



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

7/10/2019

Kevin Brown
Hagar, Brown, & Dorsey, LLC
4713 S. Western Street
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-54 Amarillo Medical Center Unit No. 23 – ZB1902578 Final Plat

The City of Amarillo has approved the above Final Plat on 6/27/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0008506 on 6/28/2019. 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 Bradley.Kiewiet@amarillo.gov or 806.378.6291.

Sincerely,

Brad Kiewiet

Brad Kiewiet
Planner I

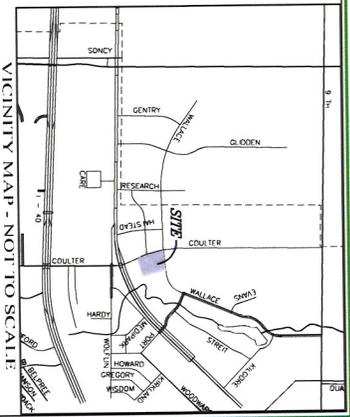
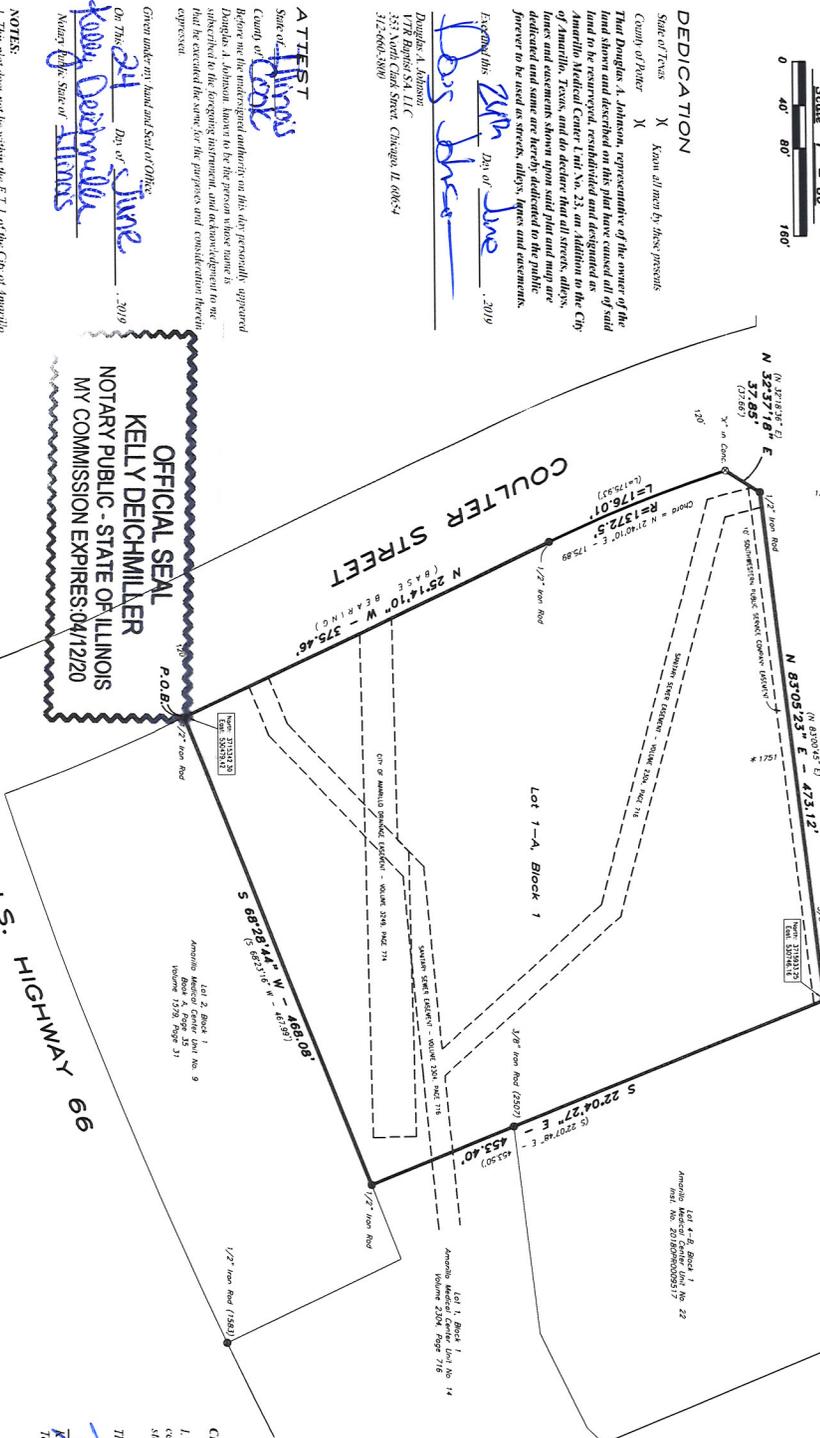
BLK 9 BS+F

SEC 43+26

J-12

POTTER COUNTY, TEXAS
 CENSUS TRACT 107400
 AP MAP NO. 1-12

AMARILLO MEDICAL CENTER UNIT NO. 23
 AN ADDITION TO THE CITY OF AMARILLO
 BEING A REPLAT OF LOT 1, BLOCK 1, AMARILLO MEDICAL CENTER
 IN SECTIONS 43 & 26, BLOCK 9, B.S. & F. SURVEY
 POTTER COUNTY, TEXAS
 (5.71 ACRES)



PROPERTY DESCRIPTION:

4.571 acre tract being a portion of Lot 1, Block 1, Amarillo Medical Center Unit No. 14, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded in Volume 2304, Page 716 of the Official Public Records of Potter County, Texas, all being in Section 26, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas.

BEGAINING to a 127' non road found for Northwest corner of Lot 2, Block 1, Amarillo Medical Center Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded in Volume 1579, Page 31 of the Official Public Records of Potter County, Texas.

THENCE North 25 degrees 19 minutes 10 seconds West along the West line of said Lot 1, a distance of 375.40 feet to a 1/2" non road found for the West line of a curve to the right having a radius of 1372.5 feet.

THENCE Northwest along said curve to the right an arc distance of 176.01 feet (Chord bearing North 21 degrees 40 minutes 15 seconds East, 175.89 feet) to an "X" in concrete found.

THENCE North 32 degrees 37 minutes 18 seconds East a distance of 37.85 feet to a 1/2" non road found.

THENCE North 85 degrees 05 minutes 23 seconds East along the North line of said Lot 1, a distance of 473.12 feet to a 1/2" non road with cap marked "P215 2507" found for the Northwest corner of Lot 4-B, Block 1, Amarillo Medical Center Unit No. 22, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded under instrument no. 20180PR0009517 of the Official Public Records of Potter County, Texas.

THENCE South 22 degrees 04 minutes 27 seconds East along the West line of said Lot 4-B a distance of 453.40 feet to a 3/8" non road with cap marked "P215 2507" found in the North line of said Lot 2.

THENCE South 68 degrees 28 minutes 44 seconds West along the North line of said Lot 2, a distance of 468.08 feet to the POINT OF BEGINNING of this tract.

Said tract contains a computed acre of 5.71 acres of land.

CERTIFICATION:

I, K.C. Brown, 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.

The 26th Day of June, 2019
 K.C. Brown, R.L.S.
 Texas Reg. No. 4654



"FINAL PLAT"
 AMARILLO MEDICAL CENTER
 UNIT NO. 23
 AN ADDITION TO THE CITY OF AMARILLO

NOTES:
 1. This plat does not lie within the E.T.L. of the City of Amarillo.
 2. According to E.T.M. 4 Flood Insurance Rate Map Community Panel No. 4837-CQ510C, effective date June 4th, 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code as shown hereon. The undersigned surveyor does not accept responsibility for the accuracy of the E.T.M. 4 map upon which this opinion is based.
 3. Coordinates shown hereon are referenced to the Texas Coordinate System, North Zone, NAD 83."

ATTEST
 State of Texas
 County of Potter
 Before me, the undersigned authority on this day personally appeared Douglas A. Johnson, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of Office
 On this 24 Day of June, 2019
 Kelly Deichmiller
 Notary Public - State of Illinois
 My Commission Expires: 04/12/20

APPROVAL:
 Approved by the Deputee Official for the City of Amarillo
 Date: 6/21/19
 Filed of Record
 Date: 6/28/19
 County: Potter
 Clerk's File No. 20190PR0008506

H.B.D. AMARILLO, TEXAS
 HEREFORD, TEXAS
 Hagar, Brown & Dorsey, L.L.C.
 539 E. 2nd St. 79005
 (800) 361-6084
 hbd@hbdllc.com
 hbdllc.com

APP

P-19-54

HG

County of Potter

STATE OF TEXAS
SANTA FE BUILDING

TAX OFFICE
900 S. POLK, SUITE 106
PO BOX 2289
AMARILLO, TEXAS 79105-2289



PHONE: (806) 342-2600
FAX: (806) 342-2637
pcto@co.potter.tx.us

SHERRI AYLOR, PCC
TAX ASSESSOR-COLLECTO

June 27, 2019

After a preliminary check of the tax records of this office, the following property has no delinquent taxes.

Owner: VTR BAPTIST SA LLC
% VENTAS INC.
353 N CLARK ST STE 3300
CHICAGO, IL 60654-4708

Geo ID: R001-0750-0105
Legal Acres: 1.72
Legal Desc: AMARILLO MEDICAL CTR
#14 LOT BLOCK 0001 W IRREG TR OF
1 ON E/L OF COULTER
Situs: 1751 WALLACE BLVD
Exemptions:

Taxes Paid in 2018:

POTTER COUNTY	\$126.55
AMARILLO	\$68.06
PANHANDLE WD	\$1.67
AMA COLLEGE	\$38.33

The taxes to be imposed by the above listed taxing units for the 2019 taxes have not been calculated.

This letter is for Plat purposes only. Once the tax system is functional, a tax certificate will be printed and sent to the Potter County Clerk's office for filing.

A handwritten signature in blue ink that reads "Sherri Aylor".

Sherri Aylor
Tax Assessor/Collector, PCC

Handwritten initials "fop" in blue ink.

FILED and RECORDED

Instrument Number: 2019OPR0008506

Filing and Recording Date: 06/28/2019 10:45:51 AM 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

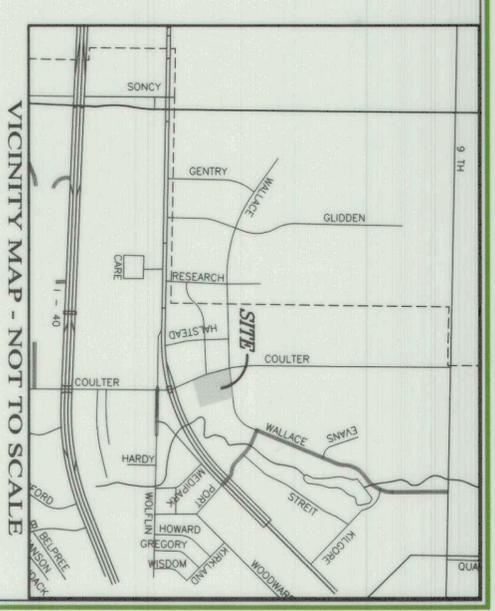
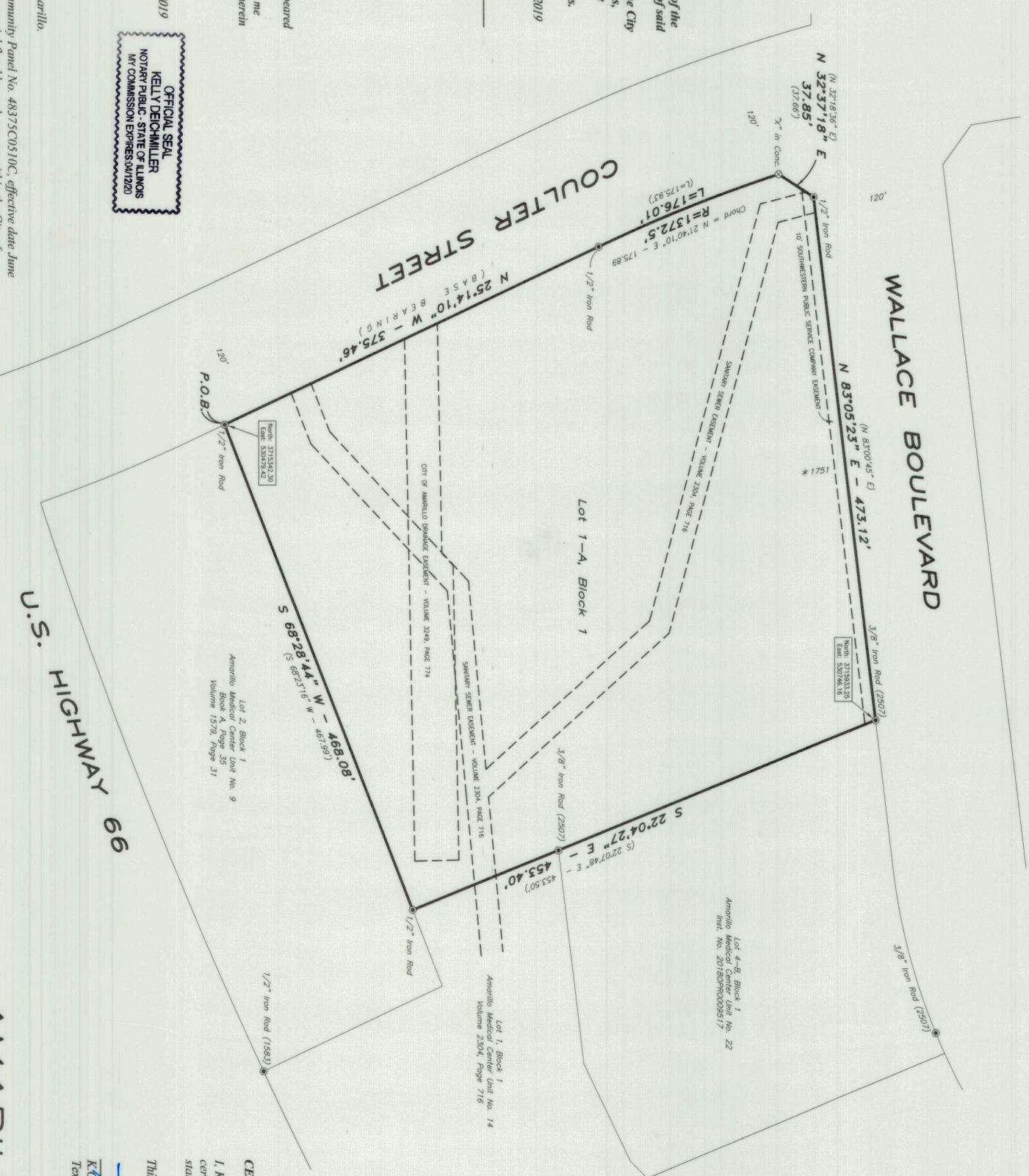
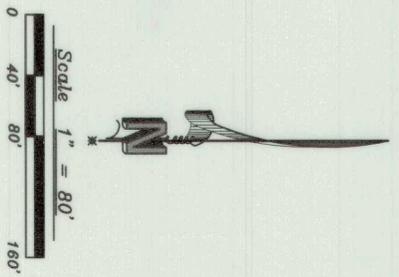
DO NOT DESTROY - This document is part of the Official Public Record.

lhinojosa

RA:
City of Amana
Planning Dept
Po Box 1971
Amana TX 79102

AMARILLO MEDICAL CENTER UNIT NO. 23

AN ADDITION TO THE CITY OF AMARILLO
BEING A REPLAT OF LOT 1, BLOCK 1, AMARILLO MEDICAL CENTER UNIT NO. 14
IN SECTIONS 43 & 26, BLOCK 9, B.S. & F. SURVEY
POTTER COUNTY, TEXAS
(5.71 ACRES)



DEDICATION

State of Texas)
County of Potter) Know all men by these presents
That Douglas A. Johnson, representative of the owner of the land shown and described on this plat have caused all of said land to be resurveyed, resubdivided and designated as Amarillo Medical Center Unit No. 23, an addition to the City of Amarillo, Texas, and do declare that all streets, alleys, lanes and easements shown upon said plat and map are dedicated and same are hereby dedicated to the public forever to be used as streets, alleys, lanes and easements.

Executed this 21st Day of June, 2019
Douglas A. Johnson
Douglas A. Johnson
VTR Baphts SA, LLC
353 North Clark Street, Chicago, IL 60654
312-660-3800

ATTEST

State of Illinois
County of Cook
Before me the undersigned authority on this day personally appeared Douglas A. Johnson, known to be the person whose name is subscribed to the foregoing instrument, and acknowledgment to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and Seal of Office
On this 21st Day of June, 2019
Kelly Deichmiller
Notary Public, State of Illinois



- NOTES:**
1. This plat does not lie within the E.T.J. of the City of Amarillo.
 2. According to F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0510C, effective date June 4th, 2010, this property does not appear to be located in a special flood hazard area or within the City of Amarillo Base Flood according to the flood mitigation chapter of the municipal code 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. Coordinates shown hereon are referenced to the "Texas Coordinate System, North Zone NAD 83"

LEGEND

- ⊙ = Control Monument, found as noted
- = 3/8" Iron Rod set with HBD cap
- * = Address ranges Subject to Change without Notice
- ROW = Right of Way

APPROVAL:

Approved by the Designated Official
for the City of Amarillo, Texas
[Signature]
Designated Official

FILED OF RECORD
Date 6/27/2019
County POTTER
[Signature]
Clerk's File No. 2019 OPR 0008506

PROPERTY DESCRIPTION:

A 5.71 acre tract being a portion of Lot 1, Block 1, Amarillo Medical Center Unit No. 14, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded in Volume 2304, Page 716 of the Official Public Records of Potter County, Texas, all lying in Section 26, Block 9, B.S. & F. Survey, Amarillo, Potter County, Texas;
BEGINNING at a 1/2" iron rod found for Northwest corner of Lot 2, Block 1, Amarillo Medical Center Unit No. 9, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded in Volume 1579, Page 31 of the Official Public Records of Potter County, Texas;
THENCE North 25 degrees 14 minutes 10 seconds West, along the West line of said Lot 1, a distance of 375.46 feet to a 1/2" iron rod found for the beginning of a curve to the right having a radius of 1372.5 feet;
THENCE Northwesterly along said curve to the right an arc distance of 176.01 feet (Chord bearing North 21 degrees 40 minutes 10 seconds East, 175.89 feet) to an "x" in concrete found;
THENCE North 32 degrees 37 minutes 18 seconds East, a distance of 37.85 feet to a 1/2" iron rod found;
THENCE North 83 degrees 05 minutes 23 seconds East, along the North line of said Lot 1, a distance of 473.12 feet to a 1/2" iron rod with cap marked "RPLS 2307" found for the Northwest corner of Lot 4-B, Block 1, Amarillo Medical Center Unit No. 22, an addition to the City of Amarillo, Potter County, Texas, according to the recorded plat thereof, recorded under instrument no. 20180R0009517 of the Official Public Records of Potter County, Texas;
THENCE South 22 degrees 04 minutes 27 seconds East, along the West line of said Lot 4-B, a distance of 453.40 feet to a 3/8" iron rod with cap marked "RPLS 2307" found in the North line of said Lot 2;
THENCE South 68 degrees 28 minutes 44 seconds West, along the North line of said Lot 2, a distance of 468.08 feet to the POINT OF BEGINNING of this tract;
Said tract contains a computed area of 5.71 acres of land.

CERTIFICATION:

I, K.C. Brown, 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 26th Day of June, 2019
K.C. Brown
K.C. Brown, RPLS
Texas Reg. No. 4664



"FINAL PLAT"

AMARILLO MEDICAL CENTER UNIT NO. 23

AN ADDITION TO THE CITY OF AMARILLO

HBD
HERBERT
LAND SURVEYORS
2307 Herford, Texas 79108
(800) 384-0094
Texas Firm No. 10027201