



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

10/27/2017

Che Shadle  
OJD Engineering LP  
2420 Lakeview Dr.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - Greenways at Hillside Unit No. 35 – ZB1703865 Final Plat**

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 9/29/2017. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2017017938 on 10/5/2017. 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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen  
Planner I



BLK 9 BS4F

SEC 39

I-16

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

THE GREENWAYS AT HILLSIDE UNIT NO. 35

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  
1.36 ACRES



- LEGEND**
- = 1/2" IRON ROD W/ FURMAN CAP FOUND
  - = 1/2" IRON ROD W/ YELLOW CAP FOUND
  - = ADDRESS (Subject to Change without Notice)
  - SPS = SOUTHWESTERN PUBLIC

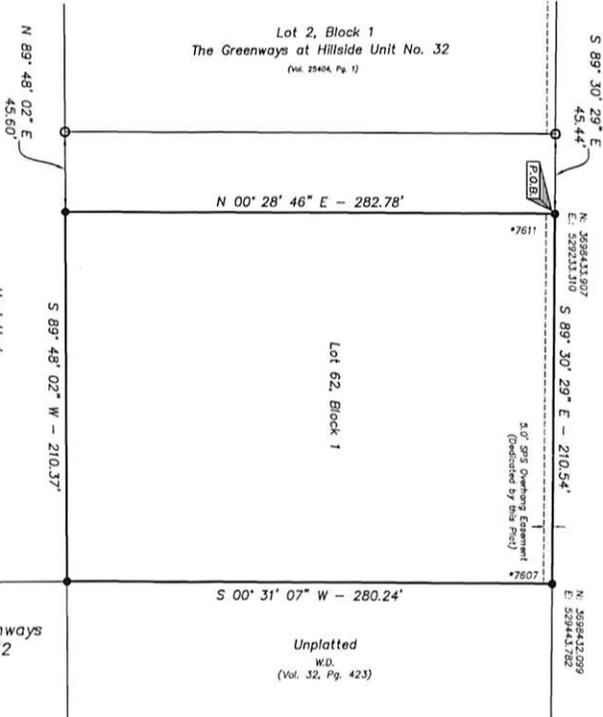
**NOTES**

1. THIS PLAT DOES NOT LET WITHIN THE E.T.D. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4838(CO)02E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. HOWEVER, 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: 1.0003
5. COORDINATES SHOWN ARE GRID COORDINATES.
6. THIS LOT LIES WITHIN THE GREENWAYS AT HILLSIDE PUBLIC IMPROVEMENT DISTRICT.

**DEDICATION**

STATE OF TEXAS X  
COUNTY OF RANDALL X  
KNOW ALL MEN BY THESE PRESENTS  
DARREN GOODHEART, OWNER  
OF DOCK PROPERTIES  
P.O. BOX 493  
DUMAS, TEXAS 79029  
(806) 681-8545  
EXECUTED THIS 12th DAY OF SEPT. 2017.

*Darren Goodheart*  
DARREN GOODHEART, OWNER  
OF DOCK PROPERTIES  
P.O. BOX 493  
DUMAS, TEXAS 79029  
(806) 681-8545



Hillside Road  
(120' R.O.W.)

**ATTEST**

STATE OF TEXAS  
COUNTY OF Potter  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
DARREN GOODHEART, 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 12th DAY OF September 2017.

*Kristin Nuehl*  
NOTARY PUBLIC STATE OF Texas  
Comm. Expires 7/16/20

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR A 1.36 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 furman cap on the south right-of-way line of Hillside Road which bears S. 89° 30' 29" E. a distance of 45.44 feet from a 1/2" iron rod found with a yellow cap at the northeast corner of Lot 2, Block 1, The Greenways at Hillside Unit No. 32, as per the plat of record in Volume 60, Deed Records of Randall County, Texas; for the southwest corner of this tract;  
THENCE S. 89° 30' 29" E. along said south right-of-way line, a distance of 210.54 feet to a 1/2" iron rod found with a furman cap on said south right-of-way line for the northeast corner of this tract;  
THENCE S. 00° 31' 07" W. a distance of 280.24 feet to a 1/2" iron rod found with a furman cap at the northwest corner of Lot 9, Block 32, Amended The Greenways at Hillside Unit No. 2, as per the plat of record in Volume 1650, Page 60, Deed Records of Randall County, Texas; for the southwest corner of this tract;  
THENCE S. 89° 48' 02" W. a distance of 210.37 feet to a 1/2" iron rod found with a furman cap which bears N. 89° 48' 02" E. a distance of 45.60 feet from a 1/2" iron rod found with a yellow cap at the southwest corner of said Lot 2 for the southwest corner of this tract;  
THENCE N. 00° 28' 46" E. a distance of 282.78 feet to the place of BEGINNING and containing 1.36 acres (59,243 square feet) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS PREPARED BY ME FROM A RECONSTRUCTED SURVEY AND SIGNED BY ME OR BY CHIEFS UNDER MY DIRECT SUPERVISION.  
THIS 12th DAY OF SEPT. 2017.



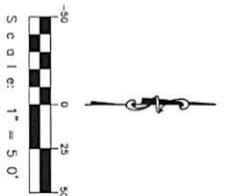
*Richard E. Johnson*  
RICHARD E. JOHNSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4263

**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 21st DAY OF SEPTEMBER, 2017.

DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FILED OF RECORD  
DATE 10/5/17  
COUNTY RANDALL  
2017017938  
CITY'S FILE NO.



THE GREENWAYS AT HILLSIDE UNIT NO. 35

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 50'  
DATE: 02/25/17  
DRAWN BY: JA  
FILE NAME:  
DATE: 02/25/17  
DRAWING NUMBER

OLD Engineering, L.P.  
Consulting Engineers & Surveyors

601-477-2923  
WILLIAMSON, TX 79095

APP

P-17-75

CB

**Christina McMurray**

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



**Tax Certificate**

Property Account Number:  
**R370039023000**

Statement Date: 09/13/2017  
Owner: WEST AMARILLO LTD  
Mailing PO BOX 51075  
Address: AMARILLO, TX 791591075

Property Location: 0000000 HILLSIDE RD  
Legal: SECT 39 B S & F|LOT BLOCK 0009|IRREG TR  
IN NLY PTN|OF SECT BEG APPRX 434FT|W OF NE  
COR OF SECT

TAX CERTIFICATE FOR ACCOUNT : R370039023000  
AD NUMBER: R370039023000  
GF NUMBER: OJD ENGINEERING  
CERTIFICATE NO : 1131851

DATE : 9/13/2017 PAGE 1 OF 1  
FEE : \$10.00

**COLLECTING AGENCY**

Randall County  
PO Box 9514  
Amarillo TX 79105-9415

**PROPERTY DESCRIPTION**

SECT 39 B S & F|LOT BLOCK 0009|IRREG TR  
IN NLY PTN|OF SECT BEG APPRX 434FT|W OF NE  
COR OF SECT  
0000000 HILLSIDE RD  
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%

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 9/2017 : \$ 0.00

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

CERTIFIED BY:   
Authorized agent of Randall County

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

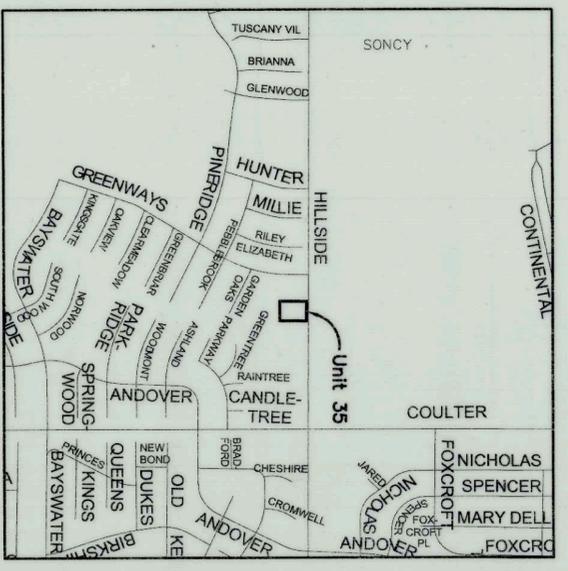


2017017938  
10/05/2017 02:53 PM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

CENSUS TRACT: #216.09  
 GRANITEES ADDRESS: CITY OF AMARILLO  
 P.O. BOX 1971  
 AMARILLO, TEXAS 79108-1971

# THE GREENWAYS AT HILLSIDE UNIT NO. 35

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  
 1.36 ACRES



- LEGEND**
- = 1/2" IRON ROD W/ FURMAN CAP FOUND
  - = 1/2" IRON ROD W/ YELLOW CAP FOUND
  - \* = ADDRESS (Subject to Change Without Notice)
  - SPS = SOUTHWESTERN PUBLIC

**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. 4838100070E, 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 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: 1.0003
5. COORDINATES SHOWN ARE GRID COORDINATES.
6. THIS LOT LIES WITHIN THE GREENWAYS AT HILLSIDE PUBLIC IMPROVEMENT DISTRICT.

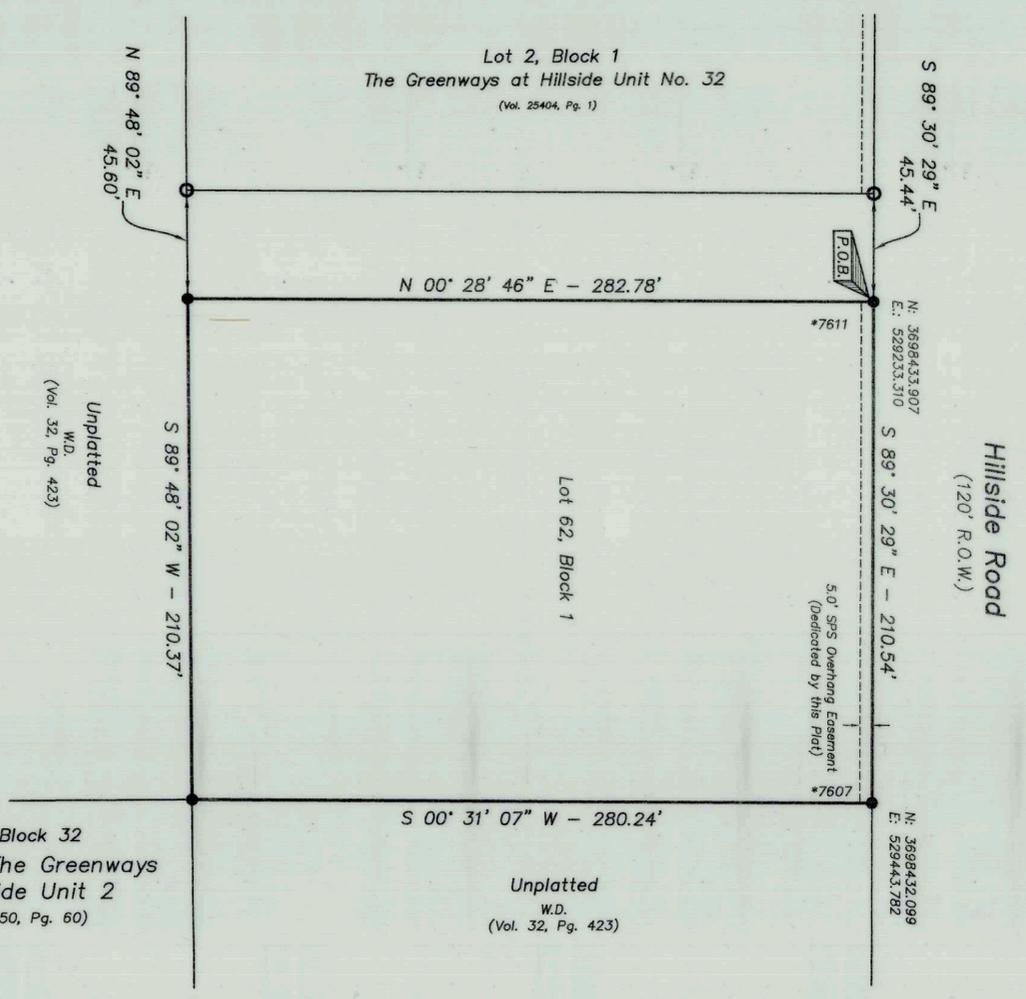
**DEDICATION**

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

THAT DARREN GOODHEART, OWNER OF DCK PROPERTIES, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE GREENWAYS AT HILLSIDE UNIT NO. 35, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS.

EXECUTED THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

*Darren Goodheart*  
 DARREN GOODHEART, OWNER  
 DCK PROPERTIES  
 P.O. BOX 495  
 DUMAS, TEXAS 79029  
 (806) 681-8545



**LEGAL DESCRIPTION**

LEGAL DESCRIPTION for a 1.36 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 Furman cap on the south right-of-way line of Hillside Road which bears S. 89° 30' 29" E. a distance of 45.44 feet from a 1/2" iron rod found with a yellow cap at the northeast corner of Lot 2, Block 1, The Greenways at Hillside Unit No. 32, as per the plat filed of record in the Randall County Clerk's File No. 2017000127, Randall County, Texas, for the northwest corner of this tract.

THENCE S. 89° 30' 29" E. along said south right-of-way line, a distance of 210.54 feet to a 1/2" iron rod found with a Furman cap on said south right-of-way line for the northeast corner of this tract.

THENCE S. 00° 31' 07" W. a distance of 280.24 feet to a 1/2" iron rod found with a Furman cap at the northwest corner of Lot 9, Block 32, Amended The Greenways at Hillside Unit No. 2, as per the plat of record in Volume 1650, Page 60, Deed Records of Randall County, Texas, for the southeast corner of this tract.

THENCE S. 89° 48' 02" W. a distance of 210.37 feet to a 1/2" iron rod found with a Furman cap which bears N. 89° 48' 02" E. a distance of 45.60 feet from a 1/2" iron rod found with a yellow cap at the southwest corner of said Lot 2 for the southwest corner of this tract.

THENCE N. 00° 28' 46" E. a distance of 282.78 feet to the place of BEGINNING and containing 1.36 acres (59,243 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 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.



*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 23 DAY OF SEPTEMBER, 2017.

DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FILED OF RECORD  
 DATE 10/5/17 COUNTY RANDALL  
 CLERK'S FILE NO. 2017017938

**ATTEST**

STATE OF TEXAS  
 COUNTY OF RANDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARREN GOODHEART, 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 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.

*Kristina Ann Heryck*  
 NOTARY PUBLIC STATE OF Texas  
 Comm. Expires 7/16/20



**THE GREENWAYS AT HILLSIDE UNIT NO. 35**  
 AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 50'  
 DATE: 07/25/17  
 FIRM NO. 10090900  
 DRAWN BY: JA  
 FILE NAME:  
**OLD Engineering, L.P.**  
 Consulting Engineers & Surveyors  
 806-447-2503  
 P.O. BOX 543  
 WELLINGTON, TX 79095  
 DRAWING NUMBER