

VICINITY MAP

NOT TO SCALE

LEGEND:

- 1/2" IRON ROD W/CAP FND
- (XXXX) NAME OR NUMBER IN () INDICATES MONUMENT ORIGIN
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT
- PUE PUBLIC UTILITY EASEMENT

Line Table		
Line #	Length	Direction
L1	6.27'	S 39° 06' 55" W
L2	7.81'	N 51° 05' 34" W
L3	6.09'	S 37° 45' 02" W
L4	7.97'	N 52° 33' 49" W
L5	28.28'	N 44° 38' 18" E
L6	28.28'	S 45° 21' 42" E

Curve Table			
Curve #	Length	Radius	Chord Length
C1	345.97'	1710.00'	N 06° 09' 28" W 345.38'
C2	346.77'	1655.00'	S 06° 21' 51" E 346.14'
C3	31.20'	37.00'	S 24° 31' 21" E 30.29'
C4	289.70'	60.00'	S 89° 38' 18" W 79.79'
C5	31.20'	37.00'	N 23° 47' 57" E 30.29'
C6	353.53'	1540.00'	N 06° 56' 17" W 352.75'
C7	353.84'	1520.00'	S 07° 01' 50" E 353.04'
C8	34.20'	50.00'	S 19° 57' 33" E 33.54'
C9	24.14'	50.00'	S 25° 43' 39" E 23.90'
C10	136.94'	50.00'	S 89° 38' 18" W 97.98'
C11	24.14'	50.00'	N 25° 00' 16" E 23.90'
C12	34.20'	50.00'	N 19° 14' 09" E 33.54'
C13	350.75'	1405.00'	N 07° 30' 48" W 349.84'
C14	351.72'	1350.00'	S 07° 49' 32" E 350.73'
C15	358.94'	1235.00'	N 08° 41' 16" W 357.68'
C16	359.35'	1215.00'	S 08° 50' 05" E 358.04'

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED, SETH WILLIAMS FOR PEGA DEVELOPMENT, LLC, 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. 19, 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 UNLESS OTHERWISE NOTED.

EXECUTED THIS 14th DAY OF April, 2025.

SETH WILLIAMS FOR
PEGA DEVELOPMENT, LLC
P.O. BOX 30206
AMARILLO, TEXAS 79120

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY SETH WILLIAMS.

THIS 14th DAY OF April, 2025.

NOTARY PUBLIC, STATE OF TEXAS

TANYA IBRAHIMOVIC
My Notary ID # 132395317
Expires March 9, 2028

APPROVAL

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

ON THIS 21st DAY OF April, 2025.

CHAIRMAN

HERITAGE HILLS UNIT NO. 19

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

FILED OF RECORD

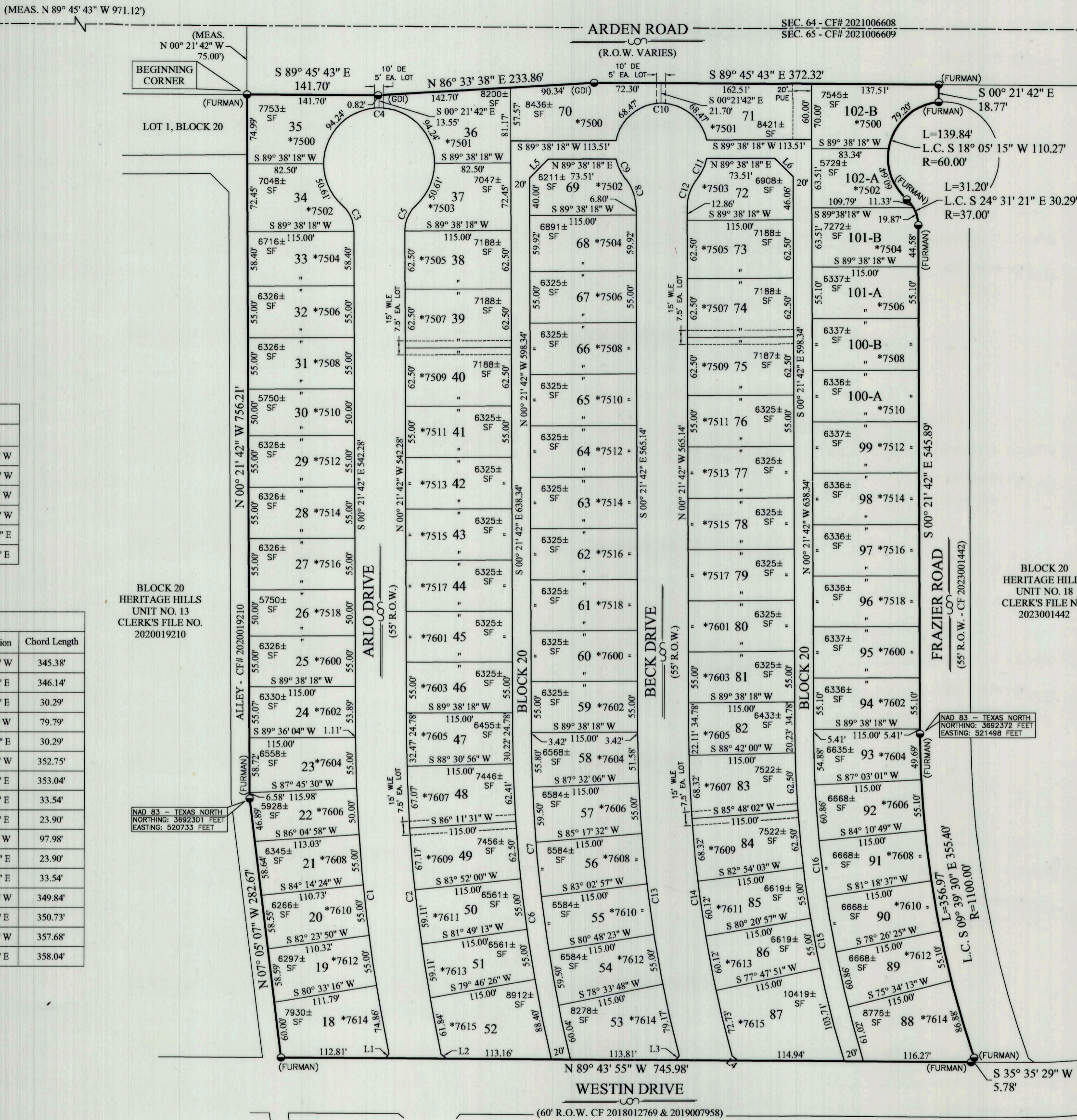
4/21/25
(DATE)

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

RANDALL
(COUNTY)

2025006532

CLERK'S FILE NO.



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 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 164,812± SQ. FT. IN THE STREETS AND ALLEYS, 357± SQ. FT. IN THE DRAINAGE EASEMENTS, 6,900± SQ. FT. IN THE WATER LINE EASEMENTS AND 1,200± SQ. FT. IN THE PUBLIC UTILITY EASEMENTS.

4) ALL LOTS ARE LOCATED WITHIN THE HERITAGE HILLS PID BOUNDARY.

DESCRIPTION

A 17.42±/- acre tract of land out of Section 65, Block 9, B.S. & F. Survey, Randall County, Texas, further being a portion of that certain 590.9343±/- acre tract of land being described as Tract One in that certain instrument recorded under Clerk's File No. 2012013183 of the Official Public Records of Randall County, Texas, said 17.42±/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap (FURMAN) found, of record, in the South Right-of-Way line of Arden Road as dedicated per instrument recorded under Clerk's File No. 2021006609 of the Official Public Records of Randall County, Texas, for the Northeast corner of Lot 1, Block 20, Heritage Hills Unit No. 13, an addition to the City of Amarillo, according to the map or plat thereof, recorded under Clerk's File No. 2020019210 of the Official Public Records of Randall County, Texas, from whence the Northwest corner of said Section 65 bears N. 00° 21' 42" W. 75.00 feet and N. 89° 45' 43" W. 971.12 feet (per record data);

THENCE S. 89° 45' 43" E. 141.70 feet along the South Right-of-Way line of said Arden Road to a 1/2 inch iron rod with cap (GDI) found;

THENCE N. 86° 33' 38" E. 233.86 feet along the South Right-of-Way line of said Arden Road to a 1/2 inch iron rod with cap (GDI) found;

THENCE S. 89° 45' 43" E. 372.32 feet along the South Right-of-Way line of said Arden Road to a 1/2 inch iron rod with cap (FURMAN) found for the Northwest corner of Heritage Hills Unit No. 18, an addition to the City of Amarillo, according to the map or plat thereof, recorded under Clerk's File No. 2023001442 of the Official Public Records of Randall County, Texas, same being the Northeast corner of this tract of land;

THENCE S. 00° 21' 42" E. 18.77 feet to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the left whose center bears S. 05° 08' 31" E. 60.00 feet;

THENCE Southerly 139.84 feet along said curve to the left with a long chord of S. 18° 05' 15" W. 110.27 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve, same being the beginning of a curve to the right whose center bears S. 41° 19' 00" W. 37.00 feet;

THENCE Southerly 31.20 feet along said curve to the right with a long chord of S. 24° 31' 21" E. 30.29 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve;

THENCE S. 00° 21' 42" E. 545.89 feet along the West line of said Heritage Hills Unit No. 18 to a 1/2 inch iron rod with cap (FURMAN) found for the beginning of a curve to the left whose center bears N. 89° 38' 18" E. 1100.00 feet;

THENCE Southerly 356.97 feet along said curve to the left with a long chord of S. 09° 39' 30" E. 355.40 feet to a 1/2 inch iron rod with cap (FURMAN) found for the end of said curve, same being the most East Southeast corner of this tract of land;

THENCE S. 35° 35' 29" W. 5.78 feet to a 1/2 inch iron rod with cap (FURMAN) found in the North Right-of-Way line of Westin Drive as dedicated per plat of Heritage Hills Unit No. 10, an addition to the City of Amarillo, according to the map or plat thereof, recorded under Clerk's File No. 2018012769 of the Official Public Records of Randall County, Texas, for the most South Southeast corner of this tract of land;

THENCE N. 89° 43' 55" W. 745.98 feet along the North Right-of-Way line of said Westin Drive to a 1/2 inch iron rod found for the Southeast corner of Heritage Hills Unit No. 13, an addition to the City of Amarillo, according to the map or plat thereof, recorded under Clerk's File No. 2020019210 of the Official Public Records of Randall County, Texas, same being the Southwest corner of this tract of land;

THENCE N. 07° 05' 07" W. 282.67 feet along the East line of said Heritage Hills Unit No. 13 to a 1/2 inch iron rod with cap (FURMAN) found;

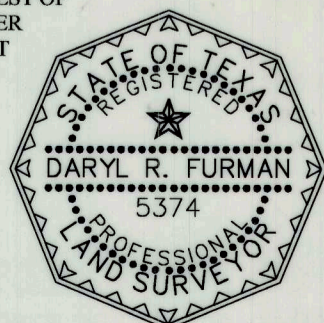
THENCE N. 00° 21' 42" W. 756.21 feet continuing along the East line of said Heritage Hills Unit No. 13 to the PLACE OF BEGINNING and containing 17.42 acres of land, more or less.

(Subject property is the same as described in instrument recorded under Clerk's File No. 2023013438 of the Official Public Records of Randall County, Texas.)

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 3RD DAY OF JANUARY, 2023.

DARYL R. FURMAN RPLS 5374
REGISTERED 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 · KYLE L. BRADY, RPLS
M. CHASE ROME, RPLS · LEONARD A. MCLAUGHLIN, RPLS
PETER VENTURA, SIT · JONATHAN LANDES, SIT
TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482

PROJECT NO. 2331922P FILE NO. H-17
DRAWING NO. P\SUB 23\RANDALL\H-17\2331922\