



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

7/27/2018

Robert Keys
Robert Keys & Associates
7106 S. Bell Street
Amarillo, Texas 79109

RE: Letter of Action: Approval- Amarillo Medical Center Unit No. 22 Final Plat

Mr. Keys

The City of Amarillo has approved the above Final Plat on 7/13/2018. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 20180PR0009517 on 7/13/2018. 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 Sherry.bailey@amarillo.gov or 806/378/6292.

Sincerely,

Sherry L. Bailey

Sherry Bailey
Senior Planner

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
8803

Issued By:
POTTER COUNTY TAX OFFICE
PO BOX 2289
AMARILLO, TX 79105-2289

Property Information	
Property ID: 135043	Geo ID: 107501680
Legal Acres: 2.0000	
Legal Desc: AMARILLO MEDICAL CTR # 21 LOT 4-A	BLOCK
	0001
Situs: 1611 WALLACE BLVD	AMARILLO, TX
DBA:	
Exemptions:	

Owner ID: 100249493 100.00%
PROFFER INVESTMENTS
1611 WALLACE BLVD
AMARILLO, TX 79106-1799

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 2,205,261
AMARILLO ISD	Land HS: 0
PANHANDLE WD	Land NHS: 479,347
POTTER COUNTY	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 2,684,608

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 04/16/2018			Total Due if paid by: 04/30/2018			0.00

Tax Certificate Issued for:	Taxes Paid in 2017	THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2018 TAXES HAVE NOT BEEN CALCULATED.
POTTER COUNTY	17,986.87	
AMARILLO	9,762.31	
PANHANDLE WD	242.96	
AMA COLLEGE	5,570.56	
AMARILLO ISD	31,919.99	

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

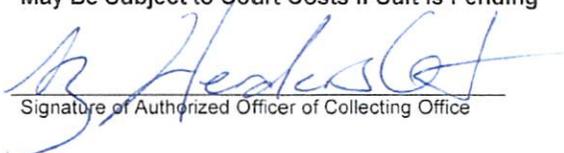
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/16/2018
Requested By: PROFFER INVESTMENTS
Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office

FILED and RECORDED

Instrument Number: 2018OPR0009517

Filing and Recording Date: 07/13/2018 12:04:21 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.



A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

smorgan

Notes

- 1) This plat does not lie within the Extrajurisdictional Jurisdiction of the City of Amarillo, Texas.
- 2) A portion of this plat does lie within flood hazard area zone "A" (as shown scaled), according to 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 (scaled from small scale F.E.M.A. Maps) 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 held 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 (603.19).
- 4) Side lot lines are perpendicular or radial to the front lot lines unless noted otherwise.

State Plane - Texas North Zone (NAD 83)	3715933.41
Northing (Y)	530746.10
Eastings (X)	-0°14'35.83"
Convergence	0.999918421
Combined Scale Factor	

The State of Texas §
County of Randall §

Dedication

Know all men by these presents:
That **Proffer Investments, LLC**, being the owner of all 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. 22** in 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 as existing with the recording information shown.

Executed this 17th day of May, 2018.

Lana Proffer - Member
Proffer Investments, LLC,
1301 Coulter Street
Amarillo, Texas 79106

Notary Attest

State of Texas \$
County of Randall \$

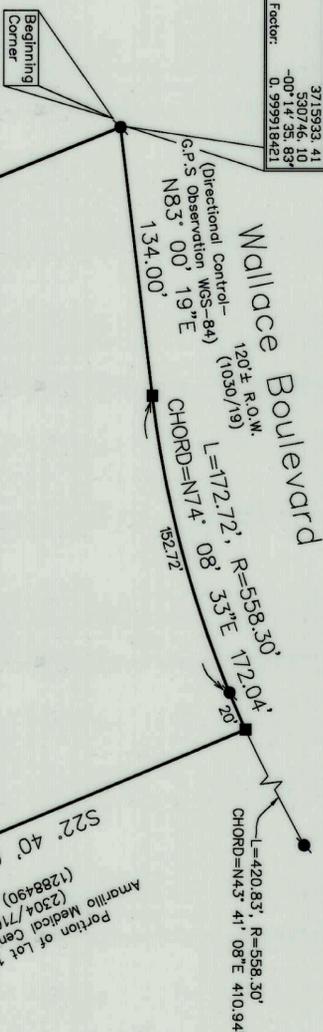
Before me, the undersigned authority on this day personally appeared **Lana Proffer - Member of Proffer Investments, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 17th day of May, 2018.

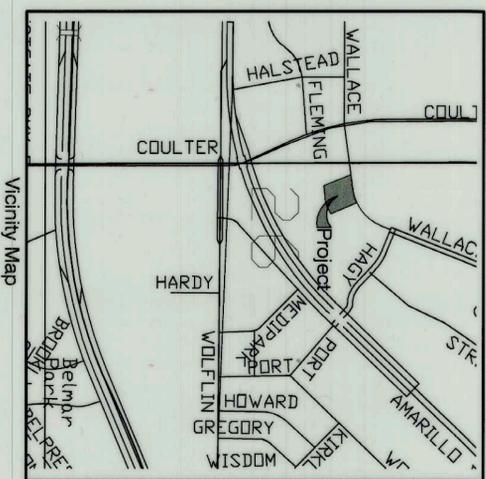


Notary Public in and For the State of Texas
My commission expires: 01-22-21

Grantees Address:
City of Amarillo
P.O. Box 1971
Amarillo, Texas 79105-1971



State Plane - Texas North Zone (NAD 83)	3715725.47
Northing (Y)	531135.92
Eastings (X)	-0°14'35.83"
Convergence	0.999918460
Combined Scale Factor	



Legend :

- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (set)
- = 3/8" iron rebar with a cap stamped "KEYS R.P.L.S. 2507" (found)
- @1234 = Address assigned by the City of Amarillo (subject to change without notice)
- SPS = Southwestern Public Service Co.
- AT&T = American Telephone & Telegraph Co.
- SUD = Suddenlink Communications Co.
- ☐ = 6' x 6' SPS, SUD, & AT&T Easement
- (L) = Instrument recording in County Clerks Office

Description

A 2.14 acre tract of land being all of Lot 4-A, Block 1 of Amarillo Medical Center Unit No. 21, in addition to the City of Amarillo, Potter County, Texas, according to the recorded map or plat thereof, of record in Volume 4342, Page 663 of the Official Public Records of Potter County, Texas and a portion of a tract of land described in that certain Gift Deed, of record under Clerk's File No. 1288490 of the Official Public Records of Potter County, Texas, and also being a portion of Lot 1, Block 1, Amarillo Medical Center Unit No. 14, in 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, situated in Section 26, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas, surveyed on the ground by Robert Keys and Associates on this 13th day of November, 2017, and said tract of land being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", found at northwest corner of said Lot 4-A;

Thence N 83° 00' 19" E., (Directional Control GPS Observation WGS-84), 134.00 feet along the southerly right-of-way line of Wallace Boulevard as dedicated in Volume 1030, Page 19 of the Deed Records of Potter County, Texas, to a 3/8 inch iron rebar with a cap stamped "KEYS R.P.L.S. 2507", set at the beginning of a curve to the left having a radius of 558.30 feet;

Thence Northeastly along said curve and southerly right-of-way line of said Wallace Boulevard, pass a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507" found at the northeast corner of said Lot 4-A, an arc distance of 152.72 feet, a total arc distance of 172.72 feet with a chord of N 74° 08' 33" E., 172.04 feet to a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", set at the northeast corner of this 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 420.83 feet and a chord of N 43° 41' 08" E., 410.94 feet;

Thence S 22° 40' 03" E., 292.12 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. 44° 56' 47" W., 21.63 feet to a 3/8 inch iron rod with cap stamped "KEYS R.P.L.S. 2507", found at the southeasterly corner of said Lot 4-A;

Thence S. 63° 50' 26" W., 97.21 feet along the southerly line of said Lot 4-A to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found;

Thence S. 83° 00' 19" W., 192.90 feet along the southerly line of said Lot 4-A to a 3/8 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the southwest corner of this tract of land;

Thence N 22° 07' 48" W., 310.78 feet along the westerly line of said Lot 4-A to the **POINT OF BEGINNING**.

Approval

Approved by Designated City Official for the City of Amarillo, Texas, this 18th day of May, 2018.

Designated City Official

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 13th day of November, 2017.

Registered Professional Land Surveyor
Job #180326



Amarillo Medical Center Unit No. 22
An addition to the City of Amarillo being a replat of Lot 4-A, Block 1 Amarillo Medical Center Unit No. 21 & a portion Lot 1, Block 1 Amarillo Medical Center Unit No. 14, situated in Section 26, Block 9, B. S. & F. Survey, Potter County, Texas 2.14± Acres

Robert Keys & Associates



(806)352-1792 Email: rka@keysurveying.com
7106 S. Bell Street, Amarillo, Texas 79106-7003
Firm No. 10083400 www.keysurveying.com

Filed of Record :

2/13/18 date
Potter county

2018 OPR 028 958
County Clerk File No.