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

5/11/2016

Daryl Furman
3501 S. Georgia St, Suite "d"
Amarillo, TX 79109

RE: **Letter of Action: Approval- Heritage Hills Unit No. 5 Final Plat**

Mr. Furman,

The City of Amarillo has approved the above Final Plat on 4/27/2016. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2016007019 on 4/28/2016. 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.

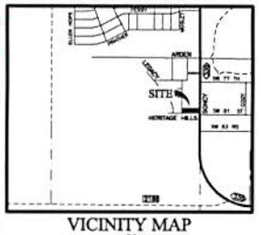
As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is laura.bergey@amarillo.gov or 806-378-6291.

Sincerely,

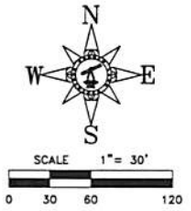
Laura Bergey

Laura Bergey
Current Planner I

2010 CENSUS TRACT # 216.08 A.P. H-17



VICINITY MAP
NOT TO SCALE



LEGEND:

▼	1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
●	3/8" IRON ROD W/CAP FND
*XXXX	ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, PERRY WILLIAMS, MANAGER OF SONCY ROAD INVESTMENTS, LTD, BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HERITAGE HILLS UNIT NO. 5, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 22nd DAY OF April, 2016.

Perry Williams

SONCY ROAD INVESTMENTS, LTD
PERRY WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79120
(806) 373-5820

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PERRY WILLIAMS.
THIS 22nd DAY OF April, 2016.

NOTARY PUBLIC, STATE OF TEXAS

BREEANN NICOLE BESHERSE
MY COMMISSION EXPIRES
August 5, 2017

(MEAS. S 89° 45' 43" E 100.00')

NORTHEAST CORNER SECTION 65

NOTES:

1) THIS PLAT IS WITHIN THE AMARILLO CITY LIMITS.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48381C0065E, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

3) THE AREA OF PUBLIC RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT IS APPROXIMATELY 3,375 SQ. FT. IN THE CROSS ACCESS EASEMENT.

DESCRIPTION

A 1.49 acres tract of land situated in Section 65, Block 9, B.S. & F. Survey, Randall County, Texas and being a portion of a 662.340 acre tract of land as described in that certain instrument of conveyance recorded under Clerk's File No. 2008005957 of the Official Public Records of Randall County, Texas, said 1.49 acre± tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on February 5, 2016 and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod with cap stamped "RPLS 4664" found in the North line of said Section 65, from whence the Northeast corner of said Section 65 bears South 89° 45' 43" East, 100.00 feet;

THENCE South 00° 33' 08" East (base line) along the West monumented right-of-way line of Loop Highway 335 (Soncy Road), a distance of 2126.81 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the most Easterly Northeast corner of Heritage Hills Unit No. 2, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2014018558 of the Official Public Records of Randall County, Texas, same point being the Southeast and BEGINNING CORNER of the herein described tract of land, from whence the most Southerly Southeast corner of said Heritage Hills Unit No. 2 bears South 00° 33' 08" East, 94.00 feet;

THENCE South 89° 40' 36" West, 481.41 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Southwest corner of this tract of land, same point being an interior jog corner of said Heritage Hills Unit No. 2;

THENCE North 00° 33' 02" West along an East line of said Heritage Hills Unit No. 2, a distance of 135.00 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northwest corner of this tract of land, from whence a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the South line of Heritage Hills Unit No. 1, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013019275 of the Official Public Records of Randall County, Texas, same point being a Northeast corner of said Heritage Hills Unit No. 2, bears North 00° 33' 02" West, 1171.56 feet;

THENCE North 89° 40' 36" East, 481.41 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set in the West monumented right-of-way line of said Loop Highway 335 (Soncy Road) at the Northeast corner of this tract of land;

THENCE South 00° 33' 08" East along the West monumented right-of-way line of said Loop Highway 335 (Soncy Road), 135.00 feet to the PLACE OF BEGINNING and containing a computed area of 1.49 acres of land, more or less.

(Description per instrument recorded under Clerk's File No. 2016002270 of the Official Public Records of Randall County, Texas.)

HERITAGE HILLS UNIT NO. 1
CLERK'S FILE NO. 2013019275

(MEAS. S 00° 33' 08" E 2126.81')
BASE LINE

(MEAS. N 00° 33' 02" W 1171.56')

UNPLATTED
CLERK'S FILE NO.
2008005957

N 89° 40' 36" E 481.41'

10' PUBLIC UTILITY EASEMENT
CLERK'S FILE NO.
2014004691

20' DRAINAGE EASEMENT
CLERK'S FILE NO.
2014005577

HERITAGE HILLS UNIT NO. 2
CLERK'S FILE NO. 2014018558

ALLEY
N 00° 33' 02" W 135.00'

BLOCK 2
LOT 1

25' CROSS ACCESS EASEMENT

S 00° 33' 08" E 135.00'

LOOP HIGHWAY 335
(SONCY ROAD)

20'
*8000

*8006

*8004

*8700

20'

BEGINNING CORNER

S 89° 40' 36" W 481.41'

HERITAGE HILLS PARKWAY
(94' R.O.W.)

HERITAGE HILLS UNIT NO. 2
CLERK'S FILE NO. 2014018558

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690987.646 FEET
EASTING: 524624.142 FEET
SCALE FACTOR: 0.99992377

N.A.D. 83 - TEXAS NORTH
NORTHING: 3690988.155 FEET
EASTING: 525060.409 FEET
SCALE FACTOR: 0.99992377

(MEAS. S 89° 45' 43" E 94.00')

HERITAGE HILLS UNIT NO. 5

AN ADDITION TO
THE CITY OF AMARILLO, BEING
AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 65,
BLOCK 9, B.S.&F. SURVEY
RANDALL COUNTY, TEXAS
1.49± ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS
ON THIS 27 DAY OF APRIL, 2016.

DESIGNATED CITY OFFICIAL

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 5TH DAY OF FEBRUARY, 2016.

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DARYL R. FURMAN
5374
PROFESSIONAL
LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
SURVEYING · MAPPING · CONSULTING
TEXAS · OKLAHOMA · NEW MEXICO
KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS
TEXAS FIRM #10092400 & 10093401

P.O. BOX 1416 - AMARILLO, TEXAS 79105 - (806) 374-4346 - FAX (806) 374-4348
P.O. BOX 464 - DUMAS, TEXAS 79029 - (806) 934-1405 - FAX (806) 934-1482

PROJECT NO. 1618433 FILE NO. H-17
DRAWING NO. P:\SUB 16\RANDALL\H-17\1618433\

FILED OF RECORD
4-28-16 (DATE) RANDALL (COUNTY)
20160007019
CLERK'S DOCUMENT NO.

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

20160007019 PLAT Total Pages: 3

APP
BK9 B5+F
SEC65
H-17
P-16-28
JS

ANNEX
FURMAN LAND SURVEYORS **T A X C E R T I F I C A T E** NO. 95399

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
IRREGTR LYING IN CITY LIMITS BEI
A PTN OF 51.04AC ALONG E/L OF SE
BEG 622.54 FTS & 100FT W OF NE C
OF SECT LESS ROW & PLATTED AREA

PROPERTY ACCOUNT NUMBER: R 370 0650 0010.0 **TAXES FOR 2015 ARE $** 21.72
Acres: 18.3600 **Randall County Market Value:** 1,999,531
2015 Taxes WITHOUT Exemptions $ 44,635.34

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.

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 2015
TAX ASSESSOR/COLLECTOR

Christina McMurray 3/28/2016
---------- ---------- FEE PAID $ 10.00
DEPUTY DATE OF TAX CERTIFICATE

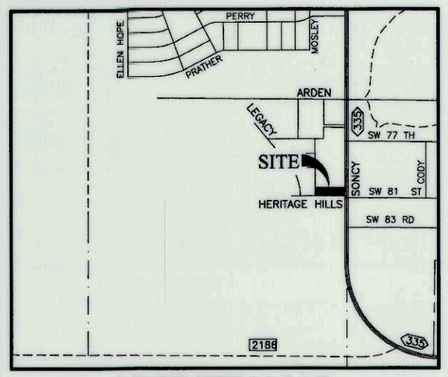
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

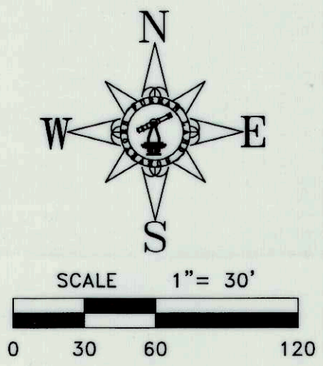
2016007019
04/28/2016 01:15 PM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

2010 CENSUS TRACT # 216.08 A.P. H-17



VICINITY MAP

NOT TO SCALE



LEGEND:

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EXECUTED THIS 22nd DAY OF April, 2016.

SONCY ROAD INVESTMENTS, LTD
PERRY WILLIAMS, MANAGER
P.O. BOX 30206
AMARILLO, TEXAS 79120
(806) 373-5820

ATTEST

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THIS 22nd DAY OF April, 2016.

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MY COMMISSION EXPIRES
August 5, 2017

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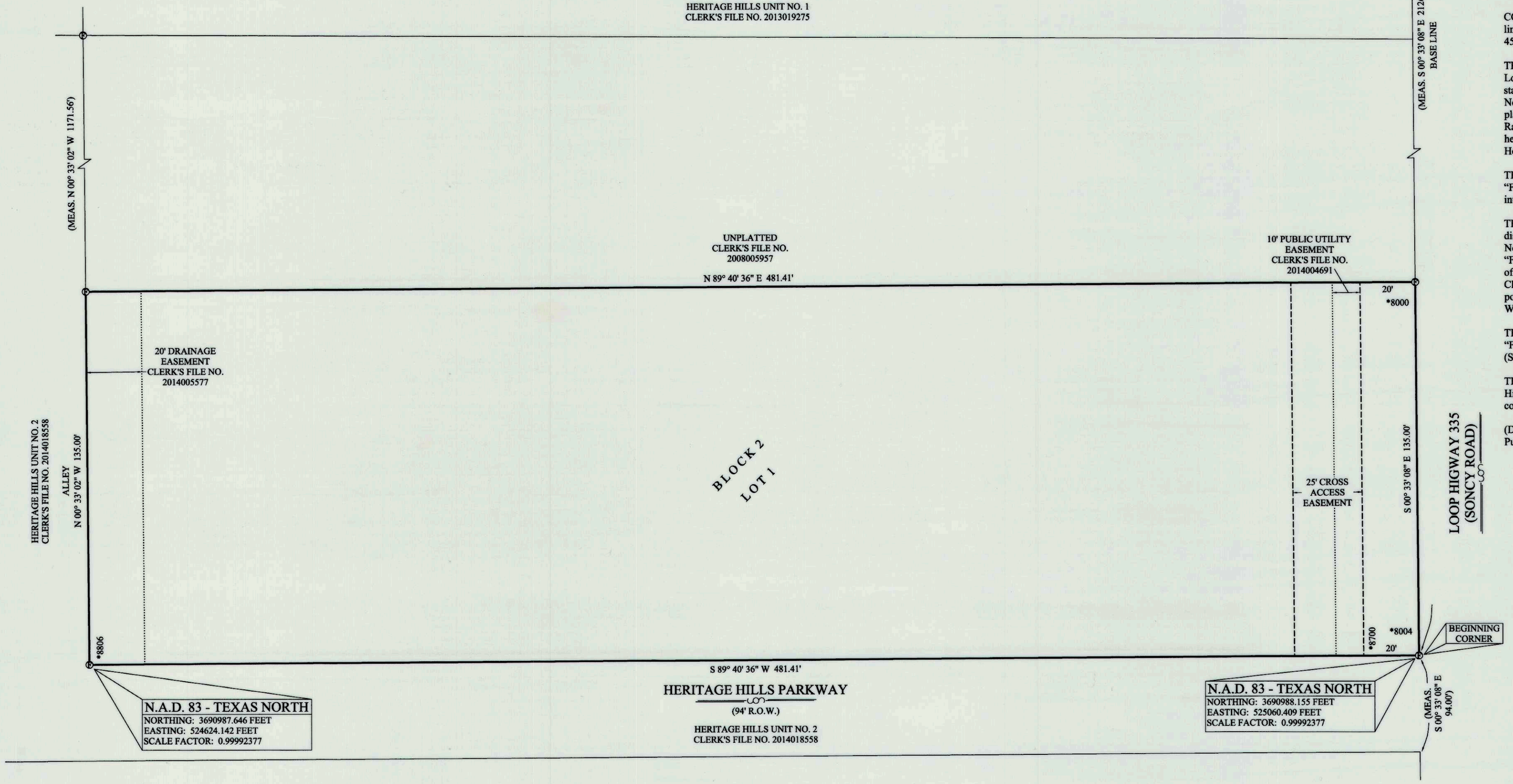

HERITAGE HILLS UNIT NO. 5

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AN UNPLATTED TRACT OF LAND
SITUATED IN SECTION 65,
BLOCK 9, B.S.&F. SURVEY
RANDALL COUNTY, TEXAS
1.49± ACRES

APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL FOR THE CITY OF AMARILLO TEXAS

ON THIS 27th DAY OF April, 2016.

DESIGNATED CITY OFFICIAL

FILED OF RECORD

4-28-16 (DATE) RANDALL (COUNTY)

2016007019 CLERK'S DOCUMENT NO.

GRANTEE'S ADDRESS:

CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS 79105-1971

CERTIFICATE

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STATE OF TEXAS
REGISTERED
DARYL R. FURMAN
5374
PROFESSIONAL
LAND SURVEYOR

DARYL R. FURMAN RPLS 5374
REGISTERED PROFESSIONAL LAND SURVEYOR

FURMAN LAND SURVEYORS, INC.
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