

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

June 5, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-17 Hillside Terrace Estates Unit No. 20, an addition to the City of Amarillo, being a replat of Hillside Terrace Estates Unit No. 14, in Section 64, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Nancy Ellen St & Saxon Way)  
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on May 6, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013008328 on May 8, 2013. Please post your records accordingly.



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Kelley Shaw, Planning Director

BLK 9 BS+F

SEC 64

H-16

CENSUS TRACT 216 08

NOTE:  
1) THIS PLAT IS NOT IN THE AMARILLO F.T.J.

2) A PORTION OF THIS PLAT IS IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2000000000 DATED JUNE 4, 2010 REVISED BY LETTER OF MAP REVISION DATED NOVEMBER 29, 2012

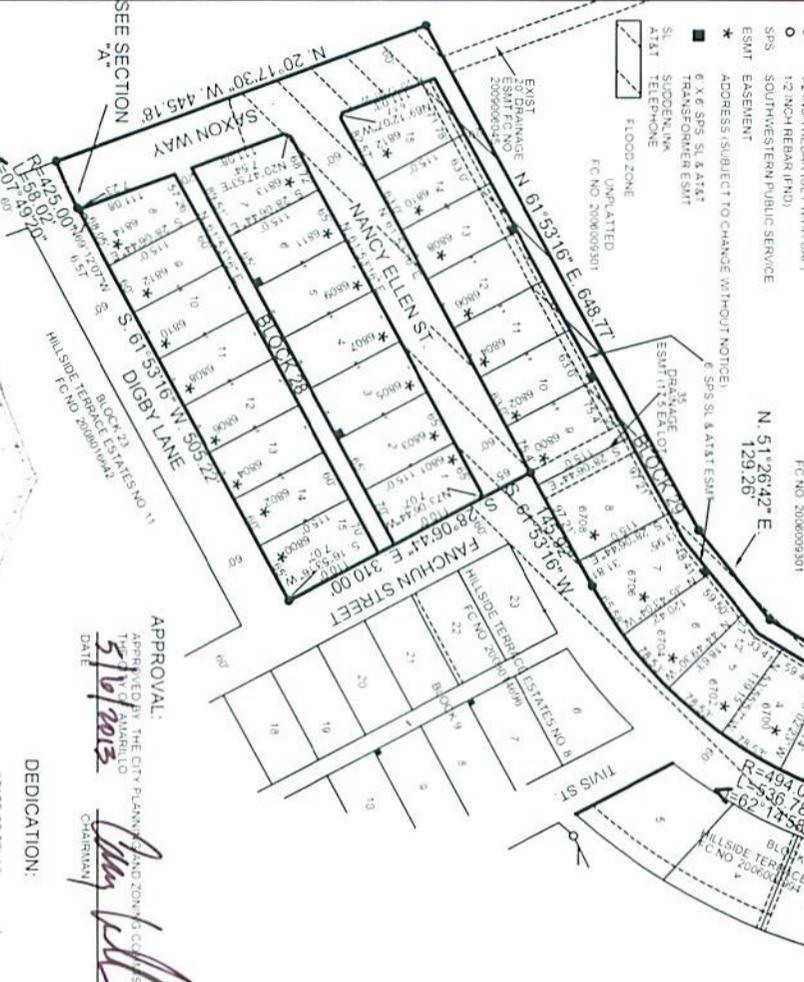
3) BASIS OF BEARING IS SOUTH OR W. LINE BUCCOLA

4) 84,239 SQ. FT. OF RIGHT-OF-WAY DEDICATED BY THIS PLAT

5) THE PURPOSE OF THIS PLAT IS TO RECTIFY 4,033.52 SQ. FT. OF SPS SL. AND A 1/2 EASEMENT N. 09°43'34" E 128.85'

6) CHANGE IN FLOOD PLANE BOUNDARY INFORMATION

LEGEND:  
● 12 INCH REBAR (SET WITH CAP)  
○ 1/2 INCH REBAR (FIND)  
SPS SOUTHWESTERN PUBLIC SERVICE  
\* EASEMENT  
\* ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)  
\* 6" V. SPS SL. & A 1/2" TRANSDUCER ESMI  
\* SPODECKMAN A 1/2" TELEPHONE  
□ FLOOD ZONE  
UNPLATTED  
FC NO. 200609301



LOT 14A  
BUCCOLA AVENUE  
HILLSIDE TERRACE ESTATES NO. 19  
FC NO. 201200941

BUCCOLA AVENUE  
HILLSIDE TERRACE ESTATES NO. 19  
FC NO. 200191937

BUCCOLA AVENUE  
HILLSIDE TERRACE ESTATES NO. 19  
FC NO. 200191937

DESCRIPTION:

AT 7.665 ACRE TRACT OF LAND IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "HM" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NANCY ELLEN STREET AT THE SOUTHWEST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN FILE CLERK'S NUMBER 200013917 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S 89°38'18" W 494.07 FEET

THENCE S 81°53'16" W 148.92 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

THENCE S 28°06'44" E 310.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FANCHUN STREET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET IN THE NORTH RIGHT-OF-WAY LINE OF DIGBY LANE

THENCE S 61°53'16" W 310.22 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF DIGBY LANE TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N 28°06'44" E 425.90 FEET

THENCE WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 58.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

THENCE N 20°17'30" W 48.19 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

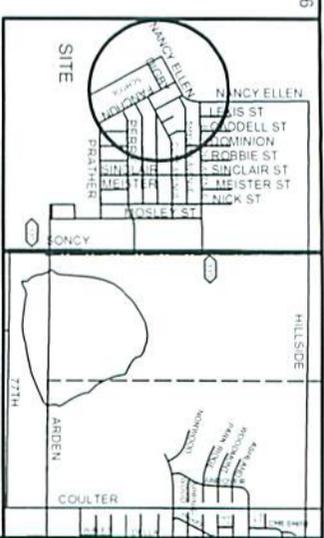
THENCE N 61°53'16" E 448.77 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

THENCE N 51°26'42" E 129.26 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

THENCE N 30°56'46" E 129.71 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

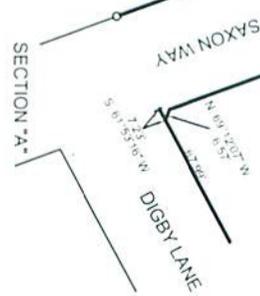
THENCE N 09°43'34" E 128.85 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HM" SET

THENCE N 89°38'18" E 150.00 FEET TO THE PLACE OF BEGINNING



APPROVAL:  
APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO  
DATE 5/6/2015  
Chairman

MATTHEW THOMAS  
NOTARY PUBLIC,  
STATE OF TEXAS  
My Commission Expires 01/29/2015



CERTIFICATE:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECTLY MADE FROM A SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 21ST DAY OF APRIL, 2012.

H.O. HARTFIELD  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8377

DEDICATION:  
STATE OF TEXAS }  
COUNTY OF RANDALL } KNOW ALL MEN BY THESE PRESENTS

THAT PERRY WILLIAMS, PRESIDENT OF P.D. INVESTMENTS, LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE RESURGENT SUBDIVIDED, REPARTITIONED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, LANE ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANE ALLEYS AND EASEMENTS

EXECUTED THIS 11 DAY OF April, 2013

Perry Williams  
PRESIDENT  
P.D. INVESTMENTS, LIMITED  
AMARILLO, TEXAS 79130  
ID# 13755820

HILLSIDE TERRACE ESTATES UNIT NO. 20  
AN ADDITION TO THE CITY OF AMARILLO BEING A REPLAT OF HILLSIDE TERRACE ESTATES UNIT NO. 14, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS (7.365 ACRES)

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

FILED OF RECORD  
DATE 5/18/13  
2013008328  
FILE CLERK NO.

THOMAS-ISRAEL CONSULTING ENGINEERS  
517 N. POLK STREET AMARILLO, TEXAS 79107  
(806)358-4825 FAX (806)358-4820  
JOB NO 12599 E-mail: tiengsu@thomasandisrael.com

APP

P-13-17

JS

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

<b>PROPERTY OWNER</b> ===== <p>NAME . . : P DUB INVESTMENTS LTD  ADDRESS: PO BOX 30206  AMARILLO TX 79120</p>	<b>PROPERTY DESCRIPTION</b> ===== <p>SECT 64 B S &amp; F  LOT BLOCK 0009  299.94 AC IRREG TR LYING IN  W/2 &amp; S/2 OF SECT BEG AT  NW COR OF SECT</p>
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PROPERTY ACCOUNT NUMBER: R 370 0640 3000.0      TAXES FOR 2012 ARE \$ 1,131.43  
Acres: 299.9400      Randall County Market Value: 2,999,400  
2012 Taxes WITHOUT Exemptions \$ 65,279.83

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
=====	=====	=====
TOTAL Taxes Due \$		.00

The taxes to be imposed by the above listed taxing units for the 2013 taxes have not been calculated.

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      CERTIFIED THRU TAX YEAR 2012  
TAX ASSESSOR/COLLECTOR

*Brenda Davis*      4/24/2013      FEE PAID \$ 10.00  
-----  
DEPUTY      DATE OF TAX CERTIFICATE

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Renee Calhoun*

2013008328

05/08/2013 12:04 PM

Fee: 48.00

Renee Calhoun, County Clerk

Randall County, Texas

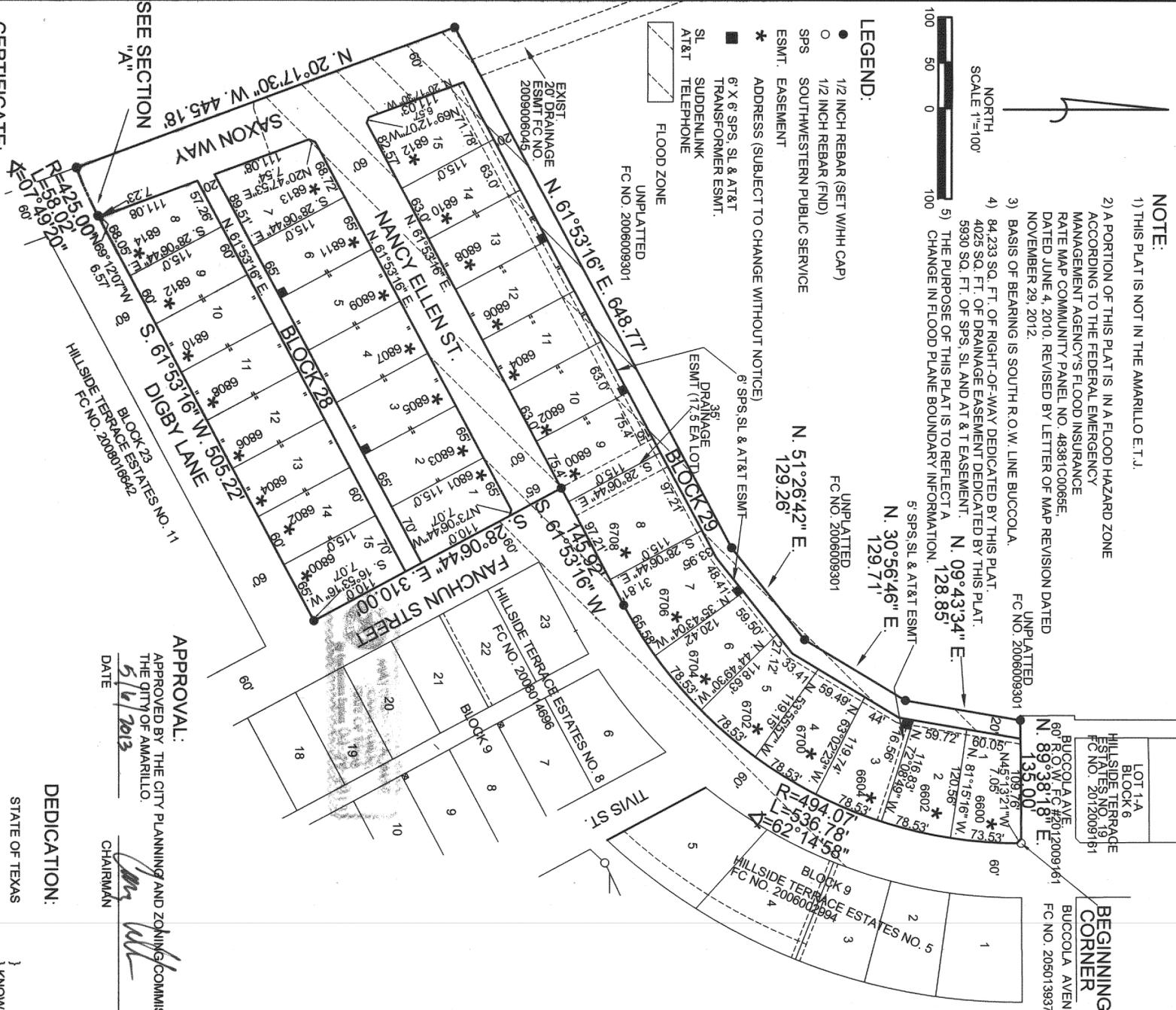
PLAT

**NOTE:**

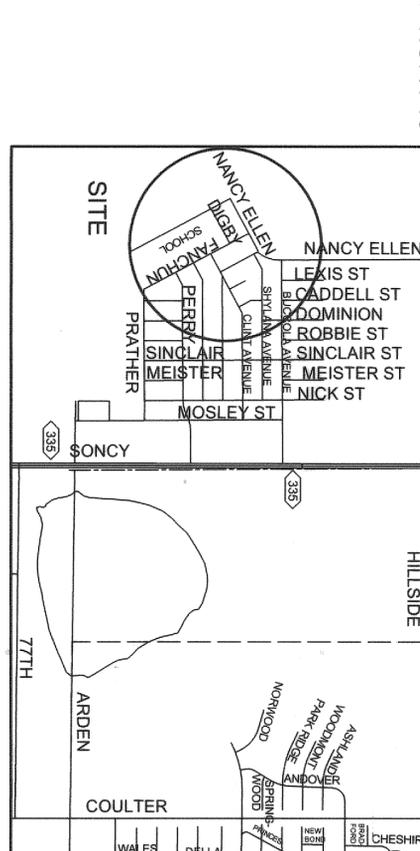
- 1) THIS PLAT IS NOT IN THE AMARILLO E.T.J.
- 2) A PORTION OF THIS PLAT IS IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0069E, DATED JUNE 4, 2010, REVISED BY LETTER OF MAP REVISION DATED NOVEMBER 29, 2012.
- 3) BASIS OF BEARING IS SOUTH R.O.W. LINE BUCCOLA. UNPLATTED FC NO. 2006009301
- 4) 84,233 SQ. FT. OF RIGHT-OF-WAY DEDICATED BY THIS PLAT. 4025 SQ. FT. OF DRAINAGE EASEMENT DEDICATED BY THIS PLAT. 5930 SQ. FT. OF SPS, SL AND AT & T EASEMENT. N. 09°43'34" E. 128.85'
- 5) THE PURPOSE OF THIS PLAT IS TO REFLECT A CHANGE IN FLOOD PLANE BOUNDARY INFORMATION. UNPLATTED FC NO. 2006009301

**LEGEND:**

- 1/2 INCH REBAR (SET WITH CAP)
- 1/2 INCH REBAR (FND)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT. EASEMENT
- \* ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
- 6 X 6 SPS, SL & AT&T TRANSFORMER ESMT.
- SL SUDENLINK
- AT&T TELEPHONE
- FLOOD ZONE
- UNPLATTED FC NO. 2006009301



SPC MAD83	TEXAS NORTH
S W CORNER UNIT 3	
NORTHING Y = 3696249.646	
EASTING X = 521958.555	
CONVERGENCE = -0.15 36.57484	
SCALE FACTOR = 0.999922527	
COMBINED FACTOR = 0.999753812	
N.W. CORNER UNIT 8	
NORTHING Y = 3695743.946	
EASTING X = 521566.384	
CONVERGENCE = -0.15 39.28560	
SCALE FACTOR = 0.999922545	
COMBINED FACTOR = 0.999753977	



**DESCRIPTION:**

A 7.365 ACRE TRACT OF LAND IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING** AT A 1/2 INCH REBAR WITH CAP STAMPED "HH" FOUND IN THE WEST RIGHT-OF-WAY LINE OF NANCY ELLEN STREET AT THE SOUTHWEST CORNER OF HILLSIDE TERRACE ESTATES UNIT NO. 3, AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN FILE CLERK'S NUMBER 205013937 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S 89°38'18" W, 494.07 FEET;
- THENCE** SOUTHERLY ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NANCE ELLEN STREET AN ARC DISTANCE OF 536.78 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** S 61°53'16" W, 145.92 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** S 28°06'44" E, 310.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF FANCHUN STREET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE NORTH RIGHT-OF-WAY LINE OF DIGBY LANE;
- THENCE** S 61°53'16" W, 505.22 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF DIGBY LANE TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N 28°06'44" W, 425.00 FEET;
- THENCE** WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 58.02 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 20°17'30" W, 445.18 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 61°53'16" E, 648.77 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 61°53'16" E, 129.26 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 51°26'42" E, 129.26 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 30°56'46" E, 129.71 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 09°43'34" E, 128.85 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET;
- THENCE** N 89°38'18" E, 135.00 FEET TO THE PLACE OF BEGINNING.

**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 THE 24TH DAY OF APRIL, 2012.

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



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

FILED OF RECORD  
DATE 5-8-13  
COUNTY RANDALL  
FILE CLERK NO. 2013008328

**APPROVAL:**

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO  
DATE 5/1/2013

CHAIRMAN  
DATE 5/1/2013

**DEDICATION:**

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

THAT PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS CAUSED ALL OF SAID SUCH LANDS TO BE RESURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS HILLSIDE TERRACE ESTATES UNIT NO. 20, AN ADDITION TO THE CITY OF AMARILLO, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DOES DECLARE ALL STREETS, LANES, ALLEYS AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, LANES, ALLEYS AND EASEMENTS.

EXECUTED THIS 11 DAY OF April, 2013.

*Perry Williams*

P DUB INVESTMENTS LIMITED  
PERRY WILLIAMS, PRESIDENT  
P.O. BOX 30208  
AMARILLO, TEXAS 79130  
(806) 373-5820

**ATTEST:**

STATE OF TEXAS  
COUNTY OF



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, 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 11 DAY OF April, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 4/29/15

**HILLSIDE TERRACE ESTATES UNIT NO. 20**

AN ADDITION TO THE CITY OF AMARILLO, BEING A REPLAT OF HILLSIDE TERRACE ESTATES UNIT NO. 14, IN SECTION 64, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS (7.365 ACRES)