

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

April 30, 2010

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-10-15 River Falls Unit No. 19, a suburban subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, in Section 83, Block 2, AB&M Survey and JP Campbell Survey, Randall County, Texas. (Vicinity: FM 1151 & Johns Way Blvd.)

DEVELOPER: Tully R. Currie

The Planning and Zoning Commission approved the above-mentioned plat on April 12, 2010. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2010006385 on April 27, 2010. Please post your records accordingly.



Kelley Shaw, Planning Director

River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 8, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas.

Approvals

Approved by the El-City-County Health Department.

JL W. Gresham 4/27/2010
Date

Approved by the Planning and Zoning Commission of the City of Amarillo.

[Signature] 4/27/2010
Date

Notes

- All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939.
- The state planes were computed using post-processing software provided by the National Geodetic Survey Online Positioning User Service (OPUS). This service along with a survey-grade Global Positioning System (GPS) receiver enables the user to obtain a horizontal position accurate within 0.026 US survey feet.
- All bearings are true Geodetic Bearings derived from survey grade Global Positioning System observations.
- 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.
- The closure sheets for River Falls Unit # 19, and all of the lots contained in River Falls Unit # 19, are on file at the office of Gresham & Associates, Inc.
- Setback Lines for each lot are as follows:
25' in the front & back of each lot.
10' along the side of each lot.
- A Public Utility Easement for each lot are as follows:
20' in the front of each lot, and 10' along the side of each lot.
- The City of Amarillo's ETJ Line was established by reading a drawing provided by the city.
- A portion of this plat lies within the City of Amarillo's ETJ.
- This plat does not lie in flood hazard zones "A" or "B" as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480532-01503, dated September 30, 1982.
- Portions of this plat lie outside of the City of Amarillo's Extrajurisdiction Jurisdiction (ETJ). The City of Amarillo cannot regulate property outside the ETJ. Therefore, any property lying south of the delineated ETJ line is strictly for reference purposes only. The developer is responsible for obtaining approval of the area south of the ETJ from the appropriate entity.
- No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor.

-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 27th day of April, 2010



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

FILED FOR RECORD:

4/27/10 RANDALL COUNTY
DATE COUNTY
2010006385
CLERK'S NO.



GRESHAM & ASSOCIATES INC

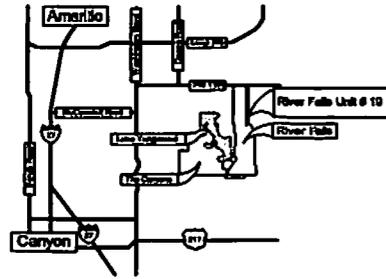
Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah

7120 W-40 West, Suite 120
Amarillo, Texas 79109
Phone: (806) 358-8948 www.gresham.com Fax: (806) 358-8717

Project No.: 078-08-09

River Falls Unit No. 19

Drawn By:
A. Webb



VICINITY MAP
NOT TO SCALE

AP NO.	Census Tract
8-20	217.02

Acknowledgment

DEDICATION

STATE OF TEXAS ()
COUNTY OF RANDALL ()
KNOW ALL MEN BY THESE PRESENTS

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. 19, A RURAL SUBDIVISION LOCATED IN SECTION 8, BLOCK 8, I&GN RR SURVEY, SECTION 83, BLOCK 2, AB&M SURVEY, AND THE J.P. CAMPBELL 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 5th DAY OF April, 2010

[Signature]

TULLY R. CURRIE
MANAGING PARTNER
4900 GOEHMANN LANE
FREDERICKSBURG, TEXAS 78824-6327

ATTEST

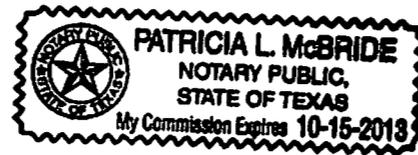
STATE OF TEXAS

COUNTY OF Potter

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 THE 5th DAY OF April, 2010

[Signature]
PATRICIA L. McBRIDE
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Legal Description

A 134.228 acre tract of land lying in Section 8, Block 8, I&GNRR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas, being described by metes and bounds as follows:

Beginning at a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", whence a 1/2" x 24" rebar with a 2" aluminum cap stamped "JP Campbell's, BLK 8" set for the northwest corner of said Section 8, bears N62°21'03"W, a distance of 1420.51 feet, the POINT OF BEGINNING of this tract;

THENCE N 48°38'13" E, a distance of 360.90 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE North, a distance of 697.43 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE West, a distance of 580.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE North, a distance of 6201.82 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", set in the south right-of-way line of FM 1151 as recorded in Volume 207, Page 138, of the Deed Records of Randall County, Texas;

THENCE S85°59'45"E, along said south right-of-way of FM 1151 being 50 feet south end parallel to the north line of said Section 83, a distance of 590.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE South, a distance of 1939.79 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE East, a distance of 330.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE North, a distance of 1999.76 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", set in the south right-of-way line of said FM 1151;

THENCE S85°59'45"E, along said south right-of-way of FM 1151 being 50 feet south end parallel to the north line of said Section 83, a distance of 100.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

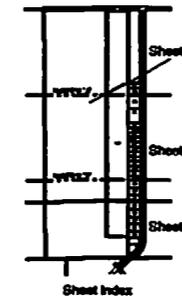
THENCE South, a distance of 8275.06 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears West, with a radius of 660.00 feet;

THENCE along said curve to the right, an arc distance of 488.68 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", end of said curve;

THENCE S 48°38'13" W, a distance of 637.23 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";

THENCE N 41°21'47" W, a distance of 100.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the POINT OF BEGINNING of this description.

Said tract contains a computed area of 134.228 acres of land.



Sheet Index

S-20

SECTION 83

BLOCK 2 AB&M

W/S

P-10-15

APP



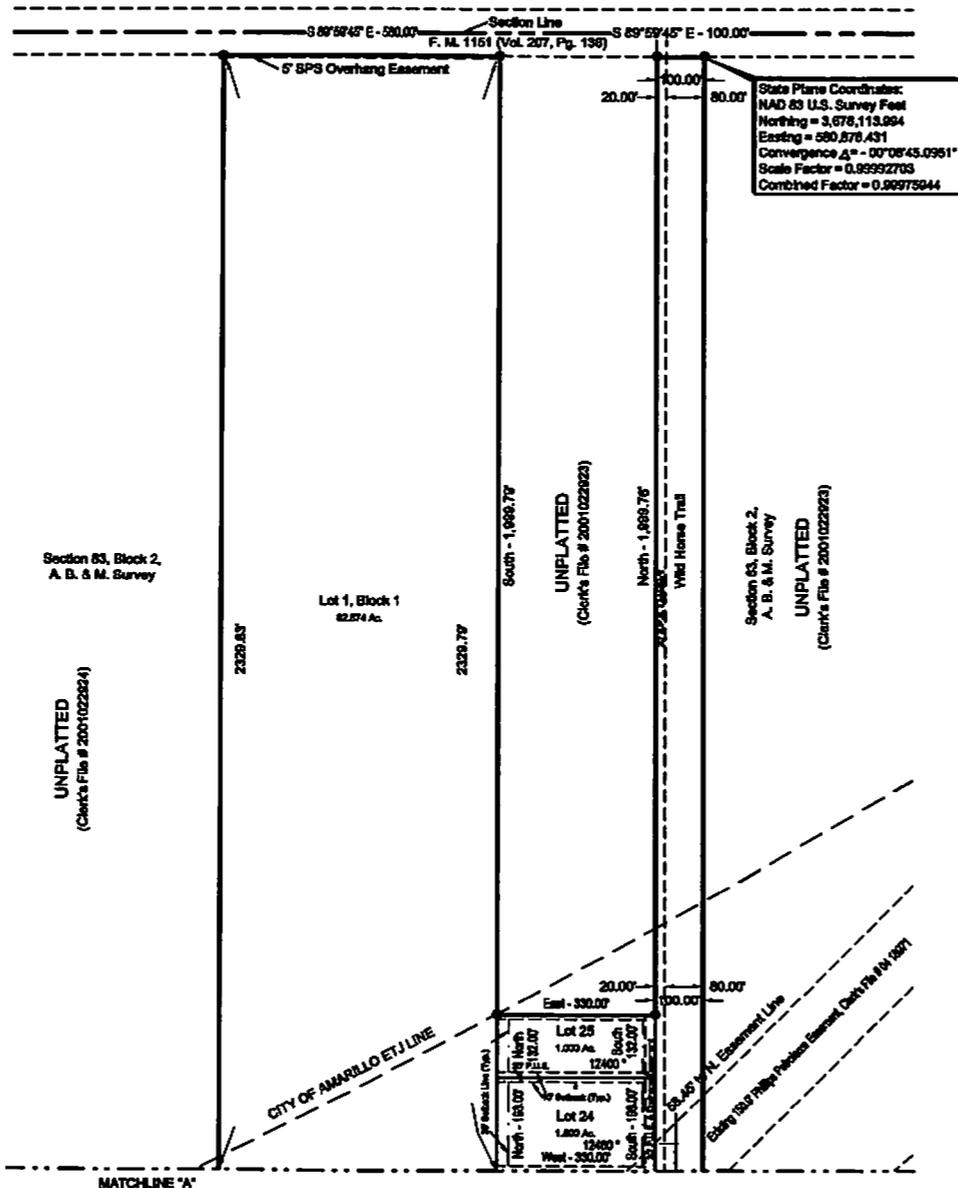
4 PGS

PLAT

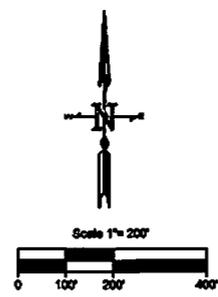
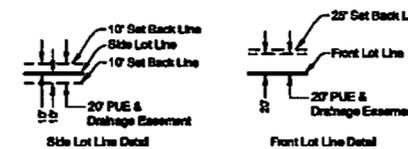
2010006385

River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas.



- ### Legend
- All lot corners are 1/2" x 24" Iron Rebar with Greenham cap #1933
 - 1/2" x 24" Rebar Set With Aluminum Cap As Shown
 - 1/2" x 24" Rebar Set With Greenham Cap # 1933
 - S.P.A. Southeastern Public Service
 - P.U.E. Public Utility Easement
 - Address
 - Setback Lines
 - - - Easement Lines
 - Section Lines
 - Match Lines



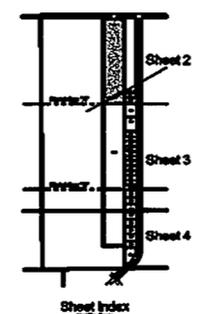
- ### Notes
- 1) All lot corners are 1/2" x 24" Iron Rebar with Greenham cap #1933.
 - 2) The state planes were computed using post-processing abilities provided by the National Geodetic Survey Online Positioning User Service (Opus). This service along with a survey-grade Global Positioning System (GPS) receiver enables the user to obtain a horizontal position accurate within 0.026 US survey feet.
 - 3) All bearings are true Geodetic Bearings derived from survey grade Global Positioning System observations.
 - 4) 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.
 - 5) All street R.O.W. shown on this plat are Public Utility Easements.
 - 6) The closure sheets for River Falls Unit # 19, and all of the lots contained in River Falls Unit # 19, are on file at the offices of Greenham & Associates, Inc.
 - 7) Setback Lines for each lot are as follows:
20' in the front & back of each lot.
10' along the side of each lot.
 - 8) A Public Utility Easement for each lot are as follows:
20' in the front of each lot, and 10' along the side of each lot.
 - 9) The City of Amarillo's ETJ Line was established by adopting a drawing provided by the city.
 - 10) A portion of this plat lies within the City of Amarillo's ETJ.
 - 11) This plat does not lie in flood hazard zones "A" or "B" as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480332-01503, dated September 30, 1982.
 - 12) Portions of this plat lie outside of the City of Amarillo's Extrajurisdictional Jurisdiction (ETJ). The City of Amarillo cannot regulate property outside the ETJ. Therefore, any property lying south of the delineated ETJ line is strictly for reference purposes only. The developer is responsible for obtaining approval of the area south of the ETJ from the appropriate entity.
 - 13) No research regarding the existence of easements, restrictions, or other matters of record, except adjacent, has been performed by the Surveyor.

Line Table

NUMBER	DIRECTION	DISTANCE
L1	South	23.31'

Curve Table

NUMBER	DELTA ANGLE	CHD DIRECTION	RADIUS	ARC LENGTH	CHD LENGTH
C1	48°38'13"	S 24°10'07" W	450.00'	381.89'	370.83'



FILED FOR RECORD:
DATE _____ COUNTY _____
CLERK'S NO. _____

GAI
SURVEYING AND MAPPING
GREENHAM & ASSOCIATES INC

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

7120 I-40 West, Suite 120 Amarillo, Texas 79109
Phone: (806) 359-0848 www.greenham.com Fax: (806) 359-0717
Project No.: 076-08-03

River Falls Unit No. 19

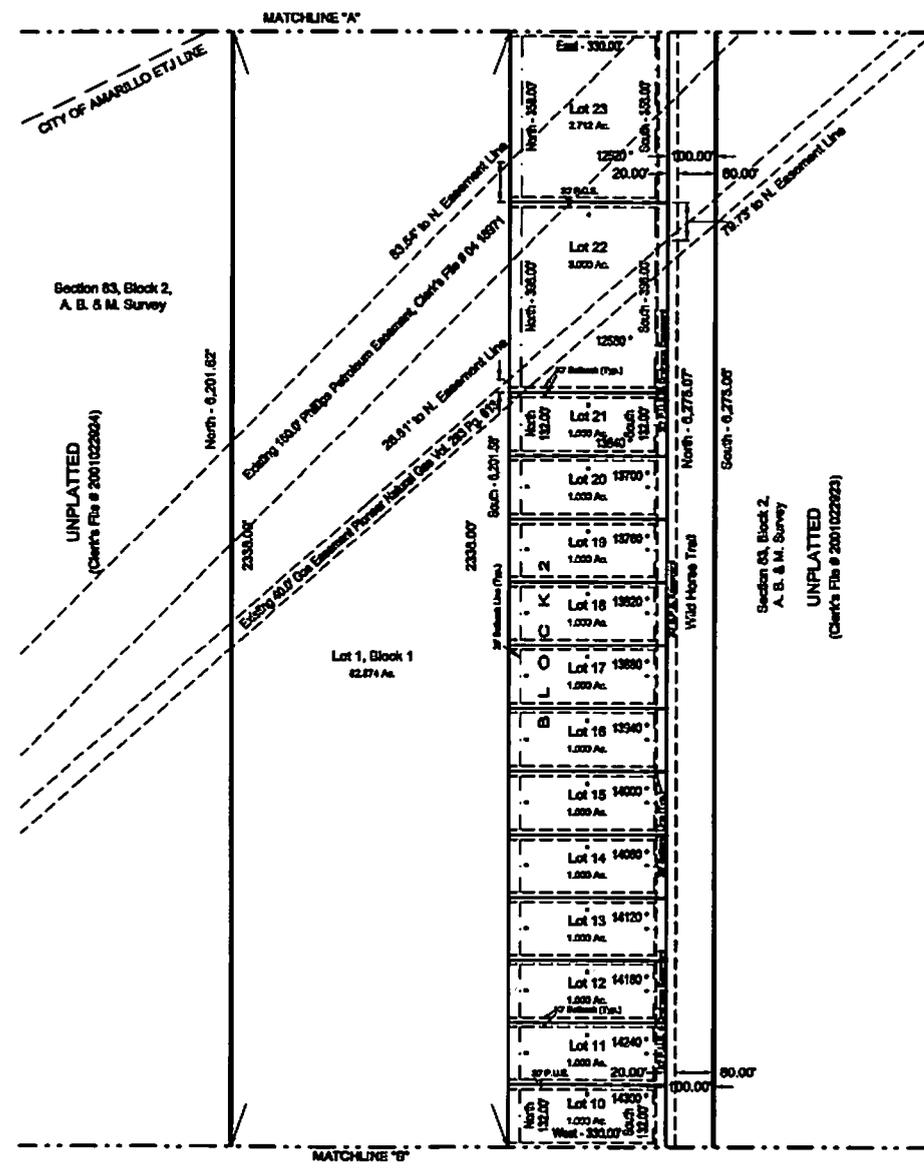
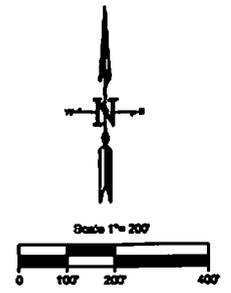
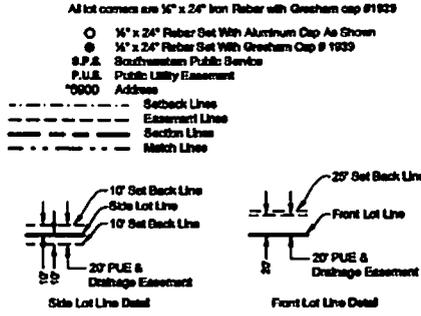
GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1571
AMARILLO, TEXAS
79105-1571

RANDALL COUNTY
ROAD DEPT.
P.O. BOX 1539
CANYON, TX. 79015

River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas.

Legend



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Curve Table

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C1	48°38'13"	S 24°19'07" W	450.00'	361.99'	370.63'



FILED FOR RECORD:

DATE _____ COUNTY _____

CLERKS NO. _____



GRESHAM & ASSOCIATES INC

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

7120 I-40 West, Suite 150 Amarillo, Texas 79109
Phone: (807) 338-0848 www.gresham.com Fax: (807) 338-0717

Project No: 075-05-03

River Falls Unit No. 19

Drawn By:
A. Weath

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1871
AMARILLO, TEXAS
79105-1871

RANDALL COUNTY
ROAD DEPT.
P.O. BOX 5328
CANYON, TX 79015

River Falls Unit No. 19

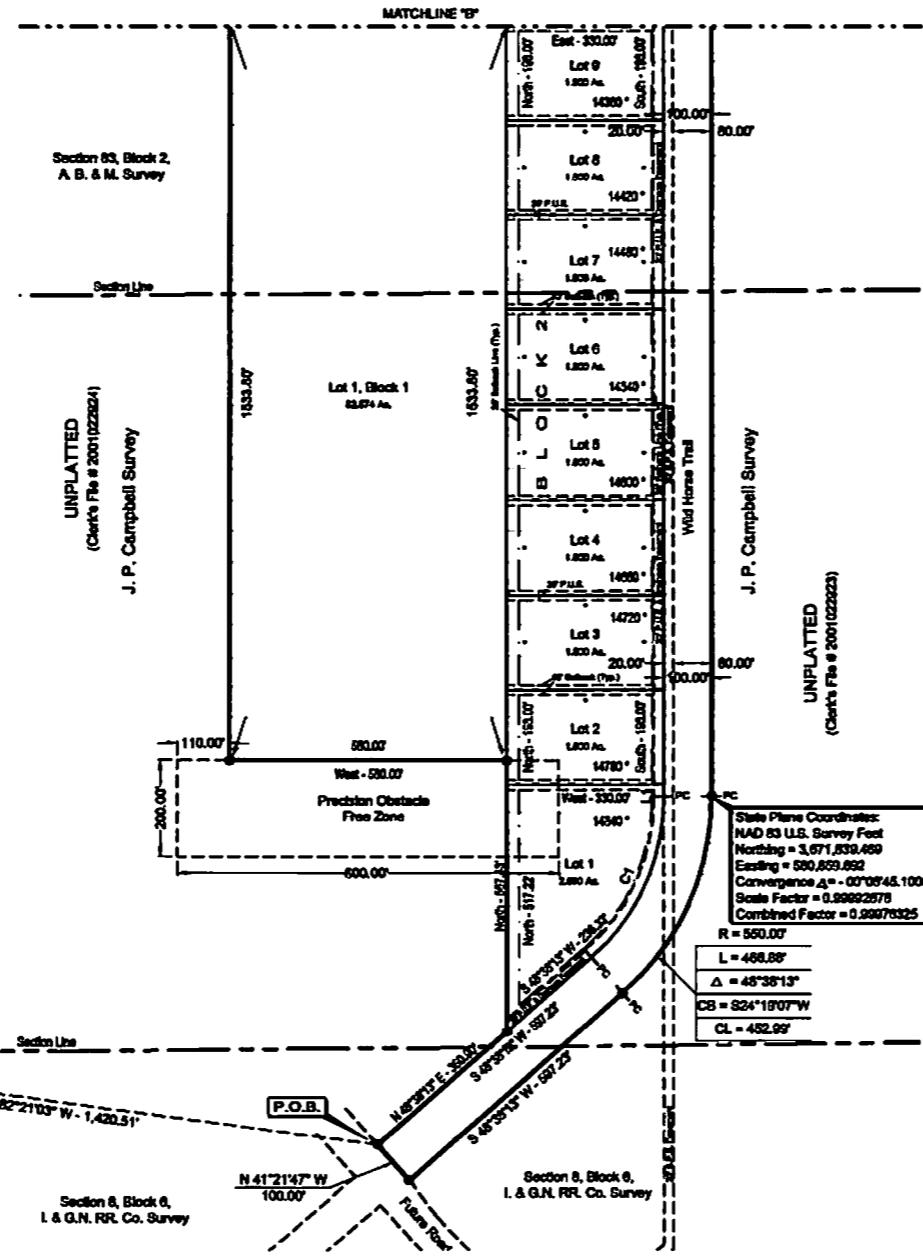
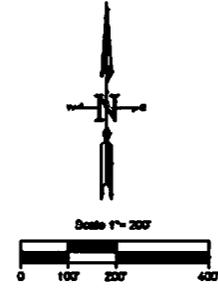
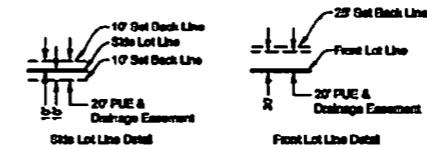
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All lot corners are 1/2" x 3/4" Iron Rebar with Gresham cap #1933

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- *0000 Address

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Notes

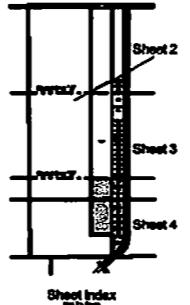
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Curve Table

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C1	45°38'13"	S 24°19'07" W	450.00'	331.99'	370.87'



FILED FOR RECORD:
4-27-10 **Randall**
 DATE COUNTY
2010006385
 CLERK'S NO.

GAI
 SURVEYING AND MAPPING
 GRESHAM & ASSOCIATES INC.

Registered Professional Land Surveyors
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7120 I-40 West, Suite 100 Amarillo, Texas 79109
 Phone: (806) 538-8848 www.gaisurvey.com Fax: (806) 538-8717

Project No: 078-GA-02

River Falls Unit No. 19

Drawn By: A. Wink

GRANTEE'S ADDRESS:
 CITY OF AMARILLO
 P.O. BOX 1871
 AMARILLO, TEXAS
 79105-1871

RANDALL COUNTY
 ROAD DEPT.
 P.O. BOX 2228
 CANYON, TX 79015

CANYON
CURRIE TULLY

T A X C E R T I F I C A T E

NO. 89011

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====
NAME ..: CURRIE JOHN
ADDRESS: CURRIE TULLY
4900 GOEHMANN LN
FREDERICKSBURG TX 78624

PROPERTY DESCRIPTION

=====
SECT 83 A B & M
LOT BLOCK 0002
ENTIRE SECT LESS
E 3504.15FT & LESS ROW

PROPERTY ACCOUNT NUMBER: R 200 0830 0001 TAXES FOR 2009 ARE \$ 202.30
Acres: 213.1700 Randall County Market Value: 39,232
2009 Taxes WITHOUT Exemptions \$ 653.97

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2010 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

Paula Madrid
DEPUTY

3/ 4/2010
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
CURRIE TULLY

T A X C E R T I F I C A T E

NO. 89012

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER
=====

NAME ..: GREEN GENEVIEVE CURRIE
ADDRESS: REVOCABLE TRUST
J J CURRIE RANCH INC
1600 BELLAIRE ST
AMARILLO TX 79106

PROPERTY DESCRIPTION
=====

SECT 83 A B & M
LOT BLOCK 0002
E 3504.15FT OF SECT
LESS ROW

PROPERTY ACCOUNT NUMBER: R 200 0830 0010 TAXES FOR 2009 ARE \$ 395.20
Acres: 420.7700 Randall County Market Value: 77,842
2009 Taxes WITHOUT Exemptions \$ 1,297.49

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2010 taxes have not been calculated.

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***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

Paula J. Madala
DEPUTY

3/ 4/2010

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
CURRIE TULLY

T A X C E R T I F I C A T E

NO. 89013

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====
NAME ...: GREEN GENEVIEVE CURRIE
ADDRESS: REVOCABLE TRUST
J J CURRIE RANCH INC
1600 BELLAIRE ST
AMARILLO TX 79106

PROPERTY DESCRIPTION

=====
SECT 1 PAUL CHRISTIAN
LOT BLOCK
E 7439.75FT OF SECT

PROPERTY ACCOUNT NUMBER: R 408 0010 0010 TAXES FOR 2009 ARE \$ 228.60
Acres: 277.1600 Randall County Market Value: 48,724
2009 Taxes WITHOUT Exemptions \$ 812.56

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with 3 columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2010 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

Paul Madrid
DEPUTY

3/ 4/2010

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
CURRIE TULLY

T A X C E R T I F I C A T E

NO. 89014

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====
NAME ..: CURRIE JOHN
ADDRESS: CURRIE TULLY
4900 GOEHMANN LN
FREDERICKSBURG TX 78624

PROPERTY DESCRIPTION

=====
SECT 8 I & G N
LOT BLOCK 0006
IRREG TR BEG IN
NW COR OF SECT LESS
PLATTED AREAS

PROPERTY ACCOUNT NUMBER: R 665 0080 0001 TAXES FOR 2009 ARE \$ 238.31
Acres: 255.3740 Randall County Market Value: 127,685
2009 Taxes WITHOUT Exemptions \$ 2,115.26

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Includes a row for TOTAL Taxes Due \$.00

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The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

Paula J. Madrid
DEPUTY

3/ 4/2010
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

CANYON
CURRIE TULLY

TAX CERTIFICATE

NO. 89015

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.
P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====
NAME ...: GREEN GENEVIEVE CURRIE
ADDRESS: REVOCABLE TRUST
J J CURRIE RANCH INC
1600 BELLAIRE ST
AMARILLO TX 79106

PROPERTY DESCRIPTION

=====
SECT 8 I & G N
LOT BLOCK 0006
IRREG TR BEG IN
NE COR OF SECT
LESS 1 AC HOMESITE

PROPERTY ACCOUNT NUMBER: R 665 0080 0010 TAXES FOR 2009 ARE \$ 128.72
Acres: 251.1100 Randall County Market Value: 39,656
2009 Taxes WITHOUT Exemptions \$ 662.10

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

TAX YEAR(S)	TAXING UNIT	TAXES, PENALTIES & INTEREST
=====	=====	=====
		TOTAL Taxes Due \$.00

The taxes to be imposed by the above listed taxing units for the 2010 taxes have not been calculated.

The above described property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.
***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2009

Paul J. Menden
DEPUTY

3/ 4/2010

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

April 27, 2010 09:29:19 AM

2010006385

FEE: \$161.00

Renee Calhoun County Clerk

Randall County TEXAS

AP NO. S-20
Census Tract: 217.02

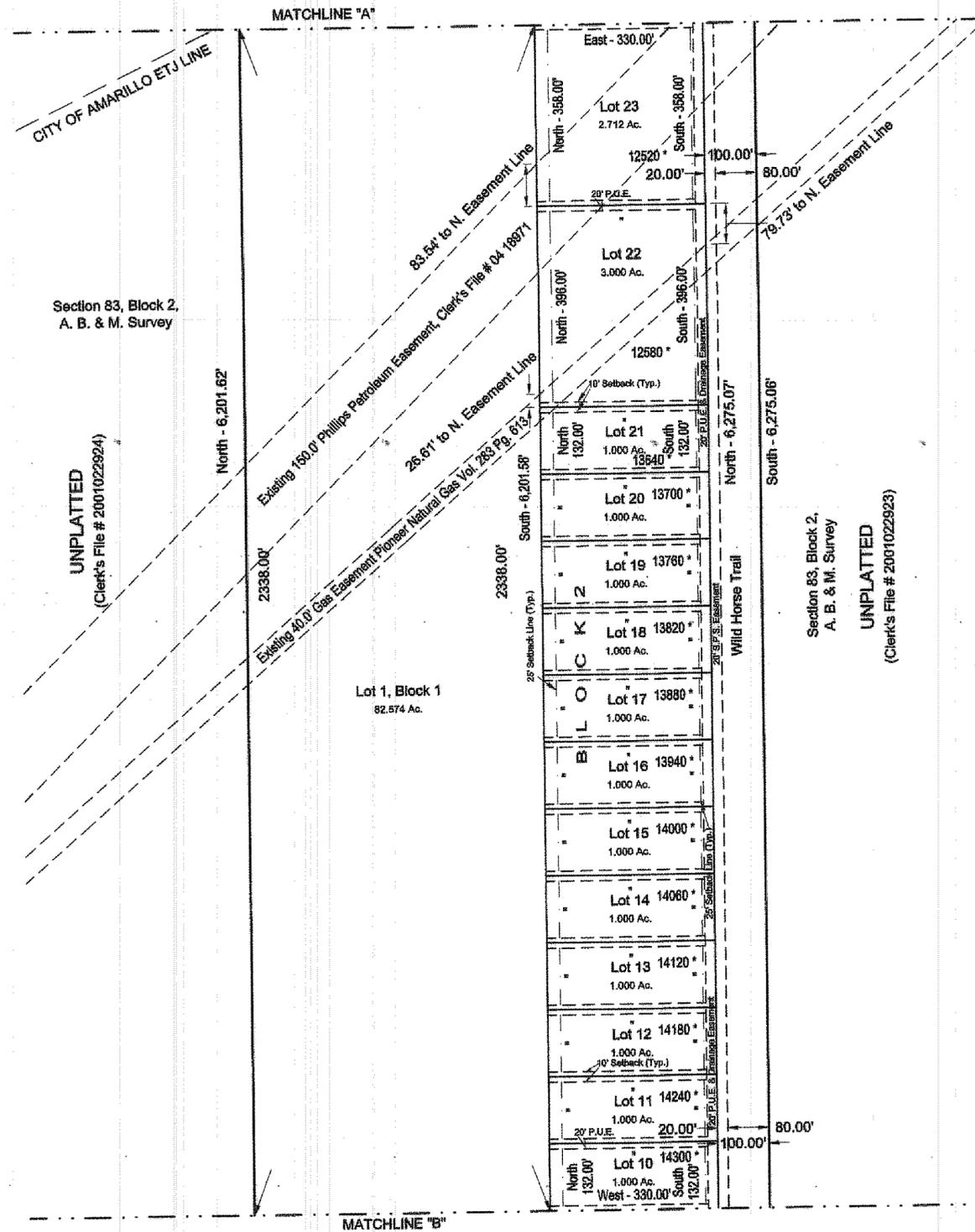
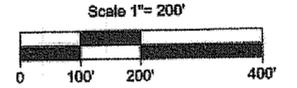
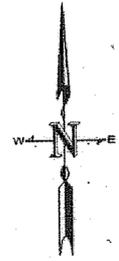
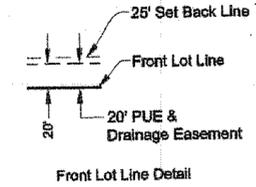
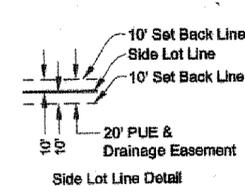
River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell 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 Aluminum Cap As Shown
- 1/2" x 24" Rebar Set With Gresham Cap # 1939
- S.P.S. Southwestern Public Service
- P.U.E. Public Utility Easement
- *6900 Address

- Setback Lines
- Easement Lines
- Section Lines
- Match Lines



Notes

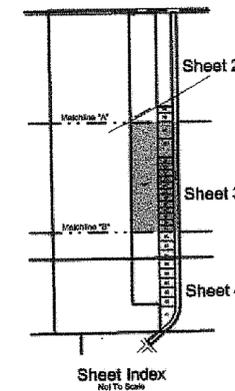
- 1) All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939.
- 2) The state planes were computed using post-processing abilities provided by the National Geodetic Survey Online Positioning User Service (Opus). This service along with a survey-grade Global Positioning System (GPS) receiver enables the user to obtain a horizontal position accurate within 0.026 US survey feet.
- 3) All bearings are true Geodetic Bearings derived from survey grade Global Positioning System observations.
- 4) 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.
- 5) All street R.O.W. shown on this plat are Public Utility Easements.
- 6) The closure sheets for River Falls Unit # 19, and all of the lots contained in River Falls Unit # 19, are on file at the offices of Gresham & Associates, Inc.
- 7) Setback Lines for each lot are as follows:
25' in the front & back of each lot.
10' along the side of each lot.
- 8) A Public Utility Easement for each lot are as follows:
20' in the front of each lot, and 10' along the side of each lot.
- 9) The City of Amarillo's ETJ Line was established by scaling a drawing provided by the city.
- 10) A portion of this plat lies within the City of Amarillo's ETJ.
- 11) This plat does not lie in flood hazard zones "A" or "B" as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480532-0150B, dated September 30, 1982.
- 12) Portions of this plat lie outside of the City of Amarillo's Extraterritorial Jurisdiction (ETJ). The City of Amarillo cannot regulate property outside the ETJ. Therefore, any property lying south of the delineated ETJ line is strictly for reference purposes only. The developer is responsible for obtaining approval of the area south of the ETJ from the appropriate entity.
- 13) No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor.

Line Table

NUMBER	DIRECTION	DISTANCE
L1	South	23.31'

Curve Table

NUMBER	DELTA ANGLE	CHD DIRECTION	RADIUS	ARC LENGTH	CHD LENGTH
C1	48°38'13"	S 24°19'07" W	450.00'	381.99'	370.63'



FILED FOR RECORD:

4/27/10 DATE
Randall COUNTY
2010006385 CLERK'S NO.



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

7120 I-40 West, Suite 150 Amarillo, Texas 79106
Phone: (806) 359-9848 www.gresurv.com Fax: (806) 359-9717

Project No.: 076-09-09

River Falls Unit No. 19

Drawn By:
A. Wleck

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1971
AMARILLO, TEXAS
79105-1971

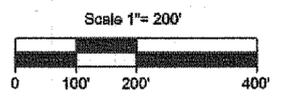
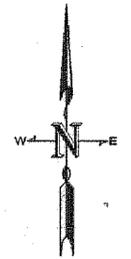
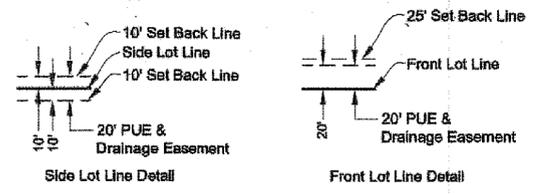
RANDALL COUNTY
ROAD DEPT.
P.O. BOX 1338
CANYON, TX. 79016

River Falls Unit No. 19

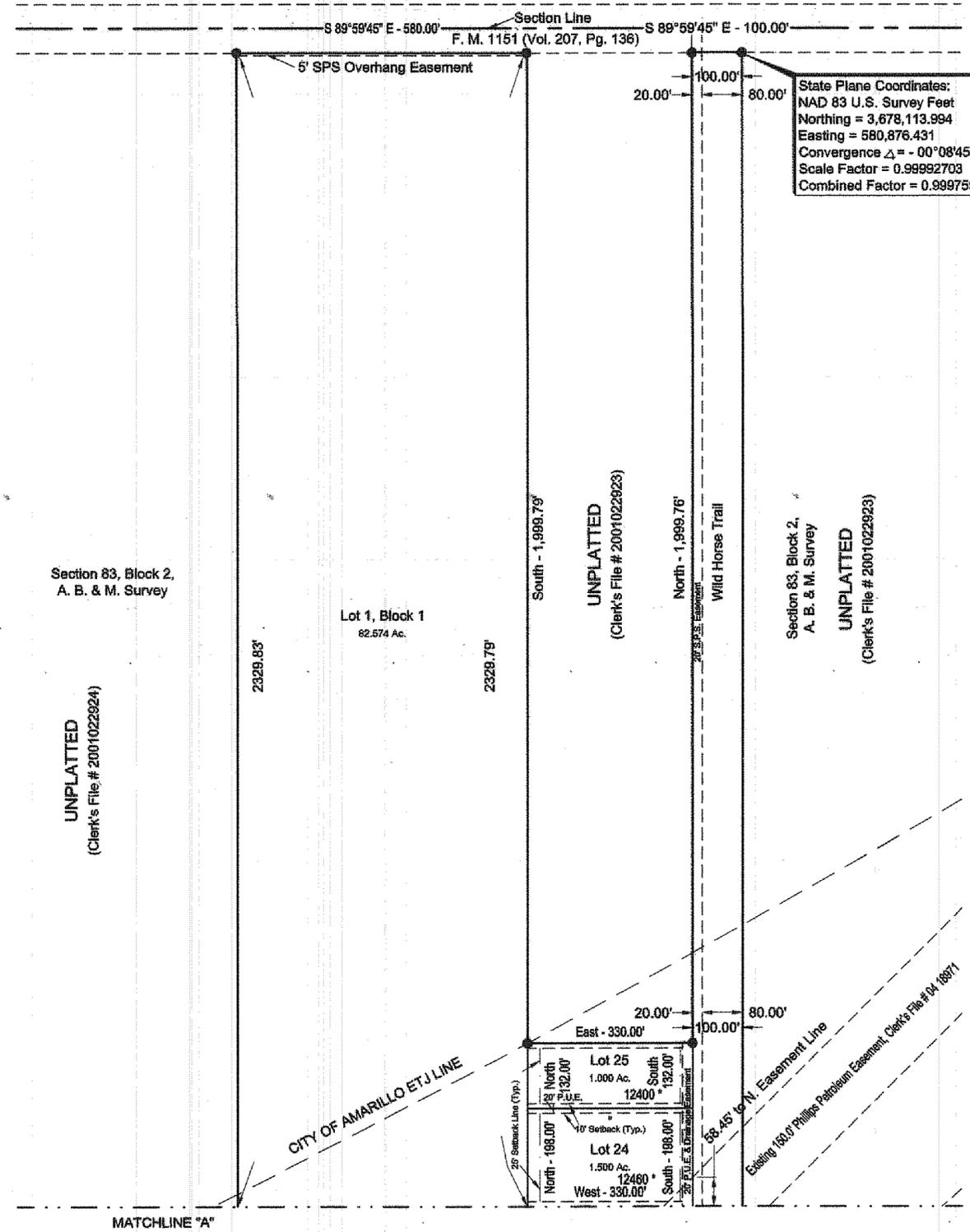
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 - S.P.S. Southwestern Public Service
 - P.U.E. Public Utility Easement
 - *6900 Address
 - Setback Lines
 - Easement Lines
 - Section Lines
 - Match Lines



State Plane Coordinates:
 NAD 83 U.S. Survey Feet
 Northing = 3,678,113.994
 Easting = 580,876.431
 Convergence Δ = - 00°08'45.0951"
 Scale Factor = 0.99992703
 Combined Factor = 0.99975944



Notes

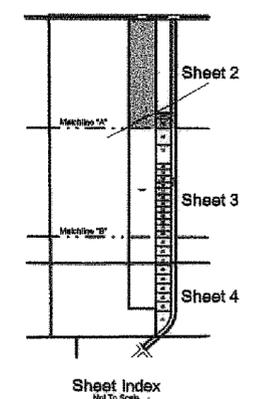
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 2010006385
 CLERK'S NO.



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 No.: 078-09-09

River Falls Unit No. 19

Drawn By:
 A. Wieck

GRANTEE'S ADDRESS:
 CITY OF AMARILLO RANDALL COUNTY
 P.O. BOX 1971 ROAD DEPT.
 AMARILLO, TEXAS P.O. BOX 1938
 79105-1971 CANYON, TX. 79015

River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas.

Approvals

Approved by the Bi-City-County Health Department.

J. W. Ste... RS
Registered Sanitarian
Date: 4/27/2010

Approved by the Planning and Zoning Commission of the City of Amarillo.

[Signature]
Chairman
Date: 4/26/10

Notes

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- 13) No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor.

- 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.

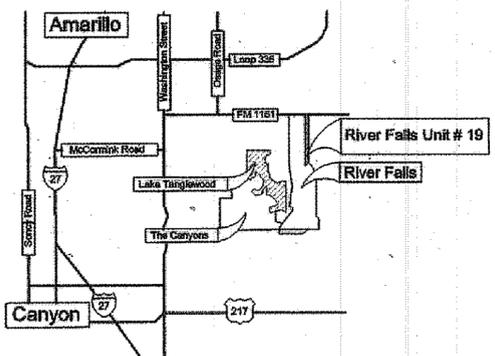
Dated the 26th day of January, 2010



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

FILED FOR RECORD:

4/27/10 DATE
Randall COUNTY
2010006385 CLERK'S NO.



VICINITY MAP
NOT TO SCALE

AP NO. S-20 Census Tract: 217.02

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. 19, A RURAL SUBDIVISION LOCATED IN SECTION 8, BLOCK 6, I&GN RR SURVEY, SECTION 83, BLOCK 2, AB&M SURVEY, AND THE J.P. CAMPBELL 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 5th DAY OF April, 2010

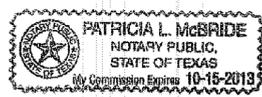
[Signature]
TULLY R. CURRIE
MANAGING PARTNER
4900 GOEHMANN LANE
FREDERICKSBURG, TEXAS 78624-6327

ATTEST

STATE OF TEXAS
COUNTY OF Potter

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 5th DAY OF April, 2010



[Signature]
PATRICIA L. McBRIDE
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

GRANTEE'S ADDRESS:
CITY OF AMARILLO RANDALL COUNTY
P.O. BOX 1971 ROAD DEPT.
AMARILLO, TEXAS P.O. BOX 1338
79105-1971 CANYON, TX. 79015

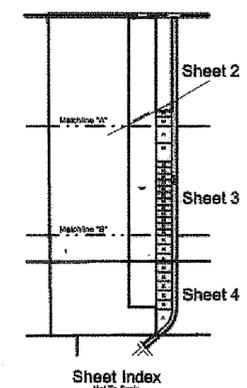
Legal Description

A 134.228 acre tract of land lying in Section 8, Block 6, I&GNRR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell Survey, Randall County, Texas, being described by metes and bounds as follows:

Beginning at a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", whence a 1/2" x 24" rebar with a 2" aluminum cap stamped "JP Campbell/8,9, BLK 6" set for the northwest corner of said Section 8, bears N82°21'03"W, a distance of 1420.51 feet, the POINT OF BEGINNING of this tract;

- THENCE N 48°38'13" E, a distance of 360.90 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE North, a distance of 567.43 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE West, a distance of 580.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE North, a distance of 6201.62 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", set in the south right-of-way line of FM 1151 as recorded in Volume 207, Page 136, of the Deed Records of Randall County, Texas;
- THENCE S89°59'45"E, along said south right-of-way of FM 1151 being 50 feet south and parallel to the north line of said Section 83, a distance of 580.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE South, a distance of 1999.79 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE East, a distance of 330.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE North, a distance of 1999.76 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", set in the south right-of-way line of said FM 1151;
- THENCE S89°59'45"E, along said south right-of-way of FM 1151 being 50 feet south and parallel to the north line of said Section 83, a distance of 100.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE South, a distance of 6275.06 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 West, with a radius of 550.00 feet;
- THENCE along said curve to the right, an arc distance of 466.88 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", end of said curve;
- THENCE S 48°38'13" W, a distance of 597.23 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939";
- THENCE N 41°21'47" W, a distance of 100.00 feet to a 1/2" x 24" rebar set with cap stamped "Gresham PLS 1939", the POINT OF BEGINNING of this description.

Said tract contains a computed area of 134.228 acres of land.



GAI
SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC

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

7120 I-40 West, Suite 150 Amarillo, Texas 79106
Phone: (808) 359-9648 www.gresurv.com Fax: (808) 359-9717
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Drawn By: A. Wleck

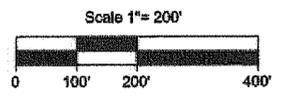
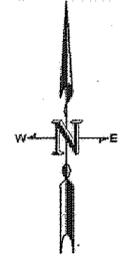
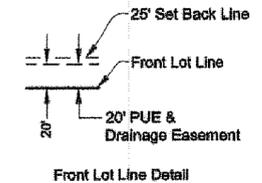
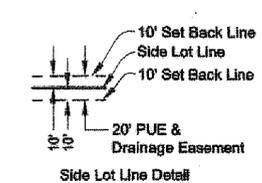
River Falls Unit No. 19

A Suburban Subdivision to the City of Amarillo, being an unplatted tract of land lying in Section 8, Block 6, I&GN RR Survey, Section 83, Block 2, AB&M Survey, and the J.P. Campbell 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 Aluminum Cap As Shown
- 1/2" x 24" Rebar Set With Gresham Cap # 1939
- S.P.S. Southwestern Public Service
- P.U.E. Public Utility Easement
- *6900 Address

- Setback Lines
- Easement Lines
- Section Lines
- Match Lines



Notes

- 1) All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939.
- 2) The state planes were computed using post-processing abilities provided by the National Geodetic Survey Online Positioning User Service (Opus). This service along with a survey-grade Global Positioning System (GPS) receiver enables the user to obtain a horizontal position accurate within 0.026 US survey feet.
- 3) All bearings are true Geodetic Bearings derived from survey grade Global Positioning System observations.
- 4) 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.
- 5) All street R.O.W. shown on this plat are Public Utility Easements.
- 6) The closure sheets for River Falls Unit # 19, and all of the lots contained in River Falls Unit # 19, are on file at the offices of Gresham & Associates, Inc.
- 7) Setback Lines for each lot are as follows:
25' in the front & back of each lot.
10' along the side of each lot.
- 8) A Public Utility Easement for each lot are as follows:
20' in the front of each lot, and 10' along the side of each lot.
- 9) The City of Amarillo's ETJ Line was established by scaling a drawing provided by the city.
- 10) A portion of this plat lies within the City of Amarillo's ETJ.
- 11) This plat does not lie in flood hazard zones "A" or "B" as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480532-0150B, dated September 30, 1982.
- 12) Portions of this plat lie outside of the City of Amarillo's Extraterritorial Jurisdiction (ETJ). The City of Amarillo cannot regulate property outside the ETJ. Therefore, any property lying south of the delineated ETJ line is strictly for reference purposes only. The developer is responsible for obtaining approval of the area south of the ETJ from the appropriate entity.
- 13) No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor.

Line Table

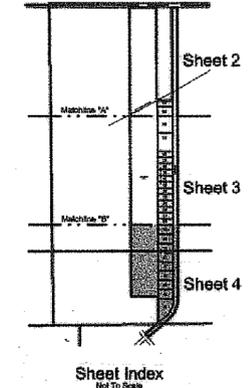
NUMBER	DIRECTION	DISTANCE
L1	South	23.31'

Curve Table

NUMBER	DELTA ANGLE	CHD DIRECTION	RADIUS	ARC LENGTH	CHD LENGTH
C1	48°38'13"	S 24°19'07" W	450.00'	381.99'	370.63'

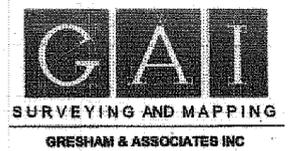
State Plane Coordinates:
NAD 83 U.S. Survey Feet
Northing = 3,671,839.469
Easting = 580,859.692
Convergence Δ = - 00°08'45.1005"
Scale Factor = 0.99992878
Combined Factor = 0.99976325

R = 550.00'
L = 466.88'
Δ = 48°38'13"
CB = S24°19'07"W
CL = 452.99'



FILED FOR RECORD:

4/27/10 DATE
Randall COUNTY
2010016385 CLERK'S NO.



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 No.: 076-09-09
River Falls Unit No. 19
Drawn By: A. Weick

GRANTEE'S ADDRESS:
CITY OF AMARILLO RANDALL COUNTY
P.O. BOX 1971 ROAD DEPT.
AMARILLO, TEXAS P.O. BOX 1338
79105-1971 CANYON, TX. 79015