

RIO VISTA UNIT FOUR

Unit 4

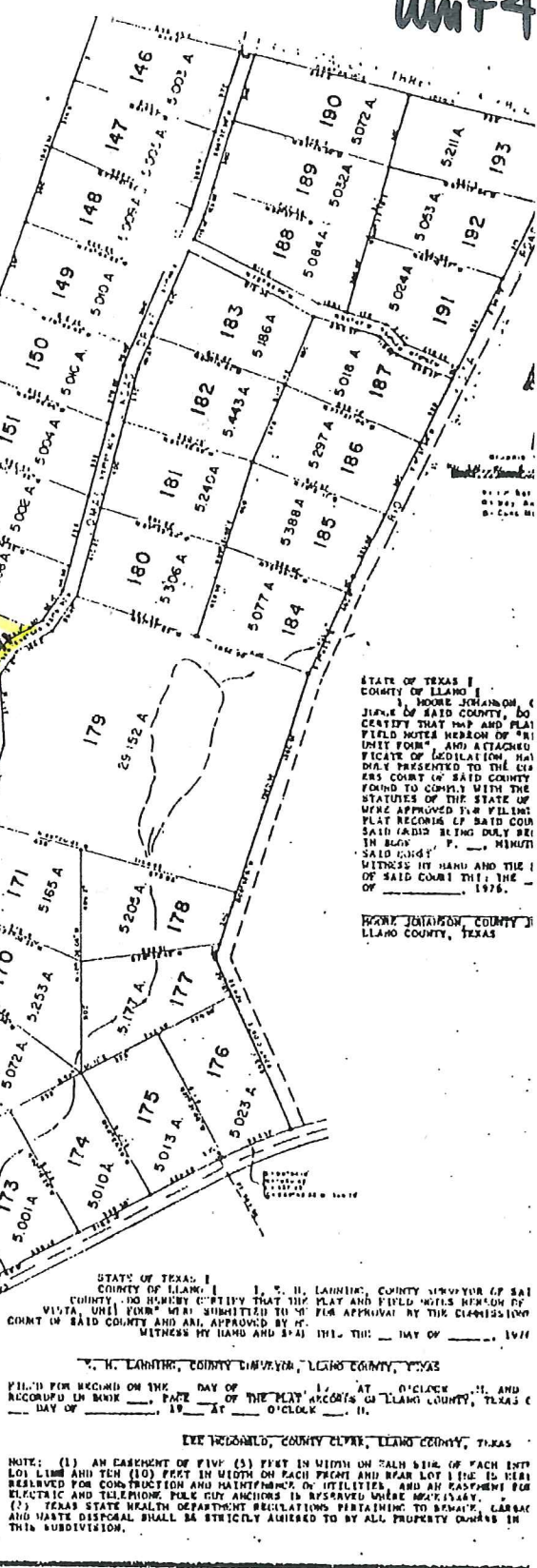
BEING A 281.616 ACRES SUBDIVISION OUT OF THE HENRY BENTLEY SURVEY NO. 221, ASBY, 84, LLANO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER 281.616 ACRES COM-
 REVED TO AUSTIN CATERING SERVICE, INC. BY MARY ANN DEED DATED JUNE 17, 1976, OF
 RECORD IN VOL. 197, P. 312, 313, 314, DEED RECORDS OF LLANO COUNTY, TEXAS.
 BEGINNING AT A STEEL STAKE AND PENCE CORNER AT THE SOUTHWEST CORNER OF SAID
 BENTLEY SURVEY AND THE SOUTHWEST CORNER OF SAID 281.616 ACRES FOR THE SOUTHWEST
 CORNER HEREOF;
 THENCE WITH THE WEST LINE OF SAID BENTLEY SURVEY AND WEST LINE
 OF SAID 281.616 ACRES: N 02° 51' E 2664.53 FEET, N 04° 47' 35" E 915.79
 FEET, N 02° 21' E 1871.41 FEET, AND N 02° 04' 59" E 1843.91 FEET TO A
 PENCE CORNER AND STEEL STAKE AT THE SOUTHWEST CORNER OF "RIO VISTA, UNIT 3",
 AS RECORDED IN BOOK 3, P. 5, LLANO COUNTY PLAT RECORDS;
 THENCE WITH THE SOUTH LINE OF "RIO VISTA, UNIT 3", S 86° 36' E 634.4
 FEET AND S 86° 01' 15" E 144.5 FEET TO A 3/4" STEEL STAKE AT THE NORTHEAST
 CORNER OF "RIO VISTA, UNIT 3", AS RECORDED IN BOOK 3, P. 5, LLANO COUNTY
 PLAT RECORDS, FOR THE NORTHEAST CORNER HEREOF;
 THENCE WITH THE WEST LINE OF "RIO VISTA, UNIT 3" AND WITH THE WEST
 LINE OF A 10 FEET IN WIDTH ROAD: S 14° 31' E 1199.75 FEET,
 S 12° 43' 51" E 480.05 FEET, S 05° 53' 51" W 1160.58 FEET, AND
 S 34° 10' 09" E 024.52 FEET TO A STEEL STAKE IN THE WEST LINE OF
 TEXAS STATE HIGHWAY NO. 2773 FOR THE SOUTHWEST CORNER HEREOF;
 THENCE SOUTHWESTERLY WITH THE ARC OF A 244.4' TO THE LEFT ON THE
 WEST LINE OF SAID HIGHWAY 2773 FEET TO A CONCRETE MONUMENT OPPOSITE
 ENG. STA. PT 158 + 36.7, SAID ARC HAVING A CENTRAL ANGLE OF 08° 54' 19",
 RADIUS OF 1950.82 FEET, AND CHORD BEARING S 34° 43' 35" W 338.79 FEET;
 THENCE S 44° 44' 41" W WITH THE WEST LINE OF SAID HIGHWAY 2773
 FEET TO A CONC. MON. OPPOSITE ENG. STA. PC 180 + 41.1;
 THENCE SOUTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT 825.13
 FEET TO CONC. MON. OPPOSITE ENG. STA. PT 185 + 18.7, SAID CURVE
 HAVING A CENTRAL ANGLE OF 170° 20' RADIUS OF 2904.94 FEET, AND
 CHORD BEARING S 43° 39' W 424.09 FEET;
 THENCE S 11° 39' W WITH THE WEST LINE OF SAID HIGHWAY 2773
 FEET TO A STEEL STAKE AND PENCE CORNER;
 THENCE N 65° 17' W WITH A PENCE IN THE SOUTH LINE OF SAID
 281.616 ACRES 272.01 FEET TO THE PLACE OF BEGINNING.

STATE OF TEXAS
 COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS:
 THAT AUSTIN CATERING SERVICE, INC., A TEXAS CORPORATION,
 ACTING HEREIN THROUGH ITS PRESIDENT AND ATTESTED TO BY ITS
 SECRETARY, BEING THE OWNER OF THE LAND SHOWN HEREON AS
 "RIO VISTA, UNIT FOUR" AS DESCRIBED IN THE ABOVE FIELD
 NOTES DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MAP
 AND PLAT SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF "RIO
 VISTA, UNIT FOUR", AND DOES HEREBY DEDICATE THE ROADS,
 STREETS AND PASSAGEWAYS SHOWN THEREON TO THE USE OF THE
 PUBLIC FOREVER. WITNESS OUR HANDS AND SEAL
 THIS 10 DAY OF JUNE, 1976.

WILL THOMPSON, JR. - PRES. KAY THOMPSON - SECRETARY
 STATE OF TEXAS
 COUNTY OF TRAVIS I BEFORE ME THE UNDERSIGNED,
 A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,
 PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE
 SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
 ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
 FOR THE PURPOSES AND CONSIDERATIONS THEREIN
 EXPRESSED AND IN THE CAPACITY THEREIN STATED,
 WITNESS MY HAND AND SEAL THIS 10 DAY
 OF JUNE, 1976.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS
 STATE OF TEXAS
 COUNTY OF LLANO I I, F. L. THOMPSON,
 A REGISTERED PUBLIC SURVEYOR, DO HEREBY
 CERTIFY THAT THE PLAT AND FIELD NOTES
 HEREON REPRESENT THE RESULTS OF AN ON
 THE GROUND SURVEY MADE BY ME IN MAY AND
 JUNE, 1976; ALL CORNERS ARE AS SHOWN
 HEREON, AND ARE MARKED ON THE GROUND
 WITH 3/4" INCH STEEL STAKES,
 WITNESS MY HAND AND SEAL THIS
 THE 10 DAY OF JUNE, 1976.
 F. L. THOMPSON, REG. PUB. SURV.
 NO. 1739

STATE OF TEXAS
 COUNTY OF LLANO I I, C. H. LANNING, COUNTY SURVEYOR OF SAID
 COUNTY, DO HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES HEREON OF
 "RIO VISTA, UNIT FOUR" WERE SUBMITTED TO ME FOR APPROVAL BY THE COMMISSIONER
 OF SAID COUNTY AND ARE APPROVED BY ME. WITNESS MY HAND AND SEAL THIS 10 DAY OF
 JUNE, 1976.



STATE OF TEXAS
 COUNTY OF LLANO I I, MOORE JOHNSON, CLERK
 OF SAID COUNTY, DO
 CERTIFY THAT THE MAP AND PLAT
 FIELD NOTES HEREON OF "RIO
 VISTA, UNIT FOUR" AND A RESOLU-
 TION OF ADOPTION, HAD
 BEEN PRESENTED TO THE CLERK
 OF SAID COUNTY FOR RE-
 CORD TO COMPLY WITH THE
 STATUTES OF THE STATE OF
 TEXAS APPROVED FOR FILING
 PLAT RECORDS OF SAID COUNTY
 SAID MAPS BEING DULY
 FILED IN BOOK P. 312, 313, 314
 WITNESS MY HAND AND SEAL
 OF SAID COURT THIS 10 DAY
 OF JUNE, 1976.

MOORE JOHNSON, COUNTY CLERK
 LLANO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF LLANO I I, C. H. LANNING, COUNTY SURVEYOR OF SAID
 COUNTY, DO HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES HEREON OF
 "RIO VISTA, UNIT FOUR" WERE SUBMITTED TO ME FOR APPROVAL BY THE COMMISSIONER
 OF SAID COUNTY AND ARE APPROVED BY ME. WITNESS MY HAND AND SEAL THIS 10 DAY OF
 JUNE, 1976.
 C. H. LANNING, COUNTY SURVEYOR, LLANO COUNTY, TEXAS
 FILED FOR RECORD ON THE DAY OF 1976 AT O'CLOCK P.M. AND
 RECORDED IN BOOK PAGE OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS
 DAY OF 1976 AT O'CLOCK P.M.

EVE WILSON, COUNTY CLERK, LLANO COUNTY, TEXAS
 NOTE: (1) AN EASEMENT OF FIVE (5) FEET IN WIDTH ON EACH SIDE OF EACH 100
 FOOT LANE AND TEN (10) FEET IN WIDTH ON EACH FRONT AND REAR LOT LINE IS HEREBY
 RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND AN EASEMENT FOR
 ELECTRIC AND TELEPHONE, PUBLIC UTILITY ANCHORS IS RESERVED WHERE NECESSARY.
 (2) TEXAS STATE HEALTH DEPARTMENT REGULATIONS PERTAINING TO SEWAGE, LARVAE
 AND WASTE DISPOSAL SHALL BE STRICTLY ADHERED TO BY ALL PROPERTY OWNERS IN
 THIS SUBDIVISION.