

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

December 3, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-78 Heritage Hills Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Arden Rd & Soncy Rd)
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on November 10, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014018558 on November 14, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

THOMAS-ISRAEL CONSULTING ENGINEERS

517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 12877 E-mail: bengsur@thomasandisrael.com

CENSUS TRACT 21608
AP NO. H-17



LEGEND:

- 1X DOT CONCRETE MOVEMENT
- 1/2 INCH REBAR SET WITH CAP
- 1/2 INCH REBAR (FBI)
- SPS SOUTHWESTERN PUBLIC SERVICE
- ESMT EASEMENT
- PU PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- ★ ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
- 6" x 8" SPS SUDDENLINK & AT & T TRANSFORMER EASEMENT
- 5' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESM (TYPICAL WITH ZERO LOT LINE UNLESS NOTED OTHERWISE)
- ZERO LOT LINE
- ⊠ 6" x 8" SPS SUDDENLINK & AT & T JUNCTION BOX EASEMENT
- 50' FOOTAGE OF RIGHT-OF-WAY 455.786 SQ. FT.
- 50' FOOTAGE OF PUBLIC UTILITY EASEMENTS 2875 SQ. FT.
- 50' FOOTAGE OF ALLEYS 147.948 SQ. FT.

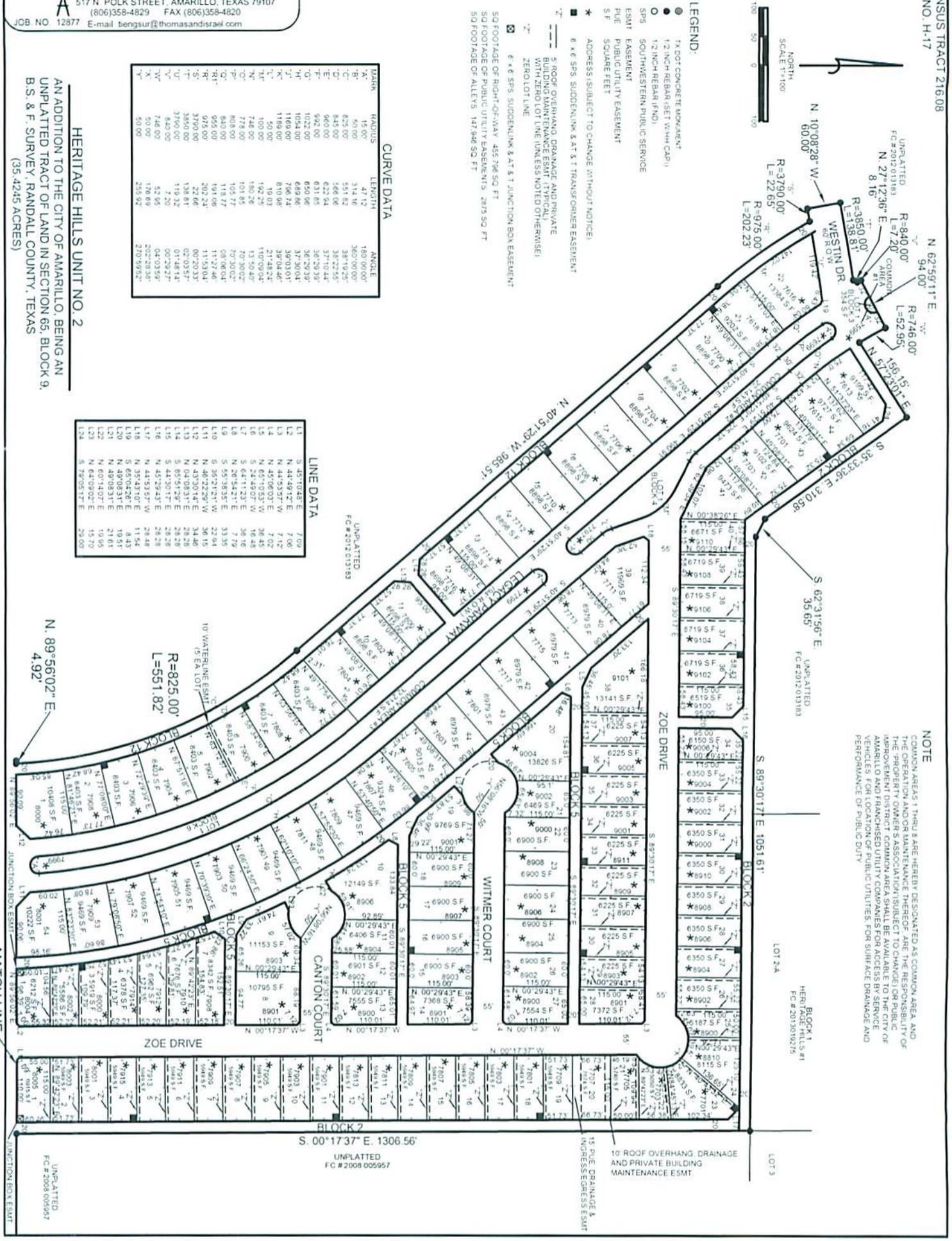
CURVE DATA

MARK	RADIUS	LENGTH	ANGLE
1A	141.00	314.16	140.00
1B	40.00	360.0000	360.0000
1C	625.00	551.82	381.9325
1D	645.00	566.06	387.2555
1E	960.00	622.54	371.0444
1F	992.00	631.65	367.2939
1G	1022.00	650.96	367.2939
1H	1024.00	659.96	373.0014
1I	1168.00	706.72	390.0101
1J	1188.00	810.86	390.0446
1K	50.00	19.03	110.5824
1L	50.00	19.03	110.5824
1M	100.00	38.06	221.1648
1N	778.00	101.65	70.3007
1O	808.00	105.77	70.3007
1P	840.00	118.77	68.0604
1Q	955.00	191.06	118.77
1R	975.00	202.24	117.2746
1S	3780.00	22.66	00.2033
1T	3850.00	138.81	11.5304
1U	3790.00	119.32	07.0357
1V	840.00	7.20	01.4814
1W	748.00	52.95	04.0359
1X	50.00	1.68	02.2038
1Y	50.00	1.68	207.9932

LINE DATA

LINE	BEARING	DISTANCE	AREA
L1	S 45.1042° E	7.00	UNPLATTED
L2	N 44.9357° W	7.12	FC # 2012 013183
L3	N 45.0631° E	7.02	
L4	N 45.0631° E	7.02	
L5	S 54.9369° W	7.16	
L6	S 54.9369° W	7.16	
L7	S 64.1123° E	3.61	
L8	N 28.5421° E	7.79	
L9	S 55.3835° E	33.35	
L10	S 38.2121° W	22.94	
L11	N 48.2229° W	36.15	
L12	N 43.3014° E	34.48	
L13	N 04.0831° E	28.28	
L14	S 85.5129° E	28.28	
L15	S 44.3017° E	28.28	
L16	N 45.2943° E	28.48	
L17	N 44.9357° W	28.48	
L18	N 35.4310° E	11.54	
L19	N 48.0831° E	10.51	
L20	N 48.0831° E	21.61	
L21	N 60.1407° E	19.55	
L22	N 64.0902° E	15.79	
L23	N 64.0902° E	15.79	
L24	S 79.0517° E	28.00	

HERITAGE HILLS UNIT NO. 2
AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 05, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS (35.4245 ACRES)



NOTE
COMMON AREAS 1 THROUGH 5 ARE HEREBY DESIGNATED AS COMMON AREA AND THE CREATION AND CONSTRUCTION THEREOF ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE COMMON AREAS. THE RESPONSIBILITY OF IMPROVING DISTRICT COMMON AREAS SHALL BE AVAILABLE BY PUBLIC OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES FOR LOCATION OF PUBLIC UTILITIES FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.



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 65 B S & F
LOT BLOCK 0009
APPX 31.64 AC LYING OUTSIDE CITY LIMITS BEING PTN OF 51.04AC ALON E/L OF SECT BEG 2739.06FT S&100F W OF NE COR OF SECT LESS ROW

PROPERTY ACCOUNT NUMBER: R 370 0650 0001.0 TAXES FOR 2014 ARE \$ 28.15
Acres: 31.6400 Randall County Market Value: 3,445,595
2014 Taxes WITHOUT Exemptions \$ 55,894.02

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 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 2014

Paul J. Madrid

DEPUTY

10/27/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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 LAND HOLDINGS LTD
ADDRESS: PO BOX 30206
AMARILLO TX 79120

PROPERTY DESCRIPTION

=====

SECT 65 B S & F
LOT BLOCK 0009
285.5 AC TR LYING OUTSIDE CITY
LIMITS BEING PTN OF 579.75AC TR
BEG 58.08 FTE OF SW COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0650 0020.0 TAXES FOR 2014 ARE \$ 254.03
Acres: 285.5000 Randall County Market Value: 2,284,000
2014 Taxes WITHOUT Exemptions \$ 37,058.71

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 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.

***** ROLLOBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Paul J Madrid

DEPUTY

10/27/2014

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014018558

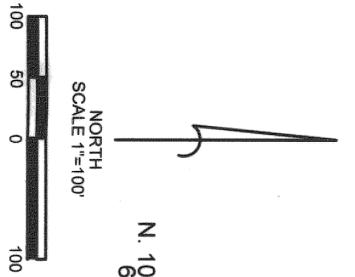
11/14/2014 03:08 PM

Fee: 85.00

Renee Calhoun, County Clerk
Randall County, Texas

PLAT

THOMAS-ISRAEL CONSULTING ENGINEERS
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806)358-4829 FAX (806)358-4820
JOB NO. 12877 E-mail tiengsur@thomasandisrael.com



LEGEND:

- TX DOT CONCRETE MONUMENT
 - 1/2 INCH REBAR (SET WITH CAP)
 - 1/2 INCH REBAR (FND)
 - SPS SOUTHWESTERN PUBLIC SERVICE
 - ESMT. EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - S.F. SQUARE FEET
 - * ADDRESS (SUBJECT TO CHANGE WITHOUT NOTICE)
 - 6' x 6' SPS, SUDDENLINK & AT & T TRANSFORMER EASEMENT
 - 5' ROOF OVERHANG, DRAINAGE AND PRIVATE BUILDING MAINTENANCE ESMT. (TYPICAL) WITH ZERO LOT LINE (UNLESS NOTED OTHERWISE)
 - ZERO LOT LINE
 - ☒ 6' x 6' SPS, SUDDENLINK & AT & T JUNCTION BOX EASEMENT
- SQ FOOTAGE OF RIGHT-OF-WAY: 455,796 SQ. FT.
SQ FOOTAGE OF PUBLIC UTILITY EASEMENTS: 2875 SQ. FT.
SQ FOOTAGE OF ALLEYS: 147,946 SQ. FT.

CURVE DATA

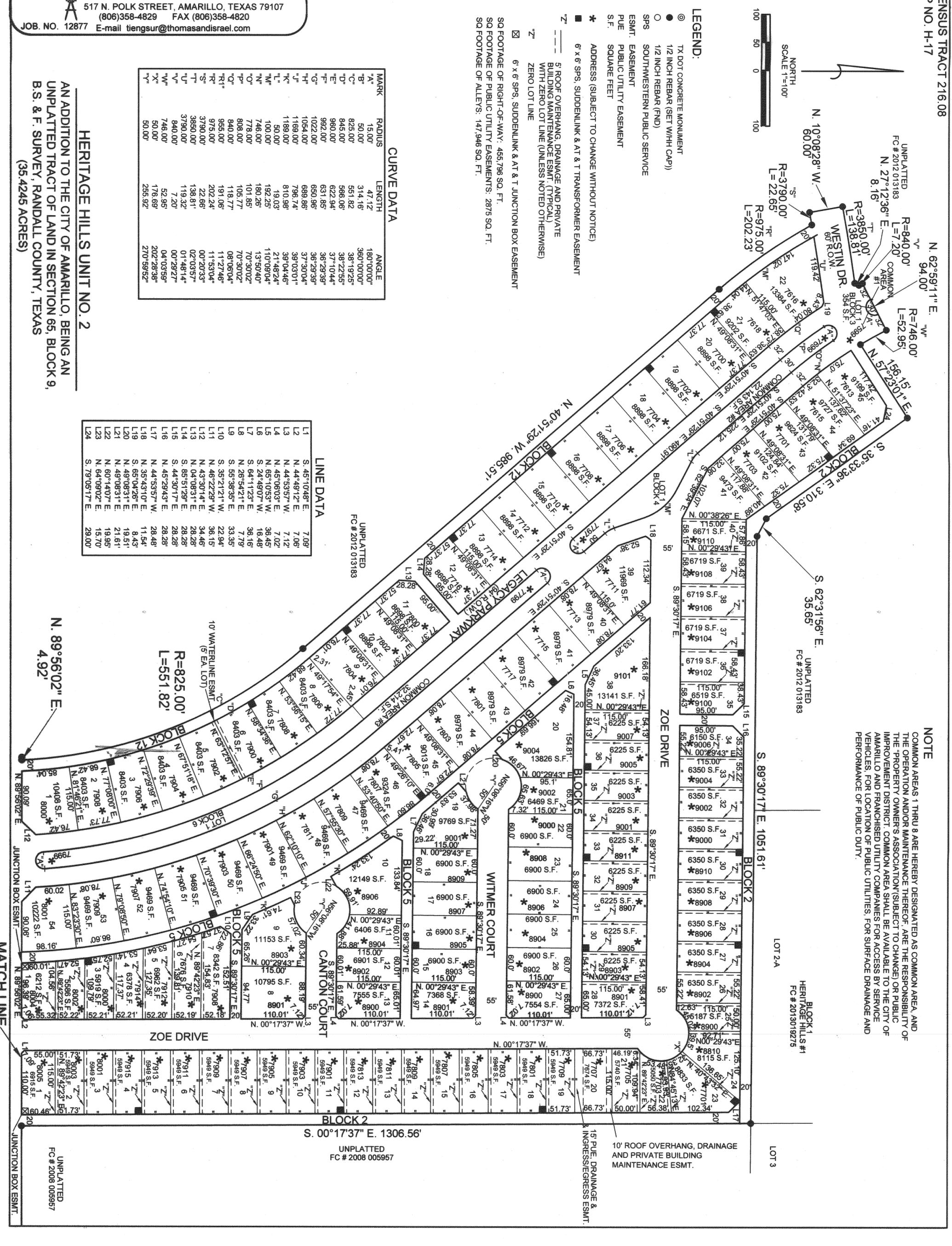
MARK	RADIUS	LENGTH	ANGLE
"A"	15.00'	47.12'	180°00'00"
"B"	50.00'	314.16'	360°00'00"
"C"	825.00'	551.82'	38°19'25"
"D"	845.00'	566.06'	38°22'55"
"E"	960.00'	622.94'	37°10'44"
"F"	992.00'	631.85'	36°29'39"
"G"	1022.00'	650.96'	36°29'39"
"H"	1054.00'	689.86'	37°30'04"
"I"	1169.00'	796.74'	39°03'01"
"J"	1189.00'	810.98'	39°04'46"
"K"	50.00'	19.03'	21°48'24"
"L"	100.00'	192.25'	110°09'04"
"M"	746.00'	180.26'	13°50'40"
"N"	101.85'	101.85'	70°30'02"
"O"	778.00'	105.77'	70°30'02"
"P"	808.00'	105.77'	08°06'04"
"Q"	840.00'	118.77'	11°27'46"
"R"	955.00'	191.06'	11°53'04"
"S"	202.24'	22.66'	00°20'33"
"T"	3790.00'	386.00'	02°03'57"
"U"	3790.00'	138.81'	01°48'14"
"V"	746.00'	7.20'	00°29'27"
"W"	840.00'	52.95'	04°03'59"
"X"	50.00'	176.69'	202°28'38"
"Y"	50.00'	255.92'	270°59'52"

LINE DATA

LINE	DESCRIPTION	BEARING	DISTANCE
L1	UNPLATTED	S. 44°10'48" E.	7.09'
L2	UNPLATTED	N. 44°49'12" E.	7.06'
L3	UNPLATTED	N. 44°53'57" W.	7.12'
L4	UNPLATTED	N. 45°06'03" E.	7.02'
L5	UNPLATTED	N. 65°10'53" W.	36.45'
L6	UNPLATTED	S. 24°49'07" W.	16.48'
L7	UNPLATTED	S. 64°11'23" E.	36.16'
L8	UNPLATTED	N. 26°54'21" E.	7.79'
L9	UNPLATTED	S. 55°38'35" E.	33.35'
L10	UNPLATTED	S. 35°21'21" W.	22.94'
L11	UNPLATTED	N. 46°22'29" W.	36.15'
L12	UNPLATTED	N. 43°30'14" E.	34.46'
L13	UNPLATTED	N. 04°08'31" E.	28.28'
L14	UNPLATTED	S. 85°51'29" E.	28.28'
L15	UNPLATTED	S. 44°30'17" E.	28.28'
L16	UNPLATTED	N. 45°29'43" E.	28.28'
L17	UNPLATTED	N. 44°53'57" W.	28.48'
L18	UNPLATTED	N. 35°43'10" E.	11.54'
L19	UNPLATTED	S. 65°04'26" E.	8.43'
L20	UNPLATTED	N. 48°08'31" E.	19.51'
L21	UNPLATTED	N. 49°08'31" E.	21.61'
L22	UNPLATTED	N. 60°14'07" E.	19.95'
L23	UNPLATTED	N. 64°09'02" E.	15.70'
L24	UNPLATTED	S. 79°05'17" E.	28.00'

HERITAGE HILLS UNIT NO. 2
AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS (35.4245 ACRES)

N. 89°56'02" E.
4.92'



NOTE
COMMON AREAS 1 THRU 8 ARE HEREBY DESIGNATED AS COMMON AREA, AND THE OPERATION AND/OR MAINTENANCE THEREOF ARE THE RESPONSIBILITY OF THE "PROPERTY OWNER'S ASSOCIATION" (SUBJECT TO CHANGE) OR PUBLIC IMPROVEMENT DISTRICT. COMMON AREA SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES, FOR LOCATION OF PUBLIC UTILITIES, FOR SURFACE DRAINAGE AND PERFORMANCE OF PUBLIC DUTY.

UNPLATTED
FC # 2008 005957

