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

6/4/2019

David Miller
Atlas Land Surveying LLC
811 SW 8th Avenue
Amarillo, Texas 79101

RE: Letter of Action: Approval – Bishop Estates Unit No. 10 – ZB1901264 Final Plat

Mr. Miller,

The City of Amarillo has approved the above Final Plat on 5/29/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0006792 on 5/30/2019. 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 Brady.Kendrick@amarillo.gov or 806-378-5286.

Sincerely,

Brady Kendrick
Planner I

20190PR0006792 PLAT
05/30/2019 09:28 AM Total Pages: 4
Julie Smith, County Clerk - Potter County, Texas

D-315

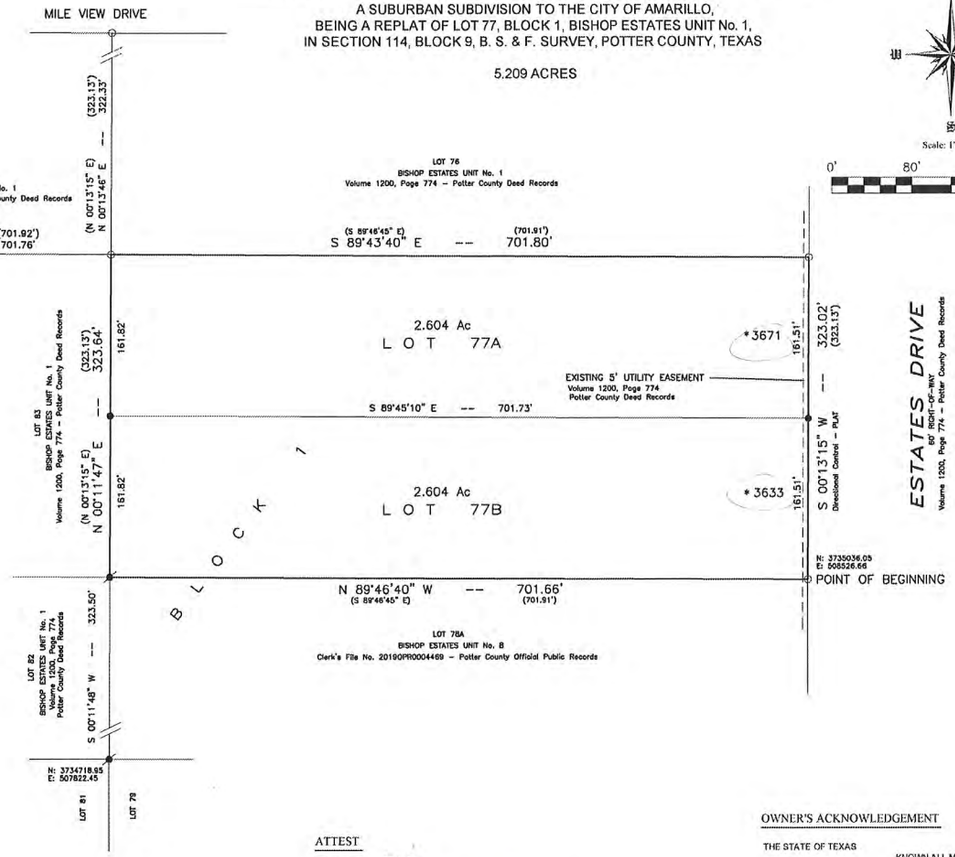
E-9

CENSUS TRACT NO. 143
AP MAP NO. E-09

BISHOP ESTATES UNIT No. 10

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,
BEING A REPLAT OF LOT 77, BLOCK 1, BISHOP ESTATES UNIT No. 1,
IN SECTION 114, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

5.209 ACRES



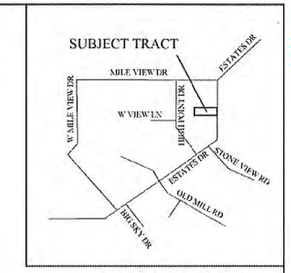
SEC 114

LEGEND

- * = ADDRESS ASSIGNED BY THE CITY OF AMARILLO (SUBJECT TO CHANGE WITHOUT NOTICE)
- = 1/2" IRON ROD FOUND "RPLS 4928"
- O = 1/2" IRON ROD FOUND
- ● = 5/8" IRON ROD SET "RPLS 5437"
- ( ) = Record data

Scale: 1" = 80'

0' 80' 160' 240'



VICINITY MAP
NOT TO SCALE

DESCRIPTION

A 5.209 acre tract of land being all of Lot 77, Block 1 of Bishop Estates Unit No. 1, in Section 114, Block 9, B. S. & F. Survey, Potter County, Texas, recorded in Volume 1200, Page 774 of the Deed Records of Potter County, Texas, said 5.209 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of said Lot 77;

THENCE North 89 degrees 46 minutes 40 seconds West, along the South line of said Lot 77, a distance of 701.66 feet to a 1/2 inch iron rod with cap stamped "RPLS 4928" found for the Southwest corner of said Lot 77;

THENCE North 00 degrees 11 minutes 47 seconds East, along the West line of said Lot 77, a distance of 323.64 feet to a 1/2 inch iron rod found for the Northwest corner of said Lot 77;

THENCE South 89 degrees 43 minutes 40 seconds East, along the North line of said Lot 77, a distance of 701 80 feet to a 1/2 inch iron rod found for the Northwest corner of said Lot 77;

THENCE South 00 degrees 13 minutes 15 seconds West, along the East line of said Lot 77, a distance of 323.02 feet to the POINT OF BEGINNING

NOTES

1. ACCORDING TO THE F.E.M A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 48375C0505C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE 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.

2. THIS PLAT IS WITHIN THE AMARILLO E T.J.

3. COORDINATES AND BEARINGS SHOWN ARE RELATIVE TO TEXAS COORDINATE SYSTEM, NORTH ZONE, NAD 1983. SITE C.S.F. = 1.000264

4. 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 LOCATION 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.

BLK 9 BS+F

GRANTEE'S ADDRESS

CITY OF AMARILLO
601 S BUCHANAN
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD & BRIDGE DEPARTMENT
2419 E WILLOW CREEK BLVD.
AMARILLO, TEXAS 79108

ATTEST

STATE OF TEXAS
COUNTY OF POTTER KNOWN ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUSTIN APPLING, AGENT FOR CMH HOMES, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF May 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 02/07/2020

KACEE CAREY
My Notary ID # 126403391
Expires February 7, 2020

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF POTTER KNOWN ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, JUSTIN APPLING, AGENT FOR CMH HOMES , BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT HAVE CAUSED ALL OF SAID LANDS TO BE RESURVEYED, RESUBDIVIDED, REPLATTED AND DESIGNATED AS BISHOP ESTATES ADDITION UNIT No. 10 , A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, AND DOES DECLARE THAT ALL EASEMENTS SHOWN UPON SUCH MAP OR PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS EASEMENTS UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTED THIS 12 DAY OF May, 2019.

JUSTIN APPLING, AGENT
CMH HOMES
5000 E AMARILLO BLVD
AMARILLO, TEXAS 79107

FILED OF RECORD

5/30/19 POTTER
DATE COUNTY

20190PR0006792
COUNTY CLERK FILE NUMBER

APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISION OF AMARILLO, TEXAS

THIS 29th DAY OF May, 2019.

CHAIRMAN

APPROVED BY THE BI-CITY COUNTY HEALTH DEPARTMENT

THIS 20th DAY OF MAY, 2019.

OFFICIAL

CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 16TH DAY OF APRIL, 2019.

DAVID G. MILLER R.P.L.S. 5437
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID G. MILLER 5437 PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, llc
811 SW 8th Avenue * Amarillo, Texas * 79101
806-654-0298
Firm Registration No. 10194212

HG

P-19-48

APP

Through Tax Year
2018

TAX CERTIFICATE

Certificate #
9584

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

Property Information

Property ID: 45828 Geo ID: 500501720
Legal Acres: 10.4100
Legal Desc: BISHOP ESTATES #1 LOT AND 78 BLOCK 0001 TRS 77
Situs: 3701 ESTATES DR , 79124
DBA:
Exemptions:

Owner ID: 100278464 100.00%
WOOD WESLEY
10 FRONTIER CT
PERALTA, NM 87042-8505

For Entities

PANHANDLE WD
POTTER COUNTY

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	41,640
Productivity Market:	0
Productivity Use:	0
Assessed Value	41,640

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: 03/05/2019 Total Due if paid by: 03/31/2019 0.00

Tax Certificate Issued for:	Taxes Paid in 2018
POTTER COUNTY	285.23
PANHANDLE WD	3.77

THE TAXES TO BE IMPOSED BY THE ABOVE LISTED TAXING UNITS FOR THE 2019 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

Signature of Authorized Officer of Collecting Office

Date of Issue: 03/05/2019
Requested By: WOOD WESLEY
Fee Amount: 10.00
Reference #:

FEE RECEIPT

3/5/2019 2:36:28PM

Tax Office
POTTER COUNTY TAX OFFICE PO BOX 2289 AMARILLO, TX 79105--228

Receipt Number	2329201

Payer Name and Address
ATMOS LAND SURVEYING

Fee ID	Fee Description	Fee Date	Year	Amount Due	Amount Paid
46809	TAX CERTIFICATE FEE	3/5/2019	2019	10.00	10.00

Operator	Batch ID	Batch Description	Date Paid	Payment Type	Total Paid
ADH	23256	ADH 3/5/2019	3/5/2019	P	10.00

Tender Type	Details	Description	Amount
Cash			10.00

Receipt Issued in Accordance with Section 31.075 of the Texas Property Tax Code

FILED and RECORDED

Instrument Number: 2019OPR0006792

Filing and Recording Date: 05/30/2019 09:28:58 AM 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.

Julie Smith, County Clerk
Potter County, Texas

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

levans

Ret to:

Re: 2019OPR0006792

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

CENSUS TRACT NO. 143
AP MAP NO. E-09

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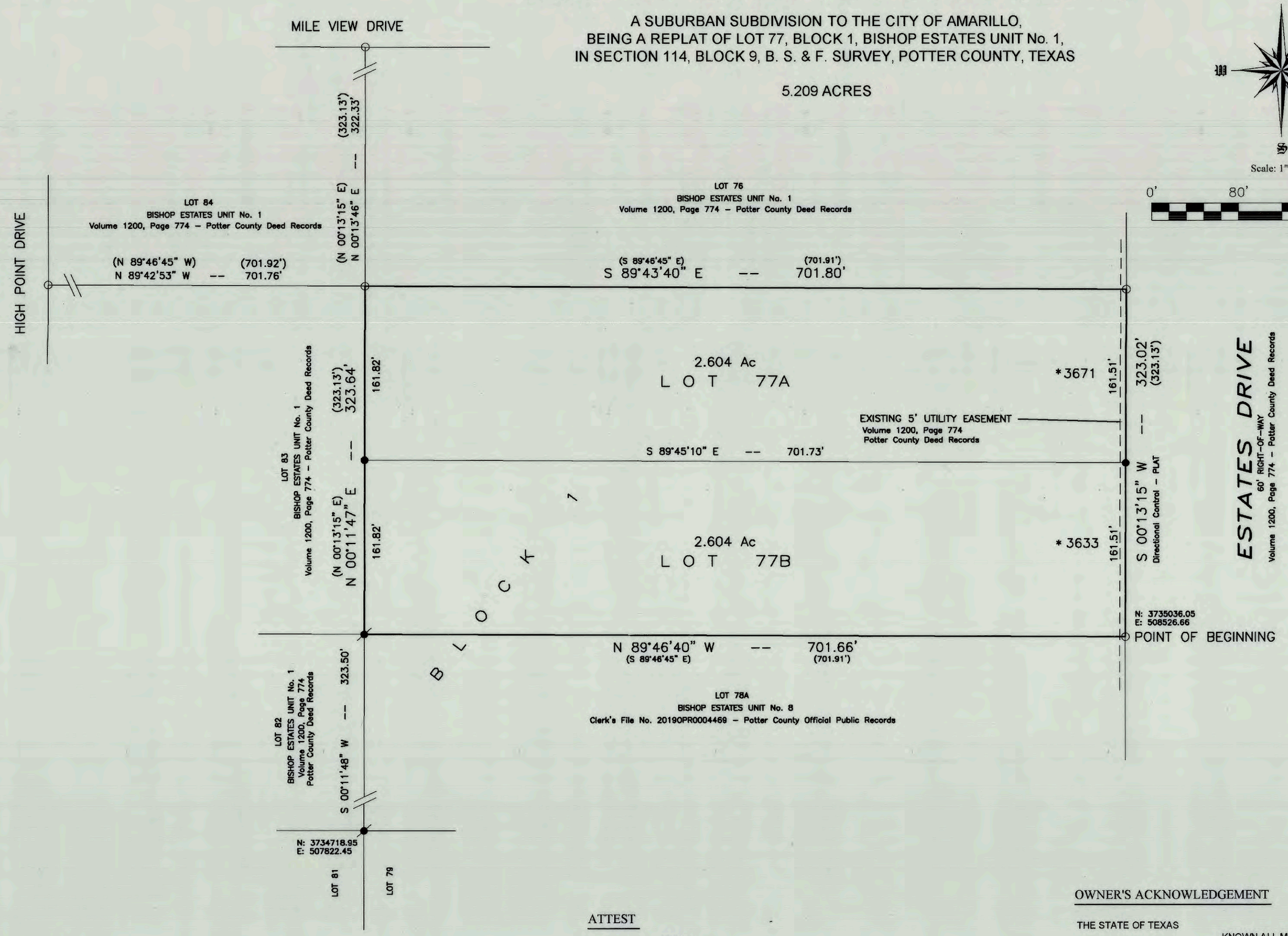

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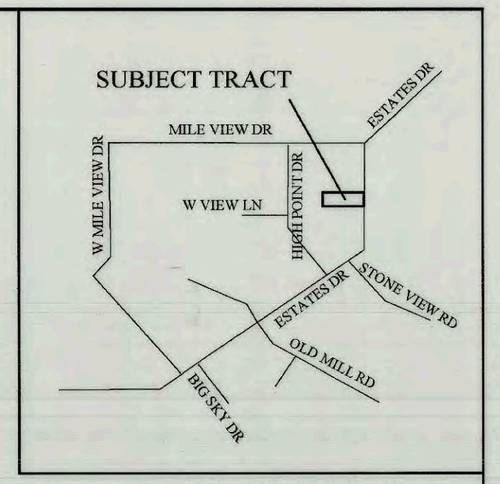

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601 S BUCHANAN
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD & BRIDGE DEPARTMENT
2419 E WILLOW CREEK BLVD.
AMARILLO, TEXAS 79108

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 12th DAY OF May, 2019.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 02/07/2020

My Notary ID # 12
Expires February 7, 2020

OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS
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EXECUTED THIS 10 DAY OF May, 2019.

JUSTIN APPLING, AGENT
CMH HOMES
5000 E AMARILLO BLVD
AMARILLO, TEXAS 79107

FILED OF RECORD

5/30/2019 POTTER
DATE COUNTY

2019OPR0006792
COUNTY CLERK FILE NUMBER

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CHAIRMAN

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REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED DAVID G. MILLER 5437 PROFESSIONAL LAND SURVEYOR

Atlas Land Surveying, llc
811 SW 8th Avenue * Amarillo, Texas * 79101
806-654-0298
Firm Registration No. 10194242