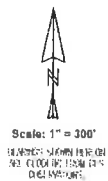


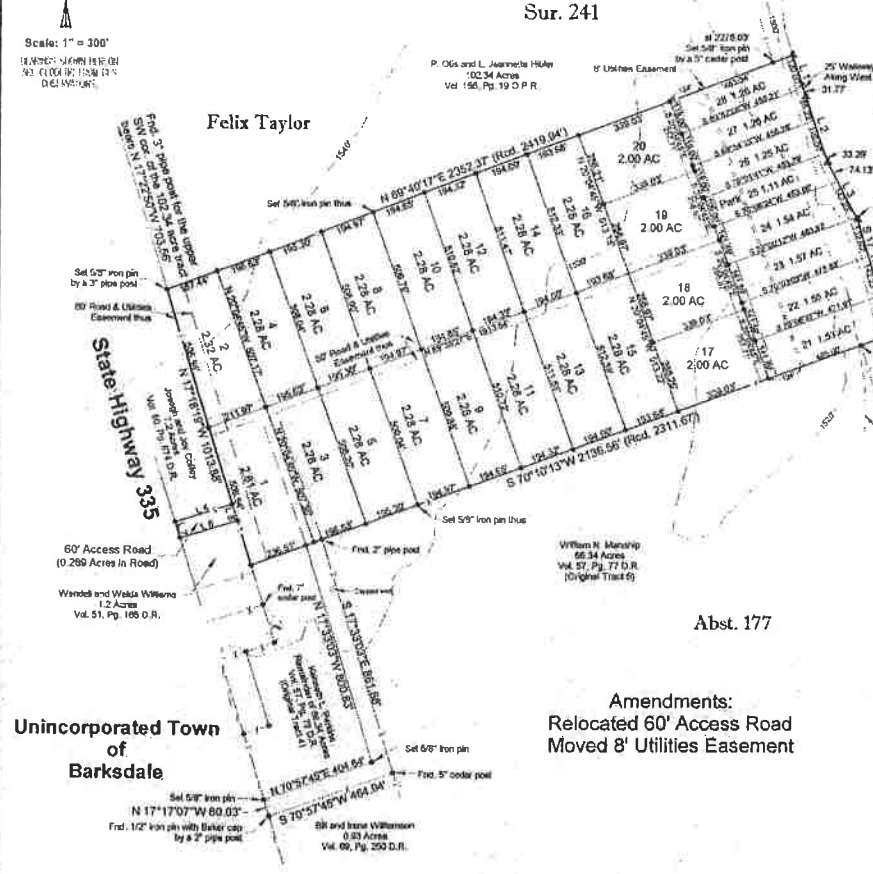
A Plat of River Oaks Subdivision being out of a 57.66 Acre tract, Volume 220, Page 145 Deed Records of Edwards County, Texas and out of Felix Taylor Survey 241, Abstract 177, Edwards County, Texas.

EDWARDS COUNTY, TEXAS

Amended Plat of River Oaks Subdivision



Scale: 1" = 300'
 BEARING MEASURED FROM THE
 NEAR CLOSURE POINT TO THE
 DISTANCE



Line	Bearing	Distance
1	S 19°03'7"E	151.77'
2	S 19°31'4"E	241.52'
3	S 21°13'1"E	225.95'
4	N 72°19'3"E	200.54'
5	N 71°01'1"E	60.00'
6	S 72°19'3"W	200.36'
7	N 17°27'5"W	60.00'

Unincorporated Town of Barksdale

Amendments:
 Relocated 60' Access Road
 Moved 8' Utilities Easement

NOTES & EASEMENTS:
 Roads shown hereon shall be sixty (60) feet in width, forty (40) feet either side of centerline as shown hereon.
 Twenty-two (22) foot wide easement along west river bank is reserved for use of all owners and guest.
 Additional eight (8) foot wide utility easement, located 124 feet east of the west lot line of Lots 21 thru 28, is hereby dedicated for utilities.
 Topographical information shown was scaled from U.S.G.S. Quadrangle map "Camp Wood".

LEGEND
 --- E --- OVERHEAD ELECTRIC LINE
 --- X --- FENCE
 O.P.R. OFFICIAL PUBLIC RECORDS EDWARDS COUNTY, TEXAS
 D.R. DEED RECORDS EDWARDS COUNTY, TEXAS

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS.
 Land within this subdivision is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land by the owner.

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS
 The roads, streets, alleys, driveways, crossings, culverts, easements, and, in any, common or reserved areas, open spaces, recreation areas and other such facilities, and improvements to the subdivision which have not been dedicated to public use are hereby, and Edwards County (the "County") is not obligated to construct or maintain such facilities and improvements, nor is the County responsible for constructing or maintaining any non-county roads and corresponding facilities which provide access to this subdivision.

FURTHERMORE, approval of this plat by the County does not imply, nor shall same be construed as, an acceptance of dedication to the public of any such facilities and improvements in the subdivision. The County shall not be obligated, financially or otherwise, to construct or maintain such facilities and improvements, and the County is hereby fully RELEASED and relieved from any such obligations or responsibilities with regard to this subdivision.

FAMILY OWNERS OF LAND WITHIN THIS SUBDIVISION SHALL BE OBLIGATED AND RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH ROADS, FACILITIES AND OTHER IMPROVEMENTS ACCORDING TO THE TERMS OF THEIR OWNERSHIP INTERESTS AND THE DOCUMENTS EVIDENCING SAME, AND THE OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS EDWARDS COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OR NON-SATISFACTION OF THE OWNERS' DUTIES IN CONNECTION THEREWITH.

***Ownership of Roads - Hunting From Roads Prohibited:**
 All private roads within this subdivision are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the lots within this subdivision. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards County. All hunting, whether on foot or by vehicle, is prohibited on or from subdivision roads. This prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM ROADS MAY BE A CRIMINAL OFFENSE.

All deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots within this subdivision are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over unfiled, contrary or conflicting terms in such instruments.

DEDICATION OF UTILITY EASEMENTS
 There is hereby dedicated, granted and established inside and parallel to the boundary of every lot within this subdivision a 10 foot wide strip of land for utility purposes, pole-line, lined or a combination thereof, which easements shall inure to the mutual and reciprocal benefit of the owners of said lots, shall run with the land, and which easements on each lot may be used for utility service purposes to benefit any or all other lots. These rights include the temporary right of ingress and egress upon and across all lots in this subdivision as may be necessary for construction, installation and maintenance, without limitation, of all types of utility services and without regard to the above-stated width.

***SEWAGE AND WASTE FACILITIES:**
 The sewage and waste facilities existing or which may be constructed or installed by owners of the lots within this subdivision must satisfy all applicable minimum federal, state and county laws, rules, regulations and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a septic tank or similar facility. For additional information, please refer to the ORDINANCE ADOPTING RULES OF EDWARDS COUNTY FOR ON-SITE SEWAGE FACILITIES.

***NOTICE: Water Will Be Provided To Tracts In Subdivision**
 The owner, developer or subdivider intends to provide a supply of running water in the lots or owners of the lots in this subdivision. A supply of running water will be provided by means of the day of _____ no later than the _____ A.D. The water will be suitable for human consumption. This provision does not affect the existing water rights pertaining to the individual tracts within the subdivision, nor does it modify or otherwise affect existing water supply facilities, a.g., wells, water tanks, water troughs, water pipelines, or the rights corresponding thereto.

***DISCHARGE OF FIREARMS PROHIBITED ON LOTS OF TEN ACRES OR SMALLER**
 Pursuant to V.T.C.A., Local Government Code 240.022 and Edwards County Subdivision of Lands Regulations, the discharge of firearms of all types is at all time absolutely prohibited on all lots or other parcels of land in the subdivided area of the county, whether directly existing or created in the future, of ten acres or smaller. This includes any such lot in this subdivision. Should the State increase the size of lots to which this prohibition applies, and if same is adopted by Edwards County, this prohibition shall apply to such larger lots notwithstanding the acreage specified herein. A person commits a criminal offense if the person, intentionally or knowingly engages in conduct that is a violation of this prohibition.

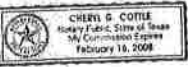
Date first submitted: 9, 8, 2005
 Date first considered by Commissioners' Court: 9, 8, 2005
 Date approved by Commissioners' Court: 9, 8, 2005
 Date approved DENIED by Commissioners' Court:

I, the County Judge of Edwards County, Texas, hereby indicate approval of this plat and supporting material by the Commissioners' Court of Edwards County, Texas.
 Reviewed and Approved this 8th day of September, 2005.
Nick Gallegos
 EDWARDS COUNTY JUDGE

I, the developer of the land identified on this final plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from an actual survey performed of the ground and that the land has or will be subdivided as indicated on the plat. No portion of the land within the subdivision is to be dedicated to public use. I further represent that no liens, other than valid purchase money liens, affecting the land to be subdivided are in effect or of record including, but not limited to, judgment, tax and mechanics' & materialmans' liens, or lis pendens or bankruptcy notices.

Tom Kirkpatrick
 Nueces River Properties I, Ltd.
 Tom Kirkpatrick
 24 Inverness Parkway, Houston, Texas 77055
 713-825-7238
 This instrument was acknowledged before me on the 8th day of September, 2005.

Charles D. Cottle
 Notary Public in and for the State of Texas



I hereby certify that this plat was prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct.
 This the 29th day of August, 2005.
Timothy G. Hay
 Timothy G. Hay, R.P.L.S. No. 3521
 Hay & Associates Surveying Co.
 271 CR 448, Harolds, Texas 75861
 (830) 426-8553
 Job: 3105-AMD



Sworn to and subscribed before me this the 29th day of August, 2005.
Victor R. Martinez
 Notary Public in and for the State of Texas

