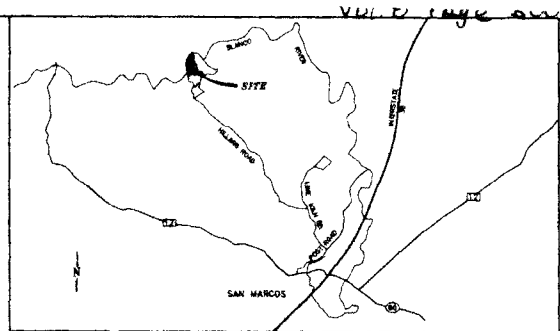


**Replat of
Lots 9-11 & 18-27
RIVERBEND RANCH
Section One
Hays County, Texas**



STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That we, Robert W. Mayo, Trustee, being the owner of Lots 9, 11 & 18-27 and Eric Suddeth, being the owner of Lot 10, all of RiverBend Ranch Section One as recorded by subdivision plat in Volume 8, Pages 210-212 of the plat records of Hays County, Texas do hereby replat said Lots and that portion of adjoining roadway known as RiverBend Boulevard as shown on the plat attached hereto and to be known as:

**REPLAT OF
LOTS 9-11 & 18-27
RIVERBEND RANCH
SECTION ONE**

in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

WITNESS OUR HANDS, this the 9th day of March, A.D., 1999.

Robert W. Mayo
Robert W. Mayo
P.O. Box 33280, Suite 254
Austin, Tx. 78764

Eric Suddeth
Eric Suddeth
4711 Spicewood Springs Rd. #236
Austin, Tx. 78759

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert W. Mayo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of March, A.D., 1999.

Claire C. Binder
NOTARY PUBLIC in and for Travis County, Texas.
My commission expires 11/2/2000

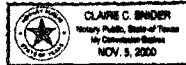


STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Eric Suddeth known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 9th day of March, A.D., 1999.

Claire C. Binder
NOTARY PUBLIC in and for Travis County, Texas.
My commission expires 11/2/2000



**SEWAGE DISPOSAL / INDIVIDUAL WATER SUPPLY
CERTIFICATION**

"No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Allen G. Walther
Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

NOTES:

- E.T.J. NOTE**
No portion of this subdivision lies within the Municipal limits or extra territorial jurisdiction of any community.
- EDWARDS AQUIFER NOTE**
No portion of this subdivision lies within the boundaries of the Recharge Zone of the Edwards Aquifer.
- PLAT INFORMATION**
Lot Acreage: 51.256 Acres
Dedicated R.O.W. Acreage: 1.928 Acres
Total Area: 53.184 Acres
Number of Lots: 13

UTILITY INFORMATION
Water: Private On-Site Wells
Sewer: Individual sewage disposal systems.
Electricity: Pedernales Electric Cooperative.

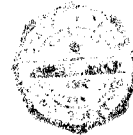
FLOOD HAZARD ZONE NOTE
"According to Hays County Flood Insurance Rate Map Community-Panel 48209C0115 E, February 18, 1998, portions of this subdivision lie within a regulated flood hazard area. All development within this subdivision must comply with those FIRMs which are in effect on the date of the start of construction."

6. Robert W. Mayo, Trustee, by filing this Plat of Record, and all future owners of property within this Subdivision, by purchasing such property, acknowledge and agree that Hays County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless Robert W. Mayo, and/or the RiverBend Ranch Homeowners Association has improved the roadways to the then current standards required by Hays County and the roads have been accepted for maintenance by formal, written action of the County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Robert W. Mayo, and all future owners of property within this Subdivision shall look solely to the RiverBend Ranch Homeowners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

SURVEYOR CERTIFICATE:

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I James E. Garon, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications and further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.



James E. Garon
James E. Garon
Registered Professional Surveyor No. 4303
Date 3-16-1999

"In approving this plat by the Commissioners Court of Hays County, Texas it is understood that all roads shown hereon are private roads and shall remain the property of the Subdivider and/or subsequent owners of the property. The construction, repair and maintenance of these roads and any associated drainage improvements will be the responsibility of the Subdivider and/or subsequent owners of the subdivision and will not be the responsibility of Hays County."

STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that on the 2nd day of MARCH, A.D., 1997, the Commissioner's Court of Hays County, Texas passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court in Book 8 Page 291

WITNESS MY HAND AND SEAL OF OFFICE this the 2nd day of MARCH, A.D., 1999.

Jim Powers
JIM POWERS
COUNTY JUDGE
HAYS COUNTY, TEXAS

Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 12th day of MARCH, A.D., 1999, at 3:12 o'clock P.m., in the Plat Records of Hays County, Texas, in Book 8 Page 299-300

WITNESS MY HAND AND SEAL OF OFFICE this the 12th day of MARCH, A.D., 1999.

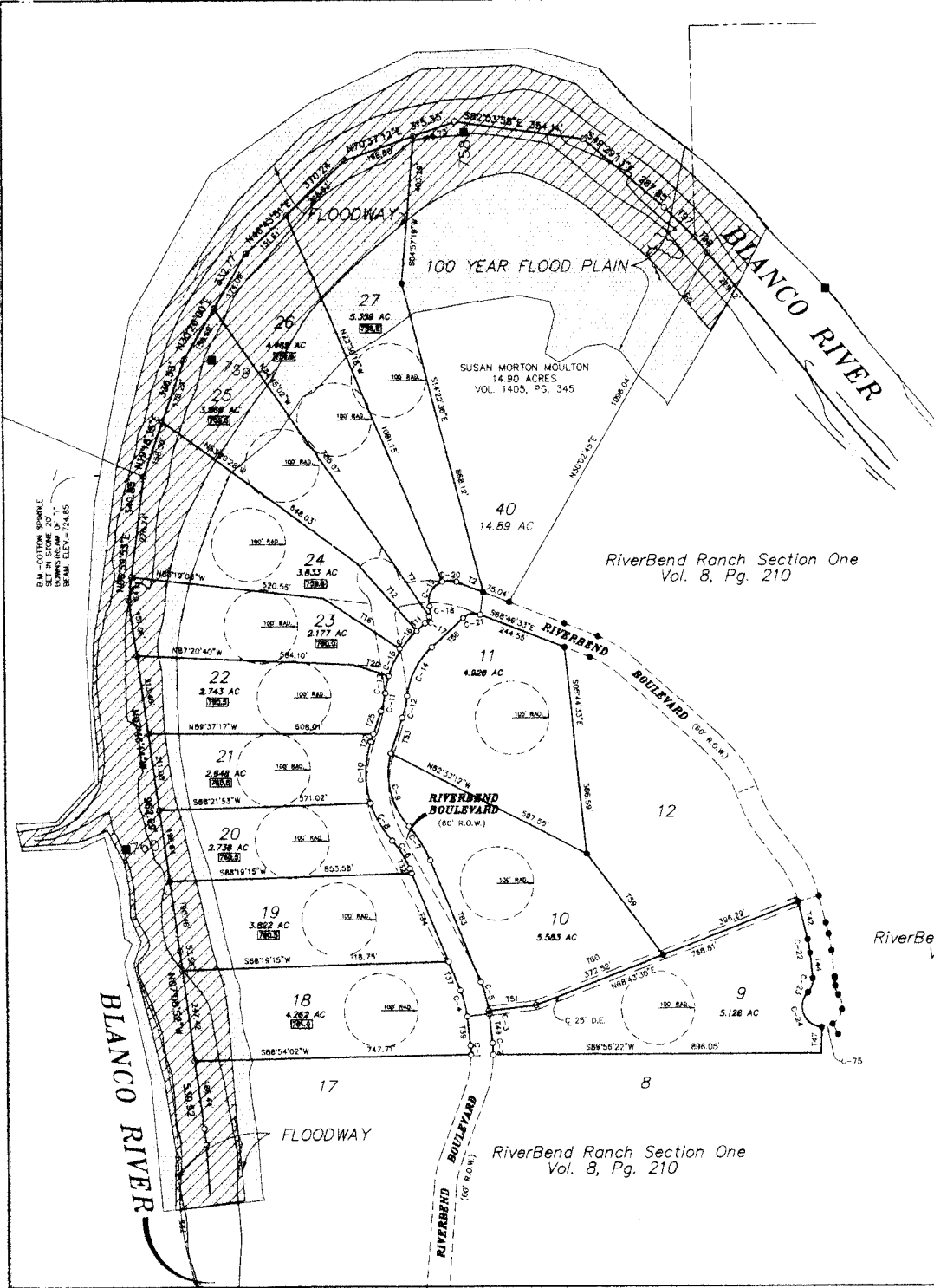
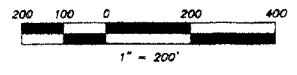
Lee Carlisle
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

2312 Western Trails Blvd. 1008 Chestnut Street
Bldg. D, Suite 404 Boerup, Texas 78602
Austin, Texas 78745 (512) 303-4185
(512) 707-6087
Fax (512) 707-1848

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F.B. No. :



RiverBend Ranch Section One
Vol. 8, Pg. 210

RiverBend Ranch Section One
Vol. 8, Pg. 210

TANGENT	BEARING	LENGTH
12	N88°48'18\"	77.81'
17	N33°45'19\"	233.83'
171	S27°17'44\"	30.78'
112	N41°08'03\"	246.78'
116	N28°19'50\"	250.42'
120	N28°21'17\"	150.00'
125	S18°03'41\"	68.09'
127	S18°03'41\"	22.10'
132	S22°02'28\"	13.96'
134	S23°07'28\"	259.02'
137	S22°17'29\"	83.97'
139	S08°34'04\"	80.52'
142	S18°04'07\"	105.32'
144	S08°02'10\"	89.28'
147	S03°58'01\"	71.72'
149	N05°34'52\"	89.29'
151	N83°28'35\"	128.69'
153	N18°03'41\"	88.19'
156	N47°17'45\"	115.85'
158	S38°48'47\"	343.89'
180	S88°43'30\"	372.52'
183	N22°07'28\"	356.95'

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	186.89	08°10'38\"	12.14'	24.25'	24.25'	S02°28'44\"
C-2	330.00	03°28'05\"	15.78'	31.46'	31.47'	S02°38'23\"
C-3	3629.87	00°07'28\"	3.92'	7.85'	7.85'	S04°28'55\"
C-4	270.00	18°28'34\"	38.83'	72.83'	72.71'	S14°23'11\"
C-5	334.58	13°28'42\"	45.87'	81.33'	81.13'	S15°07'47\"
C-6	270.00	18°28'34\"	45.87'	89.54'	88.31'	S13°37'47\"
C-7	330.00	18°39'04\"	55.23'	109.44'	108.94'	S13°37'30\"
C-8	280.00	24°18'30\"	66.30'	118.79'	117.80'	N48°26'09\"
C-9	420.00	5°28'15\"	115.59'	215.85'	204.85'	N15°24'25\"
C-10	280.00	34°53'45\"	87.96'	170.48'	167.83'	N03°37'20\"
C-11	270.00	18°28'34\"	45.87'	89.54'	88.31'	S12°48'51\"
C-12	330.00	10°28'40\"	30.31'	60.44'	60.36'	S12°48'51\"
C-13	280.00	09°48'37\"	24.36'	48.59'	48.53'	N12°53'50\"
C-14	220.00	38°43'43\"	79.48'	152.64'	149.01'	N27°29'53\"
C-15	280.00	16°10'22\"	38.77'	78.01'	78.75'	N25°35'40\"
C-16	280.00	16°10'22\"	38.77'	78.01'	78.75'	N40°23'31\"
C-17	280.00	16°10'22\"	38.77'	78.01'	78.75'	S03°48'17\"
C-18	45.00	82°44'47\"	10.84'	21.27'	21.07'	N40°23'31\"
C-19	45.00	82°44'47\"	10.84'	21.27'	21.07'	S03°48'17\"
C-20	45.00	82°44'47\"	10.84'	21.27'	21.07'	N27°29'53\"
C-21	45.00	82°44'47\"	10.84'	21.27'	21.07'	S03°48'17\"
C-22	270.00	08°01'51\"	18.84'	37.85'	38.88'	S08°35'04\"
C-23	44.00	51°58'18\"	21.91'	40.78'	39.40'	S19°55'30\"
C-24	55.00	134°57'08\"	132.63'	129.94'	101.81'	N41°08'25\"

- LEGEND**
- 1/2" NEAR POINT
 - 1/2" NEAR SET
 - 1/2" HIRE SET (UNLESS NOTED)
 - ONE HALL FOUND
 - ONE HALL SET
 - ONE SET (IF FIRE NOTED)
 - FENCE POST PLACED
 - WOOD FENCE
 - CHAIN LINK FENCE
 - P.U. PUBLIC UTILITY EASEMENT
 - EASEMENT
 - RAILROAD EASEMENT
 - POWER POLE
 - OVERHEAD ELECTRIC LINE
 - DOWN SLOPE
 - BOUND CALL
 - PROFILE HOLE
 - 760 100-YEAR FLOOD ELEVATION
 - 755.0 MINIMUM FINISHED FLOOR ELEVATION
 - 100' RADIUS WATER WELL EASEMENT

NOTE: EACH WATER WELL SHALL HAVE A SANITARY EASEMENT, 100 FEET RADIIALLY, CENTERED ON THE WELL AS DRILLED. WELLS SHALL BE PLACED ACCORDINGLY TO PREVENT ENCROACHMENT OF THE SANITARY ZONE ONTO THE ADJACENT LOT. ON LOTS 28-39 THE 100' SANITARY WELL ZONE SHALL NOT EXTEND BEYOND THE LIMITS OF THE SANITARY WELL ZONE EASEMENT SHOWN. ANY VARIATIONS TO PLACEMENT OF WATER WELLS AS SHOWN HEREON SHALL BE APPROVED BY THE HAYS COUNTY HEALTH AND ENVIRONMENTAL DEPARTMENT.

■ B.M. - IRON ROD SET
 ◆ IN ROCK ISLAND
 ELEV. = 720.74

EASEMENT NOTE:
 THERE IS HEREBY GRANTED AN EASEMENT 30 FEET IN WIDTH ALONG ALL ROADWAYS SHOWN HEREON FOR THE PURPOSES OF PUBLIC UTILITIES, DRAINAGE, EMBANKMENT AND/OR EXCAVATION FOR STREET PURPOSES.

Replat of Lots 9-11 & 18-27 RIVERBEND RANCH Section One Hays County, Texas

JAMES E. GARON & ASSOC.
 PROFESSIONAL LAND SURVEYORS

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FILE: C:\GARON\MAYO\RIVERBND\PLATS\FINAL\SHEET2.DWG
 F.B. No. :

PHOTOGRAPHIC MYLAR