



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

2/12/2016

Jessie Arredondo  
OJD Engineering  
2420 Lakeview Dr  
Amarillo, TX 79109

**RE: Letter of Action: Approval- Ridgeview Medical Center Unit No. 23-ZB1504474  
Final Plat**

Mr. Arredondo,

The City of Amarillo has approved the above Final Plat on 1/14/2016. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 1287246 on 1/27/2016. 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 [laura.bergey@amarillo.gov](mailto:laura.bergey@amarillo.gov) or 806-378-6291.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Bergey'.

Laura Bergey  
Current Planner

**KATHY STRINGER KNIGHT**  
Notary Public, State of Texas  
My Commission Expires  
**May 04, 2016**

BIK9 B5+F

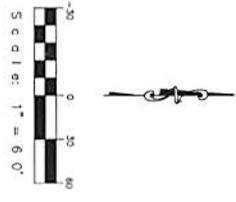
SEC43

I-12

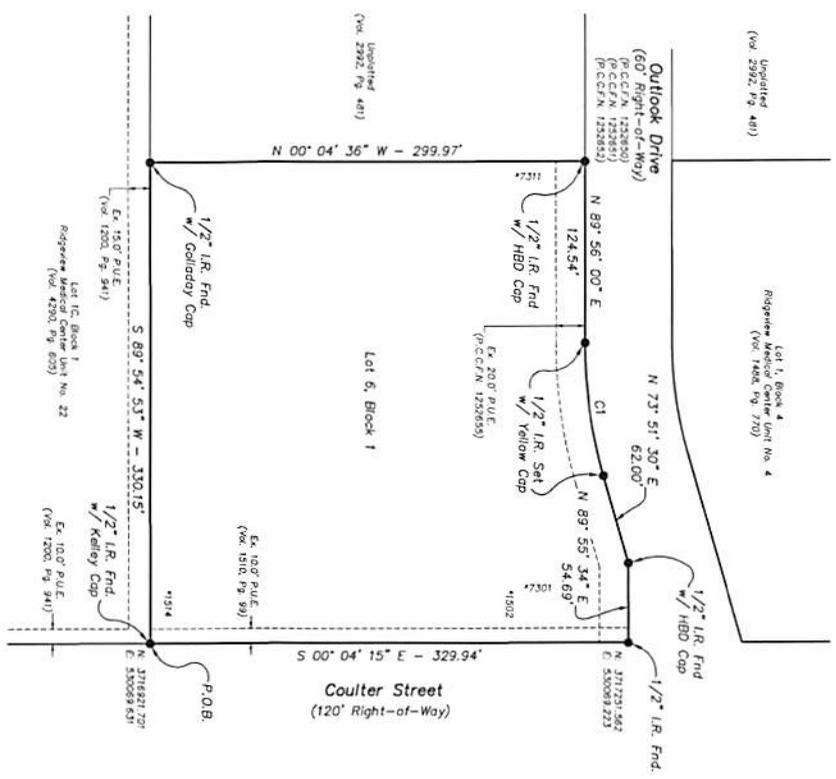
GENEAL TRACT #117  
P.O. BOX 1871  
AMARILLO, TEXAS 79101-1871

**Ridgeview Medical Center Unit No. 23**

An addition to the City of Amarillo, being an unplatted tract of land in  
Section 43, Block 9, B. S. & F. Survey, Potter County, Texas  
2.349 ACRES



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - S.P.S. = SOUTHWESTERN PUBLIC SERVICE
  - P.C.C.F.N. = POTTER COUNTY CLERK FILE NUMBER
  - \*\*\* = ADDRESS (Subject to Change without Notice)



Curve No.	Length	Radius	Chord	Direction	Chord Length
C1	92.59'	130.00'	161.04'	S 81° 53' 45" E	122.28'

**NOTES**

1. THIS PLAT DOES NOT DE MINIMIS THE E.T.A. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4837502010C, THIS PLAT IS NOT IN A FLOOD HAZARD AREA. AS SHOWN THEREON, THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE F.E.M.A. MAP UPON WHICH THIS DIVISION IS BASED.
3. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. COORDINATES SHOWN ARE COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.00028207.

**LEGAL DESCRIPTION**

FIELD NOTES For a 2.349 acre tract of land out of Section 43, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described as follows:  
BEGINNING at a 1/2" iron rod found with a Kelly cap on the west right-of-way line of Coulter Street some being northeast corner of Lot 1C, Block 1, Ridgeview Medical Center Unit No. 23 as shown on the plat herewith, and running thence S 00° 04' 15" E a distance of 329.94 feet to a yellow cap of the northeast corner of this tract;  
THENCE S 89° 54' 53" W, along said north line of said Lot 1C, a distance of 330.15 feet to a 1/2" iron rod found with a Colliady cap on said north line for the southwest corner of this tract;  
THENCE N 00° 04' 36" W a distance of 299.97 feet to a 1/2" iron rod found with a HBD cap on the south right-of-way line of a public street for the northwest corner of this tract;  
THENCE N 89° 56' 00" E, along said south right-of-way line, a distance of 124.54 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line at the beginning of a curve to the left for a corner of this tract;  
THENCE in a northeasterly direction continuing along said south right-of-way line and along said curve with a radius equal to 130.00 feet, a curve length of 92.28 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract;  
THENCE N 73° 51' 30" E, continuing along said south right-of-way line, a distance of 62.00 feet to a 1/2" iron rod found with a HBD cap on said south right-of-way line for a corner of this tract;  
THENCE N 89° 55' 34" E, continuing along said south right-of-way line, a distance of 54.69 feet to a 1/2" iron rod found at the intersection of said south right-of-way line and said west right-of-way line of said Coulter Street for the northeast corner of this tract;  
THENCE S 00° 04' 15" E, along said west right-of-way line, a distance of 329.94 feet to the place of BEGINNING and containing 2.349 acres (102,317.0 square feet) of land.

**CERTIFICATION**

I, Richard E. JOHNSON, 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 RESEMBLER SURVEY AND STAMED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION.

THIS DAY OF Jan. 2016  
*Richard E. Johnson*  
Richard E. JOHNSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4253



**APPROVAL**

APPROVED BY THE DEPUTY COUNTY CLERK FOR THE  
CITY OF AMARILLO, TEXAS THIS 25 DAY OF Jan 2016.  
*[Signature]*  
ASSISTANT CITY MANAGER/DEVELOPMENT SERVICES

**DEDICATION**

STATE OF TEXAS X  
COUNTY OF POTTER X  
KNOW ALL MEN BY THESE PRESENTS  
THAT JAMAL ENTERPRISES, L.P., BY ANDREW MITCHELL, ATTORNEY-IN-FACT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESCRIBED AS RIDGEVIEW MEDICAL CENTER UNIT NO. 23, AN UNPLATTED TRACT OF LAND, BEING AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAID ARE HEREBY DEDICATED AS PUBLIC, UNLESS OTHERWISE NOTED.

WITNESSED THIS 14 DAY OF Jan 2016.  
*Andrew Mitchell*  
ANDREW MITCHELL, ATTORNEY-IN-FACT  
JAMAL ENTERPRISES, L.P.  
1201 S. TAYLOR  
AMARILLO, TEXAS 79101  
(806) 373-4351

**ATTEST**

STATE OF TEXAS  
COUNTY OF POTTER  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW MITCHELL, ATTORNEY-IN-FACT OF JAMAL ENTERPRISES, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS ENTERED AS GRANTOR HEREON, AND HE REQUESTED THAT I EXECUTE THESE PRESENTS THAT HE EXECUTED FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 14 DAY OF Jan 2016  
*Kathy S. Knight*  
NOTARY PUBLIC, STATE OF TEXAS  
Comm. Expires May 4, 2016

**FILED OF RECORD**

1-27-16 POTTER COUNTY  
DATE  
1287246  
CERTIFICATE NO.

**Ridgeview Medical Center Unit No. 23**

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60'  
DATE: 1/27/16  
FORM NO. 10090900  
DRAWN BY: JA  
OUD Engineering, L.P.  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 343  
WILKINSON, TX 79099  
PHONE: 806-441-2303  
DRAWING NUMBER

APP

P-15-09

JS

ANNEX

JAMAL ENTERPRISES LP

T A X C E R T I F I C A T E

NO. 95187

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997  
CANYON, TX 79015-0997

PROPERTY OWNER

=====

NAME . . : JAMAL ENTERPRISES LP  
ADDRESS: 1201 S TAYLOR ST  
AMARILLO TX 79101

PROPERTY DESCRIPTION

=====

SECT 43 B S & F  
LOT BLOCK 0009  
2.35 ACS BEG 60FT W  
& 2807.22FT S OF NE  
COR OF SECT

PROPERTY ACCOUNT NUMBER: R 370 0430 3030.0 TAXES FOR 2015 ARE \$ 5,841.19  
Acres: 2.3500 Randall County Market Value: 460,647  
2015 Taxes WITHOUT Exemptions \$ 5,841.19

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$ .00

The taxes to be imposed by the above listed taxing units for the 2016 taxes have not been calculated.

\*\*\*\*\* ROLLBACK TAXES MAY APPLY TO THIS PROPERTY \*\*\*\*\*

SHARON HOLLINGSWORTH  
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

  
-----  
DEPUTY

1/14/2016

-----  
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

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

Property Information	
Property ID: 90340	Geo ID: 37004303030
Legal Acres: 2.3500	
Legal Desc: SECT 43 B S & F LOT	BLOCK 0009 2.35 ACS BEG
	60FT W & 2807.22FT S OF NE COR OF SECT
Situs: COULTER ST	AMARILLO, TX 79106
DBA:	
Exemptions:	

**Owner ID:** 100230331      100.00%  
JAMAL ENTERPRISES LP  
1201 S TAYLOR ST  
AMARILLO, TX 79101-4313

For Entities	Value Information
AMA COLLEGE	Improvement HS: 0
AMARILLO	Improvement NHS: 0
PANHANDLE WD	Land HS: 0
POTTER COUNTY	Land NHS: 460,647
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 460,647

**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: 01/14/2016

Total Due if paid by: 01/31/2016

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
POTTER COUNTY	3,058.79
AMARILLO	1,615.58
PANHANDLE WD	36.39
AMA COLLEGE	955.84

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)].

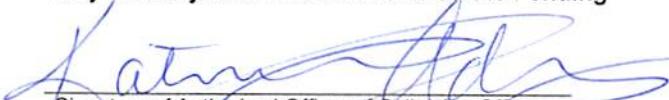
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 01/14/2016  
Requested By: JAMAL ENTERPRISES LP  
Fee Amount: 10.00  
Reference #: R3470 0430 3030

  
Signature of Authorized Officer of Collecting Office

# FILED and RECORDED

Instrument Number: 1287246

Filing and Recording Date: 01/27/2016 02:59:08 PM Pages: 4 Recording Fee: \$39.00

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 black ink that reads "Julie Smith". The signature is written in a cursive style.

---

Julie Smith, County Clerk  
Potter County, Texas

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

jmiller

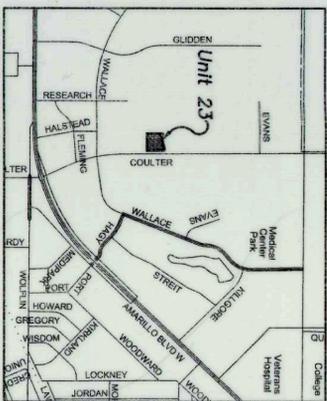
Handwritten initials "Ret." in blue ink, positioned to the left of the address block.

PLANNING DEPT ESCROW ACCT  
CITY OF AMARILLO  
PO BOX 1971  
AMARILLO, TX 79105-1971

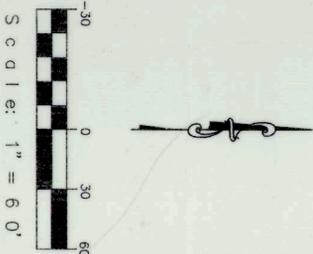
Re: 1287246

# Ridgeview Medical Center Unit No. 23

An addition to the City of Amarillo, being an unplatted tract of land in Section 43, Block 9, B. S. & F. Survey, Potter County, Texas 2.349 ACRES

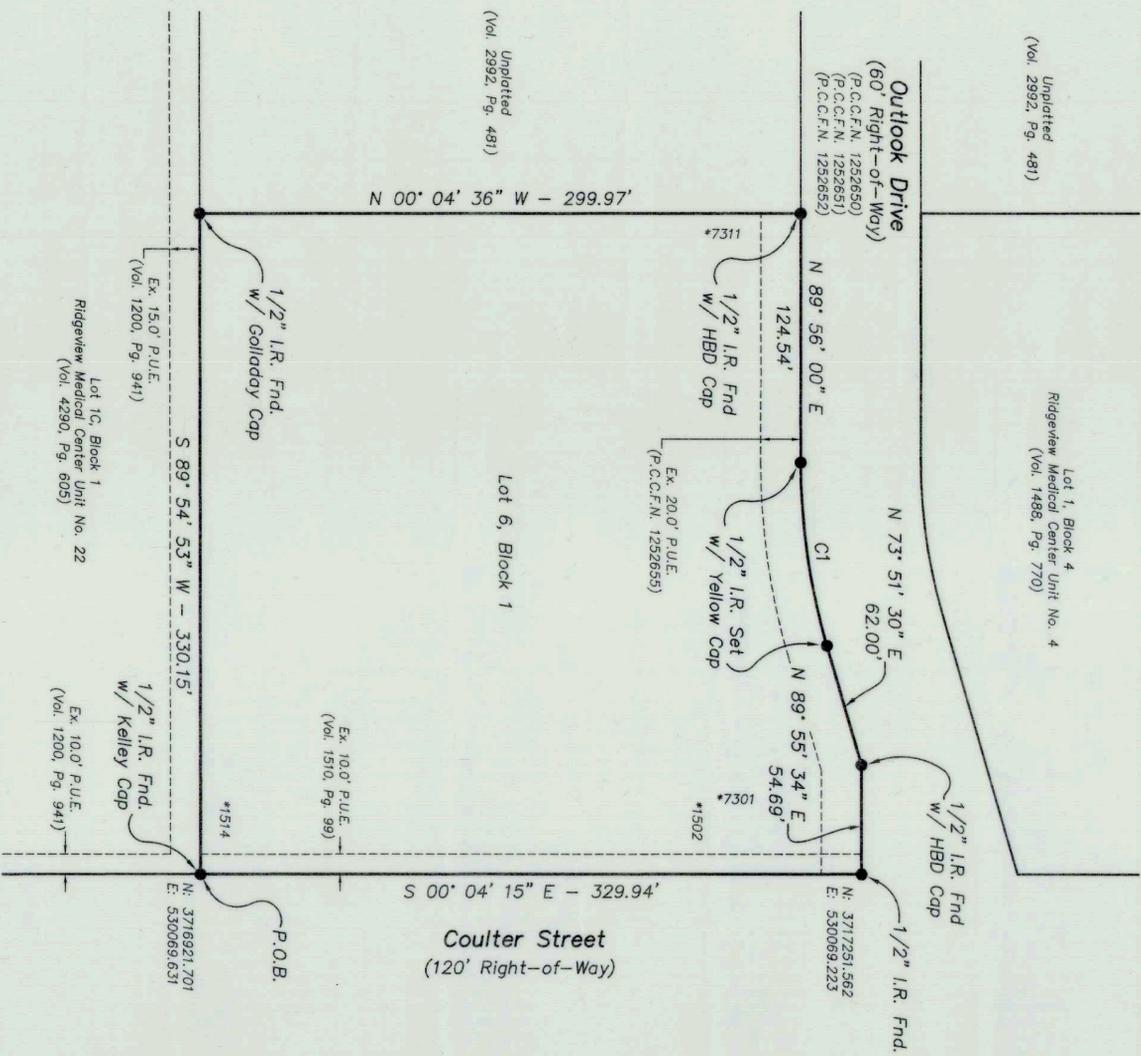


**Vicinity Map**  
 A.P. No. L-12  
 (Not to Scale)



**LEGEND**

- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.P.S. = SOUTHWESTERN PUBLIC SERVICE
- P.C.C.F.N. = POTTER COUNTY CLERK FILE NUMBER
- #### = ADDRESS (Subject to Change without Notice)



Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	92.59'	330.00'	16° 04' 30"	N 81° 53' 45" E	92.28'

**NOTES**

1. THIS PLAT DOES NOT LIE WITHIN THE E.T.U. OF THE CITY OF AMARILLO.
2. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0510C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA 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. BEARINGS SHOWN ARE BASED ON THE U.S. STATE PLANE OF 1983 - TEXAS NORTH ZONE UTILIZING THE CITY OF AMARILLO GPS CONTROL NETWORK.
4. COORDINATES SHOWN ARE GRID COORDINATES. DISTANCES SHOWN ARE GROUND DISTANCES. GRID TO GROUND SCALE FACTOR: 1.0002507

**LEGAL DESCRIPTION**

FIELD NOTES for a 2.349 acre tract of land out of Section 43, Block 9, B. S. & F. Survey, Potter County, Texas, and more particularly described as follows:  
 BEGINNING at a 1/2" iron rod found with a Kelley cap on the west right-of-way line of Coulter Street some being northeast corner of Lot 1C, Block 1, Ridgeview Medical Center Unit No. 22 as recorded in Volume 4290, Pg. 605, Official Public Records of the Potter County Clerk, Potter County, Texas, for the northeast corner of this tract.  
 THENCE S. 89° 54' 53" W., along said north line of said Lot 1C, a distance of 330.15 feet to a 1/2" iron rod found with a Golladay cap on said north line for the southwest corner of this tract.  
 THENCE N. 00° 04' 36" W. a distance of 299.97 feet to a 1/2" iron rod found with a HBD cap on the south right-of-way line of a public street for the northwest corner of this tract.  
 THENCE N. 89° 56' 00" E., along said south right-of-way line, a distance of 124.54 feet to a 1/2" iron rod set with a yellow cap on said south right-of-way line at the beginning of a curve to the left for a corner of this tract.  
 THENCE in a northeasterly direction continuing along said south right-of-way line and along said curve with a radius equal to 330.00 feet, a long chord bearing of N. 81° 53' 45" E. and a long chord distance of 92.28 feet, a curve length of 92.59 feet to a 1/2" iron rod set with a yellow cap at the end of said curve for a corner of this tract.  
 THENCE N. 73° 51' 30" E., continuing along said south right-of-way line, a distance of 62.00 feet to a 1/2" iron rod found with a HBD cap on said south right-of-way line for a corner of this tract.  
 THENCE N. 89° 55' 34" E., continuing along said south right-of-way line, a distance of 54.69 feet to a 1/2" iron rod found at the intersection of said south right-of-way line and said west right-of-way line of said Coulter Street for the northeast corner of this tract.  
 THENCE S. 00° 04' 15" E., along said west right-of-way line, a distance of 329.94 feet to the place of BEGINNING and containing 2.349 acres (102,337.0 square feet) of land.

**CERTIFICATION**

I, RICHARD E. JOHNSON, 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 15<sup>TH</sup> DAY OF January, 2016.

*Richard E. Johnson*  
 RICHARD E. JOHNSON  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 4263



**APPROVAL**

APPROVED BY, THE DESIGNATED OFFICIAL, FOR THE  
 CITY OF AMARILLO, TEXAS, THIS 21 DAY OF JANUARY, 2016.  
*[Signature]*  
 ASSISTANT CITY MANAGER, DEVELOPMENT SERVICES

**ATTEST**

STATE OF TEXAS )  
 COUNTY OF POTTER )  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW MITCHELL, ATTORNEY-IN-FACT OF JAMAL ENTERPRISES, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF AUTHORITY

ON THIS 14th DAY OF January, 2016  
 NOTARY PUBLIC: STATE OF Tx  
*Kathy S. Kniffa*  
 Comm. Expires May 1 2016



**FILED OF RECORD**

1-27-16 POTTER  
 DATE COUNTY  
1267246  
 Clerk's File No.

**Ridgeview Medical Center Unit No. 23**

AN ADDITION TO THE CITY OF AMARILLO

SCALE: 1" = 60'  
 DATE: 1/27/16 Firm No. 10090900 DRAWN BY: JA  
 OJD Engineering, L.P. FILE NAME:  
 Consulting Engineers & Surveyors WELLINGTON, TX 79095  
 806-447-2503  
 P.O. BOX 543  
 DRAWING NUMBER

**DEDICATION**

STATE OF TEXAS )  
 COUNTY OF POTTER )  
 KNOW ALL MEN BY THESE PRESENTS  
 THAT JAMAL ENTERPRISES, L.P., BY ANDREW MITCHELL, ATTORNEY-IN-FACT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID LAND TO BE SURVEYED, SUBDIVIDED AND DESIGNATED AS RIDGEVIEW MEDICAL CENTER UNIT NO. 23, AN ADDITION TO THE CITY OF AMARILLO, TEXAS, AND DO DECLARE THAT ALL EASEMENTS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED AS PUBLIC UNLESS OTHERWISE NOTED.

EXECUTED THIS 14th DAY OF January, 2016.

*Andrew Mitchell*  
 ANDREW MITCHELL, ATTORNEY-IN-FACT  
 JAMAL ENTERPRISES, L.P.  
 1201 S. TAYLOR  
 AMARILLO, TEXAS 79101  
 (806) 373-4351