



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

1/6/2020

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- Hillside Terrace Estates Unit No. 28 – ZB1905739 - Final Plat

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 1/6/2020. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2020003566 on 2/26/2020. Enclosed you will find a copy of your approved and recorded Final Plat.

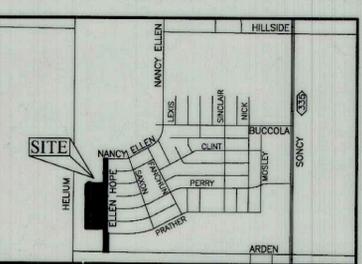
Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

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.

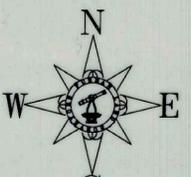
Sincerely,

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

Brady D. Kendrick
Planner II



VICINITY MAP
NOT TO SCALE



SCALE 1" = 100'
0 50 100 200

(MEAS. N 00° 24' 50" W 5421.54')

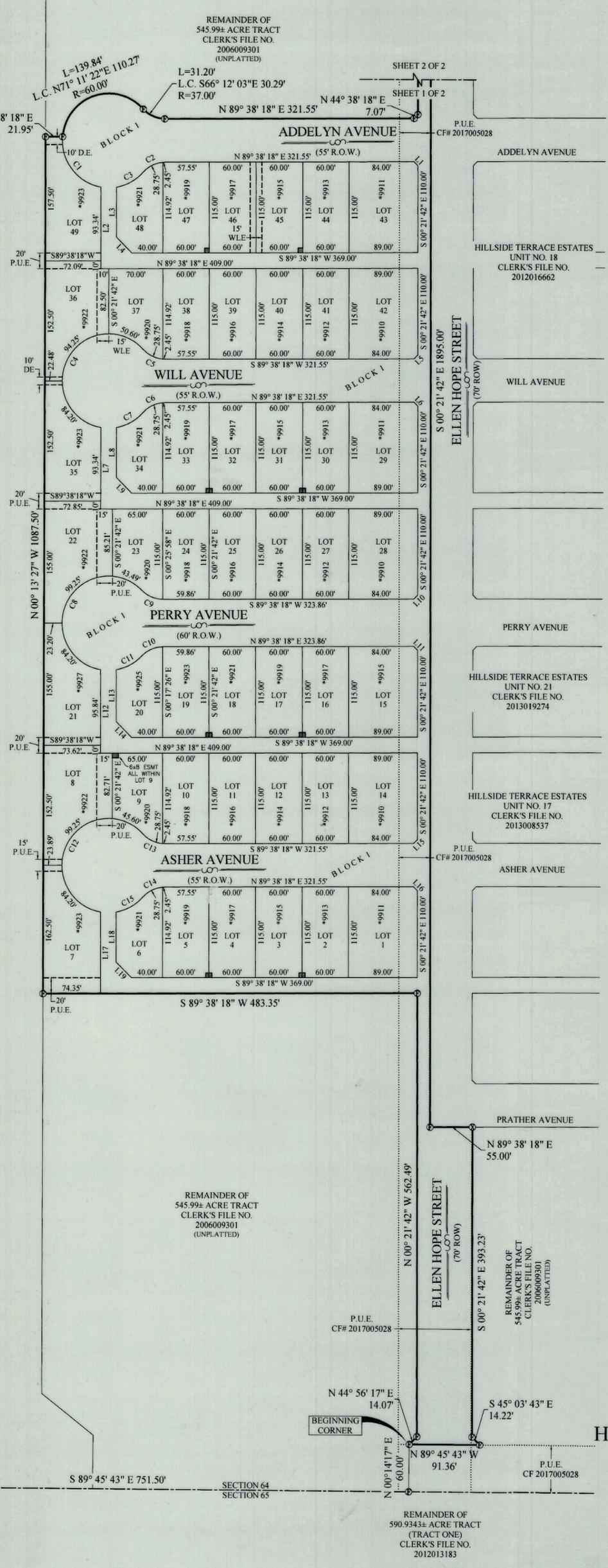
HELIUM ROAD

SW CORNER SECTION 64

N.A.D. 83 - TEXAS NORTH
NORTHING: 3693154 FEET
EASTING: 519802 FEET

(MEAS. S 00° 12' 23" E 5412.60')

SW CORNER SECTION 65



- LEGEND:**
- ⊙ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
 - ⊗ "X" IN CONCRETE SET
 - △ RAILROAD SPIKE FND
 - ⊙ 1-1/2" IRON PIPE FND
 - ⊙ 1/2" IRON ROD FND
 - (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
 - *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
 - P.U.E. PUBLIC UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - WLE WATER LINE EASEMENT
 - CF# CLERK'S FILE NUMBER
 - 6x8" XCEL, SUDDENLINK, AND AT&T EASEMENT (4' EACH LOT)
 - 6x6" SUDDENLINK AND AT&T EASEMENT
 - [Hatched Box] SPECIAL FLOODED HAZARD AREA AS DETERMINED PER LOMR DATED SEPTEMBER 7, 2016 (SEE NOTE 2)

Line Table

Line #	Length	Direction
L1	7.07'	S 45° 21' 42" E
L2	103.34'	S 00° 21' 42" E
L3	63.34'	N 00° 21' 42" W
L4	28.28'	N 45° 21' 42" W
L5	7.07'	S 44° 38' 18" W
L6	7.07'	S 45° 21' 42" E
L7	103.34'	S 00° 21' 42" E
L8	63.34'	N 00° 21' 42" W
L9	28.28'	N 45° 21' 42" W
L10	7.07'	S 44° 38' 18" W
L11	7.07'	S 45° 21' 42" E
L12	105.84'	S 00° 21' 42" E
L13	65.84'	N 00° 21' 42" W
L14	28.28'	N 45° 21' 42" W
L15	7.07'	S 44° 38' 18" W
L16	7.07'	S 45° 21' 42" E
L17	103.34'	S 00° 21' 42" E
L18	63.34'	N 00° 21' 42" W
L19	28.28'	N 45° 21' 42" W

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	89.21'	60.00'	S 38° 10' 28" E	81.21'
C2	31.20'	37.00'	N 65° 28' 39" E	30.29'
C3	40.56'	60.00'	N 60° 40' 50" E	39.79'
C4	229.05'	60.00'	S 28° 35' 46" W	113.21'
C5	31.20'	37.00'	N 66° 12' 03" W	30.29'
C6	31.20'	37.00'	N 65° 28' 39" E	30.29'
C7	40.56'	60.00'	N 60° 40' 50" E	39.79'
C8	226.95'	60.00'	S 27° 35' 30" W	113.89'
C9	29.91'	37.00'	N 67° 12' 19" W	29.10'
C10	29.91'	37.00'	N 66° 28' 55" E	29.10'
C11	38.45'	60.00'	N 61° 41' 06" E	37.80'
C12	229.05'	60.00'	S 28° 35' 46" W	113.21'
C13	31.20'	37.00'	N 66° 12' 03" W	30.29'
C14	31.20'	37.00'	N 65° 28' 39" E	30.29'
C15	40.56'	60.00'	N 60° 40' 50" E	39.79'

**HILLSIDE TERRACE ESTATES
UNIT NO. 28**

AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 64, BLOCK 9
B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
13.72± ACRES

SHEET 1 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 11TH DAY OF NOVEMBER, 2019.



DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

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. 1924167P-2 FILE NO. H-16
DRAWING NO. P. SUB 19 RANDALL/H-16/1924167/1924167P-2

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

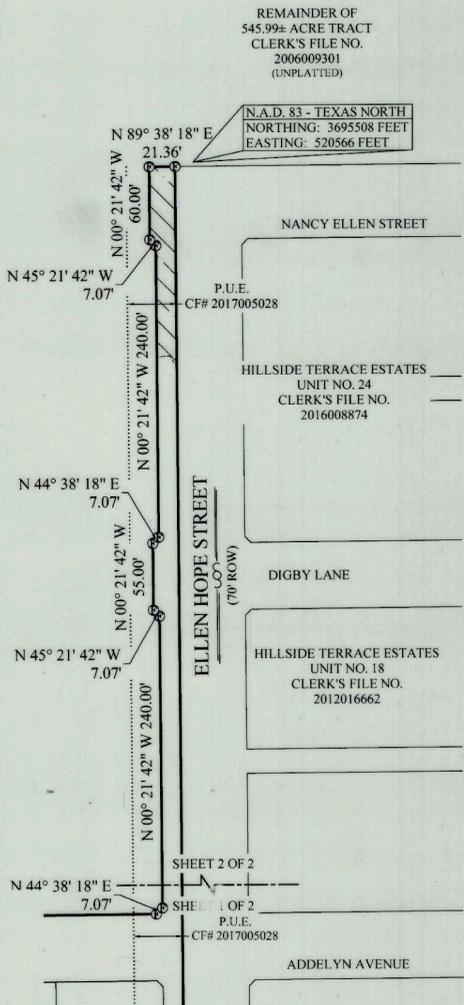
NOTES

- 1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.
- 2) AREAS OF THIS PLAT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO A FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION, DATED SEPTEMBER 7, 2016 DESIGNATING THE 1% ANNUAL CHANCE FLOOD ELEVATION AS 3699.5 FEET. THE AREA SHOWN ON THIS PLAT WAS DETERMINED USING A TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM ON FEBRUARY 4, 2019.
- 3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS 223,145± SQ. FT. IN THE STREETS AND ALLEYS AND 13,034± SQ. FT. IN THE EASEMENTS.

DESCRIPTION

A 13.72±- acre tract of land situated in Section 64, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 545.99±- acre tract as described in that certain instrument recorded under Clerk's File No. 2006009301 of the Official Public Records of Randall County, Texas, and also a portion of a 13.95±- acre tract as described in that certain instrument recorded under Clerk's File No. 2019011913 of the Official Public Records of Randall County, Texas, said 13.72±- acre tract of land having been surveyed on the ground November 11, 2019 by Furman Land Surveyors, Inc. and being further described by metes and bounds as follows:

- COMMENCING a 1/2 inch iron rod found at the Southwest corner of said Section 64 from whence a railroad spike found at the Southwest corner of Section 65, said Block 9 bears S. 00° 12' 23" E. (Base line) 5412.60 feet;
- THENCE S. 89° 45' 43" E. 751.50 feet along the common line between said Sections 64 and 65 to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 14' 17" E. 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most South Southwest and BEGINNING CORNER of this tract of land;
- THENCE N. 44° 56' 17" E. 14.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 21' 42" W. 562.49 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior jog corner of this tract of land;
- THENCE S. 89° 38' 18" W. 483.35 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the East line of that certain 39.676±- acre tract of land described in that certain instrument recorded under Clerk's File No. 2018002438 of the Official Public Records of Randall County, Texas for the most West Southwest corner of this tract of land;
- THENCE N. 00° 13' 27" W. 1087.50 feet along the East line of said 39.676±- acre tract of land to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most West Northwest corner of this tract of land;
- THENCE N. 89° 38' 18" E. 21.95 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 bears S. 85° 34' 53" E. 60.00 feet;
- THENCE Northeasterly 139.84 feet along said curve to the right with a long chord of N. 71° 11' 22" E. 110.27 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve, same being the beginning of a curve to the left whose center bears N. 47° 57' 36" E. 37.00 feet;
- THENCE Southeasterly 31.20 feet along said curve to the left with a long chord of S. 66° 12' 03" E. 30.29 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the end of said curve;
- THENCE N. 89° 38' 18" E. 321.55 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 44° 38' 18" E. 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 21' 42" W. 240.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 45° 21' 42" W. 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 21' 42" W. 55.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 44° 38' 18" E. 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 21' 42" W. 240.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 45° 21' 42" W. 7.07 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE N. 00° 21' 42" W. 60.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the most North Northwest corner of this tract of land;
- THENCE N. 89° 38' 18" E. 21.36 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of Hillside Terrace Estates Unit No. 24, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2016008874 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land;
- THENCE S. 00° 21' 42" E. 1895.00 feet continuing along the West line of said Hillside Terrace Estates Unit No. 24 and continuing further along the West line of Hillside Terrace Estates Unit No. 18, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2012016662 of the Official Public Records of Randall County, Texas, and continuing further along the West line of Hillside Terrace Estates Unit No. 21, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2013019274 of the Official Public Records of Randall County, Texas, and continuing further along the West line of Hillside Terrace Estates Unit No. 17, an addition to the City of Amarillo according to the map or plat thereof, recorded under Clerk's File No. 2013008537 of the Official Public Records of Randall County, Texas, to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for an interior jog corner of this tract of land;
- THENCE N. 89° 38' 18" E. 55.00 feet along the South line of said Hillside Terrace Estates Unit No. 17 to an "X" set in concrete;
- THENCE S. 00° 21' 42" E. 393.23 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set;
- THENCE S. 45° 03' 43" E. 14.22 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Southeast corner of this tract of land;
- THENCE N. 89° 45' 43" W. 91.36 feet to the POINT OF BEGINNING and containing 13.72 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, VICE PRESIDENT, P.G. WILLIAMS LEASING INC., BEING A GENERAL PARTNER OF HILLSIDE TERRACE ESTATES DEVELOPMENT, LTD., BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED A PART OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 28, 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 12th DAY OF December, 2019.

HILLSIDE TERRACE ESTATES DEVELOPMENT, LTD.
BY: P.G. WILLIAMS LEASING, INC., GENERAL PARTNER

Seth Williams
SETH WILLIAMS, VICE PRESIDENT
P.O. BOX 30206
AMARILLO, TEXAS 79130

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SETH WILLIAMS,
THIS 12th DAY OF December, 2019.

Notary Public
NOTARY PUBLIC, STATE OF TEXAS

APPROVAL

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

ON THIS 6th DAY OF January, 2020.

Chairman
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 11TH DAY OF NOVEMBER, 2019.



FILED OF RECORD

2/26/2020
(DATE) RANDALL COUNTY
20200035606
CLERK'S FILE NO.

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

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

**HILLSIDE TERRACE ESTATES
UNIT NO. 28**

AN ADDITION TO
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SITUATED IN SECTION 64, BLOCK 9
B.S. & F. SURVEY
RANDALL COUNTY, TEXAS
13.72± ACRES

SHEET 2 OF 2

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