



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

8/7/2017

JD Keller  
Keller Surveying & Mapping  
2330B Lakeview Drive  
Amarillo, Texas 79109

**RE: Letter of Action: Approval - Lawrence Park Unit No. 113 – ZB1701645 Final Plat**

Mr. Keller,

The City of Amarillo has approved the above Final Plat on 7/12/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0010565 on 7/13/2016. 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 [Cody.Balzen@amarillo.gov](mailto:Cody.Balzen@amarillo.gov) or 806.378.6291.

Sincerely,

A handwritten signature in cursive script that reads 'Cody Balzen'.

Cody Balzen  
Planner I

BIK 2 AB+M

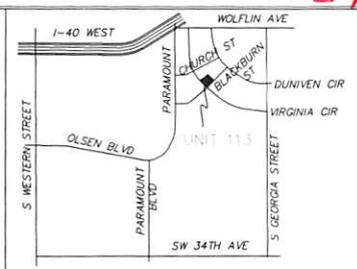
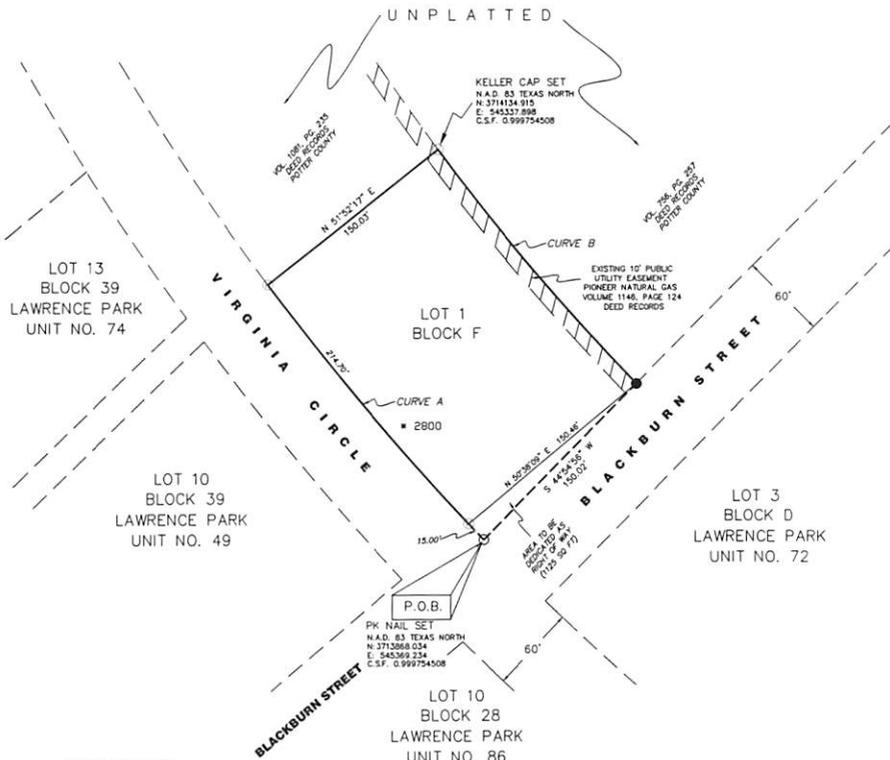
SEC 227

L-13

CENSUS TRACT 103.00  
 MAP NO. L-13

LAWRENCE PARK UNIT NO. 113

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND  
 IN SECTION 227, BLOCK 2, A. B. & M. SURVEY, POTTER COUNTY, TEXAS  
 (0.7596 ACRES)



VICINITY MAP  
 (Not To Scale)

LEGEND

- ⊙ PK = SET PK NAIL
- #5 = FOUND #5 REBAR
- Ⓢ CAP = SET #4 REBAR w/ KELLER CAP

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BRG	CHORD DIST
A	1853.75'	229.70'	7°05'58"	N40°35'29"W	229.55'
B	1703.75'	211.49'	7°06'44"	S40°30'09"E	211.35'

DESCRIPTION

A 0.7596 acre tract of land out of Section 227, Block 2, A. B. & M. Survey, Potter County, Texas, being a portion of that tract of land described in that certain instrument recorded in Volume 871, Page 247 of the Deed Records of Potter County, Texas, said 0.7596 acre tract is that same tract of land deeded to Michael Fogiel Investments, LLC by Deed of Trust filed in Clerk's File # 1269814 of the Official Public Records of Potter County, Texas and is described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Section 227;

THENCE WEST 1371.8 feet;

THENCE SOUTH 1329.4 feet to the most Southerly and POINT OF BEGINNING of this tract of land, same being at the intersection of the Northeast right-of-way line of Virginia Circle and the Northwest right-of-way line of Blackburn Street, and being a point on a curve to the right, at a PK Nail set on a curve to the right whose center bears North 45 degrees 51 minutes 32 seconds (bearings are Grid Base from GPS Observations) a distance of 1853.75 feet, said point having NAD 83 Texas State Coordinates - North Zone y = 3713868.034 and x = 545369.234, same point being the Southwest Corner of this 0.7596 acre tract;

THENCE Northwesterly on a curve to the right having a radius of 1853.75 feet on the Northeasterly right-of-way of Virginia Street, at a distance of 15.00 feet pass a #4 rebar with an orange plastic cap inscribed "KELLER 4157" (such type rebar with said cap and markings hereafter referred to as a KCAP), continue on a chord bearing of North 40 degrees 35 minutes 29 seconds West for a total arc distance of 229.70 feet to a KCAP set at the Southwest corner of a tract described by Warranty Deed in Volume 1081, Page 236 of the Deed Records of Potter County, Texas, same point being the Northeast Corner of this 0.7596 acre tract;

THENCE North 51 degrees 52 minutes 17 seconds East on a common line with said tract filed in Volume 1081, Page 236 for a distance of 150.03 feet to a KCAP set on the Southwesterly line of a tract of land described by General Warranty Deed in Volume 756, Page 257 of the Deed Records of Potter County, Texas, same point being the Northeasterly Corner of this 0.7596 acre tract;

THENCE Southeasterly on a curve to the left on a common line with said tract filed in Volume 1081, Page 236, having a radius of 1703.75 feet and a chord bearing of South 40 degrees 30 minutes 09 seconds East for an arc length distance of 211.49 feet to a #5 rebar found on the existing Northwesterly right-of-way of Blackburn Street, same point being the Southeasterly Corner of this 0.7596 acre tract;

THENCE South 44 degrees 54 minutes 56 seconds West on the existing Northwesterly right-of-way of Blackburn Street for a distance of 150.02 feet to the POINT OF BEGINNING;

Said tract contains 0.7596 acres of land as calculated.

NOTES

THIS PLAT IS NOT WITHIN THE AMARILLO EXTRA TERRITORIAL JURISDICTION.

INFORMATION IN PARENTHESES ARE RECORD DATA

\* xxxx = ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE.)

BEARING BASIS: N.A.D. 83, TEXAS NORTH

THIS PLAT DOES NOT PLOT WITHIN A FEMA/FIA FLOOD HAZARD AREA ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C 0530C DATED JUNE, 4, 2010 NOR DOES THIS PLAT LIE WITHIN THE CITY OF AMARILLO'S BASE FLOOD, ACCORDING TO THE FLOOD DAMAGE MITIGATION CHAPTER. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.

AN AREA OF 1125 SQUARE FEET WILL BE DEDICATED AS ADDITIONAL RIGHT-OF WAY TO BLACKBURN STREET AS SHOWN ON THIS PLAT.

DEDICATION

STATE OF TEXAS >>> KNOW ALL MEN BY THESE PRESENTS  
 COUNTY OF POTTER >>>

THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS POINT WEST BUSINESS CAMPUS UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DOES DECLARE THAT ALL STREETS, ALLEYS, LANES AND EASEMENTS SHOWN UPON SAID 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.

EXECUTED THIS 3rd DAY OF July 2017

*Michael Fogiel*  
 MICHAEL FOGIEL  
 OWNER  
 2800 VIRGINIA CIRCLE  
 AMARILLO, TEXAS 79109-1604  
 PHONE: 806-367-1252

ATTEST

STATE OF Potter Texas  
 COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL FOGIEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE IS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID MICHAEL FOGIEL INVESTMENTS, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 3rd DAY OF July 2017.

*Stephanie Ward*  
 NOTARY PUBLIC AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES 04-27-2019  
 STEPHANIE WARD  
 NOTARY PUBLIC,  
 STATE OF TEXAS  
 My Commission Expires 04-27-2019

APPROVAL

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

7/12/17  
 DATE DESIGNATED CITY OFFICIAL



CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 12th DAY OF JUNE, 2017.

J.D. KELLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4157  
 TEXAS FIRM # 10193738

FILED OF RECORD  
 7-13-17 POTTER  
 DATE COUNTY  
 20170PR0010565  
 CLERK NO.

GRANTEE'S ADDRESS  
 CITY OF AMARILLO  
 PO BOX 1971  
 AMARILLO, TX 79105-1971

Keller Surveying & Mapping  
 806 418 5253  
 kellersurveying@gmail.com  
 2330 B Lakeview Dr.  
 Amarillo, Tx. 79109

APP

P-17-52

JS



# FILED and RECORDED

Instrument Number: 2017OPR0010565

Filing and Recording Date: 07/13/2017 03:32:12 PM Pages: 3 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Potter County, Texas.



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Julie Smith, County Clerk  
Potter County, Texas

**DO NOT DESTROY - This document is part of the Official Public Record.**

jsmith



AMARILLO CITY PLANNING DEPT  
PO BOX 1971  
AMARILLO, TX 79105

