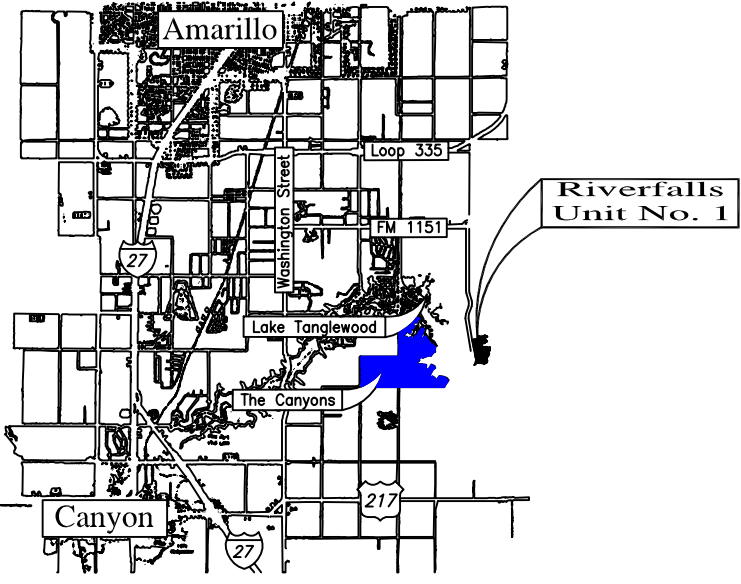


Vicinity Map



River Falls Unit No. 2

A 57,137 acre Rural Subdivision lying in Sections 24, & 25, Block 6, I.& G.N. RR Co. Survey, Randall County, Texas.

Legal Description

A 70.891 acre (2,488,909 sq.ft.) tract of land out of Sections 24 and 25, 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", found in the East Right-of-Way Line of John's Way Boulevard as recorded under Clerk's File #03-15821, Deed of Records, Randall County, Texas, and the North Line of River Falls Unit # 1 as recorded under Clerk's File #04-3754, Deed of Records, Randall County, Texas, the POINT OF BEGINNING of this tract, from whence the Southeast corner of said Section 24, same being the Southwest corner of said Section 25, a 1-1/2" iron pipe found marked "24,25,40,41 B.6" bears S 89°31'51" W, 2097.15 feet, N 00°28'09" W, 2468.83 feet;

THENCE N 11°35'27" W, along said East Right-of-Way Line of John's Way Boulevard a distance of 775.34 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 78°24'32" E, 792.31 feet;

THENCE along a curve to the right, and along said East Right-of-Way Line of John's Way Boulevard an arc distance of 330.73 feet, to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 75°34'25" E, a distance of 251.72 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 88°26'27" E, a distance of 104.91 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 58°35'27" E, a distance of 75.20 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 57°49'30" E, a distance of 68.24 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 82°03'46" E, a distance of 92.88 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 53°41'57" E, a distance of 71.05 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 29°53'13" W, a distance of 48.76 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 23°54'44" W, a distance of 183.64 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 50°43'59" W, a distance of 120.87 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 74°04'00" W, a distance of 46.45 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 88°21'53" W, a distance of 74.47 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 65°14'32" W, a distance of 30.45 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 20°34'16" W, a distance of 36.32 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 53°53'06" W, a distance of 129.79 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 19°56'51" W, a distance of 136.21 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", set in the East Right-of-Way Line of said John's Way Boulevard;

THENCE N 14°43'42" E, along said East Right-of-Way Line of John's Way Boulevard, a distance of 80.00 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the left whose center bears N 75°15'30" E, 1640.16 feet;

THENCE along said curve to the left, and along said East Right-of-Way Line of John's Way Boulevard, an arc distance of 425.16 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", end of said curve;

THENCE N 73°48'39" E, a distance of 995.75 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 78°33'02" W, 760.00 feet;

THENCE along said curve to the right an arc distance of 240.22 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 06°39'39" W, a distance of 154.27 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 03°55'53" W, 840.00 feet;

THENCE along said curve to the right an arc distance of 80.03 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE N 06°39'39" E, a distance of 154.27 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the left whose center bears N 83°20'21" W, 840.00 feet;

THENCE along said curve to the left an arc distance of 66.69 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 82°37'01" E, a distance of 482.24 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 84°04'24" E, a distance of 130.11 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE N 65°46'26" E, a distance of 48.86 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 84°39'39" E, a distance of 110.13 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 51°54'36" E, a distance of 65.77 feet to a 1/2" x 24" rebar set with cap stamped "GRESHAM PLS 1939";

THENCE S 80°25'09" E, a distance of 93.67 feet to a point on the rim of the canyon (caprock);

THENCE meandering with the rim of the canyon (caprock), Southeasterly, Northwesterly, Westerly, Southeasterly, and Southwesterly to a point on the North line of said River Falls Unit # 1;

THENCE S 39°32'48" W, along said North line of River Falls Unit # 1, a distance of 212.77 feet to a 1/2" x 24" rebar found with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the left whose center bears S 51°38'29" E, 370.00 feet;

THENCE along said curve to the left, and said North line of River Falls Unit # 1, an arc distance of 229.44 feet to a 1/2" x 24" rebar found with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 02°49'46" W, along said North line of River Falls Unit # 1, a distance of 60.00 feet to a 1/2" x 24" rebar found with cap stamped "GRESHAM PLS 1939";

THENCE N 87°10'14" W, along said North line of River Falls Unit # 1, a distance of 175.12 feet to a 1/2" x 24" rebar found with cap stamped "GRESHAM PLS 1939", the beginning of a curve to the left whose center bears S 02°49'46" W, 370.00 feet;

THENCE along said curve to the left, and said North line of River Falls Unit # 1, an arc distance of 93.12 feet to a 1/2" x 24" rebar found with cap stamped "GRESHAM PLS 1939", the end of said curve;

THENCE S 78°24'33" W, a distance of 174.20 feet to the POINT OF BEGINNING;

Said tract contains a computed area of 70.891 acres (2,488,909 sq. ft.) of land more or less.

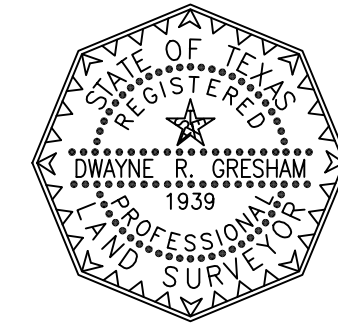
line table

NUMBER	DIRECTION	DISTANCE
L1	S 83°55'32" W	70.41'
L2	N 65°30'15" W	61.02'
L3	N 75°58'38" W	90.70'
L4	N 75°58'38" W	83.37'
L5	S 13°59'05" E	195.62'
L6	S 33°06'44" E	153.67'
L7	S 27°07'48" E	172.08'
L8	N 17°32'14" W	104.84'
L9	N 17°53'34" E	123.22'
L10	S 09°24'47" W	71.92'
L11	S 12°04'47" W	157.15'
L12	N 09°24'47" E	69.25'
L13	S 12°04'47" W	173.44'
L14	N 01°35'36" W	94.49'

- 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 this 31st day of January, 2005



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

FILED FOR RECORD:

DATE COUNTY

VOLUME PAGE

CLERK'S NO.

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. 2, 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 _____, 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 ACKNOWLEDGED 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

GRESHAM & ASSOCIATES, INC.

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

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

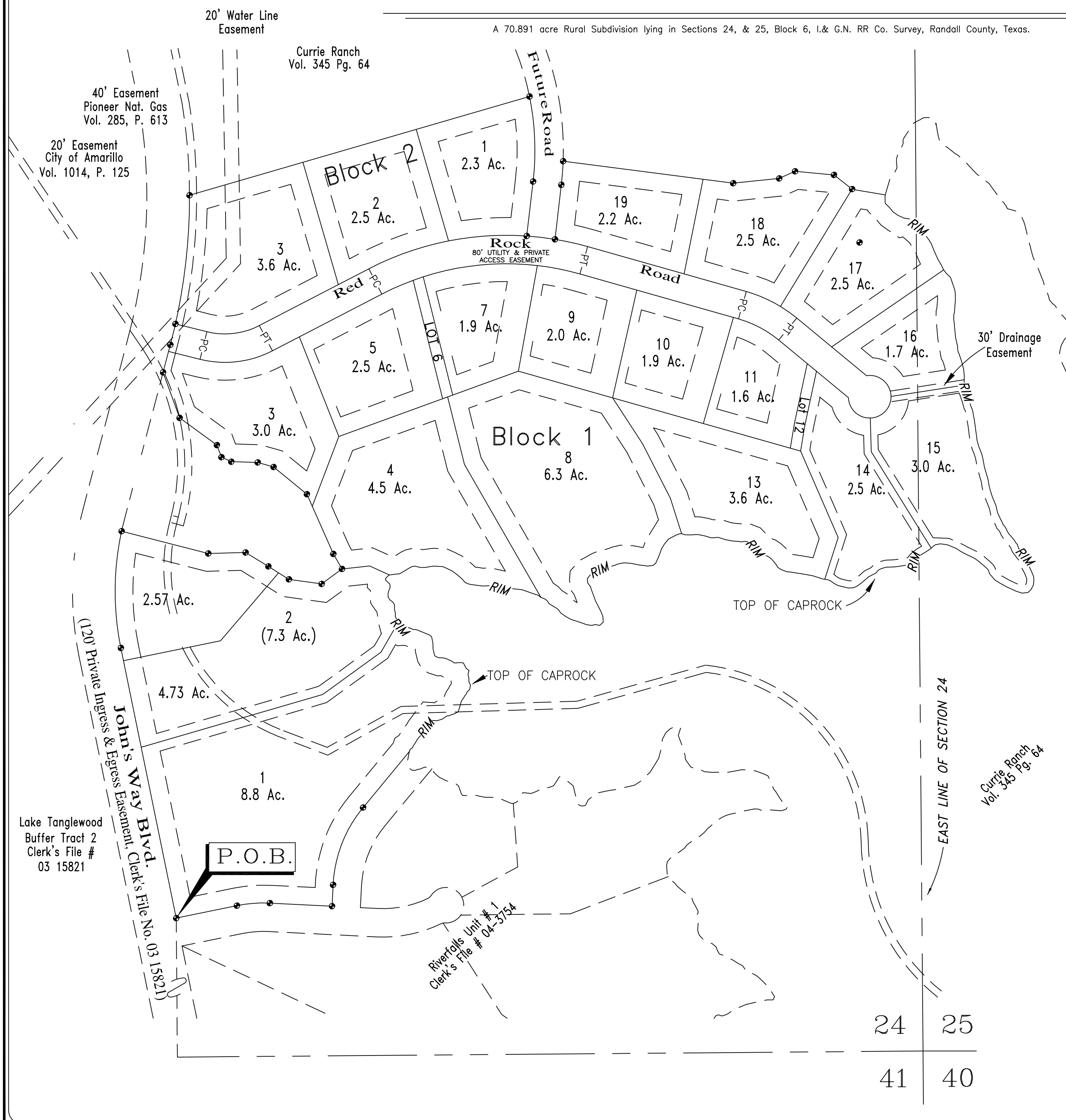
Design: A. Wieck, D. Gresham

Project No. 095-11-03

River Falls Unit # 2

River Falls Unit No. 2

A 70.891 acre Rural Subdivision lying in Sections 24, & 25, 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
- ADDRESS
- 6" x 6" TRANSFORMER 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 SURVEY GRADE 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:
50' IN THE FRONT OF EACH LOT, AND ALONG THE CANYON RIM
25' ALONG THE SIDE OF EACH LOT, AND AROUND THE CUL-DE-SACS.
- 10) LOT 1, BLOCK 1, ENTRANCE MUST BE FROM JOHN'S WAY BLVD.
- 11) LOTS 6, & 12 ARE INGRESS/EGRESS RIGHT-OF-WAY, & PUBLIC UTILITY EASEMENTS.

curve table

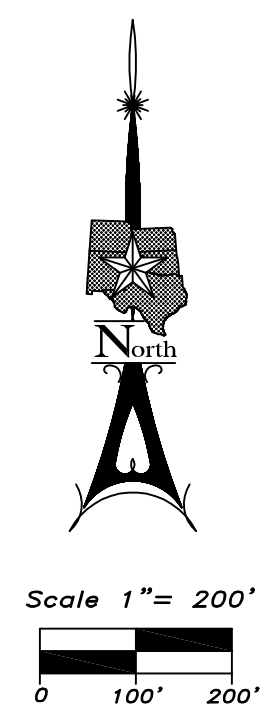
NUMBER	RADIUS	ARC LENGTH
C1	290.00'	209.67'
C2	210.00'	151.83'
C3	760.00'	573.28'
C4	840.00'	633.63'
C5	310.00'	128.36'
C6	390.00'	161.48'
C7	60.00'	289.42'

FILED FOR RECORD:

DATE COUNTY

VOLUME PAGE

CLERK'S NO.



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Design: A. Wieck, D. Gresham

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