

# THE CITY OF AMARILLO, TEXAS

## *INTERDEPARTMENTAL OFFICE COMMUNICATION*

October 2, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-13-44 River Falls Unit No. 36, a 14.410 acre tract of unplatted land including 9.265 acres of suburban subdivision to the City of Amarillo, and a 5.145 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, all lying in Section 83, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: FM1151 & Wild Horse Trail)  
DEVELOPER: Tully R Currie

The Planning and Zoning Commission approved the above-mentioned item on September 8, 2013. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2013017019 on September 11, 2013. Please post your records accordingly.



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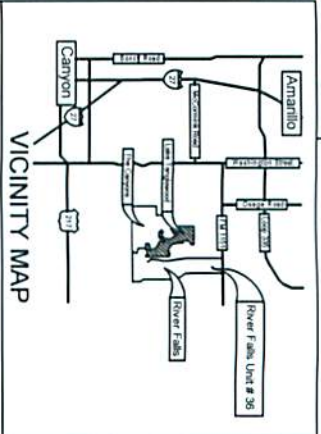
Kelley Shaw, Planning Director

S-20

SEC 83

BLK 2 A B M

AP NO R-20 S-20  
Census Tract 217 02



# Acknowledgment

STATE OF TEXAS  
COUNTY OF RANDALL  
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 AND THE 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. 36, A SUBURBAN SUBDIVISION LOCATED IN SECTION 83, BLOCK 2, ABAM 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 AND THE 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 9-11-13 DAY OF SEPTEMBER, 2013  
ATTEST  
TULLY R. CURRIE  
MANAGING PARTNER  
4600 GORHAM LANE  
FREDERICKSBURG, TEXAS 78624-6227

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 HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 11 DAY OF SEPTEMBER, 2013

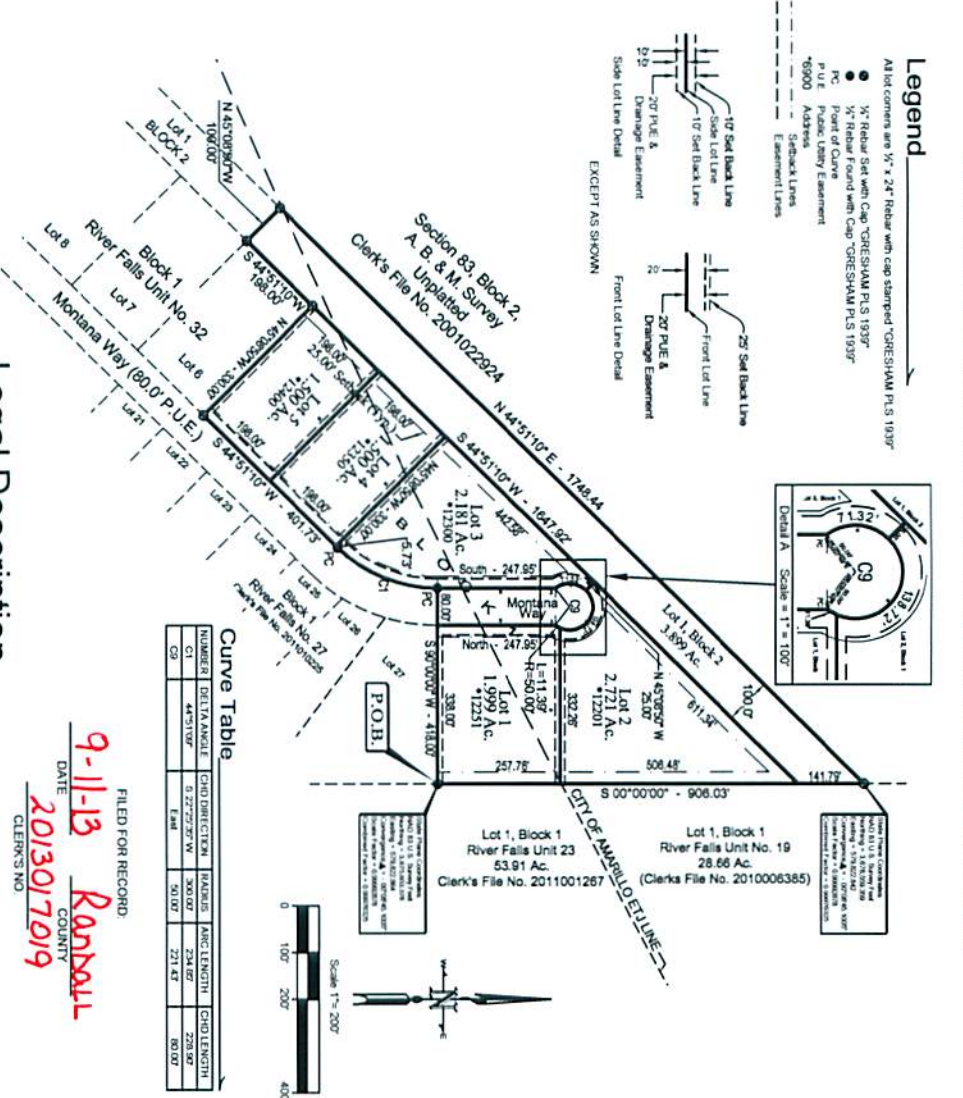
*Patricia L. McBride*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



NOTARY ADDRESS: RANDALL COUNTY, AMARILLO, TEXAS, 79105-1971

# River Falls Unit No. 36

A 14.410 acre tract of unplatted land including 9.265 acres of suburban subdivision to the City of Amarillo, and a 5.145 acre portion adjacent to and outside of the City of Amarillo Extra-Territorial Jurisdiction, all lying in Section 83, Block 2, A, B, & M, Survey, Randall County, Texas.



## Legal Description

A 14.410 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 27, Block 1, River Falls Unit No. 27 as recorded under Clerk's File No. 2011010225, Official Public Records, Randall County, Texas, same being the POINT OF BEGINNING of this tract.

Thence S 90°00'00" W, 418.00 feet to a 1/2 inch rebar found with cap stamped "GRESHAM PLS 1939", to the beginning of a curve whose center bears S 90°00'00" W, 300.00 feet.

Thence Southwesterly along said curve and the Westerly right-of-way line of Montana Way an arc distance of 234.65 feet to a 1/2 inch rebar found with cap stamped "GRESHAM PLS 1939", the end of said curve.

Thence S 44°51'10" W, along the Northerly right-of-way line of said Montana Way, 401.73 feet to a 1/2 inch X 24 inch rebar set with cap stamped "GRESHAM PLS 1939".

Thence N 45°08'50" W, 330.00 feet to a 1/2 inch X 24 inch rebar set with cap stamped "GRESHAM PLS 1939".

Thence S 44°51'10" W, 198.00 feet to a 1/2 inch X 24 inch rebar set with cap stamped "GRESHAM PLS 1939".

Thence N 45°08'50" W, 100.00 feet to a 1/2 inch X 24 inch rebar set with cap stamped "GRESHAM PLS 1939".

Thence N 44°51'10" E, 1748.44 feet to a 1/2 inch X 24 inch rebar set 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 and Lot 1, Block 1, River Falls Unit No. 23 as recorded under Clerk's File No. 2011001267, Official Public Records, Randall County, Texas, a distance of 906.01 feet to the POINT OF BEGINNING of this tract.

Said tract contains a computed area of 14.410 acres of land.

## Approvals

Approved by the B-City-County Health Department  
*W.A. [Signature]* AS  
Date: 9/11/13  
Approved by the Planning and Zoning Commission of the City of Amarillo  
*Shady Day*  
Date: 9/16/2013  
Chairman

## Notes

- All lot corners are 1/2" x 24" Iron Rebar with Gresham cap #1939
- All bearings are true Geodesic 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 easements shown on this plat are also Public Utility Easements.
- The closure sheets for River Falls Unit # 36, and all of the lots contained in River Falls Unit # 36, are on file at the offices of Gresham & Associates, Inc.
- Subtract 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 Extra-Territorial Jurisdiction Line was established by scaling a drawing provided by the City
- A portion of this plat lies within the City of Amarillo's ETJ
- Portions of this plat are outside of the City of Amarillo's ETJ
- The City of Amarillo cannot regulate property outside the Jurisdiction (ETJ). Therefore, any property lying South of the delineated ETJ line is strictly for reference purpose only. The developer is responsible for obtaining approval of the area South of the ETJ from the appropriate entry ETJ. This plat does not lie in flood hazard zones "A", "B", or "C" 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 adjacent, 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 on said survey has been prepared in full compliance with the minimum standards as established by the Texas Board of Professional Land Surveyors.

Dated the 11th day of September, 2013

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



Registered Professional Land Surveyors  
SURVEYING AND MAPPING  
GRESHAM & ASSOCIATES INC.  
Colorado, Kansas, New Mexico, Oklahoma, Texas, Utah  
7120 140 West, Suite 150  
Amarillo, Texas 79106  
Phone: (806) 359-6848  
www.gresham.com  
Fax: (806) 359-9717  
Project No.: 08-07-13  
River Falls Unit No. 36  
Drawn by: CA Berry

APP

P-13-44

JS

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

<b>PROPERTY OWNER</b> =====	<b>PROPERTY DESCRIPTION</b> =====
<b>NAME . .:</b> CURRIE JOHN	SECT 83 A B & M
<b>ADDRESS:</b> CURRIE TULLY	LOT BLOCK 0002
4900 GOEHMANN LN	W 1445FT OF SECT
FREDERICKSBURG TX 78624	LYING N OF RIVER FALLS # 27

<b>PROPERTY ACCOUNT NUMBER:</b> R 200 0830 0001.0	<b>TAXES FOR 2012 ARE \$</b>	106.66
Acres: 111.7100	<b>Randall County Market Value:</b>	111,710
	<b>2012 Taxes WITHOUT Exemptions \$</b>	1,845.78

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);

<b>TAX YEAR(S)</b> =====	<b>TAXING UNIT</b> =====	<b>TAXES, PENALTIES &amp; INTEREST</b> =====
		<b>TOTAL Taxes Due \$</b> .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 2012

*Christine McMurray*  
DEPUTY

9/ 9/2013  
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DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Renee Calhoun*

2013017019  
09/11/2013 09:43 AM  
Fee: 48.00  
Renee Calhoun, County Clerk  
Randall County, Texas  
PLAT

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