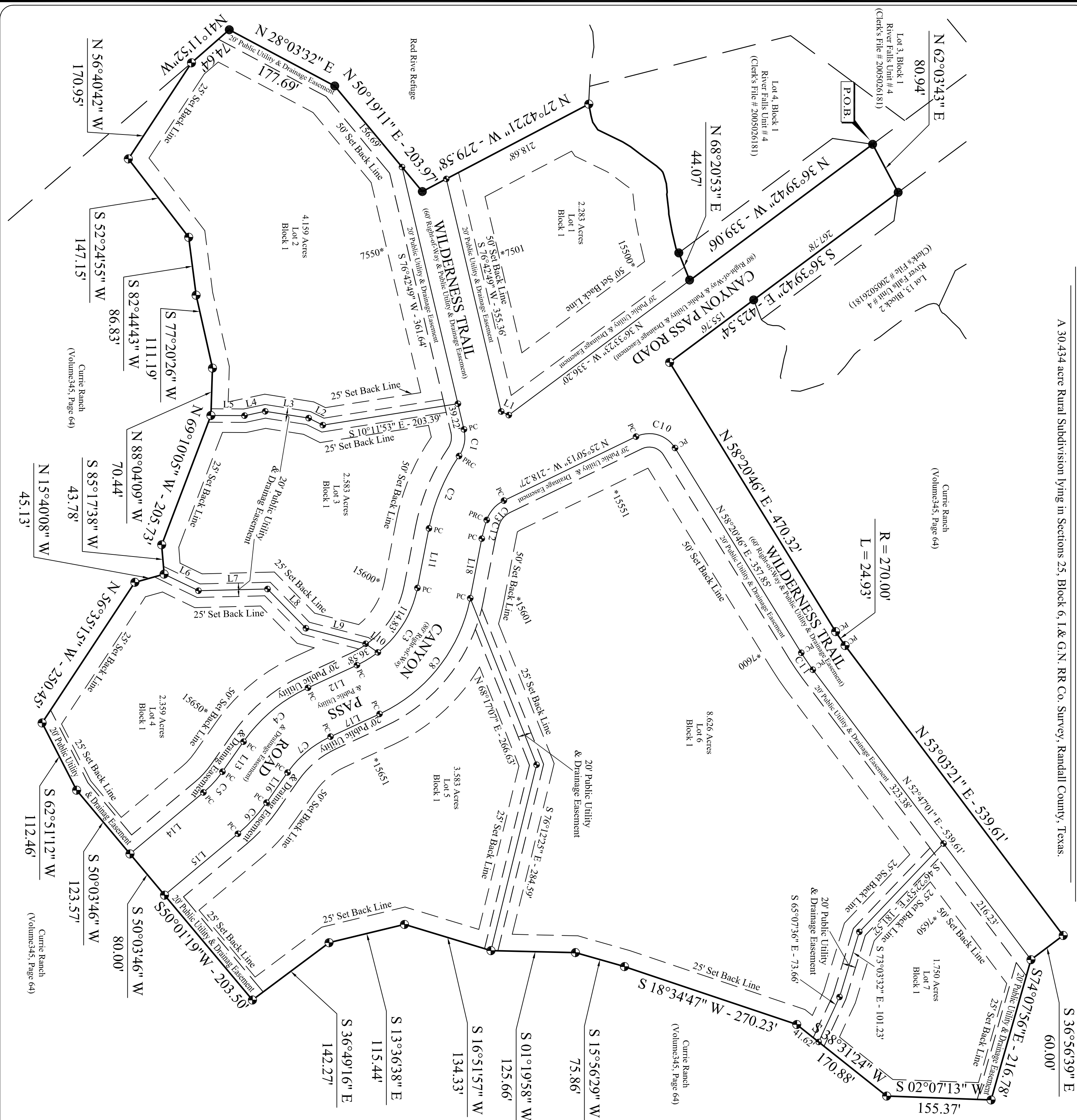


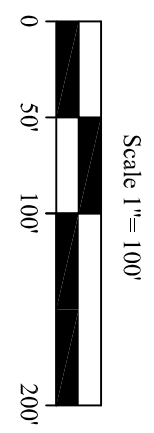
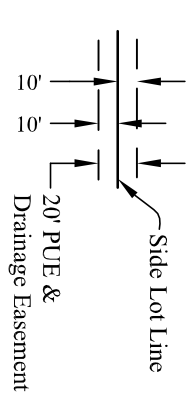
# River Falls Unit No. 8 - Cliffside Addition

A 30.434 acre Rural Subdivision lying in Sections 25, Block 6, I & G.N. RR Co. Survey, Randall County, Texas.



## Legend

- All lot corners are 1/2" x 24" from Rebar with Gresham cap #1939
- 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



## Line Table

| NUMBER | DIRECTION     | DISTANCE | NUMBER | DIRECTION     | DISTANCE |
|--------|---------------|----------|--------|---------------|----------|
| L1     | N 25°16'22" E | 12.49'   | L11    | N 79°01'46" W | 90.23'   |
| L2     | N 26°21'32" E | 23.49'   | L12    | N 24°48'30" W | 80.23'   |
| L3     | N 08°52'11" E | 65.36'   | L13    | N 54°58'35" W | 54.56'   |
| L4     | N 11°49'51" W | 31.44'   | L14    | N 39°56'14" W | 142.38'  |
| L5     | N 00°17'44" E | 50.04'   | L15    | N 39°56'14" W | 142.38'  |
| L6     | N 25°46'08" E | 56.77'   | L16    | N 54°58'35" W | 54.56'   |
| L7     | N 01°24'54" W | 102.69'  | L17    | N 24°48'30" W | 80.23'   |
| L8     | N 45°38'34" E | 81.58'   | L18    | N 79°01'46" W | 90.23'   |
| L9     | N 14°37'12" E | 91.84'   | L19    | N 50°42'38" W | 43.78'   |
| L10    | N 34°55'28" E | 22.21'   | L20    | N 37°59'39" W | 70.63'   |

## Curve Table

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH |
|--------|-------------|---------|------------|
| C1     | 47°27'27"   | 50.00'  | 41.41'     |
| C2     | 23°12'01"   | 290.00' | 117.43'    |
| C3     | 54°13'16"   | 160.00' | 151.41'    |
| C4     | 30°10'05"   | 240.00' | 126.37'    |
| C5     | 15°02'21"   | 160.00' | 42.00'     |
| C6     | 15°02'21"   | 240.00' | 63.00'     |
| C7     | 30°10'05"   | 160.00' | 84.25'     |
| C8     | 54°13'16"   | 240.00' | 227.12'    |
| C9     | 19°26'34"   | 85.68'  | 29.07'     |
| C10    | 84°10'59"   | 45.00'  | 66.12'     |
| C11    | 05°17'25"   | 330.00' | 30.47'     |
| C12    | 11°48'05"   | 210.00' | 43.25'     |
| C13    | 45°21'23"   | 50.00'  | 39.58'     |

## 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 plat was defined using Aerial Photography with global positioning ground control.
- 4) The areas of the lots adjoining the Canyon rim as shown on this plat are approximate.
- 5) 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.
- 6) All street R.O.W. Shown on this plat are Public Utility Easements.
- 7) Surveyor not Responsible for the Vertical Alignment and Horizontal Alignment of the Roads. Subdivision was design around existing roads as per the Developer.
- 8) Contour Interval - 2'
- 9) Setback Lines for each lot are as follows:  
50' in the front of each lot  
25' along the side of each lot, around the cul-de-sacs, and along the Canyon rim.



**GRESHAM & ASSOCIATES, INC.**  
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