

# River Falls Unit No. 6

A 34.676 acre Rural Subdivision lying in Sections 8 & 9, 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 ( )  
COUNTY OF RANDALL ( )  
KNOW ALL MEN BY THESE PRESENTS

THAT JOINS WAY L.L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND DESCRIBED ON THIS PLAN ("OWNER") HAS CAUSED SUCH LAND TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS RIVER FALLS UNIT NO. 4, AN RURAL SUBDIVISION LOCATED IN SECTIONS 8, 9, & 25, 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 PLAN.

OWNER DECLARES THAT THE INGRESS AND EGRESS STREET EASEMENTS AND OTHER EASEMENTS SHOWN ON THIS PLAN ARE PRIVATE EASEMENTS AND ARE FOR THE USE OF THE OWNER OF THE LAND DESCRIBED ON THIS PLAN AND THE OWNERS OF CONTIGUOUS TRACTS OF LAND THE OWNER, JOINS 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 PLAN.

DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2005

TULLY R. CURRIE  
MANAGING PARTNER

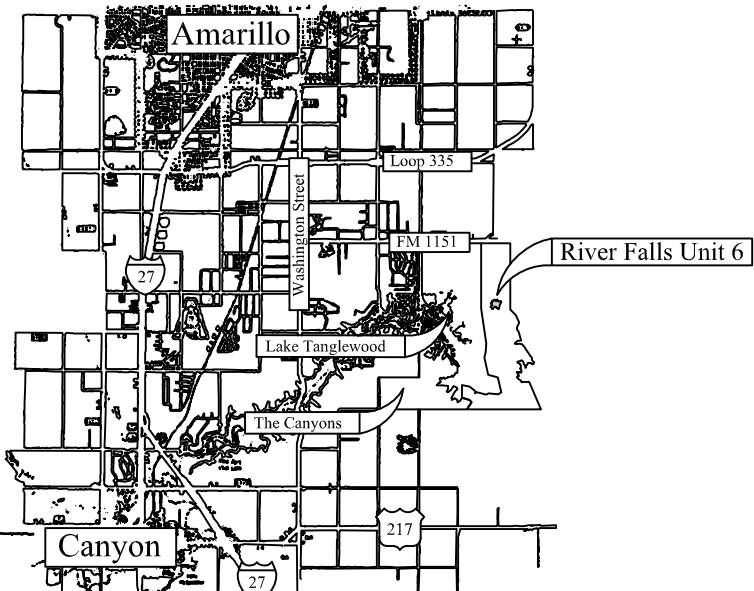
ATTEST  
STATE OF TEXAS  
COUNTY OF

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 \_\_\_\_\_, 2005

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

## Vicinity Map



## Legal Description

Being a 34.676 acre (1510490.64 square feet) Rural Subdivision lying in Sections 8 & 9, Block 6, I & G.N. RR Co. Survey, Randall County, Texas being described by metes and bounds as follows:

**BEGINNING** at a 1/2 Iron Rod with cap stamped "Gresham, PLS 1939", a corner of River Falls Unit No. 4, a 62.569 acre Rural Subdivision lying in Sections 8, 9, & 25 Block 6, I & G.N. RR Co. Survey, Randall County, Texas, as recorded under Clerk's File No. 2005026181, Randall County, Texas, the **POINT OF BEGINNING** of this tract, whence the Southeast corner of said Section 9 bears East, 415.49 feet and S 0°28'09" E, 1983.62 feet;

**THENCE** N 59°17'31" W, along the North line of Lots 1 and 2, of said River Falls Unit No. 4, for a distance of 677.12 feet to a 1/2 Iron Rod Found with cap stamped "Gresham, PLS 1939", the beginning of a curve to the left whose center bears S 21°44'46" E, with a radius of 360.00;

**THENCE** along said curve to the left, and along East line of said Lot 1, River Falls Unit 4, an arc distance of 202.98 feet to a 1/2 Iron Rod Found with cap stamped "Gresham, PLS 1939", end of said curve;

**THENCE** S 35°56'56" W, along East line of said Lot 1, River Falls Unit 4, a distance of 287.39 feet to a 1/2 Iron Rod Found with cap stamped "Gresham, PLS 1939", the beginning of a curve to the right whose center bears N 34°22'44" E, with a radius of 1460.00;

**THENCE** along said curve to the right, an arc distance of 504.35 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939", end of said curve;

**THENCE** N 54°10'17" E, for a distance of 392.92 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 38°06'25" W, for a distance of 311.75 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 70°16'05" E, for a distance of 108.18 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 34°40'53" W, for a distance of 57.86 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 24°12'51" W, for a distance of 136.16 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 65°41'55" E, for a distance of 126.72 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 70°54'17" E, for a distance of 71.60 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 24°56'08" E, for a distance of 48.41 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 21°22'34" W, for a distance of 26.43 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 09°06'00" W, for a distance of 120.11 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 66°22'31" E, for a distance of 165.31 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 71°39'04" E, for a distance of 44.51 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 55°16'23" E, for a distance of 60.66 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** N 82°39'34" E, for a distance of 162.00 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 20°01'54" E, for a distance of 186.59 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 23°38'32" E, for a distance of 339.31 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 35°52'52" E, for a distance of 85.43 feet to a point along the canyon rim (caprock);

**THENCE** meandering with the rim of the canyon (caprock) Southeastly, Easterly, Northeasterly and, Southeastly to a point;

**THENCE** S 83°05'57" E, for a distance of 48.41 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 23°21'55" W, for a distance of 386.40 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 04°46'04" W, for a distance of 297.61 feet to a 1/2 Iron Rod Set with cap stamped "Gresham, PLS 1939";

**THENCE** S 28°25'41" W, for a distance of 303.81 feet to the **POINT OF BEGINNING** of this tract;

Said tract contains a computed area of 34.676 acre (1510490.64 square feet).

## Legend

- 1/2" x 24" Rebar Found With Gresham Cap # 1939
- S.P.S. Southwestern Public Service
- P.U.E. Private Utility Easement
- \*6900 Address

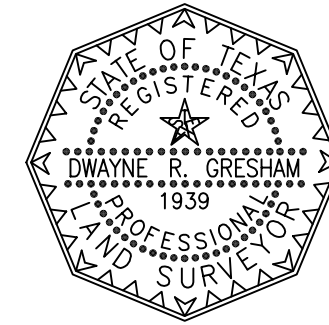
## Notes

- 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) The rim of the Canyon as depicted on this plan was defined using Aerial Photography with global positioning ground control.
- 4) The areas of the lots adjoining the Canyon rim as shown on this plan are approximate.
- 5) There is hereby created by this plan 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.
- 6) All street R.O.W. Shown on this plan are Public Utility Easements.
- 7) Contour Interval - 2'
- 8) 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.

- CERTIFICATE -

I, Dwayne R. Gresham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that this plan 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 \_\_\_\_ 23th \_\_\_\_ day of August, 20 \_\_\_\_ 06



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

FILED FOR RECORD:

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

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



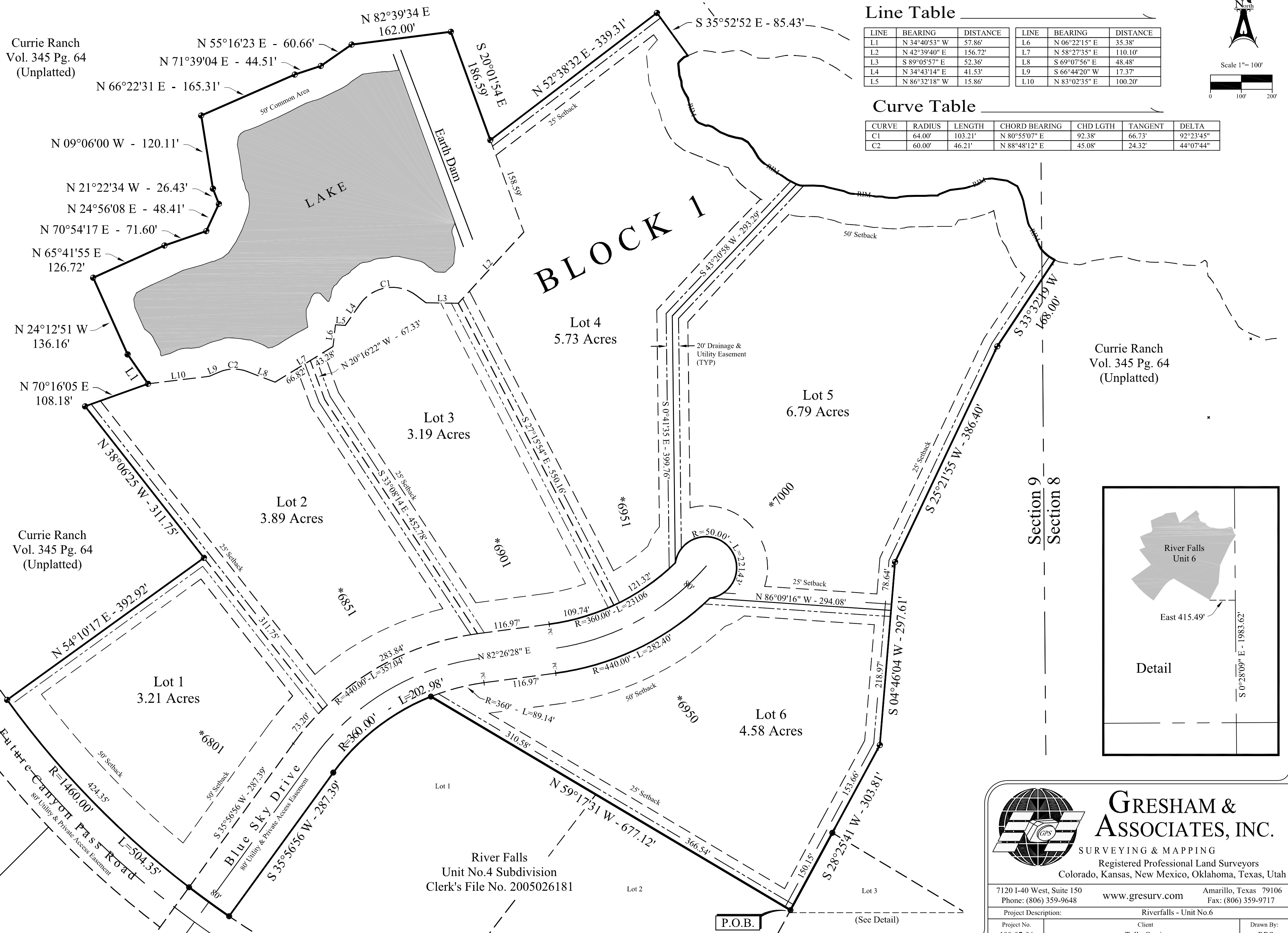
**GRESHAM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
Registered Professional Land Surveyors  
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

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

Project Description: Riverfalls - Unit No.6  
Client: Tully Currie  
Project No. 100-07-06  
Drawn By: RRS

# River Falls Unit No. 6

A 34.676 acre Rural Subdivision lying in Sections 8 & 9, Block 6, I & G.N. RR Co. Survey, Randall County, Texas.

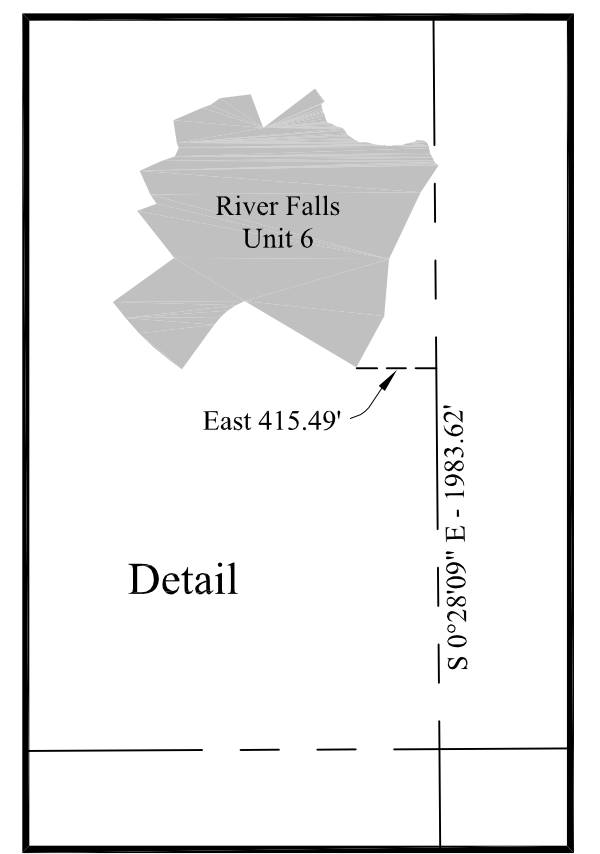
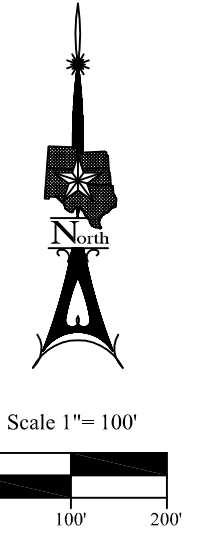


## Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 34°40'53" W	57.86'	L6	N 06°22'15" E	35.38'
L2	N 42°39'40" E	156.72'	L7	N 58°27'35" E	110.10'
L3	S 89°05'57" E	52.36'	L8	S 69°07'56" E	48.48'
L4	N 34°43'14" E	41.53'	L9	S 66°44'20" W	17.37'
L5	N 86°32'18" W	15.86'	L10	N 83°02'35" E	100.20'

## Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHD LGTH	TANGENT	DELTA
C1	64.00'	103.21'	N 80°55'07" E	92.38'	66.73'	92°23'45"
C2	60.00'	46.21'	N 88°48'12" E	45.08'	24.32'	44°07'44"



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