DEVELOPMENT SERVICES
808 S. BUCHANAN ST
AMARILLO TX 79101
(806) 378-5263

5/11/2016

Jessie Arredondo
2420 Lakeview Dr
Amarillo, TX 79109

RE: Letter of Action: Approval- Sleepy Hollow Unit No. 112 Final Plat

Mr. Arredondo,

The City of Amarillo has approved the above Final Plat on 4/11/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016006486 on 4/21/2016. 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 laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

Laura Bergey

Laura Bergey
Current Planner I

APP

BK9 B5+F

SEC 41

P-16-26

JS

I-14

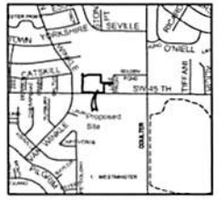
CENSUS TRACT: #216.04
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

SLEEPY HOLLOW UNIT NO. 112

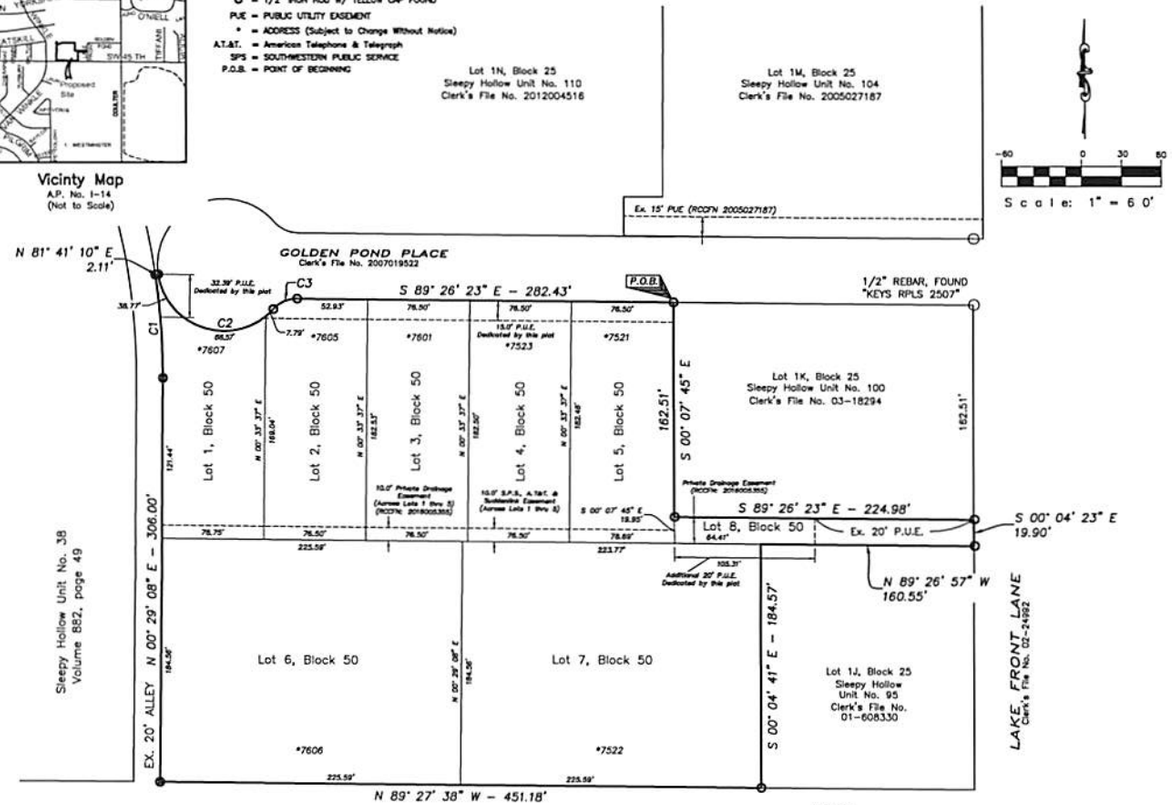
AN ADDITION TO THE CITY OF AMARILLO BEING A PORTION OF AN UNPLATTED TRACT OF LAND SITUATED IN SECTION 41, BLOCK 9, B. S. & F. SURVEY, RANDALL COUNTY, TEXAS
3.59 ACRES

LEGEND

- ● = 1/2" IRON ROD W/ YELLOW CAP SET
- O = 1/2" IRON ROD W/ YELLOW CAP FOUND
- PUE = PUBLIC UTILITY EASEMENT
- * = ADDRESS (Subject to Change Without Notice)
- A.T.&T. = American Telephone & Telegraph
- SPS = SOUTHWESTERN PUBLIC SERVICE
- P.O.B. = POINT OF BEGINNING



Vicinity Map
A.P. No. I-14
(Not to Scale)



Scale: 1" = 60'

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.46'	530.00'	8° 28' 54"	N 4° 09' 06" W	78.39'
C2	113.14'	50.00'	129° 38' 39"	S 73° 08' 09" E	90.50'
C3	20.32'	24.00'	48° 30' 04"	N 66° 17' 34" E	19.71'

LEGAL DESCRIPTION

FIELD NOTES for a tract of land being a portion of an unplatted tract of land situated in Section 41, Block 9, B. S. & F. Survey, Randall County, Texas, and more particularly described as follows:

BEGINNING on the south right-of-way line of Golden Pond Place at the northwest corner of Lot 1K, Block 25, Sleepy Hollow Unit No. 100 for the most northerly northeast corner of this tract.

THENCE S. 00° 07' 45" E., along the west line of said Lot 1K, a distance of 162.51 feet to the southwest corner of said Lot 1K for a corner of this tract.

THENCE S. 89° 26' 23" E., along the south line of said Lot 1K, a distance of 224.98 feet to the southeast corner of said Lot 1K on the west right-of-way line Lake Front Lane for the most easterly northeast corner of this tract.

THENCE S. 00° 04' 23" E., along said west right-of-way line, a distance of 19.90 feet to the northeast corner of Lot 1J, Block 25, Sleepy Hollow Unit No. 95, on said west right-of-way line for the most easterly southeast corner of this tract.

THENCE N. 89° 26' 57" W., along the north line of said Lot 1J, a distance of 160.55 feet to the northwest corner of said Lot 1J for a corner of this tract.

THENCE S. 00° 04' 41" E., along the west line of said Lot 1J, a distance of 184.57 feet to the southwest corner of said Lot 1J on the north right-of-way line of S.W. 45th Avenue for the most southerly southeast corner of this tract.

THENCE N. 89° 27' 38" W., along said north right-of-way line, a distance of 451.18 feet to the intersection of said north right-of-way line and the east line of an alley for the southwest corner of this tract.

THENCE N. 00° 29' 08" E., along said east alley line, a distance of 306.00 feet to the beginning of a curve to the left for a corner of this tract.

THENCE continuing along said east alley line and along said curve with a radius equal to 530.00 feet, a long chord bearing of N. 4° 09' 06" W. and a long chord distance of 78.39 feet, a curve length of 78.46 feet to the southwest corner of Lot 1N, Block 25, Sleepy Hollow Unit No. 110 for the northwest corner of this tract.

THENCE N. 81° 41' 10" E., along the south line of said Lot 1N, a distance of 2.11 feet to the said south right-of-way line of said Golden Pond Place for an angle corner of this tract.

THENCE in a southeasterly direction along said right-of-way line and along a curve to the left with a radius equal to 50.00 feet, a long chord bearing of S. 73° 08' 09" E. and a long chord distance of 90.50 feet, a curve length of 113.14 feet to the end of said curve same being at the beginning of a curve to the right for a corner of this tract.

THENCE in a northeasterly direction continuing along said south right-of-way line and along said curve with a radius equal to 24.00 feet, a long chord bearing of N. 66° 17' 34" E. and a long chord distance of 19.71 feet, a curve length of 20.32 feet to the end of said curve for a corner of this tract.

THENCE S. 89° 26' 23" E., continuing along said south right-of-way line, a distance of 282.43 feet to the place of BEGINNING and containing 3.59 acres (156,251 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 PERIMETER SURVEY AND STAKED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS 7TH DAY OF APRIL, 2016.

STATE OF TEXAS REGISTERED RICHARD E. JOHNSON 4263 LAND SURVEYOR

Richard E. Johnson
RICHARD E. JOHNSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4263

NOTES

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.J. OF THE CITY OF AMARILLO.
2. 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, NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER OF THE MUNICIPAL CODE. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS OPINION IS BASED.
3. BEARINGS BASED ON U.S. STATE PLANE OF 1983 – TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK
4. LOTS 1 THRU 5 SHALL DRAIN TO THE PRIVATE DRAINAGE EASEMENT. LOTS 6 & 7 SHALL DRAIN TO S.W. 45TH AVE. LOT 8 SHALL DRAIN TO LAKE FRONT LANE.
5. LOT 8, BLOCK 50 WILL BE SOLD TO LOT 5, LOT 7, LOT 1J OR LOT 1K.
6. AREA OF PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT: 8,789 SF

DEDICATION

STATE OF TEXAS X

COUNTY OF RANDALL X

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD R. SCOTT, JR., PRESIDENT OF E.R.S. DEVELOPMENT, INC, A TEXAS CORPORATION, WHICH SERVES AS THE GENERAL PARTNER OF E. SCOTT FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, 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 SLEEPY HOLLOW UNIT NO. 112, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS.

EXECUTED THIS 7TH DAY OF APRIL, 2016.

EDWARD R. SCOTT, JR., PRESIDENT
E.R.S. DEVELOPMENT, INC., A TEXAS CORP., GENERAL PARTNER OF
E. SCOTT FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
6003 TUSCANY VILLAGE
AMARILLO, TEXAS 79119
(806) 467-1000

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 FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF AUTHORITY ON THIS 7TH DAY OF APRIL, 2016.

NOTARY PUBLIC STATE OF _____

Comm. Expires _____

APPROVAL

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

CHAIRMAN

4-11-16
DATE

FILED OF RECORD
4-21-16 RANDALL
DATE COUNTY
2016006486
CLERK'S FILE No.

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2019

SLEEPY HOLLOW UNIT NO. 112 AN ADDITION TO THE CITY OF AMARILLO		
SCALE: 1" = 60'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 03/14/16		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
		DRAWING NUMBER

2016006486 PLAT Total Pages: 3

ANNEX
THE GREENWAYS

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

NO. 95364

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 ..: SCOTT E FAMILY LP
ADDRESS: 6003 TUSCANY VLG
AMARILLO TX 79119

PROPERTY DESCRIPTION
==========
SECT 41 B S & F
LOT BLOCK 0009
IRREG TR BEG 900FT W
& 60FT N OF SE COR OF
SECT

PROPERTY ACCOUNT NUMBER: R 370 0410 4000.0 **TAXES FOR 2015 ARE $** 13,983.85
Acres: 3.5300 **Randall County Market Value:** 647,014
2015 Taxes WITHOUT Exemptions $ 13,983.85

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 2016 taxes have not been calculated.

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Sharon Hollingsworth 3/14/2016
DEPUTY DATE OF TAX CERTIFICATE

FEE PAID $ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2016006486
04/21/2016 01:22 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

CENSUS TRACT: #216.04
GRANTEES ADDRESS: CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

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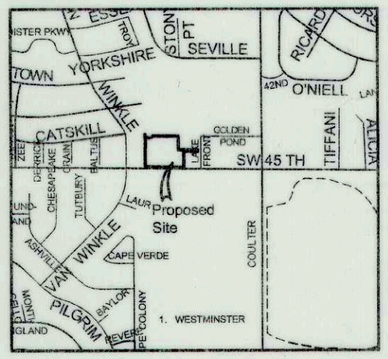

Vicinty Map
A.P. No. I-14
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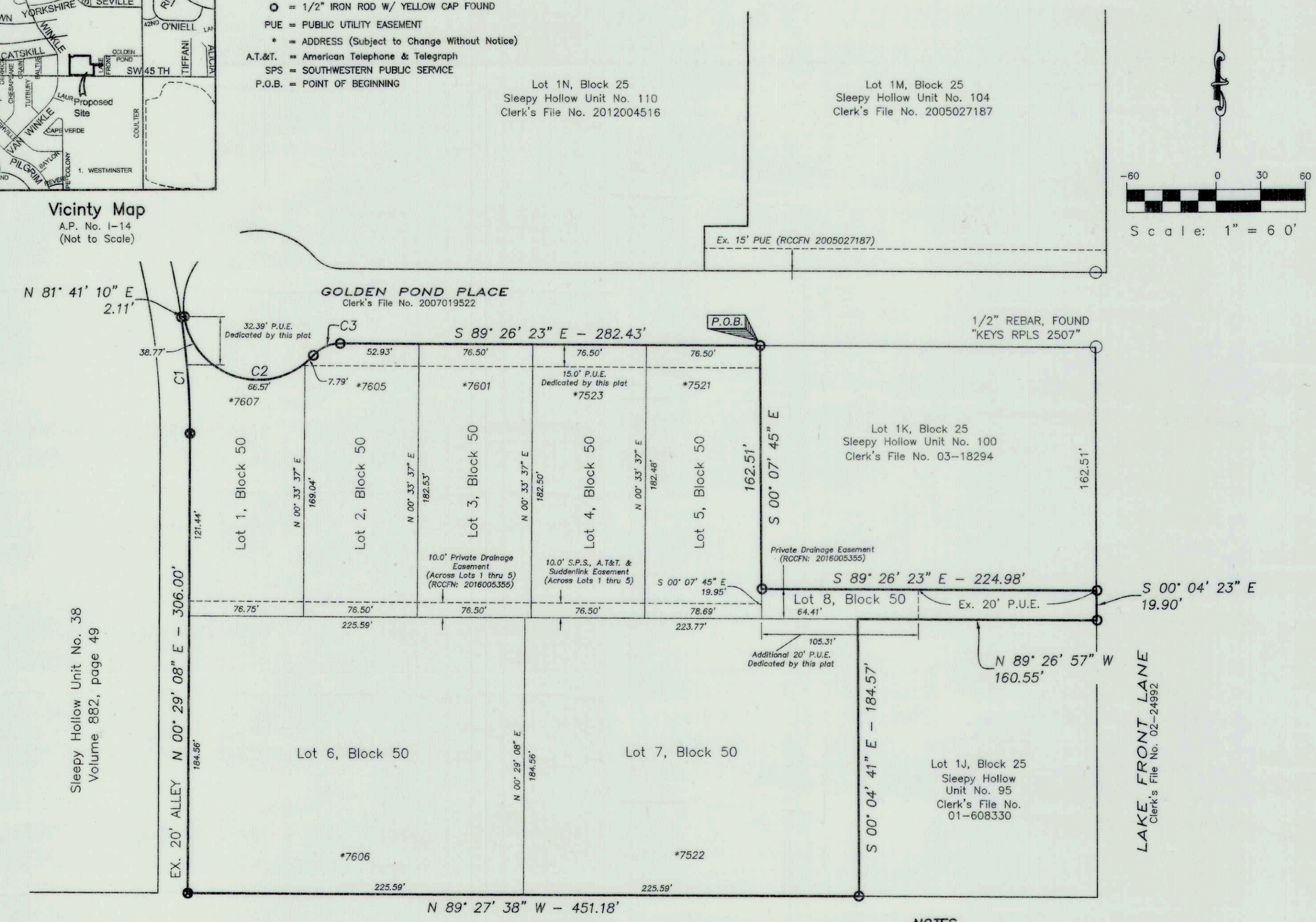

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RICHARD E. JOHNSON
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DEDICATION

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COUNTY OF RANDALL)(

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ON THIS 7TH DAY OF APRIL, 2016.

NOTARY PUBLIC STATE OF _____

Comm. Expires _____

TOMMY STAFFORD
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 06-07-2019

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

CHAIRMAN

4-11-16
DATE

FILED OF RECORD

4-21-16 RANDALL
DATE COUNTY

2016006486
CLERK'S FILE No.

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AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60'	FIRM NO. 10090900	DRAWN BY: JA
DATE: 03/14/16		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors	806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095	
		DRAWING NUMBER