



DEVELOPMENT SERVICES
509 SE 7TH AVE
PO BOX 1971
AMARILLO TX 79105-1971
(806) 378-5263

1/21/2016

Dewayne Gresham
7120 I-40 West Suite 150
Amarillo, Texas 79109

RE: Letter of Action: Approval- River Falls Unit No. 48 – ZB1504428 Final Plat

Mr. Gresham,

The City of Amarillo has approved the above Final Plat on 12/7/2015. The Plat was filed of record in the Official Public Records of Potter County, File Clerk's No. 2016000628 on 1/14/2016. Enclosed you will find a copy of your approved and recorded Final Plat.

Approval of a Final Plat shall not constitute acceptance of any of the public improvements required to serve the subdivision or development.

As the Project Manager, please direct all questions to me, to avoid confusion or receipt of erroneous information. My contact information is david.soto@amarillo.gov or 806.378.6289.

Sincerely,

A handwritten signature in black ink that reads 'David Soto'.

David Soto
Planner I

BIK 2 A B + M

SEC 114

R-20

AP NO
R-20
Census Tract
217 02

River Falls Unit No. 48

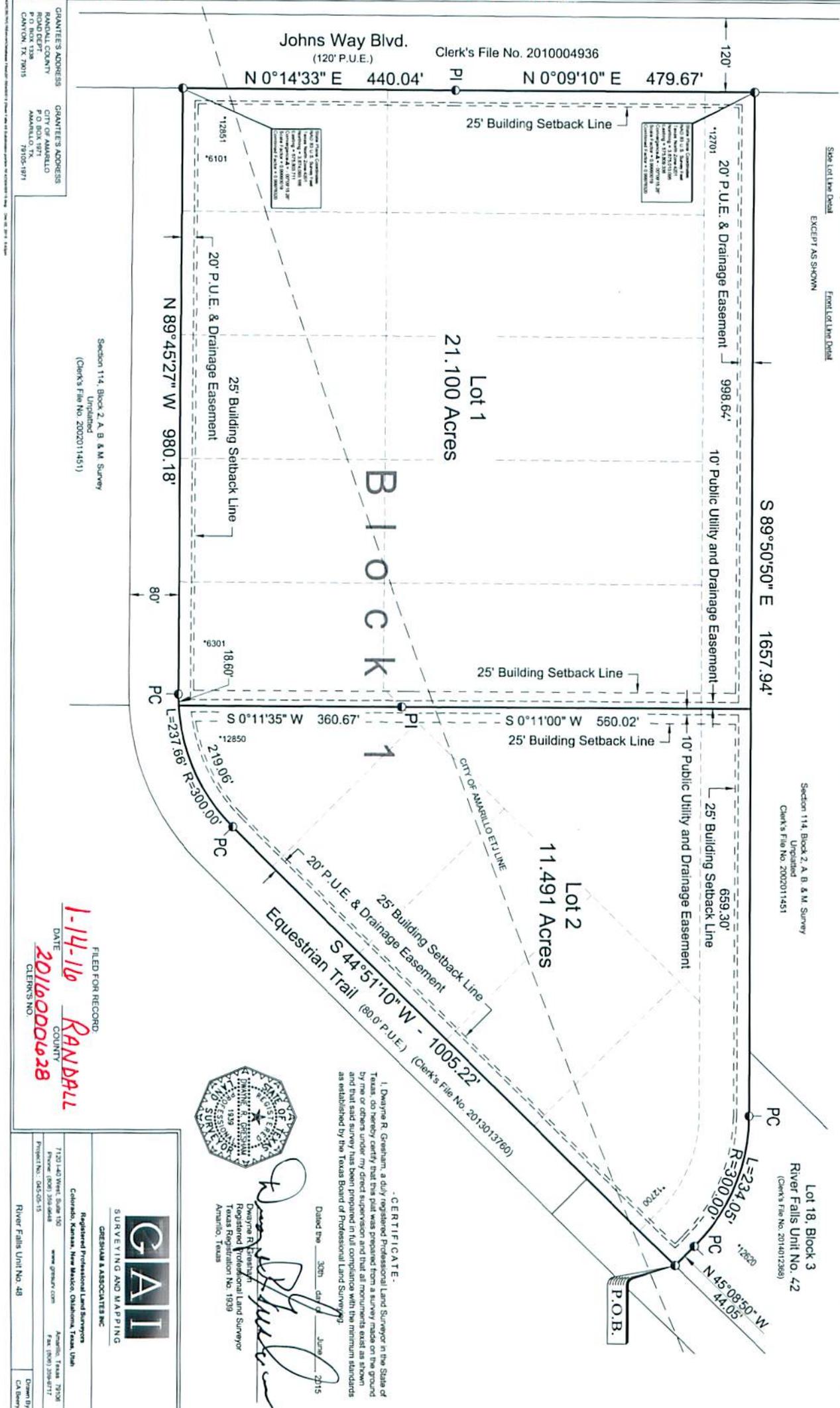
A 32.591 acre tract of land being a replat of Lots 1-16, Block 4 and all of Clear View Trail, River Falls Unit No. 42, being 22.384 acres of suburban subdivision to the City of Amarillo, and a 10.208 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Section 114, Block 2, A, B, & M, Survey, Randall County, Texas.

Ground to Grid Conversion Note
The Plat and Legal Description are based upon Geodetic (True) bearings and ground distances. To convert to Grid bearings and distances:
a) Convert to azimuth
b) Subtract the convergence angle of -00°09'31"
c) Convert azimuth to Grid bearing
d) Convert from ground distances to Grid distances by multiplying by the Conversion Factor of 0.99974320
e) Compute the Grid bearings with the Grid distances to obtain Grid area

Legend

- 1/2" Iron Rod Found with Cap Stamped "GREENHAM PL 15 1039"
- PC Point of Curve
- P.O.B. Point of Beginning
- P.U.E. Public Utility Easement
- Subdiv. (Subject to Change Without Notice)
- - - - - Easement Lines

Scale 1" = 100'



GRANTER'S ADDRESS
RANDALL COUNTY
ROAD DEPT
P.O. BOX 1871
AMARILLO, TX 79105-1871

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

FILED FOR RECORD
DATE 1-14-16
COUNTY RANDALL
CLERK'S NO. 2016000628

GAI
SURVEYING AND MAPPING
GREENHAM & ASSOCIATES INC.
Registered Professional Land Surveyors
Cedarvale, Kansas, New Mexico, Oklahoma, Texas, Utah
7120 L40 West, Suite 105
Amarillo, Texas 79108
Phone: (806) 358-8848 Fax: (806) 358-8871
Project No.: 04C-05-15
River Falls Unit No. 48
Drawn By: CA Berry

APP

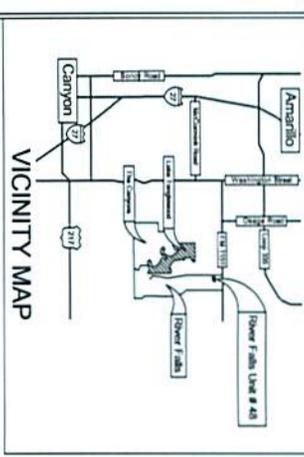
P-15-64

JS

CERTIFICATE:
I, Dwayne R. Greenham, a duly registered Professional Land Surveyor in the State of Texas, do hereby certify that the 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 30th day of June, 2015

Dwayne R. Greenham
Registered Professional Land Surveyor
Texas Registration No. 1039
Amarillo, Texas



River Falls Unit No. 48

A 32,591 acre tract of land being a replat of Lots 1-16, Block 4 and all of Clear View Trail, River Falls Unit No. 42, being 22,384 acres of suburban subdivision to the City of Amarillo, and a 10,208 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, lying in Section 114, Block 2, A. B. & M. Survey, Randall County, Texas.

Legal Description



Approved by the Randall County Commissioners Court
Smile Hanks
Randall County Judge
Date: 1-12-2016
Approved by the Planning and Zoning Commission of the City of Amarillo
John M. Hanks
Date: 12-7-2015
Approved by the Bi-City County Health Department
John M. Hanks
Date: 12/15/2015
Patricia L. McBride
Notary Public

Acknowledgment

STATE OF TEXAS
COUNTY OF RANDALL

KNOW ALL MEN BY THESE PRESENTS THAT JOHNS 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. 48, A SUBURBAN SUBDIVISION LOCATED IN SECTION 114, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS.

OWNER GRANTS TO THE PUBLIC UTILITY COMPANIES THE PRIVATE UTILITY EASEMENTS AND TRANSFORMER EASEMENTS AS SHOWN ON THIS PLAT.

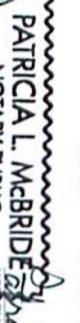
OWNER DECLARES THAT THE INGRESS AND EGRESS STREET EASEMENTS AND OTHER EASEMENTS SHOWN ON THIS PLAT ARE PRIVATE EASEMENTS UNLESS OTHERWISE NOTED AND ARE FOR THE USE OF THE OWNER OF THE LAND DESCRIBED ON THIS PLAT AND THE OWNERS OF CONTIGUOUS TRACTS OF LAND AND THE OWNER, JOHNS WAY L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, TULLY R. CURRIE, MANAGED PARTNER, AND OTHER MEMBERS, PERSONAL REPRESENTATIVES, AND ASSASSNS, MAY IN THE FUTURE SUBJECT TO THE MASTER DECLARATION FOR CONVEYANCE AS THEREIN PROVIDED TO BE EXECUTED AND FILED SUBSEQUENT TO THE FILING OF THIS PLAT.

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

GREG ROSSON
8150 LITTLE FOX TRAIL
AMARILLO, TEXAS 79118
(806) 296-1109

ROBIN DOGSON
8150 LITTLE FOX TRAIL
AMARILLO, TEXAS 79118
(806) 296-1109

DATED THE 15th DAY OF June, 2015



PATRICIA L. MCBRIDE
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 10-15-2017

A 32,591 acre tract of land being a replat of Lots 1-16, Block 4 and all of Clear View Trail, River Falls Unit No. 42, lying in Section 114, Block 2, A. B. & M. Survey, Randall County, Texas, and being described by metes and bounds as follows:
Beginning at a 1/2" iron rod with cap stamped "Gresham & Associates, Inc. PLS 1939" found for the Southwest corner of Lot 18, Block 3, River Falls Unit No. 42 as recorded in Clerk's file No. 2014012368 of the Official Public Records of Randall County, Texas, the POINT OF BEGINNING of this tract:
Thence S 44° 51' 10" W, along 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, a distance of 1005.22 feet to a 1/2" iron rod found with cap stamped "Gresham PLS 1939", the beginning of a curve to the right whose center bears N 45° 08' 50" W, a distance of 300.00 feet;
Thence Southwesterly, along said curve to the right, being the North right-of-way line of said Equestrian Trail, an arc distance of 237.66 feet to a 1/2" 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" iron rod found with cap stamped "Gresham PLS 1939" found in the East right-of-way line of Johns Way Blvd;
Thence N 00° 14' 43" E, along said East right-of-way line of Johns Way Blvd, a distance of 440.04 feet to a 1/2" iron rod found with cap stamped "Gresham PLS 1939";
Thence N 00° 09' 10" E, along said East right-of-way line of Johns Way Blvd, a distance of 479.67 feet to a 1/2" iron rod found with cap stamped "Gresham PLS 1939";
Thence S 89° 50' 50" E, at 1532.33 feet pass a 1/2" iron rod with cap stamped "Gresham PLS 1939" found for the Northwest corner of said Lot 18, continue for a total distance of 1657.94 to a 1/2" iron rod with cap stamped "Gresham PLS 1939" found in the South line of said Lot 18, the beginning of a curve to the right whose center bears S 00° 09' 10" W, a distance of 300.00 feet;
Thence Southeasterly, along said curve to the right, being the South line of said Lot 18, an arc distance of 234.05 feet to a 1/2" iron rod found with cap stamped "Gresham PLS 1939", end of said curve;
Thence N 45° 08' 50" W, along the South line of said Lot 18, a distance of 44.05 feet to the POINT OF BEGINNING of this tract.
Said tract contains a computed area of 32,591 acres of land.

ATTEST
STATE OF TEXAS
COUNTY OF Randall

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 15th DAY OF June, 2015

Notes

- All lot corners are 1/2" x 2 1/2" iron Rebar with cap stamped "GRESHAM PLS 1939".
- The Plat and Legal Description are based upon Geographic (True) bearings and ground distances. To convert to Grid bearings and distances NAD 83(GDPS) State Plane (Grid) Coordinate System (Texas North Zone 4201, U.S. Survey Feet):
 - Convert to azimuth
 - Subtract the convergence angle of -40°09'15"
 - Convert azimuth to Grid bearing
 - Convert from Ground distances to Grid distances by multiplying by the Contraction Factor of 0.99976200
- Compute the Grid bearings with the Grid distances to obtain Grid areas
- There is hereby created by this plat a Sanitary Control Easement around each approved weller well location with a 100 foot radius within which no subsurface Sewage Systems may be constructed. Conversely no weller well location will be approved that is closer than 100 feet to a subsurface sewer system. This Sanitary Control Easement will extend into adjacent lots. Weller 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.
- Subtract Lines for each lot are as follows:
 - 17' along the side of each lot
 - 17' along the back of each lot
 - 17' along the side of each lot
 - 25' in the front of each lot, and 10' along the side of each lot
- A Public Utility Easement for each lot are as follows:
 - 25' 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.
- This plat does not lie in flood hazard zones "X", "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 as appears, 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 30th day of June, 2015

Dwayne R. Gresham
Registered Professional Land Surveyor
Texas Registration No. 19389
Amarillo, Texas



GRESHAM & ASSOCIATES, INC.
SURVEYING AND MAPPING

7120 46th West, Suite 150
Amarillo, Texas 79106
Phone: (806) 359-9646 Fax: (806) 359-8717
Project No.: 04-05-15
River Falls Unit No. 48

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 ..: DODSON GREG
ADDRESS: DODSON ROBIN
8150 LITTLE FOX RD
AMARILLO TX 79118

PROPERTY DESCRIPTION

=====

RIVER FALLS # 42
LOT 015 BLOCK 0004

PROPERTY ACCOUNT NUMBER: R 65 3280 8395.0 TAXES FOR 2015 ARE \$ 50.05
Acres: 2.3310 Randall County Market Value: 3,000
2015 Taxes WITHOUT Exemptions \$ 50.05

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

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

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2015

Christina Murray

DEPUTY

12/ 2/2015

DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Renee Calhoun

2016000628
01/14/2016 10:36 AM
Fee: 113.00
Renee Calhoun, County Clerk
Randall County, Texas
PLAT

