

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

June 25, 2015

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-15-16 The Greenways at Hillside Unit No. 19 Amended, an addition to the City of Amarillo, being an unplatted tract of land in Section 39, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Bayswater Rd & Goldenview Cir)
DEVELOPER: Edward Scott

The Designated Official for the City of Amarillo approved the above-mentioned item on April 10, 2015. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2015007506 on May 8, 2015. Please post your records accordingly.



Kelley Shaw, Planning Director

ANNEX

OJD ENGINEERING

T A X C E R T I F I C A T E

NO. 94337

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 . . : HILLSIDE & SONCY
ADDRESS: ASSOCIATES LTD
6003 TUSCANY VLG
AMARILLO TX 79119

PROPERTY DESCRIPTION

=====
SECT 39 B S & F
LOT BLOCK 0009
IRREG TR BEG 2043 FT E
& 2592 FT S OF NW COR OF
SECT

PROPERTY ACCOUNT NUMBER: R 370 0390 0015.0 TAXES FOR 2014 ARE \$ 2,401.47
Acres: 6.3100 Randall County Market Value: 110,425
2014 Taxes WITHOUT Exemptions \$ 2,401.47

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);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Total Taxes Due \$.00

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014

Handwritten signature of Sharon Hollingsworth

4/ 1/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

ANNEX

OJD ENGINEERING

T A X C E R T I F I C A T E

NO. 94338

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 ..: HILLSIDE & SONCY
ADDRESS: ASSOCIATES LTD
6003 TUSCANY VLG
AMARILLO TX 79119

PROPERTY DESCRIPTION

=====

SECT 39 B S & F
LOT BLOCK 0009
IRREG TR BEB 2690 FT
E & 2690 FT S OF NW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0390 2260.0 TAXES FOR 2014 ARE \$ 1,453.82
Acres: 3.8200 Randall County Market Value: 66,850
2014 Taxes WITHOUT Exemptions \$ 1,453.82

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

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2014



DEPUTY

4/ 1/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

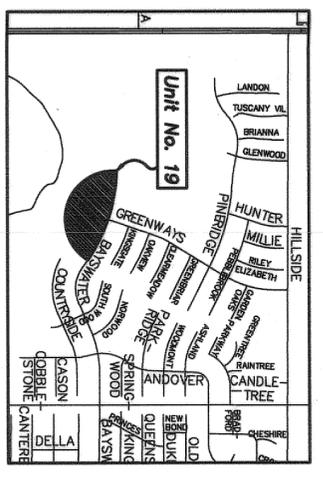


Renee Calhoun

2015007506
05/08/2015 02:20 PM
Fee: 50.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

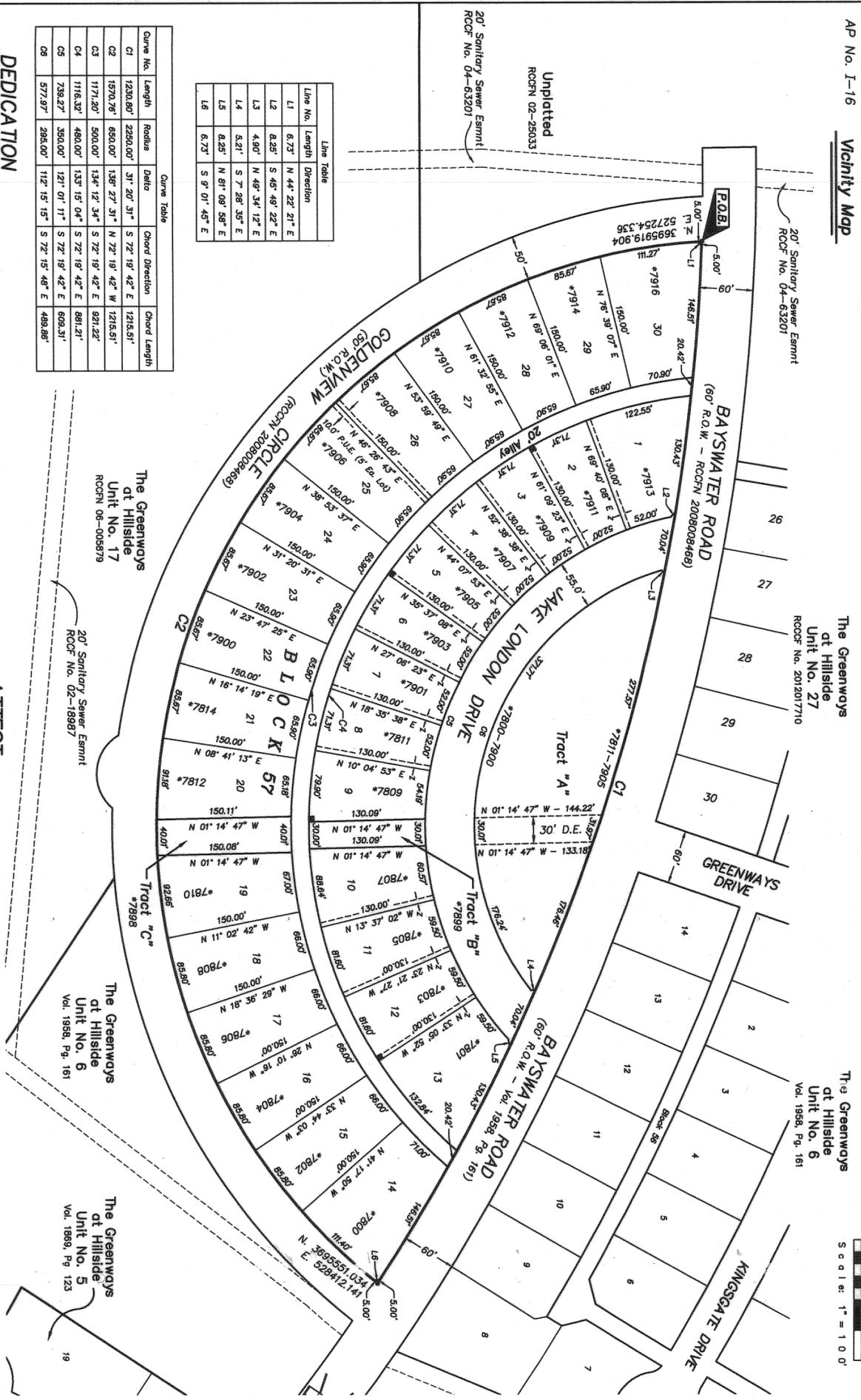
THE GREENWAYS AT HILLSIDE UNIT NO. 19 AMENDED

AN ADDITION TO THE CITY OF AMARILLO
 BEING AN UNPLATTED TRACT OF LAND IN SECTION 39,
 BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
 10.065 ACRES



AP No. I-16
 Vicinity Map

- LEGEND**
- = 1/2" IRON ROD W/ YELLOW CAP SET
 - D.E./P.U.E. = DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
 - 2 — = ZERO LOT LINE AND 5' BUILDING MAINTENANCE, DRAINAGE AND ROOF OVERHANG EASEMENT (UNLESS OTHERWISE NOTED)
 - = 6"X6" SPS TRANSFORMER EASEMENT & A.T.&T. & S.L. EASEMENT
 - * = ADDRESS (Subject to Change Without Notice)



Line Table

Line No.	Length	Direction
L1	6.23'	N 44° 22' 21" E
L2	8.25'	S 45° 48' 22" E
L3	4.90'	N 49° 34' 12" E
L4	5.21'	S 7° 28' 35" E
L5	8.25'	N 81° 08' 58" E
L6	6.23'	S 9° 01' 45" E

Curve Table

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	1230.80'	2250.00'	31° 20' 31"	S 72° 19' 42" E	1215.51'
C2	1570.76'	650.00'	135° 27' 31"	N 72° 19' 42" W	1215.51'
C3	1171.20'	500.00'	134° 12' 34"	S 72° 19' 42" E	921.22'
C4	1116.32'	480.00'	135° 15' 04"	S 72° 19' 42" E	881.21'
C5	738.27'	350.00'	121° 01' 11"	S 72° 19' 42" E	603.21'
C6	577.97'	285.00'	112° 15' 19"	S 72° 19' 42" E	489.26'

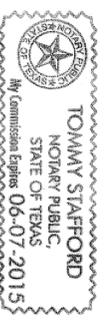
DEDICATION
 STATE OF TEXAS X
 COUNTY OF RANDALL X
 THAT EDWARD R. SCOTT, JR., MANAGER OF HILLSIDE AND SONCY ASSOCIATES, LTD. ACTING THROUGH ITS GENERAL PARTNER HILLSIDE AND SONCY DEVELOPMENT, L.L.C., BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS THE GREENWAYS AT HILLSIDE UNIT NO. 19 AMENDED, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, ALLEYS, LANES AND EASEMENTS.

ATTEST
 STATE OF TEXAS
 COUNTY OF RANDALL
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD R. SCOTT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND COMMON EDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

FILED OF RECORD
 DATE 5-8-15
 COUNTY Randall
 CLERK'S FILE NO. 2015007506

EDWARD R. SCOTT, JR., MANAGER
 HILLSIDE AND SONCY ASSOCIATES, LTD.
 BY HILLSIDE AND SONCY DEVELOPMENT, L.L.C.
 8003 TUSCANY VILLAGE
 AMARILLO, TEXAS 79119
 (806) 467-1000

NOTARY PUBLIC STATE OF _____
 Comm. Expires _____



- NOTES**
1. P.O.B. BEARS S. 89° 30' 21" E - 2,088.26' AND S. 0° 29' 39" W - 2,591.35' FROM THE NORTHWEST CORNER OF SECTION 39.
 2. THIS PLAT DOES NOT LIE WITHIN THE E.T.L. OF THE CITY OF AMARILLO.
 3. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0070E, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
 4. BEARINGS BASED ON U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK. COORDINATES SHOWN ARE STATE PLANE COORDINATES. GRID TO GROUND SCALE FACTOR: 1.0003.
 5. LOTS 1 THRU 13 ARE PID LOTS CLASS "B" AND LOTS 14 THRU 30 ARE PID LOTS CLASS "A".
 6. NO SIDE ENTRANCE ALLOWED FROM LOTS 1, 13, 14 & 30 ONTO BAYSWATER ROAD.
 7. TRACTS "A", "B", AND "C" ARE DESIGNATED AS COMMON AREAS. 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. THESE AREAS SHALL BE AVAILABLE TO THE CITY OF AMARILLO AND FRANCHISED UTILITY COMPANIES FOR ACCESS BY SERVICE VEHICLES.
 8. TRACT "B" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT. TRACT "C" IS DESIGNATED BY THIS PLAT AS A DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT.
 9. TRACT "A" AREA: 51,383.3 SF. TRACT "B" AREA: 3,900.9 SF. TRACT "C" AREA: 5,891.7 SF.
 10. AREA OF PUBLIC RIGHT-OF-WAY DEDICATED BY THIS PLAT: 59,698.7 SF. AREA OF DRAINAGE EASEMENTS: 13,982.4 SF. AREA OF PUBLIC UTILITY EASEMENTS: 7,391.7 SF.
 11. THIS PLAT WAS AMENDED TO REVISE THE ADDRESS ASSIGNMENTS.

LEGAL DESCRIPTION

FIELD NOTES for a 10.065 acre tract of land being a portion of that certain tract of land recorded in the Randall County Clerk's File No. 02-25033 out of Section 39, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap set at the intersection of the south right-of-way line of Bayswater Road and the north right-of-way line of Goldenview Circle which bears S. 89° 30' 21" W. a distance of 2,088.26 feet and S. 0° 29' 39" W. a distance of 2,591.35 feet from the northwest corner of said Section 39 for the most westerly corner of this tract.

THENCE in a northeasterly direction along said south right-of-way line and along a curve to the right with a radius equal to 2,250.00 feet, a long chord bearing of S. 72° 19' 42" E. and a long chord distance of 1,215.51 feet, a curve length of 1,230.80 feet to a 1/2" iron rod set with a yellow cap at the end of said curve some being at the intersection of said south right-of-way line of Bayswater Road and said north right-of-way line of Goldenview Circle for the most easterly corner of this tract.

THENCE in a northeasterly direction along said north right-of-way line of Goldenview Circle and along a curve to the right with a radius equal to 650.00 feet, a long chord bearing of N. 72° 19' 42" W. and a long chord distance of 1,215.51 feet, a curve length of 1,570.76 feet to the place of BEGINNING and containing 10.065 Acres (439,435.6 Square Feet) of land.

CERTIFICATION

I, RICHARD E. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY ME FROM A PERMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 15TH DAY OF April 2015.



RICHARD E. JOHNSON
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4283

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 10TH DAY OF April 2015.

THE GREENWAYS AT HILLSIDE UNIT NO. 19 AMENDED

AN ADDITION TO THE CITY OF AMARILLO

SCALE 1" = 100'
 DATE 02-11-15

APPROVED BY: _____ FILE NAME: _____
 DRAWN BY: JA

OLD Engineering, Inc.
 Consulting Engineers & Surveyors

806-447-2803
 P.O. Box 543
 WASHINGTON, TX 79095
 DRAWING NUMBER