

# River Falls Unit No. 11

A 80.633 Acre Rural Subdivision Lying in Section 41, & 56, Block 6, I. & G.N. RR Co. Survey, Randall County, Texas.

## Approvals

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

Registered Sanitarian \_\_\_\_\_ Date \_\_\_\_\_

## 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 **RIVER FALLS UNIT No. 11**, A RURAL SUBDIVISION LOCATED IN SECTION 41, & 56, BLOCK 6, I. & G.N. RR. 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 \_\_\_\_\_, 2008

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 THE \_\_\_\_ DAY OF \_\_\_\_\_, 2008

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

## Legal Description

Being a 80.633 acre (3,512,378 square feet) Rural Subdivision lying in Section 41, & 56, Block 6, I. & G.N. RR Co. Survey, Randall County, Texas being described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar set with cap stamped "Gresham, PLS 1939", the **POINT OF BEGINNING** of this tract, from whence a 1 1/2" iron pipe found for the Southeast corner of said Section 41, same being the Northeast corner of said Section 56 bears N 89°44'06" E a distance of 642.53 feet;  
**THENCE** S 00°17'25" E, a distance of 929.96 feet to a 1/2" rebar set with cap stamped "Gresham, PLS 1939", the Southeast corner of this tract;  
**THENCE** S 89°44'06" W, a distance of 2,376.73 feet to a 1/2" rebar set with cap stamped "Gresham, PLS 1939", the Southwest corner of this tract;  
**THENCE** N 00°15'54" W, a distance of 929.96 feet to a 1/2" rebar set, in the North line of said Section 56, with cap stamped "Gresham, PLS 1939", the most Westerly Northwest corner of this tract;  
**THENCE** N 89°44'06" E, along the North line of said Section 56, a distance of 315.86 feet to a 1/2" rebar set with cap stamped "Gresham, PLS 1939", a interior corner of this tract;  
**THENCE** N 22°32'00" E, a distance of 424.60 feet to a 1/2" rebar set, on the rim of the canyon (caprock), with cap stamped "Gresham, PLS 1939";  
**THENCE** meandering with the rim of the canyon (caprock) Northeasterly, Northwesterly, Northeasterly, Southeastery, Northwesterly, and Southeastery to a 1/2" rebar set with cap stamped "Gresham PLS 1939", a corner of Lot 1, Block 1 of this Subdivision, set on the rim of the canyon (caprock);  
**THENCE** meandering with the rim of the canyon (caprock) Northeasterly, Easterly, Southeastery, Northeasterly, and Southeastery to a 1/2" rebar set with cap stamped "Gresham PLS 1939";  
**THENCE** S 59°44'35" E, a distance of 276.07 feet to a 1/2" rebar set, on the rim of the canyon (caprock), with cap stamped "Gresham, PLS 1939";  
**THENCE** meandering with the rim of the canyon (caprock) Southeastery, Northwesterly, Northeasterly, Southeastery, Southwesterly, and Southeastery to the **POINT OF BEGINNING** of this tract;  
 Said tract contains a computed area of 80.633 acres (3,512,378 square feet).

- CERTIFICATE -

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 the \_\_\_\_ 4th \_\_\_\_ day of \_\_\_\_ January \_\_\_\_ 2008



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

FILED FOR RECORD:

DATE \_\_\_\_\_ COUNTY \_\_\_\_\_

CLERK'S NO. \_\_\_\_\_

### GRESHAM & ASSOCIATES, INC.

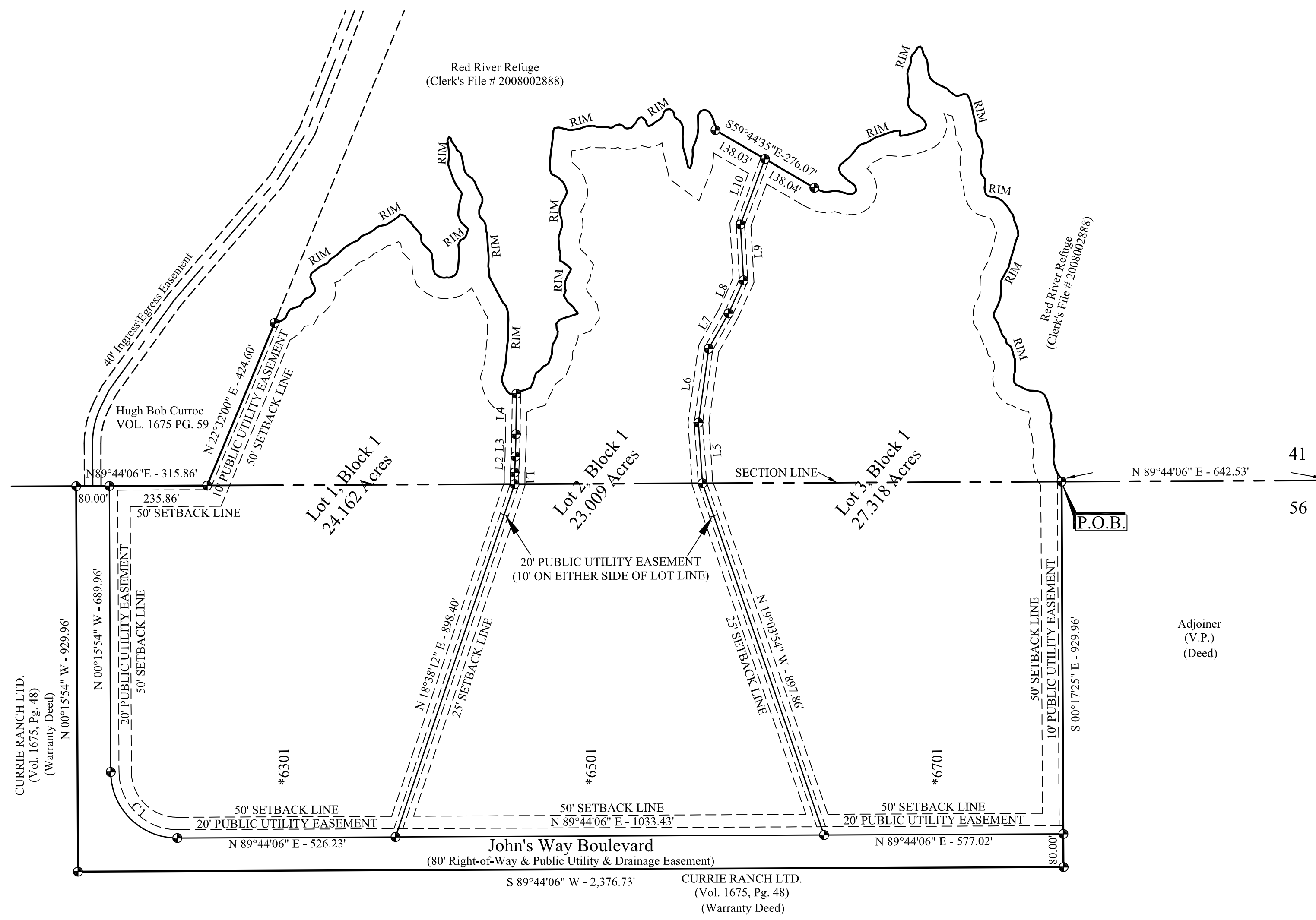
SURVEYING & MAPPING  
Registered Professional Land Surveyors  
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

7120 I-40 West, Suite 150 Amarillo, Texas 79106  
Phone: (806) 359-9648 Fax: (806) 359-9717  
www.gresurv.com

Project Description:	River Falls Unit No. 11
Client:	Tully Currie
Drawn By:	A. Wiecek

# River Falls Unit No. 11

A 80.633 Acre Rural Subdivision Lying in Section 41, & 56, Block 6, I. & G.N. RR Co. Survey, Randall County, Texas.



### Legend

- All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939
- 1/2" x 24" Rebar Set With Gresham Cap # 1939
- 1 1/2" Iron Piper Found
- \*6900 Address
- RIM Canyon Rim

Scale 1"= 200'

0 100' 200' 400'

### Notes

- All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939
- The top of the caprock rim as depicted on this survey was defined by aerial photography established using Global Position System (GPS) with centimeter capability for control. The aerial photography was established to U. S. Map Standards with the aerial photography (photographs) and electronic file housed in the offices of Gresham & Associates Inc. on the date of this survey.
- Basis of Bearing - Geodetic Bearing established by centimeter capability GPS.
- The areas of the lots adjoining the Canyon rim as shown on this plat are approximate.
- 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 subsurface Sewage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a subsurface sewage 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.
- All street R.O.W. Shown on this plat are Public Utility Easements.
- Contour Interval - 10'
- Setback Lines for each lot are as follows:  
50' in the front of each lot, and along the Canyon rim.  
25' along the side of each lot.

FILED FOR RECORD:

DATE \_\_\_\_\_ COUNTY \_\_\_\_\_

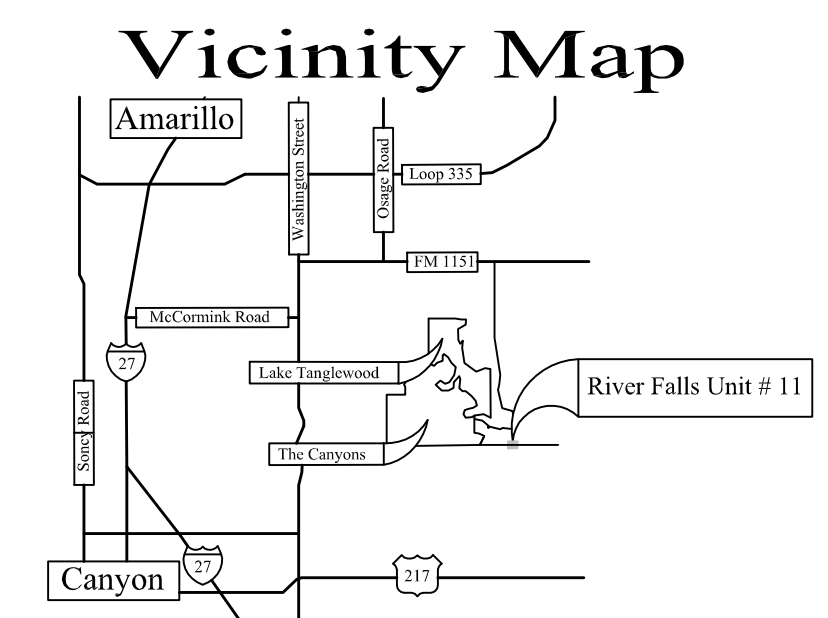
CLERK'S NO. \_\_\_\_\_

### Lines

NUMBER	DIRECTION	DISTANCE
L1	N 00°15'07" W	28.03'
L2	N 02°55'55" E	38.92'
L3	N 01°28'12" E	53.40'
L4	N 00°40'29" E	97.82'
L5	N 03°46'36" W	146.45'
L6	N 07°50'44" E	180.19'
L7	N 29°25'26" E	97.74'
L8	N 24°22'05" E	87.42'
L9	N 03°09'16" W	135.05'
L10	N 20°29'47" E	168.68'

### Curve

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
CI	90°00'00"	160.00'	251.33'



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