



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 - The Greenways at Hillside Unit No. 32 – ZB1603938 Final Plat**

The City of Amarillo has approved the above Final Plat on 12/30/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017000127 on 1/4/2017. 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 BSF

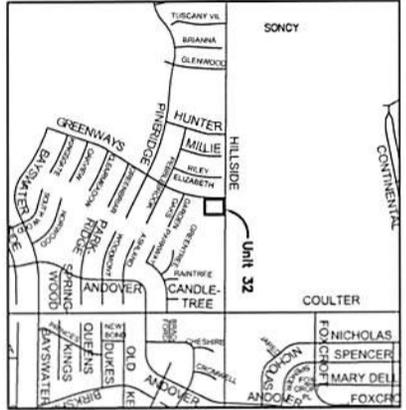
SEC 39

I-16

CENSUS TRACT: #21609  
 GRANITE ADDRESS: P.O. BOX 1271  
 AMARILLO, TEXAS 79108-1271

THE GREENWAYS AT HILLSIDE UNIT NO. 32

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 39,  
 BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS  
 1.42 ACRES



- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
  - = 1/2" IRON ROD W/ YELLOW CAP FOUND
  - = ADDRESS (Subject to Change without Notice)
  - SPS = SOUTHWESTERN PUBLIC
  - PME = PRIVATE MAINTENANCE EASEMENT
- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.D. OF THE CITY OF AMARILLO.
  2. ACCORDING TO THE STATE RECORDS, THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE FIELD WORK WAS DONE WHEN THE GROUND IS DRY.
  3. READINGS BASED ON U.S. STATE PLATE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
  4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. ON TO GROUND SCALE FACTOR: 0.9997 TO 1.
  5. COORDINATES SHOWN ARE GRID COORDINATES.
  6. THE MAINTENANCE AND CARE OF TRACT A IS THE RESPONSIBILITY OF THE PMO OR THE HOMEOWNERS ASSOCIATION.
  7. ALL AREAS DESIGNATED AS TRACT A OR PARTS ARE THE OPERATION AND MAINTENANCE THEREOF, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER (TRACT A) OR THE HOMEOWNERS ASSOCIATION (TRACT A). THE PROPERTY OWNER (TRACT A) SHALL BE RESPONSIBLE FOR THE ACCESS BY DRIVE CHAINS AND REMOVED UTILITY CONDUITS FOR ACCESS BY DRIVE CHAINS.

**DEDICATION**

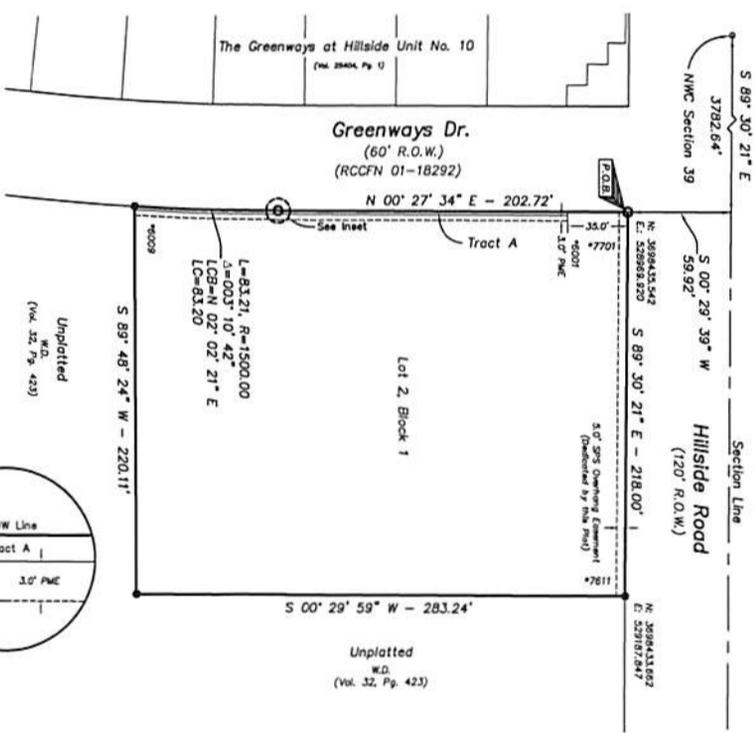
STATE OF TEXAS X  
 COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD R. SCOTT, JR., MANAGER OF DGS GROUP, LLC, WHICH SERVES AS THE GENERAL PARTNER OF WEST AMARILLO, LTD., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE HEREBY CAUSED THIS PLAT TO BE ADDED TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS

EXECUTED THIS 29th DAY OF December, 2016

EDWARD R. SCOTT, JR., MANAGER OF DGS GROUP, LLC, WHICH SERVES AS THE GENERAL PARTNER OF WEST AMARILLO, LTD.  
 DGS GROUP, LLC, GENERAL PARTNER OF WEST AMARILLO, LTD.  
 P.O. BOX 51075  
 AMARILLO, TEXAS 79159  
 (806) 467-1000



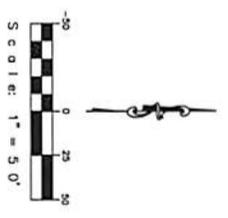
**ATTEST**

STATE OF TEXAS  
 COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD R. SCOTT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 ON THIS 29th DAY OF December, 2016

NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 06/16/219



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION for a 1.42 acre tract of unplatted land out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas

BEGINNING at a 1/2" iron rod found with a yellow cap at the intersection of the south right-of-way line of Hillside Road and the east right-of-way line of Greenways Drive which bears S. 89° 30' 21" E. a distance of 3782.64 feet and S. 0° 29' 39" W. a distance of 59.92 feet from the northeast corner of said Section 39 for the northwest corner of this tract.

THENCE S. 89° 30' 21" E., along said south right-of-way line, a distance of 218.00 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line for the northwest corner of this tract.

THENCE S. 00° 29' 59" W. a distance of 283.24 feet to a 1/2" iron rod set with a yellow cap for the southeast corner of this tract.

THENCE S. 89° 48' 24" W. a distance of 220.11 feet to a 1/2" iron rod set with a yellow cap on a curve on said east right-of-way line of said Greenways Drive for the southwest corner of this tract.

THENCE in a northwesterly direction along said east right-of-way line and along said curve to the left with a radius equal to 1500.00 feet, a long chord bearing of 143.21 feet to a 1/2" iron rod found with a yellow cap at the end of said curve on said east right-of-way line for a corner of this tract.

THENCE N. 00° 27' 34" E., continuing along said east right-of-way line, a distance of 202.72 feet to the place of BEGINNING and enclosing 1.42 acres (62,067 square feet) of land.

**CERTIFICATION**

I, HOWARD 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 OR UNDER MY CLOSE PERSONAL SUPERVISION AND SHOWS ON THE GROUND BY ME OR BY OTHERS.

THIS 29th DAY OF December, 2016

HOWARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263



**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 30th DAY OF Dec, 2016.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD  
 RANDALL COUNTY  
 2017000127

THE GREENWAYS AT HILLSIDE UNIT NO. 32  
 AN ADDITION TO THE CITY OF AMARILLO

OLD Engineering, L.P.  
 Consulting Engineers & Surveyors

SCALE: 1" = 40'  
 DATE: 10/21/16  
 DRAWN BY: JH  
 CHECKED BY: JH

REG. NO. 11-12023  
 WILLIAMSON, TX 76798  
 DRAWING NUMBER

TOMMY STAFFORD  
 NOTARY PUBLIC,  
 STATE OF TEXAS  
 My Commission Expires 06-07-2019

APP

P-16-111

DS

**Sharon Hollingsworth**

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



**Tax Certificate**

Property Account Number:  
**R370039023000**

Statement Date: 12/29/2016  
Owner: WEST AMARILLO LTD  
Mailing PO BOX 51075  
Address: AMARILLO, TX 791591075

Property Location: 0000000  
Legal: SECT 39 B S & F LOT BLOCK 0009 IRREG TR  
IN NE COR OF SECT BEG W355FT OF NE COR OF  
SECT

TAX CERTIFICATE FOR ACCOUNT : R370039023000  
AD NUMBER: R37003902300  
GF NUMBER:  
CERTIFICATE NO : 1085214

DATE : 12/29/2016 PAGE 1 OF 1  
FEE : \$10.00

COLLECTING AGENCY

Randall County  
PO Box 997  
Canyon TX 79015-0997

PROPERTY DESCRIPTION

SECT 39 B S & F LOT BLOCK 0009 IRREG TR  
IN NE COR OF SECT BEG W355FT OF NE COR OF  
SECT  
0000000  
17.35 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO  
4111 S GEORGIA STE 300  
AMARILLO TX 79110

PROPERTY OWNER

WEST AMARILLO LTD  
PO BOX 51075  
AMARILLO TX 791591075

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 INCLUDING 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 \$40,916.04**

CURRENT VALUES			
LAND MKT VALUE:	\$1,826,242	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$1,826,242	LIMITED VALUE:	\$0
EXEMPTIONS:			
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 12/2016 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO  
ACCOUNT NUMBER: R370039023000

CERTIFIED BY:   
Authorized agent of Randall County

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

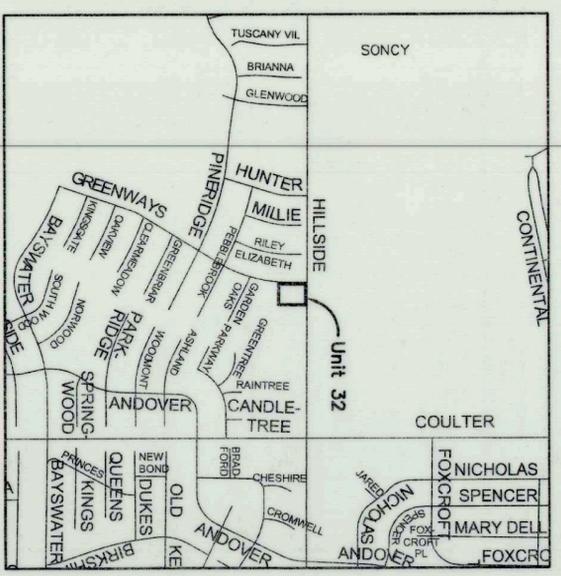
2017000127  
01/04/2017 10:34 AM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

---

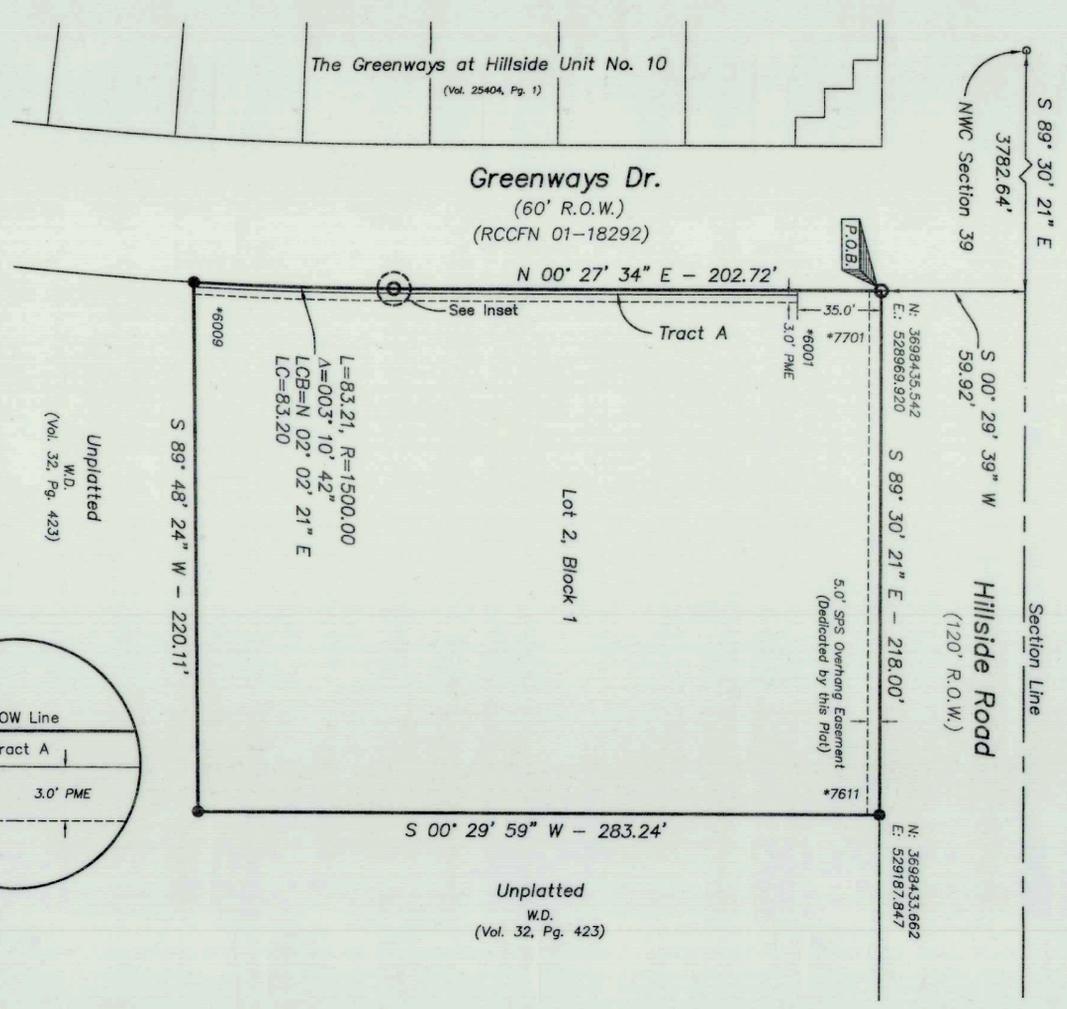
CENSUS TRACT: #216109  
 GRANTEE ADDRESS: CITY OF AMARILLO  
 P.O. BOX 19271  
 AMARILLO, TEXAS 79105-1971

# THE GREENWAYS AT HILLSIDE UNIT NO. 32

AN ADDITION TO THE CITY OF AMARILLO,  
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 39,  
 BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS  
 1.42 ACRES



- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
  - = 1/2" IRON ROD W/ YELLOW CAP FOUND
  - \* = ADDRESS (Subject to Change Without Notice)
  - SPS = SOUTHWESTERN PUBLIC
  - PME = PRIVATE MAINTENANCE EASEMENT
- NOTES**
1. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
  2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48331C0202E EFFECTIVE DATE JUNE 24, 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 BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
  4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 0.9997 TO 1.
  5. COORDINATES SHOWN ARE GRID COORDINATES.
  6. THE MAINTENANCE AND CARE OF TRACT A IS THE RESPONSIBILITY OF THE PID OR THE HOMEOWNERS ASSOCIATION.
  7. ALL AREAS DESIGNATED AS TRACT A OR PUES ARE THE OPERATION AND OR MAINTENANCE THEREOF ARE THE RESPONSIBILITY OF THE PROPERTY OWNER (PUE'S). A PROPERTY OWNER'S ASSOCIATION (TRACT A) OR PUBLIC IMPROVEMENT DISTRICT (TRACT A) THESE AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES.

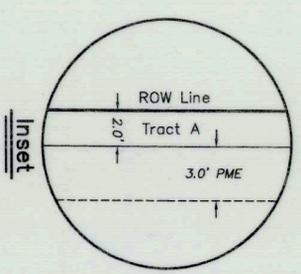


**ATTTEST**

STATE OF TEXAS )  
 COUNTY OF RANDALL )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWARD R. SCOTT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY  
 ON THIS 29<sup>th</sup> DAY OF December, 2016.



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION for a 1.42 acre tract of unplatted land out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas

BEGINNING at a 1/2" iron rod found with a yellow cap at the intersection of the south right-of-way line of Hillside Road and the east right-of-way line of Greenways Drive which bears S. 89° 30' 21" E. a distance of 3782.64 feet and S. 0° 29' 39" W. a distance of 59.92 feet from the northwest corner of said Section 39 for the northwest corner of this tract.

THENCE S. 89° 30' 21" E., along said south right-of-way line, a distance of 218.00 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line for the northeast corner of this tract

THENCE S. 00° 29' 59" W. a distance of 283.24 feet to a 1/2" iron rod set with a yellow cap for the southeast corner of this tract.

THENCE S. 89° 48' 24" W. a distance of 210.11 feet to a 1/2" iron rod set with a yellow cap on a curve on said east right-of-way line of said Greenways Drive for the southwest corner of this tract.

THENCE in a northeasterly direction along said east right-of-way line and along said curve to the left with a radius equal to 1500.00 feet, a long chord bearing of N. 02° 02' 21" E. and a long chord distance of 83.20 feet, a curve length of 83.21 feet to a 1/2" iron rod found with a yellow cap at the end of said curve on said east right-of-way line for a corner of this tract.

THENCE N. 00° 27' 34" E., continuing along said east right-of-way line, a distance of 202.72 feet to the place of BEGINNING and containing 1.42 acres (92,067 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 UNDER MY DIRECT SUPERVISION.

THIS 29<sup>th</sup> DAY OF December, 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 30 DAY OF Dec, 2016.

ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

FILED OF RECORD  
 11/17/16  
 DATE  
 201600127  
 CLERK'S FILE NO.

EDWARD R. SCOTT, JR., MANAGER  
 ERS GROUP, LLC, GENERAL PARTNER OF  
 WEST AMARILLO, LTD  
 P.O. BOX 51075  
 AMARILLO, TEXAS 79159  
 (806) 467-1000

NOTARY PUBLIC STATE OF TEXAS  
 Comm. Expires 06/07/19



THE GREENWAYS AT HILLSIDE UNIT NO. 32  
 AN ADDITION TO THE CITY OF AMARILLO

Scale: 1" = 50'  
 Date: 10/31/16

**OJD Engineering, L.P.**  
 Consulting Engineers & Surveyors

805-447-2893  
 P.O. BOX 543  
 WASHINGTON, TX 79085