



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

8/18/2017

Erika Ashton Crawford
3803 Navasota Drive
Amarillo, Texas 79109

RE: Letter of Action: Approval- Bishop Ranches Unit No. 2 Final Plat Application

Ms. Crawford,

The City of Amarillo has approved the above Final Plat on 8/14/2017. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2017OPR0012175 on 8/17/2017. 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 Jeffrey.English@amarillo.gov or 806.378.6288.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey C. English'.

Jeffrey C. English
Planner I

D-273

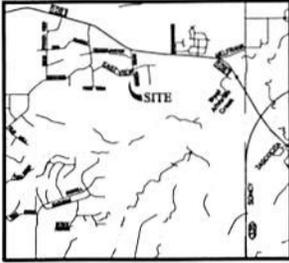


BLK 9 BS&F

SEC 81

G-8

2010 CENSUS TRACT # 143 A.P.# G-8

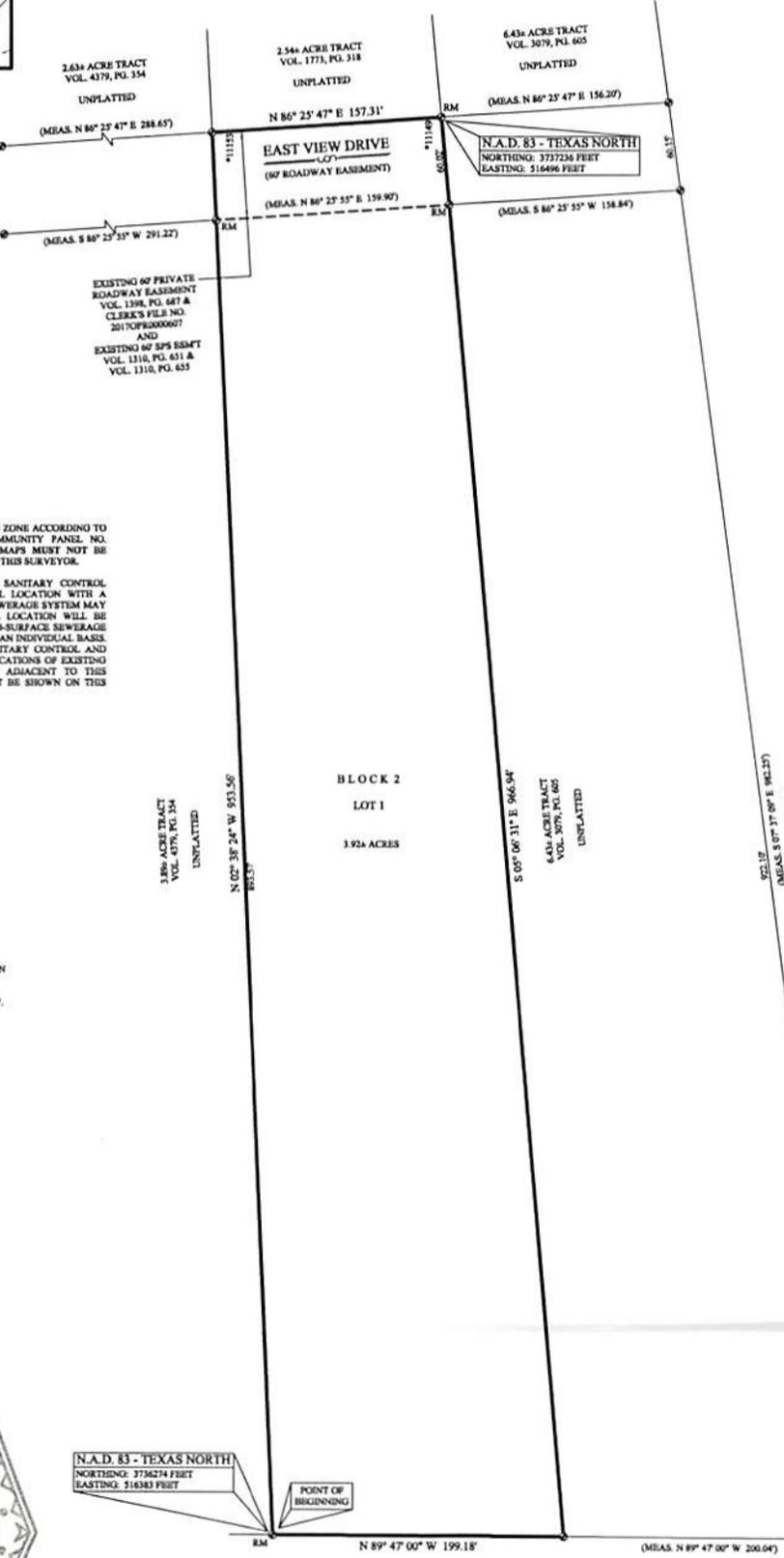


VICINITY MAP

NOT TO SCALE



- LEGEND:**
- ⊙ 1-1/2" IRON PIPE FND
 - ⊙ 1/2" IRON ROD FND
 - ⊙ 1/2" IRON PIPE FND
 - RM RECORD MONUMENT
 - XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO, SUBJECT TO CHANGE WITHOUT NOTICE)



DESCRIPTION

A 3.92+ acre tract of land situated in Section 81, Block 9, B.S. & F. Survey, Potter County, Texas, being all of that certain 3.92+ acre tract of land being described in that certain instrument recorded under Clerk's File Number 20170PR000607 of the Official Public Records of Potter County, said 3.92+ acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on January 18, 2017 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the South line of said Section 81 at the Southwest corner of said 3.92+ acre tract of land, same being the Southeast corner of that certain 3.89+ acre tract of land being described as Tract 2 in that certain instrument recorded in Volume 4379, Page 354 of the Official Public Records of Potter County, Texas, same being the Southwest corner of herein described tract of land;

THENCE N. 02° 38' 24" W. along the common line of said 3.89+ acre tract and said 3.92+ acre tract of land, at 893.57 feet pass a 1/2 inch iron rod found in the South line of an existing 60 foot roadway easement described in that certain instrument recorded in Volume 1398, Page 686 of the Deed records of Potter County, Texas, a total distance of 953.56 feet to a 1/2 inch iron rod found at the Northeast corner of said 3.89+ acre tract of land, same being the Southeast corner of that certain 2.63+ acre tract of land being described as Tract 1 in that certain instrument recorded in Volume 4379, Page 354 of the Official Public Records of Potter County, Texas, same being the Southwest corner of that certain 2.54+ acre tract of land being described in that certain instrument recorded in Volume 1773, Page 318 of the Official Public Records of Potter County, Texas, also being the Northwest corner of this tract of land;

THENCE S. 86° 25' 47" E., 157.31 feet along the common line of said 2.54+ acre tract of land and said 3.92+ acre tract of land to a 1/2 inch iron rod found in the West line of that certain 6.43+ acre tract of land being described in that certain instrument recorded in Volume 3079, Page 605 of the Official Public Records of Potter County, Texas, at the Southeast corner of said 2.54+ acre tract of land, same being the Northeast corner of this tract of land;

THENCE S. 05° 09' 31" E. along the common line of said 6.43+ acre tract of land and said 3.92+ acre tract of land, at 60.02 feet pass a 1/2 inch iron rod found in the South line of the aforementioned 60 foot roadway easement for a total distance of 966.94 feet to a 1/2 inch iron rod found in the South line said Section 81, same being the Southwest corner of said 6.43+ acre tract of land, also being the Southeast corner of this tract of land;

THENCE N. 89° 47' 00" W. (Base line) 199.18 feet along the South line of said Section 81 to the PLACE OF BEGINNING and containing 3.92 acres of land, more or less.

NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO HTZ.
- 2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48375C02M5C, DATED JUNE 4, 2010. USE OF F.I.R.M. MAPS MUST NOT BE CONSTRUED AS A SPECIFIC SITE FLOOD ELEVATION BY THIS SURVEYOR.
- 3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT
 ON THIS 14th DAY OF AUGUST, 2017.
 (Signature: J. M. Soto, R.)
 HEALTH OFFICER

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION
 OF THE CITY OF AMARILLO, TEXAS.
 ON THIS 01st DAY OF AUGUST, 2017.
 (Signature: M. J. Farnell)
 CHAIRMAN

FILED OF RECORD

8-17-17
 (DATE) POTTER (COUNTY)
 20170PR0012175
 CLERK'S DOCUMENT NO.



CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 18TH DAY OF JANUARY, 2017.

(Signature: Daryl R. Furman)
 DARYL R. FURMAN RPLS 5374
 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THAT THE UNDERSIGNED, ERIKA ASHTON CRAWFORD, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CALLED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BISHOP RANCHES UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANS AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.
 EXECUTED THIS 26th DAY OF July, 2017.

(Signature: Erika Crawford)
 ERIKA ASHTON CRAWFORD
 303 NAVASOTA DRIVE
 AMARILLO, TX 79109

ATTEST

THE STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 ERIKA ASHTON CRAWFORD.
 THIS 26th DAY OF July, 2017.
 (Signature: Natalie Phillips)
 NATALIE PHILLIPS
 NOTARY PUBLIC, STATE OF TEXAS

BISHOP RANCHES

UNIT NO. 2

A SUBURBAN SUBDIVISION
 TO THE CITY OF AMARILLO
 BEING AN UNPLATTED
 TRACT OF LAND
 IN SECTION 81, BLOCK 9,
 BS&F SURVEY,
 POTTER COUNTY, TEXAS
 3.92+ ACRES

FURMAN LAND SURVEYORS, INC.
 SURVEYING · MAPPING · CONSULTING
 TEXAS · OKLAHOMA · NEW MEXICO
 KANSAS · COLORADO

DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS
 CASHY A. MANN, RPLS · LANDON M. STOKES, RPLS
 HEATHER LYNN LEMONS, RPLS · DONALD C. HUNTINGTON, RPLS
 M.K. MONTGOMERY, RPLS · KYLIE L. BRADY, SIT
 TEXAS FIRM #1009240 & 10092401
 P.O. BOX 1415, AMARILLO, TEXAS 79105 · (806) 314-4244 · FAX (806) 314-4248
 P.O. BOX 484, DUMAS, TEXAS 76029 · (806) 934-1425 · FAX (806) 934-1422

PROJECT NO. 1720551 FILE NO. G-8
 DRAWING NO. P:\SUB 17\ POTTER\G-8\1720551\

APP

P-17-54

JE

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

Owner ID: 100268380 100.00%
CRAWFORD ERIKA ASHTON
3803 NAVASOTA DR
AMARILLO, TX 79109-3946

Property Information

Property ID: 47113 Geo ID: 37008107100
Legal Acres: 3.9200
Legal Desc: SECT 81 B S & F LOT BLOCK 0009 IRREG TR BEG
1856.57FT E OF SW COR OF SECT - BEING TRACT
34B BISHOP RANCHES
Situs: EAST VIEW DR , 79124
DBA:
Exemptions:

For Entities

Value Information

PANHANDLE WD	Improvement HS:	0
POTTER COUNTY	Improvement NHS:	0
	Land HS:	0
	Land NHS:	9,800
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	9,800

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: 06/26/2017

Total Due if paid by: 06/30/2017

0.00

Tax Certificate Issued for:
POTTER COUNTY
PANHANDLE WD

Taxes Paid in 2016
65.07
0.88

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNIT FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

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: 06/26/2017
Requested By: FURMAN FAMILY PARTNERSHIP
Fee Amount: 10.00
Reference #: R370 0810 7100


Signature of Authorized Officer of Collecting Office

Christina McMurray

Tax Assessor/Collector
PO Box 997
Canyon, TX 79015-0997



Tax Certificate

Property Account Number:
R370081071000

Statement Date: 06/26/2017
Owner: CRAWFORD ERIKA ASHTON
Mailing 3803 NAVASOTA DR
Address: AMARILLO, TX 791093946

Property Location: 0000000 EAST VIEW
Legal: SECT 81 B S & F|LOT BLOCK 0009|IRREG TR
BEG 1856.57FT|E OF SW COR OF SECT -|BEING
TRACT 34B|BISHOP RANCHES

TAX CERTIFICATE FOR ACCOUNT : R370081071000
AD NUMBER: R37008107100
GF NUMBER:
CERTIFICATE NO : 1127217

DATE : 6/26/2017 PAGE 1 OF 1
FEE : \$10.00

COLLECTING AGENCY

Randall County
PO Box 9514
Amarillo TX 79105-9415

PROPERTY DESCRIPTION

SECT 81 B S & F|LOT BLOCK 0009|IRREG TR
BEG 1856.57FT|E OF SW COR OF SECT -|BEING
TRACT 34B|BISHOP RANCHES
0000000 EAST VIEW
3.92 ACRES

REQUESTED BY

ANNEX TAX OFFICE - AMARILLO
4111 S GEORGIA STE 300
AMARILLO TX 79110

PROPERTY OWNER

CRAWFORD ERIKA ASHTON
3803 NAVASOTA DR
AMARILLO TX 791093946

UDI: 100%

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF RANDALL COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY LISTED EXCEPTIONS.

ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION.SPTB RULE 155.40 (B) PARAGRAPH 6.

THE TAXES TO BE IMPOSED BY THE LISTED TAXING UNITS FOR THE 2017 TAXES HAVE NOT BEEN CALCULATED.

TAXES FOR 2016 ARE \$122.92

CURRENT VALUES			
LAND MKT VALUE:	\$9,800	IMPROVEMENT :	\$0
AG LAND VALUE:	\$0	DEF HOMESTEAD:	\$0
APPRAISED VALUE:	\$9,800	LIMITED VALUE:	\$0
EXEMPTIONS:			
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2016	Bushland ISD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 6/2017 : \$ 0.00

ISSUED TO : ANNEX TAX OFFICE - AMARILLO
ACCOUNT NUMBER: R370081071000

CERTIFIED BY :

Paula J. Madrid
Authorized agent of Randall County

FILED and RECORDED

Instrument Number: 2017OPR0012175

Filing and Recording Date: 08/17/2017 02:28:04 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.

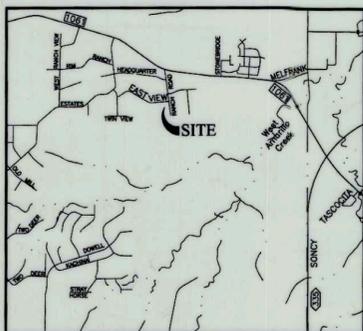


A handwritten signature in black ink that reads "Julie Smith". The signature is written in a cursive style.

Julie Smith, County Clerk
Potter County, Texas

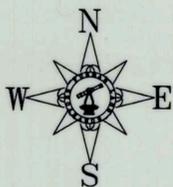
DO NOT DESTROY - This document is part of the Official Public Record.

mmcnutt



VICINITY MAP

NOT TO SCALE



SCALE: 1" = 60'

0 30 60 120

LEGEND:

- 1-1/2" IRON PIPE FND
- 1/2" IRON ROD FND
- 1/2" IRON PIPE FND
- RM RECORD MONUMENT
- *XXXX ADDRESS (PROVIDED BY CITY OF AMARILLO. SUBJECT TO CHANGE WITHOUT NOTICE)

DESCRIPTION

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BEGINNING at a 1/2 inch iron rod found in the South line of said Section 81 at the Southwest corner of said 3.92± acre tract of land, same being the Southeast corner of that certain 3.89± acre tract of land being described as Tract 2 in that certain instrument recorded in Volume 4379, Page 354 of the Official Public Records of Potter County, Texas, same being the Southwest corner of herein described tract of land;

THENCE N. 02° 38' 24" W. along the common line of said 3.89± acre tract and said 3.92± acre tract of land, at 893.57 feet pass a 1/2 iron rod found in the South line of an existing 60 foot roadway easement described in that certain instrument recorded in Volume 1398, Page 686 of the Deed records of Potter County, Texas, a total distance of 953.56 feet to a 1/2 iron rod found at the Northeast corner of said 3.89± acre tract of land, same being the Southeast corner of that certain 2.63± acre tract of land being described as Tract 1 in that certain instrument recorded in Volume 4379, Page 354 of the Official Public Records of Potter County, Texas, same being the Southwest corner of that certain 2.54± acre tract of land being described in that certain instrument recorded in Volume 1773, Page 318 of the Official Public Records of Potter County, Texas, also being the Northwest corner of this tract of land;

THENCE N. 86° 25' 47" E., 157.31 feet along the common line of said 2.54± acre tract of land and said 3.92± acre tract of land to a 1/2 inch iron rod found in the West line of that certain 6.43± acre tract of land being described in that certain instrument recorded in Volume 3079, Page 605 of the Official Public Records of Potter County, Texas, at the Southeast corner of said 2.54± acre tract of land, same being the Northeast corner of this tract of land;

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NOTES:

- 1) THIS PLAT IS WITHIN THE AMARILLO ETI.
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- 3) THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100-FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS. LOCATIONS OF EXISTING WATER WELLS AND SEWERAGE SYSTEMS ON OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.

APPROVAL

APPROVED BY THE BI-COUNTY HEALTH DEPARTMENT ON THIS 14th DAY OF AUGUST, 2017.

J. W. [Signature]
HEALTH OFFICER

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO TEXAS. ON THIS 14th DAY OF August, 2017.

[Signature]
CHAIRMAN

FILED OF RECORD

8-17-17 (DATE) POTTER (COUNTY) 2017 OPR0012175 CLERK'S DOCUMENT NO.

BLOCK 2 LOT 1 3.92± ACRES

N.A.D. 83 - TEXAS NORTH
NORTHING: 3736274 FEET
EASTING: 516383 FEET

POINT OF BEGINNING

SECTION 80

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS PREPARED FROM A PERIMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 18TH DAY OF JANUARY, 2017.

GRANTEE'S ADDRESS:

CITY OF AMARILLO P.O. BOX 1971 AMARILLO, TEXAS 79105-1971
POTTER COUNTY ROAD AND BRIDGE DEPARTMENT 2419 E. WILLOW CREEK DRIVE AMARILLO, TEXAS 79108

[Signature]
DARYL R. FURMAN RPLS 5374 REGISTERED PROFESSIONAL LAND SURVEYOR



OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL

THAT THE UNDERSIGNED, ERIKA ASHTON CRAWFORD, THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS BISHOP RANCHES UNIT NO. 2, AN ADDITION TO THE CITY OF AMARILLO, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 26 DAY OF July, 2017.

Erika Crawford
ERIKA ASHTON CRAWFORD
3803 NAVASOTA DRIVE
AMARILLO, TX 79109

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERIKA ASHTON CRAWFORD.

THIS 26 DAY OF July, 2017.

Natalie Phillips
NOTARY PUBLIC, STATE OF TEXAS



BISHOP RANCHES UNIT NO. 2

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO BEING AN UNPLATTED TRACT OF LAND IN SECTION 81, BLOCK 9, BS&F SURVEY, POTTER COUNTY, TEXAS 3.92± ACRES



DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS · CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS · HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS · M.K. McENTIRE, RPLS · KYLE L. BRADY, SIT TEXAS FIRM #10092400 & 10092401
P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 374-4246 · FAX (806) 374-4248
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482
PROJECT NO. 1720551 FILE NO. G-8 DRAWING NO. P:\SUB 17\ POTTER\G-8\1720551\