFERRED TO AS A "CEI CAP") BEING THE COMMON NORTH CORNER OF THIS TRACT OF LAND AND LOT 41, BLOCK 2, HERITAGE HILLS UNIT NUMBER 2;

THENCE S 89°30'17" E, BASE BEARING PER HERITAGE HILLS UNIT NUMBER 2 PLAT, FOR A DISTANCE OF 1041.91 FEET TO A CEI CAP FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE S 44°53'57" E, FOR A DISTANCE OF 28.48 FEET TO A CEI CAP FOUND FOR THE MOST EASTERLY NORTHEAST CORNER;

THENCE S 00°17'37" E, FOR A DISTANCE OF 689.03 FEET TO A CEI CAP FOUND BEING THE COMMON EAST CORNER OF THIS TRACT OF LAND AND LOT 11, BLOCK 2, HERITAGE HILLS UNIT NUMBER 2;

THENCE S 89°42'23" W, ALONG THE NORTH LINE OF SAID LOT 11, FOR A DISTANCE OF 115.0 FEET TO A CEI CAP FOUND BEING THE COMMON SOUTHWEST CORNER OF THIS TRACT OF LAND AND NORTHWEST CORNER OF SAID LOT 11;

THENCE N 00°17'37" W, ALONG THE EAST RIGHT OF WAY LINE OF ZOE DRIVE, FOR A DISTANCE OF 526.72 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS N 33°39'38" W, 50.0 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 176.69 FEET TO A CEI CAP FOUND IN THE NORTH RIGHT OF WAY LINE OF ZOE DRIVE;

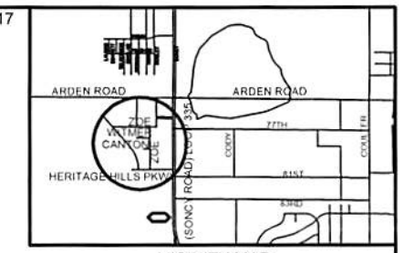
THENCE N 89°30'17" W, ALONG NORTH RIGHT OF WAY LINE OF ZOE DRIVE, FOR A DISTANCE OF 879.90 FEET TO A CEI CAP FOUND BEING THE COMMON WEST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF SAID LOT 41;

THENCE N 00°38'26" E, ALONG THE EAST LINE OF SAID LOT 41, FOR A DISTANCE OF 115.0 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS AN AREA OF 43.154 ACRES OF LAND AS CALCULATED.

NORTH
SCALE 1"=100'

100 50 0 100



VICINITY MAP
NTS

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.

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= 0.999923256
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

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 5TH DAY OF APRIL, 2016.

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

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

DEDICATION:

STATE OF TEXAS

COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENT

THAT KEITH SMITH, GENERAL MANAGER OF REAL PROPERTIES RESOURCES, INC., BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS HERITAGE HILLS UNIT NO. 6, 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 3 DAY OF May, 2016.

REAL PROPERTIES RESOURCES, INC.
KEITH SMITH, GENERAL MANAGER
6305 82ND STREET
LUBBOCK, TEXAS 79424
(806) 543-1676

APPROVAL:

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

5-9-2016
DATE

CHAIRMAN

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH SMITH, GENERAL MANAGER OF REAL PROPERTIES RESOURCES, INC., 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 3 DAY OF May, 2016.

Anissa Elaine Clary

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES October 1, 2018

ANISSA E. CLARY
Notary Public, State of Texas
My Commission Expires
October 01, 2018

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD
5-10-16 RANDALL
DATE COUNTY
2016007811
FILE CLERK NO.

HERITAGE HILLS UNIT NO. 6

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF LOTS 12 THRU 40, BLOCK 2, HERITAGE HILLS UNIT NO. 2, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS
(4.314 ACRES)

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TEXAS REGISTERED SURVEYING FIRM NO. 1007 9800
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 13743 E-mail: tiengrsurr@thomasandisrael.com

SHEET 2 OF 2

P-16-31

SEC 65

H-17

JS

ANNEX
THOMAS & ISRAEL ENGINE **T A X C E R T I F I C A T E** NO. 95419

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	**PROPERTY DESCRIPTION**
NAME ..: REAL PROPERTY RESOURCES INC	HERITAGE HILLS # 2
ADDRESS: 6305 82ND ST	LOT 012 BLOCK 0002
LUBBOCK TX 79424	

PROPERTY ACCOUNT NUMBER: R 35 6180 0075.0 **TAXES FOR 2015 ARE $** 50.23
Acres: **Randall County Market Value:** 2,250
2015 Taxes WITHOUT Exemptions $ 50.23

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 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Sharon Hollingsworth
DEPUTY

4/ 6/2016
DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016007811
05/10/2016 03:08 PM
Fee: 139.00
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:

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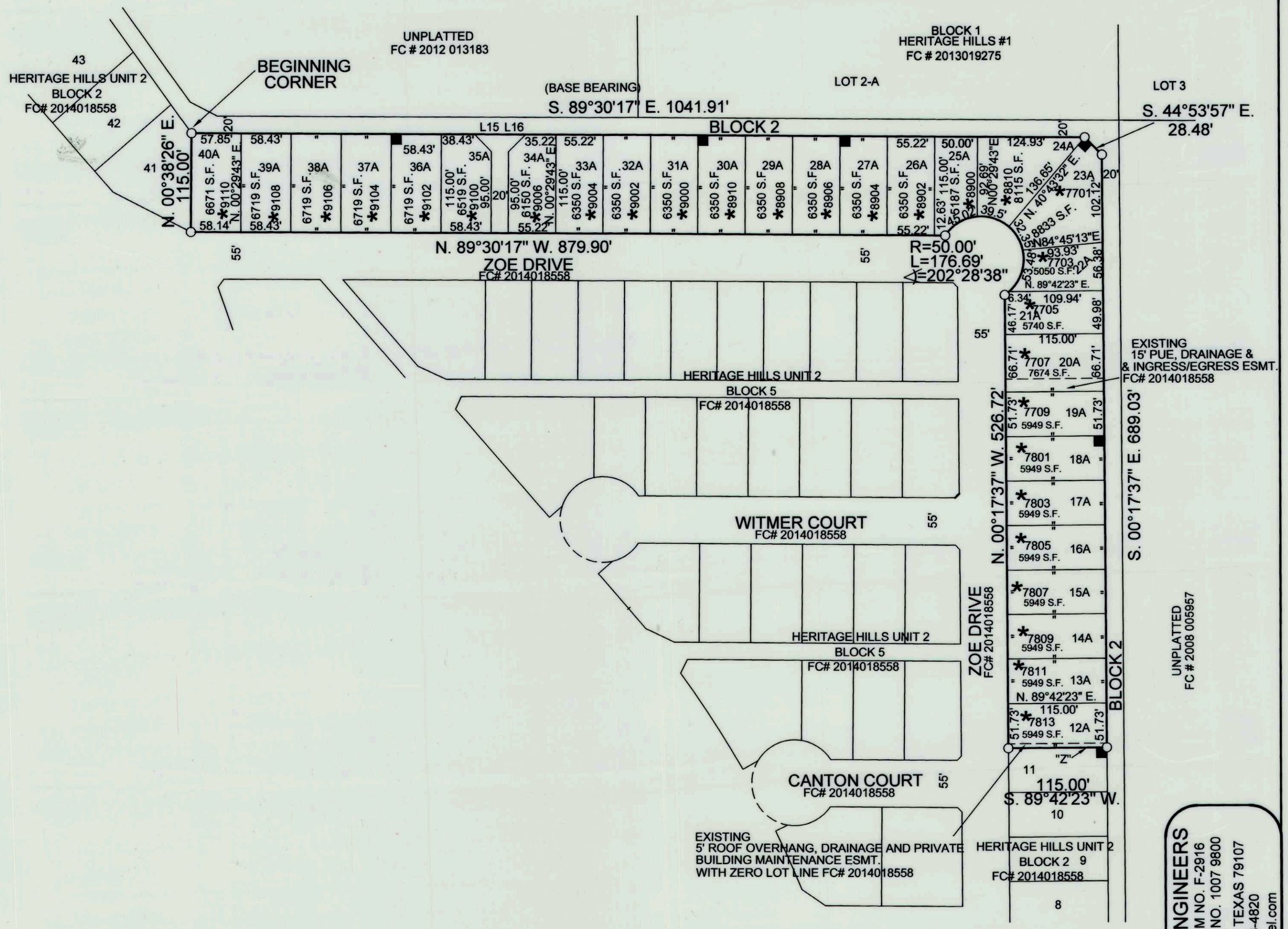

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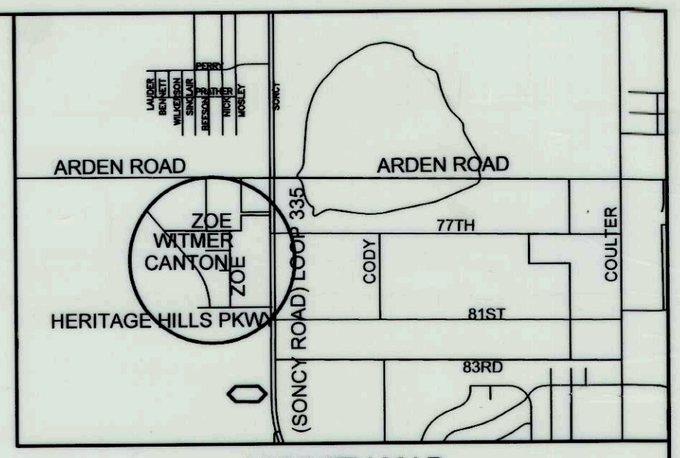

VICINITY MAP
NTS

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.

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TEXAS NORTH
BOUNDARY DESCRIPTION IS GROUND

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CONVERGENCE= -0 15 51.55145
SCALE FACTOR= 0.999923253
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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 5TH DAY OF APRIL, 2016.

Clyde E. Israel

CLYDE E. ISRAEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2601

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

DEDICATION:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENT

COUNTY OF RANDALL

THAT KEITH SMITH, GENERAL MANAGER OF REAL PROPERTIES RESOURCES, INC., BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS HERITAGE HILLS UNIT NO. 6, 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 3 DAY OF May, 2016.

REAL PROPERTIES RESOURCES, INC.
KEITH SMITH, GENERAL MANAGER
6305 82ND STREET
LUBBOCK, TEXAS 79424
(806) 543-1676

APPROVAL:

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

5-9-2016
DATE

CHAIRMAN

ATTEST:

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH SMITH, GENERAL MANAGER OF REAL PROPERTIES RESOURCES, INC., 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 3 DAY OF May, 2016.

Anissa Elaine Clary
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: October 1, 2018

ANISSA E. CLARY
Notary Public, State of Texas
My Commission Expires
October 01, 2018

GRANTEE'S ADDRESS IS:

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

FILED OF RECORD

5-10-16
DATE

Randall
COUNTY

2016007811
FILE CLERK NO.

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