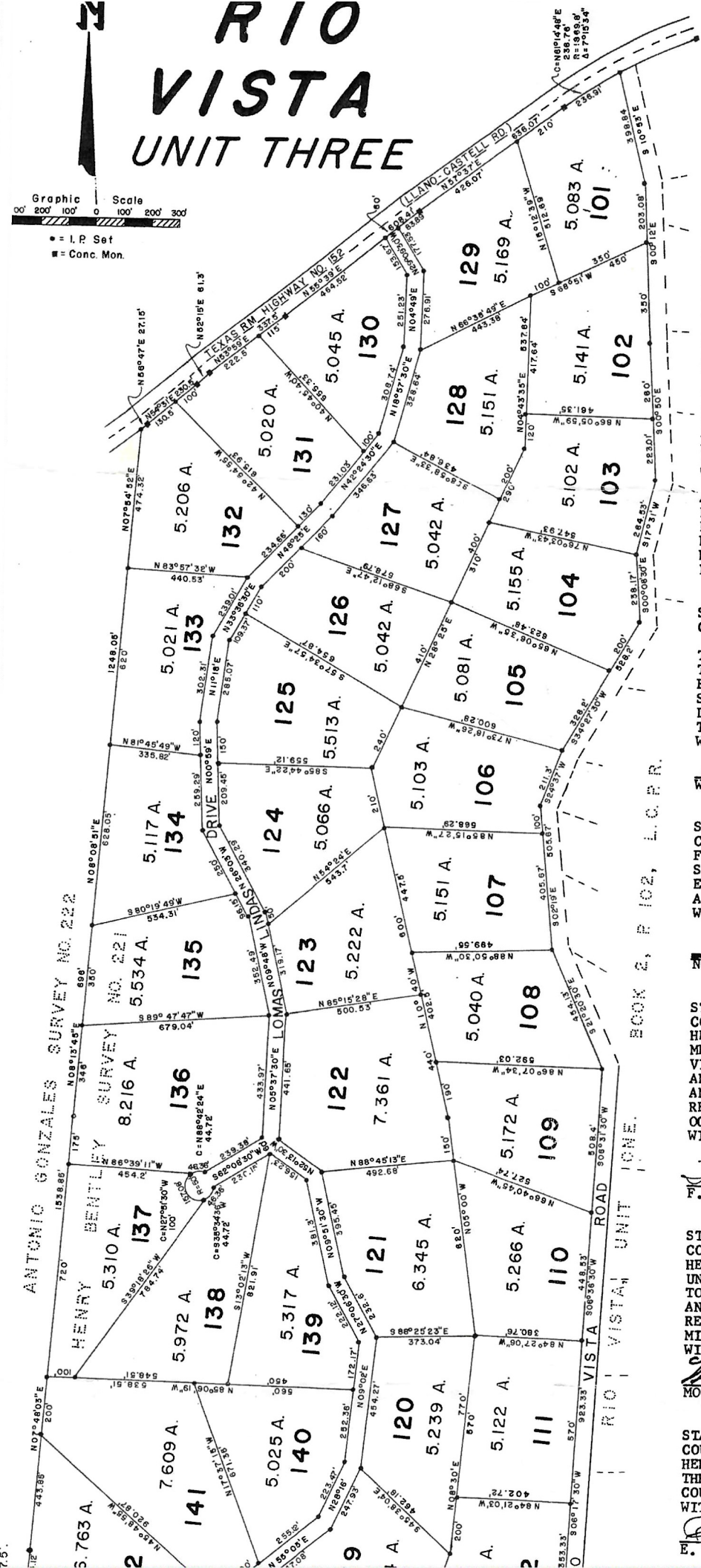
RIO VISTA UNIT THREE



BEING A 255.631 ACRE SUBDIVISION OUT OF THE HENRY BENTL
221, ABST. NO. 86, IN LLANO COUNTY, TEXAS, AND BEING ALL OF
255.631 ACRES CONVEYED FROM BLAGDEN MANNING AND O. K. JONES
CATERING SERVICE, INC., BY WARRANTY DEED DATED JUNE 17, 1974
FOR RECORD JULY 22, 1974 IN VOL. 197, P. 312 ET SEQ, DEED RE
COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH STEEL STAKE IN THE SOUTHEAST BO
TEXAS RM HIGHWAY NO. 152 AT THE NORTHEAST CORNER OF SAID 255
AND THE NORTHWEST CORNER OF "RIO VISTA, UNIT ONE", AS RECORDE
P. 102, PLAT RECORDS OF LLANO COUNTY, TEXAS, FOR THE NORTHEAS

THENCE WITH THE COMMON WEST BOUNDARY LINE OF "RIO VISTA
THE EAST LINE OF SAID 255.631 ACRES, BEING ALSO THE WEST LIN
IN WIDTH PUBLIC ROAD KNOWN AS "RIO VISTA ROAD", THE FOLLOWIN
DISTANCES: S 10° 53' E 398.84 FEET; S 00° 12' E 553.08 FEET
483.01 FEET; S 17° 31' W 264.53 FEET; S 00° 08' 30" E 238.1
S 34° 27' 30" W 528.2 FEET; S 24° 37' W 211.3 FEET; S 02° 1
FEET; S 21° 20' 30" E 454.13 FEET; S 06° 31' 30" W 508.4 FE
S 06° 36' 30" W 448.53 FEET; S 06° 17' 30" W 923.33 FEET; A
S 00° 14' 15" W 1230.0 FEET TO A 1/2 INCH STEEL STAKE AT THE
CORNER OF SAID "RIO VISTA, UNIT ONE" AND THE SOUTHEAST CORNER
255.631 ACRES FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID 255.631 ACRES N 86° 4
1470.3 FEET AND N 86° 56' W 634.6 FEET TO A 1/2 INCH STEEL ST
AT THE SOUTHWEST CORNER OF SAID 255.631 ACRES FOR THE SOUTHWE
HEREOF;

THENCE WITH THE FENCE ON THE WEST BOUNDARY LINE OF SAID
THE FOLLOWING COURSES AND DISTANCES: N07° 49' 11" E 231.05 F
N 07° 47' 13" E 1133.07 FEET; N 07° 48' 03" E 1538.85 FEET;
696.0 FEET; N 08° 08' 51" E 1248.05 FEET; AND N 07° 54' 52"
FEET TO A 1/2 INCH STEEL STAKE IN THE SOUTHEAST LINE OF SAID
NO. 152 AT THE NORTHWEST CORNER OF SAID 255.631 ACRES FOR THE
CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF SAID HIGHWAY THE FOLLO
AND DISTANCES: N 56° 47' E 27.15 FEET; N 54° 31' E 230.5 FE
N 52° 15' E 61.3 FEET; N 53° 59' E 337.5 FEET; N 55° 39' E
N 57° 37' E 636.07 FEET; AND NORTHEASTERLY WITH THE ARC OF A
RIGHT IN SAID HIGHWAY 236.91 FEET TO THE PLACE OF BEGINNING,
HAVING A RADIUS OF 1869.8 FEET, A CENTRAL ANGLE OF 7° 15' 34"
BEARING N 61° 14' 48" E 236.76 FEET.

STATE OF TEXAS ⎫
COUNTY OF TRAVIS ⎭ KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN CATERING SERVICE, INC., A TEXAS CORPORATION,
THROUGH ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, BEING
THE LANDS SHOWN HEREON AS "RIO VISTA, UNIT THREE" AS DESCRIBE
FIELD NOTES DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MA
SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF "RIO VISTA, UNIT
DOES HEREBY DEDICATE THE ROADS, STREETS AND PASSAGEWAYS SHOWN
THE USE OF THE PUBLIC FOREVER.

WITNESS OUR HANDS AND SEAL THIS THE 10th DAY OF November

Will Thurman, Jr.
WILL THURMAN, JR. PRESIDENT

Kay Thurman
KAY THURMAN SECRET

STATE OF TEXAS ⎫
COUNTY OF TRAVIS ⎭ BEFORE ME, THE UNDERSIGNED, A NOTARY PU
FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE PERSONS WHO
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 10th DAY OF November

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS ⎫
COUNTY OF LLANO ⎭ I, F. L. THOMPSON, A REGISTERED PUBLIC S
HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES SHOWN HEREON WERE
ME FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION
VISION, THAT SAID PLAT AND FIELD NOTES ARE A TRUE AND CORRECT
AND DELINEATION OF SUCH SUBDIVISION, THAT ALL CORNERS ARE MARK
AND 3/8 INCH STEEL STAKES, AND THAT SAID PLAT OF "RIO VISTA, U
REPRESENTS THAT 255.631 ACRE TRACT SO SET OUT, SURVEYED AND ST
OCTOBER AND NOVEMBER, 1975.

WITNESS MY HAND AND SEAL THIS THE 10 DAY OF NOVEMBER, 1975.

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

STATE OF TEXAS ⎫
COUNTY OF LLANO ⎭ I, MOORE JOHANSON, COUNTY JUDGE OF SAID C
HEREBY CERTIFY THAT THE MAP AND PLAT AND FIELD NOTES HEREON OF
UNIT THREE" AND ABOVE CERTIFICATE OF DEDICATION, HAVING BEEN DU
TO THE COMMISSIONERS COURT OF SAID COUNTY AND FOUND TO COMPLY W
AND STATUTES OF THE STATE OF TEXAS, WERE APPROVED FOR FILING IN
RECORDS OF SAID COUNTY, SAID ORDER BEING DULY RECORDED IN BOOK
MINUTES OF SAID COURT.

WITNESS MY HAND AND THE SEAL OF SAID COURT THIS 19 DAY OF No

Moore Johanson
MOORE JOHANSON, COUNTY JUDGE, LLANO COUNTY, TEXAS

STATE OF TEXAS ⎫
COUNTY OF LLANO ⎭ I, E. H. LANNING, COUNTY SURVEYOR OF SAID
HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES HEREON OF "RIO VIS
THREE" WERE SUBMITTED TO ME FOR APPROVAL BY THE COMMISSIONERS C
COUNTY AND ARE APPROVED BY ME.

WITNESS MY HAND AND SEAL THIS THE 12 DAY OF NOV.

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