



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

12/13/2019

M.K. McEntire  
Geospatial Data Inc.  
3501 S. Georgia St., Suite A  
Amarillo, Texas 79109

**RE: Letter of Action: Approval- Heritage Hills Unit No. 14 – ZB1905719 - Final Plat**

Mr. McEntire,

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. 2019021920 on 12/12/2019. Enclosed you will find a copy of your approved and recorded Final Plat.

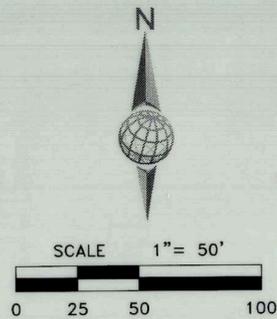
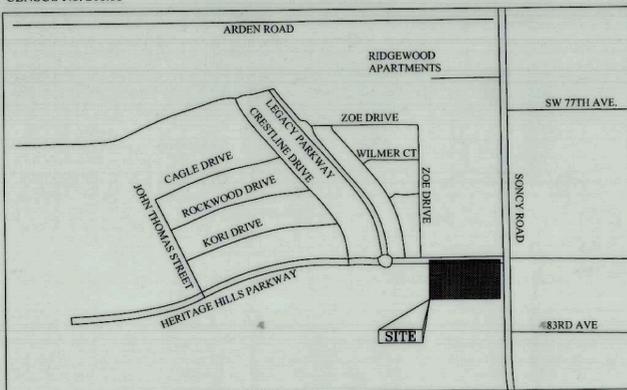
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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](mailto:Brady.Kendrick@amarillo.gov) or 806-378-5286.

Sincerely,

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

Brady D. Kendrick  
Planner II



**LEGEND:**

[ ]	RECORD INFORMATION	⊙	1/2" IRON ROD W/CAP SET STAMPED "GDI AMARILLO"
CFN	CLERKS FILE NUMBER	⊕	1/2" IRON ROD W/CAP FND
CM	CONTROL MONUMENT	⊙	1/2" IRON ROD FND
RM	RECORD MONUMENT	⊙	ALUMINUM RIGHT OF WAY MONUMENT
*XXX	ADDRESS (PROVIDED BY CITY OF AMARILLO SUBJECT TO CHANGE WITHOUT NOTICE)		
(XXXX)	NAME OR NUMBER IN ( ) INDICATES MONUMENT ORIGIN		

**CURVE DATA**

CURVE #	RADIUS	LENGTH	ANGLE
C1	8.00'	25.13'	180°00'00"
C2	15.00'	47.12'	180°00'00"

**NOTES**

- 1) 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.
- 2) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 4,498 SQ. FT.
- 3) THE LOTS LISTED BELOW ARE HEREBY DESIGNATED AS COMMON AREAS, 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 DRAINAGE AND PERFORMANCE OF PUBLIC DUTY:

LOT 1A, BLOCK 7 - COMMON AREA "A" (8,780 SQ. FT.)  
LOT 1B, BLOCK 7 - COMMON AREA "B" (4,772 SQ. FT.)

**DESCRIPTION**

All of Lot 1, Block 7, Heritage Hills Unit No. 2, as filed for record in Clerk's File No. 2014018558, Official Public Records of Randall County, Texas, and;

A 3.39 ± acre tract or parcel of land being comprised of a 1.62± acre tract of land as conveyed to Soney Road Investments, LLC by instrument and recorded in Clerk's File No. 2016009988, Official Public Records of Randall County, Texas, and a 1.77± acre tract or parcel of land as conveyed to City Federal Credit Union by instrument as filed for record in Clerk's File No. 2019017912, Official Public Records of Randall County, Texas, being situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, said 3.39 ± acre tract having been surveyed by Geospatial Data, Inc on July 8, 2019 and being further described by metes and boundary as follows:

Point of Beginning is a 1/2 inch iron rod found for the intersection of the apparent South Right-of-Way (R-O-W) line of Heritage Hills Parkway as filed for record in Clerk's File No. 2014018558, Official Public Records of Randall County, Texas, and the apparent Westerly R-O-W line of Soney Road, A.K.A Loop Highway 335 as filed for record in Volume 754, Page 573, Deed Records of Randall County, Texas, for the Northeast corner of said 1.77± acre tract and being the Northeast corner of this tract;

Thence S 00° 33' 08" E on said apparent Westerly R-O-W line of said Soney Road for a distance of 309.48 feet to a 1/2 inch iron rod with cap (Furman) found for the Northeast corner of that certain tract or parcel of land as conveyed to The City of Amarillo by instrument and recorded in Volume 92, Page 188, Deed Records of Randall County, Texas, for the Southeast corner of this tract, whence a 1/2 inch iron rod with cap (Furman) found for the Southeast corner of said City of Amarillo tract bears S 00° 33' 08" E - 208.74 feet;

Thence N 89° 45' 50" W on said North line of said City of Amarillo tract at a distance of 146.80 feet pass a 1/2 inch iron rod with cap (Furman) found for the Northwest corner of said City of Amarillo tract, at a distance of 250.02 feet pass a 1/2 inch iron rod with plastic cap stamped "GDI-AMARILLO" found for the common Southerly corner of said 1.77± acre tract and said 1.62± acre tract, continue on for a total distance of 481.41 feet to a 1/2 inch iron rod with cap stamped "GDI-AMARILLO" set in the East line of that certain tract or parcel of land as conveyed to P DUB Holdings, Ltd. by instrument as filed for record in Clerk's File No. 2012013183, Official Public Records of Randall County, Texas, for the Southwest corner of this tract, whence an aluminum R-O-W monument found on the apparent North R-O-W line of proposed Loop 335 (A.K.A. Helium Road) bears S 00° 33' 08" E - 2627.94 feet;

Thence N 00° 33' 08" W (Base line) on said East line of P DUB Holdings, Ltd. tract for a distance of 304.79 feet to a 1/2 inch iron rod with cap (Furman) found in said apparent South R-O-W line of Heritage Hills Parkway for the the Northeast corner of said P DUB Holdings, Ltd. tract, same being the Northwest corner of this tract, whence a 1/2 inch iron rod with cap (Furman) found bears S 89° 40' 39" W - 130.04 feet;

Thence N 89° 40' 39" E on said apparent South R-O-W line of Heritage Hills Parkway at a distance of 231.36 feet pass a 1/2 inch iron rod with plastic cap stamped "GDI-AMARILLO" found for the common Northerly corner of said 1.77± acre tract and said 1.62± acre tract, continue on for a total distance of 481.36 feet to the Point of Beginning.

Said tract contains 3.39 acres of land, more or less.

**OWNERS ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, SETH WILLIAMS FOR SONEY ROAD INVESTMENTS, 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. 14, 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 31<sup>st</sup> DAY OF October, 2019.

*Seth Williams*  
SETH WILLIAMS  
SONEY ROAD INVESTMENTS  
P.O. BOX 30206  
AMARILLO, TEXAS

**ATTEST**

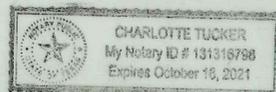
THE STATE OF TEXAS  
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS

THIS 31<sup>st</sup> DAY OF October, 2019.

*Charlotte Tucker*  
NOTARY PUBLIC, STATE OF TEXAS



**OWNERS ACKNOWLEDGEMENT**

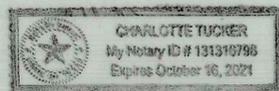
THE STATE OF TEXAS  
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, FRANK A. FRAZZITTA, CEO OF CITY FEDERAL CREDIT UNION, 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. 14, 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 31<sup>st</sup> DAY OF October, 2019.

*Frank A. Frazzitta*  
FRANK A. FRAZZITTA, CEO  
CITY FEDERAL CREDIT UNION  
901 S. LINCOLN  
AMARILLO, TEXAS 79101



**ATTEST**

THE STATE OF TEXAS  
COUNTY OF RANDALL

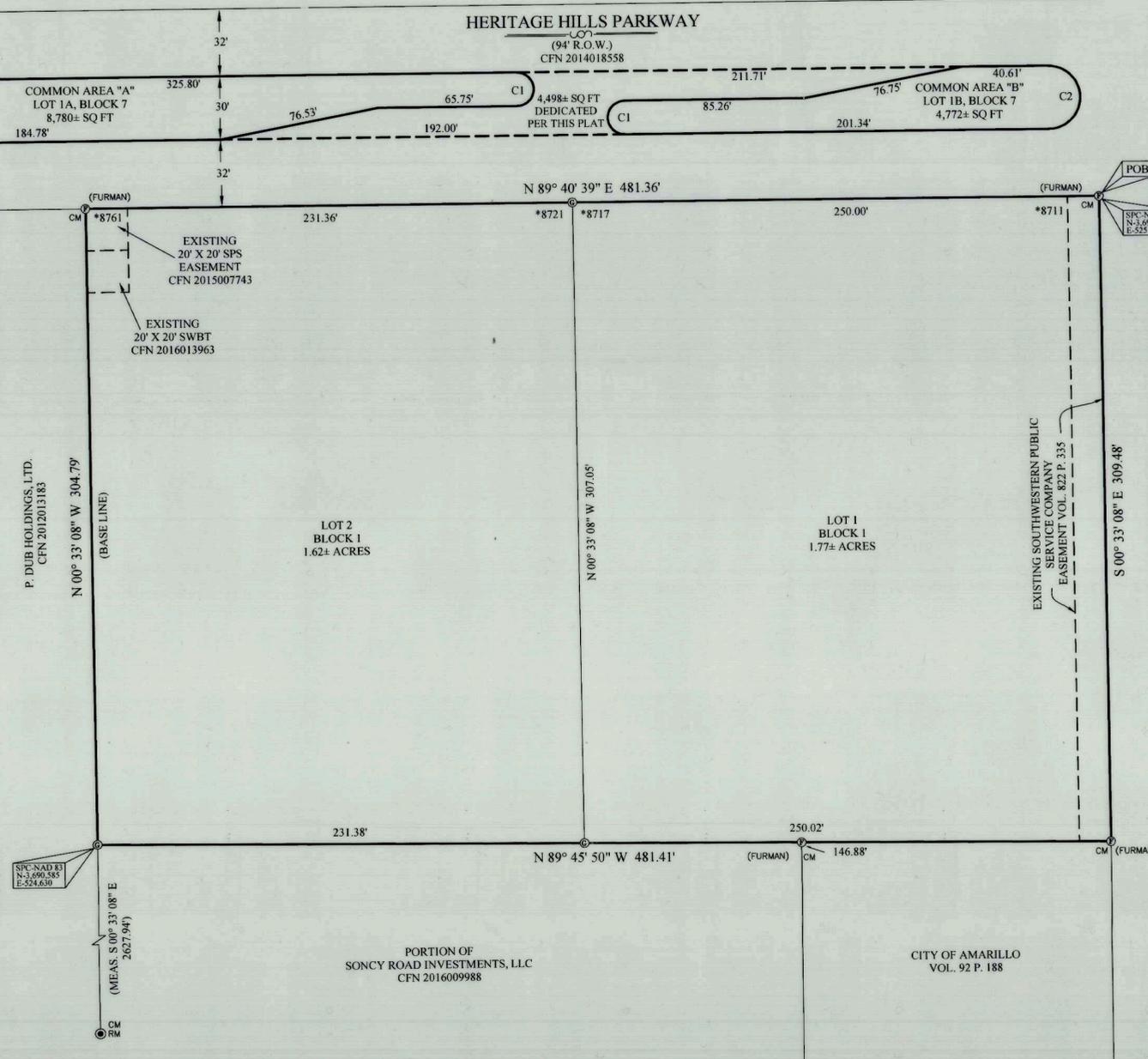
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRANK A. FRAZZITTA

THIS 31<sup>st</sup> DAY OF October, 2019.

*Charlotte Tucker*  
NOTARY PUBLIC, STATE OF TEXAS

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



FILED OF RECORD  
12-12-2019  
(DATE)  
2019021920  
CLERK'S FILE NO.

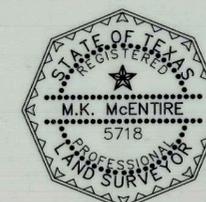
RANDALL  
(COUNTY)

**APPROVAL**

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

ON THIS 13<sup>th</sup> DAY OF Nov, 2019.

*M.K. McEntire*  
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 19TH DAY OF OCTOBER, 2019.

*M.K. McEntire*  
M.K. McENTIRE R.P.L.S. 5718  
REGISTERED PROFESSIONAL LAND SURVEYOR

**HERITAGE HILLS  
UNIT NO. 14**  
AN ADDITION TO THE CITY OF AMARILLO,  
BEING A RE-PLAT OF LOT 1, BLOCK 7  
HERITAGE HILLS UNIT NO. 2 AND A PORTION OF  
AN UNPLATTED TRACT OF LAND OUT OF  
SECTION 65, BLOCK 9  
B. S. & F. SURVEY  
RANDALL COUNTY, TEXAS  
3.39± ACRES

**GDI**  
Geospatial Data, Inc.  
ENGINEERING • SURVEYING  
GIS • ENVIRONMENTAL  
BEYOND MAPPING • COM

Surveying & GIS Division  
M.K. McEntire, RPLS - Noah C. Huntington, RPLS

3501 S. Georgia, Suite A  
Amarillo, Texas 79109  
Phone: 806.467.3777  
Firm Registration #: F-10194246

PROJECT NO. E19-129 PLAT  
G:\PROJECTS\2019\E19-129\HERITAGE HILLS 14\SURVEY\