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

6/23/2017

OJD Engineering
2420 Lakeview Dr.
Amarillo, Texas 79109

RE: Letter of Action: Approval - The Greenways at Hillside #33- ZB1605176 Final Plat

The City of Amarillo has approved the above Final Plat on 6/12/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017010482 on 6/15/2017. 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 806.378.6290.

Sincerely,

David Soto

David Soto
Planner I

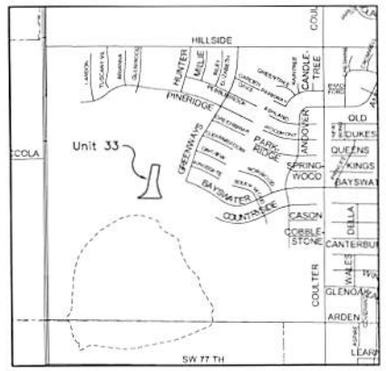
2017010482 PLAT Total Pages: 2

I-16 SEC 39 BK9 BS+F

CENSUS TRACT: #216.09
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

THE GREENWAYS AT HILLSIDE UNIT NO. 33

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
2.97 ACRES



Vicinity Map
(AP NO. I-16)

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
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NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48381C0570E, 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.
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8. AREA OF R.O.W. VACATED BY PLAT AND RETAINED AS A DRAINAGE EASEMENT: 3275 SQUARE FEET.

DEDICATION

STATE OF TEXAS X

COUNTY OF RANDALL X

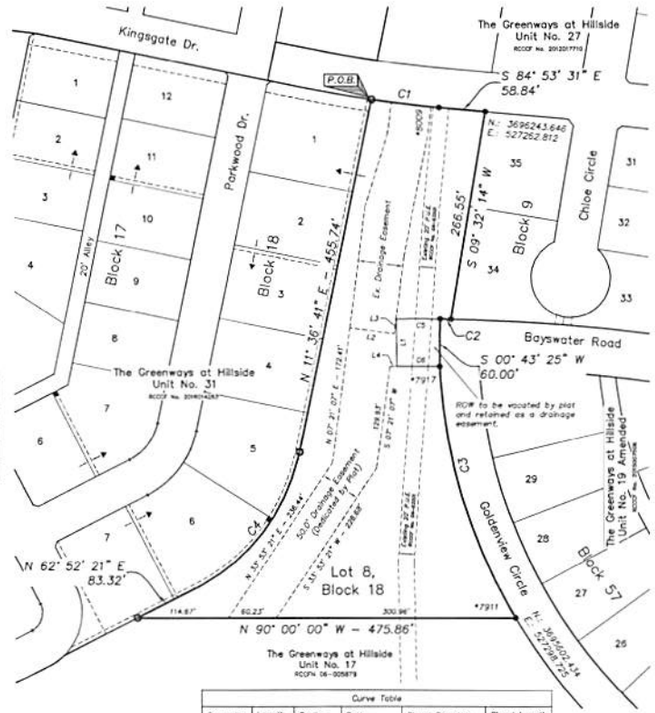
KNOW ALL MEN BY THESE PRESENTS

THAT MARY LONDON, MANAGER OF E.R.S. DEVELOPMENT, INC, A TEXAS CORPORATION, WHICH SERVES AS THE GENERAL PARTNER OF E. SCOTT FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, 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 THE GREENWAYS AT HILLSIDE UNIT NO. 33, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS..

EXECUTED THIS 17th DAY OF May, 2017.

Mary London

MARY LONDON, MANAGER
E.R.S. DEVELOPMENT, INC., A TEXAS CORP., GENERAL PARTNER OF
E. SCOTT FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
6003 TUSCANY VILLAGE
AMARILLO, TEXAS 79119
(806) 467-1000



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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 FORGOING 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

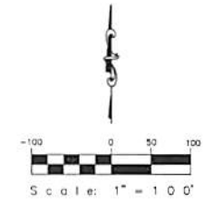
ON THIS 17th DAY OF May, 2017.

Kristina Herrick

NOTARY PUBLIC STATE OF Texas

Comm. Expires 7/16/20

KRISTINA ANN HERRICK
Notary Public, State of Texas
Comm. Expires 07-16-2020
Notary ID 12658105-5



LEGAL DESCRIPTION

LEGAL DESCRIPTION for a 2.97 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 on the south right-of-way line of Kingsgate Drive at the northeast corner of Lot 1, Block 18, The Greenways at Hillside Unit No. 31, recorded in the Randall County Clerk's File No. 2016014263, Randall County, Texas, for the northwest corner of this tract.

THENCE in a southeasterly direction along said south right-of-way line and along a curve to the left with a radius equal to 1525.00 feet, a long chord bearing of S. 83° 17' 33" E. and a long chord distance of 85.14 feet, a curve length of 85.15 feet to a 1/2" iron rod set with a yellow cap at the end of said curve on said south right-of-way line for a corner of this tract.

THENCE S. 84° 53' 31" E., continuing along said south right-of-way line, a distance of 58.84 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. 09° 32' 14" W. a distance of 266.55 feet to a 1/2" iron rod set with a yellow cap on the north right-of-way line of Bayswater Road for a corner of this tract.

THENCE in a northwesterly direction along said north right-of-way line and along a curve to the left with a radius equal to 2309.90 feet, a long chord bearing of N. 89° 06' 24" W. and a long chord distance of 13.69 feet, a curve length of 13.69 feet to a 1/2" iron rod set with a yellow cap on said north right-of-way line for a corner of this tract.

THENCE S. 00° 43' 25" W. a distance of 60.00 feet to a 1/2" iron rod set with a yellow cap at the intersection of the south right-of-way line of said Bayswater Road and the west right-of-way line of Goldenview Circle for a corner of this tract.

THENCE in a southeasterly direction along said west right-of-way line and along a curve to the left with a radius equal to 700.00 feet, a long chord bearing of S. 16° 31' 05" E. and a long chord distance of 332.48 feet, a curve length of 335.69 feet to a 1/2" iron rod set with a yellow cap on said west right-of-way line for the southeast corner of this tract.

THENCE N. 90° 00' 00" W. a distance of 475.86 feet to a 1/2" iron rod found with a yellow cap for the southwest corner of this tract.

THENCE N. 62° 52' 21" E. a distance of 83.32 feet to a 1/2" iron rod found with a yellow cap at the beginning of a curve to the left for a corner of this tract.

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THENCE N. 11° 36' 41" E. a distance of 455.74 feet to the place of BEGINNING and containing 2.97 acres (129,276 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 17TH DAY OF MAY, 2016.

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 PROFESSIONAL LAND SURVEYOR

Richard E. Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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

CHAIRMAN

6-12-17
DATE

FILED OF RECORD
6-15-17 RANDALL
DATE COUNTY
2017010482
CLERK'S FILE No.

THE GREENWAYS AT HILLSIDE UNIT NO. 33 AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: April 2017		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER

J5 P-17-40 APP

Christina McMurray
Tax Assessor/Collector
PO Box 9514
Amarillo, TX 79105-9415

Tax Certificate

Property Account Number:
R370039000010

Statement Date: 05/19/2017
Owner: SCOTT E FAMILY LP
Mailing Address: 6003 TUSCANY VLG
AMARILLO, TX 791196554

Property Location: 0000000 HILLSIDE
Legal: SECT 39 B S & F|LOT BLOCK 0009|3 DIVIDED IRREG WESTERLY|PTNS OF SECT LESS|PLATTED AREAS

TAX CERTIFICATE FOR ACCOUNT : R370039000010
AD NUMBER: R37003900001
GF NUMBER: OJD ENGINEERING
CERTIFICATE NO : 1124065

DATE : 5/19/2017
FEE : $10.00

PROPERTY DESCRIPTION
SECT 39 B S & F|LOT BLOCK 0009|3 DIVIDED
IRREG WESTERLY|PTNS OF SECT
LESS|PLATTED AREAS
0000000 HILLSIDE
111.08 ACRES

COLLECTING AGENCY
Randall County
PO Box 9514
Amarillo TX 79105-9415

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

PROPERTY OWNER
SCOTT E FAMILY LP
6003 TUSCANY VLG
AMARILLO TX 791196554

UDI: 100%

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 $130.89

CURRENT VALUES

LAND MKT VALUE:	$5,842	IMPROVEMENT :	$0
AG LAND VALUE:	$428,261	DEF HOMESTEAD:	$0
APPRAISED VALUE:	$434,103	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 5/2017 : $ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370039000010

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

CERTIFIED BY: Paula J Madrid
Authorized agent of Randall County

Renee Calhoun

2017010482
06/15/2017 09:06 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #216.09
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

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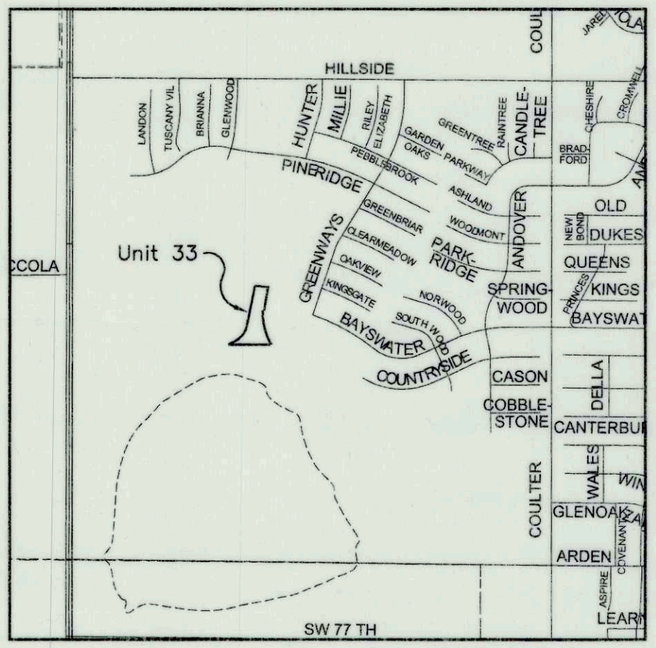

Vicinity Map

(AP NO. 1-16)

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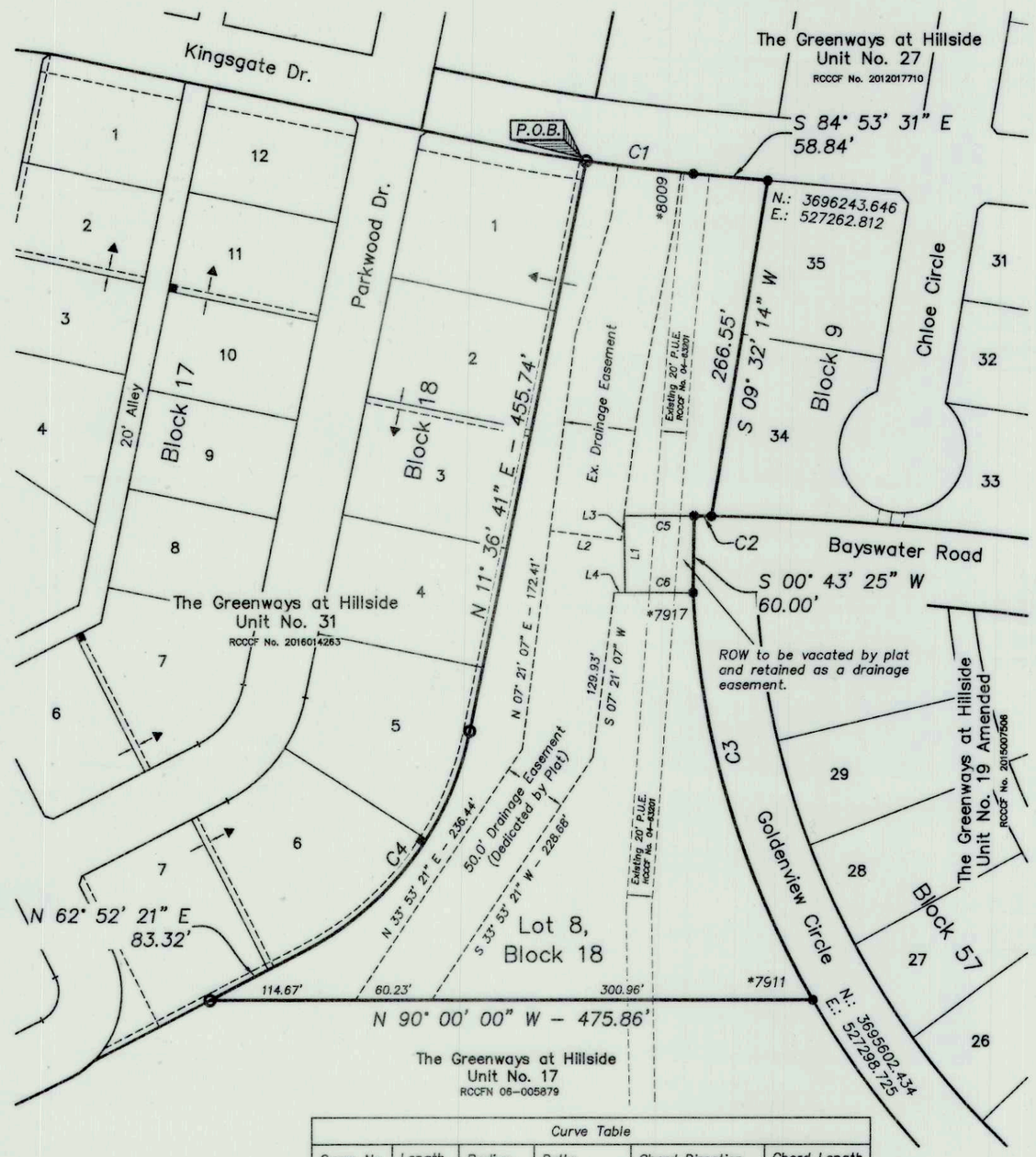

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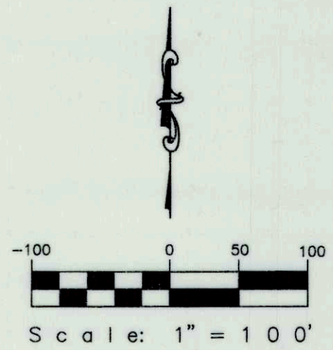
Kristina Herick

NOTARY PUBLIC STATE OF Texas

Comm. Expires 7/16/20

KRISTINA ANN HERRICK
Notary Public, State of Texas
Comm. Expires 07-16-2020
Notary ID 12658105-5



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STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4283 PROFESSIONAL LAND SURVEYOR

Richard E Johnson

RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

APPROVAL

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

M Parker — CHAIRMAN

6-12-17 — DATE

FILED OF RECORD

6-15-17 — DATE

Randall — COUNTY

2017010482 — CLERK'S FILE No.

THE GREENWAYS AT HILLSIDE UNIT NO. 33
AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: JA
DATE: April 2017		FILE NAME:

OJD Engineering, L.P.
Consulting Engineers & Surveyors
806-447-2503
P.O. BOX 543
WELLINGTON, TX 79095

DRAWING NUMBER