

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

July 14, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-04 River Falls Unit No. 38, a suburban subdivision to the City of Amarillo, being a 25.369 acre tract of unplatted land lying in Section 83, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: FM 1151 & Equestrian Trail)
DEVELOPER: Tully R Currie

The Planning and Zoning Commission approved the above-mentioned item on June 23, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014010274 on June 26, 2014. Please post your records accordingly.



Kelley Shaw, Planning Director

CANYON

TAX CERTIFICATE

NO. 93145

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
W 1445FT OF SECT
LYING N OF RIVER FALLS # 27

PROPERTY ACCOUNT NUMBER: R 200 0830 0001.0 TAXES FOR 2013 ARE \$ 101.24
Acres: 111.7100 Randall County Market Value: 111,710
2013 Taxes WITHOUT Exemptions \$ 1,813.51

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 2014 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 2013

Deputy signature and title

2/ 7/2014
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

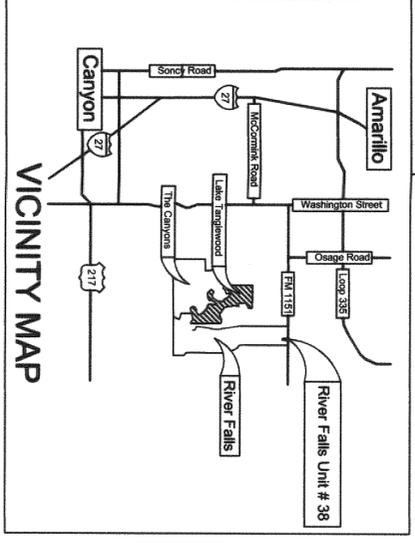
OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014010274
06/26/2014 09:02 AM
Fee: 48.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

River Falls Unit No. 38



NOT TO SCALE

Acknowledgment

STATE OF TEXAS
COUNTY OF RANDALL
KNOW ALL MEN BY THESE PRESENTS
THAT JOHNS 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. 38, A SUBURBAN SUBDIVISION LOCATED IN SECTION 83, BLOCK 2, A&M 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 STREET EASEMENTS AND OTHER EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS UNLESS OTHERWISE NOTED 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, JOHNS 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 10th DAY OF June, 2014

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

STATE OF TEXAS
COUNTY OF Other
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 10th DAY OF June, 2014

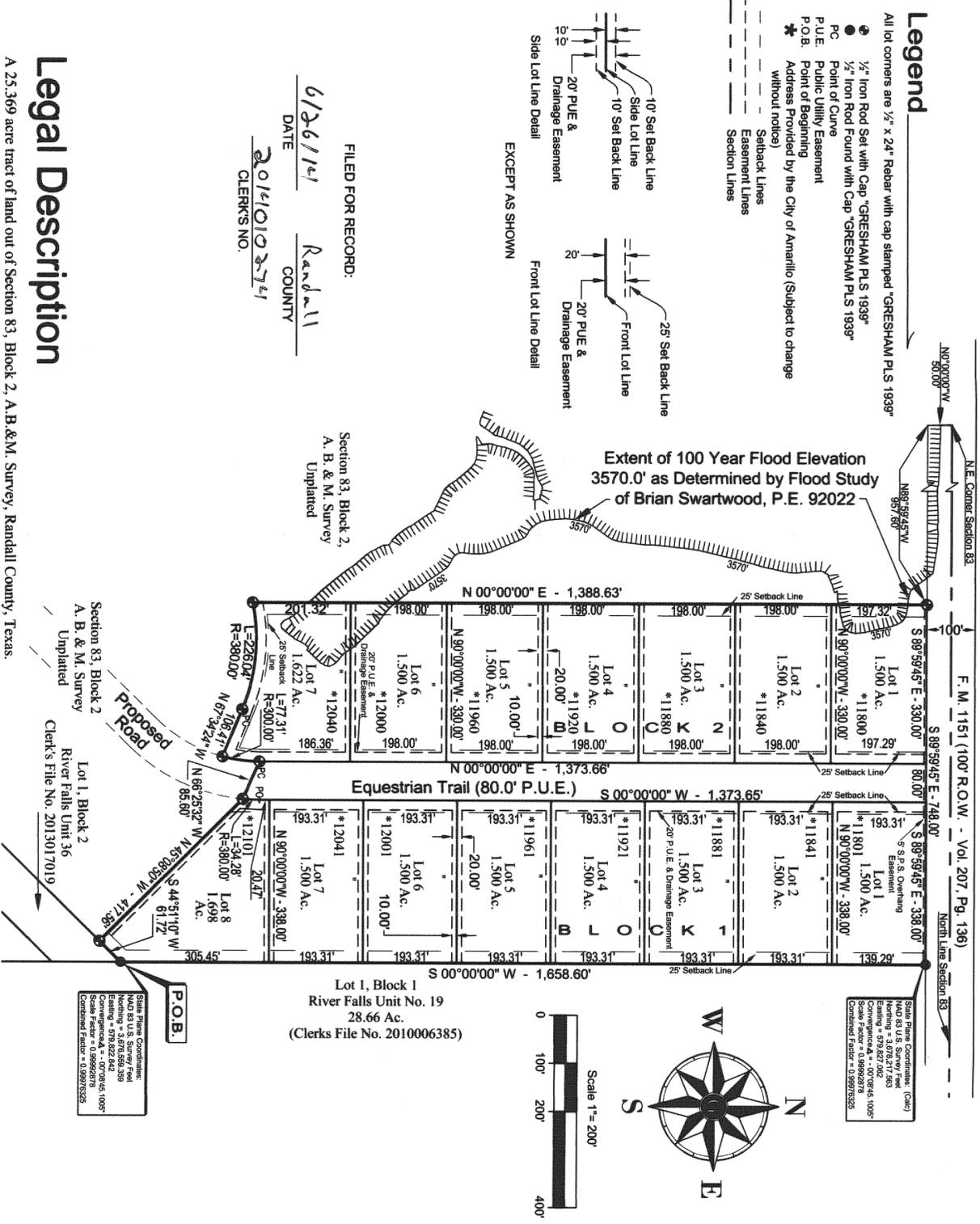


PATRICIA L. MCBRIDE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires: 10-15-2017
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

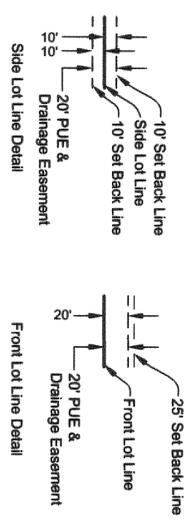
RANDALL COUNTY
ROAD DEPT.
P.O. BOX 1338
CANYON, TX, 79015

A Suburban Subdivision to the City of Amarillo, being a 25,369 acre tract of unplatted land lying in Section 83, Block 2, A. B. & M. Survey, Randall County, Texas.



Legend

- All lot corners are 1/2" x 24" Rebar with cap stamped "GRESHAM PLS 1939"
- 1/2" Iron Rod Set with Cap "GRESHAM PLS 1939"
- 1/2" Iron Rod Found with Cap "GRESHAM PLS 1939"
- PC: Point of Curve
- P.U.E.: Public Utility Easement
- P.O.B.: Point of Beginning
- * Address Provided by the City of Amarillo (Subject to change without notice)
- Setback Lines
- Easement Lines
- Section Lines



EXCEPT AS SHOWN

FILED FOR RECORD:

6/26/14 DATE
Randall COUNTY
20140627 CLERKS NO.

Legal Description

A 25,369 acre tract of land out of Section 83, Block 2, A. B. & M. Survey, Randall County, Texas.

BEGINNING at a 1/2 inch rebar found with cap stamped "Gresham PLS 1939" the Northeast corner of Lot 1, Block 2, River Falls Unit No. 36 as recorded under Clerk's File No. 2013017019, Official Public Records, Randall County, Texas, same being the POINT OF BEGINNING of this tract;

THENCE S 44°51'10" W, a distance of 61.72 Feet, along the north boundary line of said Lot 1, Block 2, River Falls Unit No. 36, to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939";

THENCE N 45°08'50" W, a distance of 417.56 Feet, to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939";

THENCE N 66°25'32" W, a distance of 85.60 Feet, to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939"; and the beginning of a curve whose center bears N 90°00'00" W, and a distance of 300.00 Feet;

THENCE along said curve to the right with a radius of 300.00 Feet and an arc distance of 77.31 Feet to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939", the end of said curve;

THENCE N 67°34'24" W, a distance of 106.41 Feet, to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939"; and the beginning of a curve whose center bears S 22°23'39" W, and a distance of 380.00 Feet;

THENCE along said curve to the left with a radius of 380.00 Feet and an arc distance of 226.04 Feet to a 1/2 inch x 24 inch rebar set with cap stamped "Gresham PLS 1939", the end of said curve;

THENCE N 00°00'00" E, a distance of 1388.63 Feet, to a 1/2 inch x 24 inch 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 S 89°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 748.00 Feet, to a 1/2 inch x 24 inch rebar found with cap stamped "Gresham PLS 1939"; in the West line of Lot 1, Block 1, River Falls Unit No. 19, as recorded in Clerk's File No. 2010006385, Official Public Records, Randall County, Texas;

THENCE S 00°00'00" W, along the West line of said Lot 1, Block 1, River Falls Unit No. 19, as recorded under Clerk's File No. 2010006385, Official Public Records, Randall County, Texas, a distance of 1658.60 feet to the POINT OF BEGINNING of this tract;

Said tract contains a computed area of 25,369 acres of land.

Approvals

Approved by the Bi-City-County Health Department.
Registered Sanitarian
Chairman
Date: 6/11/14
Date: 6-23-14

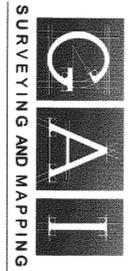
Notes

- All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939.
- The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(CORS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):
a) Convert to azimuth
b) Subtract the convergence angle of 0°08'45.1"
c) Convert azimuth to Grid bearing
d) Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99976325
e) Compute the Grid bearings with the Grid distances to obtain Grid area
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 easements shown on this plat are also Public Utility Easements.
- 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 scaling a drawing provided by the city.
- All lots platted in River Falls Unit No. 38 lie within the City of Amarillo's ETJ.
- This plat does lie in flood hazard zones "A", as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48381C0235E, dated June 4, 2010
- No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor Access to and from Lot 1, Block 1 and Lot 1, Block 2 to and from FM 1151 will not be permitted.

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 10th day of June, 2014
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas



Registered Professional Land Surveyors
GRESHAM & ASSOCIATES INC.
Lic. # 10074800
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 L-40 West, Suite 150
Amarillo, Texas 79106
Phone: (800) 359-9848 www.gresurv.com
FAX: (800) 359-9717
Project No.: 105-11-13
Drawn By: CA Beery
DM