

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

August 14, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-14-45 River Falls Unit No. 42, a 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Sections 83 and 114, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Equestrian Trl and Clear View Trl)
DEVELOPER: Tully Currie

The Planning and Zoning Commission approved the above-mentioned item on July 28, 2014. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2014012368 on August 1, 2014. Please post your records accordingly.

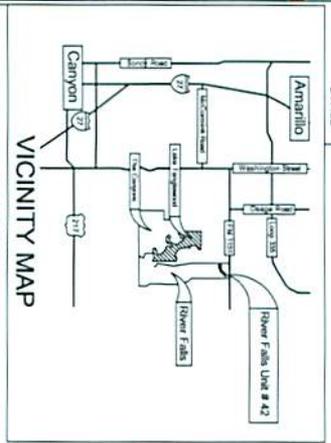


Kelley Shaw, Planning Director

BLK 2 AB + M

SECS 114 + 83

R-20 + S-20



Acknowledgment

STATE OF TEXAS
 COUNTY OF RANDALL
 KNOW ALL MEN BY THESE PRESENTS
 THAT JOHN'S WAY 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. 42, A RURAL SUBDIVISION LOCATED IN SECTIONS 83 AND 114, BLOCK 2, ABAM SURVEY, RANDALL COUNTY, TEXAS.

OWNER GRANTS TO THE PUBLIC UTILITY COMPANIES THE PRIVATE UTILITY EASEMENTS AND TRANSCORP EASEMENTS AS SHOWN ON THIS PLAT.
 OWNER DECARES THAT THE INGRESS AND EGRESS 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, JOHN'S WAY L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, TILLY R. CURRIE, MANAGING PARTNER, AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS MAY IN THE FUTURE SUBJECT TO THE MASTER DEEDICATION FOR CURRIE RANCHO AS THEREIN PROVIDED TO BE EXECUTED AND FILED SUBSEQUENT TO THE FILING OF THIS PLAN.
 DATED THE 9 DAY OF 7, 2014

TILLY R. CURRIE
 MANAGING PARTNER
 4900 GOEHMANN LANE
 FREDERICKSBURG, TEXAS 78624-6327
 ATTEST
 STATE OF TEXAS
 COUNTY OF Rafter
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TILLY 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 9th DAY OF July, 2014

GRANTER'S ADDRESS: GRANTEE'S ADDRESS
 RANDALL COUNTY CITY OF AMARILLO
 ROAD DEPT P.O. BOX 1871 AMARILLO, TX 79105-1971
 CANYON, TX 79015
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 Patricia L. McBride

River Falls Unit No. 42

A 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Sections 83 and 114, Block 2, A.B. & M. Survey, Randall County, Texas.

Legal Description

A 76.817 acre tract of unplatted land lying in Sections 83 and 114, Block 2, A. B. & M. Survey, Randall County, Texas and being described by metes and bounds as follows:
 Beginning at a 1/2 inch iron rod with cap stamped "Gresham & Associates, Inc. PLS 1939" found for the Southeast corner of Lot 6, Block 3, River Falls Unit No. 32 as recorded in Clerk's File No. 2013013760 of the Official Public Records of Randall County, Texas, the POINT OF BEGINNING of this tract:
 Thence N 45°08'50" W, along the Northeast line of said Lot 6, Block 3, River Falls Unit No. 32, a distance of 806.93 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939" found for the most Northern corner of said Lot 6, Block 3, River Falls Unit No. 32, continue a total distance of 410.00 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939" found in the North right-of-way line of Equestrian Trail, an 806 foot Public Access Easement as recorded in Clerk's File No. 2013013760 of the Official Public Records of Randall County, Texas;
 Thence S 44°51'10" W, along the North right-of-way line of said Equestrian Trail, a distance of 806.93 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears N 07°14'34" W, 300.00 feet;
 Thence Southwesterly, along said North right-of-way line of Equestrian Trail, along said curve to the right, an arc distance of 237.66 feet to a 1/2 inch iron rod found with cap stamped "Gresham PLS 1939", end of said curve;
 Thence N 89°45'27" W, along said North right-of-way line of Equestrian Trail, 980.18 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939", found in the East right-of-way line of Johns Way Blvd;
 Thence N 00°14'33" E, along said East right-of-way line of Johns Way Blvd, 440.04 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
 Thence N 07°09'10" E, along said East right-of-way line of Johns Way Blvd, a distance of 479.67 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", set for the Northwest corner of this tract;
 Thence S 89°25'07" E, a distance of 1552.53 to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
 Thence N 44°51'10" E, a distance of 1850.19 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939"; the beginning of a non-tangent curve to the right whose center bears S 07°03'27" W, a distance of 300.00 feet;
 Thence Southwesterly, along said non-tangent curve to the right, an arc distance of 151.90 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", end of said curve;
 Thence S 40°55'52" E, a distance of 182.63 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
 Thence N 44°51'10" E, a distance of 80.22 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
 Thence N 40°55'52" W, a distance of 176.73 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939"; the beginning of a curve to the left whose center bears S 49°04'04" W, a distance of 300.00 feet;
 Thence Northwesterly, along said curve to the left, an arc distance of 156.19 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", end of said curve;
 Thence N 44°51'10" E, a distance of 491.26 feet to a 1/2 inch X 24 inch rebar set with cap stamped "Gresham PLS 1939"; the beginning of a non-tangent curve to the right whose center bears S 17°21'22" E, a distance of 300.00 feet;
 Thence Easterly, along said non-tangent curve to the right, an arc distance of 37.83 feet pass an iron rod with cap stamped "Gresham PLS 1939" found for the Southwest corner of Lot 7, Block 2, River Falls Unit No. 38, as recorded in Clerk's File No. 2014010274 of the Official Public Records of Randall County, Texas, continue along said curve to the right, same being along the South line of said Lot 7, Block 2, River Falls Unit No. 38, a total arc distance of 263.87 feet to a 1/2 inch X 24 inch rebar with cap stamped "Gresham PLS 1939", end of said curve;
 Thence S 6°34'24" E, along said South line of Lot 7, Block 1, River Falls Unit No. 38, a distance of 106.41 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939" found for the Southeast corner of said Lot 7, Block 1, River Falls Unit No. 38, the beginning of a non-tangent curve to the left whose center bears N 75°14'06" W, a distance of 300.00 feet;
 Thence Northeastly, along said non-tangent curve to the left, same being along the East line of said Lot 7, Block 2, River Falls Unit No. 38, an arc distance of 77.31 feet to a 1/2 inch iron rod found with cap stamped "Gresham PLS 1939" end of said curve;
 Thence S 66°25'32" E, along the South right-of-way line of Equestrian Trail, a distance of 85.60 feet to a 1/2 inch iron rod with cap stamped "Gresham PLS 1939" found for the most Westerly Southwest corner of Lot 8, Block 1, River Falls Unit No. 38;
 Thence S 45°08'50" E, along the South line of Lot 8, Block 1, River Falls Unit No. 38, a distance of 417.56 feet to a 1/2 inch iron rod found with cap stamped "Gresham PLS 1939", same being a point in the North line of Lot 1, Block 2, River Falls Unit No. 36, as recorded in Clerk's File No. 2013017019 of the Official Public Records of Randall County, Texas;
 Thence S 44°51'10" W, along the North line of said Lot 1, Block 2, River Falls Unit No. 36, at 1686.71 feet pass a 1/2 inch iron rod with orange cap stamped "Gresham PLS 1939", found for the most Westerly corner of said Lot 1, Block 2, River Falls Unit No. 36, same being the most Northern corner of Lot 1, Block 2, "Gresham PLS 1939", found for the most Westerly corner of said Lot 1, Block 2, River Falls Unit No. 32, continue along the North line of said Lot 1, Block 2, River Falls Unit No. 32 for a total distance of 2,272.00 feet to the POINT OF BEGINNING of this tract.
 Said tract contains a computed area of 76.817 acres of land.

Approvals

Approved by the Randall County Commissioners Court
 Randall County Judge
 Approved by the Planning and Zoning Commission of the City of Amarillo
 Chairman
 Approved by the B-City/County Health Department
 Registered Sanitarian
 Date

Notes

- 1) All lot corners are 1/2" x 24" Iron Rebar with cap stamped "GRESHAM PLS 1939".
- 2) The Plat and Legal Description are based upon Geographic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83 (CHS) State Plane (GCS) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):
 a) Convert to azimuth
 b) Subtract the convergence angle of 0°08'54.5"
 c) Convert azimuth to Grid bearing
 d) Convert from Ground distances to Grid distances by multiplying by the Contraction Factor of 0.99979580
- 3) There is hereby created by this plat a Sanitary Center 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. The Sanitary Center Easement will extend into adjacent lots. Water well locations will be marked on an individual lot basis. This easement is for the sole purpose of Sanitary Control and does not prohibit building encroachments.
- 4) All street easements shown on this plat are also Public Utility Easements. Subtract Lines for each lot are as follows:
 25' in the front & back of each lot
 10' along the side of each lot
- 5) 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
- 7) The City of Amarillo's ETJ Line was established by scaling a drawing provided by the city.
- 8) 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 Flood No. 48381C0232C, dated June 4, 2010.
- 9) No research regarding the existence of easements, restrictions, or other matters of record, except adapters, has been performed by the Surveyor.
- 10) A portion of this plat lies within the City of Amarillo's Extra-Territorial Jurisdiction.

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 Surveyors.
 Dated the 7th day of May, 2014

Dwayne R. Gresham
 Registered Professional Land Surveyor
 Texas Registration No. 1009
 Amarillo, Texas



GAI
 SURVEYING AND MAPPING
 GRESHAM & ASSOCIATES INC.
 Registered Professional Land Surveyors
 Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
 71201-140 West, Suite 100
 Amarillo, Texas 79106
 Phone: (806) 359-8848 www.gresham.com Fax: (806) 359-9717
 Project No.: 038-03-14
 River Falls Unit No. 42
 Drawn by CA Berry

APP

P-14-45

JS

BLK 2 A B & M

SECS 114 & B3

R-20 + S-20

AP NO R-20-S-20
Census Tract 21702



Legend

- 1/2" Iron Rod Set with Cap Stamped "GRESHAM P.L.S. 1939"
- PC Point of Curve
- P.U.E. Public Utility Easement
- Address (Subject to Change Without Notice)
- Subtract Lines
- Section Lines
- 10' Set Back Line
- Side Lot Line
- 10' Set Back Line
- 20' P.U.E. & Drainage Easement
- Front Lot Line
- 20' Set Back Line
- Front Lot Line
- 20' P.U.E. & Drainage Easement
- Side Lot Line Detail
- EXCEPT AS SHOWN

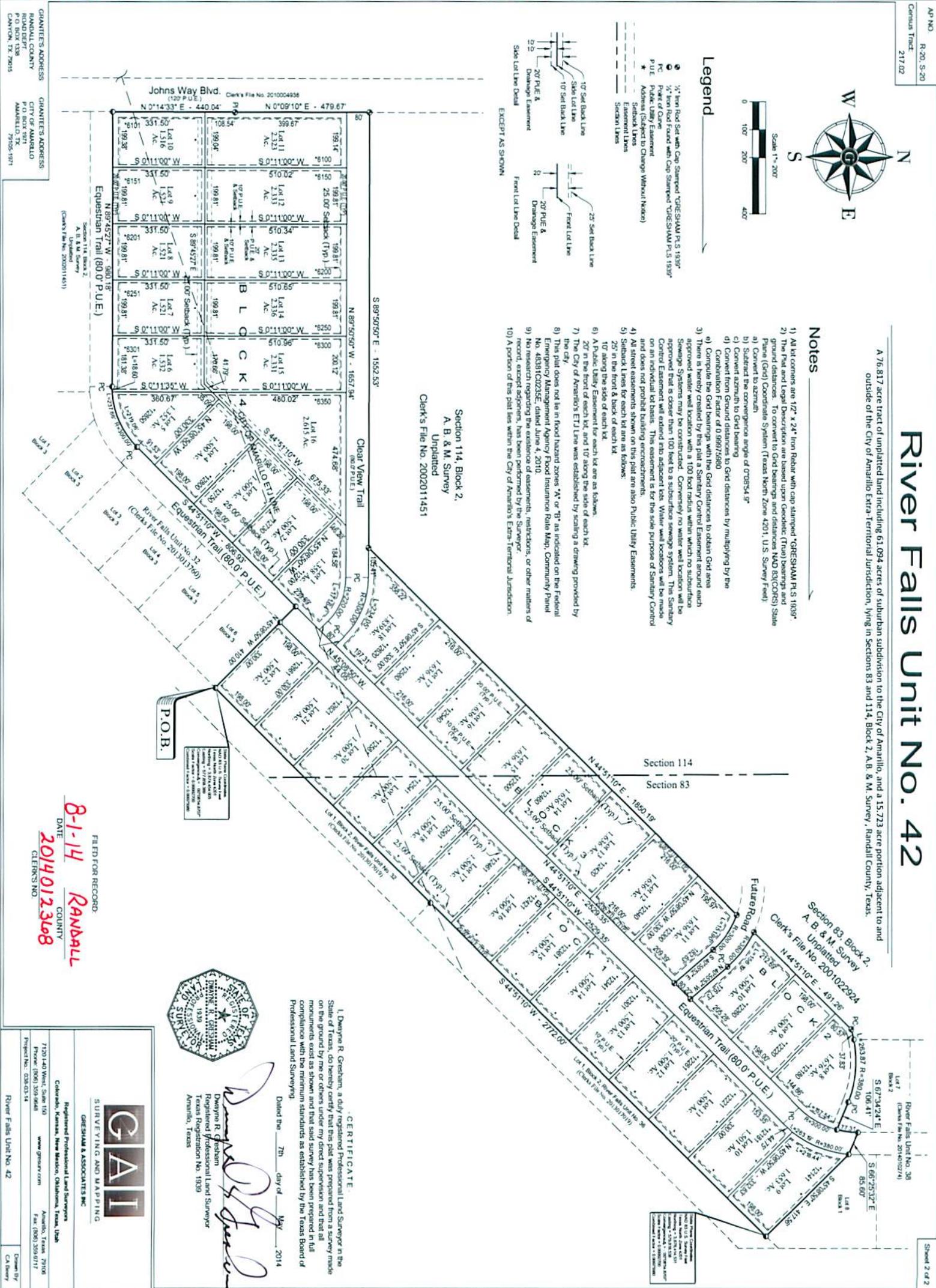
River Falls Unit No. 42

A 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Sections 83 and 114, Block 2, A. B. & M. Survey, Randall County, Texas.

Notes

- 1) All lot corners are 1/2" x 24" Iron Rods with cap stamped "GRESHAM P.L.S. 1939"
- 2) The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83 (CHRS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet)
 - a) Convert to azimuth
 - b) Subtract the convergence angle of 0°08'54.9"
 - c) Convert azimuth to Grid bearing
 - d) Convert from ground distances to Grid distances by multiplying by the Conversion Factor of 0.999725880
- 3) There is hereby created by this plat a Secondary Control Easement around each approved water well location with a 100 foot radius within which no subsurface Sewerage Systems may be constructed. Conversely no water well location will be approved that is closer than 100 feet to a subsurface sewerage system. This Secondary 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 Secondary Control and does not prohibit building encroachments.
- 4) All street easements shown on this plat are also Public Utility Easements.
- 5) Subdrain Lines for each lot are as follows:
 - a) 25' in the front & back of each lot
 - b) 10' along the side of each lot
- 6) A Public Utility Easement for each lot are as follows:
 - a) 20' in the front of each lot, and 10' along the side of each lot
- 7) The City of Amarillo's ETJ Line was established by scaling a drawing provided by the city.
- 8) 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. 48391C0235E, dated June 4, 2010.
- 9) No research regarding the existence of easements, restrictions, or other matters of record, except as shown, has been performed by the Surveyor.
- 10) A portion of this plat lies within the City of Amarillo's Extra-Territorial Jurisdiction.

Section 114, Block 2,
A. B. & M. Survey
Unplatted
Clerk's File No. 2002011451



Dated the 8th day of May, 2014
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas

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 used 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.



Registered Professional Land Surveyors
SURREYING AND MAPPING
GRESHAM & ASSOCIATES INC.
Caldwell, Kansas, New Mexico, Oklahoma, Texas, Utah
71201 440 West, Suite 100
Amarillo, Texas 79106
Phone: (806) 329-9648 www.gresham.com Fax: (806) 329-9717
Project No.: 038-02-14
Drawn by CA Berry

FILED FOR RECORD
DATE 8-1-14
COUNTY RANDALL
CLERK'S NO. 2014012368

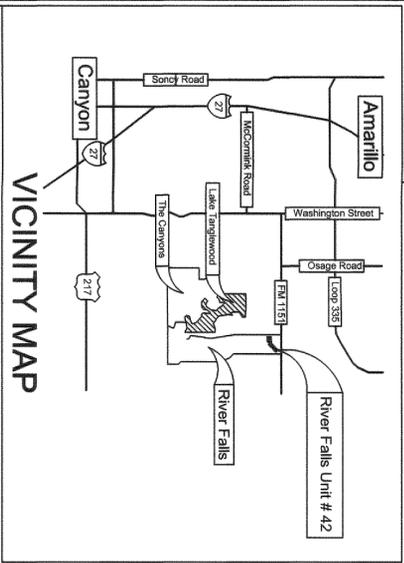
FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2014012368
08/01/2014 12:37 PM
Fee: 89.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT



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. 42, A RURAL SUBDIVISION LOCATED IN SECTIONS 83 AND 114, BLOCK 2, AB&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 INGRESS AND EGRESS 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, 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 9th DAY OF July, 2014

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

STATE OF TEXAS
COUNTY OF Rafter
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 9th DAY OF July, 2014

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

Patricia L. McBride
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS



River Falls Unit No. 42

A 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Sections 83 and 114, Block 2, A.B. & M. Survey, Randall County, Texas.

Legal Description

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Beginning at a ½ iron rod with cap stamped "Gresham & Associates, Inc. PLS 1939" found for the Southeast corner of Lot 6, Block 3, River Falls Unit No. 32 as recorded in Clerk's File No. 2013013760 of the Official Public Records of Randall County, Texas, the **POINT OF BEGINNING** of this tract;

- Thence** N 45°08'50" W, along the Northeast line of said Lot 6, Block 3, River Falls Unit No. 32, at 330.00 feet pass an iron rod with plastic cap stamped "Gresham PLS 1939", found for the most Northernly corner of said Lot 6, Block 3, River Falls Unit No. 32, continue a total distance of 410.00 feet to a ½ iron rod with cap stamped "Gresham PLS 1939" found in the North right-of-way line of Equestrian Trail, an 80 foot Public Access Easement as recorded in Clerk's File No. 2013013760 of the Official Public Records of Randall County, Texas;
- Thence** S 44°51'10" W, along the North right-of-way line of said Equestrian Trail, a distance of 806.93 feet to a ½ inch iron rod found with cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears N 0°14'34" W, 300.00 feet;
- Thence** Southwesterly, along said North right-of-way line of Equestrian Trail, along said curve to the right, an arc distance of 237.66 feet to a ½ inch iron rod found with cap stamped "Gresham PLS 1939", end of said curve;
- Thence** N 89°45'27" W, along said North right-of-way line of Equestrian Trail, 980.18 feet to a ½ inch iron rod with cap stamped "Gresham PLS 1939", found in the East right of way line of Johns Way Blvd;
- Thence** N 00°14'33" E, along said East right-of-way line of Johns Way Blvd, 440.04 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
- Thence** N 0°09'10" E, along said East right-of-way line of Johns Way Blvd, a distance of 479.67 feet to a ½ inch X 24 inch rebar with cap stamped "Gresham PLS 1939" set for the Northwest corner of this tract;
- Thence** S 89°50'50" E, a distance of 1552.53 to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
- Thence** N 44°51'10" E, a distance of 1850.19 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", the beginning of a non-tangent curve to the right whose center bears S 20°03'27" W a distance of 300.00 feet;
- Thence** Southwesterly, along said non-tangent curve to the right, an arc distance of 151.90 feet to ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", end of said curve;
- Thence** S 40°55'52" E, a distance of 182.63 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
- Thence** N 44°51'10" E, a distance of 80.22 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939";
- Thence** N 40°55'52" W, a distance of 176.73 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", the beginning of a curve to the left whose center bears S 49°04'04" W a distance of 380.00 feet;
- Thence** Northwesterly, along said curve to the left, an arc distance of 156.19 feet to ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", end of said curve;
- Thence** N 44°51'10" E, a distance of 491.26 feet to a ½ inch X 24 inch rebar set with cap stamped "Gresham PLS 1939", the beginning of a non-tangent curve to the right whose center bears S 17°21'22" E a distance of 380.00 feet;

Thence Easterly, along said non-tangent curve to the right, at an arc distance of 37.83 feet pass an iron rod with cap stamped "Gresham PLS 1939" found for the Southwest corner of Lot 7, Block 2, River Falls Unit No. 38 as recorded in Clerk's File No. 2014010274 of the Official Public Records of Randall County, Texas, continue along said curve to the right, same being along the South line of said Lot 7, Block 2, River Falls Unit No. 38, a total arc distance of 263.87 feet to a ½ inch X 24 inch rebar with cap stamped "Gresham PLS 1939", end of said curve;

Thence S 67°34'24" E, along said South line of Lot 7, Block 1, River Falls Unit No. 38, a distance of 106.41 feet to a ½ inch iron rod with cap stamped "Gresham PLS 1939" found for the Southeast corner of said Lot 7, Block 1, River Falls Unit No. 38, the beginning of a non-tangent curve to the left whose center bears N 75°14'06" W a distance of 300.00 feet;

Thence Northwesterly, along said non-tangent curve to the left, same being along the East line of said Lot 7, Block 2, River Falls Unit No. 38, an arc distance of 77.31 feet to a ½ inch iron rod found with cap stamped "Gresham PLS 1939" end of said curve;

Thence S 66°25'32" E, along the South right-of-way line of Equestrian Trail, a distance of 85.60 feet to a ½ inch iron rod with cap stamped "Gresham PLS 1939" found for the most Westernly Southwest corner of Lot 8, Block 1, River Falls Unit No. 38;

Thence S 45°08'50" E, along the South line of Lot 8, Block 1, River Falls Unit No. 38, a distance of 417.56 feet to a ½ inch iron rod found with cap stamped "Gresham PLS 1939", same being a point in the North line of Lot 1, Block 2, River Falls Unit No. 36 as recorded in Clerk's File No. 2013017019 of the Official Public Records of Randall County, Texas;

Thence S 44°51'10" W, along the North line of said Lot 1, Block 2, River Falls Unit No. 36, at 1686.71 feet pass a ½ inch iron rod with orange cap stamped "Gresham PLS 1939", found for the most Westernly corner of said Lot 1, Block 2, River Falls Unit No. 36, same being the most Northernly corner of Lot 1, Block 2, of said River Falls Unit No. 32, continue along the North line of said Lot 1, Block 2, River Falls Unit No. 32 for a total distance of a 2,772.00 feet to the **POINT OF BEGINNING** of this tract.

Said tract contains a computed area of 76.817 acres of land.

Approvals

Approved by the Randall County Commissioners Court

[Signature]
Randall County Judge
Date 7-30-2014

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

[Signature]
Chairman
Date 7-28-2014

Approved by the Bi-City-County Health Department.

[Signature]
Registered Sanitarian
Date 7-30-2014

Notes

- All lot corners are 1/2" x 24" Iron Rebar with cap stamped "GRESHAM PLS 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):
 - Convert to azimuth
 - Subtract the convergence angle of 0°08'54.9"
 - Convert azimuth to Grid bearing
 - Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99975980
- 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 ETL Line was established by scaling a drawing provided by the city.
- 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. 48381C0235E, dated June 4, 2010.
- No research regarding the existence of easements, restrictions, or other matters of record, except adjointers, has been performed by the Surveyor.
- A portion of this plat lies within the City of Amarillo's Extra-Territorial Jurisdiction.

- 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 7th day of May, 2014

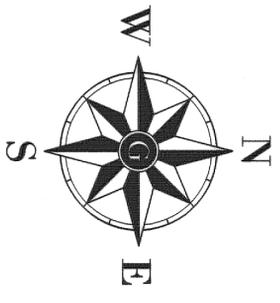


[Signature]
Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 1939
Amarillo, Texas



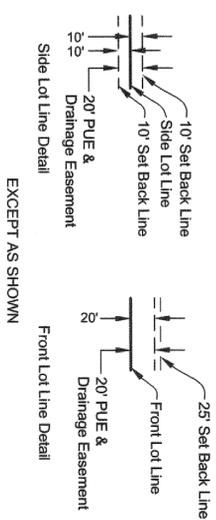
Registered Professional Land Surveyors
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 140 West, Suite 150 Amarillo, Texas 79106
Phone: (806) 358-9648 www.gresham.com Fax: (806) 358-9717
Projected No.: 038-03-14
River Falls Unit No. 42
Drawn By: CA Beary

River Falls Unit No. 42



Legend

- 1/2" Iron Rod Set with Cap Stamped "GRESHAM P.L.S. 1939"
- 1/2" Iron Rod Found with Cap Stamped "GRESHAM P.L.S. 1939"
- PC Point of Curve
- P.U.E. Public Utility Easement
- * Address (Subject to Change Without Notice)
- Easement Lines
- Section Lines



Notes

- 1) All lot corners are 1/2" x 24" Iron Rebar with cap stamped "GRESHAM P.L.S. 1939".
- 2) 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°08'54.9"
 - c) Convert azimuth to Grid bearing
 - d) Convert from Ground distances to Grid distances by multiplying by the Combination Factor of 0.99975980
 - e) Compute the Grid bearings with the Grid distances to obtain Grid area
- 3) 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.
- 4) All street easements shown on this plat are also Public Utility Easements.
- 5) Setback Lines for each lot are as follows:
 - 10' in the front & back of each lot.
 - 20' in the front of each lot, and 10' along the side of each lot.
 - A Public Utility Easement for each lot are as follows:
 - 6) A Public Utility Easement for each lot.
 - 7) The City of Amarillo's ETJ Line was established by scaling a drawing provided by the city.
 - 8) 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. 48381C0225E, dated June 4, 2010.
 - 9) No research regarding the existence of easements, restrictions, or other matters of record, except adjoiners, has been performed by the Surveyor.
 - 10) A portion of this plat lies within the City of Amarillo's Extra-Territorial Jurisdiction.

A 76.817 acre tract of unplatted land including 61.094 acres of suburban subdivision to the City of Amarillo, and a 15.723 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Sections 83 and 114, Block 2, A. B. & M. Survey, Randall County, Texas.



State Plane Coordinates:
NAD 83 U.S. Survey Feet
Northing = 5778.528
Easting = 3774.454
Convergence = -00°08'54.907\"/>

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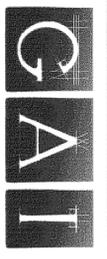
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Dated the 7th day of May 2014



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



SURVEYING AND MAPPING
GRESHAM & ASSOCIATES INC.

Registered Professional Land Surveyors
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Amarillo, Texas 79106
Phone: (806) 359-9648
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Fax: (806) 359-9717

River Falls Unit No. 42

Drawn By: CA Beery

FILED FOR RECORD:

DATE: 8-1-14
COUNTY: Randall

CLERK'S NO.: 2014012368

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

GRANTEE'S ADDRESS:
CITY OF AMARILLO
P.O. BOX 1871
AMARILLO, TX
79105-1971