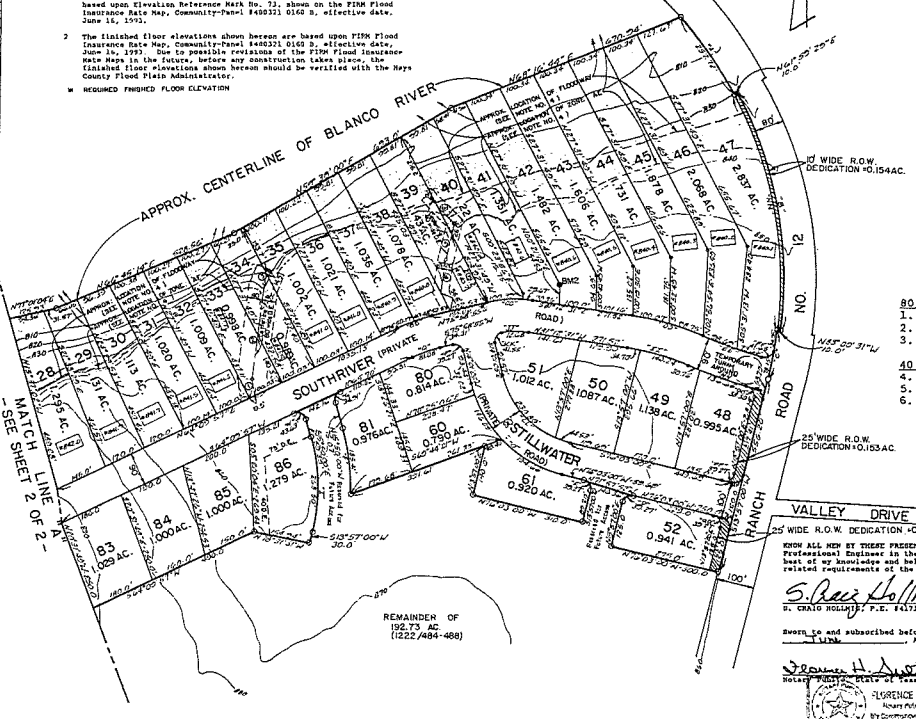
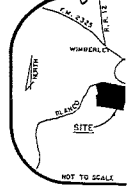


CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
A	131° 24' 37"	1855.92'	453.29'	136.44'	344.44'
B	34° 53' 37"	1125.27'	235.73'	66.66'	160.70'
C	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
D	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
E	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
F	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
G	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
H	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
I	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
J	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
K	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
L	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
M	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
N	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
O	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
P	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
Q	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
R	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
S	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
T	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
U	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
V	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
W	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
X	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
Y	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'
Z	102° 00' 00"	1855.92'	453.29'	136.44'	344.44'

Private Roads = 11.025 Acres
 In approving this plat by the Commissioners Court of Hays County, Texas, it is understood that the roads shown herein as private roads 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.

- NOTES:
1. Bench Mark One (BM 1) and Bench Mark Two (BM 2), as shown herein, are based upon Elevation Reference Mark No. 71, shown on the FIRM Flood Insurance Rate Map, Community Panel #40321 0100 D, effective date, June 16, 1993.
 2. The finished floor elevations shown herein are based upon FIRM Flood Insurance Rate Map, Community Panel #40321 0100 D, effective date, June 16, 1993. Due to possible revisions of the FIRM Flood Insurance Rate Map in the future, before any construction takes place, the finished floor elevations shown herein should be verified with the Hays County Flood Plain Administrator.
- W REQUIRED FINISHED FLOOR ELEVATION

SCALE: 1"=200'



- 80' wide Drainage Easement
1. N 06° 24' 22" W
 2. N 06° 34' 33" E
 3. N 28° 51' 15" W
- 40' wide Drainage Easement
4. N 06° 35' 18" E
 5. N 15° 11' 52" W
 6. N 41° 49' 36" W

- NOTES:
1. Plat prepared May 10, 1996.
 2. Reference Bearings = S 13° 57' W
 3. Contour Lines shown hereon are scaled off of map prepared by United Aerial Mapping, dated March 9, 1996.
 4. The approximate location of Zone AE and the approximate location of the Floodway, as shown hereon, was scaled from FIRM Flood Insurance Rate Map, Community Panel #40321 0100 D, dated June 16, 1993.
 5. This property does not lie over the Recharge Zone of the Edwards Aquifer.
 6. This property does not lie within the extrajurisdictional jurisdiction of any municipality.
 7. IFR = Iron Pipe Fitting
IFD = Iron Pipe Fitting
D.E. = Drainage Easement
 8. Iron pipe are set at all corners, angle points, and points of curvature, unless otherwise noted.
 9. Acreage in Private Roads = 11.025 Acres
 10. There is hereby dedicated a 30 foot wide utility easement along the front of all lots and a 20 foot wide utility easement along the side of all lots. If the same person owns two or more adjacent lots, then the aforementioned 30 foot utility easement along the side of all lots will only affect the water boundaries of said lots.
 11. There is hereby dedicated a 2' non-easement easement along all the lots fronting Ranch Road No. 12. If the same person purchases contiguous lots in excess of 4 acres fronting Ranch Road No. 12, the above referenced 2' non-easement will not apply.
 12. There is hereby dedicated a 20 foot wide drainage easement along and adjacent to all private roads shown hereon.
 13. There is hereby dedicated a utility easement and drainage easement on all private roads shown hereon.
 14. This property will be served by the following:
Electric - Paducah Electric Cooperative, Inc.
Telephone - C T E
Water - Hays County Water Supply Corporation

SOUTH RIVER UNIT ONE

DOC # 402015

Being 140.823 acres of land out of the Amasa Turner Survey, Abstract No. 481, Hays County, Texas, and being out of a 192.73 acre tract described in Volume 1222, Pages 48 & 49 of the Official Public Records of Hays County, Texas.

STATE OF TEXAS
 COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that Mr. Oliver Barclay, Ltd., owners of 192.73 acres of land out of the Amasa Turner Survey, Hays County, Texas, as conveyed to us by deed dated April 24, 1976, and recorded in Volume 1222, Pages 48 & 49 of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE 140.823 acres of land out of the Amasa Turner Survey to be known as SOUTH RIVER, Unit One, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore created, and do hereby dedicate to the public the water and benefit of the easements shown hereon.

WITNESSETH MY HAND, this 14th day of June, A.D. 1996.

Oliver Barclay
 Oliver Barclay, Ltd., a Texas Limited Partnership
 by: Douglas J. Buckley, President
 P. O. Box 1300
 Waco, Texas 76787

STATE OF TEXAS
 COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared DOUGLAS J. BUCKLEY, 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 14th day of June, 1996.

Angela Hutcherson
 ANGELO HUTCHERSON
 Notary Public, State of Texas
 My Comm. Expires 03/27/97

No structure in this subdivision shall be occupied until connected to an individual sewer system or an interconnected community water system. Due to existing water supplies and distribution water quality, prospective property owners should contact Hays County in writing the seller concerning water availability. Rain water collection in unoccupied areas may affect the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to a specific 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. Walker, Director
 Date: 6-17-96
 Hays County Floodplain Administrator

Hays County Floodplain Administrator, an approved public water utility, has agreed to provide service to each lot in this subdivision with the exception of the water supply system.

Allen G. Walker
 Allen G. Walker, Director
 Hays County Floodplain Administrator

STATE OF TEXAS
 COUNTY OF HAYS

I, *Rita Goodwin*, County Clerk of Hays County, Texas, do hereby certify that on the 14th day of June, 1996, at 10:00 AM, I caused the following instrument to be filed for record in Book 179, Page 150 of the Official Public Records of Hays County, Texas.

WITNESSETH MY HAND AND SEAL OF OFFICE this 14th day of June, A.D. 1996.

Rita Goodwin
 RITA GOODWIN
 COUNTY CLERK
 HAYS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HAYS

I, *Florence H. Sullivan*, County Clerk of Hays County, Texas, do hereby certify that on the 14th day of June, 1996, at 10:00 AM, I caused the following instrument to be filed for record in Book 179, Page 150 of the Official Public Records of Hays County, Texas.

WITNESSETH MY HAND AND SEAL OF OFFICE, this 14th day of June, A.D. 1996.

Florence H. Sullivan
 FLORENCE H. SULLIVAN
 COUNTY CLERK
 HAYS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that to the best of my knowledge and belief this plat complies with the survey related requirements of the Hays County subdivision specifications and further certify that to the best of my knowledge and belief this plat is true and correctly made and is separated from an actual survey of the property made under my supervision on the ground and that the corner monuments and other permanent monuments were properly placed under my supervision.

Rita Goodwin
 RITA GOODWIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 400
 400 N. SHILOH
 NEW BRUNSWICK, TEXAS 78050
 KNOWN TO AND SUBSCRIBED BEFORE ME THIS 14th day of June, A.D. 1996.

Florence H. Sullivan
 FLORENCE H. SULLIVAN
 Notary Public, State of Texas
 My Commission Expires 03/27/97

STATE OF TEXAS
 COUNTY OF HAYS

I, *Margie J. Villalobos*, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing and the certificate of authentication was filed for record in my office, on the 14th day of June, 1996, at 10:00 AM, and duly recorded in the Official Public Records of said County, in Book Volume 179, Page 150.

IN TESTIMONY WHEREOF, WITNESSETH MY HAND AND OFFICIAL SEAL OF OFFICE, this 14th day of June, A.D. 1996.

Margie J. Villalobos
 MARGIE VILLALOBOS
 COUNTY CLERK
 HAYS COUNTY, TEXAS

S. CRAIG HOLLMIG, INC. ANIMATORS - SURVEYORS

