



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

11/26/2019

Daryl R. Furman, R.P.L.S.
Furman Land Surveyors, Inc.
3501 S. Georgia St., Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval- Heritage Hills Unit No. 12 – ZB1905718 - Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 11/13/2019. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2019020695 on 11/25/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

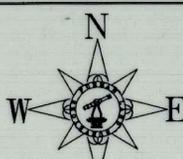
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady Kendrick'.

Brady Kendrick
Planner II



HERITAGE HILLS UNIT NO. 4
CLERK'S FILE NO. 2016013683

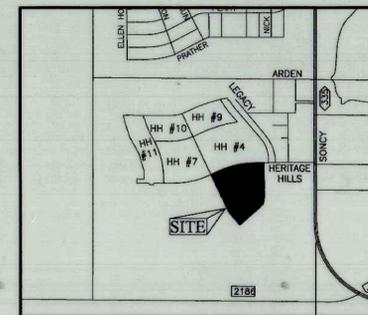
HERITAGE HILLS PARKWAY

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690887 FEET
EASTING: 523658 FEET

HERITAGE HILLS
UNIT NO. 7
CLERK'S FILE NO.
2016021060

L=5.00'
L.C. N 65° 49' 46" E 5.00'
R=2334.00'

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690676 FEET
EASTING: 522717 FEET



VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- 3/8" IRON ROD W/CAP FND
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN

*XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

■ 6'x8' XCEL, SUDDENLINK, AND AT&T EASEMENT

Line #	Length	Direction
L1	7.05'	N 19° 35' 43" E
L2	7.09'	S 45° 26' 16" E
L3	109.81'	S 64° 38' 44" W
L4	109.72'	N 64° 38' 44" E
L5	149.55'	S 89° 40' 36" W
L6	149.63'	N 89° 40' 36" E
L7	7.09'	N 70° 28' 51" W
L8	7.06'	N 19° 31' 09" E
L9	7.06'	S 44° 33' 44" W
L10	7.09'	S 45° 26' 16" E
L11	108.46'	S 64° 38' 44" W
L12	108.38'	N 64° 38' 44" E
L13	150.77'	S 89° 40' 36" W
L14	150.85'	N 89° 40' 36" E
L15	7.09'	N 70° 28' 51" W
L16	7.06'	N 19° 31' 09" E
L17	7.06'	S 44° 33' 44" W
L18	7.06'	S 45° 26' 16" E
L19	7.07'	N 86° 06' 16" W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	922.26'	2111.00'	S 77° 09' 40" W	914.94'
C2	913.57'	2091.00'	S 77° 09' 40" W	906.27'
C3	789.01'	1806.00'	S 77° 09' 40" W	782.75'
C4	780.30'	1786.00'	S 77° 09' 40" W	774.08'

HERITAGE HILLS
UNIT NO. 12

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
30.47± ACRES

SHEET 1 OF 2

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 · KYLE L. BRADY, RPLS

TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 1924547P FILE NO. H-17
DRAWING NO. P:\SUB 19\RANDALL\H-17\1924547\1924547P



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 9TH DAY OF MAY, 2019.

Den
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

(MEAS. N 00° 12' 23" W 3774.56')

HELIUM ROAD

BASE LINE

N 00° 12' 23" W
1638.04'
SW CORNER
SECTION 65

UNPLATTED
REMAINDER OF
TRACT ONE
CLERK'S FILE NO.
2012013183

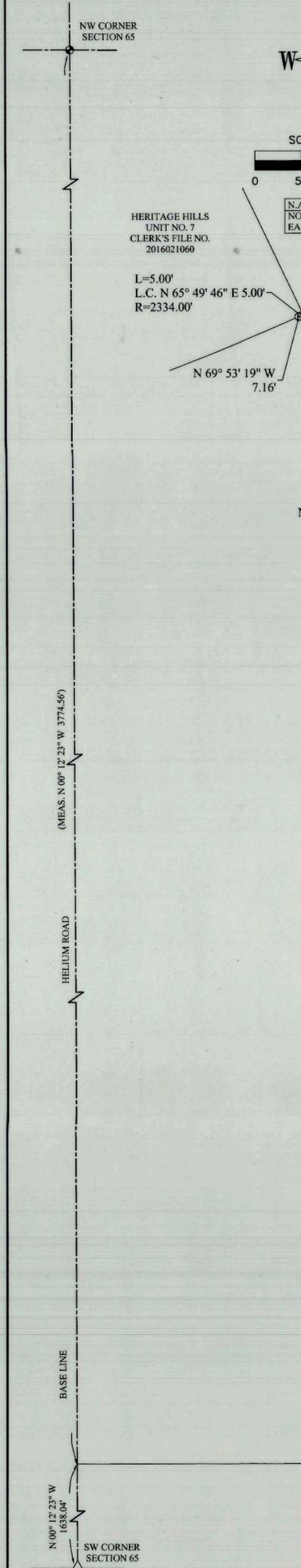
UNPLATTED
REMAINDER OF
TRACT ONE
CLERK'S FILE NO.
2012013183

UNPLATTED
REMAINDER OF
TRACT ONE
CLERK'S FILE NO.
2012013183

BLOCK 24
LOT 1
477848±
SF

NW CORNER
SECTION 65

N 00° 12' 23" W
1638.04'
SW CORNER
SECTION 65



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. 12, 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 8th DAY OF November, 2019.

Seth Williams
SETH WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79120

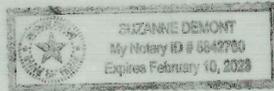
ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS.

THIS 8th DAY OF November, 2019.

Suzanne Demont
NOTARY PUBLIC, STATE OF TEXAS



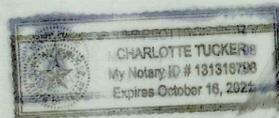
OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, DR. DARRYL FLUSCHE, SUPERINTENDENT, CANYON INDEPENDENT SCHOOL DISTRICT, 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. 12, 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 8th DAY OF Nov, 2019.

Darryl Flusche
DR. DARRYL FLUSCHE
SUPERINTENDENT
CANYON INDEPENDENT SCHOOL DISTRICT
3301 N. 23RD STREET
CANYON, TEXAS 79015



ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DR. DARRYL FLUSCHE.

THIS 8th DAY OF November, 2019.

Charlotte Tucker
NOTARY PUBLIC, STATE OF TEXAS

DESCRIPTION

A 30.47+- acre tract of land out of Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, further being a portion of that certain 590.9343+- acre tract of land being described as Tract One in that Certain instrument recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 30.47+- acre tract of land having been surveyed on the ground on May 9, 2019 by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

COMMENCING at a railroad spike found at the Southwest corner of said Section 65;

THENCE North 00° 12' 23" West (Base line), 1638.04 feet along the West line of said Section 65 to a point, from whence a 1/2 inch iron rod found as called for at the Northwest corner of said Section 65 bears North 00° 12' 23" West 3774.56 feet;

THENCE North 89° 47' 37" East, 3459.19 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Southwest and BEGINNING CORNER of this tract of land;

THENCE North 41° 06' 16" West, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 03° 53' 44" East, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 41° 06' 16" West, 295.53 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the beginning of a curve to the right whose center point bears North 48° 53' 44" East, 330.00 feet;

THENCE Northwesterly along said curve to the right an arc distance of 89.26 feet with a long chord of North 33° 21' 21" West, 88.99 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE North 25° 36' 25" West, 49.22 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 70° 05' 31" West, 7.13 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 60.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 19° 55' 04" East, 7.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.04 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 70° 02' 15" West, 7.14 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 55.01 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 19° 58' 24" East, 7.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.05 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 69° 58' 18" West, 7.15 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 55.02 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 20° 02' 30" East, 6.99 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 25° 36' 25" West, 240.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE North 69° 53' 19" West, 7.16 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South line of Heritage Hills Unit No. 7, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2016021060 of the Official Public Records of Randall County, Texas for the Northwest corner of this tract of land and the beginning of a curve to the left whose center point bears North 24° 06' 33" West, 2334.00 feet;

DESCRIPTION - cont.

THENCE Northeasterly along the South line of said Heritage Hills Unit No. 7 and along said curve to the left an arc distance of 5.00 feet with a long chord of North 65° 49' 46" East, 5.00 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve, same being the Southeast corner of Heritage Hills Unit No. 7, also being the Southwest corner of Heritage Hills Unit No. 4, an addition to the City of Amarillo according to the map or plat thereof recorded under Clerk's File No. 2016013683 of the Official Public Records of Randall County, Texas;

THENCE North 64° 47' 52" East, 170.32 feet along the South line of said Heritage Hills Unit No. 4 to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the right whose center point bears South 25° 21' 16" East, 2226.00 feet;

THENCE Northeasterly along said curve to the right an arc distance of 972.50 feet with a long chord of North 77° 09' 40" East, 964.78 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE North 89° 40' 36" East, 209.09 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northeast corner of this tract of land;

THENCE South 44° 33' 44" West, 7.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 545.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 45° 26' 16" East, 7.09 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 44° 33' 44" West, 7.06 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 00° 33' 08" East, 215.79 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center point bears South 89° 26' 52" West, 327.50 feet;

THENCE Southwesterly along said curve to the right an arc distance of 137.86 feet with a long chord of South 11° 30' 25" West, 136.84 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE South 18° 22' 10" East, 7.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 29° 15' 28" West, 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 76° 53' 05" West, 7.39 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the beginning of a curve to the right whose center point bears North 55° 03' 03" West, 327.50 feet;

THENCE Southwesterly along said curve to the right an arc distance of 79.72 feet with a long chord of South 41° 55' 20" West, 79.52 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;

THENCE South 48° 53' 44" West, 586.46 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 03° 53' 44" West, 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;

THENCE South 48° 53' 44" West, 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southwest corner of this tract of land;

THENCE North 86° 06' 16" West, 7.07 feet to the POINT OF BEGINNING and containing 30.47 acres of land, more or less.

(Description per instrument recorded under Clerk's File No. 2019010206 of the Official Public Records of Randall County, Texas.)

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 NO. 48381C0065E AND 48381C0205E, 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 PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 338,628± SQ. FT. IN THE STREETS AND ALLEYS.
- 4) SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO FRONT OF LOT.
- 5) ALL LOTS ARE LOCATED WITHIN A PID BOUNDARY.

APPROVAL

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

ON THIS 13th DAY OF Nov, 2019.

Al Purle
CHAIRMAN

**HERITAGE HILLS
UNIT NO. 12**

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
30.47± ACRES

SHEET 2 OF 2

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 9TH DAY OF MAY, 2019.



Daryl R. Furman
DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

11-25-19

(DATE)

RANDALL
(COUNTY)

2019020695
CLERK'S FILE NO.

GRANTEE'S ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO
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