

- LEGEND**
- IR - STEEL ROD FOUND
 - RS - 1/2" REBAR SET
 - W - POLYLOCK WITH 1/2" REBAR SET
 - CP - CORNER POST
 - DDMMWSS' DIST. - FIELD
 - DDMMWSS' DIST. - RECORD
 - x - BARBED WIRE FENCE
 - CO - POWER/UTILITY POLE
 - WATER WELL/WATER METER (AS NOTED)
 - ST - SEPTIC TANK
 - CL - CHAIN LINK FENCE
 - W - WOOD PRIVACY FENCE

Curve #	Radius	Length	Delta	CHRD. BEARING	CHRD. LENGTH
C1	2250.000	232.618	005.92	S79°15'46"E	232.51'
C2	2250.000	151.387	003.86	S84°09'08"E	151.36'

WILLIAM O'DOCHARITY 2 LEAGUE GRANT
 ABSTRACT NO. 33
 CITY OF THREE RIVERS
WINDMILL ESTATES
 MINOR PLAT

PLAT OF 10.76 ACRES OF LAND OUT OF THE WILLIAM O'DOCHARITY 2 LEAGUE GRANT, ABSTRACT NO. 33, LIVE OAK COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A RICK SOWELL AND WINDMILL REAL ESTATES, LP IN THE DEED OF RECORD IN VOLUME 454, PAGE 819 OF THE OFFICIAL PUBLIC RECORDS OF LIVE OAK COUNTY, TEXAS COUNTY, TEXAS..

**RICK SOWELL AND
 WINDMILL REAL ESTATES, LP**
 VOL. 454, PG. 819

(R=2250.00')
 (L=383.93')
 (D=9'46'36")
 (Chrd.Brng=S81°11'15"E)
 (Chrd.=383.46')

(R=2250.00')
 (L=384.01')
 (D=9'46'43")
 (Chrd.Brng=S81°11'25"E)
 (Chrd.=383.54')

60' COUNTY ROAD
 (VOL. 461, PG. 178)

RIO VISTA DRIVE

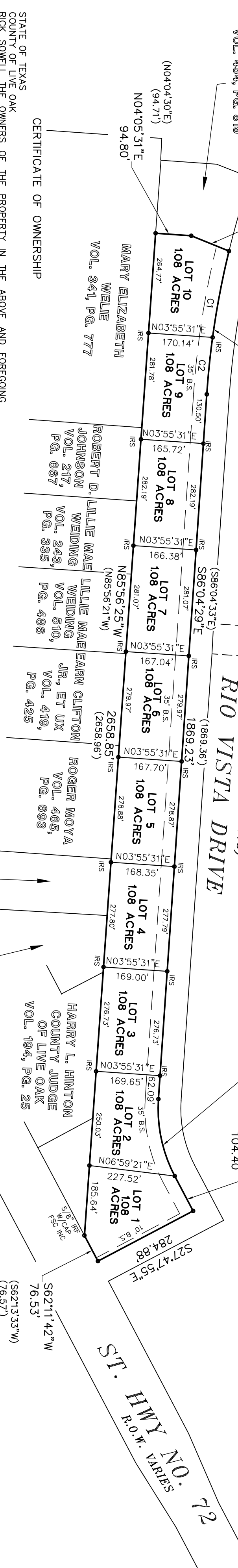
THREE RIVERS WATER
 LINE EASEMENT
 AND ACCESS EASEMENT

(R=380.00')
 (L=210.46')
 (D=31'43'58")
 (Chrd.Brng=N78°03'28"E)
 (Chrd.=207.78')

(R=380.00')
 (L=210.73')
 (D=31'46'24")
 (Chrd.Brng=N78°02'16"E)
 (Chrd.=208.04')

(N62°11'30"E)
 (104.64')

(N62°10'36"E)
 (104.40')



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
 COUNTY OF LIVE OAK
 RICK SOWELL THE OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP DO HEREBY PLAT SAID PROPERTY ACCORDING TO THE LINES AND EASEMENTS TO CITY OF THREE RIVERS, LIVE OAK COUNTY, TEXAS, AND RICK SOWELL AND WINDMILL REAL ESTATES LP HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE EASEMENTS SHOWN THEREON FOREVER, AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES ASSOCIATED BY THE ESTABLISHING OF GRADES AS PREPARED FOR STREETS OR OCCASIONS BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OURSELVES AND OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND AS DEDICATED, WE HAVE COMPLIED WITH ALL REGULATIONS HERE TO BEFORE ADOPTED BY THE CITY OF THREE RIVERS.

RICK SOWELL
 P.O. BOX 1893
 THREE RIVERS, TEXAS 78071

STATE OF TEXAS
 COUNTY OF LIVE OAK
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK SOWELL, THE FOREGOING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

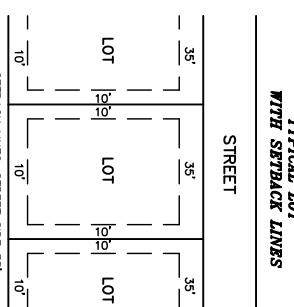
NOTARY PUBLIC
 STATE OF TEXAS

WINDMILL REAL ESTATES, LP
 P.O. BOX 439
 THREE RIVERS, TEXAS 78071

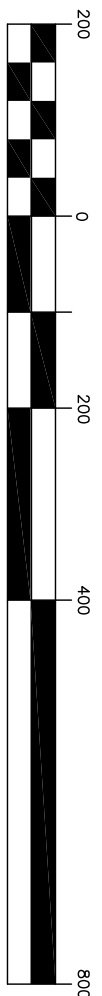
STATE OF TEXAS
 COUNTY OF LIVE OAK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WIND MOLL RESTATES, LP FOREGOING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED IN THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC
 STATE OF TEXAS



NOTE:
 5/8" IR WITH CAP STAMPED
 FSC INC. TX FIRM 10000100
 AT ALL CORNERS UNLESS
 OTHERWISE NOTED.



GRAPHIC SCALE

(IN FEET)
 1 inch = 200 ft.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 20TH DAY OF DECEMBER, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOK, R.P.L.S. #5186
 P.O. BOX 475, FLORESVILLE, TEXAS 78114
 (830) 393-4770

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY
 OF _____ 2024.

NOTARY PUBLIC

I, _____ COUNTY CLERK OF LIVE OAK COUNTY,
 TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY
 OFFICE ON THE _____ DAY OF _____ A.D. AT _____
 O'CLOCK _____ M AND DULY RECORDED IN DOCUMENT NUMBER _____
 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS
 _____ DAY OF _____ A.D.

COUNTY CLERK, LIVE OAK COUNTY, TEXAS