

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

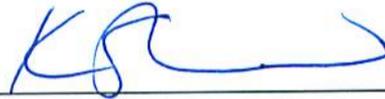
September 8, 2011

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-11-44 Amarillo Medical Center Unit No. 21, an addition to the City of Amarillo, being a replat of Amarillo Medical Center Unit No. 19, in Section 26, Block 9, BS&F Survey, Potter County, Texas. (Vicinity: Wallace Blvd. & Hagy Blvd.)  
DEVELOPER: Michael A Callahan Harrington Regional Medical Center

The Designated Official for the City of Amarillo approved the above-mentioned item on August 3, 2011. The plat was filed of record in the Official Public Records of Potter County in Volume 4342, Page 665 on August 5, 2011. Please post your records accordingly.



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Kelley Shaw, Planning Director





Filed AND Recorded  
OFFICIAL PUBLIC RECORDS  
On: Aug 05, 2011 at 08:45A

Receipt# - 160797

Document Number 01200274:

Amount 20.00

Julie Smith  
County Clerk, Potter County

by     *JS*    , Deputy

RETURN TO:

CITY OF AMARILLO  
PLANNING DEPARTMENT  
P.O. BOX 1971  
AMARILLO, TEXAS 79101

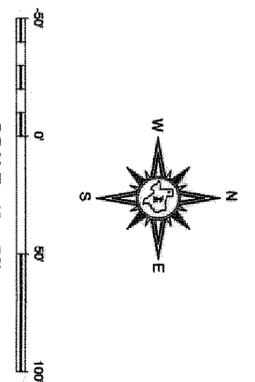
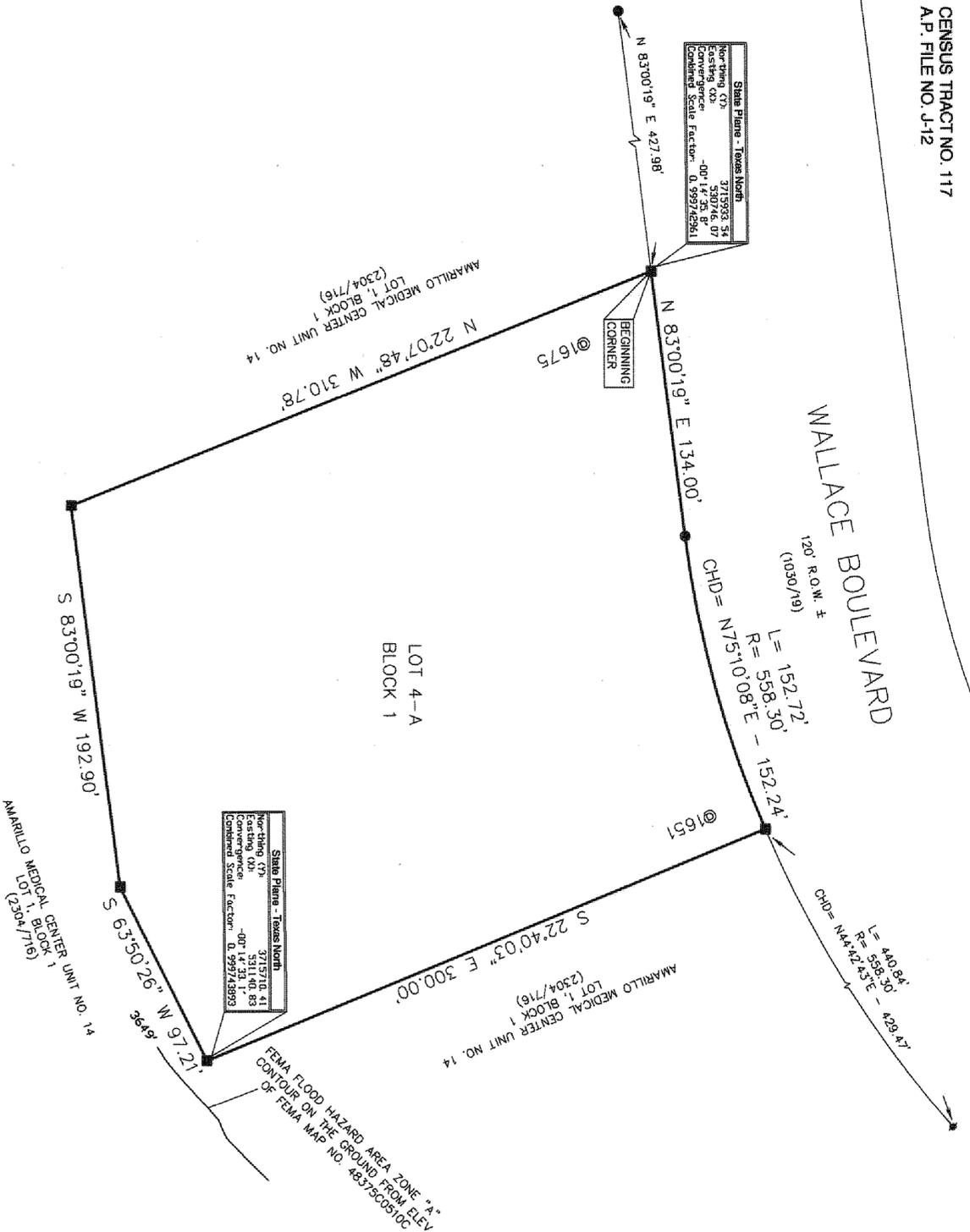
STATE OF TEXAS COUNTY OF POTTER  
I hereby certify that this instrument was  
FILED on this date and at this time stamped  
hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,  
in the volume and page as shown.



Julie Smith, County Clerk  
Potter County

By     *Lydia Smith*    , Deputy

Any provision herein which restricts the sale,  
rental or use of the described real property  
because of color or race is invalid and  
unenforceable under federal law.



**LEGEND:**

- = 3/8" iron rod w/cap stamped KEYS R.P.L.S. 2507" (set)
- = 1/2" iron rod (found)
- # = 3/8" iron rod w/cap stamped KEYS R.P.L.S. 2507" (found)
- ( / ) = recording information in County Clerk's Records
- = 100yr flood hazard area per diffm flood insurance rate map 48375C0510C
- P.U.E. = public utility easement
- @1234 = address assigned by the City of Amarillo (subject to change)

**DESCRIPTION**

A 2.00 acre tract of land being a all of Lot 1, Block 1 of Amarillo Medical Center Unit No. 19, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4303, Page 270 of the Official Public Records of Potter County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found at the most northerly northwest corner of Lot 1, Block 1 of Amarillo Medical Center Unit No. 14, an addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 2304, Page 716 of the Official Public Records of Potter County, Texas:

Thence N. 83° 00' 19" E., directional control GPS observation WGS-84, along the southerly right-of-way line of Wallace Boulevard as dedicated in Volume 1030, Page 19 of the Dead Records of Potter County, Texas, 427.98 feet to a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", set at the northwest corner of said and BEGINNING CORNER of this tract of land.

Thence N. 83° 00' 19" E., along the southerly right-of-way line of said Wallace Boulevard, 134.00 feet to a 1/2 inch iron rod, found at the beginning of a curve to the left with a radius of 558.30 feet;

Thence Northeastly along said curve and southerly right-of-way line of said Wallace Boulevard, an arc distance of 152.72 feet with a chord of N. 75° 10' 08" E., 152.24 feet to a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of the tract of land from whence a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", found at the end of said curve bears an arc distance of 440.84 feet and a chord of N. 44° 42' 43" E., 429.47 feet;

Thence S. 22° 40' 03" E., 300.00 feet to a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", set at the southeast corner of this tract of land;

Thence S. 63° 50' 26" W., 97.21 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set;

Thence S. 83° 00' 19" W., 192.90 feet to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the southwest corner of this tract of land;

Thence N. 22° 07' 48" W., 310.78 feet to the POINT OF BEGINNING.

The purpose of this replat was to change the previously FEMA Flood Zone "A" line as scaled from FEMA Flood Map to the line being relocated as per an on-the-ground topographic survey. Contour line 3649' (NAVD 88) as shown on said FEMA map in this area is located south of the property as shown on this plat.

**NOTES**

- 1) This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) This plat does not lie within flood hazard area zone "A". Contour line 3649' NAVD 88 was determined from a topographic survey made on the ground and is shown as the zone "A" flood line in this immediate area on the D/FIRM Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 48375C0510C, dated June 4, 2010. Flood hazard information is indicated for the sole purpose of the lender to determine if flood insurance is required for the subject property. Flood hazard areas are approximate only and should not be construed as a flood elevation study by this firm. Many areas are subject to flooding but are not necessarily in flood hazard area zone "A", as shown on the referred F.E.M.A./F.I.R.M., which designates approximate flood hazard area zones. Said flood maps do not represent a detailed flood study.
- 3) Property distances and/or bearings are shown as measured or field with this survey. Plat and/or deed calls are shown within parenthesis when differing from measured distances and/or bearings and not within the Texas Board of Professional Land Surveying General Rules of Procedures and Practices regarding Precision (663, 15).

**DEDICATION**

The State of Texas \$ Know all men by these presents:  
County of Potter \$

That, Proffer Investments, L.L.C., being the owner of the land shown and described on this plat has caused all of said lands to be surveyed, subdivided, platted and designated as Amarillo Medical Center Unit No. 21, an addition to the City of Amarillo, Texas, and does declare that all streets, alleys, lanes and easements shown upon such map or plat are dedicated to the public forever to be used as streets, alleys, lanes and easements unless noted existing with recorded information designated.

**NOTARY ATTEST**

Executed this 21th day of July, 2011.

Liana Proffer - Member  
Proffer Investments, L.L.C.  
1301 S. Coulter Street  
Amarillo, TX 79106

**APPROVAL**

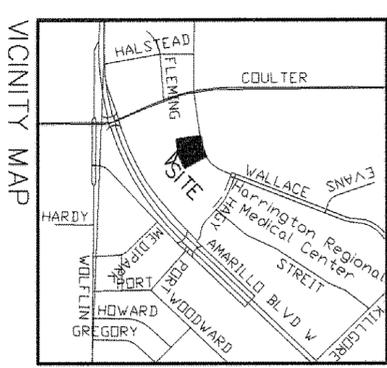
Approved by Vicki Covey, Designated Official for the City of Amarillo, Texas, this 21th day of July, 2011.

Vicki Covey  
Vicki Covey, Designated Official for the City of Amarillo

**CERTIFICATE**

I do hereby certify that this plat is true and correct to the best of my knowledge, information and belief and in my professional opinion, and that it was prepared from a perimeter survey staked on the ground by me or by others under my direct supervision on the 23rd day of December, 2010.

Registered Professional Land Surveyor



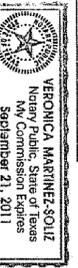
**FILED OF RECORD:**

8/5/11  
4342  
POTTER  
6/103

**AMARILLO MEDICAL CENTER UNIT NO. 21**

an addition to the City of Amarillo, being a replat of Lot 4, Block 1, Amarillo Medical Center Unit No. 19, in Section 26, Block 9, B.S. & F. Survey, Potter County, Texas. 2.00± Acres

Robert Keys & Associates  
land surveying mapping and planning  
1000 S. W. 45th Avenue, Amarillo, Texas 79106-5405  
www.keysurveying.com



GRANTEES ADDRESS:  
City of Amarillo  
Amarillo, Texas 79105-1971

Notary Public