

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

October 30, 2013

TO: Final Distribution

FROM: Planning Department

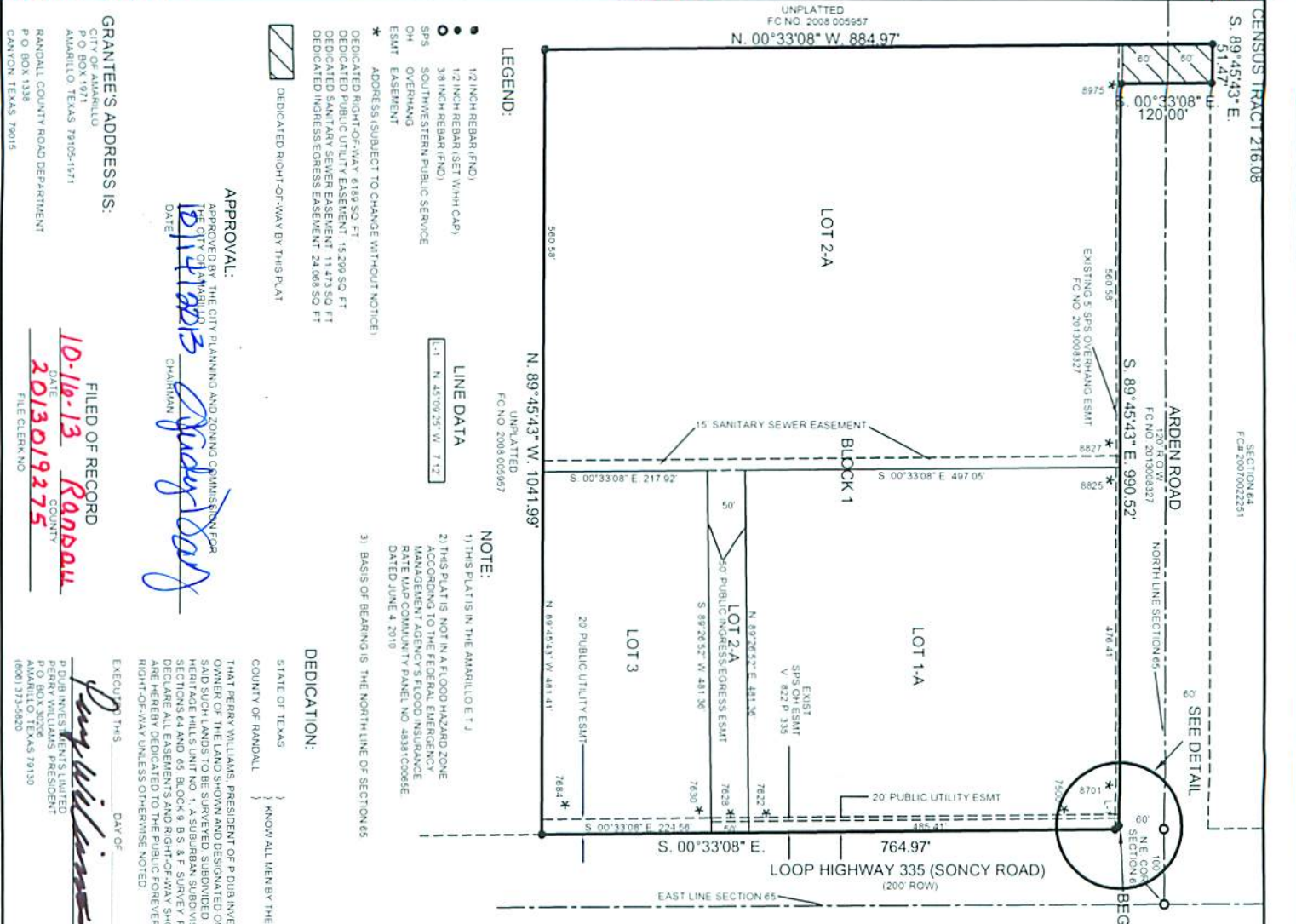
SUBJECT: P-13-56 Heritage Hills Unit No. 1, a suburban subdivision to the City of Amarillo, being a replat of a portion of Arden Hills Unit No. 1 and an unplatted tract of land in Section 65, Block 9, BS&F Survey, Randall County, Texas. (Vicinity: Arden Rd & Soncy Rd)  
DEVELOPER: Perry Williams

The Planning and Zoning Commission approved the above-mentioned item on October 14, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013019275 on October 16, 2013. Please post your records accordingly.



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Kelley Shaw, Planning Director



UNPLATTED  
FC NO 2008 005957  
N. 00°33'08" W. 884.97'

**LEGEND:**

- 1/2 INCH REBAR (FND)
- 1/2 INCH REBAR (SET WITH CAP)
- 3/8 INCH REBAR (FND)
- 3/8 INCH REBAR (SET WITH CAP)
- SOUTHWESTERN PUBLIC SERVICE OVERHEAD ESMT
- OVERHEAD ESMT
- ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE
- DEDICATED RIGHT-OF-WAY #189 SQ. FT.
- DEDICATED SANITARY SEWER EASEMENT 11.471 SQ. FT.
- DEDICATED INGRESS/EGRESS EASEMENT 24.066 SQ. FT.
- DEDICATED RIGHT-OF-WAY BY THIS PLAT

**LINE DATA**

FC NO 2008 005957  
UNPLATTED  
N. 89°45'43" W. 1041.99'

**NOTE:**

1) THIS PLAT IS IN THE AMARILLO E.T.J.

2) THIS PLAT IS NOT IN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4831C006E DATED JUNE 4, 2010

3) BASIS OF BEARING IS THE NORTH LINE OF SECTION 65

**GRANTEE'S ADDRESS IS:**

CITY OF AMARILLO  
1010 N. 10TH  
AMARILLO, TEXAS 79106-1571

**APPROVAL:**

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION FOR THE CITY OF AMARILLO  
DATE 10-16-13  
CHAIRMAN [Signature]

**FILED OF RECORD**  
DATE 10-16-13  
COUNTY Randall  
FILE CLERK NO 2013019275

**DEDICATION:**

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

THAT FERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED BEING THE OWNER OF THE LAND SHOWN AND DESIGNATED ON THIS PLAT HAS VOLUNTARILY AND SOBERLY CONVEYED AND DESIGNATED ON THIS PLAT AS EASEMENTS AND HEREBY DEDICATED TO THE CITY OF AMARILLO, TEXAS, A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, IN SECTIONS 64 AND 65, BLOCK 9 B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL EASEMENTS AND RIGHT-OF-WAY SHOWN UPON SAID PLAT AND MAP ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS AND RIGHT-OF-WAY UNLESS OTHERWISE NOTED

**DESCRIPTION:**

A 18.44 ACRE TRACT OF LAND BEING A REPLAT OF A PORTION OF ARDEN HILLS UNIT NO. 1 FILED FOR RECORD IN CLERK'S FILE NO. 2013008327 OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND AN UNPLATTED TRACT, IN SECTION 65, BLOCK 9, B.S. & F. SURVEY, RANDALL COUNTY, TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**DESCRIPTION:**

BEGINNING AT A 3/8 INCH REBAR WITH CAP STAMPED "H" FOUND FROM WHEN A 1/2 INCH REBAR FOUND FOR THE NORTHEAST CORNER OF SAID SECTION 65 BEARS N. 00°33'08" W. 80.00 FEET AND S. 89°45'43" E. 100.00 FEET;

THENCE S. 00°33'08" E. 764.97 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 89°45'43" W. 1041.99 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 00°33'08" W. 884.97 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 89°45'43" E. 51.47 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 00°33'08" E. 120.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "H" SET;

THENCE S. 89°45'43" E. 990.52 FEET TO THE PLACE OF BEGINNING

**CERTIFICATE:**

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE ABOVE SURVEY IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR SUPERVISING ON THE 11TH DAY OF SEPTEMBER, 2013.

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

**ATTEST:**

STATE OF TEXAS  
COUNTY OF RANDALL

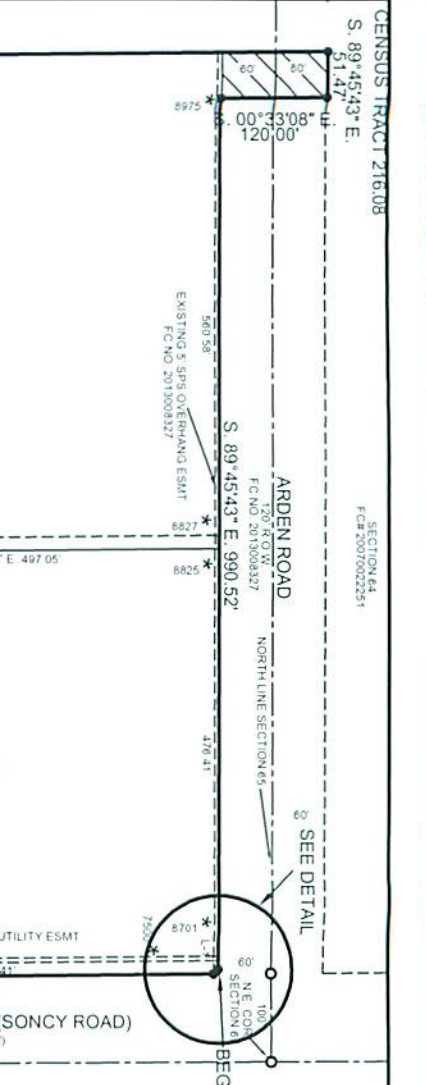
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERRY WILLIAMS, PRESIDENT OF P DUB INVESTMENTS LIMITED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN SET FORTH.

SUZANNE DEMONT  
Notary Public  
State of Texas

**HERITAGE HILLS UNIT NO. 1**

My Comm. Exp. 02-10-20

THOMAS-ISRAEL CONSULTING ENGINEERS  
501 N. POLK STREET, AMARILLO, TEXAS 79107  
(806) 358-4820 FAX (806) 358-4820  
JOB NO 12744 E-mail: tengsur@thomasandisrael.com



SECTION 64  
FC# 2007022251  
S. 89°45'43" E. 51.47'

ARDEN ROAD  
FC NO. 2013008327  
S. 89°45'43" E. 990.52'

NORTH LINE SECTION 65

SECTION 65  
S. 00°33'08" E. 120.00'

EXISTING 5 SPS OVERHEAD ESMT  
FC NO. 2013008327

15' SANITARY SEWER EASEMENT

20' PUBLIC UTILITY ESMT

20' PUBLIC UTILITY ESMT

EXIST SPS OVERHEAD ESMT  
V. 822 P. 335

LOT 2-A  
N. 89°45'43" E. 441.36'  
S. 89°28'52" W. 481.36'

LOT 1-A  
S. 00°33'08" E. 497.05'

LOT 3  
N. 89°45'43" W. 1041.99'

N. 89°45'43" W. 481.41'

764.97'

S. 00°33'08" E.

764.97'

LOOP HIGHWAY 335 (SONCY ROAD)  
(200' ROW)

EAST LINE SECTION 65

SECTION 65  
S. 00°33'08" E. 120.00'

SECTION 64  
N. 00°33'08" W. 884.97'

ARDEN HILLS UNIT NO. 1  
AP NO. H-17

S.P.C. NAD83  
TEXAS NORTH

N.E. SECTION

NORTHING\* = 9603115.27  
EASTING\* = 525198.1836  
CONVERGENCE = -0.15 13.87039  
SCALE FACTOR\* = 0.999923258  
COMBINED FACTOR\* = 0.999755582

N.W. SECTION

NORTHING\* = 9603162.0442  
EASTING\* = 519768.1812  
CONVERGENCE = -0.15 51.55145  
SCALE FACTOR\* = 0.999923253  
COMBINED FACTOR\* = 0.999753426

NORTH  
SCALE 1" = 100'

VICINITY MAP  
N.T.S.



ANNEX

P DUB LAND HOLDINGS

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

NO. 92834

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  
APPRX 59.61 AC ALONG  
E/L OF SECT  
LESS ROW

PROPERTY ACCOUNT NUMBER: R 370 0650 0001.0 TAXES FOR 2013 ARE \$ 168.76  
Acres: 59.6100 Randall County Market Value: 476,880  
2013 Taxes WITHOUT Exemptions \$ 7,767.83

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 2014 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  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2013

*Christina McManay*  
DEPUTY

10/11/2013  
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

<b>PROPERTY OWNER</b> ===== <p>NAME ..: P DUB LAND HOLDINGS LTD  ADDRESS: PO BOX 30206  AMARILLO TX 79120</p>	<b>PROPERTY DESCRIPTION</b> ===== <p>SECT 65 B S &amp; G  LOT BLOCK 0009  590.93 AC TR BEG 58.08FT  E OF SW COR OF SECT</p>
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PROPERTY ACCOUNT NUMBER: R 370 0650 0020.0      TAXES FOR 2013 ARE \$ 1,746.26  
Acres: 590.9300      Randall County Market Value: 4,727,440  
2013 Taxes WITHOUT Exemptions \$ 80,413.99


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 2014 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 2013  
TAX ASSESSOR/COLLECTOR

  
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DEPUTY      10/11/2013      FEE PAID \$ 10.00  
DATE OF TAX CERTIFICATE

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2013019275

10/16/2013 01:09 PM

Fee: 50.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

