



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE GEORGE GENTRY SURVEY, ABSTRACT NO. 314 IN THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 52.093 ACRE TRACT DESCRIBED IN A DEED TO MORGAN ACRES LLC, AS RECORDED IN INSTRUMENT NO. 2022-8372 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING ALL OF LOT 2, BLOCK 1 OF CENTRAL AVENUE ADDITION, AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 543 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 52.093 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO PABLO HUERTA, AS RECORDED IN INSTRUMENT NO. 2017-11003, O.P.R.J.C.T. AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1107 (TOWER ROAD);

THENCE SOUTH 31°15'28" EAST, WITH THE EAST LINE OF SAID 52.093 ACRE TRACT AND THE WEST LINE OF SAID 1 ACRE TRACT (HUERTA), TO AND WITH THE WEST LINE OF A CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED TO CHRISTOPHER L. ELDER AND TIFFANY M. ELDER, AS RECORDED IN VOLUME 4320, PAGE 764 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TO AND WITH THE WEST LINE OF A CALLED 8.98 ACRE TRACT DESCRIBED IN A DEED TO GERARDO ARMAS AND TOMASA ARMAS, AS RECORDED IN INSTRUMENT NO. 2018-18329, O.P.R.J.C.T., A DISTANCE OF 1164.56 FEET TO A 3/8" IRON ROD FOUND FOR AN ANGLE POINT IN SAID EAST LINE OF 52.093 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 8.98 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 13.521 ACRE TRACT DESCRIBED IN A DEED TO RIO GRANGE CEMETERY ASSOCIATION, AS RECORDED IN VOLUME 1849, PAGE 995, D.R.J.C.T.;

THENCE SOUTH 31°24'54" EAST, WITH SAID EAST LINE OF 52.039 ACRE TRACT AND THE WEST LINE OF SAID 13.521 ACRE TRACT, A DISTANCE OF 646.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID 52.039 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 1.84 ACRE TRACT DESCRIBED IN A DEED TO RIO GRANGE CEMETERY ASSOCIATION, AS RECORDED IN VOLUME 1304, PAGE 946, D.R.J.C.T. FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 32°43'43" EAST, 17.33 FEET;

THENCE SOUTH 58°52'03" WEST, WITH THE EASTERNMOST SOUTH LINE OF SAID 52.039 ACRE TRACT AND THE NORTH LINE OF SAID 1.84 ACRE TRACT, A DISTANCE OF 404.10 FEET TO A FENCE CORNER POST FOUND FOR AN ELL CORNER OF SAID 52.039 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.84 ACRE TRACT;

THENCE SOUTH 32°49'49" EAST, WITH THE SOUTHERNMOST EAST LINE OF SAID 52.039 ACRE TRACT AND THE WEST LINE OF SAID 1.84 ACRE TRACT, PASSING AT A DISTANCE OF 199.32 FEET A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 52.039 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.84 ACRE TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RIO VISTA CEMETERY ASSOCIATION, AS RECORDED IN VOLUME 316, PAGE 408, D.R.J.C.T. AND THE NORTHEAST CORNER OF SAID LOT 2 AND CONTINUING FOR A TOTAL DISTANCE OF 397.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5614" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID RIO VISTA CEMETERY ASSOCIATION TRACT (VOLUME 316, PAGE 408, D.R.J.C.T.) SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF FM 916;

THENCE SOUTH 59°39'20" WEST, WITH THE SOUTH LINE OF SAID LOT 2 AND SAID NORTH RIGHT-OF-WAY LINE OF FM 916, A DISTANCE OF 304.93 FEET TO A 1/4" IRON ROD WITH CAP STAMPED "RPLS 5614" FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 1;

THENCE NORTH 31°02'26" WEST, WITH THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5614" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 1 AND BEING ON THE SOUTHERNMOST SOUTH LINE OF SAID 52.039 ACRE TRACT;

THENCE SOUTH 59°01'52" WEST, WITH THE SOUTHERNMOST SOUTH LINE OF SAID 52.039 ACRE TRACT AND THE NORTH LINE OF A CALLED 0.5 ACRE TRACT DESCRIBED IN A DEED TO KARLA CARMICHAEL, AS RECORDED IN INSTRUMENT NO. 2011-11224, O.P.R.J.C.T. TO AND WITH THE NORTH LINE OF A CALLED 0.5 ACRE TRACT DESCRIBED IN A DEED TO VICTOR M. ORTIZ AND MARIA ELENA ORTIZ, AS RECORDED IN INSTRUMENT NO. 2018-22688, O.P.R.J.C.T., TO AND WITH THE NORTH LINE OF A CALLED 1.0 ACRE TRACT DESCRIBED AS EXHIBIT B IN A DEED TO SHERRY LYNN RUSSELL COCHRAN, AS RECORDED IN INSTRUMENT NO. 2010-23514, O.P.R.J.C.T., A DISTANCE OF 842.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 52.039 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT AND ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO KALEB AND JENNIFER HANNA, AS RECORDED IN INSTRUMENT NO. 2021-4649, O.P.R.J.C.T. AND BEING FURTHER DESCRIBED IN A DEED RECORDED IN VOLUME 516, PAGE 114, D.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 59°01'52" EAST, A DISTANCE OF 2.62 FEET;

THENCE NORTH 31°55'41" WEST, WITH THE WEST LINE OF SAID 52.039 ACRE TRACT AND SAID EAST LINE OF HANNA TRACT, TO AND WITH THE EAST LINE OF A CALLED 0.3814 ACRE TRACT DESCRIBED IN A DEED TO CARRIE M. JEDRETTIER, AS RECORDED IN INSTRUMENT NO. 2019-28274, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.577 ACRE TRACT DESCRIBED AS TRACT ONE IN A DEED TO DANIEL GASKILL AND DEBRA GASKILL, AS RECORDED IN INSTRUMENT NO. 2019-27295, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.166 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DEED RECORDED IN INSTRUMENT NO. 2019-27295, O.P.R.J.C.T., PASSING AT A DISTANCE OF 258.99 FEET A 1/2" IRON ROD WITH CAP STAMPED "RPLS 5514" FOUND FOR THE NORTHEAST CORNER OF SAID 0.166 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF KYNDAUS ADDITION, AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 310, P.R.J.C.T., TO AND WITH THE EAST LINE OF SAID LOT 1, PASSING AT A DISTANCE OF 354.71 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 1, TO AND WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO TOBY CASHION AND JESSICA B. REVELES, AS RECORDED IN INSTRUMENT NO. 2012-14298, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVE E. LUCAS AND MICHELLE LUCAS, AS RECORDED IN VOLUME 3040, PAGE 305, D.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.482 ACRE TRACT DESCRIBED IN A DEED TO DAVE E. LUCAS, AS RECORDED IN INSTRUMENT NO. 2020-16644, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.424 ACRE TRACT DESCRIBED IN A DEED TO DELAYNA HARWELL, AS RECORDED IN VOLUME 2806, PAGE 533, D.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.846 ACRE TRACT DESCRIBED IN A DEED TO LESLIE WALTON, AS RECORDED IN INSTRUMENT NO. 2013-21710, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.422 ACRE TRACT DESCRIBED IN A DEED TO CAROLYN FUTTRELL, AS RECORDED IN INSTRUMENT NO. 2014-10526, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.423 ACRE TRACT DESCRIBED IN A DEED TO LISA L. RUNNELS AND LARRY RUNNELS, AS RECORDED IN INSTRUMENT NO.2014-12204, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.42 ACRE TRACT, DESCRIBED IN A DEED TO SCOTT EDWARD KENNEDY, AS RECORDED IN INSTRUMENT NO. 2017-26899, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.42 ACRE TRACT DESCRIBED IN A DEED TO CHERIE LAICHE, AS RECORDED IN INSTRUMENT NO. 2020-11433, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF A CALLED 0.42 ACRE TRACT DESCRIBED IN A DEED TO JACOB B. BAILEY, AS RECORDED IN INSTRUMENT NO. 2018-19639, O.P.R.J.C.T., TO AND WITH THE EAST LINE OF BLOCK 1 OF DOGGETT'S ADDITION, AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 431, P.R.J.C.T. FOR A TOTAL DISTANCE OF 2020.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID 52.039 ACRE TRACT AND BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1107;

THENCE NORTH 59°25'05" EAST, WITH THE NORTH LINE OF SAID 52.039 ACRE TRACT SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1107, PASSING AT A DISTANCE OF 1.17 FEET A 3/8" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 431.06 FEET TO A 3/8" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 52.039 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1 ACRE TRACT DESCRIBED IN A DEED TO RICHARD S. MILLER AND TINA MILLER, AS RECORDED IN INSTRUMENT NO. 2018-12318, O.P.R.J.C.T.;

THENCE SOUTH 30°41'04" EAST, WITH AN EAST LINE OF SAID 52.039 ACRE TRACT AND THE WEST LINE OF SAID 1 ACRE TRACT, TO AND WITH THE WEST LINE OF A CALLED 2.99 ACRE TRACT DESCRIBED IN A DEED TO PAULA G. DOGGETT, AS RECORDED IN INSTRUMENT NO. 2016-28311, O.P.R.J.C.T., A DISTANCE OF 416.91 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID 52.039 ACRE TRACT AND THE SOUTHWEST CORNER SAID 2.99 ACRE TRACT;

THENCE NORTH 30°27'34" EAST, WITH A NORTH LINE OF SAID 52.039 ACRE TRACT AND THE SOUTH LINE OF SAID 2.99 ACRE TRACT, A DISTANCE OF 417.41 FEET TO A 1/2" IRON ROD FOUND FOR AN ELL CORNER OF SAID 52.039 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 2.99 ACRE TRACT;

THENCE NORTH 30°36'56" WEST, WITH A WEST LINE OF SAID 52.039 ACRE TRACT AND THE EAST LINE OF SAID 2.99 ACRE TRACT, A DISTANCE OF 417.20 FEET TO A 3/8" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID 52.039 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 2.99 ACRE TRACT AND BEING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1107;

THENCE NORTH 59°24'36" EAST, WITH A NORTH LINE OF SAID 52.039 ACRE TRACT AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1107 TO THE PLACE OF BEGINNING AND CONTAINING 53.450 ACRES OF LAND.

NOW THEREFOR KNOWN TO ALL MEN BY THESE PRESENTS

THAT, MORGAN ACRES, LLC., IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-20 & 21X, BLOCK 1, LOTS 1-18, BLOCK 2, LOTS 1-9, BLOCK 3, LOTS 1-19, BLOCK 4, TORRE ESTADOS, AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS-OF-WAY AND ANY OTHER PUBLIC AREAS SHOWN HEREON.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME BY \_\_\_\_\_

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 09, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FORREST C. NANCE, R.P.L.S. NO. 6809

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS SHOWN HERON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGE AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0425J AND 48251C0450J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. LOT CORNERS ARE 1/2" IRON RODS WITH CAP STAMPED "TOPOGRAPHIC" SET.

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	0.708	30,837
2	1	0.669	29,131
3	1	0.669	29,147
4	1	0.670	29,165
5	1	0.670	29,178
6	1	0.670	29,185
7	1	0.670	29,185
8	1	0.670	29,185
9	1	0.670	29,185
10	1	0.670	29,185
11	1	0.670	29,185
12	1	0.670	29,185
13	1	0.670	29,185
14	1	1.108	48,262
15	1	1.162	50,603
16	1	0.802	34,925
17	1	0.820	35,726
18	1	0.339	14,753
19	1	0.342	14,899
20	1	0.341	14,843
21X	1	0.368	16,035

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	0.382	16,637
2	2	0.351	15,307
3	2	0.347	15,118
4	2	0.345	15,016
5	2	0.801	34,874
6	2	0.971	42,277
7	2	0.899	39,173
8	2	0.670	29,183
9	2	0.670	29,183
10	2	0.670	29,183
11	2	0.670	29,183
12	2	0.670	29,183
13	2	0.670	29,183
14X	2	1.340	58,370
15	2	0.670	29,183
16	2	0.670	29,183
17	2	0.708	30,854

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	3	0.837	36,481
2	3	0.837	36,462
3	3	0.744	32,415
4	3	0.711	30,967
5	3	0.708	30,827
6	3	0.708	30,830
7	3	0.730	31,795
8	3	0.863	37,581
9	3	0.748	32,590

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	0.785	32,899
2	4	0.764	33,266
3	4	0.762	33,179
4	4	0.789	33,096
5	4	0.786	32,952
6	4	0.730	31,814
7	4	0.697	30,389
8	4	0.682	29,708
9	4	0.698	30,421
10	4	0.698	30,421
11	4	0.700	30,496
12	4	0.703	30,639
13	4	0.697	30,383
14	4	0.700	30,496
15	4	0.699	30,427
16	4	0.701	30,536
17	4	0.687	29,926
18	4	0.722	31,472
19	4	0.733	31,941

APPROVED BY CITY OF RIO VISTA

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR

ATTEST:

CITY SECRETARY

PLAT RECORDED IN:

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

LEGEND		ABBREVIATIONS	OWNER	FINAL PLAT	
<div><div>_____</div><div>-----</div><div>-----</div></div>	SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT	● IRON ROD FOUND (RR) (AS NOTED) ⊙ FENCE CORNER POST FOUND ⦿ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"	MORGAN ACRES, LLC. P.O. BOX 1476 CLEBURNE, TEXAS 76033 682-459-2227	<b>LOTS 1-20,21X, BLOCK 1, LOTS 1-13, 14X, 15-17, BLOCK 2, LOTS 1-9, BLOCK 3, LOTS 1-19, BLOCK 4 TORRE ESTADOS ADDITION AN ADDITION TO THE CITY OF RIO VISTA, JOHNSON COUNTY, TEXAS</b>	
			SURVEYOR/ENGINEER		
			<div><div><div><div></div></div><div>TOPOGRAPHIC</div></div><div>LOYALTY INNOVATION LEGACY</div><div>481 WINDCOTT DR., SU. 200 • FORT WORTH, TEXAS 76109 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554 TEXAS FIRM REGISTRATION NO.: 0002554 WWW.TOPOGRAPHIC.COM</div></div>	FILE: FP_ TOWER ROAD _20240618	REVISION
				DRAFT: BWM	CHECK: FCN
				SHEET: 1 OF 2	DATE: 12/04/2023
					0