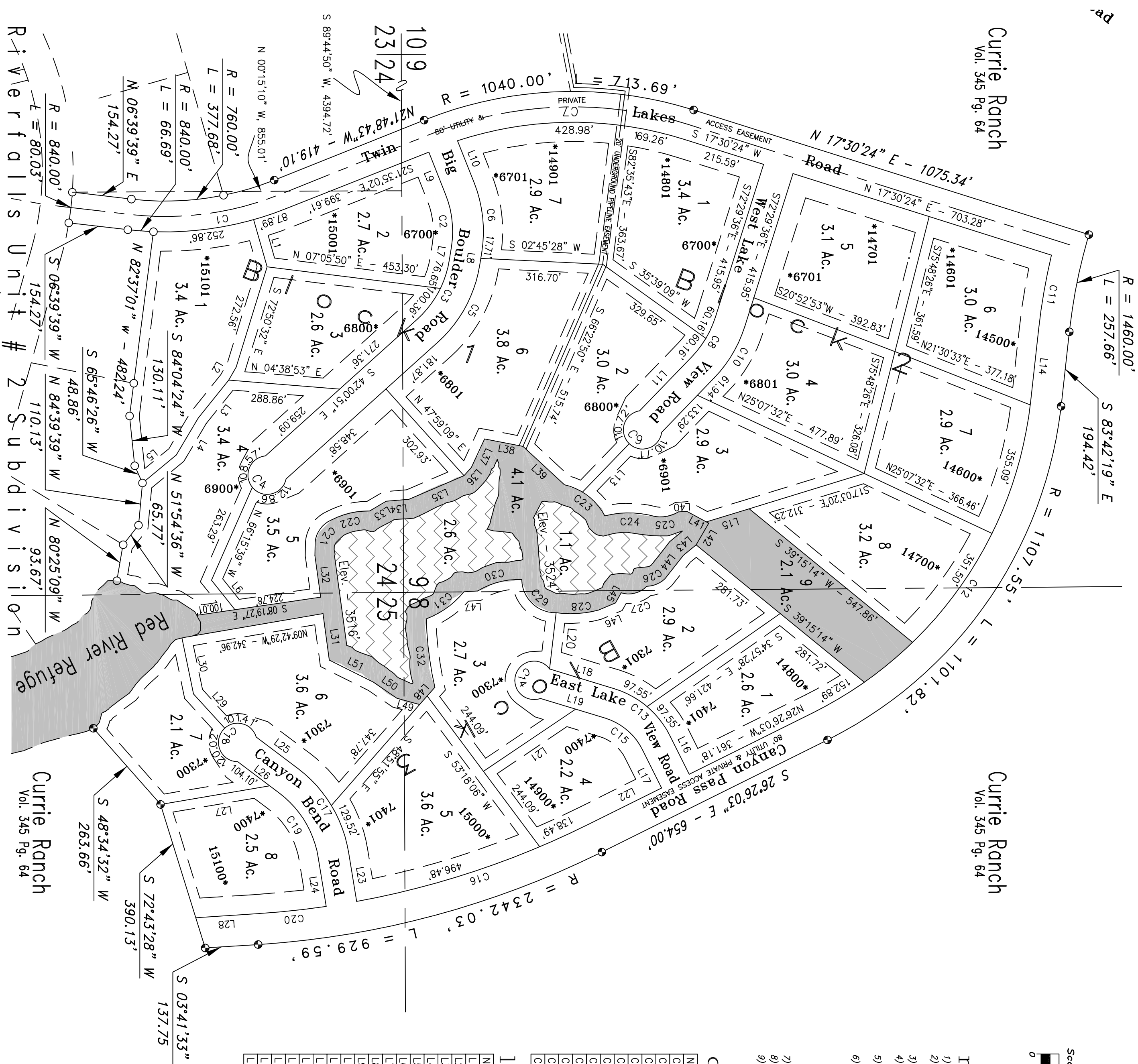


River Falls Unit No. 3

A 94.871 acre Rural Subdivision lying in Sections 8, 9, 24, & 25 Block 6, 1& G.N. RR Co. Survey, Randall County, Texas.

Currie Ranch
Vol. 345 Pg. 64

Currie Ranch
Vol. 345 Pg. 64



Scale 1" = 200'
0 100' 200'



Legend

- 1/2" x 24" REBAR SET WITH GRESHAM CAP # 1939
- 1/2" x 24" REBAR FOUND WITH GRESHAM CAP # 1939
- S.P.S. SOUTHWESTERN PUBLIC SERVICE
- P.U.E. PRIVATE UTILITY EASEMENT
- *6900 ADDRESS
- 6" x 6" TRANSFORM EASEMENT
- GREENWAY AREAS
- LAKE AREAS

notes

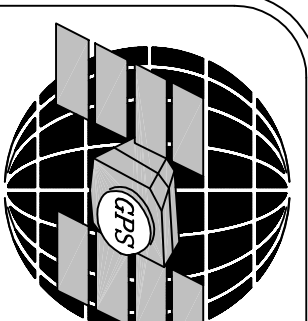
- 1) ALL LOT CORNERS ARE 1/2" x 24" IRON REBAR WITH GRESHAM CAP #1939
- 2) ALL BEARINGS ARE TRUE GEODETIC BEARINGS DERIVED FROM SURVEY GRADE GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- 3) THIS PLAT LIES WITHIN THE E.T.L. LINE OF THE VILLAGE OF LAKE TANGLEWOOD.
- 4) THE RIM OF THE CANYON AS DEPICTED ON 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, CONVERTED, OR WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. THIS EASEMENT SHALL BE MADE ON THE WEST SIDE OF THE SANITARY CONTROL EASEMENT 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 AROUND THE CUL-DE-SACS.
25' ALONG THE SIDE OF EACH LOT, AND AROUND THE CUL-DE-SACS.

curve data

NUMBER	RADIUS	ARC LENGTH	NUMBER	RADIUS	ARC LENGTH	NUMBER	RADIUS	ARC LENGTH
C1	840.00	340.75	C12	1027.55	1022.23	C23	160.24	136.25
C2	260.00	138.68	C13	240.00	195.10	C24	256.57	132.14
C3	260.00	177.01	C14	50.00	221.43	C25	89.67	62.52
C4	50.00	221.43	C15	160.00	130.07	C26	71.74	62.62
C5	340.00	231.48	C16	2262.03	634.97	C27	65.23	72.45
C6	340.00	181.36	C17	340.00	259.05	C28	282.79	110.49
C7	960.00	598.24	C18	50.00	221.43	C29	87.77	137.75
C8	260.00	120.32	C19	260.00	198.10	C30	197.99	119.97
C9	50.00	221.43	C20	2262.03	182.86	C31	226.63	121.70
C10	340.00	157.34	C21	70.15	74.06	C32	950.52	179.48
C11	1540.00	193.24	C22	205.94	103.84			

line data

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 74°03'25" W	127.39'	L19	N 16°59'22" E	175.52'	L36	N 48°16'45" W	28.46'
L2	S 60°10'59" E	38.64'	L20	S 83°21'40" E	146.92'	L37	S 65°07'01" E	81.48'
L3	S 51°17'53" E	126.07'	L21	N 33°59'11" W	288.76'	L38	S 10°49'08" W	101.68'
L4	S 59°18'09" E	111.73'	L22	S 26°26'03" E	212.77'	L39	N 42°49'01" E	146.62'
L5	N 39°31'36" W	103.97'	L23	S 80°39'45" W	129.96'	L40	N 03°57'32" W	22.05'
L6	S 51°28'04" W	97.77'	L24	S 80°39'45" W	129.96'	L41	S 28°17'42" W	64.30'
L7	N 81°01'20" W	35.42'	L25	S 37°00'27" W	136.10'	L42	S 60°06'39" E	64.97'
L8	S 81°01'20" E	35.42'	L26	N 37°00'27" E	136.10'	L43	N 39°31'21" W	42.89'
L9	N 68°24'58" E	118.04'	L27	N 09°39'56" W	277.36'	L44	N 51°45'14" W	77.39'
L10	N 68°24'58" E	118.04'	L28	N 03°41'33" W	157.08'	L45	N 60°26'05" W	30.44'
L11	S 45°58'42" E	195.23'	L29	N 47°40'15" E	120.21'	L46	S 23°00'02" E	47.97'
L12	S 45°58'42" E	195.23'	L30	S 37°18'37" W	148.29'	L47	S 03°23'59" E	35.77'
L13	S 83°42'19" E	194.28'	L31	S 82°10'57" W	121.79'	L48	S 48°20'43" E	59.79'
L14	S 17°03'20" E	116.22'	L32	N 82°10'57" E	109.22'	L49	S 15°35'21" W	60.96'
L15	S 63°33'57" W	110.90'	L33	N 30°30'29" W	49.87'	L50	N 34°22'52" E	73.85'
L16	S 63°33'57" W	110.90'	L34	N 04°59'41" W	59.32'	L51	S 26°32'27" W	127.90'
L17	S 16°59'22" W	175.52'	L35	N 23°12'12" W	155.59'			



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River Falls Unit # 3

River Falls Unit # 2 Subdivision
Clerk's File No. 05 3202