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

12/12/2016

Dustin Davis
PEGA Development
PO Box 30206
Amarillo, Texas 79120

RE: Letter of Action: Approval- Heritage Hills Unit No. 7 Final Plat Application

Mr. Davis,

The City of Amarillo has approved the above Final Plat on 11/14/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016021060 on 11/18/2016. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

Jeffrey C. English

Jeffrey C. English
Planner I

APP

BK 9 B&F

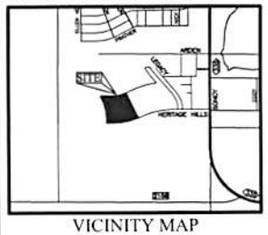
P-16-92

SEC 65

H-17

JS

2010 CENSUS TRACT # 216.08 A.P. H-17



VICINITY MAP

NOT TO SCALE

LEGEND

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

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SETH WILLIAMS, FOR 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 HERITAGE HILLS UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND DO 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 10TH DAY OF November, 2016.

SETH WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 5026
AMARILLO, TEXAS 79120
(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 10TH DAY OF November, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BREEANN NICOLE BESHERSE
MY COMMISSION EXPIRES
August 5, 2017

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 [illegible] DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

[illegible] STREETS AND ALLEYS BEING DEDICATED BY THIS PLAT IS [illegible] AND 5,036 SQ. FT. IN THE EASEMENTS.

[illegible] TO FRONT OF LOT.

[illegible] SQ. FT.) IS HEREBY DESIGNATED AS COMMON AREA, AND THE OPERATION AND OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. A PROPERTY OWNER'S [illegible] COMMON AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO FOR ACCESS BY SERVICE VEHICLES, FOR LOCATION OF PUBLIC UTILITIES, FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.

DESCRIPTION

A 23.77 acre± tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 590.9343 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas; said 23.77 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on August 15, 2016 and being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the most Southerly Southwest corner of Heritage Hills Unit No. 4, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2016013683 of the Official Public Records of Randall County, Texas, same being the Southeast corner of this tract of land and the beginning of a curve to right whose radius point bears N. 24° 13' 55" W. 2334.00 feet;

THENCE Southwesterly along said curve to the right an arc distance of 998.03 feet with a long chord bearing N. 78° 01' 05" W., 990.44 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE N. 89° 43' 55" W. 191.14 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southwest corner of this tract of land;

THENCE N. 00° 12' 25" W., 149.03 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the left whose center point bears S. 89° 47' 35" W., 1790.00 feet;

THENCE Northwesterly along said curve to the left an arc distance of 874.28 feet with a long chord bearing N. 14° 11' 57" W., 865.61 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve for the most Westerly Northwest corner of this tract of land;

THENCE N. 61° 48' 30" E., 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most Northerly Northwest corner of this tract of land;

THENCE S. 58° 55' 23" E., 8.59 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for a jog corner of this tract of land;

THENCE S. 89° 43' 55" E., 352.90 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the left whose center point bears N. 00° 16' 05" E., 1325.00 feet;

THENCE Northeasterly along said curve to the left an arc distance of 537.35 feet with a long chord bearing N. 78° 39' 00" E., 533.67 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE N. 20° 39' 30" E., 6.91 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northeast corner of this tract of land;

THENCE S. 25° 36' 25" E., Base Line, at 6.12 feet pass a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the Northeast corner of said Heritage Hills Unit No. 4, continue for a total distance of 1014.51 feet to the PLACE OF BEGINNING and containing 23.77 acres of land, more or less.

Line Table		
Line #	Length	Direction
L1	5.28'	N32° 06' 58"E
L2	7.22'	S69° 23' 31"E
L3	120.36'	S66° 28' 12"W
L4	378.41'	S78° 23' 24"W
L5	398.36'	N89° 43' 55"W
L6	392.31'	S89° 43' 55"E
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L17	313.27'	S89° 43' 55"E
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L20	135.00'	N66° 07' 38"E
L21	6.96'	S20° 19' 34"W
L22	7.37'	N48° 53' 49"W
L23	6.66'	N42° 02' 31"E
L24	7.17'	S69° 45' 52"E
L25	143.92'	S65° 53' 11"W
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L32	145.86'	N65° 53' 11"E
L33	6.98'	S20° 08' 29"W
L34	7.10'	N44° 58' 10"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.12'	15.00'	-	30.00'
C2	951.77'	2272.00'	N79° 16' 04"E	944.78'
C3	964.29'	2302.00'	S78° 16' 04"W	957.25'

APPROVAL

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

ON THIS 10th DAY OF November

CHAIRMAN

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

FILED OF RECORD
11-18-16 (DATE) RANDALL (COUNTY)
2016021060
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 15TH DAY OF AUGUST, 2016.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

HERITAGE HILLS UNIT NO. 7

AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 65,
BLOCK 9, B.S.&F. SURVEY
RANDALL COUNTY, TEXAS
23.77± 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 FIRM # 10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4346 · FAX (806) 374-4348
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1805 · FAX (806) 934-1882

PROJECT NO. 1619178P FILE NO. H-17
DRAWING NO. P:\SUB 16\RANDALL\H-17\1619178\

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

2016021060 PLAT Total Pages: 3

Sharon Hollingsworth
Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997

Tax Certificate

Property Account Number:
R370065000350

Statement Date: 11/09/2016
Owner: P DUB LAND HOLDINGS LTD
Mailing Address: PO BOX 30206
AMARILLO, TX 791200206

Property Location: 0000000 HELIUM
Legal: SECT 65 B S & F LOT BLOCK 0009 221.34AC TR LYING IN CITY LIMITS BEING A PTN OF 579.75 AC TR BEG 58.08FT E OF NW

TAX CERTIFICATE FOR ACCOUNT : R370065000350
AD NUMBER: R37006500035
GF NUMBER: 1606349
CERTIFICATE NO : 1026380

DATE : 11/9/2016
FEE : $10.00

COLLECTING AGENCY
Randall County
PO Box 997
Canyon TX 79015-0997

PROPERTY DESCRIPTION
SECT 65 B S & F LOT BL
OCK 0009 221.34AC TR LYING IN
CITY LIMITS BEING A PTN OF 579
.75 AC TR BEG 58.08FT E OF NW
0000000 HELIUM
221.34 ACRES

REQUESTED BY
TEXAS LEGACY LAND TITLE LLC
5701 TOWN SQUARE BLVD. STE 150
AMARILLO TX 79119

PROPERTY OWNER
P DUB LAND HOLDINGS LTD
PO BOX 30206
AMARILLO TX 791200206

UDI: 100.0000%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE $272.75

CURRENT VALUES

LAND MKT VALUE:	$12,174	IMPROVEMENT :	$0
AG LAND VALUE:	$1,758,546	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$1,770,720	LIMITED VALUE:	$0
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Amarillo Junior College	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016	Canyon ISD	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016	City of Amarillo	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016	High Plains Water Conservation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016	Randall County	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
						2016 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 11/2016 : **$ 0.00**

ISSUED TO : TEXAS LEGACY LAND TITLE LLC
ACCOUNT NUMBER: R370065000350

CERTIFIED BY: Paula Madrid
Authorized agent of Randall County

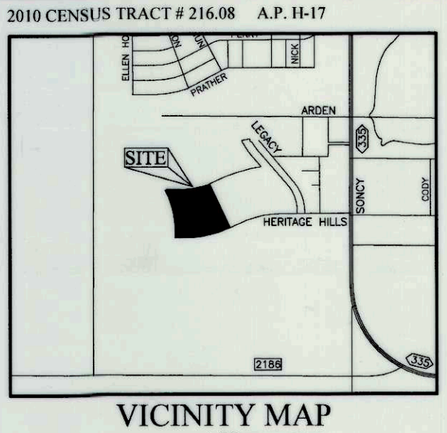
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016021060
11/18/2016 08:08 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 216.08 A.P. H-17



VICINITY MAP

NOT TO SCALE

L E G E N D:

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

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SETH WILLIAMS, FOR 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 HERITAGE HILLS UNIT NO. 7, 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 10th DAY OF November, 2016.

SETH WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79120
(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 10th DAY OF November, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BREEANN NICOLE BESHERSE
MY COMMISSION EXPIRES
August 5, 2017

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 COMMUNITY PANEL 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 THE PUBLIC RIGHT-OF-WAY IN STREETS AND ALLEYS BEING DEDICATED BY THIS PLAT IS 339,998± SQ. FT. IN THE STREETS AND ALLEYS AND 5,106 SQ. FT. IN THE EASEMENTS.

4) SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO FRONT OF LOT.

5) LOT 1, BLOCK 26 (33,030 SQ. FT.) IS HEREBY DESIGNATED AS COMMON AREA, AND THE OPERATION AND/OR MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, A PROPERTY OWNER'S ASSOCIATION, OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES, FOR LOCATION OF PUBLIC UTILITIES, FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.

Line Table		
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BEGINNING at a 1/2 inch iron rod with cap stamped "FURMAN RPLS" found for the most Southerly Southwest corner of Heritage Hills Unit No. 4, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2016013683 of the Official Public Records of Randall County, Texas, same being the Southeast corner of this tract of land and the beginning of a curve to right whose radius point bears N. 24° 13' 55" W. 2334.00 feet;

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HERITAGE HILLS UNIT NO. 7

AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 65,
BLOCK 9, B.S.&F. SURVEY
RANDALL COUNTY, TEXAS
23.77± ACRES

APPROVAL

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

ON THIS 14th DAY OF November, 2016.

CHAIRMAN

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 15TH DAY OF AUGUST, 2016.

STATE OF TEXAS REGISTERED DARYL R. FURMAN 5374 PROFESSIONAL LAND SURVEYOR

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

11-18-16 (DATE) Randall (COUNTY)

20160210 60 CLERK'S DOCUMENT NO.

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

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 FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
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PROJECT NO. 1619178P FILE NO. H-17
DRAWING NO. P:\SUB 16\RANDALL\H-17\1619178\