

GENERAL NOTES

No habitable structure shall be built within forty (40) feet of any watercourse or natural drainage way. The Commissioners Court and/or the developer shall not be liable for any damage or claims arising from noncompliance.

Each dwelling constructed or placed on this subdivision shall be connected to a private sewage and wastewater disposal facility meeting the specifications and requirements of the Texas Department of Health and the County of Blanco. A permit must be obtained from Blanco County installing any sewage system.

Pertaining to garbage and waste disposal in this subdivision, each property owner shall strictly adhere to the requirements as set out by the Texas Department of Health, and shall conform to the same by removing and disposing on approved ground, or through special services set up by property owners for this purpose.

No portion of this subdivision is located within the known RTJ of an incorporated municipality.

EASEMENT AND BUILDING NOTES

NO BUILDING OR ANY OTHER STRUCTURE SHALL BE ERECTED ON ANY TRACT NEARER THAN:

- 50 ft. from any road right-of-way line
- 30 ft. from any side property line
- 30 ft. from any rear property line

A 10 FT. WIDE UTILITY EASEMENT IS RESERVED ALONG ALL SIDE AND REAR PROPERTY LINES.

A 30 FT. WIDE UTILITY EASEMENT IS RESERVED ALONG ALL ROAD RIGHT-OF-WAY LINES.

STATE OF TEXAS
COUNTY OF BLANCO

I, CHARLES SCOTT, COUNTY JUDGE OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED MAP AND PLAT, AND THE ACCOMPANYING CERTIFICATE AND DEDICATION, OF RIVER BEND RANCH, A SUBDIVISION OF BLANCO COUNTY, HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS, DO HEREBY AUTHORIZE SAID PLAT TO BE REGISTERED AND RECORDED IN THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF BLANCO COUNTY, TEXAS.

WITNESS MY HAND AND SEAL THIS THE 28 DAY OF March, A.D., 1994.

Charles Scott
CHARLES SCOTT
COUNTY JUDGE, BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, Dorothy Uecker, County Clerk within and for the County of Blanco, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 27th day of March, A.D., 1994 at 10 o'clock A.M. and duly recorded on the day of March, A.D., 1994 at 11 o'clock A.M. in the Plat Records of Blanco County, in Plat Book 1, Pages 192.

Witness my hand and seal of office this the 27th day of March, A.D., 1994.

Dorothy Uecker
Dorothy Uecker
County Clerk, Blanco County, Texas

STATE OF TEXAS
COUNTY OF BLANCO

I, William H. Richard, have purchased the property shown and described hereon by Contracts of Sale and Purchase from the Veterans Land Board of the State of Texas, recorded in Volume 76, Page 483, and Volume 97, Page 127, Blanco County Deed Records, and do hereby subdivide 50.17 acres to be known as CAMBRIDGE 14-15, in accordance with the plat shown herein, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the roads and easements shown and described hereon.

Witness my hand, this the 27 day of March, 1994.

William H. Richard
William H. Richard

STATE OF TEXAS
COUNTY OF BLANCO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM H. RICHARD, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF March, 1994.

NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS
TERM EXPIRES: 2/5/97

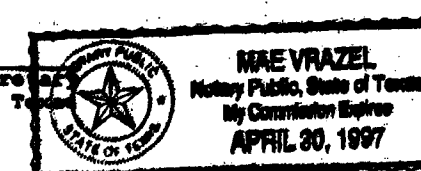


STATE OF TEXAS
COUNTY OF BLANCO

The Veterans Land Board of the State of Texas holds fee title to the property shown hereon, subject to contracts for sale and purchase with William H. Richard. The Board approves this plat for the purposes herein stated by William H. Richard. The Board's approval does not imply that the Board has initiated subdividing of the property. The Board accepts no responsibility for present or future compliance with any rules, ordinances, or laws affecting this property as platted.

Approved by the Veterans Land Board of the State of Texas this the 27th day of March, 1994.

David G. Grier
David Grier, Executive Secretary
Veterans Land Board of the State of Texas

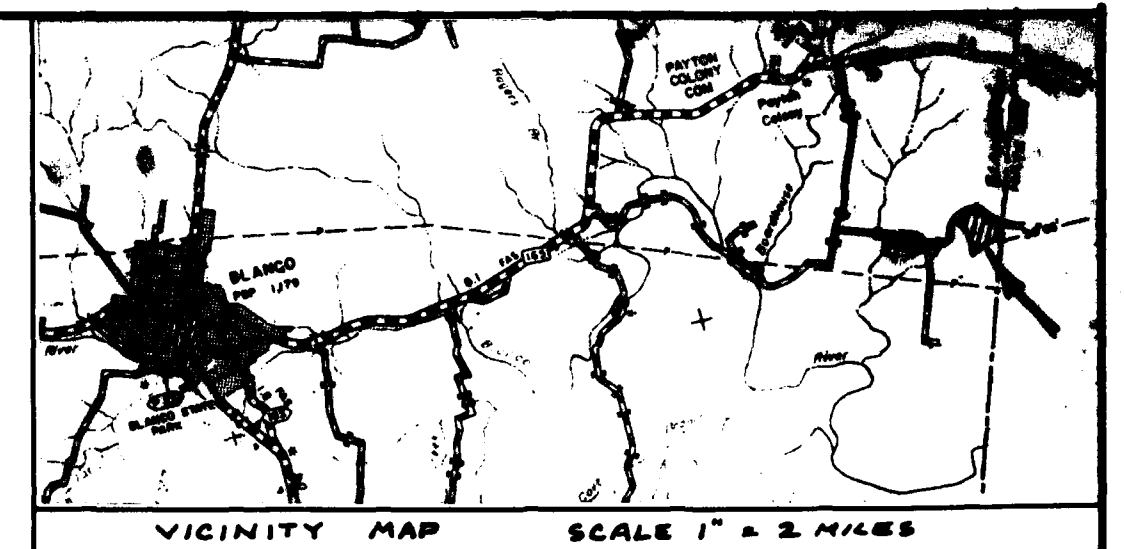


STATE OF TEXAS
COUNTY OF BLANCO

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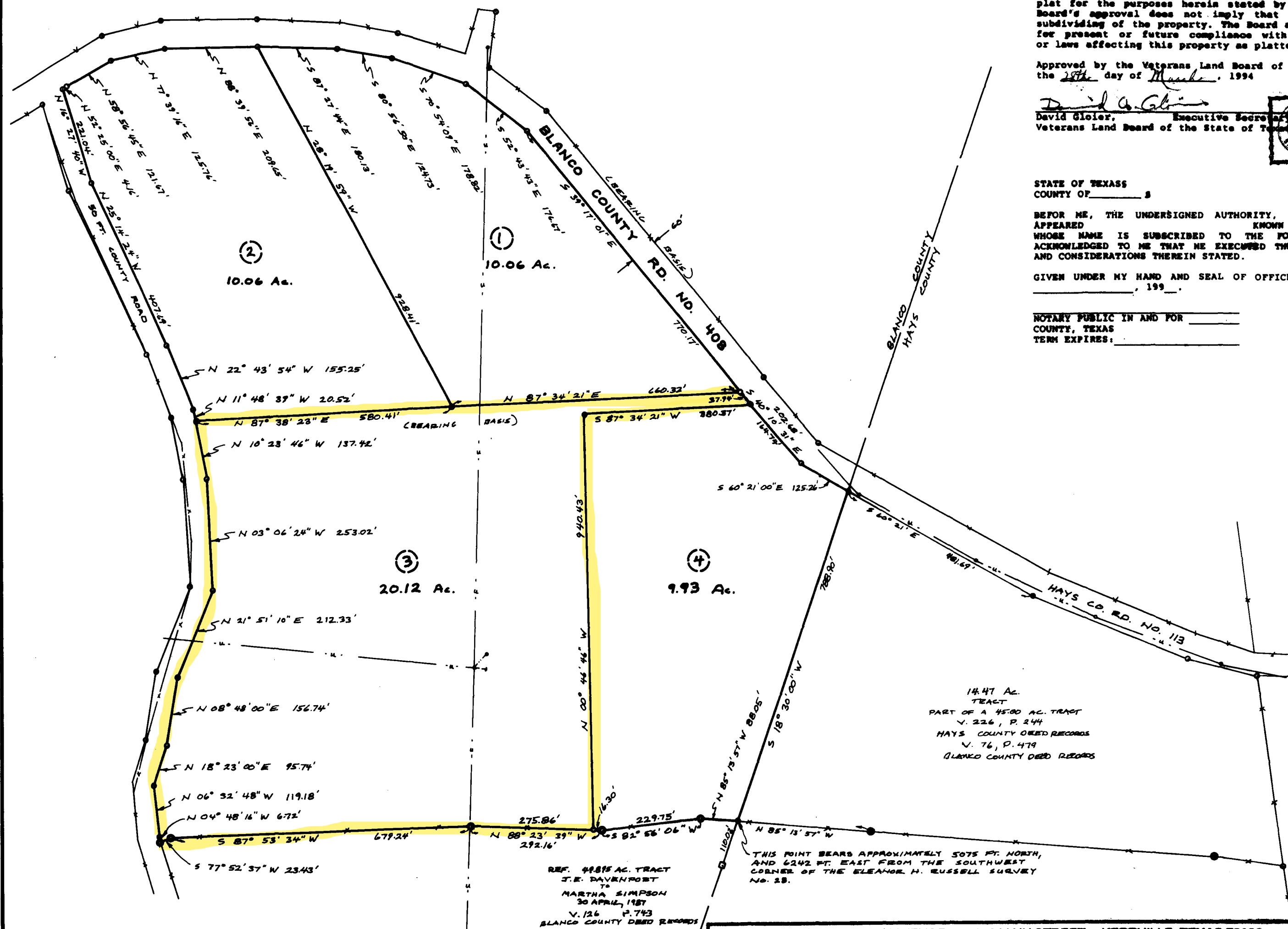
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF March, 1994.

NOTARY PUBLIC IN AND FOR
COUNTY, TEXAS
TERM EXPIRES:



SCALE 1" = 200'

- : EXIST 1/2" IRON STAKE
- : SET 1/2" IRON STAKE
- : WIRE FENCE
- : OVERHEAD UTILITY LINE
- : DOWN GUY + ANCHOR
- : EXIST 3/8" IRON STAKE
- : COUNTY LINE MARKER, CONCRETE MONUMENT MARKED "B H" IN STONE MOUND

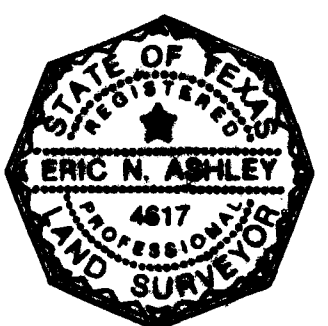


KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION SPECIFICATIONS. THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED OR EXISTING AS DESIGNATED HEREON.

DATED THIS THE 18th DAY OF March, 1994.

Eric N. Ashley
ERIC N. ASHLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4617



CAMBRIDGE 14-15

A 50.17 ACRE SUBDIVISION OUT OF THE ELEANOR H. RUSSELL SURVEY NO. 28, ABSTRACT NO. 500, BLANCO COUNTY, TEXAS

BEING ALL OF A RECORD 20.2 ACRE TRACT KNOWN AS TRACT 15, CAMBRIDGE SUBDIVISION, AN UNRECORDED SUBDIVISION, CONVEYED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 97, PAGE 127, BLANCO COUNTY DEED RECORDS; AND PART OF A RECORD 45.00 ACRE TRACT KNOWN AS TRACT 14 OF SAID CAMBRIDGE SUBDIVISION, CONVEYED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 76, PAGE 479, BLANCO COUNTY DEED RECORDS

ERIC N. ASHLEY LAND SURVEYOR • 808 MAIN STREET • KERRVILLE, TEXAS 78028 • (210) 257-7722