Vol. 3, pg. 240

STATE OF TEXAS:
COUNTY OF BLANCO:

KNOW ALL MEN BY THESE PRESENTS: THAT LSLP MAJESTIC HILLS RANCH, LLC BEING THE OWNER OF THAT CERTAIN 1,393.8 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 180342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY SUBDIVIDE A PORTION OF SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "MAJESTIC HILLS RANCH, PHASE ONE" AS THE OFFICIAL PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS 28th DAY OF May 2019.

LSLP MAJESTIC HILLS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: AMERICAN LAND PARTNERS, INC., A DELAWARE CORPORATION, MANAGER
BY: _____
DAVY ROBERTS, AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF BLANCO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVY ROBERTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May 2019.

Cheryl J Pratt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHERYL J PRATT
NOTARY PUBLIC
ID# 125455416
State of Texas
Comm. Exp. 10-20-2020

STATE OF TEXAS:
COUNTY OF BLANCO:

THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE ONE" HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BLANCO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT ON THIS 28 DAY OF May 2019.

ATTEST: Laura Walla
LAURA WALLA COUNTY CLERK, BLANCO COUNTY, TEXAS

Brett Bray
BRETT BRAY, COUNTY JUDGE, BLANCO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS 28th DAY OF May 2019, AT 2:27 O'CLOCK P.M. AND WAS DULY RECORDED AT 2:27 O'CLOCK P M. IN CABINET 3 SLIDE 240 OF THE BLANCO COUNTY PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF May 2019.

Laura Walla
LAURA WALLA, COUNTY CLERK, BLANCO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER AN INDIVIDUAL WATER WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT OR A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

_____
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
830-868-9196

STATE OF TEXAS:
COUNTY OF BURNET:

I, MARCUS W. HORNER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE STRUCTURES THAT ARE REQUIRED FOR THIS SUBDIVISION WERE GIVEN THE PROPER ENGINEERING CONSIDERATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF May 2019.

Marcus V. Horner
MARCUS W. HORNER, P.E. NO. 98535

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE ONE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MAY 2019.

Danny J Stark
DANNY J. STARK R.P.L.S. NO. 5802

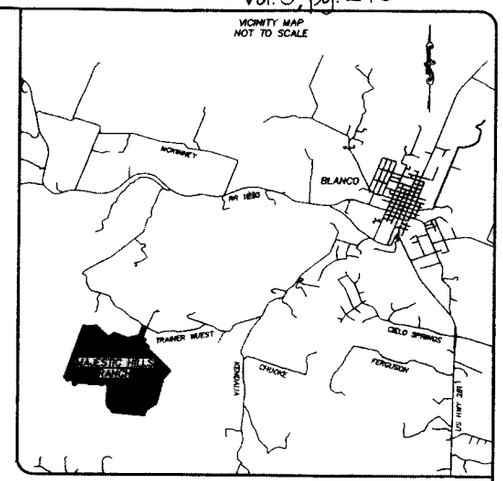
STATE OF TEXAS
DANNY J. STARK
5802
SURVEYOR

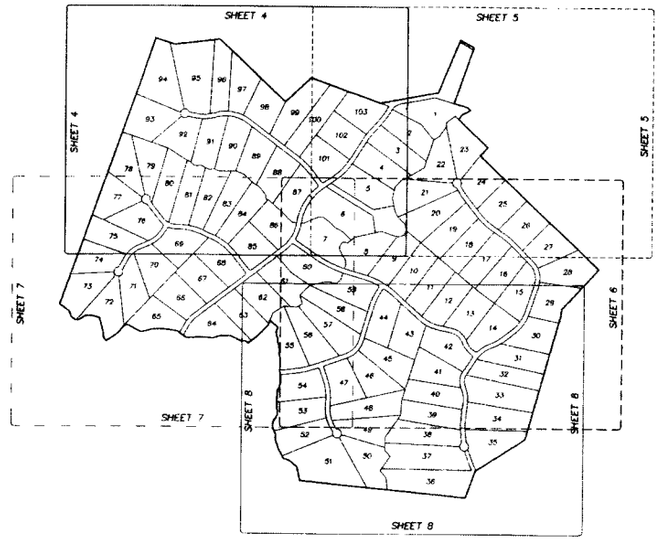
NOTES:

1. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
2. WATER IS PROVIDED BY PRIVATE WELLS.
3. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
4. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
5. ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
6. TELEPHONE SERVICE IS PROVIDED BY FRONTIER TELEPHONE COMPANY.
7. THERE IS 29.50 ACRES OF NEW ROAD RIGHT OF WAY.
8. THERE IS 20,798 LINEAR FEET OF NEW ROADS.
9. ALL ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE MAJESTIC HILLS RANCH PROPERTY OWNERS ASSOCIATION.
10. THERE ARE 103 RESIDENTIAL LOTS AND 1 PROPERTY OWNERS ASSOCIATION LOTS WITHIN IN THIS SUBDIVISION.
11. BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
12. LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY FIVE (25') FEET IN WIDTH ALONG ALL FRONT AND REAR LOTLINES AND TEN (10') FEET ALONG ALL SIDE LOTLINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO REMOVE FROM SAID RIGHT-OF-WAYS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES.

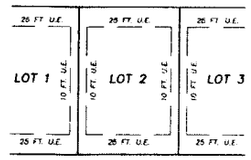
OWNER AND DEVELOPER:
LSLP MAJESTIC HILLS RANCH, LLC
685 SIMMONDS ROAD
WILLIAMSTOWN, MA 01267

VICINITY MAP
NOT TO SCALE





STREET



TYPICAL UTILITY EASEMENTS

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO. 19476	
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC	
TECH: B. BURTON	
APPROVED: D. STARK	
FIELD WORK DATE:	
COPYRIGHT: 2019	PROFESSIONAL FIRM NO: 10126800

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM

CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

NO.	DATE	DESCRIPTION
2		
1		

REVISIONS

SHEET 1 OF 8

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BEING 597.86 ACRES OUT OF THE M. MATA SURVEY NO. 145, ABSTRACT NO. 414, J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924, THE N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573, THE A. REDIG SURVEY NO. 152, ABSTRACT NO. 509, THE J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593, THE J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030, THE W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230, THE H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489 AND THE G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 1393.8 ACRE TRACT OF LAND CONVEYED TO LSLP MAJESTIC HILLS RANCH, LLC IN DOCUMENT NO. 190342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SAID 597.86 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, IN THE CENTER LINE OF TRAINER WUEST ROAD (ALSO CALLED BLANCO COUNTY ROAD NO. 103), AND BEING THE SOUTHWEST CORNER OF A 200.428 ACRE TRACT OF LAND CONVEYED TO EL MILENIO RANCH–BLANCO LP, IN VOLUME 508, PAGE 594, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF A 7.80 ACRE TRACT OF LAND CONVEYED TO HAROLD F. HANNON, III, ET UX, IN VOLUME 218, PAGE 224, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, AND BEING THE NORTHWEST CORNER OF A 108.39 ACRE TRACT OF LAND CONVEYED IN VOLUME 90, PAGE 619, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND REFERENCED TO THE ESTATE OF DAVID STANLEY GRAY, IN VOLUME 538, PAGE 99, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE MOST NORTHERLY, NORTHEAST CORNER HEREOF;

THENCE S18°13'57"W, ALONG THE WESTERLY LINE OF SAID 108.39 ACRE TRACT OF LAND, AN EASTERLY OF SAID 1393.8 ACRE TRACT AND AN EASTERLY LINE HEREOF, A DISTANCE OF 793.49' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TACT AND AN ANGLE POINT HEREOF;

THENCE WITH THE SOUTHERLY LINE OF SAID 108.39 ACRE TRACT, A NORTHERLY LINE OF SAID 1393.8 ACRE TRACT AND A NORTHERLY LINE HEREOF, WITH (9) COURSES AND DISTANCES AS FOLLOWS;

1) S73°14'45"E, A DISTANCE OF 180.84' TO A MAG NAIL IN A ROCK FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
2) S57°30'53"E, A DISTANCE OF 35.60' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
3) S38°46'40"E, A DISTANCE OF 23.54' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
4) S81°42'00"E, A DISTANCE OF 130.08' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
5) S38°01'28"E, A DISTANCE OF 70.48' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
6) S46°39'00"E, A DISTANCE OF 547.00' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
7) S44°08'41"W, A DISTANCE OF 145.80' TO A 1/2" IRON ROD FOUND, WITH PLASTIC SURVEY CAP STAMPED MATKIN & HOOVER ENG, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
8) S48°06'55"E, A DISTANCE OF 924.84' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
9) S46°28'58"E, A DISTANCE OF 1262.90' TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT IN THE WESTERLY LINE OF A 836.10 ACRE TRACT OF LAND CONVEYED TO INFRASTRUCTURE SOLUTIONS, INC. IN VOLUME 281, PAGE 582, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERN MOST POINT OF SAID 108.39 ACRE TRACT OF LAND, AND THE MOST EASTERLY NORTHEAST CORNER HEREOF;

THENCE WITH THE WESTERLY LINE OF SAID 836.10 ACRE TRACT, THE EAST LINE OF SAID 1393.8 ACRE TRACT AND THE EASTERLY LINE HEREOF, WITH (8) COURSES AND DISTANCES AS FOLLOWS:

1) S43°16'25"W, A DISTANCE OF 722.87' TO A 1/2" IRON ROD FOUND IN CONCRETE, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
2) S08°05'54"W, A DISTANCE OF 117.06' TO A 1/2" IRON ROD FOUND IN CONCRETE, AT AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
3) S51°58'51"W, A DISTANCE OF 12.50' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED GROGAN SURVEYING, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
4) S18°12'34"W, A DISTANCE OF 742.15' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED GROGAN SURVEYING, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
5) S15°26'08"W, A DISTANCE OF 937.62' TO A 5/8" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
6) S57°18'04"W, A DISTANCE OF 786.06' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
7) S37°29'42"W, A DISTANCE OF 6.09' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
8) S19°53'18"W, A DISTANCE OF 389.48' TO A 3" METAL PIPE FENCE POST, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;

THENCE N84°19'15"W, ALONG A NORTHERLY LINE OF SAID 836.10 ACRE, A DISTANCE OF 2199.91' TO A 1/2" IRON ROD IN CONCRETE FOUND, AT THE WESTERLY MOST NORTHWEST CORNER OF SAID 836.10 ACRE TRACT, AN ANGLE POINT SAID 1393.8 ACRE TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE LEAVING THE EASTERLY LINE OF SAID 1393.8 ACRE TRACT WITH A WESTERLY LINE HEREOF, WITH (29) COURSES AND DISTANCES AS FOLLOWS;

1) N10°41'48"W, A DISTANCE OF 186.08' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
2) N50°33'14"W, A DISTANCE OF 96.74' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
3) N52°08'39"W, A DISTANCE OF 44.74' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
4) N71°48'10"W, A DISTANCE OF 86.82' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
5) N53°15'45"W, A DISTANCE OF 20.93' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
6) N25°00'09"W, A DISTANCE OF 132.81' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF
7) N19°46'11"W, A DISTANCE OF 125.44' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
8) N05°05'10"E, A DISTANCE OF 87.32' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
9) N25°04'29"W, A DISTANCE OF 92.34' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
10) N01°01'32"W, A DISTANCE OF 77.86' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
11) N30°54'03"E, A DISTANCE OF 121.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
12) DUE NORTH, A DISTANCE OF 58.04' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
13) N29°28'03"W, A DISTANCE OF 19.82' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
14) N01°51'51"W, A DISTANCE OF 125.57' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
15) N05°13'18"E, A DISTANCE OF 125.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
16) N29°19'42"E, A DISTANCE OF 51.26' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
17) N12°11'57"E, A DISTANCE OF 90.05' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
18) N11°58'46"W, A DISTANCE OF 35.83' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
19) N05°36'40"E, A DISTANCE OF 28.56' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
20) N10°18'59"W, A DISTANCE OF 71.87' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
21) N03°34'54"E, A DISTANCE OF 118.40' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
22) N05°37'03"W, A DISTANCE OF 109.95' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
23) N03°08'35"W, A DISTANCE OF 112.54' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
24) N24°51'03"W, A DISTANCE OF 41.15' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
25) N90°12'55"W, A DISTANCE OF 54.33' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
26) N24°58'25"W, A DISTANCE OF 41.41' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
27) N05°59'43"W, A DISTANCE OF 48.50' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
28) N20°38'27"E, A DISTANCE OF 86.35' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
29) N46°12'37"W, A DISTANCE OF 136.18' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;

THENCE WITH A SOUTHERLY LINE HEREOF, WITH (32) COURSES AND DISTANCES AS FOLLOWS:

1) S21°18'04"W, A DISTANCE OF 68.40' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
2) S44°48'07"W, A DISTANCE OF 211.29' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
3) S81°47'38"W, A DISTANCE OF 141.93' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
4) N53°35'36"W, A DISTANCE OF 48.36' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
5) S88°22'33"W, A DISTANCE OF 54.70' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
6) N64°19'32"W, A DISTANCE OF 151.11' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
7) DUE WEST, A DISTANCE OF 141.04' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
8) S73°19'10"W, A DISTANCE OF 94.98' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
9) N84°17'26"W, A DISTANCE OF 84.79' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
10) S86°21'04"W, A DISTANCE OF 264.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
11) N52°36'19"W, A DISTANCE OF 142.84' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
12) N81°00'17"W, A DISTANCE OF 104.42' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
13) N83°28'45"W, A DISTANCE OF 101.98' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
14) S87°13'28"W, A DISTANCE OF 138.84' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
15) S73°10'15"W, A DISTANCE OF 96.48' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
16) S88°11'49"W, A DISTANCE OF 53.17' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
17) N82°15'04"W, A DISTANCE OF 123.18' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
18) N88°22'21"W, A DISTANCE OF 80.78' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
19) S82°20'40"W, A DISTANCE OF 58.31' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
20) S37°02'54"W, A DISTANCE OF 123.99' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
21) S36°29'19"W, A DISTANCE OF 191.69' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
22) N40°24'44"W, A DISTANCE OF 52.68' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
23) N07°08'10"W, A DISTANCE OF 101.44' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
24) N14°38'46"W, A DISTANCE OF 170.87' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
25) N73°02'24"W, A DISTANCE OF 93.08' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
26) N89°56'33"W, A DISTANCE OF 98.09' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
27) S56°12'15"W, A DISTANCE OF 109.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
28) S88°12'35"W, A DISTANCE OF 42.88' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
29) N52°16'29"W, A DISTANCE OF 66.42' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
30) N18°33'49"W, A DISTANCE OF 64.41' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
31) N33°07'13"W, A DISTANCE OF 28.17' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
32) N54°08'35"W, A DISTANCE OF 146.26' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", IN AN EASTERLY LINE OF A 204.844 ACRE TRACT OF LAND CONVEYED TO JANALEE ANN HANNEMANN HERITAGE TRUST, IN VOLUME 468, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND THE WESTERLY LINE OF SAID 1393.8 ACRE TRACT, AND BEING SOUTHWEST CORNER HEREOF, FROM WHICH A 3/8" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID 204.844 ACRE TRACT BEARS S19°27'32"W, A DISTANCE OF 658.49';

THENCE WITH THE EASTERLY LINE OF SAID 204.844 ACRE TRACT, THE EASTERLY LINE OF A 208.992 ACRE TRACT OF LAND CONVEYED TO MEDINA RIVER ESTATES, LLC IN DOCUMENT NO. 183487 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, A WESTERLY OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE HEREOF, WITH (3) COURSES AND DISTANCES AS FOLLOWS:

1) N19°27'32"E, A DISTANCE OF 485.05' TO A 1/2" IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID 204.844 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 206.992 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
2) N19°26'48"E, A DISTANCE OF 2314.86' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 206.992 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
3) N18°47'31"E, A DISTANCE OF 791.03' TO A 3" METAL FENCE POST FOUND, AT AN EASTERLY CORNER OF SAID 206.992 ACRE TRACT, AND BEING A POINT ON THE SOUTHERLY LINE OF A 105.931 ACRE TRACT OF LAND CONVEYED TO ALFONSO SALAZAR IN VOLUME 418, PAGE 481, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE WESTERLY MOST NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTHERLY LINE OF SAID 105.931 ACRE TRACT, THE SOUTH LINE OF A 43.8 ACRE TRACT OF LAND CONVEYED TO CHELCORE GUS, LLC, IN VOLUME 399, PAGE 868, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERLY LINE OF THE REMAINDER OF THIRD TRACT, CONVEYED IN VOLUME 100, PAGE 780 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND REFERENCED TO C.A.M.S. TRUST IN VOLUME 164, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERLY LINE OF A 17.05 ACRE TRACT OF LAND CONVEYED TO AMANDA AND JOHN SAUTER IN DOCUMENT NO. 170481 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, A NORTHERLY LINE OF SAID 1393.8 ACRE TRACT AND A NORTHERLY LINE HEREOF, WITH (6) COURSES AND DISTANCES AS FOLLOWS;

1) S72°05'47"E, A DISTANCE OF 142.29' TO A 3" METAL PIPE FENCE POST FOUND, AT THE SOUTHEAST CORNER OF SAID 105.931 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 43.8 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
2) S71°30'48"E, A DISTANCE OF 125.08' TO A 3" METAL PIPE FENCE POST FOUND, AT AN ANGLE POINT OF SAID 43.8 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
3) N82°42'50"E, A DISTANCE OF 593.29' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 43.8 ACRE TRACT AN ANGLE POINT OF SAID 1393.8 ACRE TRACT, AND BEING AN ANGLE POINT HEREOF;
4) S46°22'48"E, A DISTANCE OF 1202.48' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID THIRD TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
5) N44°09'34"E, A DISTANCE OF 465.41' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "MANKIN & HOOVER", AT AN ANGLE POINT OF SAID THIRD TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
6) S89°46'12"E, A DISTANCE OF 989.89' TO A 3" METAL PIPE FENCE POST FOUND, AT AN ANGLE POINT OF SAID 17.05 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
7) N79°16'38"E, A DISTANCE OF 781.13' TO A 1/2" IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID 17.05 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;

THENCE N22°05'30"E, WITH THE EASTERLY LINE OF SAID 17.05 ACRE TRACT, A WESTERLY LINE OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE HEREOF, A DISTANCE OF 780.98' TO A 1/2" IRON ROD FOUND IN THE CENTER LINE OF SAID TRAINER WUEST ROAD, AT THE NORTHEAST CORNER OF SAID 17.05 ACRE TRACT, AN EASTERLY SOUTHEAST OF SAID THIRD TRACT AND AT THE SOUTHWEST CORNER OF SAID 7.80 ACRE TRACT, AND BEING THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE S80°47'58"E, WITH THE SOUTHERLY LINE OF SAID 7.80 ACRE TRACT OF LAND, THE CENTER LINE OF SAID TRAINER WUEST ROAD, THE NORTH LINE OF SAID 1393.8 ACRE TRACT AND THE NORTH LINE HEREOF, A DISTANCE OF 207.78' TO THE POINT OF BEGINNING, CALCULATED TO CONTAIN 597.86 ACRES.

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N. T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO. 19476	
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC	
TECH: B. BURTON	
APPROVED: D. STARK	
FIELD WORK DATE:	
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 830-693-8515
WWW.CUPLINASSOCIATES.COM

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 2 of 8

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°41'45"W	186.09'
L2	N50°33'14"W	96.74'
L3	N52°06'59"W	44.74'
L4	N71°42'10"W	66.82'
L5	N53°13'45"W	20.93'
L6	N25°00'09"W	132.81'
L7	N19°44'11"W	125.44'
L8	N05°05'10"E	67.22'
L9	N25°04'29"W	92.34'
L10	N01°01'32"W	77.96'
L11	N30°54'03"E	121.38'
L12	DUE NORTH	59.94'
L13	N29°28'03"W	19.82'
L14	N01°31'51"W	125.57'
L15	N05°13'18"E	125.39'
L16	N29°19'42"E	51.26'
L17	N12°11'57"E	80.05'
L18	N11°36'48"W	35.83'
L19	N03°38'40"E	28.59'
L20	N10°15'59"W	71.87'
L21	N03°20'54"E	116.40'
L22	N08°37'03"W	109.95'
L23	N03°08'35"W	112.54'
L24	N24°51'03"W	41.15'
L25	N00°12'55"W	54.33'
L26	N24°58'25"W	41.41'
L27	N05°58'43"W	46.50'
L28	N20°59'27"E	66.35'
L29	N48°12'57"W	139.18'
L30	S21°19'04"W	69.40'
L31	S44°49'07"W	211.29'
L32	S51°47'38"W	141.03'
L33	N53°25'56"W	48.36'
L34	S86°22'33"W	54.70'
L35	N64°19'32"W	151.11'
L36	DUE WEST	141.04'
L37	S73°19'10"W	94.98'
L38	N84°17'26"W	94.79'
L39	S88°27'04"W	264.39'
L40	N52°56'19"W	142.64'
L41	N81°00'17"W	104.42'
L42	N83°28'45"W	101.96'
L43	S87°13'26"W	138.84'
L44	S73°10'15"W	96.48'
L45	S85°11'46"W	53.17'
L46	N62°18'04"W	123.18'
L47	N58°22'21"W	60.78'
L48	S62°20'40"W	58.31'
L49	S37°02'54"W	123.99'
L50	S56°29'19"W	191.69'
L51	N40°24'44"W	52.88'
L52	N07°08'10"W	101.44'
L53	N14°36'49"W	170.67'
L54	N73°02'24"W	93.06'
L55	N89°56'33"W	96.09'
L56	S59°12'15"W	109.39'
L57	S86°12'35"W	42.88'
L58	N52°16'29"W	86.42'
L59	N16°33'49"W	64.41'
L60	N33°07'13"W	28.17'
L61	N54°09'35"W	146.26'
L62	S53°46'39"E	50.55'
L63	S50°40'49"E	43.39'
L64	N88°58'52"E	88.50'
L65	S63°29'50"E	117.61'
L66	N80°25'49"E	63.26'
L67	S62°29'32"E	84.25'
L68	S59°44'15"E	98.73'
L69	N02°48'12"W	55.06'
L70	S70°06'36"E	41.35'
L71	S86°17'19"E	59.90'
L72	S86°17'19"E	35.28'
L73	N80°54'54"W	60.39'
L74	S59°06'53"W	32.29'
L75	S27°00'48"W	46.40'
L76	S02°21'11"W	48.23'
L77	S02°48'52"E	52.56'
L78	S15°24'17"W	39.77'
L79	S12°48'12"E	92.68'
L80	S22°43'23"W	88.24'
L81	S74°45'42"W	85.94'
L82	N78°44'31"W	59.21'
L83	N86°51'31"W	42.03'
L84	S28°27'20"W	38.45'
L85	N29°27'20"E	38.45'
L86	S86°51'31"E	42.03'
L87	S33°52'26"W	27.90'
L88	N33°52'26"E	32.30'
L89	S50°35'02"E	51.84'
L90	S09°00'55"W	51.86'
L91	S08°59'17"E	46.29'
L92	N65°59'17"W	46.29'
L93	N09°00'55"E	51.86'
L94	S26°55'49"E	21.22'
L95	N50°35'02"W	51.84'
L96	N89°07'06"W	100.33'
L97	S00°52'54"W	25.00'
L98	N89°07'06"W	30.00'
L99	N00°52'54"E	55.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS2	ARC LENGTH2	CHORD BEARING	CHORD LENGTH2
C1	6°12'44"	230.01'	24.94'	S32°26'39"W	24.93'
C2	12°44'01"	970.06'	215.59'	S35°42'18"W	215.15'
C3	9°49'07"	780.04'	133.67'	S37°08'45"W	133.51'
C4	5°33'25"	780.04'	75.69'	S39°17'36"W	75.62'
C5	4°15'42"	780.04'	58.02'	S34°23'03"W	58.01'
C6	23°20'55"	720.04'	293.43'	S43°55'39"W	291.40'
C7	88°12'23"	25.00'	38.49'	N80°17'42"W	34.80'
C8	18°30'14"	1030.08'	298.70'	N44°26'37"W	295.68'
C9	15°42'14"	1030.08'	282.32'	N44°02'37"W	281.44'
C10	00°48'00"	1030.08'	14.38'	N52°17'44"W	14.38'
C11	50°06'09"	530.03'	463.49'	N77°44'49"W	448.86'
C12	12°18'13"	530.03'	113.82'	N58°50'51"W	113.60'
C13	21°58'21"	530.03'	203.26'	N75°39'08"W	202.02'
C14	15°49'35"	530.03'	146.41'	S85°06'54"W	145.94'
C15	23°56'16"	270.02'	112.97'	S89°11'14"W	112.15'
C16	48°40'47"	25.00'	21.68'	N53°59'14"W	21.00'
C17	279°21'34"	80.00'	262.54'	S11°10'23"W	77.65'
C18	72°52'34"	60.00'	76.32'	N85°35'07"W	71.27'
C19	86°33'23"	80.00'	69.70'	S44°41'54"W	65.84'
C20	52°44'19"	60.00'	55.23'	S14°36'57"E	53.30'
C21	87°11'18"	60.00'	91.30'	S84°54'45"E	82.75'
C22	49°40'47"	25.00'	21.68'	N76°19'59"E	21.00'
C23	23°56'16"	330.02'	138.07'	N89°11'14"E	137.07'
C24	7°08'52"	330.02'	41.17'	S82°24'04"E	41.14'
C25	18°46'24"	330.02'	96.90'	N85°36'48"E	96.55'
C26	50°06'09"	470.03'	411.02'	S77°44'49"E	398.05'
C27	18°06'15"	470.03'	132.11'	N85°15'14"E	131.68'
C28	33°59'55"	470.03'	278.91'	S89°41'42"E	274.83'
C29	18°30'14"	970.06'	279.42'	S44°26'37"E	278.46'
C30	4°55'44"	970.06'	83.45'	S50°13'52"E	83.43'
C31	11°34'30"	970.06'	195.97'	S41°58'48"E	195.64'
C32	86°04'57"	25.00'	37.56'	S06°50'58"W	34.13'
C33	41°52'20"	780.04'	570.06'	S26°57'09"E	557.46'
C34	40°44'07"	780.04'	554.58'	S29°21'23"W	542.98'
C35	1°08'13"	780.04'	15.48'	S06°35'13"W	15.48'
C36	43°58'44"	470.03'	360.92'	S30°00'59"W	352.12'
C37	90°00'00"	25.00'	39.27'	N82°59'09"W	35.36'
C38	27°07'08"	780.04'	369.20'	N51°32'43"W	365.77'
C39	10°59'44"	780.04'	149.70'	N43°29'01"W	149.47'
C40	14°51'28"	780.04'	202.27'	N56°24'36"W	201.70'
C41	1°15'56"	780.04'	17.24'	N64°28'18"W	17.24'
C42	23°45'15"	780.04'	323.40'	N76°58'54"W	321.08'
C43	14°46'22"	780.04'	201.12'	N72°29'28"W	200.57'
C44	8°58'52"	780.04'	122.27'	N84°22'05"W	122.15'
C45	51°20'30"	220.01'	197.17'	N83°11'06"W	190.64'
C46	28°24'24"	220.01'	101.40'	N75°39'19"W	100.51'
C47	24°56'26"	220.01'	95.77'	N49°58'54"W	95.02'
C48	49°40'47"	25.00'	21.68'	N12°40'19"W	21.00'
C49	279°21'34"	80.00'	292.54'	S52°28'19"W	77.65'
C50	115°15'47"	60.00'	120.70'	N45°27'48"W	101.35'
C51	50°05'09"	60.00'	52.45'	S51°51'44"W	50.80'
C52	52°43'58"	60.00'	55.22'	S00°27'12"W	53.29'
C53	61°16'42"	60.00'	64.17'	S56°33'07"E	61.16'
C54	49°40'47"	25.00'	21.68'	S82°21'05"E	21.00'
C55	12°39'41"	280.01'	61.90'	S41°50'24"E	61.67'
C56	79°38'42"	25.00'	34.74'	S10°21'01"E	32.01'
C57	37°11'04"	370.02'	240.14'	S48°02'52"W	235.95'
C58	37°16'52"	430.02'	279.81'	S47°39'38"W	274.90'
C59	29°00'38"	430.02'	217.73'	S52°08'05"W	215.41'
C60	8°16'14"	430.02'	62.07'	S33°29'39"W	62.02'
C61	49°40'47"	25.00'	21.68'	S54°11'56"W	21.00'
C62	279°21'34"	60.00'	292.54'	S80°38'28"E	77.65'
C63	81°30'50"	60.00'	85.36'	S30°16'54"W	78.34'
C64	46°19'57"	60.00'	48.52'	S25°38'29"E	47.21'
C65	47°24'53"	60.00'	49.65'	S72°30'54"E	48.25'
C66	104°05'54"	60.00'	108.01'	N31°43'42"E	94.62'
C67	49°40'47"	25.00'	21.68'	N04°31'08"E	21.00'
C68	37°16'52"	370.02'	240.77'	N47°39'38"E	236.54'
C69	19°33'38"	370.02'	126.32'	N39°08'21"E	125.71'
C70	17°43'14"	370.02'	114.44'	N57°46'47"E	113.99'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS2	ARC LENGTH2	CHORD BEARING	CHORD LENGTH2
C71	37°11'04"	430.02'	279.08'	N48°02'52"E	274.21'
C72	3°29'17"	430.02'	26.18'	N84°53'45"E	26.18'
C73	33°41'47"	430.02'	252.90'	N46°18'13"E	249.27'
C74	79°38'42"	25.00'	34.74'	N89°15'41"E	32.01'
C75	17°58'53"	280.01'	87.81'	S78°53'45"E	87.45'
C76	23°45'15"	720.04'	298.52'	S76°58'54"E	296.39'
C77	27°07'08"	720.04'	340.80'	S51°32'43"E	337.63'
C78	90°00'00"	25.00'	39.27'	S07°00'51"W	35.36'
C79	22°26'15"	530.03'	207.56'	S40°47'43"W	206.24'
C80	15°35'43"	530.03'	144.27'	S44°72'59"W	143.82'
C81	6°50'32"	530.03'	63.29'	S32°56'52"W	63.26'
C82	22°26'15"	470.03'	184.07'	N40°47'43"E	182.89'
C83	11°31'49"	330.03'	106.86'	N48°11'59"E	106.48'
C84	84°18'47"	25.00'	36.79'	N82°38'25"E	33.56'
C85	18°12'56"	1530.08'	486.45'	S84°18'40"E	484.40'
C86	16°03'14"	1530.08'	428.72'	S63°13'49"E	427.32'
C87	2°09'42"	1530.08'	57.73'	S72°20'17"E	57.72'
C88	11°39'37"	970.06'	197.41'	S67°35'19"E	197.07'
C89	95°37'57"	25.00'	41.73'	S13°56'32"E	37.05'
C90	11°29'15"	780.04'	238.08'	S25°07'49"W	237.18'
C91	54°22'28"	270.02'	256.25'	S43°34'28"W	246.74'
C92	13°50'05"	970.06'	234.23'	S77°40'42"W	233.66'
C93	2°18'09"	970.06'	38.42'	S71°53'44"W	38.42'
C94	11°33'56"	970.06'	195.81'	S78°48'46"W	195.48'
C95	13°50'05"	1030.08'	248.72'	N77°40'42"E	248.12'
C96	90°00'00"	25.00'	39.27'	S64°41'21"E	35.36'
C97	25°34'41"	720.04'	321.44'	S06°27'00"E	318.78'
C98	18°30'36"	720.04'	232.62'	S09°59'01"E	231.61'
C99	7°04'05"	720.04'	88.83'	S02°46'17"W	88.77'
C100	41°27'12"	530.03'	383.48'	S14°23'16"E	375.17'
C101	20°42'10"	530.03'	191.52'	S04°00'45"E	190.48'
C102	20°45'02"	530.03'	191.96'	S24°44'21"E	190.91'
C103	49°56'12"	25.00'	21.79'	S10°08'46"E	21.11'
C104	279°21'30"	60.00'	292.54'	N55°08'35"E	77.65'
C105	37°11'37"	60.00'	39.05'	S03°49'29"E	38.37'
C106	96°44'28"	60.00'	101.31'	S70°50'31"E	89.69'
C107	45°02'58"	60.00'	47.18'	N38°15'47"E	45.97'
C108	100°16'28"	60.00'	105.01'	N34°23'56"W	92.11'
C109	50°32'56"	25.01'	22.06'	N59°16'17"W	21.35'
C110	41°27'12"	470.03'	340.07'	N14°23'16"W	332.70'
C111	14°21'34"	470.03'	117.80'	N27°36'06"W	117.49'
C112	24°08'28"	470.03'	198.04'	N08°41'05"W	196.58'
C113	2°57'11"	470.03'	24.23'	N04°31'45"E	24.22'
C114	25°34'41"	780.04'	348.23'	N06°27'00"W	345.34'
C115	90°00'00"	25.00'	39.27'	N25°48'39"E	35.36'
C116	54°22'28"	330.02'	313.19'	N43°34'25"E	301.57'
C117	31°21'28"	330.02'	180.62'	N55°04'55"E	178.37'
C118	23°01'00"	330.02'	132.57'	N27°33'41"E	131.68'
C119	17°29'15"	720.04'	219.77'	N25°07'49"E	218.91'
C120	91°02'44"	25.00'	39.73'	N79°23'48"E	35.68'
C121	7°27'55"	970.06'	126.39'	S51°20'52"E	126.30'
C122	29°42'49"	530.03'	274.87'	S62°28'19"E	271.80'
C123	12°06'29"	530.03'	112.01'	S53°40'09"E	111.80'
C124	17°36'20"	530.03'	162.86'	S68°31'34"E	162.22'
C125	57°58'52"	220.01'	222.52'	S48°21'18"E	213.15'
C126	31°12'10"	280.01'	152.49'	S34°58'57"E	150.62'
C127	84°00'25"	25.00'	36.65'	S08°34'48"E	33.46'
C128	55°34'21"	230.01'	223.09'	S05°38'12"W	214.45'
C129	31°09'53"	420.03'	228.46'	S06°34'02"E	225.66'
C130	15°00'11"	1530.08'	400.66'	S01°30'49"W	399.52'
C131	32'34"	1530.08'	14.49'	S08°44'36"W	14.49'
C132	10°09'27"	1530.08'	271.25'	S03°23'37"W	270.90'
C133	4°18'11"	1530.08'	114.91'	S03°50'11"E	114.88'
C134	49°40'47"	25.00'	21.68'	S18°51'07"W	21.00'
C135	279°21'34"	60.00'	292.54'	N84°00'43"E	77.65'
C136	41°7'59"	60.00'	43.25'	S23°02'31"W	42.32'
C137	92°28'16"	60.00'	96.84'	S43°50'37"E	86.66'
C138	49°23'03"	60.00'	51.72'	N65°13'44"E	50.13'
C139	96°12'16"	60.00'	100.75'	N07°33'56"W	89.32'
C140	49°40'47"	25.00'	21.68'	N30°49'40"W	21.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS2	ARC LENGTH2	CHORD BEARING	CHORD LENGTH2
C141	15°00'11"	1470.08'	384.85'	N01°30'49"E	383.85'
C142	4°27'05"	1470.08'	114.21'	N03°45'44"W	114.18'
C143	10°33'07"	1470.08'	270.74'	N03°44'21"E	270.35'
C144	31°09'53"	480.03'	261.10'	N09°34'02"W	257.89'
C145	5°20'30"	480.03'	44.75'	N06°20'40"E	44.74'
C146	25°49'23"	480.03'	216.35'	N09°14'17"W	214.52'
C147	55°34'21"	170.01'	164.90'	N05°38'12"E	158.51'
C148	52°07'28"	170.01'	154.67'	N61°54'45"E	149.39'
C149	3°26'55"	170.01'	10.23'	N31°41'58"E	10.23'
C150	37°07'01"	420.03'	272.10'	N31°58'53"E	267.37'
C151	1°21'22"	420.03'	9.94'	N34°06'04"E	9.94'
C152	35°45'39"	420.03'	262.16'	N52°39'34"E	257.92'
C153	18°11'27"	480.03'	152.40'	N61°28'40"E	151.76'
C154	14°41'57"	480.03'	123.10'	N63°11'55"E	122.77'
C155	3°29'50"	480.03'	29.30'	N56°05'52"E	29.30'
C156	34°05'57"	530.03'	315.44'	N35°17'58"E	310.81'
C157	30°46'04"	530.03'	284.62'	N36°57'55"E	281.22'
C158	3°19'53"	530.03'	30.82'	N19°54'56"E	30.81'
C159	62°56'39"	330.02'	362.55'	N13°13'20"W	344.59'
C160	10°18'29"	330.02'	59.18'	N13°08'45"E	59.10'
C161	33°11'29"	330.02'	191.18'	N08°37'14"W	188.52'
C162	19°28'41"	330.02'	112.19'	N34°57'19"W	111.65'
C163	10°42'50"	780.04'	145.86'	N30°03'04"W	145.65'
C164	17°41'09"	720.04'	222.26'	N48°33'55"W	221.36'
C165	11°12'24"	720.04'	140.84'	N32°07'08"W	140.61'
C166	52°16'11"	25.00'	22.82'	N00°21'50"W	22.04'
C167	279°16'21"	60.00'	292.47'	S86°08'05"W	77.72'
C168	72°21'52"	60.00'	75.78'	N10°23'40"W	70.85'
C169	49°14'55"	60.00'	51.58'	N71°12'04"W	50.00'
C170	80°01'39"	60.00'	83.81'	S44°09'39"W	77.16'
C171	77°37'54"	60.00'	81.30'	S34°40'08"E	75.22'
C172	47°20'02"	25.00'	20.65'	S49°49'04"E	20.07'
C173	10°00'45"	780.04'	136.31'	S32°42'57"E	136.14'
C174	17°41'09"	780.04'	240.78'	S46°33'55"E	239.83'
C175	48'13"	780.04'	10.95'	S38°07'28"E	10.95'
C176	18°52'54"	780.04'	229.83'	S46°58'02"E	229.00'
C177	10°42'50"	720.04'	134.64'	S30°03'04"E	134.45'
C178	52°56'39"	270.02'	296.64'	S13°13'20"E	281.94'
C179	34°05'57"	470.03'	279.73'	S35°17'58"W	275.62'
C180	17°02'59"	470.03'	139.87'	S26°46'29"W	139.35'
C181	17°02'59"	470.03'	139.87'	S43°49'27"W	139.35'
C182	18°11'27"	420.03'	133.35'	S61°28'40"W	132.80'
C183	24°52'18"	480.03'	208.37'	S56°06'15"W	206.74'
C184	83°44'52"	25.00'	36.54'	S87°52'32"W	33.37'
C185	31°12'10"	220.01'	119.82'	N34°58'57"W	118.34'
C186	57°58'52"	280.01'	283.20'	N48°21'18"W	271.28'
C187	5°06'39"	280.01'	24.98'	N21°56'11"W	24.97'
C188	52°50'13"	280.01'	258.22'	N50°54'37"W	249.17'
C189	29°42'49"	470.03'	243.76'	N62°28'19"W	241.03'
C190	25°46'13"	1030.08'	463.69'	N60°31'01"W	459.98'
C191	7°21'02"	1030.08'	132.15'	N51°17'28"W	132.06'
C192	16°53'37"	1030.08'	303.71'	N63°24'45"W	302.61'
C193	1°33'34"	1030.06'	28.03'	N72°38'21"W	28.03'
C194	18°12'56"	1470.08'	467.37'	N64°18'40"W	465.41'
C195	2°10'32"	1470.08'	55.82'	N72°19'52"W	55.81'
C196	16°02'24"	1470.08'	411.55'	N63°13'24"W	410.21'
C197	84°18'47"	25.00'	36.79'	N13°02'48"W	33.56'
C198	21°55'28"	530.03'	195.11'	N18°35'51"E	194.01'
C199	47°39'00"	720.04'	598.98'	N37°43'24"E	582.85'
C200	1°35'31"	720.04'	20.01'	N06°46'53"E	20.01'
C201	45°58'29"	720.04'	577.98'	N32°36'23"E	562.59'
C202	23°20'55"	780.04'	317.88'	N43°53'39"E	315.68'
C203	21°59'03"	780.04'	299.30'	N44°36'38"E	297.47'
C204	1°21'53"	780.04'	18.58'	N32°56'08"E	18.58'
C205	9°49'07"	720.04'	123.39'	N37°09'45"E	123.24'
C206	12°44'01"	1030.06'	228.92'	N35°42'18"E	228.45'
C207	49°56'40"	170.01'	148.20'	N54°18'38"E	143.55'
C208	3°43'02"	170.01'	11.03'	N31°11'50"E	11.03'
C209	46°13'38"	170.01'	137.17'	N56°10'09"E	133.48'

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:

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PROFESSIONAL FIRM NO: 10124800

1500 OLLIE LANE
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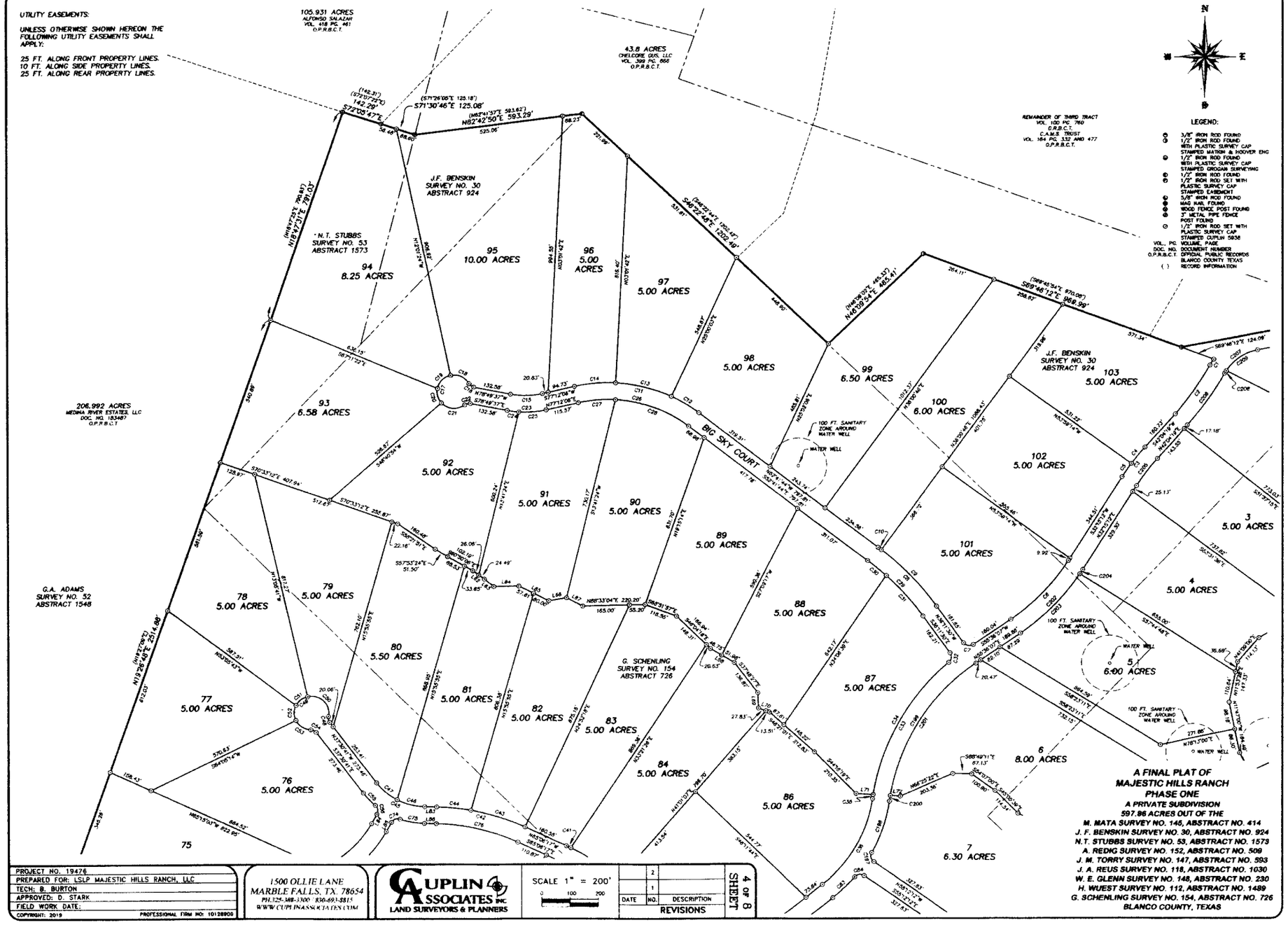
CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 3 OF 8

vol.3, pg. 243


UTILITY EASEMENTS:
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:
25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.
105.931 ACRES
ALFONSO SALAZAR
VOL. 418 PG. 461
O.P.R.B.C.T.
43.8 ACRES
CHELCORE GUS, LLC
VOL. 369 PG. 668
O.P.R.B.C.T.
REMAINDER OF THIRD TRACT
VOL. 100 PG. 760
O.R.B.C.T.
C.A.M.S. TRUST
VOL. 164 PG. 332 AND 477
O.P.R.B.C.T.
206.992 ACRES
MEDINA RIVER ESTATES, LLC
DOC. NO. 183487
O.P.R.B.C.T.
J.F. BENSKIN
SURVEY NO. 30
ABSTRACT 924
N.T. STUBBS
SURVEY NO. 53
ABSTRACT 1573
G.A. ADAMS
SURVEY NO. 52
ABSTRACT 1548
G. SCHENLING
SURVEY NO. 154
ABSTRACT 726
BIG SKY COURT
100 FT. SANITARY ZONE AROUND WATER WELL
WATER WELL
LEGEND:
3/8" IRON ROD FOUND
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED MATHIX & HOOVER ENG
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED CROQUIN SURVEYING
1/2" IRON ROD FOUND
1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED EASEMENT
5/8" IRON ROD FOUND
MAG NAIL FOUND
WOOD FENCE POST FOUND
3" METAL PIPE FENCE POST FOUND
1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5838
VOL., PG. VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BLANCO COUNTY TEXAS
( ) RECORD INFORMATION
A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.96 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
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H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019
PROFESSIONAL FIRM NO: 10128900
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 830-693-8815
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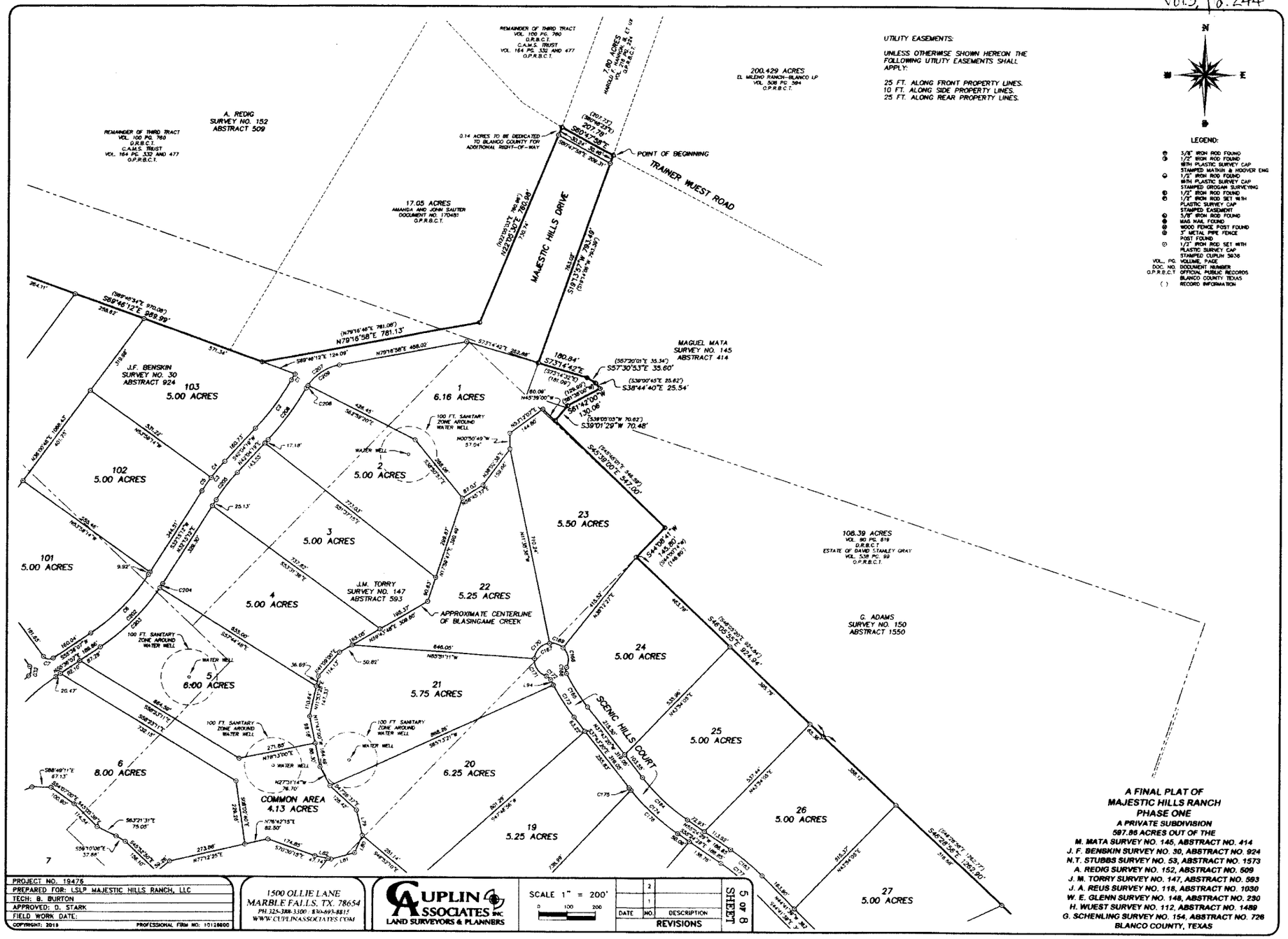
CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS
SCALE 1" = 200'
0 100 200
DATE NO. DESCRIPTION
REVISIONS
SHEET 4 OF 8

vol.3, pg. 244



A FINAL PLAT OF
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H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO.	19476
PREPARED FOR:	LSLP MAJESTIC HILLS RANCH, LLC
TECH:	B. BURTON
APPROVED:	D. STARK
FIELD WORK DATE:	

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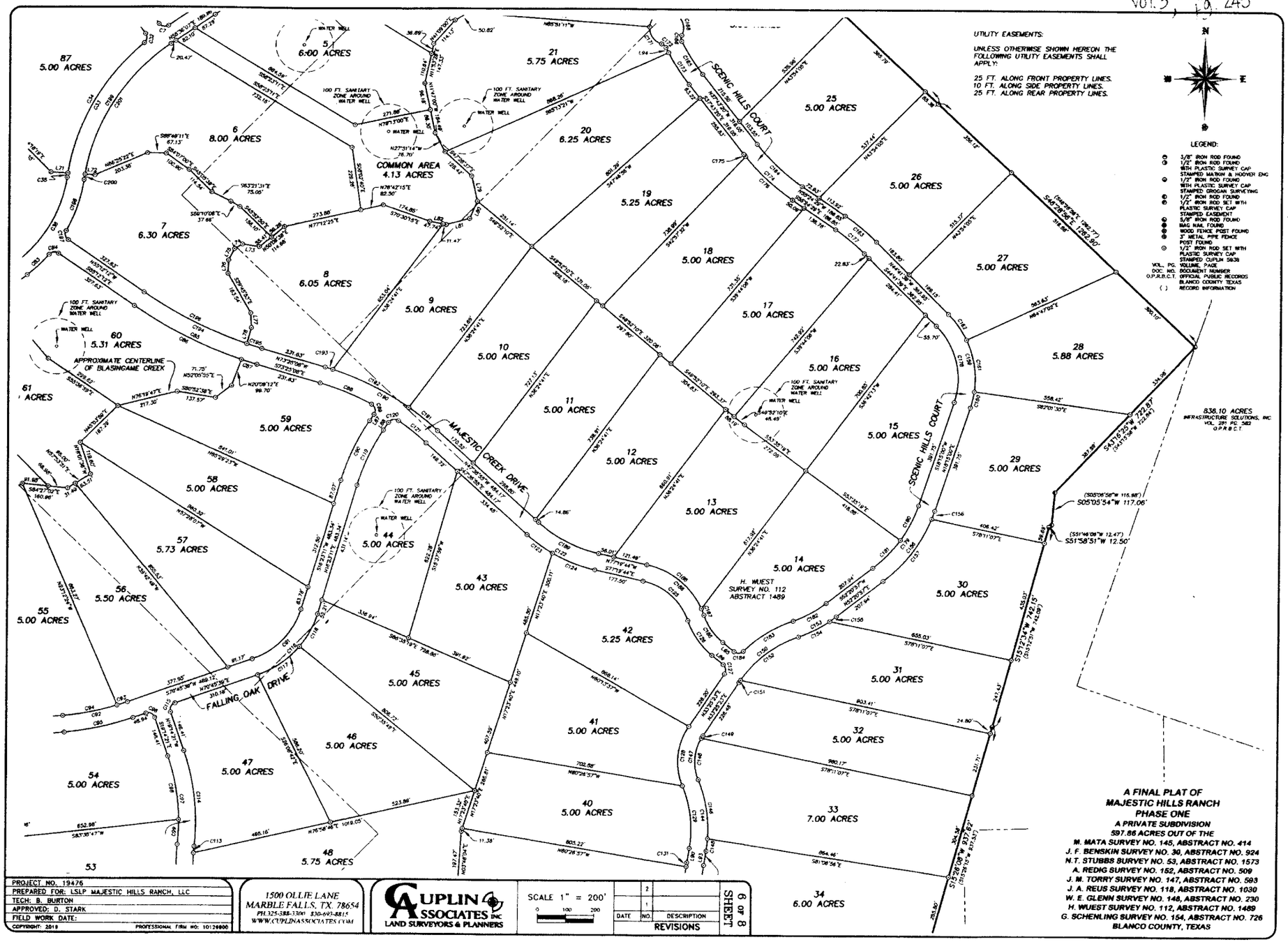
CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

SCALE 1" = 200'
0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET 5 OF 8



PROJECT NO.	19476
PREPARED FOR:	LSLP MAJESTIC HILLS RANCH, LLC
TECH:	B. BURTON
APPROVED:	D. STARK
FIELD WORK DATE:	

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PROFESSIONAL FIRM NO: 10126900

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CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

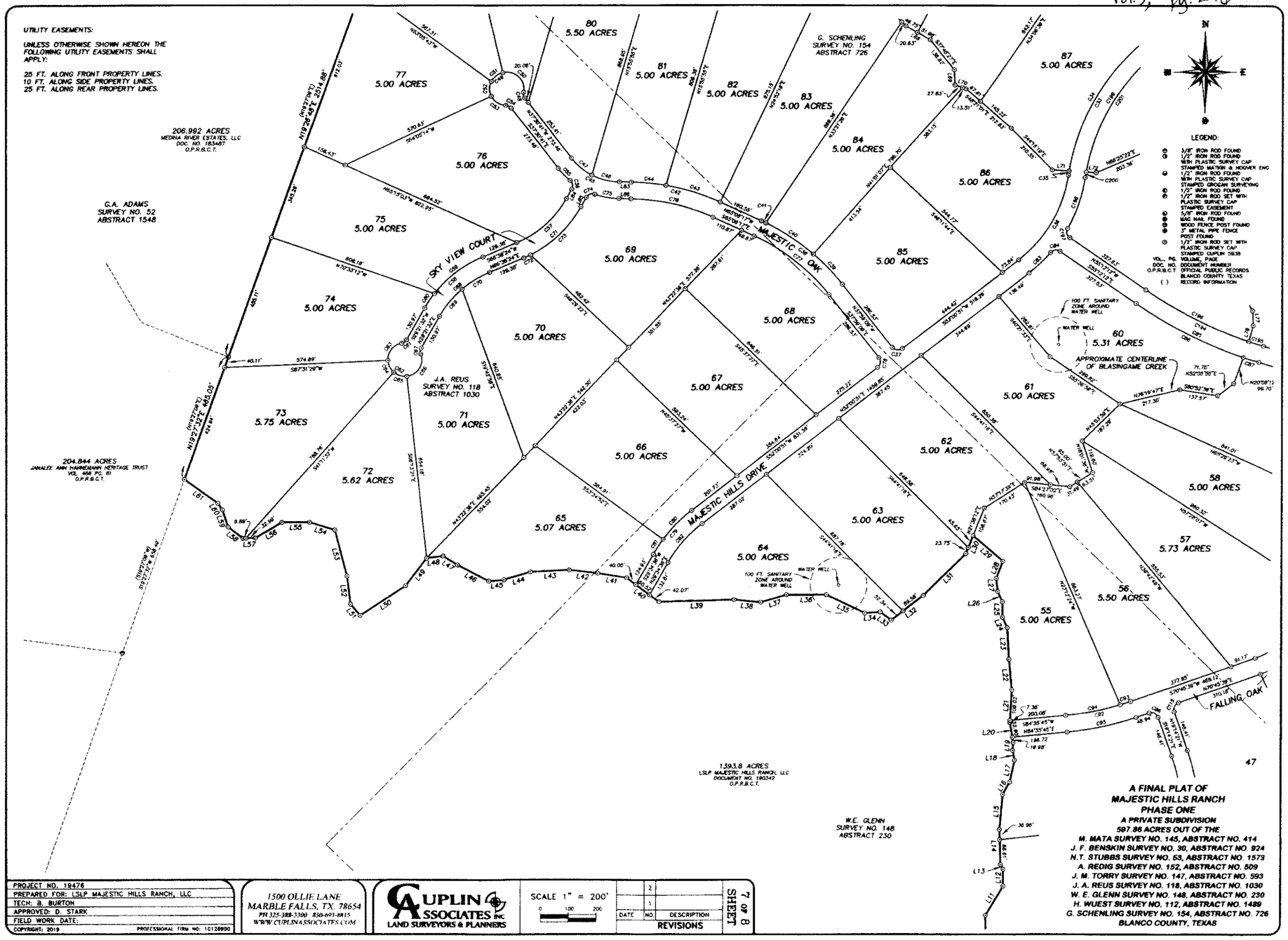
SCALE 1" = 200'
0 100 200

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET 6 OF 8

vol.3, pg. 246


UTILITY EASEMENTS:
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:
25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.
206.982 ACRES
MEDINA RIVER ESTATES, LLC
DOC. NO. 183487
O.P.R.B.C.T.
G.A. ADAMS
SURVEY NO. 52
ABSTRACT 1548
204.844 ACRES
JANALEE ANN HANNEMANN HERITAGE TRUST
VOL. 466 PG. 81
O.P.R.B.C.T.
J.A. REUS
SURVEY NO. 118
ABSTRACT 1030
G. SCHENLING
SURVEY NO. 154
ABSTRACT 726
1393.8 ACRES
LSLP MAJESTIC HILLS RANCH, LLC
DOCUMENT NO. 190342
O.P.R.B.C.T.
W.E. GLENN
SURVEY NO. 148
ABSTRACT 230
SKY VIEW COURT
MAJESTIC OAK
MAJESTIC HILLS DRIVE
FALLING OAK
APPROXIMATE CENTERLINE OF BLASINGAME CREEK
100 FT. SANITARY ZONE AROUND WATER WELL
WATER WELL
60 5.31 ACRES
61 5.00 ACRES
62 5.00 ACRES
63 5.00 ACRES
64 5.00 ACRES
65 5.07 ACRES
66 5.00 ACRES
67 5.00 ACRES
68 5.00 ACRES
69 5.00 ACRES
70 5.00 ACRES
71 5.00 ACRES
72 5.62 ACRES
73 5.75 ACRES
74 5.00 ACRES
75 5.00 ACRES
76 5.00 ACRES
77 5.00 ACRES
80 5.50 ACRES
81 5.00 ACRES
82 5.00 ACRES
83 5.00 ACRES
84 5.00 ACRES
85 5.00 ACRES
86 5.00 ACRES
87 5.00 ACRES
55 5.00 ACRES
56 5.50 ACRES
57 5.73 ACRES
58 5.00 ACRES
LEGEND:
5/8" IRON ROD FOUND
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED MATKIN & HOOVER ENG
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED GROGAN SURVEYING
1/2" IRON ROD FOUND
1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED EASEMENT
5/8" IRON ROD FOUND
NAIL NAIL FOUND
WOOD FENCE POST FOUND
3" METAL PIPE FENCE POST FOUND
1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED CUPLIN 5938
VOL., PG. VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BLANCO COUNTY, TEXAS
( ) RECORD INFORMATION
47
A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
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G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
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LAND SURVEYORS & PLANNERS
SCALE 1" = 200'
0 100 200
DATE NO. DESCRIPTION
REVISIONS
SHEET 7 of 8

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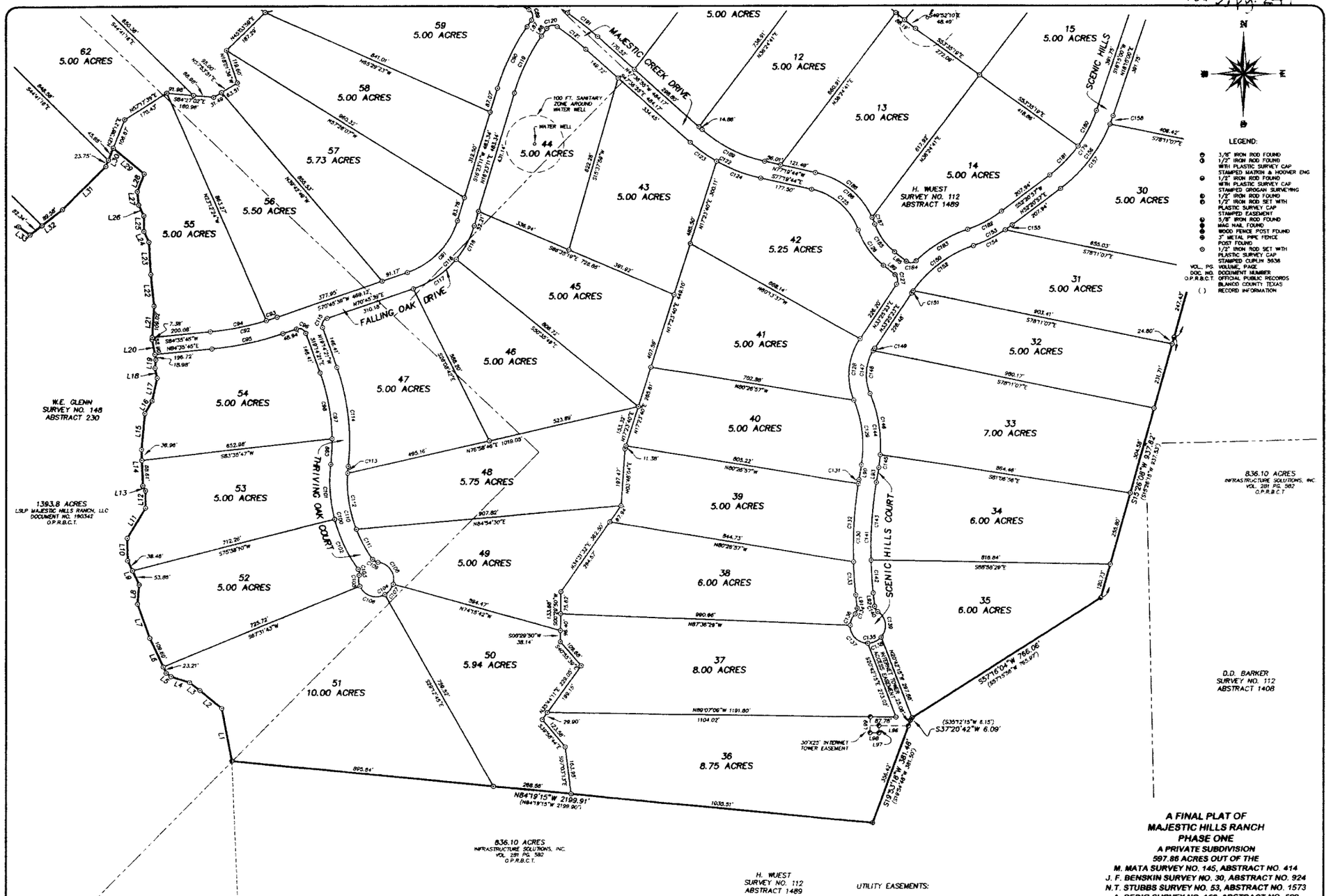

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
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PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH.325-388-3300 830-693-3015
WWW.CUPLINASSOCIATES.COM

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

SCALE 1" = 200'
0 100 200

NO	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 8 of 8

UTILITY EASEMENTS:

UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

A FINAL PLAT OF MAJESTIC HILLS RANCH PHASE ONE

A PRIVATE SUBDIVISION
597.88 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS