



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

7/17/2019

Daryl R. Furman
Furman Land Surveyors, Inc.
3501 S. Georgia St., Suite "D"
Amarillo, Texas 79109

RE: Letter of Action: Approval – P-19-57 Bishop Ranches Unit No. 3 – ZB1903313 Final Plat

The City of Amarillo has approved the above Final Plat on 7/10/2019. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2019OPR0009047 on 7/11/2019. 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

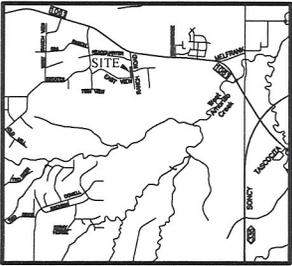
Brad Kiewiet, MBA
Planner I

BK 9 B.S. + F

SEC 81

G-8

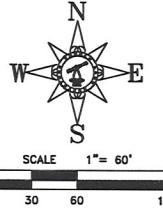
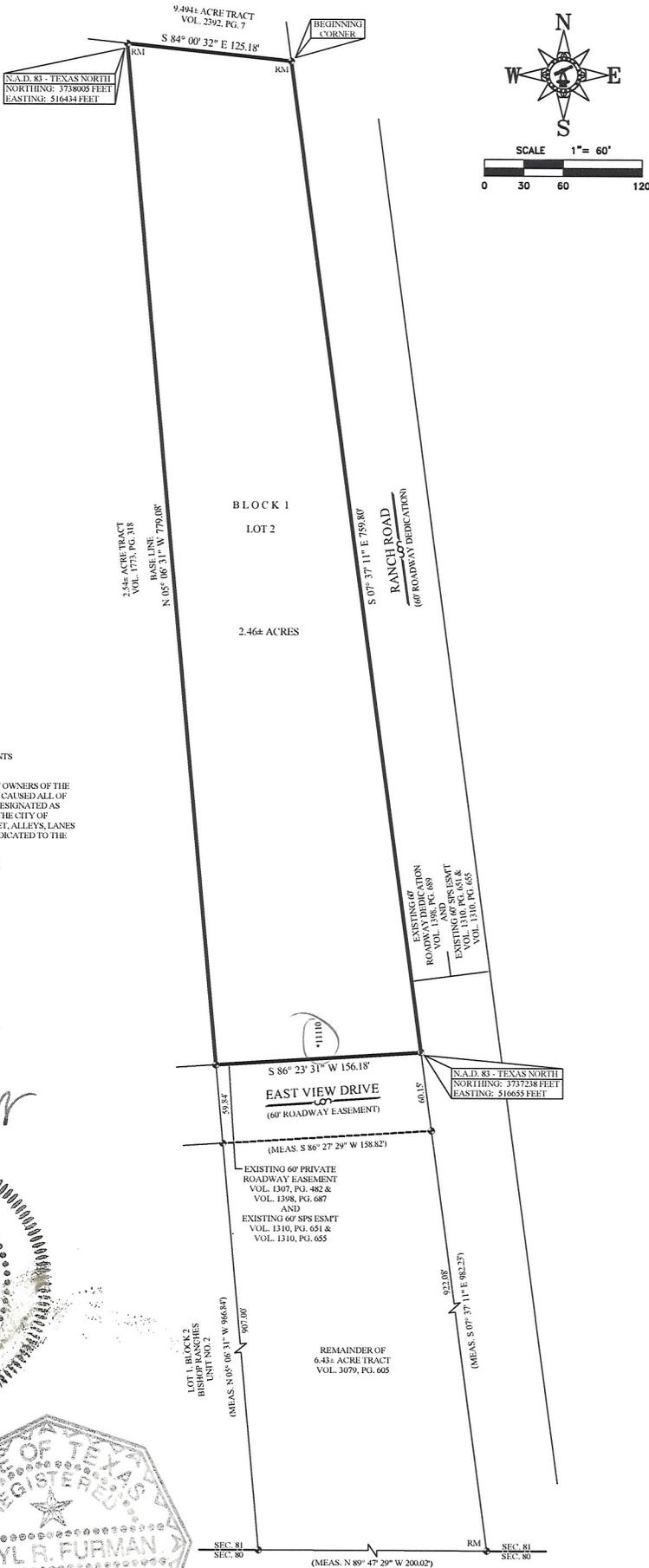
2010 CENSUS TRACT # 143.00 A.P. # G-8



VICINITY MAP
 NOT TO SCALE

LEGEND:

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD FND
- ADDRESS (PROVIDED BY CITY OF AMARILLO, TEXAS. SUBJECT TO CHANGE WITHOUT NOTICE)



NOTES

1) THIS PLAT IS WITHIN THE ETJ OF THE CITY OF AMARILLO.

2) THIS PLAT DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP NO. 48375C0363C, 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 LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL, AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.

DESCRIPTION

A 2.46+/- acre tract of land situated in Section 81, Block 9, B.S. & F. Survey, Potter County, Texas, being a portion 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, said 2.46+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on June 7, 2019 and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found as called for in the Westerly line of a 60 foot public road Right-of-Way dedicated in that certain instrument recorded in Volume 1398, Page 689 of the Deed Records of Potter County, Texas, same being the Southeast corner of that certain 9.494+/- acre tract of land described in that certain instrument recorded in Volume 2392, Page 7 of said Official Public Records, also being the Northeast corner of this tract of land;

THENCE S. 07° 37' 11" E. 759.80 feet along the Westerly Right-of-Way of said public road, same being the East line of said 6.43+/- acre tract of land, to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set at the Northeast corner of a 60 foot Roadway Easement described in said instrument recorded in Volume 3079, Page 605 of said Official Public Records, same being the Southeast corner of this tract of land;

THENCE S. 86° 23' 31" W. 156.18 feet along the North line of said Roadway Easement to a 1/2 inch iron rod found as called for at the Northeast corner of Bishop Ranches Unit No. 2, a Suburban Subdivision 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;

THENCE N. 05° 06' 31" W. (Base line) 779.08 feet along the East line of said 2.54+/- acre tract of land, same being the West line of the aforementioned 6.43+/- acre tract of land to a 1/2 inch iron rod found as called for in the South line of the aforementioned 9.494+/- acre tract of land at the Northeast corner of said 2.54+/- acre tract of land, same being the Northwest corner of this tract of land;

THENCE S. 84° 00' 32" E. 125.18 feet along the South line of said 9.494+/- acre tract of land to the POINT OF BEGINNING and containing 2.46 acres of land, more or less.

OWNERS ACKNOWLEDGEMENT

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

THAT THE UNDERSIGNED, JOHN FULTON, BEING THE PRESENT OWNERS 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. 3, A SUBURBAN SUBDIVISION 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 5th DAY OF July, 2019.
 John Fulton
 12000 BROOKS CIRCLE
 AMARILLO, TEXAS 79124

ATTEST

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN FULTON.
 THIS 5th DAY OF July, 2019.
 Lajena Martinez
 NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO, TEXAS.
 ON THIS 10th DAY OF July, 2019.
 Designated City Official

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT ON THE 9th DAY OF July, 2019.
 Health Officer

BISHOP RANCHES
 UNIT NO. 3
 A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 81, BLOCK 9 B.S. & F. SURVEY POTTER COUNTY, TEXAS 2.464 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
 CASEY A. MANN, RPLS · LANDON M. STOKES, RPLS
 HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

TEXAS FIRM #1 0092400 & 10092401
 P.O. BOX 1416 · AMARILLO, TEXAS 79105 · (806) 474-4346 · FAX (806) 474-4348
 P.O. BOX 461 · DUBOIS, TEXAS 79802 · (806) 924-1405 · FAX (806) 924-1382

PROJECT NO. 1924597 FILE NO. G-8
 DRAWING NO. P-SUB 19/POTTER/G-8/1924597/1924597

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 7TH DAY OF JUNE, 2019.

Daryl R. Furman
 DARYL R. FURMAN RPLS 5974
 REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD
 7/11/19
 POTTER COUNTY
 20190PR0009047
 CLERK'S FILE NO.

GRANTEES ADDRESS:
 CITY OF AMARILLO
 601 S. BUCKNAN ST.
 AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
 2419 E. WILLOW CREEK DRIVE
 AMARILLO, TEXAS 79108

APP

P-19-57

HR

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-COLLECTOR

July 9, 2019

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

Owner: JOHN S FULTON
12000 BROOKS CIR
AMARILLO, TX 79124

Geo ID: R370-0810-1600
Legal Acres: 6.43
Legal Desc: SECT 81 B S & F LOT
BLOCK 0009 TR 33 BISHOP RANCHES
BEG 2054.57FT E OF SW COR OF SECT
Situs: 11145 EAST VIEW DR
Exemptions:

Taxes Paid for tax year 2018:

PANHANDLE WD	\$2.80
POTTER COUNTY	\$211.90

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 cursive script that reads "Sherri Aylor".

Sherri Aylor
Tax Assessor/Collector, PCC

FILED and RECORDED

Instrument Number: 2019OPR0009047

Filing and Recording Date: 07/11/2019 09:20:22 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.

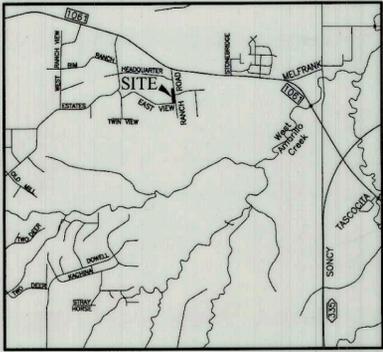


A handwritten signature in cursive script that reads "Julie Smith".

Julie Smith, County Clerk
Potter County, Texas

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

levans

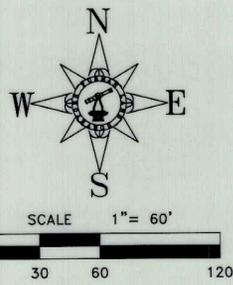
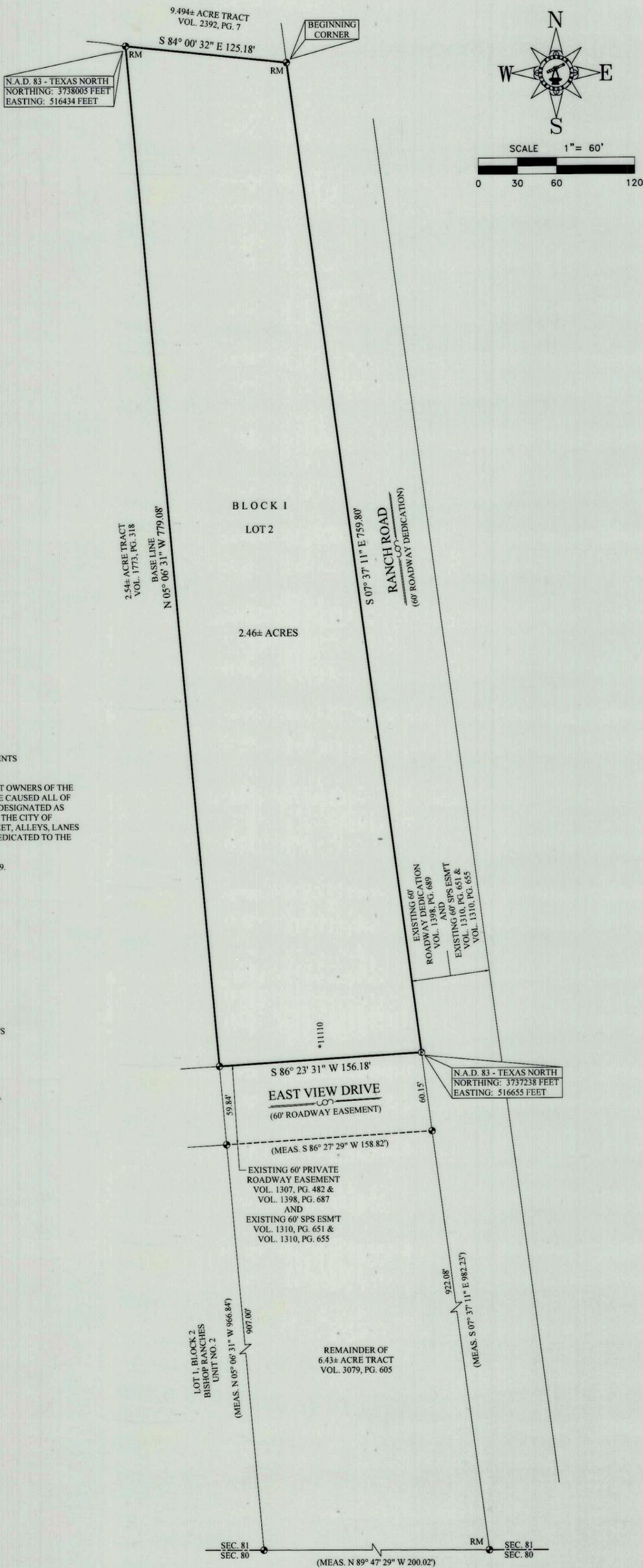


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COUNTY OF POTTER

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EXECUTED THIS 5th DAY OF July, 2019.

John Fulton
JOHN FULTON
12000 BROOKS CIRCLE
AMARILLO, TEXAS 79124

ATTEST

THE STATE OF TEXAS
COUNTY OF RANDALL

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THIS 5th DAY OF July, 2019.

La Orla Martinez
NOTARY PUBLIC, STATE OF TEXAS



APPROVAL

APPROVED BY THE DESIGNATED CITY OFFICIAL OF THE CITY OF AMARILLO TEXAS.

ON THIS 10th DAY OF July, 2019.

[Signature]
DESIGNATED CITY OFFICIAL

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT

ON THIS 7th DAY OF July, 2019.

[Signature]
HEALTH OFFICER

BISHOP RANCHES UNIT NO. 3

A SUBURBAN SUBDIVISION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND IN SECTION 81, BLOCK 9 B.S. & F. SURVEY POTTER COUNTY, TEXAS 2.46± ACRES

CERTIFICATE

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

GRANTEES ADDRESS:
CITY OF AMARILLO
601 S. BUCHANAN ST.
AMARILLO, TEXAS 79101

POTTER COUNTY ROAD AND BRIDGE DEPARTMENT
2419 E. WILLOW CREEK DRIVE
AMARILLO, TEXAS 79108

FILED OF RECORD

7/11/19
(DATE)
POTTER (COUNTY)
20190PR0009047
CLERK'S FILE NO.

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
CASEY A. MANN, RPLS · LONDON M. STOKES, RPLS
HEATHER LYNN LEMONS, RPLS · KYLE L. BRADY, RPLS

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

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DRAWING NO. P:\SUB 19\ POTTER\G-8\ 1924597\1924597