



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

1/13/2017

OJD Engineering
2420 Lakeview
Amarillo, Texas 79109

RE: Letter of Action: Approval - Hillside Estates Unit No. 11 – ZB1603944 – Final Plat

The City of Amarillo has approved the above Final Plat on 12/20/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016022989 on 12/21/2016. 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

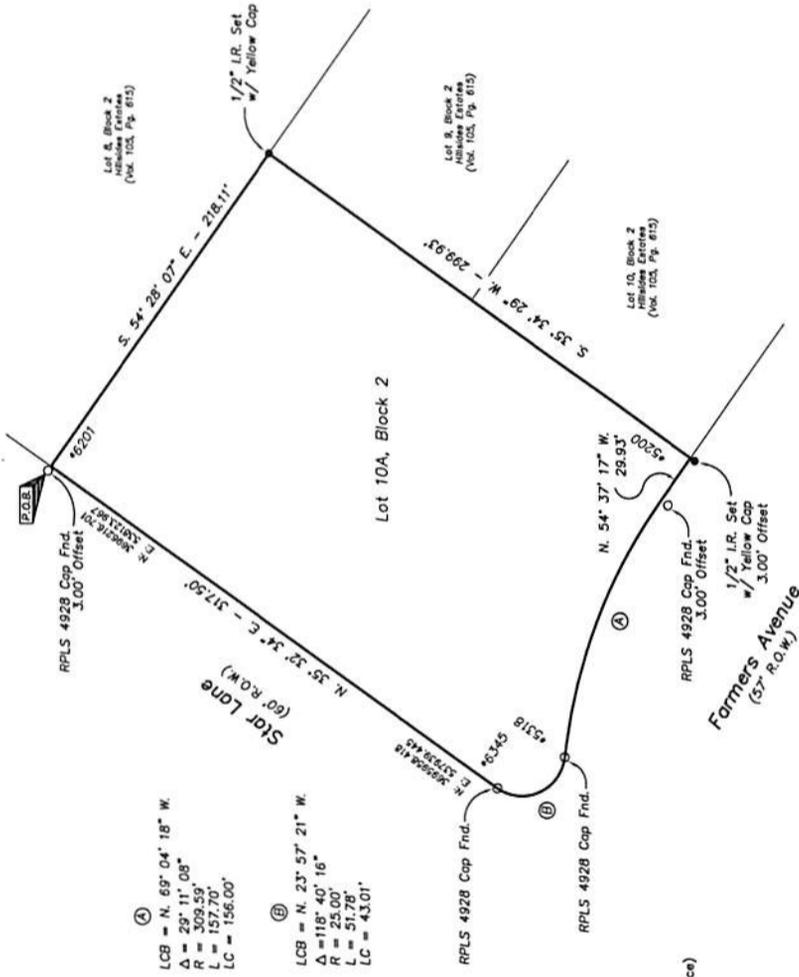
BLK 9 B5+F

SEC 5

K-16

Hillside Estates Unit No. 11

An addition to the City of Amarillo being a replat of a portion of Lot 9 & Lot 10, Block 2, Hillside Estates, out of Section 5, Block 9, B. S. & F. Survey, Randall County, Texas
1.58 ACRES



Vicinity Map
A.P. No. 8-18
(Not to Scale)



LEGEND

- = 1/2" Iron Rod Set w/ Yellow Cap
- = RPLS 4928 Cap Found
- = Point of Beginning
- ◆◆◆ = ADDRESS (Subject to Change Without Notice)

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.I. 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.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507
5. COORDINATES SHOWN ARE GRID COORDINATES.

LEGAL DESCRIPTION

FIELD NOTES for a 1.58 acre tract of land being a replat of a portion of Lot 9 and Lot 10, Block 2, Hillside Estates, City of Amarillo, in Section 5, Block 9, B. S. & F. Survey, Randall County, Texas.

BEGINNING on the east right-of-way line of Star Lane at the most northerly corner of said Lot 9 which bears S. 54° 28' 07" E. a distance of 3.00 feet from a RPLS 4928 Cap found for the most northerly corner of this tract.

THENCE S. 54° 28' 07" E. along the north line of said Lot 9, a distance of 218.11 feet to a 1/2" iron rod set with a yellow cap on said north line for the most easterly corner of this tract.

THENCE S. 35° 34' 29" W. a distance of 299.93 feet to the north right-of-way line of Farmers Avenue which bears N. 35° 34' 29" E. a distance of 3.00 feet from a 1/2" iron rod set with a yellow cap for the most southerly corner of this tract.

THENCE N. 54° 37' 17" W. along said north right-of-way line, a distance of 29.93 feet to the beginning of a curve to the left which bears N. 35° 22' 43" E. a distance of 3.00 from a RPLS 4928 Cap found for a corner of this tract.

THENCE continuing along said north right-of-way line and along said curve with a radius equal to 309.59 feet, a long chord bearing of N. 69° 04' 18" W. and a long chord distance of 156.00 feet, a curve length of 157.70 feet to a RPLS 4928 Cap found for the most southerly corner of this tract.

THENCE along said curve with a radius equal to 309.59 feet, a long chord bearing of N. 35° 34' 29" W. and a long chord distance of 43.01 feet to a RPLS 4928 Cap found at the end of said curve on said east right-of-way line of said Star Lane for the most westerly southwest corner of this tract.

THENCE N. 35° 32' 34" E. along said east right-of-way line, a distance of 317.50 feet to the piece of BEGINNING and containing 1.58 acres (68,761 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 PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.



THIS 8TH DAY OF DECEMBER, 2016.

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

APPROVAL

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE DAY OF DEC 2016.
CITY OF AMARILLO, TEXAS, THIS 20TH DAY OF DEC 2016.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD

12/16/16 Randall
DATE COUNTY
2016 022989
City's File No.

ATTEST

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM BRANSON, WILLIAM BRANSON, VICE PRESIDENT/MANAGER, and JUDITH D. KURTZ, SECRETARY, and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL OF AUTHORITY ON THIS 8TH DAY OF DECEMBER, 2016.

Judith D. Kurtz
JUDITH D. KURTZ
SECRETARY

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STATE OF TEXAS

COUNTY OF TARRANT

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Judith D. Kurtz
JUDITH D. KURTZ
SECRETARY

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

THAT WILLIAM BRANSON, PRESIDENT/MANAGER OF THILLERS DREAMS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, AMARILLO, TEXAS, AND DO DECLARE THAT ALL CLAIMANTS BEYOND UPON SAID PLAT AND MAP ARE DISCHARGED AND I HEREBY CERTIFY AS PUBLIC UNDER OATH AND NOTARIAL POWER.

EXECUTED THIS 8TH DAY OF DECEMBER, 2016.

William Branson, Pres.
WILLIAM BRANSON, PRESIDENT/MANAGER
THILLERS DREAMS, LLC
8000 CANTON DRIVE
AMARILLO, TX 79108
(806) 478-4211

DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

THAT SCOTT BRANSON, VICE PRESIDENT/MANAGER OF THILLERS DREAMS, LLC, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, AMARILLO, TEXAS, AND DO DECLARE THAT ALL CLAIMANTS BEYOND UPON SAID PLAT AND MAP ARE DISCHARGED AND I HEREBY CERTIFY AS PUBLIC UNDER OATH AND NOTARIAL POWER.

EXECUTED THIS 8TH DAY OF DECEMBER, 2016.

Scott Branson -V.P.
SCOTT BRANSON, VICE PRESIDENT/MANAGER
THILLERS DREAMS, LLC
8000 CANTON DRIVE
AMARILLO, TX 79108
(806) 478-4211

My Commission Expires 11-06-2017
Notary ID #445661-7
Notary Public, State of Texas
LINDA D. KURTS



APP

D-16-109

DS

Sharon Hollingsworth
 Tax Assessor/Collector
 PO Box 997
 CANYON, TX 79105-0977



Duplicate Receipt

Property Account Number:
R035855002100

Statement Date: 11/21/16
 Owner: TIMELESS DREAMS LLC
 Mailing Address: TIMELESS DREAMS LLC
 6500 CANYON DR STE 100
 AMARILLO TX 79109-7031

Property Location: 0006500 CANYON
 Acres: 0
 Legal: HILLSIDE ESTATES LOT B
 LOCK 0002 10 LESS ROW IN SW CO
 R PLUS ALL OF 9 BOTH LESS SE 5
 7FT ROW

Exemptions: Receipt #: 1059219	Deposit #: 201611217562-2016/annv
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YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2016	City of Amarillo	\$879,373.00	0.350720	11/21/16	\$3,084.14	\$0.00
2016	Randall County	\$879,373.00	0.414730	11/21/16	\$3,647.02	\$0.00
2016	High Plains Water Conservation	\$879,373.00	0.007500	11/21/16	\$65.95	\$0.00
2016	Canyon ISD	\$879,373.00	1.260000	11/21/16	\$11,080.10	\$0.00
2016	Amarillo Junior College	\$879,373.00	0.207500	11/21/16	\$1,824.70	\$0.00

BASE TAX \$19,701.91
 TOTAL PAID \$19,701.91

Remitted By: TIMELESS DREAMS LLC
 6500 CANYON DR STE 100
 AMARILLO TX 79109-7031

Payment Type: CHECK
 Check #: 1206

Remaining Amount Due As of 11/21/16
\$0.00

Receipt 11/21/16

TIMELESS DREAMS LLC
 6500 CANYON DR STE 100
 AMARILLO TX 79109-7031

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2016022989

12/21/2016 08:05 AM

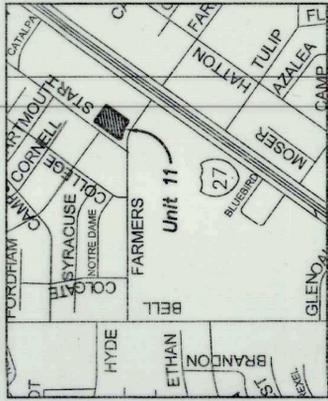
Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

GENIUS TRACT: #215
 GRANITIES ADDRESS: CITY OF AMARILLO
 P.O. BOX 1971
 AMARILLO, TEXAS 79105-1971



Vicinity Map
 A.P. No. K-16
 (Not to Scale)



LEGEND

- = 1/2" Iron Rod Set w/ Yellow Cap
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- P.O.B. = Point of Beginning
- *##### = ADDRESS (Subject to Change Without Notice)

DEDICATION

STATE OF TEXAS)
 COUNTY OF RANDALL X
 I, WILLIAM BRANSON, PRESIDENT/MANAGER OF TIMELESS DREAMS, LLC, 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 HILLSIDE ESTATES UNIT NO. 11, A SUBDIVISION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT THE EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.
 EXECUTED THIS 8th DAY OF Dec., 2016.

William Branson, Pres.
 WILLIAM BRANSON, PRESIDENT/MANAGER
 TIMELESS DREAMS, LLC
 8500 CANYON DRIVE
 AMARILLO, TX 79109
 (808) 678-8571

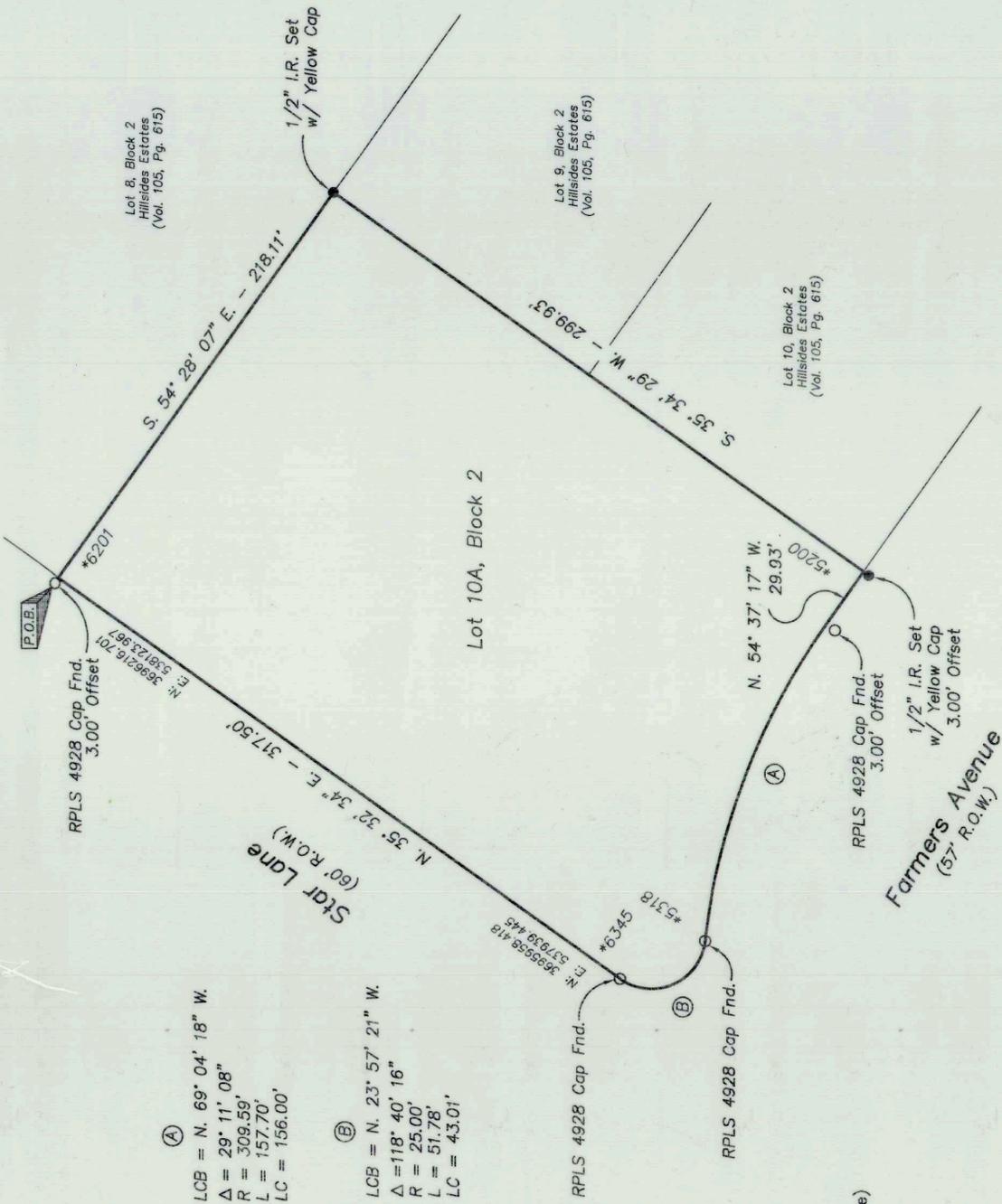
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STATE OF TEXAS)
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 SCOTT BRANSON, VICE PRESIDENT/MANAGER
 TIMELESS DREAMS, LLC
 8500 CANYON DRIVE
 AMARILLO, TX 79109
 (808) 678-8571

Hillside Estates Unit No. 11

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 1.58 ACRES



(A) LOB = N. 69° 04' 18" W.
 Δ = 29° 11' 08"
 R = 309.59'
 L = 157.70'
 LC = 156.00'

(B) LOB = N. 23° 57' 21" W.
 Δ = 118° 40' 16"
 R = 25.00'
 L = 51.78'
 LC = 43.01'

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
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THIS 8th DAY OF Dec., 2016.

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



APPROVAL

APPROVED BY, THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 10 DAY OF Dec., 2016.

[Signature]
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD

DATE 12/16/16
 COUNTY Randall
 2016028989
 Clerk's File No.

Hillside Estates Unit No. 11
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 50'
 DATE: 10/31/16
 Firm No. 10090900
 OJD Engineering, L.P.
 Consulting Engineers & Surveyors
 806-447-2503
 P.O. BOX 543
 WELLINGTON, TX 79085

DRAWING BY: TW
 FILE NAME:

DRAWING NUMBER