

RIO LLANO UNIT THREE

BEING A 530.8 ACRE SUBDIVISION COMPRISED OF 503.1 ACRES OUT OF DANIEL WEIRHAUSEN SURVEY NO. 20, ABST. NO. 849, AND 27.7 ACRES OUT OF THE JOST, H. GRUEN SURV. NO. 19, ABST. NO. 291, LLANO COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH STEEL STAKE FOR THE NORTHEAST CORNER HEREOF AT THE NORTHEAST CORNER OF "RIO LLANO, UNIT TWO", AS SAID SUBDIVISION IS SHOWN ON THE PLAT OF RECORD IN BOOK 3, P. 37, PLAT RECORDS OF LLANO COUNTY, TEXAS, SAID CORNER BEING IN THE SOUTH LINE OF TEXAS STATE HIGHWAY NO. 25.

THENCE WITH THE WEST LINE OF SAID "RIO LLANO, UNIT TWO", THE FOLLOWING COURSES AND DISTANCES: S 00° 23' W 1254.1 FEET; S 00° 27' 50" W 5165.15 FEET; S 00° 26' 37" W 2359.43 FEET TO A STEEL STAKE ON THE LEFT BANK OF THE LLANO RIVER AT THE SOUTHEAST CORNER OF SAID WEIRHAUSEN SURVEY FOR THE SOUTHEAST CORNER HEREOF.

THENCE UP THE LEFT BANK OF SAID RIVER THE FOLLOWING COURSES AND DISTANCES: S 80° 00' W 254.6 FEET; N 70° 23' W 105.8 FEET; S 68° 10' W 667 FEET; N 29° 43' W 54.3 FEET; N 8° 36' W 303.35 FEET; N 69° 13' W 216.1 FEET; N 51° 35' W 213.9 FEET; N 80° 30' W 331.3 FEET; AND N 70° 45' W 70.7 FEET TO A STEEL STAKE FOR THE SOUTHWEST CORNER HEREOF.

THENCE N 00° 27' E 759.8 FEET TO A STEEL STAKE IN THE SOUTH LINE OF A 60 FEET IN WIDTH ACCESS ROAD.

THENCE WITH THE SOUTH LINE OF SAID ROAD N 80° 00' W 73.9 FEET; AND WESTERLY WITH THE ARC OF A CURVE TO THE LEFT 138.1 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1° 31' AND A RADIUS OF 310.85 FEET.

THENCE N 12° 33' W CROSSING SAID ROAD 60 FEET AND N 02° 16' 30" E 493 FEET; TO A STEEL STAKE IN THE SOUTH LINE OF A 60 FEET IN WIDTH ACCESS ROAD.

THENCE NORTHWESTERLY WITH THE ARC OF A CURVE TO THE RIGHT 178.8 FEET SAID CURVE HAVING A RADIUS OF 1916.02 FEET AND NORTHWESTERLY WITH THE ARC OF A CURVE TO THE LEFT 277.7 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 23° 32' AND A RADIUS OF 623.1 FEET.

THENCE N 29° 27' E CROSSING SAID ROAD 60 FEET AND N 27° 43' E 803 FEET TO A POINT IN THE CENTERLINE OF JOHNSON CREEK.

THENCE UP SAID CREEK N 51° 24' W 669.3 FEET; N 17° 37' W 348.14 FEET; N 35° 59' W 630.55 FEET; N 15° 42' W 555 FEET.

THENCE WITH THE WEST LINE HEREOF THE FOLLOWING COURSES AND DISTANCES: N 50° 55' E 232.2 FEET; S 53° 47' E 286.4 FEET; N 56° 59' E 99.1 FEET; N 10° 00' W 237.4 FEET; N 00° 58' E 251.30 FEET; N 25° 30' W 308.2 FEET; N 18° 35' 30" W 541.2 FEET; N 57° 25' E 414.2 FEET; N 25° 15' E 129.3 FEET; N 51° 06' E 170.1 FEET; N 17° 40' W 183.6 FEET; N 89° 24' 30" W 105.65 FEET; N 62° 44' 30" W 121.3 FEET; N 00° 03' 30" W 60.2 FEET; N 40° 49' W 313.35 FEET; N 32° 44' W 193.15 FEET; N 23° 34' W 68.2 FEET; N 17° 26' W 117.55 FEET; N 13° 44' E 111.6 FEET; N 12° 44' W 141.5 FEET; N 59° 03' E 250.15 FEET; N 40° 07' E 215.65 FEET; N 17° 48' E 174.1 FEET; N 21° 01' W 61 FEET.

N 23° 34' E 193.5 FEET; N 58° 19' E 79.75 FEET; N 03° 42' E 156.2 FEET TO A STEEL STAKE IN THE HIGHWAY FOR THE NORTHEAST CORNER HEREOF.

THENCE N 89° 40' E WITH THE SOUTH LINE OF SAID HIGHWAY 2683.8 FEET TO THE PLACE OF BEGINNING.

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN CATERING SERVICE, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE LANDS SHOWN HEREON AS "RIO LLANO, UNIT THREE", AND DESCRIBED IN THE PRECEDING FIELD NOTES, ACTING HEREIN THROUGH ITS PRESIDENT AND ATTORNEY BY ITS SECRETARY, DOES HEREBY IN ALL THINGS ACCEPT AND ADOPT THE MAP AND PLAT SHOWN HEREON AS THE OFFICIAL MAP AND PLAT OF "RIO LLANO, UNIT THREE", AND DOES HEREBY AND HEREBY DEDICATE THE ROADS, STREETS AND PASADARCA TOWNSHIP TO THE COUNTY OF LLANO AND THE USE OF THE PUBLIC FOREVER.

WITNESS OUR HANDS AND SEAL OF SAID CORPORATION THIS 14th DAY OF June, 1978.

WILL THURMAN, JR., PRESIDENT

KAY THURMAN, SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

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 14th DAY OF June, 1978.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF LLANO

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 UNDER MY DIRECTION AND SUPERVISION IN JUNE, 1978, AND THAT ALL CORNERS ARE AS SHOWN HEREON AND ARE MARKED WITH 1/2 INCH STEEL STAKES.



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

STATE OF TEXAS

COUNTY OF LLANO

I, MOORE JOHNSON, COUNTY JUDGE OF SAID COUNTY, DO HEREBY CERTIFY THAT THE PLAT AND FIELD NOTES HEREON HAVE BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF SAID COUNTY AND FOUND TO COMPLY WITH THE LAWS AND STATUTES OF THE STATE OF TEXAS, WHERE APPROVED FOR FILING IN THE PLAT RECORDS OF SAID COUNTY, SAID ORDER BEING DULY RECORDED IN BOOK 3, P. 37, MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF SAID COURT THIS 14th DAY OF June, 1978.

MOORE JOHNSON, COUNTY JUDGE
LLANO COUNTY, TEXAS

FILED FOR RECORD ON the 14th DAY OF June, 1978 AT 10 O'CLOCK A.M. AND RECORDED IN BOOK 3, P. 37, PLAT RECORDS OF SAID COUNTY OF THE 14th DAY OF June, 1978.

SEE NEIGHBORLY COUNTY CLERK
LLANO COUNTY, TEXAS

NOTE:

- (1) A "BANDWIDTH 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/OR TELEPHONE POLE CLY ANCHORS IS RESERVED WHERE NECESSARY.
- (2) TEXAS STATE HEALTH DEPARTMENT AND TEXAS WATER QUALITY BOARD REGULATION PERTAINING TO SEWAGE, GARBAGE AND WASTE, PERSONAL SHALL BE STRICTLY OBSERVED BY ALL PROPERTY OWNERS IN THIS SUBDIVISION.
- (3) "POTENTIALITY TO THE PLATTED AREA DENOTES AS "WATER RESERVE" ALL PROPERTY OWNERS HAVING PORTIONS THEREOF SHALL HAVE RIGHT OF ACCESS AND USE OF UNIMPAVED AREAS THEREIN, AND SHALL PROVIDE ACCESS FOR NECESSARY MAINTENANCE OF DAMS, CHANNELS AND APURANCES THEREIN.
- (4) ANY CONSTRUCTION IN THE CHANNEL OF JOHNSON CREEK MUST BE APPROVED BY THE DEVILOPERS HEREOF.
- (5) CURVE RADII HEREON REFER TO STREET CENTERLINES UNLESS OTHERWISE NOTED.

Scale: 1" = 300'

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GRUEN SURV. WEIRHAUSEN SURV.

LLANO RIVER

SEC. WEIRHAUSEN SURV.

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