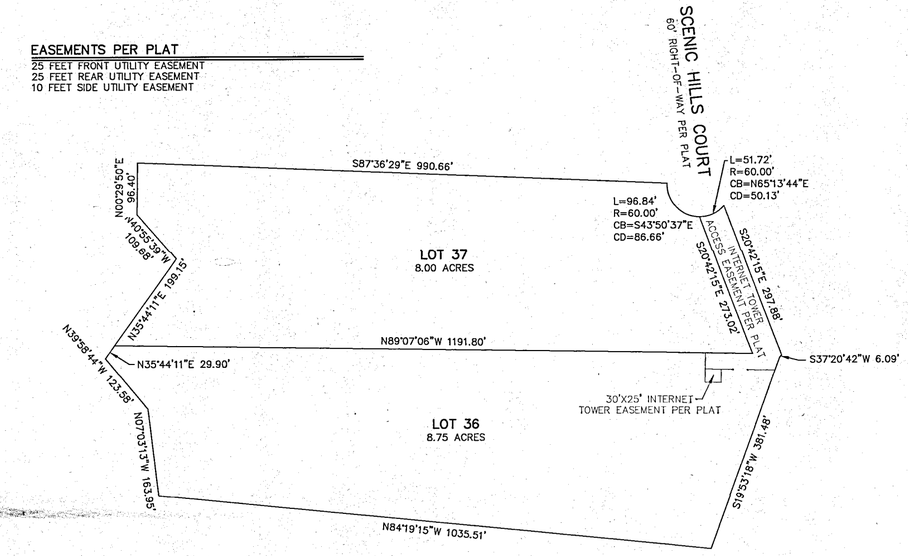
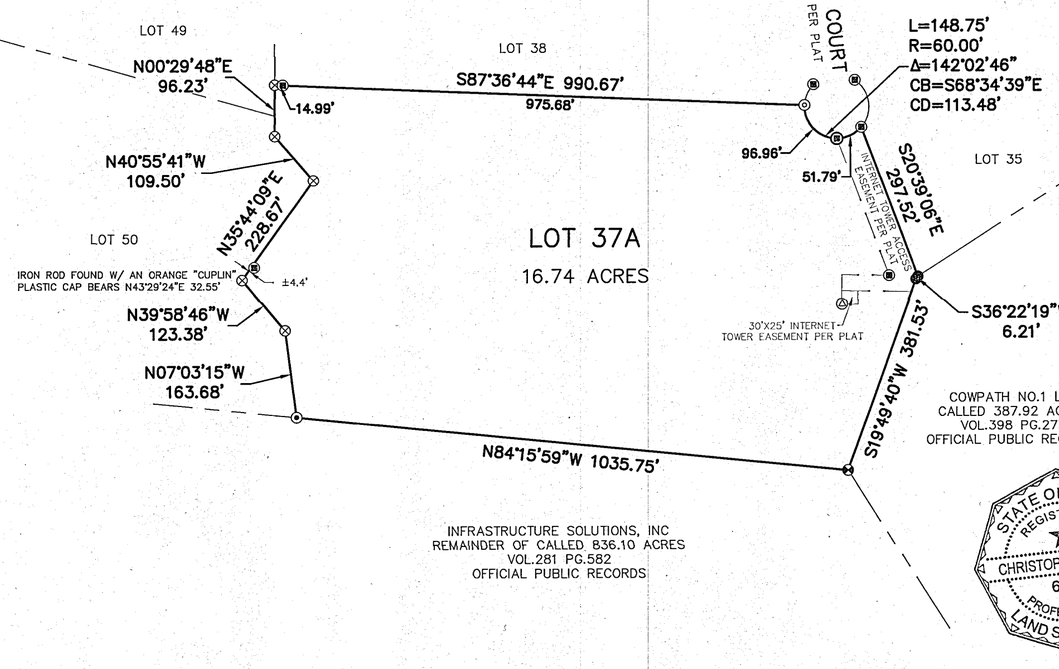
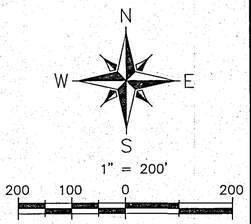
V-3 PG-339

AMENDING PLAT OF LOT 36 AND LOT 37, MAJESTIC HILLS RANCH PHASE ONE RECORDED IN VOLUME 3, PAGES 240–247, PLAT RECORDS, BLANCO COUNTY, TEXAS INTO LOT 37A



CURRENT CONFIGURATION
VOLUME 3, PAGES 240–247
PLAT RECORDS





LEGEND

●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
⊠	FOUND 3" METAL FENCE POST
⊗	CALCULATED POINT
⊙	FOUND COTTON SPINDLE
⊙	FOUND MAG NAIL WITH A "CUPLIN" WASHER
▣	FOUND IRON ROD W/ AN ORANGE "CUPLIN" PLASTIC CAP
△	FOUND IRON ROD W/ A BLUE "CUPLIN ESMT" PLASTIC CAP

GENERAL SURVEY NOTES

1) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83
2) THIS AMENDING PLAT IS SUBJECT TO THE NOTES RECORDED IN MAJESTIC HILLS RANCH PHASE ONE RECORDED IN VOLUME 3, PAGES 240–247, PLAT RECORDS, BLANCO COUNTY, TEXAS AS THEY MAY APPLY. THIS AMENDING PLAT IS SUBJECT TO SUBDIVISION RESTRICTIONS RECORDED AND ON FILE AT THE BLANCO COUNTY CLERK'S OFFICE. THIS AMENDING PLAT WAS PERFORMED WITHOUT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE AND IS SUBJECT TO SETBACKS, EASEMENTS, COVENANTS, RESTRICTIONS, ENCUMBRANCES, ZONING OR LAND USE REGULATIONS THAT A TITLE COMMITMENT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
3) ADJOINERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

EASEMENTS PER PLAT

25 FEET FRONT UTILITY EASEMENT
25 FEET REAR UTILITY EASEMENT
10 FEET SIDE UTILITY EASEMENT

APPROVED BY THE BLANCO COUNTY COMMISSIONERS COURT ON THE 27 DAY OF July AD, 2021.

Brett Bray
BRETT BRAY
JUDGE, BLANCO COUNTY, TX

KNOW ALL MEN BY THESE PRESENTS, THAT I, FREDERIC SEVIN, OWNER OF LOTS 36 AND 37 IN MAJESTIC HILLS RANCH PHASE ONE, RECORD IN VOLUME 3, PAGES 240–247, PLAT RECORDS, BLANCO COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS 36 & 37 TO BE KNOWN AS TRACT 37A IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED. COUNTY, DO HEREBY ADOPT THIS PLAT OF SUBDIVISION SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS, SETBACK LINES, RESTRICTIONS AND POTENTIAL R.O.W. TAKES.

FREDERIC SEVIN

STATE OF TEXAS
COUNTY OF BLANCO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDERIC SEVIN AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS STATED THEREIN.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-03-2025

JOSHUA MARK TREE
Notary Public, State of Texas
Comm. Expires 05-03-2025
Notary ID 131000753

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND AS NOTED/DESCRIBED OR PLACED UNDER MY SUPERVISION.

07-29-2021
CHRISTOPHER JURICA, RPLS #6344

STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL
LAND SURVEYOR

COUNTY COURT OF BLANCO COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Blanco County
On: 8/9/2021 8:51:47 AM
In the PLAT Records

Doc Number: 2021–214633
Number of Pages: 1
Amount: 66.00
Order#:20210809000003
By: ME

COUNTY COURT OF BLANCO COUNTY, TEXAS
Laura Walla

I, LAURA WALLA, COUNTY CLERK OF BLANCO 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 9th DAY OF August, 2021, AT 8:46 O'CLOCK A M., AND DULY RECORDED ON THE 9th DAY OF August, A.D., 2021, AT 8:46 O'CLOCK A M., IN THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, IN BOOK 3, PAGE 339

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 9th DAY OF August, A.D., 2021.

Laura Walla by Melody Easter
LAURA WALLA, COUNTY CLERK BLANCO COUNTY, TEXAS

WCR LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830–833–3010 RPLS6344@GMAIL.COM
TBPE&LS FIRM #10194135

JOB NO.:	1496–21
DRAWN BY:	JMT
CHECKED BY:	CJJ
SHEET:	1 OF 1