



DEVELOPMENT SERVICES
808 S. BUCHANAN ST
PO Box 1971
AMARILLO TX 79105-1971
(806) 378-5263

January 19, 2021

Che Shadle
OJD Engineering, LP
2420 Lakeview Drive
Amarillo, Texas 79109

RE: Letter of Action: Approval – The Greenways at Hillside Unit No. 40 – ZB2005991 - Final Plat

Mr. Shadle,

The City of Amarillo has approved the above Final Plat on 1/13/2021. The Plat was filed of record in the Official Public Records of Randall County, File Clerk's No. 2021001105 on 1/14/2021. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

A handwritten signature in blue ink that reads 'Brady D. Kendrick'.

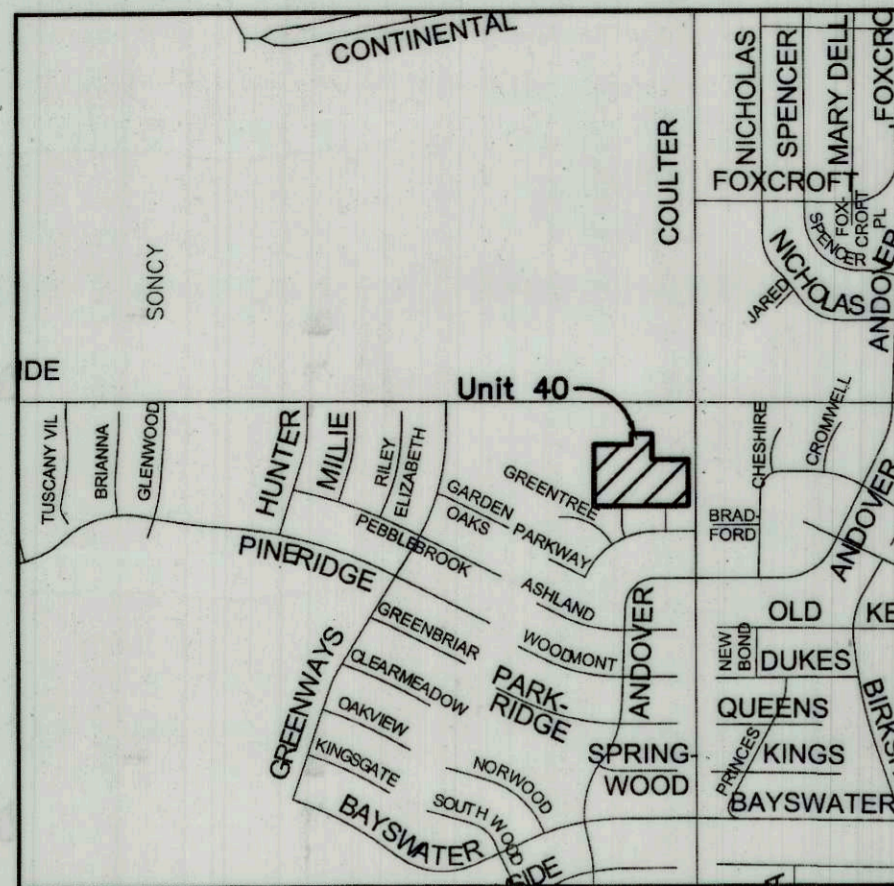
Brady D. Kendrick
Planner II

CENSUS TRACT: #216.09
 GRANTEE'S ADDRESS: CITY OF AMARILLO
 601 S. Buchanan St.
 AMARILLO, TEXAS 79101

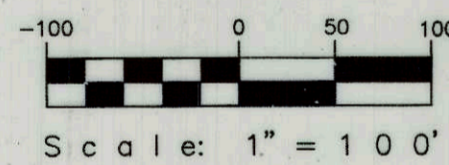
THE GREENWAYS AT HILLSIDE UNIT NO. 40

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

5.48 ACRES



Vicinity Map
(AP NO. 1-16)



LEGEND

- = 1/2" IRON ROD W/ CAP FOUND
- = 1/2" IRON ROD W/ CAP SET
- v = CROWS FOOT IN CONCRETE FOUND
- x = X IN CONCRETE FOUND
- ⊙ = FURMAN CAP FOUND
- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- P.O.B. = POINT OF BEGINNING

DEDICATION

STATE OF TEXAS)
 COUNTY OF RANDALL)

KNOW ALL MEN BY THESE PRESENTS

THAT EDWARD R. SCOTT, JR., MANAGER OF ERS GROUP, LLC, WHICH SERVES AS THE GENERAL PARTNER OF WEST AMARILLO, LTD, 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. 40, AN ADDITION TO THE CITY OF AMARILLO, RANDALL COUNTY, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS OTHERWISE NOTED.

EXECUTED THIS 9th DAY OF January, 2024.

Edward R. Scott, Jr.
 EDWARD R. SCOTT, JR., MANAGER
 ERS GROUP, LLC, GENERAL PARTNER OF
 WEST AMARILLO, LTD
 P.O. BOX 51075
 AMARILLO, TEXAS 79159
 (806) 467-1000

ATTEST

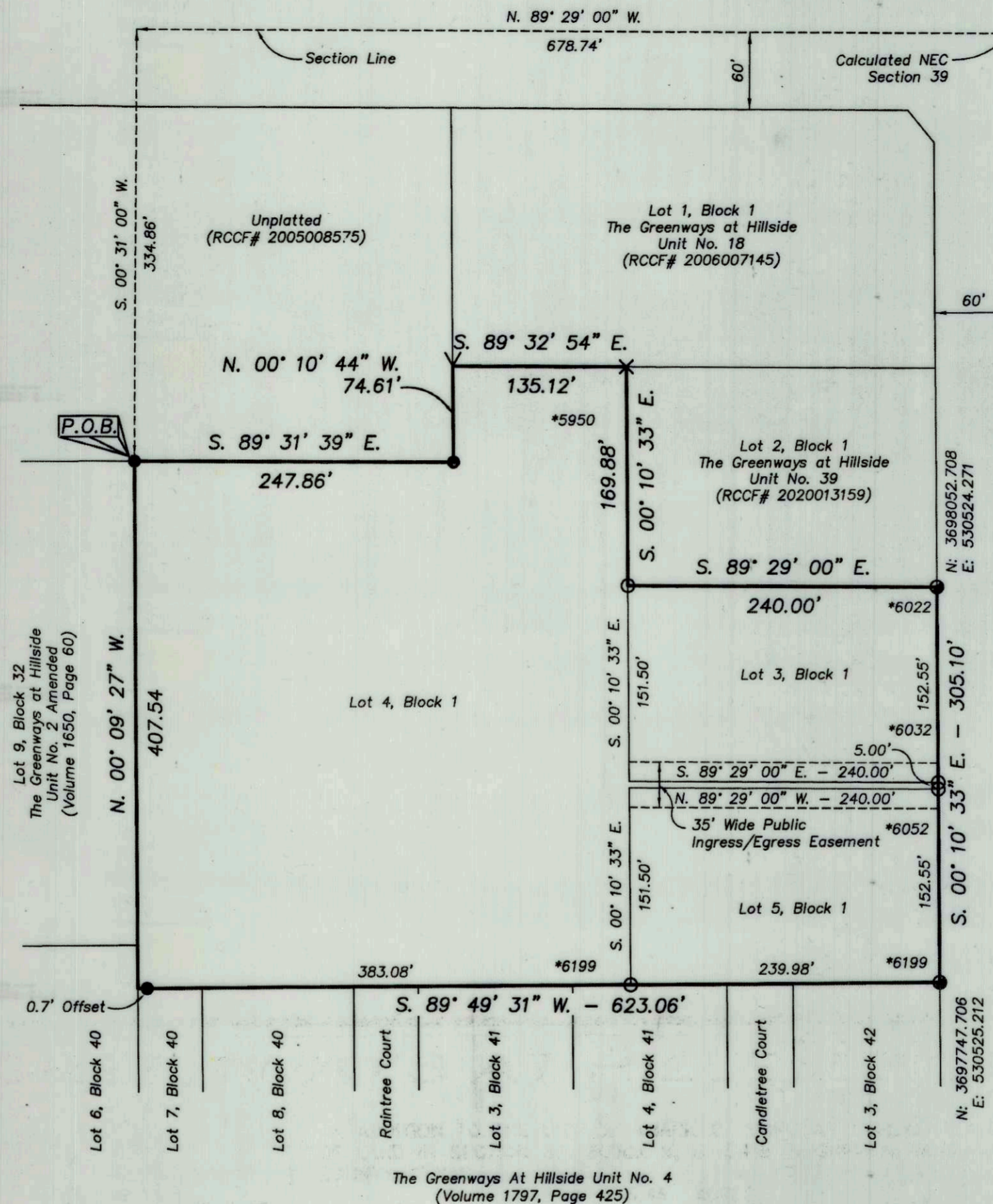
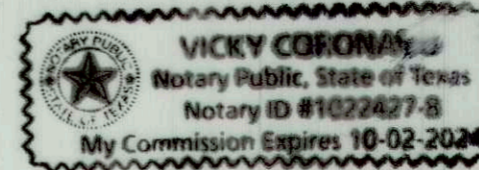
STATE OF TEXAS
 COUNTY OF RANDALL

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 13th DAY OF January, 2024.

Vicky Coronado
 NOTARY PUBLIC STATE OF Texas
 Comm. Expires 10-2-2024



Coulter Street
(R.O.W. Varies - Vol. 1607, Pg. 179)

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. 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
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0003
5. COORDINATES SHOWN ARE GRID COORDINATES.
6. THIS LOT LIES WITHIN THE GREENWAYS AT HILLSIDE PUBLIC IMPROVEMENT DISTRICT AND IS IDENTIFIED AS A CLASS C LOT.
7. 35' WIDE PUBLIC INGRESS/EGRESS EASEMENT IS 8,400 SQUARE FEET

LEGAL DESCRIPTION

FIELD NOTES for a 5.48 acre tract of land 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 inscribed "RPLS 4263" (such type cap and rod hereafter referred to as an OJD Cap) found which bears N. 89° 29' 00" W. a distance of 678.74 feet and S. 00° 31' 00" W. a distance of 334.86 feet from the calculated northeast corner of said Section 39 for the most westerly northwest corner of this tract.

THENCE S. 89° 31' 39" E. a distance of 247.86 feet to an OJD Cap found for an ell corner of this tract.

THENCE N. 00° 10' 44" W. a distance of 74.61 feet to a crow's foot found for the most northerly northwest corner of this tract.

THENCE S. 89° 32' 54" E. a distance of 135.12 feet to an X in concrete found for the most northerly northeast corner of this tract.

THENCE S. 00° 10' 33" E. a distance of 169.88 feet to an OJD Cap set for an ell corner of this tract.

THENCE S. 89° 29' 00" E. a distance of 240.00 feet to a Furman Cap found on the west right-of-way line of Coulter Street for the most easterly northeast corner of this tract.

THENCE S. 00° 10' 33" E., along said west right-of-way line, a distance of 305.10 feet to a Furman Cap found on said west right-of-way line for the southeast corner of this tract.

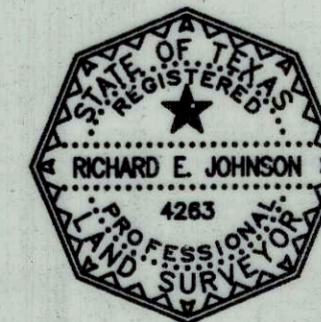
THENCE S. 89° 49' 31" W., at 622.36 feet pass an OJD Cap found, a total distance of 623.06 feet for the southwest corner of this tract.

THENCE N. 00° 09' 27" W. a distance of 407.54 feet to the place of BEGINNING and containing 5.48 acres (238,914 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 30th DAY OF December, 2020.



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

APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS, THIS 13th DAY OF January, 2024.

[Signature]
 DESIGNATED CITY OFFICIAL, DEVELOPMENT SERVICES

FILED OF RECORD

1-14-21 RANDALL COUNTY
 DATE COUNTY
2021011105
 CLERK'S FILE NO.

THE GREENWAYS AT HILLSIDE UNIT NO. 40
 An Addition to the City of Amarillo

SCALE: 1" = 100'	FIRM NO. 10090900	DRAWN BY: TW
DATE: 11/09/20		FILE NAME:
OJD Engineering, L.P. Consulting Engineers & Surveyors		806-447-2503 P.O. BOX 543 WELLINGTON, TX 79095
DRAWING NUMBER		