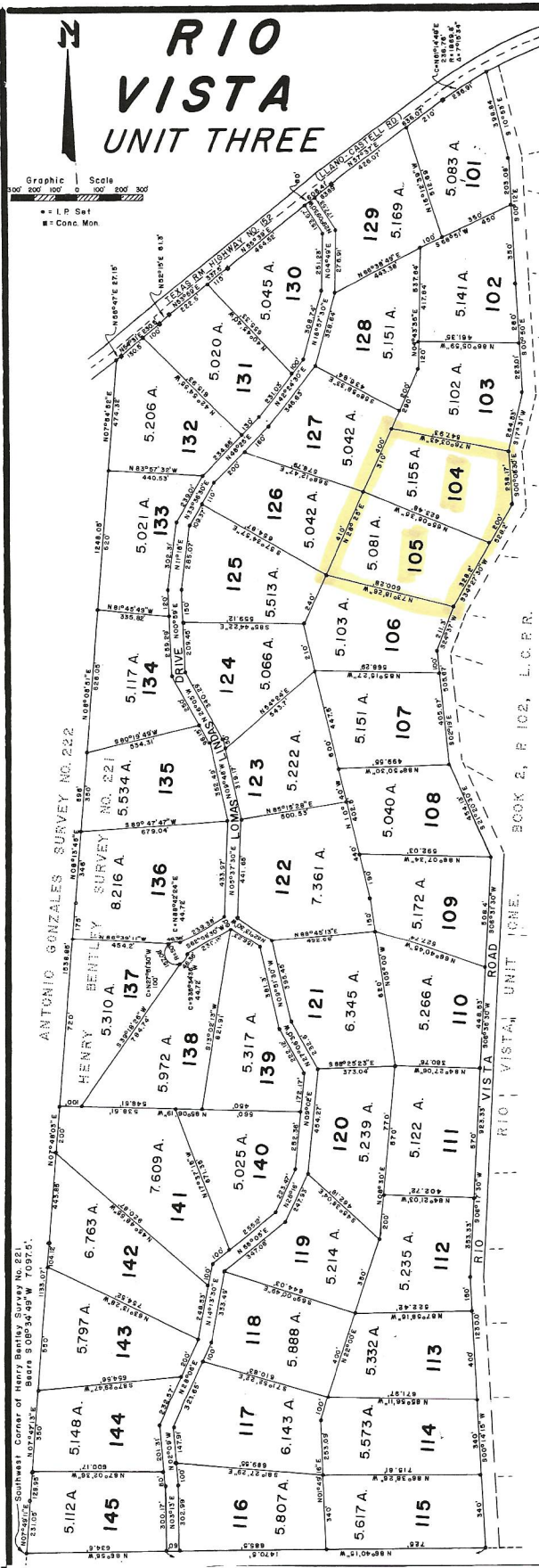


V13 P8

RIO VISTA UNIT THREE

Graphic Scale
0 100 200 300
I.P. Set
Conc. Mon



BEING A 255.631 ACRE SUBDIVISION OUT OF THE HENRY BENTLEY SURVEY NO. 221, ABST. NO. 86, IN LLANO COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 255.631 ACRES CONVEYED FROM BLADGEN HANNING AND O. K. JONES TO AUSTIN CATERING SERVICE, INC. BY WARRANTY DEED DATED JUNE 17, 1974, AND FILED FOR RECORD JULY 22, 1974 IN VOL. 197, P. 312 ET SEQ, DEED RECORDS OF LLANO COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH STEEL STAKE IN THE SOUTHEAST BOUNDARY LINE OF TEXAS RM HIGHWAY NO. 152 AT THE NORTHEAST CORNER OF SAID 255.631 ACRE TRACT AND THE NORTHWEST CORNER OF "RIO VISTA, UNIT ONE", AS RECORDED IN BOOK 2, P. 102 PLAT RECORDS OF LLANO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF

THENCE WITH THE COMMON WEST BOUNDARY LINE OF "RIO VISTA, UNIT ONE" AND THE EAST LINE OF SAID 255.631 ACRES, BEING ALSO THE WEST LINE OF A 60 FEET IN WIDTH PUBLIC ROAD KNOWN AS "RIO VISTA ROAD", THE FOLLOWING COURSES AND DISTANCES: S 10° 53' E 398.84 FEET; S 00° 12' E 553.08 FEET; S 00° 50' E 483.01 FEET; S 17° 31' W 264.53 FEET; S 00° 08' 30" E 238.17 FEET; S 34° 27' 30" W 528.2 FEET; S 24° 37' W 211.3 FEET; S 02° 19' E 505.67 FEET; S 21° 20' 30" E 454.13 FEET; S 06° 31' 30" W 508.4 FEET; S 06° 36' 15" W 448.53 FEET; S 06° 17' 30" W 923.33 FEET; AND S 00° 14' 15" W 1230.0 FEET TO A 1/2 INCH STEEL STAKE AT THE SOUTHWEST CORNER OF SAID "RIO VISTA, UNIT ONE" AND THE SOUTHEAST CORNER OF SAID 255.631 ACRES FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID 255.631 ACRES N 86° 40' 15" W 1470.5 FEET AND N 86° 56' W 634.6 FEET TO A 1/2 INCH STEEL STAKE IN A FENCE AT THE SOUTHWEST CORNER OF SAID 255.631 ACRES FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE FENCE ON THE WEST BOUNDARY LINE OF SAID 255.631 ACRES THE FOLLOWING COURSES AND DISTANCES: N 07° 49' 11" E 231.05 FEET; N 07° 47' 13" E 1153.07 FEET; N 07° 48' 03" E 1538.85 FEET; N 08° 13' 45" E 696.0 FEET; N 08° 08' 51" E 1248.05 FEET; AND N 07° 34' 52" E 474.32 FEET TO A 1/2 INCH STEEL STAKE IN THE SOUTHEAST LINE OF SAID RM HIGHWAY NO. 152 AT THE NORTHWEST CORNER OF SAID 255.631 ACRES FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF SAID HIGHWAY THE FOLLOWING COURSES AND DISTANCES: N 54° 41' E 27.15 FEET; N 54° 31' E 250.5 FEET; N 50° 15' E 61.3 FEET; N 53° 59' E 337.5 FEET; N 55° 39' E 608.41 FEET; N 57° 37' E 636.07 FEET; AND NORTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT IN SAID HIGHWAY 236.91 FEET TO THE PLACE OF BEGINNING, SAID ARC HAVING A RADIUS OF 1869.8 FEET, A CENTRAL ANGLE OF 7° 15' 34", AND A CHORD BEARING N 61° 14' 48" E 236.76 FEET.

STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS I THAT AUSTIN CATERING SERVICE, INC., A TEXAS CORPORATION, ACTING HEREIN THROUGH ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, BEING THE OWNER OF THE LANDS SHOWN HEREON AS "RIO VISTA, UNIT THREE" 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 THREE" AND DOES HEREBY DEDICATE THE ROADS, STREETS AND PASSAGEWAYS SHOWN THEREON TO THE USE OF THE PUBLIC FOREVER. WITNESS OUR HANDS AND SEAL THIS THE 10th DAY OF November 1975.

WILL THURMAN, JR. PRESIDENT KAY 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 SEAL THIS THE 10th DAY OF November 1975.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS I I, F. L. THOMPSON, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES SHOWN HEREON WERE PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, THAT SAID PLAT AND FIELD NOTES ARE A TRUE AND CORRECT REPRESENTATION AND DEDICATION SUBDIVISION, THAT ALL CORNERS ARE MARKED WITH 1/2 AND 3/8 INCH STEEL STAKES, AND THAT SAID PLAT OF "RIO VISTA, UNIT THREE" REPRESENTS THAT 255.631 ACRE TRACT SO SET OUT, SURVEYED AND STAKED IN OCTOBER AND NOVEMBER, 1975. WITNESS MY HAND AND SEAL THIS THE 10 DAY OF NOVEMBER, 1975.

F. L. THOMPSON, REG. PUB. SURV. NO. 1739

STATE OF TEXAS I I, MOORE JOHANSON, COUNTY JUDGE OF SAID COUNTY, DO HEREBY CERTIFY THAT THE MAP AND FIELD NOTES SHOWN HEREON OF "RIO VISTA, UNIT THREE" AND ABOVE CERTIFICATE OF DEDICATION, 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 2, P. 102, MINUTES OF SAID COURT. WITNESS MY HAND AND THE SEAL OF SAID COURT THIS 19 DAY OF Nov, 1975.

MOORE JOHANSON, COUNTY JUDGE, LLANO COUNTY, TEXAS

STATE OF TEXAS I I, E. H. LANNING, COUNTY SURVEYOR OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES HEREOF OF "RIO VISTA, UNIT THREE" WERE SUBMITTED TO ME FOR APPROVAL BY THE COMMISSIONERS COURT OF SAID COUNTY AND ARE APPROVED BY ME. WITNESS MY HAND AND SEAL THIS THE 12 DAY OF Nov. 1975.

E. H. LANNING, COUNTY SURVEYOR, LLANO COUNTY, TEXAS

FILED FOR RECORD ON THE 19 DAY OF Nov 1975 AT 10:00 CLOCK AM AND RECORDED IN BOOK 2, PAGE 102 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS ON THE 12 DAY OF Nov, 1975 AT 2:00 CLOCK P. M. 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 HEREBY RESERVED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND AN EASEMENT FOR ELECTRIC AND TELEPHONE POLE GUY ANCHORS IS RESERVED WHERE NECESSARY. (2) TEXAS STATE HEALTH DEPARTMENT REGULATIONS PERTAINING TO SEWAGE, GARBAGE AND WASTE DISPOSAL SHALL BE STRICTLY ADHERED TO BY ALL PROPERTY OWNERS IN THIS SUBDIVISION.