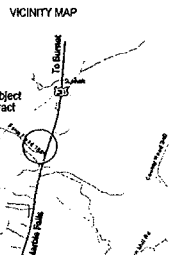


SURVEY PLAT OF A RIDGLEY PARK, SECTION 1, A 12.683 ACRE SUBDIVISION OUT OF THE RAFAEL PADILLA SURVEY NO. 17, ABSTRACT NO. 666 IN BURNET COUNTY, TEXAS

Being a 12.683 acre tract of land out of the Rafael Padilla Survey No. 17, Abstract No. 666, and being a portion of that same tract described in a Deed dated April 19, 1999, from Kelley L. Dobrnie to Ronald Eugene Marx, and Shirley Marie Marx, of record in Volume 850, Page 632, Official Public Records of Burnet County, Texas, and subsequently conveyed as separate property, to Ronald Eugene Marx in Cause No. 21710, of the 33rd Judicial District Court, and filed on November 27, 2002, and being described herein by metes and bounds as follows:

BEGINNING at a concrete highway monument located at Engineering Station 03+40.45, in the Northern Right of Way of F. M. 1855;
THENCE N 82°38'05" W, a distance of 317.60 feet to a concrete highway monument located at Engineering Station 06+58.00 and the Point of Curvature of a Curve to the right;
THENCE westerly along said curve, having a radius of 914.93 feet, a central angle of 43°56'52", and a chord length of 684.71 feet bearing N 60°31'12" W; an arc distance of 701.83 feet to a concrete highway monument at Engineering Station 13+90.00 and the point of tangency;
THENCE N 38°18'29" W, a distance of 207.89 feet to fence corner post Engineering Station 15+98.22, for the Southeast corner of a tract of land described as a 8.96 acre tract, in a Warranty Deed with Vendor's Lien, dated September 16, 2002, from Ronald Eugene Marx and Shirley Marie Marx, to Roger VanVorhes, of record in Volume 1092, Page 134, Official Public Records of Burnet County, Texas, and the Southwest corner hereof;
THENCE with the common boundary of said VanVorhes tract, the following three (3) courses and distances:
1. N 27°14'02" E, a distance of 251.14 feet to a fence corner post on the West side of a gate for angle point hereof;
2. N 78°35'17" E, a distance of 13.72 feet to a fence corner post on the East side of a gate for angle point hereof;
3. N 15°11'29" E, a distance of 487.76 feet to a fence corner post at the Northeast corner of said VanVorhes tract and an angle point in the Western boundary of a tract of land described as a 311.55 acre tract in a Partition Deed dated December 15, 1964, from Mary Browne Baker, et al, to Mary Browne Baker, et al, of record in Volume 308, Page 432, Deed Records of Burnet County, Texas, and the Western most Northwest corner hereof;
THENCE N 89°04'25" E, with the Western boundary of said Baker tract, a distance of 22.42 feet to a fence corner post for the Northern most Northwest corner hereof;
THENCE S 31°35'09" E, a distance of 1,453.20 feet to the POINT OF BEGINNING, and calculated to contain 12.683 Acres.



LEGEND

- 1 1/2" Iron Rod Found
- 1 1/2" Iron Rod Set
- Utility Pole
- Fence Corner Post
- Concrete Monument
- Alignment Line

Scale 1"=100.00 Feet

6.96 acres
Ronald Eugene Marx, et al.
in
Roger Van Vorhes
1062,1110,P.R.C.
16 September 2002

Situs Address
F. M. Highway 1856
Burnet County, Texas
Prepared for Ronald Marx
APR. 11, 2004

Deed per Vol. 850, Pg. 632, Official Public Records of
Burnet County, Texas, dated Apr. 1, 1999.
The Bearings recited herein are based on those of
record in Vol. 850, Pg. 632, Official Public Records of
Burnet County, Texas, dated Apr. 1, 1999.

I, the undersigned, being the lawful owner of said Subdivision in Burnet County, Texas, as conveyed in a Warranty Deed dated April 1, 1999, and recorded in Volume 850, Page 632, Official Public Records of Burnet County, Texas, do hereby subdivide the tract shown hereon to be known as Ridgley Park, Section 1.

I, the undersigned, hereby certify that before me this day appeared Ronald E. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he executed the same for the purposes herein stated. Witness my hand this 10th day of March, 2004.



I, Bill Neve, County Commissioner of Precinct No. 1, in Burnet County, Texas, have reviewed the plat of this Subdivision and hereby approve said plat for presentation to the Commissioner's Court of Burnet County.

I, David L. Kuhl, Judge of the Commissioner's Court of Burnet County, Texas, hereby certify that the foregoing plat of the Ridgley Park Subdivision, Section 1, has been approved by the Commissioner's Court of Burnet County on the 11th day of March, 2004, and by my signature affixed hereto, authorize this plat to be recorded in the Plat Records of Burnet County, Texas.

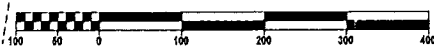
I, Janet Parker, Clerk of the County Court of Burnet County, Texas, have caused the foregoing plat to be filed in the Plat Records of Burnet County, Texas in Plat Cabinet 3, Slide 135-A, at 9:45 o'clock A. M. Witness my hand this 10th day of March, 2004.

- Developer has been granted entry into the Right of Way as Follows:
At station 05+86, a 45 foot wide shared driveway
At station 06+79, a 45 foot wide shared driveway
- No building used for commercial purposes shall be located within 30 feet of the front Lot line.
No building used primarily as a residence or dwelling shall be located within 60 feet of the front Lot line.
No structure shall be located within 15 feet of any side or rear Lot lines.
Setback lines do not apply to fences.
- A 10 foot Public Utility Easement is reserved along the Front and Rear of all Lots, and along both sides of interior lot lines.
- The shared driveways shown hereon shall be 50 feet in width and centered on the lot lines. At least the first 50 feet of said shared driveways shall be topped with an acceptable base material and adequately compacted to prevent washing.
- Each tract shall have an On-Site sewer facility. The tracts shown hereon shall remain subject to all wastewater and On-Site Sewer Facility Regulations of Burnet County.
- The County of Burnet shall not be responsible for the quality or quantity of a reliable water source.



Preliminary soil analysis indicated that an On-Site Septic Facility specifically engineered for the individual lot or tract shall be required in accordance with TCEQ and Burnet County OSSF requirements. A standard OSSF system may be acceptable based on site specific evaluation.

Carly G. Padilla, P.E.
Carly G. Padilla, P.E.
State of Texas No. 39492



I, Danny J. Stark, do hereby certify that the foregoing Survey Plat was prepared from an actual survey made upon the ground, under my supervision, the results of said survey, and notes of the survey, that the corners and boundaries with marks, natural and artificial as they found them on the ground, that discrepancies, corrections or adjustments, notwithstanding any error of omission or commission, made to me are shown or described hereon, that the accuracy of said plat is as stated hereon.



ABSTRACT SURVEYING
650 Lyda Ranch Road
Bertram, Texas, 78605
Ph/Fx 512-355-2040

The property shown hereon does not appear to lie within any Special Flood Hazard area as shown on FEMA Flood Insurance Rate Map No. 48053C 0302C Community No. 481209, dated November 16, 1990