

# RIO LLANO UNIT TWO

BEING A 535.0 ACRE SUBDIVISION COMPRISED OF 487.92 ACRES OUT OF THE DANIEL WEIRHAUSEN SURVEY NO. 20, ABST. NO. 849, AND 47.18 ACRES OUT OF THE F. W. SCHUMACHER SURVEY NO. 21, ABST. NO. 687, IN LLANO COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH STEEL STAKE FOR THE NORTHEAST CORNER HEREOF AT THE NORTHWEST CORNER OF "RIO LLANO, UNIT ONE", AS SAID SUBDIVISION IS SHOWN ON THE PLAT OF RECORD IN BOOK 3, P. 28, PLAT RECORDS OF LLANO COUNTY, TEXAS, SAID CORNER BEING IN THE SOUTH LINE OF TEXAS STATE HIGHWAY NO. 29, THENCE WITH THE WEST LINE OF SAID "RIO LLANO, UNIT ONE" THE FOLLOWING COURSES AND DISTANCES: S 08° 35' E 312.5 FEET; S 06° 16' E 335.6 FEET; S 07° 58' E 434.2 FEET; S 04° 53' W 321.9 FEET; S 03° 09' E 1028 FEET; S 19° 31' E 300 FEET; S 23° 16' W 283.5 FEET; S 01° 15' E 286.1 FEET; S 21° 10' E 208.4 FEET; S 07° 47' E 453.7 FEET; S 03° 56' E 531.7 FEET; N 65° 33' E 30.2 FEET; S 19° 21' E 617.5 FEET; S 7° 33' W 208.2 FEET; S 09° 16' W 240.7 FEET; S 04° 42' W 219.3 FEET; S 09° 18' W 173.7 FEET; S 09° 36' W 456.7 FEET; S 05° 53' W 99.2 FEET; S 04° 58' E 223.55 FEET; AND S 05° 23' 30" E 134.71 FEET TO A POINT IN THE CENTER OF JOHNSON CREEK FOR AN INSIDE RLL CORNER HEREOF;

THENCE N 76° 42' E WITH THE CENTER OF SAID CREEK AT 133.57 FEET PASS THE NORTHWEST CORNER OF TRACT 83 OF SAID "RIO LLANO, UNIT ONE" IT BEING THE INTENT HERIN TO INCLUDE SAID TRACT AS A REPLAT, AT 632.57 FEET A POINT FOR A CORNER HEREOF;

THENCE WITH THE CENTER OF SAID CREEK AND WITH THE NORTH AND EAST LINES OF SAID TRACT 83 THE FOLLOWING COURSES AND DISTANCES: N 61° 54' E 351.3 FEET; N 62° 27' E 309.64 FEET; S 75° 24' E 241.09 FEET; S 00° 30' W 312.3 FEET; S 24° 40' W 1077.7 FEET; S 30° 46' W 311.3 FEET; AND S 07° 50' W 264 FEET TO A POINT AT THE INTERSECTION OF THE CENTERLINE OF SAID CREEK WITH THE LEFT BANK OF THE LLANO RIVER;

THENCE UP THE LEFT BANK OF SAID RIVER THE FOLLOWING COURSES AND DISTANCES: S 69° 04' W 100 FEET; S 73° 34' W 320.28 FEET; S 65° 58' W 212.3 FEET; S 51° 38' E 149.41 FEET; AND S 74° 44' W 178.33 FEET TO A STEEL STAKE AT THE SOUTHWEST CORNER OF TRACT 83 FOR A CORNER HEREOF;

THENCE CONTINUING WITH SAID RIVER BANK THE FOLLOWING: S 75° 03' W 157.74 FEET; S 72° 32' W 160.71 FEET; S 80° 11' W 218.87 FEET; S 69° 35' W 658.72 FEET; S 79° 31' W 295.38 FEET; S 39° 42' W 589 FEET; S 87° 13' W 307.53 FEET; AND N 89° 28' W 336.31 FEET TO A 1/2 INCH STEEL STAKE FOR THE SOUTHWEST CORNER HEREOF AND THE SOUTHWEST CORNER OF SAID F. W. SCHUMACHER SURVEY NO. 21;

THENCE WITH THE FENCE ON THE WEST LINE OF SAID SCHUMACHER SURVEY AND WEST LINE HEREOF N 00° 26' 37" E 239.43 FEET; N 00° 26' 30" E 516.15 FEET; AND N 00° 23' E 124 FEET TO A STEEL STAKE IN THE NORTH LINE HEREOF AND THE SOUTHLINE OF TEXAS STATE HIGHWAY NO. 29 FOR THE NORTHWEST CORNER HEREOF;

THENCE N 83° 40' E WITH THE SOUTH LINE OF SAID HIGHWAY AT 936.84 FEET PASS A CONCRETE MONUMENT OPPOSITE ENG. STA. F. 741.7 00 OF SAID HIGHWAY, AT 2146.06 FEET THE PLACE OF BEGINNING.

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS I, JAY THURMAN, SECRETARY

THAT JUSTIN PATRICK SERVICE, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE LANDS SHOWN HERON AS "RIO LLANO, UNIT TWO", AND DESCRIBED IN THE FOREGOING FIELD NOTES, ACTING HERIN THROUGH ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, DOES HERIN IN ALL THINGS ACCEPT AND ADOPT THE MAP AND PLAT SHOWN HERON AS THE OFFICIAL MAP AND PLAT OF "RIO LLANO, UNIT TWO", AND DOES HERON AND HERBY DEDICATE THE ROADS, STREETS AND PASSAGEWAYS HERON TO THE COUNTY OF LLANO AND USE OF THE PUBLIC FOREVER. WITNESS OUR HANDS AND SEAL THIS THE \_\_\_ DAY OF \_\_\_\_, 1978.

WILL THURMAN, PRESIDENT  
JAY THURMAN, SECRETARY

STATE OF TEXAS 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 OFFICIAL SEAL THIS THE \_\_\_ DAY OF \_\_\_\_, 1978.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS I, I. F. L. THOMPSON, A REGISTERED PUBLIC SURVEYOR, DO HERBY CERTIFY THAT THE PLAT AND FIELD NOTES HERON REPRESENT THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN JANUARY AND FEBRUARY, 1978, AND THAT ALL CORNERS ARE AS SHOWN HERON AND ARE MARKED WITH 1/2 INCH STEEL STAKES.

I, I. F. L. THOMPSON, REG. PUB. SURV. NO. 1739  
I. F. L. THOMPSON, DEPUTY COUNTY SURVEYOR  
LLANO COUNTY, TEXAS

STATE OF TEXAS I, MOORE JOHANSON, COUNTY JUDGE OF SAID COUNTY, DO HERBY CERTIFY THAT THE PLAT AND FIELD NOTES HERON OF "RIO LLANO, UNIT TWO", AND ATTACHED CERTIFICATE OF DEPOSITION, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF SAID COUNTY AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS, WERE APPROVED FOR FILING IN THE PLAT RECORDS OF SAID COUNTY, SAID ORDER BEING DULY RECORDED IN BOOK \_\_\_\_, P. \_\_\_\_, MINUTES OF SAID COURT.

MOORE JOHANSON, COUNTY JUDGE  
LLANO COUNTY, TEXAS

FILED FOR RECORD ON THE \_\_\_ DAY OF \_\_\_ 1978 AT \_\_\_ O'CLOCK \_\_\_ H.  
AND RECORDED IN BOOK \_\_\_ PLAT RECORDS OF SAID COUNTY ON THE \_\_\_ DAY OF \_\_\_ AT \_\_\_ O'CLOCK \_\_\_ H.

LEE McDONALD, COUNTY CLERK  
LLANO COUNTY, TEXAS

NOTE:  
(1) AN EASEMENT OF FIVE (5) FEET IN WIDTH ON EACH SIDE OF EACH INTERIOR LOT LINE AND TEN (10) FEET IN WIDTH ON EACH FRONT AND REAR LOT LINE IS HERBY RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND AN EASEMENT FOR ELECTRIC AND/OR TELEPHONE POLE GUY ANCHORS IS RESERVED WHERE NECESSARY.  
(2) TEXAS STATE HEALTH DEPARTMENT AND TEXAS WATER QUALITY BOARD REGULATIONS PERTAINING TO SEWAGE, GARBAGE AND WASTE DISPOSAL SHALL BE STRICTLY OBSERVED BY ALL PROPERTY OWNERS IN THIS SUBDIVISION.  
(3) PERTAINING TO THE TWO PLATTED AREAS DENOTED AS "WATER RESERVE", ALL PROPERTY OWNERS HAVING PORTIONS THEREOF SHALL HAVE RIGHT OF ACCESS AND USE OF INUNDATED AREAS THEREIN, AND SHALL PROVIDE ACCESS FOR NECESSARY MAINTENANCE OF DAMS, CHANNELS AND APPURTANANCES THERETO.  
(4) ANY CONSTRUCTION IN THE CHANNEL OF JOHNSON CREEK MUST BE APPROVED BY THE DEVELOPERS HEREOF.  
(5) CURVE RADII HERON REFER TO STREET CENTERLINES UNLESS OTHERWISE NOTED.

