

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

January 21, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-09-40 Hillside Terrace Estates Unit No. 7, an addition to the City of Amarillo, being an unplatted tract of land in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Perry Ave. & Soncy Rd.)  
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on January 10, 2011. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2011000677 on January 11, 2011. Please post your records accordingly.



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Kelley Shaw, Planning Director



PLAT 2011000677  
3 PGS

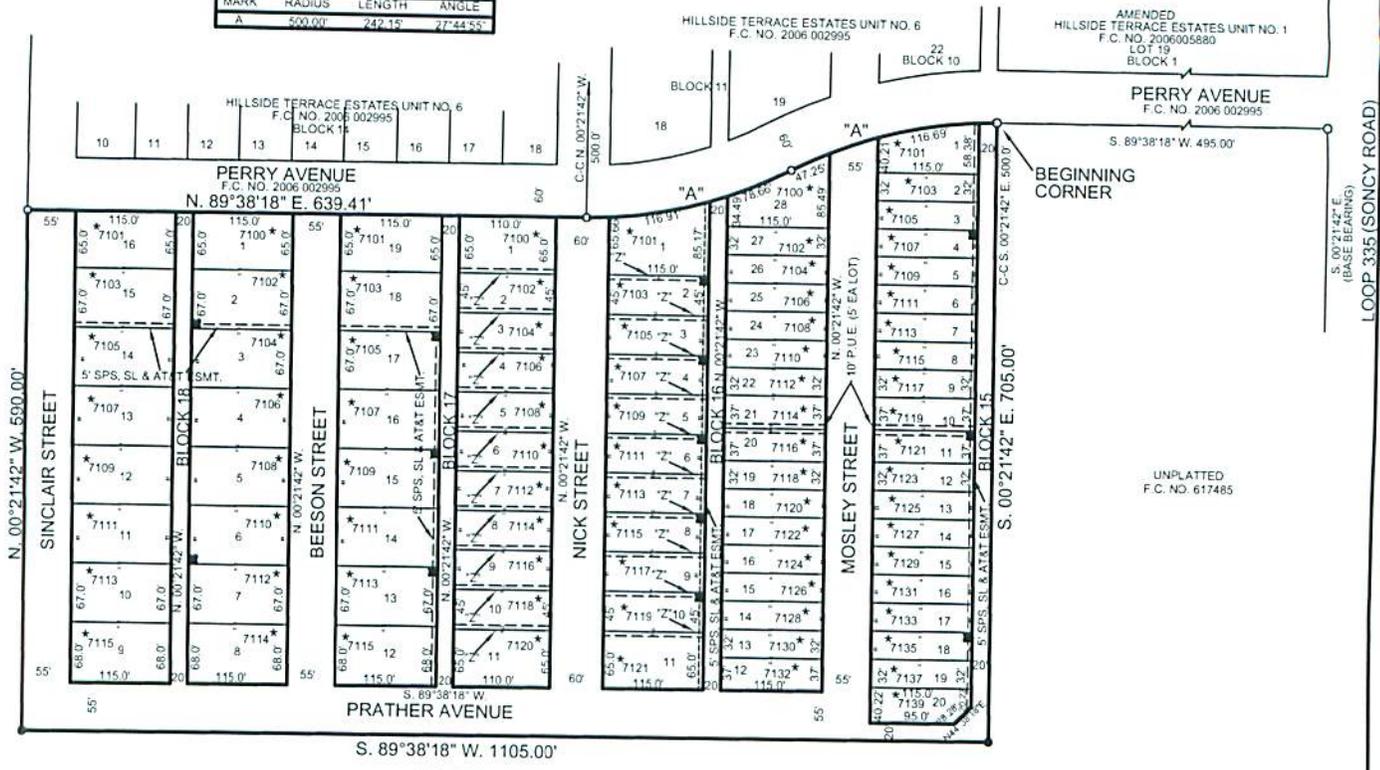
Blk 9 BS+F

Sec. 64

H-16

CENSUS TRACT 216.07

MARK	RADIUS	LENGTH	ANGLE
A	500.00'	242.15'	27°44'55"



- LEGEND:**
- 1/2 INCH REBAR (SET WITH CAP)
  - 1/2 INCH REBAR (FND WITH CAP)
  - SPS SOUTHWESTERN PUBLIC SERVICE
  - SL SUDDENLINK
  - ESMT EASEMENT
  - \* ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
  - ∴ ZERO LOT LINE
  - 5' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT.
  - 6' x 6' SPS TRANSFORMER EASEMENT

- NOTE:**
- 1) THIS PLAT IS NOT IN THE AMARILLO E.T.J
  - 2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070C, DATED JUNE 4, 2010.
  - 3) LOTS 1 THRU 11, BLOCK 16 AND LOTS 1 THRU 11, BLOCK 17 MAY BE USED FOR SINGLE FAMILY DETACHED HOUSING UNITS.
  - 4) BASIS OF BEARING IS THE EAST LINE OF SECTION 64. (S. 00°21'42" E. FROM GPS OBSERVATION)

SPC NAD83  
TEXAS NORTH

S.E. CORNER HILLSIDE TERRACE EST. #6

NORTHING/Y= 3694856.3308  
EASTING/X= 525095.5465  
CONVERGENCE= -0 15 14.64043  
SCALE FACTOR= 0.999922848  
COMBINED FACTOR= 0.999751313

N.W. CORNER

NORTHING/Y= 3694738.4711  
EASTING/X= 523496.1589  
CONVERGENCE= -0 15 25.79744  
SCALE FACTOR= 0.999922877  
COMBINED FACTOR= 0.999751342

FILED OF RECORD  
11/11/11 *Randall*  
DATE COUNTY  
2011000677  
FILE CLERK NO.

GRANTEE'S ADDRESS IS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

HILLSIDE TERRACE ESTATES UNIT NO. 7  
AN ADDITION TO THE CITY OF AMARILLO, BEING AN  
UNPLATTED TRACT OF LAND IN SECTION 64, BLOCK 9, B.S. &  
F. SURVEY, RANDALL COUNTY, TEXAS  
**(15.581 ACRES)**

**THOMAS-ISRAEL CONSULTING ENGINEERS**  
517 N. FOLK STREET, AMARILLO, TEXAS 79107  
(806)358-4829 FAX (806)358-4820  
E-mail: [thengsur@thomasandisrael.com](mailto:thengsur@thomasandisrael.com)  
JOB NO. 9352B

CENSUS TRACT 216.07

AP NO. H-16

DESCRIPTION:

A 15.581 ACRE TRACT OF LAND IN SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/4 INCH REBAR FOUND WITH CAP STAMPED "H RPLS 5377" (HH CAP) IN THE WEST RIGHT-OF-WAY LINE OF LOOP HIGHWAY 335 (SONCY ROAD) AND THE SOUTH LINE OF PERRY AVENUE AT THE SOUTHEAST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 6, FILED UNDER CLERK'S FILE NUMBER 2006 002995, OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS. THENCE S. 89°38'18" W., ALONG THE SOUTH LINE OF PERRY AVENUE, 495.00 FEET TO A 1/4 INCH REBAR FOUND WITH HH CAP FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT;

THENCE S. 00°21'42" E., 705.00 FEET, TO A 1/4 INCH REBAR SET WITH HH CAP FOR THE SOUTHEAST CORNER OF THIS TRACT;

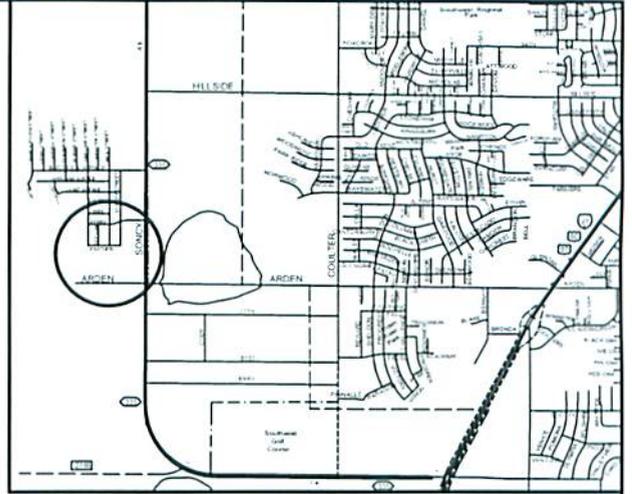
THENCE S. 89°38'18" W., A DISTANCE OF 1105.00 FEET TO A 1/4 INCH REBAR SET WITH HH CAP FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 00°21'42" W., A DISTANCE OF 590.00 FEET TO A 1/4 INCH REBAR FOUND WITH HH CAP FOR THE NORTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHWEST CORNER OF SAID HILLSIDE TERRACE ESTATES UNIT NO. 6 AND BEING IN THE SOUTH LINE OF PERRY AVENUE, FILED FOR RECORD UNDER CLERK'S FILE NUMBER 2006 002995;

THENCE N. 89°38'18" E., A DISTANCE OF 639.41 FEET TO A 1/4 INCH REBAR FOUND WITH HH CAP AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N. 00°21'42" W., A DISTANCE OF 500.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 242.15 FEET THRU A CENTRAL ANGLE OF 27°44'55" TO A 1/4 INCH REBAR FOUND WITH HH CAP AND BEING THE BEGINNING OF A REVERSE CURVE WHOSE CENTER BEARS S. 28°06'37" E., 500.00 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 242.15 THRU A CENTRAL ANGLE OF 27°44'55" TO THE PLACE OF BEGINNING.



VICINITY MAP NTS

CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ABOVE SURVEY IS TRUE AND CORRECT. IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THIS 27th DAY OF NOVEMBER, 2010.

H. O. Hartfield  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



DEDICATION:

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

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 7, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, LANES AND EASEMENTS.

EXECUTED THIS 22 DAY OF November, 2010.

Perry Williams  
P DUB INVESTMENTS  
PERRY WILLIAMS, PRESIDENT  
P. O. BOX 30206  
AMARILLO, TEXAS 79130  
(806) 373-5820

ATTEST:

STATE OF TEXAS )  
COUNTY OF ) Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 22 DAY OF November, 2010.

Diane E. Frazer  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 4-24-2014



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO  
1-10-11  
DATE CHAIRMAN

FILED OF RECORD  
1/11/11  
DATE  
Randall  
COUNTY  
2011000677  
FILE CLERK NO.

HILLSIDE TERRACE ESTATES UNIT NO. 7

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 64, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS (15.581 ACRES)

GRANTEE'S ADDRESS IS:  
CITY OF AMARILLO  
P.O. BOX 1971  
AMARILLO, TEXAS 79105-1971

THOMAS-ISRAEL CONSULTING ENGINEERS  
517 N. POLK STREET AMARILLO, TEXAS 79107  
(806) 336-4629 FAX (806) 336-4820  
E-mail: tengsur@thomasandisrael.com



JOB NO. 9352B

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.  
P. O. BOX 997  
CANYON, TX 79015-0997

**PROPERTY OWNER**  
=====

**NAME . . .** P DUB INVESTMENTS LTD  
**ADDRESS:** PO BOX 30206  
AMARILLO TX 79120

**PROPERTY DESCRIPTION**  
=====

SECT 64 B S & F  
LOT BLOCK 0009  
IRREG TR BEING MOST OF SECT  
LESS VARIOUS TRACTS AND  
LESS PLATTED AREAS

**PROPERTY ACCOUNT NUMBER:** R 370 0640 3000.0      **TAXES FOR 2010 ARE \$** 1,218.56  
**Acres:** 352.2100      **Randall County Market Value:** 3,522,100  
**2010 Taxes WITHOUT Exemptions \$** 76,316.86

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
2010	Randall County	\$ 207.46
2010	City of Amarillo	\$ 174.39
2010	Canyon ISD	\$ 725.47
2010	Amarillo JR College	\$ 106.83
2010	Hi Plains Water Dist	\$ 4.41
<b>TOTAL Taxes Due</b>		<b>\$ 1,218.56</b>

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.  
\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2010

*Christina Murray*  
-----  
DEPUTY

12/20/2010  
-----  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

January 11, 2011 11:03:42 AM

2011000577

FEE: \$83.00

Renee Calhoun County Clerk

Randall County TEXAS



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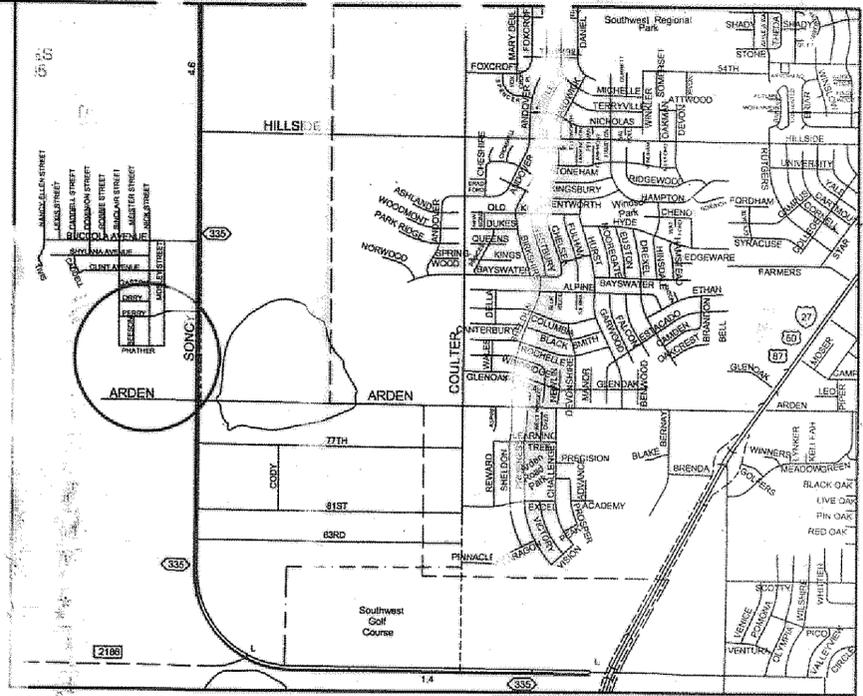
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EXECUTED THIS 22 DAY OF NOVEMBER, 2010.

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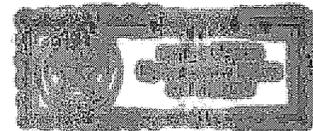
ATTEST:

STATE OF TEXAS  
COUNTY OF *Tarrant*

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*Diane E. Magize*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 4-24-2014



APPROVAL:

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

1-10-11 DATE *B.L.M. - M* CHAIRMAN

FILED OF RECORD  
1/11/11 DATE  
Randall COUNTY  
20100677 FILE CLERK NO.

GRANTEE'S ADDRESS IS:  
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P.O. BOX 1971  
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E-mail: [tiengsur@thomasandisrael.com](mailto:tiengsur@thomasandisrael.com)

JOB NO. 9362B