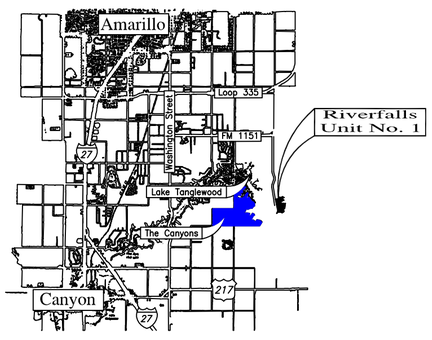
Riverfalls Unit No. 1

A 97.246 acre Rural Subdivision lying in Sections 24, & 41, Block 6, I.& G.N. RR Co. Survey, Randall County, Texas.

Vicinity Map



Acknowledgment

DEDICATION:

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

THAT JOHN'S WAY L.L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND DESCRIBED ON THIS PLAT ("OWNER") HAS CAUSED SUCH LAND TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS RIVERFALLS UNIT NO. 1, AN RURAL SUBDIVISION LOCATED IN SECTIONS 24, 41, BLOCK 6, I. & G.N. R.R. CO. SURVEY, RANDALL COUNTY, TEXAS.

OWNER GRANTS TO THE PUBLIC UTILITY COMPANIES THE PRIVATE UTILITY EASEMENTS AND TRANSFORMER EASEMENTS AS SHOWN ON THIS PLAT.

OWNER DECLARES THAT THE INGRESS AND EGRESS STREET EASEMENTS AND OTHER EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS AND ARE FOR THE USE OF THE OWNER OF THE LAND DESCRIBED ON THIS PLAT AND THE OWNERS OF CONTIGUOUS TRACTS OF LAND THE OWNER, JOHN'S WAY L.L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, TULLY R. CURRIE, MANAGING PARTNER, AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS, MAY IN THE FUTURE SUBJECT TO THE MASTER DECLARATION FOR CURRIE RANCH AS THEREIN PROVIDED TO BE EXECUTED AND FILED SUBSEQUENT TO THE FILING OF THIS PLAT.

DATED THE _____ DAY OF JANUARY , 2004

TULLY R. CURRIE
MANAGING PARTNER

ATTEST

STATE OF TEXAS

COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TULLY R. CURRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ , 2004

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Approvals

APPROVAL:
Approved by the Bi-City-County Health Department.

Registered Sanitarian _____ Date _____

APPROVAL:
Approved by the City Council of the Village of Lake Tanglewood

Mayor _____ Date _____

Legal Description

A 97.246 acre (4,236,154 sq.ft.) tract of land out of Sections 24 and 41, Block 6, I.& G.N. Survey, Randall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the POINT OF BEGINNING of this tract, from whence the Southeast corner of said Section 24, same being the Northeast corner of said Section 41, a 1-1/2" iron pipe found marked "23,24,41,42 B.6" bears S 89°37'04" W, 1665.43 feet, N 00°22'56" W, 393.39 feet;

THENCE along a curve to the right whose center bears N 85°48'03" W, 910.49 feet, an arc distance of 250.92 feet, to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE N 11°35'27" W, a distance of 1908.95 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 78°24'33" E, a distance of 174.20 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the right whose center bears S 11°35'27" E, 370.00 feet;

THENCE along said curve to the right an arc distance of 93.12 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 87°10'14" E, a distance of 175.12 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 87°10'14" E, a distance of 80.00 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 02°49'46" E, a distance of 60.00 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the right whose center bears S 87°10'14" E, 290.00 feet;

THENCE along said curve to the right an arc distance of 185.96 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE N 39°34'08" E, a distance of 207.51 feet to a point on the rim of the canyon (caprock);

THENCE meandering with the rim of the canyon (caprock), Easterly, Southwesterly, Southeasterly, Southwesterly, Southerly, Easterly, Southerly, and Southeasterly to a point on the South line of said Section 24;

CONTINUING meandering with the rim of the canyon (caprock), Westerly, Southwesterly, and Westerly to a point on the East line of a road easement, recorded in Clerk's File #03 15821, Deed of Records, Randall County, Texas;

THENCE N 22°19'28" E, a distance of 599.17 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the right whose center bears N 67°40'32" W, 390.00 feet;

THENCE along said curve to the left an arc distance of 98.84 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE N 07°48'14" E, a distance of 250.71 feet to the POINT OF BEGINNING;

Said tract contains a computed area of 97.246 acres (4,236,154 sq. ft..) of land more or less.

- C E R T I F I C A T E -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from a survey made on the ground by me or others under my direct supervision and that all monuments exist as shown and that said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveying.

Dated this 11th day of August, 20 03

STATE OF TEXAS REGISTERED DWAYNE R. GRESHAM 1939 PROFESSIONAL LAND SURVEYOR

Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

FILED FOR RECORD:

DATE _____ COUNTY _____

VOLUME _____ PAGE _____

CLERK'S NO. _____

line table

NUMBER	DIRECTION	DISTANCE
L1	S 00°39'35" W	128.96'
L2	S 87°53'05" E	176.91'
L3	S 35°14'12" E	190.45'
L4	N 55°43'40" W	197.55'
L5	S 74°59'19" W	185.53'
L6	N 36°52'37" E	171.58'
L7	N 02°24'04" W	157.60'
L8	N 12°08'40" E	136.07'
L9	S 00°58'29" E	120.15'
L10	N 29°20'26" E	36.10'
L11	N 51°27'23" E	200.47'
L12	N 84°01'18" E	188.95'
L13	N 86°26'59" W	98.58'
L14	N 54°41'44" W	148.78'
L15	N 84°16'46" W	93.41'
L16	S 85°12'17" W	141.39'
L17	N 46°46'41" E	155.65'
L18	S 87°10'14" E	50.00'
L19	N 78°24'33" E	154.20'

curve table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°29'54"	440.00'	372.44'
C2	31°0'13"	20.00'	10.82'
C3	242°00'20"	50.00'	211.19'
C4	31°00'13"	20.00'	10.82'
C5	48°24'08"	360.00'	304.12'
C6	10°45'50"	910.94'	171.05'
C7	14°25'13"	290.00'	72.99'
C8	28°53'37"	370.00	186.59
C9	30°10'40"	20.00'	10.53'
C10	241°58'40"	50.00	211.17
C11	32°09'38"	20.00	11.23
C12	28°31'59"	290.00	144.42

GRESHAM & ASSOCIATES, INC.
S U R V E Y I N G & M A P P I N G
Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas

7120 I-40 West, Suite 150
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www.gresurv.com
Amarillo, Texas 79106
Fax: (806) 359-9717

Design: A. Wieck, D. Gresham
Project No. 065-07-03

Riverfalls Unit # 1

Riverfalls Unit No. 1

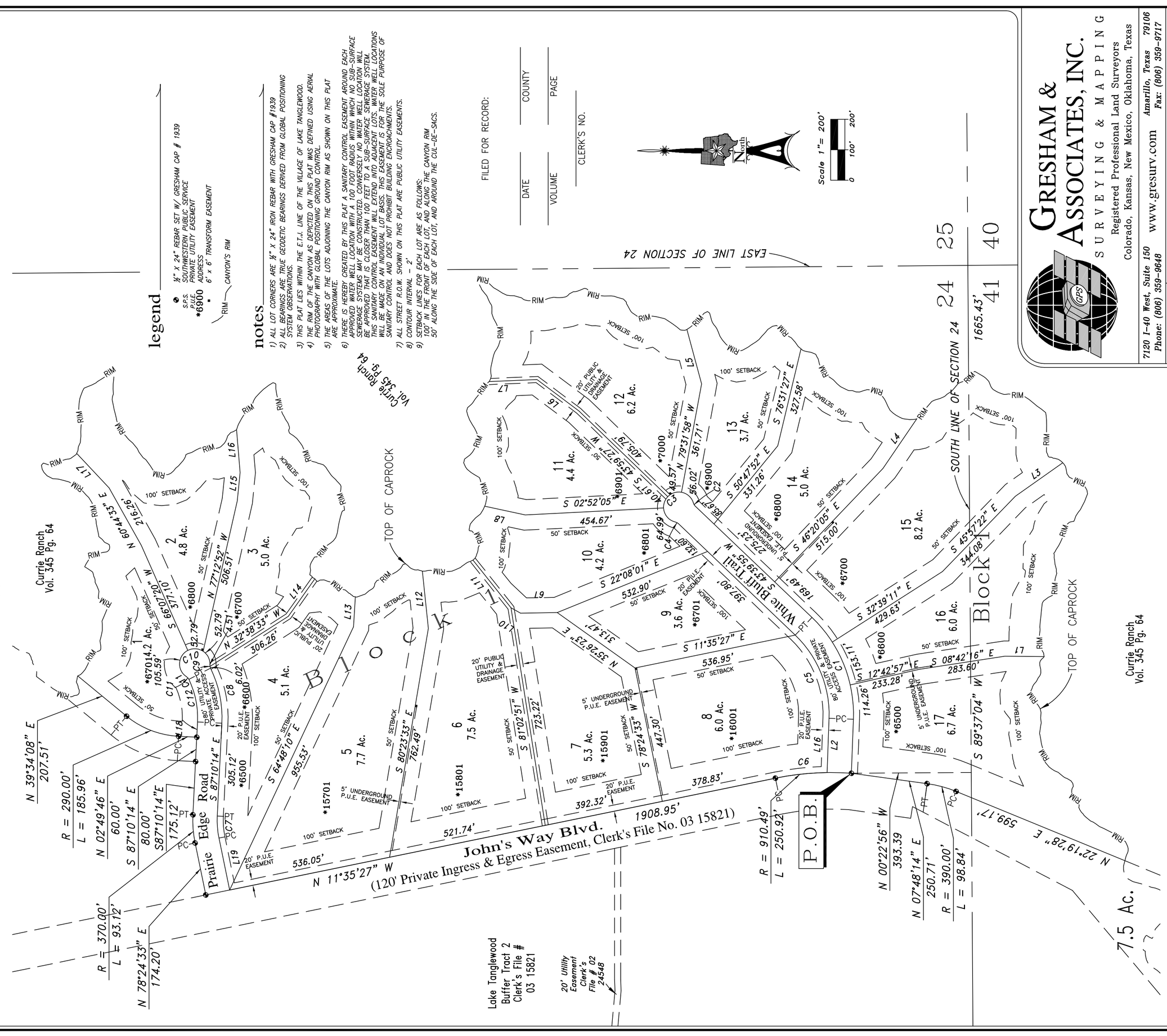
A 97.249 acre Rural Subdivision lying in Sections 24, & 41, Block 6, I.& G.N. RR Co. Survey, Randall County, Texas.

legend

- ● 1/2" X 24" REBAR SET W/ GRESHAM CAP # 1939
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- P.U.E. PRIVATE UTILITY EASEMENT
- *6900 ADDRESS
- 6' x 6' TRANSFORM EASEMENT
- RIM — CANYON'S RIM

notes

1) ALL LOT CORNERS ARE 1/2" X 24" IRON REBAR WITH GRESHAM CAP #1939
2) ALL BEARINGS ARE TRUE GEODETIC BEARINGS DERIVED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.
3) THIS PLAT LIES WITHIN THE E.T.J. LINE OF THE VILLAGE OF LAKE TANGLEWOOD.
4) THE RIM OF THE CANYON AS DEPICTED ON THIS PLAT WAS DEFINED USING AERIAL PHOTOGRAPHY WITH GLOBAL POSITIONING GROUND CONTROL.
5) THE AREAS OF THE LOTS ADJOINING THE CANYON RIM AS SHOWN ON THIS PLAT ARE APPROXIMATE.
6) 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 SYSTEMS MAY BE CONSTRUCTED. CONVERSELY NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. THIS SANITARY CONTROL EASEMENT WILL EXTEND INTO ADJACENT LOTS. WATER WELL LOCATIONS WILL BE MADE ON AN INDIVIDUAL LOT BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.
7) ALL STREET R.O.W. SHOWN ON THIS PLAT ARE PUBLIC UTILITY EASEMENTS.
8) CONTOUR INTERVAL - 2'
9) SETBACK LINES FOR EACH LOT ARE AS FOLLOWS:
100' IN THE FRONT OF EACH LOT, AND ALONG THE CANYON RIM
50' ALONG THE SIDE OF EACH LOT, AND AROUND THE CUL-DE-SACS.



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