



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

6/13/2019

David Miller  
Atlas Land Surveying LLC  
811 S.W. 8th Ave.  
Amarillo, Texas 79109

**RE: Letter of Action: Approval – P-19-49 Amended Bishop Estates Unit No. 8 – ZB1901277 Final Plat**

The City of Amarillo has approved the above Final Plat on 6/3/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0007202 on 6/5/2019. 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](mailto:Bradley.Kiewiet@amarillo.gov) or 806.378.6291.

Sincerely,

*Brad Kiewiet*

Brad Kiewiet  
Planner I



BLK 9 BS+F

SEC 114

E-9

# AMENDED BISHOP ESTATES UNIT No. 8

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
 BEING AN AMENDED PLAT OF LOTS 78A AND 78B, BLOCK 1 OF BISHOP ESTATES UNIT No. 8,  
 IN SECTION 114, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

5.203 ACRES

CENSUS TRACT NO. 143  
 AP MAP NO. E-9



VICINITY MAP  
NOT TO SCALE

### DESCRIPTION

A 5.203 acre tract of land being all of Lot 78A and 78B, Block 1 of Bishop Estates Unit No. 8, in Section 114, Block 9, B. S. & F. Survey, Potter County, Texas, said 5.203 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the Northwest corner of said Lot 78A;

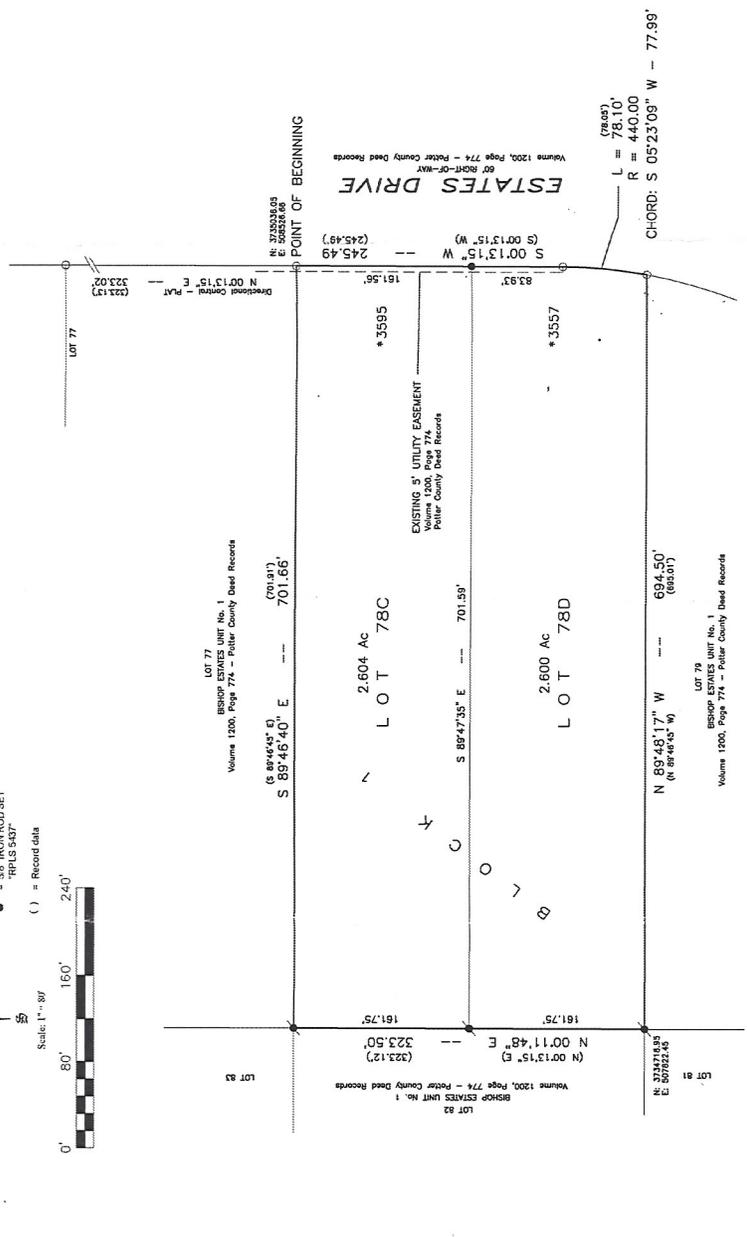
**THENCE** South 00 degrees 13 minutes 15 seconds West, along the East line of said Lot 78A and 78B, a distance of 235.49 feet to a 1/2 inch iron rod found the beginning of a curve to the right whose radius bears North 89 degrees 41 minutes 59 seconds West, a distance of 440.00 feet;

**THENCE** Southwesterly along said curve to the right, an arc length of 79.10 feet with a chord bearing and distance of South 05 degrees 25 minutes 09 seconds West, 77.99 feet to a 1/2 inch iron rod found, the Southwest corner of this tract of land;

**THENCE** North 00 degrees 49 minutes 17 seconds West, along the South line of said Lot 78B, a distance of 701.39 feet to a 1/2 inch iron rod with cap stamped "RPLS 4629" found for the Southwest corner of said Lot 78B;

**THENCE** North 00 degrees 11 minutes 48 seconds East, along the West line of said Lots 78B and 78A, a distance of 440.00 feet to a 1/2 inch iron rod with cap stamped "RPLS 4629" found for the Northwest corner of said Lot 78A;

**THENCE** South 89 degrees 48 minutes 40 seconds East, along the North line of said Lot 78A, a distance of 779.99 feet to the POINT OF BEGINNING.



### APPROVAL

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

THIS 3<sup>rd</sup> DAY OF June 2019  
*[Signature]*  
 DESIGNATED OFFICIAL

### APPROVED BY THE BI-CITY COUNTY HEALTH DEPARTMENT

THIS 4<sup>th</sup> DAY OF June 2019

*[Signature]*  
 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 TRUE AND CORRECT SURVEY AND UNDER MY DIRECT SUPERVISION ON THE 10TH DAY OF MAY 2019.



Atlas Land Surveying, Inc  
 811 SW 9th Avenue, Amarillo, Texas 79101  
 From Registration No. 1019432

### OWNER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS  
 COUNTY OF POTTER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JUSTIN APPLING, FOR CMH HOMES, BEING THE PRESENT OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS MAP OR PLAT, HAVE DESIGNATED AS AMENDED BISHOP ESTATES ADDITION UNIT No. 8, 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 AND THE SAME SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS NOTES AS EXISTING WITH THE RECORDING INFORMATION SHOWN.

EXECUTES THIS 19<sup>th</sup> DAY OF May 2019

*[Signature]*  
 JUSTIN APPLING, AGENT  
 CMH HOMES  
 5000 E. AMARILLO BLVD  
 AMARILLO, TEXAS 79107

### ATTEST

STATE OF TEXAS  
 COUNTY OF POTTER

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 SET FORTH AS THE OWNER OF THE ABOVE DESCRIBED PROPERTY, AND HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22<sup>nd</sup> DAY OF May 2019

*[Signature]*  
 NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 04-08-22



FILED OF RECORD

6/5/19  
 DATE  
 20190PR0007202  
 COUNTY CLERK FILE NUMBER

### NOTES

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 43720C0595C, EFFECTIVE DATE JUNE 4, 2010, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD DAMAGE UNDERWRITING POLICY OR 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. = 1100094
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 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 PREVENT THE INSTALLATION OF WATER SPLITTING SYSTEMS, SPLIT SYSTEMS, AND SEWERAGE SYSTEMS OR ADJACENT TO THIS PROPERTY ARE UNKNOWN AND THEREFORE CANNOT BE SHOWN ON THIS SURVEY PLAT.
5. THE PURPOSE OF THIS AMENDED PLAT IS TO SHOW THE CORRECT WEST RIGHT-OF-WAY LINE OF ESTATES DRIVE.

### GRANTEE'S ADDRESS

CITY OF AMARILLO  
 AMARILLO, TEXAS 79101  
 POTTER COUNTY ROAD & BRIDGE DEPARTMENT  
 1000 W. 11TH AVENUE, AMARILLO, TEXAS 79108

APP

P-19-49

HA

# 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



# FILED and RECORDED

Instrument Number: 2019OPR0007202

Filing and Recording Date: 06/05/2019 01:43:16 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.



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Julie Smith, County Clerk  
Potter County, Texas

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

carredondo

Re: 2019OPR0007202

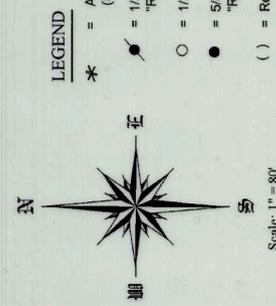
  
AMARILLO CITY  
PO BOX 1971  
AMARILLO, TX 79105

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

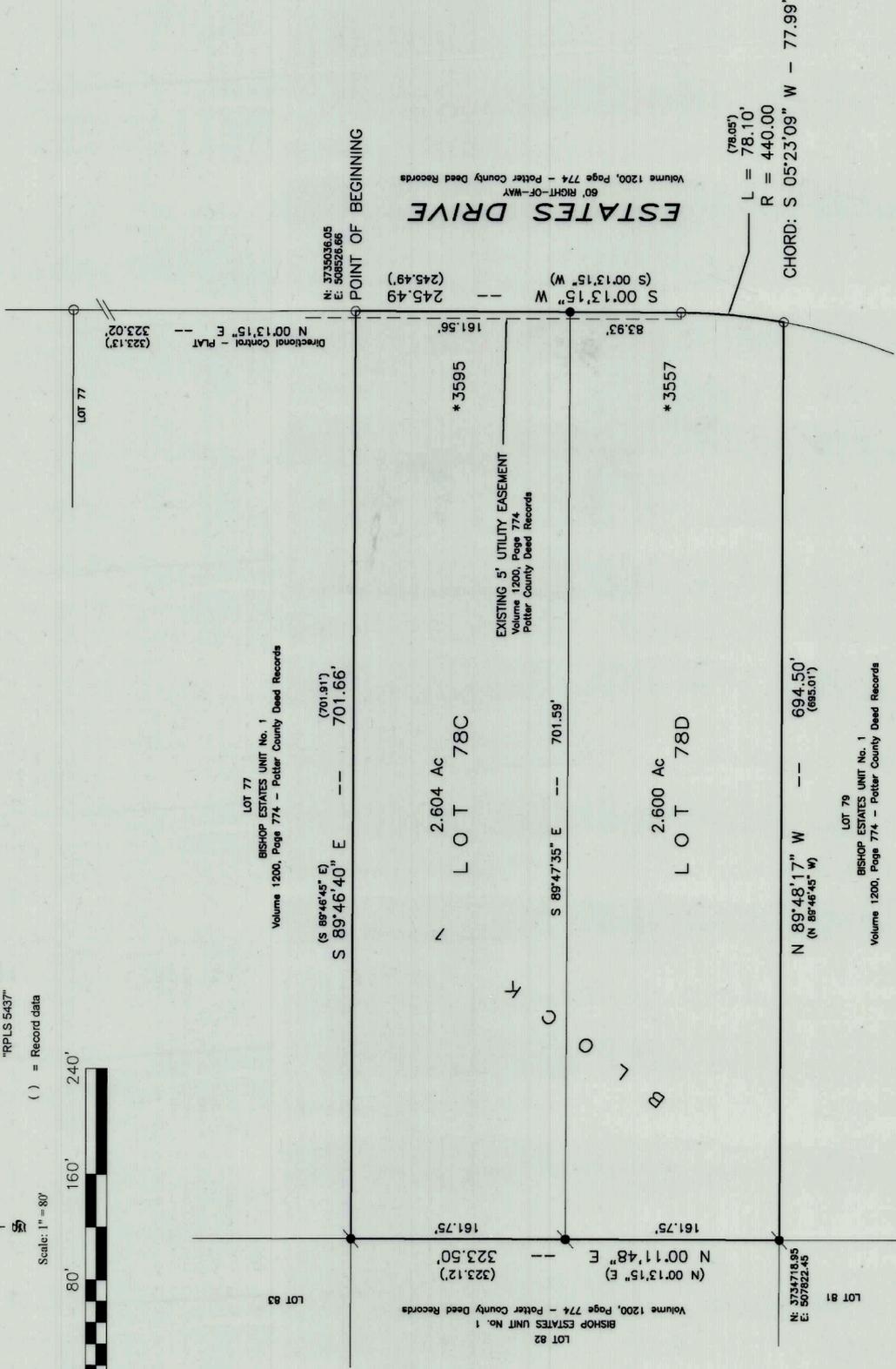
# AMENDED BISHOP ESTATES UNIT No. 8

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO,  
BEING AN AMENDED PLAT OF LOTS 78A AND 78B, BLOCK 1 OF BISHOP ESTATES UNIT No. 8,  
IN SECTION 114, BLOCK 9, B. S. & F. SURVEY, POTTER COUNTY, TEXAS

5.203 ACRES



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



**DESCRIPTION**

A 5.203 acre tract of land being all of Lot 78A and 78B, Block 1 of Bishop Estates Unit No. 8, in Section 114, Block 9, B. S. & F. Survey, Potter County, Texas, recorded under Clerk's File Number 20190PR0004469 of the Official Public Records of Potter County, Texas, said 5.203 acre tract of land being described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the Northeast corner of said Lot 78A;

**THENCE** South 00 degrees 13 minutes 15 seconds West, along the East line of said Lot 78A and 78B, a distance of 245.49 feet to a 1/2 inch iron rod found the beginning of a curve to the right whose radius bears North 89 degrees 41 minutes 56 seconds West, a distance of 440.00 feet;

**THENCE** Southwesterly along said curve to the right, an arc length of 78.10 feet with a chord bearing and distance of South 05 degrees 23 minutes 09 seconds West, 77.99 feet to a 1/2 inch iron rod found, the Southeast corner of this tract of land;

**THENCE** North 89 degrees 48 minutes 17 seconds West, along the South line of said Lot 78B, a distance of 694.50 feet to a 1/2 inch iron rod with cap stamped "RPLS 4928" found for the Southwest corner of said Lot 78B;

**THENCE** North 00 degrees 11 minutes 48 seconds East, along the West line of said Lots 78B and 78A, a distance of 323.50 feet to a 1/2 inch iron rod with cap stamped "RPLS 4928" found for the Northwest corner of said Lot 78A;

**THENCE** South 89 degrees 46 minutes 40 seconds East, along the North line of said Lot 78A, a distance of 701.66 feet to the **POINT OF BEGINNING**.

**NOTES**

1. ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4837503505C, 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. = 1.000284
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.
5. THE PURPOSE OF THIS AMENDED PLAT IS TO SHOW THE CORRECT WEST RIGHT-OF-WAY LINE OF ESTATES DRIVE.

**ATTEST**

STATE OF TEXAS  
COUNTY OF POTTER

KNOW 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 THE 29<sup>th</sup> DAY OF May, 2019.  
*Michael Sanchez*  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 04-02-22

**OWNER'S ACKNOWLEDGEMENT**

THE STATE OF TEXAS  
COUNTY OF POTTER

KNOW 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 AMENDED BISHOP ESTATES ADDITION UNIT No. 8, 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 SHOWING.

EXECUTED THIS 29<sup>th</sup> DAY OF May, 2019.

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

**APPROVAL**

APPROVED BY THE DESIGNATED OFFICIAL FOR THE CITY OF AMARILLO, TEXAS

THIS 3<sup>rd</sup> DAY OF June, 2019.

*David G. Miller*  
DESIGNATED OFFICIAL

APPROVED BY THE BI-CITY COUNTY HEALTH DEPARTMENT

THIS 4<sup>th</sup> DAY OF June, 2019.

*David G. Miller*  
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 10TH DAY OF MAY, 2019.

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



**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

**FILED OF RECORD**

6/5/19  
DATE  
20190PR0007202  
COUNTY CLERK FILE NUMBER

POTTER COUNTY

**Atlas Land Surveying, llc**  
811 SW 8th Avenue • Amarillo, Texas • 79101  
806-654-0298  
Firm Registration No. 1019428