Vol. 3, pg. 299

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. 190342 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 TWO" 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 10 DAY OF March 2020.

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 10 DAY OF March 2020.

CONNIE L. HARRISON
Notary Public, State of Texas
Notary ID# 7730863-6
My Commission Expires
JANUARY 28, 2024

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE TWO" 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 10 DAY OF March 2020.

ATTEST: _____
COUNTY CLERK, BLANCO COUNTY, TEXAS

_____
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 THE 11th DAY OF March 2020, AT 8:35 O'CLOCK A.M. AND WAS DULY RECORDED AT 8:35 O'CLOCK A.M. IN CABINET 3 SLIDE 299 OF THE BLANCO COUNTY PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March 2020.

_____
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 OF 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 10 DAY OF March 2020.

_____
MARCUS W. HORNER, P.E. NO. 96535

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 TWO" 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 3RD DAY OF MARCH 2020.

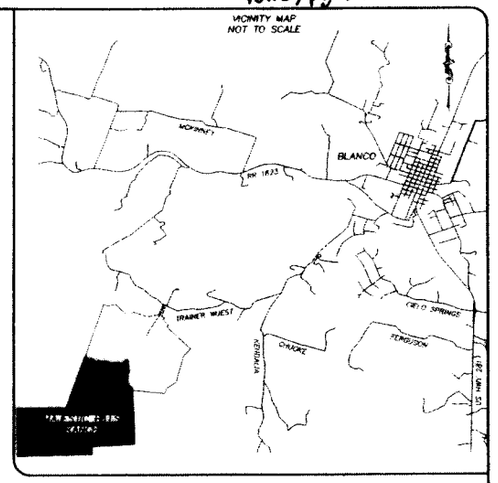
_____
DANNY J. STARK, R.P.L.S. NO. 5602

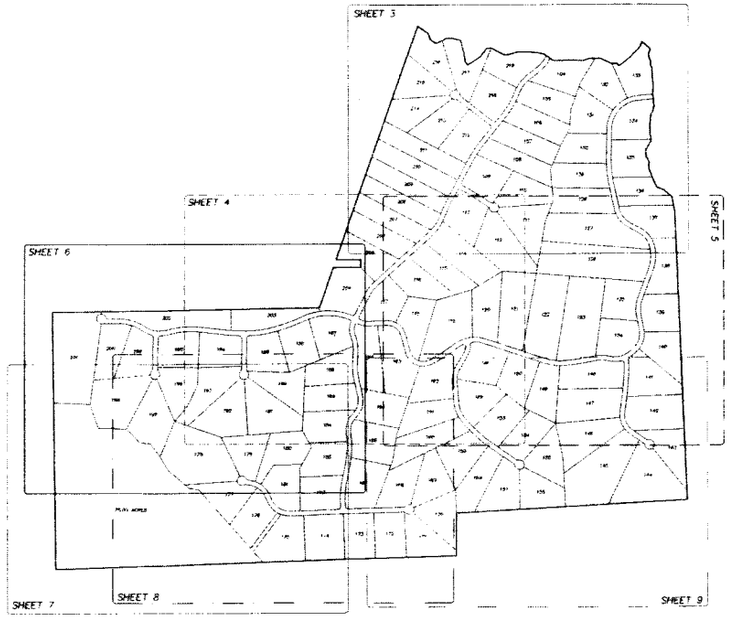
NOTES:

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 36.16 ACRES OF NEW ROAD RIGHT OF WAY.
8. THERE IS 25,253 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 116 RESIDENTIAL LOTS WITHIN 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.

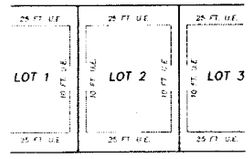
OWNER AND DEVELOPER
LSLP MAJESTIC HILLS RANCH, LLC
665 SIMMONDS ROAD
WILLIAMSTOWN, MA 01267

VICINITY MAP
NOT TO SCALE





STREET



TYPICAL UTILITY EASEMENTS

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

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

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PROFESSIONAL FIRM NO. 10128800

1500 OLLIE LANE
MARBLE FALLS, TX 78654
PH: 325-388-3095 FAX: 830-693-8015
WWW.CUPLINASSOCIATES.COM

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
		REVISIONS

SHEET 1 OF 10 SHEET

BEING 720.28 ACRES OUT OF THE N.T. STUBBS SURVEY NO. 48, ABSTRACT 1572, THE WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230, THE J.A. REUS SURVEY NO. 106, ABSTRACT NO. 1104, THE J.A. REUS SURVEY NO. 110, ABSTRACT NO. 1103 AND THE J.A. REUS SURVEY NO. 118, ABSTRACT NO. 1030 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. 196342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. SAID 720.28 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN A 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, AN ANGLE POINT IN A EASTERLY LINE OF SAID 1393.8 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT NO. 51, AS SHOWN ON THE PLAT OF MAJESTIC HILLS RANCH, PHASE ONE, RECORDED IN CABINET 3, SLIDE 240 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS.

THENCE LEAVING THE EASTERLY LINE OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE OF SAID 836.10 ACRE TRACT, WITH AN EASTERLY AND NORTHERLY LINE HEREOF, WITH (81) COURSES AND DISTANCES AS FOLLOWS:

1) N10°49'48"W, A DISTANCE OF 188.09' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
2) N50°33'14"W, A DISTANCE OF 98.74' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
3) N52°06'39"W, A DISTANCE OF 44.74' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
4) N71°42'10"W, A DISTANCE OF 68.82' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
5) N53°15'45"W, A DISTANCE OF 20.83' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
6) N25°00'08"W, A DISTANCE OF 132.81' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF
7) N18°44'11"W, A DISTANCE OF 125.44' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
8) N05°05'10"E, A DISTANCE OF 67.22' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
9) N28°04'29"W, A DISTANCE OF 82.34' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
10) N01°01'32"W, A DISTANCE OF 77.98' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
11) N30°54'03"E, A DISTANCE OF 121.38' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
12) DUE NORTH, A DISTANCE OF 59.94' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
13) N29°28'03"W, A DISTANCE OF 19.62' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
14) N01°51'31"W, A DISTANCE OF 125.57' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
15) N08°13'18"E, A DISTANCE OF 123.38' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
16) N29°18'42"E, A DISTANCE OF 51.26' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
17) N12°11'58"E, A DISTANCE OF 80.05' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
18) N11°56'46"W, A DISTANCE OF 35.83' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
19) N05°35'40"E, A DISTANCE OF 28.56' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
20) N10°15'56"W, A DISTANCE OF 71.87' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
21) N03°20'54"E, A DISTANCE OF 178.40' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
22) N05°37'53"W, A DISTANCE OF 109.95' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
23) N03°06'39"W, A DISTANCE OF 112.54' TO A 1/2" IRON ROD FOUND 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 FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
25) N00°12'55"W, A DISTANCE OF 54.33' TO A 1/2" IRON ROD FOUND 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 FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
27) N08°59'43"W, A DISTANCE OF 46.50' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
28) N20°59'27"E, A DISTANCE OF 86.35' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
29) N49°12'57"W, A DISTANCE OF 139.18' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
30) S21°19'04"E, A DISTANCE OF 89.40' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
31) S44°49'07"E, A DISTANCE OF 211.29' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
32) S54°47'38"E, A DISTANCE OF 141.93' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
33) N53°25'38"E, A DISTANCE OF 46.38' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
34) S86°22'33"E, A DISTANCE OF 54.78' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
35) N64°19'32"E, A DISTANCE OF 151.11' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
36) DUE WEST, A DISTANCE OF 141.04' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
37) S73°19'10"E, A DISTANCE OF 94.98' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
38) N64°17'26"E, A DISTANCE OF 94.79' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
39) S88°21'04"E, A DISTANCE OF 264.39' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
40) N52°56'19"E, A DISTANCE OF 142.64' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
41) N81°00'17"E, A DISTANCE OF 104.42' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
42) N63°28'45"E, A DISTANCE OF 101.96' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
43) S87°13'28"E, A DISTANCE OF 138.94' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
44) S73°10'15"E, A DISTANCE OF 96.48' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
45) S85°11'49"E, A DISTANCE OF 53.17' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
46) N62°15'04"E, A DISTANCE OF 123.18' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
47) N58°22'21"E, A DISTANCE OF 60.78' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
48) S82°20'40"E, A DISTANCE OF 56.31' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
49) S37°02'54"E, A DISTANCE OF 123.99' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
50) S56°29'18"E, A DISTANCE OF 191.69' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
51) N40°24'44"E, A DISTANCE OF 52.68' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
52) N67°08'10"E, A DISTANCE OF 101.44' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
53) N14°36'49"W, A DISTANCE OF 170.87' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
54) N73°02'24"W, A DISTANCE OF 93.06' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
55) N89°56'33"W, A DISTANCE OF 98.08' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
56) S59°12'15"W, A DISTANCE OF 109.36' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
57) S88°12'35"W, A DISTANCE OF 42.88' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
58) N52°16'29"W, A DISTANCE OF 86.42' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
59) N18°33'49"W, A DISTANCE OF 84.41' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
60) N33°07'13"W, A DISTANCE OF 28.17' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
61) N54°09'35"W, A DISTANCE OF 146.28' TO A 1/2" IRON ROD FOUND 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 444, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS FOR THE NORTHWEST CORNER HEREOF;

THENCE S 18°27'36" W, WITH THE EASTERN BOUNDARY LINE OF SAID HANNEMANN HERITAGE TRACT, A DISTANCE OF 838.49' TO A 3/8 IRON ROD FOUND AT THE NORTHEAST CORNER OF A 378.39 ACRE TRACT CONVEYED TO LEONARD LONA SMITH RANCH LIMITED PARTNERSHIP IN VOLUME 467, PAGE 930, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, FOR ANGLE POINT HEREOF;

THENCE S 19°10'28" W, WITH THE EASTERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, A DISTANCE OF 2448.81' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLER POINT HEREOF;

THENCE N 89°19'34" E, A DISTANCE OF 308.70' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLE POINT HEREOF;

THENCE S 00°39'54" E, A DISTANCE OF 95.63' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLE POINT HEREOF;

THENCE S 89°19'48" W, A DISTANCE OF 343.52' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC IN THE EASTERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, FOR AN ANGLE POINT HEREOF;

THENCE S 19°17'23" W, A DISTANCE OF 532.97' TO A 3' METAL PIPE FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID LEONARD LONA RANCH AND AN ANGLE POINT HEREOF;

THENCE S 89°05'37" W, WITH THE SOUTHERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, A DISTANCE OF 2771.54' TO A 3/8 IRON ROD FOUND AT THE BASE OF A 3' METAL PIPE FENCE POST, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED 533.1 ACRES CONVEYED TO LAKESIDE PARTNERS, LP, OF RECORD IN VOLUME 737, PAGE 977, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, A SOUTHWEST CORNER OF SAID LEONARD LONA SMITH RANCH AND AN ANGLE POINT HEREOF;

THENCE S 89°18'32" W, A DISTANCE OF 534.05' TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED 1027.88 ACRES CONVEYED TO DAVID GRANBERG, ET AL, OF RECORD IN DOCUMENT NO. 170194, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND IN VOLUME 1195, PAGE 675, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, FOR THE WESTERNMOST NORTHWEST CORNER HEREOF;

THENCE S 00°48'30" E, ALONG THE EASTERN BOUNDARY LINE OF SAID GRANBERG TRACT, A DISTANCE OF 1131.28' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN" FOR THE WESTERNMOST SOUTHWEST CORNER HEREOF;

THENCE LEAVING THE EASTERN BOUNDARY LINE OF SAID GRANBERG TRACT AND OVER AND ACROSS SAID 1393.8 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

1) S87°28'34"E, A DISTANCE OF 452.38' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
2) S18°38'12"E, A DISTANCE OF 313.80' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
3) S88°17'21"E, A DISTANCE OF 347.34' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
4) S44°02'48"E, A DISTANCE OF 241.90' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
5) S86°30'23"E, A DISTANCE OF 130.51' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
6) S35°13'08"E, A DISTANCE OF 204.74' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
7) S30°06'21"E, A DISTANCE OF 194.63' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
8) S48°58'28"E, A DISTANCE OF 278.52' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
9) S48°40'08"E, A DISTANCE OF 66.08' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
10) S81°03'22"E, A DISTANCE OF 120.98' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
11) S41°00'27"E, A DISTANCE OF 977.18' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
12) N38°30'19"E, A DISTANCE OF 553.47' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
13) ALONG SAID CURVE TO THE LEFT WITH RADIUS 280.00 FEET, A DELTA ANGLE OF 10°26'29" , AND A CHORD OF 30.98' BEARING S64°35'38"E, AN ARC DISTANCE OF 51.03' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
14) S36°30'19"W, A DISTANCE OF 574.38' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF, AND
15) S42°20'12"E, A DISTANCE OF 184.39' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", IN THE NORTHERN BOUNDARY LINE OF LOT 108 OF HEADWATERS RANCH ACRES, UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 73, PLAT RECORDS OF BLANCO COUNTY, TEXAS, FOR THE SOUTHERNMOST SOUTHWEST CORNER HEREOF;

THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID HEADWATERS RANCH ACRES SUBDIVISION, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N68°06'21"E, A DISTANCE OF 2220.09' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP,
2) N87°56'30"E, A DISTANCE OF 178.97' TO A 1/2" IRON ROD FOUND AT A REENTRANT CORNER OF LOT 154, SAID HEADWATERS RANCH ACRES SUBDIVISION AND THE SOUTHERNMOST SOUTHEAST CORNER HEREOF,
3) N00°12'20"W, A DISTANCE OF 534.55' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1554 HEADWATERS RANCH ACRES AND A REENTRANT CORNER HEREOF, AND
4) N86°45'43"E, WITH THE NORTHERN BOUNDARY LINE OF SAID HEADWATERS RANCH ACRES SUBDIVISION, THE NORTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 14.206 ACRES CONVEYED TO MICHAEL WILLIAM ZINKE AND JULIE L. ZINKE, OF RECORD IN Document No. 170703, Official Public Records of BLANCO County, Texas, AND THE NORTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 7.351 ACRES CONVEYED TO JEFF D. SMITH AND WIFE, SHIRLEY LEWIS, OF RECORD IN VOLUME 198, PAGE 1, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO COUNTY, TEXAS, A DISTANCE OF 2871.17' TO A 1/2" IRON ROD FOUND IN THE EASTERN BOUNDARY LINE OF SAID 836.10 ACRE INFRASTRUCTURE SOLUTIONS TRACT, FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 7.351 ACRE SMITH TRACT AND THE EASTERNMOST SOUTHEAST CORNER HEREOF;

THENCE N02°20'40"W, WITH THE WESTERN BOUNDARY LINE OF SAID 836.10 ACRE INFRASTRUCTURE SOLUTIONS TRACT, A DISTANCE OF 3813.33' TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 720.28 ACRES.

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 106, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
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PROFESSIONAL FIRM NO. 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH 325-388-3301 325-693-0551
WWW.CUPLINASSOCIATES.COM

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

DATE	NO.	DESCRIPTION
	3	
	2	
	1	

REVISIONS

SHEET 2 OF 10

vol.3, pg. 219

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10°41'48"E	186.09'
L2	S80°33'14"E	96.74'
L3	S52°06'59"E	44.74'
L4	S71°42'10"E	66.82'
L5	S53°15'45"E	20.93'
L6	S25°00'09"E	132.81'
L7	S19°44'11"E	125.44'
L8	S08°05'10"W	67.22'
L9	S25°04'29"E	92.34'
L10	S01°01'32"E	77.96'
L11	S30°54'03"W	121.38'
L12	S00°00'00"E	59.94'
L13	S29°28'03"E	19.62'
L14	S01°31'51"E	125.57'
L15	S05°13'18"W	125.39'
L16	S29°19'42"W	51.26'
L17	S12°11'57"W	80.05'
L18	S11°56'46"E	35.83'
L19	S09°33'40"W	28.59'
L20	S10°15'39"E	71.87'
L21	S03°20'54"W	118.40'
L22	S05°57'03"E	109.95'
L23	S03°08'35"E	112.54'
L24	S24°31'03"E	41.15'
L25	S00°12'55"E	54.33'
L26	S24°58'25"E	41.41'
L27	S05°59'43"E	46.50'
L28	S20°59'27"W	86.35'
L29	S48°12'57"E	139.18'
L30	N21°19'04"E	69.40'
L31	N44°49'07"E	211.29'
L32	N59°47'38"E	141.93'
L33	S53°25'38"E	48.36'
L34	N86°22'33"E	54.70'
L35	S84°19'32"E	151.11'
L36	S90°00'00"E	141.04'
L37	N73°19'10"E	94.98'
L38	S84°17'26"E	94.79'
L39	N68°21'04"E	264.39'
L40	S52°56'19"E	142.64'
L41	S81°00'17"E	104.42'
L42	S83°28'45"E	101.96'
L43	N67°13'28"E	138.84'
L44	N73°10'15"E	96.48'
L45	N85°11'49"E	53.17'
L46	S62°15'04"E	123.18'
L47	S56°22'21"E	80.78'
L48	N82°20'40"E	58.31'
L49	N37°02'54"E	123.99'
L50	N56°29'19"E	191.69'
L51	S40°24'44"E	52.68'
L52	S07°06'10"E	101.44'
L53	S14°36'49"E	179.67'
L54	S73°00'24"E	93.06'
L55	S89°58'43"E	96.09'
L56	N59°12'15"E	109.39'
L57	N88°12'35"E	42.86'
L58	S52°16'29"E	66.42'
L59	S18°33'49"E	64.41'
L60	S33°07'13"E	28.17'
L61	S54°09'35"E	146.26'
L62	S29°34'36"W	22.37'
L63	S53°17'55"W	97.33'
L64	S66°00'23"W	140.92'
L65	N66°00'23"E	140.92'
L66	S19°14'21"E	48.24'
L67	S01°53'54"E	87.25'
L68	N26°42'22"W	120.58'
L69	N75°20'17"W	80.81'
L70	S75°20'17"E	80.81'
L71	S26°42'22"E	120.58'
L72	N01°53'54"W	87.25'
L73	N19°14'21"W	48.24'
L74	N53°09'04"E	66.58'
L75	N84°29'44"E	109.67'
L76	N77°23'50"E	66.18'
L77	S80°54'10"E	66.63'
L78	N07°20'16"W	20.84'
L79	S07°20'16"E	20.84'
L80	N80°54'10"W	66.63'
L81	S77°23'50"W	66.18'
L82	S84°29'44"W	109.67'
L83	S53°09'04"W	66.58'
L84	N53°17'55"E	97.33'
L85	N29°34'36"E	14.49'
L86	S62°30'13"E	55.43'
L87	N62°30'13"W	55.43'
L88	N00°39'54"W	95.63'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23°43'19"	470.00'	194.59'	S41°26'16"W	193.21'
C2	3°18'07"	530.00'	308.05'	S36°38'52"W	303.73'
C3	25°14'25"	530.00'	233.48'	S40°40'43"W	231.59'
C4	8°03'43"	530.00'	74.57'	S24°01'36"W	74.51'
C5	18°12'13"	620.00'	260.52'	S29°05'37"E	259.43'
C6	90°00'00"	25.00'	39.27'	S83°12'01"W	35.36'
C7	49°40'47"	25.00'	21.68'	N26°57'36"W	21.00'
C8	279°21'34"	80.00'	292.54'	S38°12'01"W	77.65'
C9	70°35'41"	60.00'	73.93'	N37°25'02"W	69.34'
C10	60°03'44"	60.00'	62.90'	S77°15'16"W	60.06'
C11	51°28'17"	60.00'	53.90'	S21°29'19"W	52.11'
C12	51°28'28"	60.00'	53.91'	S29°49'37"E	51.81'
C13	46°04'27"	60.00'	48.25'	S78°26'33"E	46.96'
C14	49°40'47"	25.00'	21.68'	S78°38'23"E	21.00'
C15	90°00'00"	25.00'	39.27'	S05°47'59"E	35.36'
C16	10°42'14"	2030.00'	379.24'	S32°50'54"W	378.69'
C17	10°23'38"	2030.00'	368.26'	S33°09'12"W	367.75'
C18	0°18'36"	2030.00'	10.98'	S27°39'05"W	10.95'
C19	7°48'06"	1530.00'	208.37'	S23°35'14"W	208.21'
C20	7°32'09"	1530.00'	201.23'	S23°43'42"W	201.09'
C21	0°16'57"	1530.00'	7.54'	S19°49'10"W	7.54'
C22	27°46'57"	570.00'	276.39'	S33°34'10"W	273.69'
C23	23°04'08"	570.00'	229.49'	S31°12'44"W	227.95'
C24	4°42'51"	570.00'	46.90'	S45°06'13"W	46.88'
C25	20°44'52"	530.03'	191.93'	S37°05'12"W	190.89'
C26	86°04'56"	25.00'	37.56'	S89°45'14"W	34.13'
C27	49°47'19"	780.00'	636.96'	S29°24'02"W	619.41'
C28	30°33'55"	780.00'	416.10'	N82°29'15"W	411.18'
C29	16°13'25"	780.00'	220.86'	S74°07'05"W	220.12'
C30	30°34'15"	1470.00'	784.33'	S81°17'30"W	775.06'
C31	30°19'56"	1470.00'	778.21'	S81°10'21"W	769.16'
C32	0°14'18"	1470.00'	6.12'	N83°32'32"W	6.12'
C33	23°02'54"	1030.00'	414.34'	S85°03'10"W	411.58'
C34	51°32'30"	320.00'	287.86'	N80°34'01"W	278.28'
C35	35°04'14"	530.00'	324.41'	N54°14'47"W	319.37'
C36	72°53'43"	25.00'	31.81'	N53°53'08"W	29.70'
C37	252°53'43"	60.00'	264.83'	S36°06'52"W	84.83'
C38	72°53'43"	60.00'	76.34'	N53°53'08"W	71.38'
C39	180°00'00"	60.00'	188.50'	S90°00'00"W	120.00'
C40	35°04'14"	470.00'	287.68'	S72°27'33"E	283.21'
C41	17°32'07"	470.00'	143.84'	S81°13'29"E	143.29'
C42	17°32'07"	470.00'	143.84'	S63°41'26"E	143.28'
C43	20°20'22"	380.00'	134.90'	S65°05'57"E	134.19'
C44	76°21'28"	25.00'	33.32'	S61°08'21"E	30.91'
C45	49°40'47"	25.00'	21.68'	S25°55'48"E	21.00'
C46	279°21'34"	60.00'	292.54'	S86°54'39"E	77.65'
C47	56°00'47"	60.00'	58.65'	S22°45'45"W	56.35'
C48	5°13'56"	60.00'	5.48'	S31°31'37"E	5.47'
C49	49°55'57"	60.00'	52.29'	S28°29'33"E	50.65'
C50	116°10'55"	60.00'	121.67'	N09°30'01"E	101.87'
C51	49°40'47"	25.00'	21.68'	N23°45'03"W	21.00'
C52	87°57'04"	25.00'	38.38'	N45°03'53"E	34.72'
C53	15°30'42"	380.00'	102.88'	N81°17'05"E	102.56'
C54	23°02'54"	970.00'	390.20'	N85°03'10"E	387.57'
C55	4°26'28"	1530.00'	118.60'	S85°38'31"E	118.57'
C56	87°58'23"	25.00'	38.39'	S43°52'40"E	34.72'
C57	49°40'47"	25.00'	21.68'	S24°56'55"W	21.00'
C58	279°21'34"	60.00'	292.54'	S89°53'28"E	77.65'
C59	92°13'34"	60.00'	96.58'	S03°40'32"W	86.49'
C60	51°02'40"	60.00'	53.45'	S87°57'35"E	51.70'
C61	50°41'02"	60.00'	53.08'	N61°18'34"E	51.36'
C62	85°24'18"	60.00'	89.44'	N06°52'06"W	81.38'
C63	49°40'47"	25.00'	21.68'	N24°43'53"W	21.00'
C64	87°58'23"	25.00'	38.39'	N44°56'43"E	34.72'
C65	23°04'32"	1530.00'	589.49'	N77°02'39"E	585.66'
C66	13°47'05"	1530.00'	368.10'	N81°11'22"E	367.22'
C67	8°17'27"	1530.00'	221.39'	N70°08'06"E	221.20'
C68	46°13'02"	720.00'	580.78'	N89°06'54"E	565.16'
C69	4°07'14"	720.00'	51.78'	N66°04'00"E	51.77'
C70	42°05'47"	720.00'	529.00'	S86°49'29"E	517.18'
C71	90°33'02"	25.00'	39.51'	S27°30'24"E	35.53'
C72	42°00'46"	230.00'	168.65'	S01°46'03"W	164.90'
C73	21°37'49"	320.00'	120.81'	S08°25'27"E	120.09'
C74	16°03'43"	320.00'	89.71'	S11°12'30"E	89.41'
C75	5°34'06"	320.00'	31.10'	S00°23'35"E	31.09'
C76	14°27'41"	780.00'	196.87'	S04°59'23"E	196.35'
C77	56°26'23"	220.00'	224.52'	S17°09'59"W	214.90'
C78	42°29'19"	220.00'	163.14'	S09°10'27"W	159.43'
C79	15°59'04"	220.00'	61.38'	S38°24'38"W	61.18'
C80	55°54'35"	280.00'	273.23'	S18°26'53"W	262.51'
C81	20°55'41"	970.00'	354.30'	S00°57'26"W	352.34'
C82	5°51'33"	970.00'	99.19'	S06°34'36"E	99.15'
C83	15°04'08"	970.00'	255.11'	S03°53'12"W	254.38'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C84	13°19'10"	1030.00'	239.44'	S04°45'41"W	238.90'
C85	90°00'00"	25.00'	39.27'	S43°06'06"W	35.36'
C86	65°11'32"	220.00'	250.32'	N59°18'06"W	237.03'
C87	46°37'55"	280.00'	237.66'	N51°01'19"W	230.59'
C88	29°46'56"	280.00'	145.54'	N41°35'50"W	143.91'
C89	15°55'43"	280.00'	77.84'	N64°27'09"W	77.59'
C90	2°55'16"	280.00'	14.28'	N73°52'39"W	14.27'
C91	49°40'54"	25.00'	21.68'	N50°29'50"W	21.00'
C92	279°21'49"	60.00'	292.57'	S14°39'43"W	77.65'
C93	80°37'45"	60.00'	84.44'	N65°58'15"W	77.64'
C94	77°35'29"	60.00'	81.26'	S34°55'08"W	75.19'
C95	121°08'35"	60.00'	126.87'	S64°26'54"E	104.52'
C96	49°40'54"	25.00'	21.68'	N79°49'16"E	21.00'
C97	48°37'59"	220.00'	186.73'	S51°01'19"E	181.18'
C98	14°57'32"	220.00'	57.44'	S67°51'31"E	57.27'
C99	33°40'23"	220.00'	129.30'	S43°32'34"E	127.44'
C100	85°11'32"	280.00'	318.59'	S59°18'08"E	301.68'
C101	32°40'01"	280.00'	159.64'	S43°52'23"E	157.49'
C102	10°26'29"	280.00'	51.03'	S64°38'38"E	50.96'
C103	22°05'01"	280.00'	107.92'	S50°51'23"E	107.25'
C104	49°40'47"	25.00'	21.68'	S67°03'30"E	21.00'
C105	279°21'34"	60.00'	292.54'	N01°53'54"W	77.65'
C106	95°58'12"	60.00'	100.50'	N89°47'47"E	89.16'
C107	65°02'04"	60.00'	68.10'	N09°17'39"E	64.51'
C108	51°38'55"	60.00'	54.09'	N49°02'50"W	52.27'
C109	86°40'23"	60.00'	69.85'	S71°46'51"W	65.96'
C110	49°40'47"	25.00'	21.68'	S61°08'21"E	21.00'
C111	90°00'00"	25.00'	39.27'	N16°53'54"W	35.36'
C112	13°19'10"	970.00'	225.58'	N04°48'41"E	225.08'
C113	20°55'41"	1030.00'	376.32'	N00°57'26"E	374.13'
C114	3°31'17"	1030.00'	63.30'	N09°39'39"E	63.29'
C115	17°24'24"	1030.00'	312.92'	N20°48'11"E	311.72'
C116	55°54'35"	220.00'	214.64'	N19°28'53"E	206.26'
C117	46°08'19"	280.00'	225.53'	N13°53'45"E	219.49'
C118	9°48'15"	970.00'	165.97'	N24°10'02"E	165.77'
C119	58°28'23"	280.00'	285.75'	N17°09'58"E	273.51'
C120	14°27'41"	720.00'	181.73'	N04°50'23"W	181.24'
C121	21°37'49"	380.00'	143.46'	N08°25'27"W	142.61'
C122	39°03'45"	170.00'	115.90'	N00°17'31"E	113.67'
C123	98°31'50"	25.00'	42.99'	N69°05'19"E	37.89'
C124	30°50'12"	230.00'	123.79'	S77°03'52"E	122.30'
C125	57°49'02"	130.00'	130.89'	S53°34'27"E	213.55'
C126	107°44'59"	230.00'	432.54'	S68°32'26"E	371.36'
C127	64°06'08"	230.00'	257.32'	S46°43'00"E	244.11'
C128	43°38'52"	230.00'	175.21'	N29°24'30"E	171.01'
C129	4°28.00"	1030.00'	78.70'	N55°22'04"E	79.68'
C130	13°32'13"	370.00'	87.42'	N59°55'10"E	87.22'
C131	111°54'29"	25.00'	48.83'	S57°21'29"E	41.43'
C132	31°43'50"	130.00'	68.51'	S74°28'31"W	65.87'
C133	35°10'28"	380.00'	233.29'	S12°46'02"W	229.64'
C134	40°03'03"	430.00'	300.56'	S24°50'43"E	294.50'
C135	25°02'37"	430.00'	187.95'	S17°20'30"E	186.46'
C136	15°00'26"	430.00'	112.63'	S37°22'02"E	112.31'
C137	9°58'32"	1030.00'	179.33'	S49°51'31"E	179.10'
C138	49°40'54"	25.00'	21.68'	S30°00'20"E	21.00'
C139	279°21'49"	60.00'	292.57'	N35°09'13"E	77.65'
C140	85°01'45"	60.00'	89.05'	S47°40'45"E	81.01'
C141	81°36'39"	80.00'	64.87'	N58°50'03"E	61.76'
C142	171°01'	60.00'	80.94'	N10°46'48"W	74.94'
C143	55°06'23"	60.00'	57.71'	N76°58'30"W	55.51'
C144	49°40'54"	25.00'	21.68'	N79°41'14"W	21.00'
C145	9°58'32"	970.00'	168.88'	N49°51'31"W	168.67'
C146	40°03'03"	370.00'	258.64'	N24°50'43"W	253.40'
C147	35°10'28"	320.00'	196.45'	N12°46'02"E	193.38'
C148	8°50'16"	320.00'	49.36'	N00°24'04"W	49.31'
C149	26°20'12"	320.00'	147.09'	N17°11'10"E	145.80'
C150	38°34'23"	180.00'	121.18'	N11°04'04"E	118.91'
C151	93°27'40"	25.00'	40.78'	N38°30'43"E	36.41'
C152	23°18'17"	370.02'	150.50'	S83°06'19"E	149.47'
C153	24°03'06"	530.00'	222.48'	S83°28'43"E	220.85'
C154	18°35'01"	530.00'	171.90'	S80°44'41"E	171.15'
C155	3°28'05"	530.00'	30.58'	N87°13'46"E	30.56'
C156	7°05'54"	1530.00'	189.55'	N80°56'47"E	189.43'
C157	21°42'00"	470.03'	178.02'	N88°41'50"E	176.95'
C158	23°03'52"	280.00'	112.71'	N87°33'54"E	111.95'
C159	97°02'42"	25.00'	42.34'	S55°26'41"E	37.46'
C160	8°45'24"	170.00'	25.98'	S02°32'38"E	25.96'
C161	5°54'31"	1470.00'	151.60'	S04°47'20"W	151.53'
C162	4°02'31"	1470.00'	103.70'	S03°51'19"W	103.68'
C163	1°52'01"	1470.00'	47.90'	S06°48'35"W	47.89'
C164	6°31'18"	280.01'	308.81'	S23°51'04"E	293.40'
C165	13°48'12"	280.01'	67.46'	S00°50'29"W	67.30'
C166	31°36'03"	280.01'	154.44'	S21°51'36"E	152.49'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C167	17°47'03"	280.01'	86.91'	S46°33'11"E	86.57'
C168	49°40'47"	25.00'	21.68'	S30°36'19"E	21.00'
C169	279°21'34"	60.00'	292.54'	N34°33'18"E	77.65'
C170	123°09'22"	60.00'	128.97'	S67°20'36"E	105.54'
C171	156°12'12"	60.00'	163.58'	N27°01'23"W	117.42'
C172	49°40'47"	25.00'	21.68'	N82°17'06"E	21.00'
C173	63°11'18"	220.01'	242.64'	N23°51'04"W	230.53'
C174	5°54'31"	1530.00'	157.78'	N04°47'20"E	157.71'
C175	18°30'42"	230.00'	86.28'	N06°25'17"W	86.05'
C176	69°21'11"	25.00'	30.26'	N19°39'57"E	28.45'
C177	3°19'26"	280.00'	16.24'	N53°00'49"E	16.24'
C178	62°06'39"	280.00'	303.53'	N20°17'42"E	288.88'
C179	11°03'29"	280.00'	54.04'	N45°49'22"E	53.96'
C180	46°42'55"	280.00'	228.29'	N16°36'10"E	222.02'
C181	4°20'14"	280.00'	21.20'	N08°35'25"W	21.19'
C182	31°15'50"	370.01'	201.90'	N04°52'25"E	199.40'
C183	27°50'36"	530.00'	257.56'	N06°35'00"E	255.03'
C184	54°40'09"	330.00'	314.87'	N34°40'22"W	303.06'
C185	23°42'37"	330.00'	136.56'	N19°11'36"W	135.58'
C186	30°57'32"	330.00'	178.31'	N46°31'41"W	176.15'
C187	50°06'28"	270.00'	236.13'	N36°57'13"W	228.67'
C188	12°50'15"	1470.00'	329.36'	N05°28'52"W	328.67'
C189	3°04'14"	1470.00'	78.78'	N10°21'52"W	78.77'
C190	9°46'01"	1470.00'	250.58'	N03°56'45"W	250.28'
C191	83°39'29"	370.00'	540.24'	N42°46'00"E	493.51'
C192	83°39'29"	430.00'	627.85'	S42°46'00"W	573.54'
C193	58°20'26"	430.00'	137.64'	S75°25'31"W	137.06'
C194	31°17'36"	430.00'	234.35'	S50°36'31"W	231.46'
C195	34°08'27"	430.00'	255.85'	S17°58'59"W	252.09'
C196	12°50'15"	1530.00'	342.80'	S05°28'52"E	342.09'
C197	2°47'59"	1530.00'	74.76'	S00°27'44"E	74.75'
C198	100°21'18"	150.00'	262.74'	S06°52'01"E	287.90'
C199	50°06'28"	330.00'	288.60'	S36°57'13"E	279.49'
C200	10°51'49"	330.00'	62.56'	S17°19'50"E	62.47'
C201	36°18'43"	130.00'	246.04'	S42°03'34"E	421.66'
C202	54°40'09"	270.00'	257.62'	S34°40'22"E	247.86'
C203	27°50'36"	470.00'	228.40'	S06°35'00"W	226.16'
C204	31°15'50"	430.01'	234.64'	S04°52'25"W	231.74'
C205	62°06'39"	226.00'	244.99'	S20°17'42"W	233.09'
C206	47°44'43"	220.00'	183.33'	S75°13'28"W	178.07'
C207	21°42'00"	530.03'	200.76'	S88°14'50"W	199.54'
C208	16°35'49"	630.00'	163.53'	N86°12'04"W	163.01'
C209	5°06'12"	530.03'	47.21'	S79°56'58"W	47.19'
C210	7°05'54"	1470.00'	182.11'	S80°56'47"W	182.00'
C211	24°03'06"	470.00'	197.30'	N83°26'43"W	195.85'
C212	11°16'18"	470.00'	92.46'	N89°52'07"W	92.31'
C213	12°46'48"	470.00'	104.83'	N77°50'34"W	104.62'
C214	55°23'46"	430.02'	415.76'	S80°50'57"W	399.76'
C215	22°39'09"	430.00'	169.99'	N82°42'01"W	168.86'
C216	32°54'04"	430.02'	246.93'	S69°36'06"W	243.55'
C217	4°26'00"	970.06'	75.06'	S85°22'04"W	75.04'
C218	107°44'59"	170.00'	319.70'	N68°32'26"W	274.63'
C219	66°18'59"	170.00'	196.76'	N89°15'26"W	185.96'
C220	41°26'00"	170.00'	122.94'	N35°22'56"W	120.27'
C221	77°49'02"	230.00'	312.35'	N53°34'27"W	288.92'
C222	49°29'27"	230.00'	198.67'	N39°24'40"W	192.55'
C223	28°19'35"	230.00'	113.71'	N74°19'11"W	112.55'
C224	32°29'49"	170.00'	96.42'	N76°14'04"W	95.13'
C225	86°41'55"	25.00'	37.83'	N16°36'12"W	34.32'
C226	20°44'52"	470.03'	170.21'	N37°05'12"E	169.28'
C227	27°46'57"	630.00'	305.48'	N33°34'10"E	302.50'
C228	2°17'15"	630.00'	234.07'	N36°49'01"E	232.72'
C229	6°29'42"	630.00'	71.42'	N22°55'32"E	71.38'
C230	7°49'06"	1470.00'	200.59'	N23°55'10"E	200.43'
C231	90°00'00"	25.00'	39.27'	N72°29'47"E	35.36'
C232	5°54'35"	970.00'	100.05'	S59°32'36"E	100.00'
C233	49°40'47"	25.00'	21.68'	S31°45'15"E	21.00'
C234	279°21'34"	60.00'	292.54'	N33°24'21"E	77.65'
C235	118°53'32"	60.00'	124.50'	S86°21'38"E	103.34'
C236	58°03'58"	60.00'	80.81'	N25°09'37"E	58.24'
C237	102°24'04"	60.00'	107.23'	N55°04'24"W	93.52'
C238	49°40'47"	25.00'	21.68'	N87°13'46"E	21.00'
C239	5°54'35"	1030.00'	106.24'	N59°32'36"W	106.19'
C240	90°00'00"	25.00'	39.27'	N17°30'13"W	35.36'
C241	10°42'14"	1970.00'	368.03'	N32°50'54"E	367.50'
C242	4°59'36"	1970.00'	171.69'	N29°59'35"E	171.64'
C243	5°42'38"	1970.00'	196.34'	N35°20'42"E	196.26'
C244	18°12'13"	880.00'	279.59'	N29°05'54"E	278.41'
C245	12°29'03"	880.00'	191.74'	N31°57'29"E	191.36'
C246	5°43'10"	880.00'	87.84'	N22°51'23"E	87.81'
C247	33°18'07"	470.00'	273.18'	N36°38'52"E	269.35'
C248	25°54'01"	470.00'	212.46'	N32°56'48"E	210.66'
C249	7°24'07"	470.00'	60.72'	N49°35'52"E	60.68'
C250	23°43'19"	530.00'	219.43'	N41°26'16"E	217.87'

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 116, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
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PROFESSIONAL FIRM NO: 10126800

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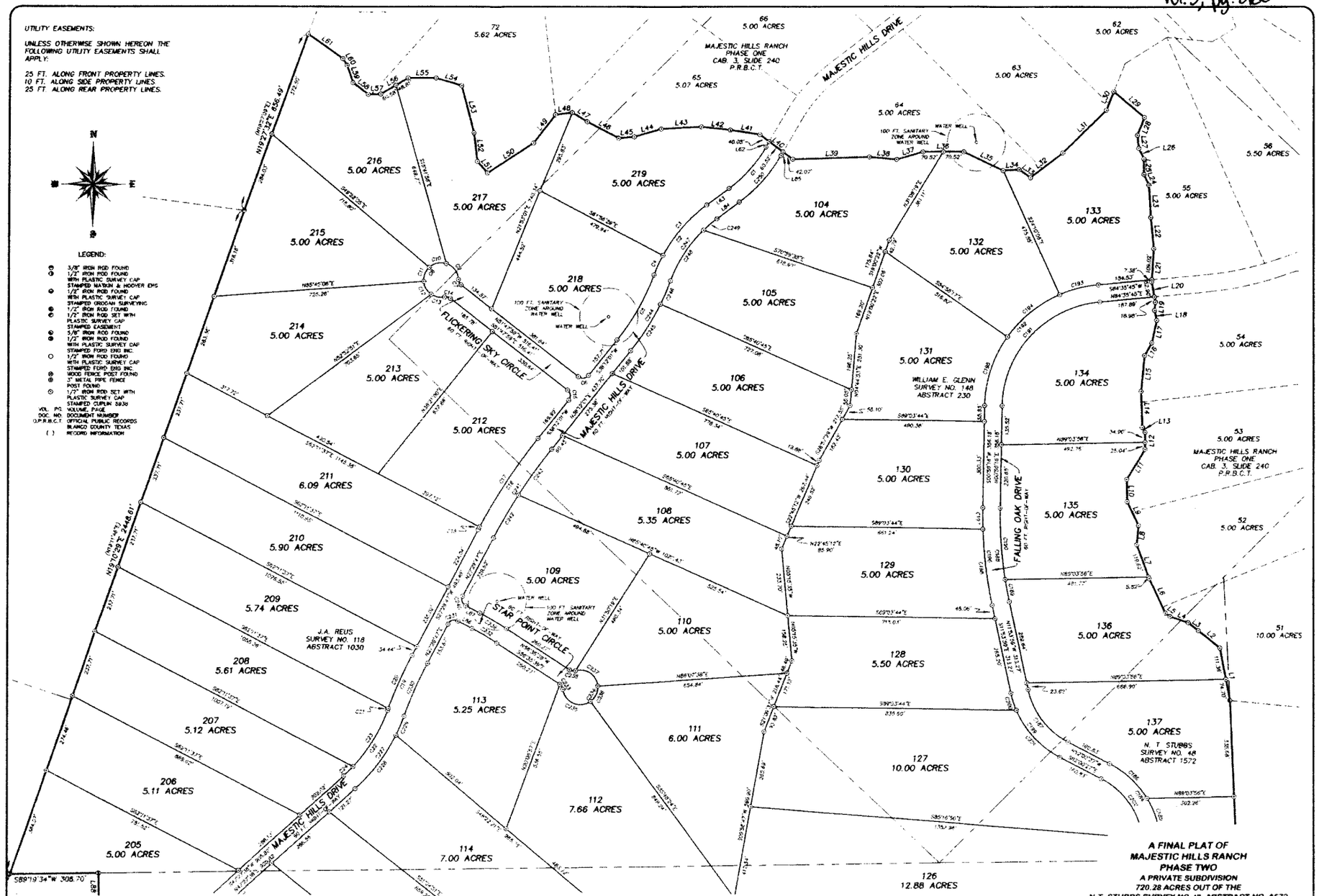
COUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

NO	DESCRIPTION	DATE
2		
1		

REVISIONS

SHEET 3 of 10

Vol. 3, pg. 280



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LAND SURVEYORS & PLANNERS

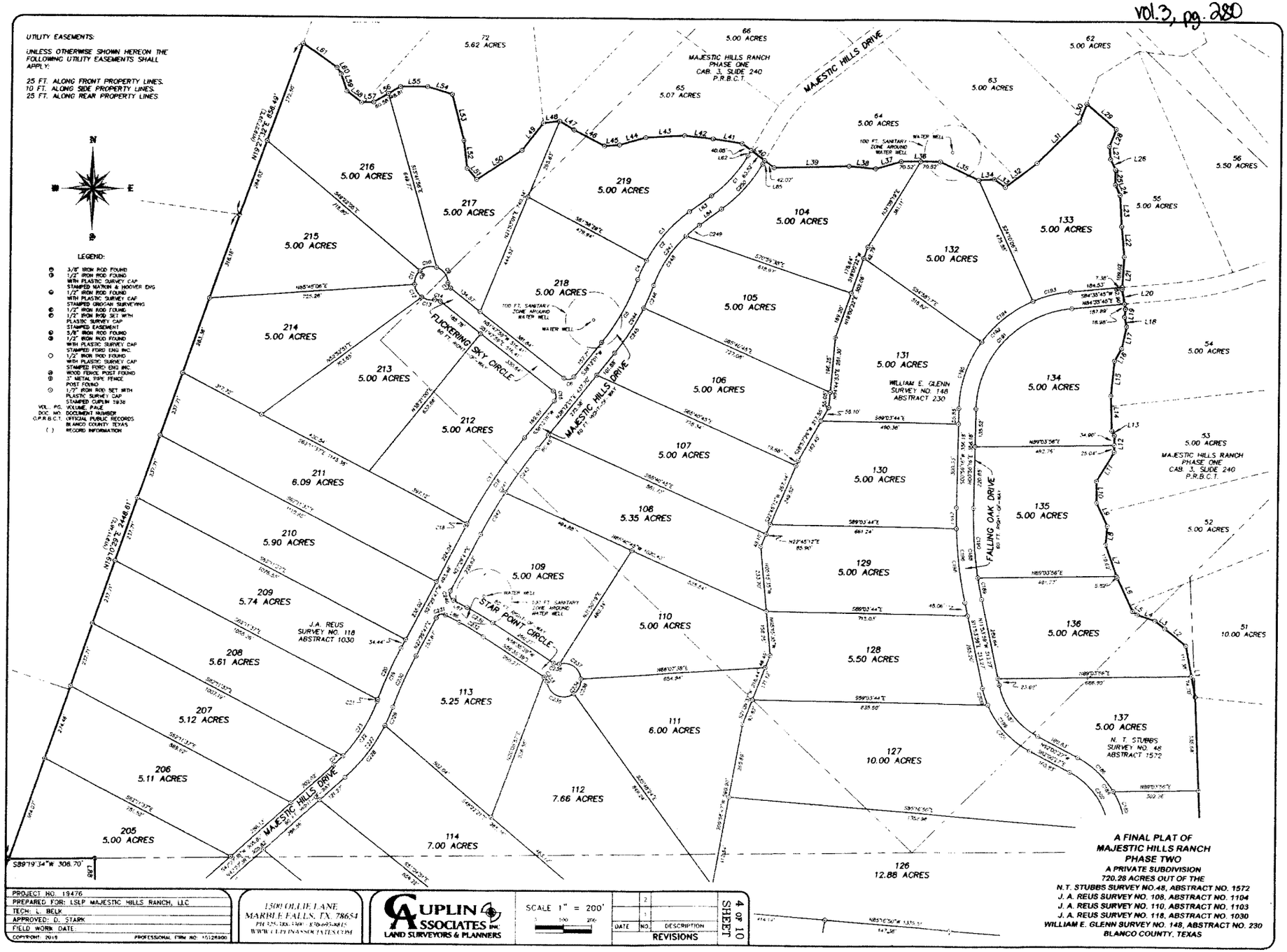
SCALE 1" = 200'

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

SHEET 4 OF 10

Vol.3, pg. 280



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PROJECT NO. 19476
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TECH: L. BELK
APPROVED: D. STARK
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CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

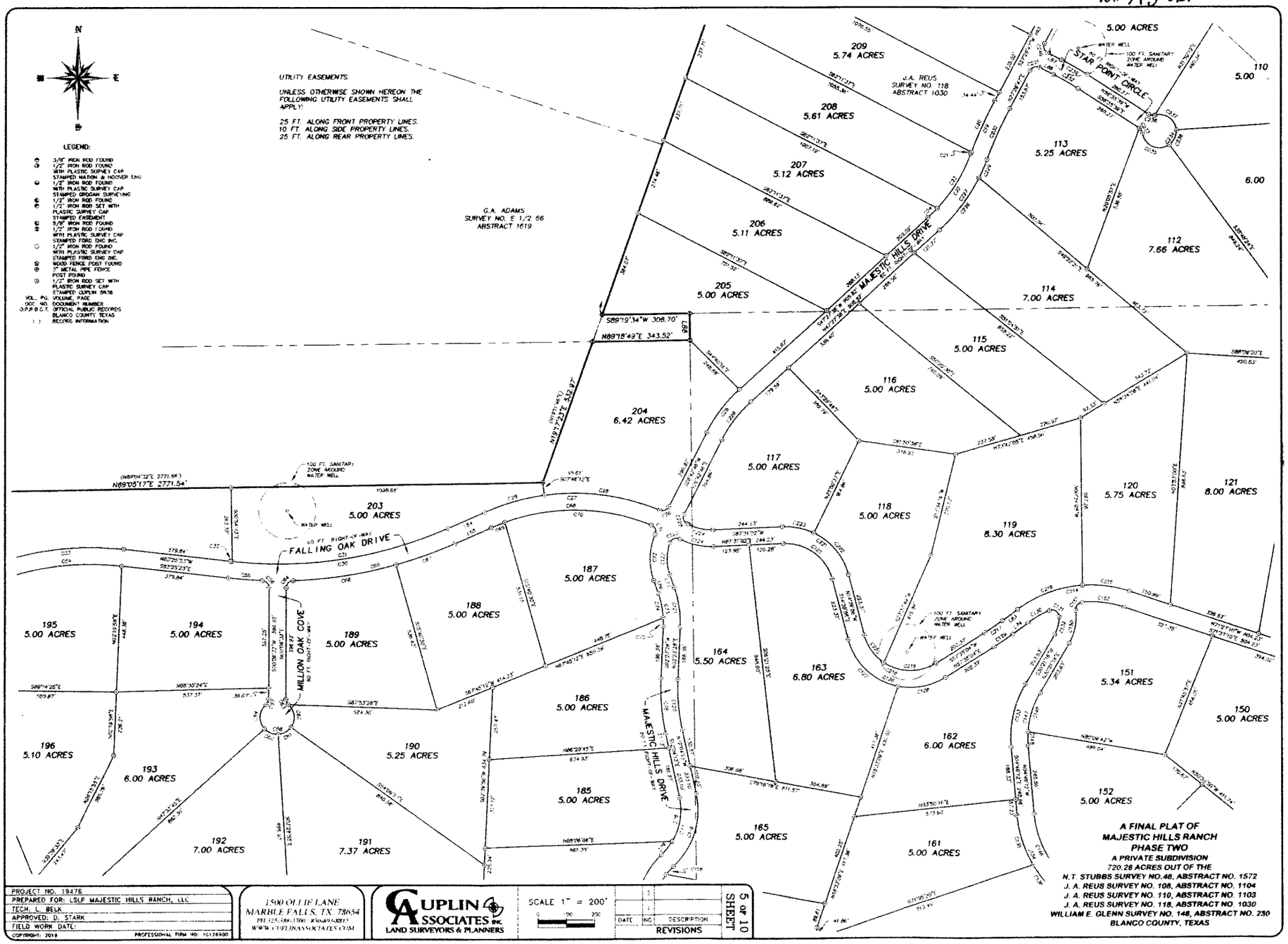
SCALE 1" = 200'

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

4 OF 10 SHEET

Vol. 3, pg. 281



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.
LEGEND:
3/8" IRON ROD FOUND
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED MATION & 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
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED FORD ENG INC.
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED FORD ENG INC.
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
G.A. ADAMS SURVEY NO. E 1/2 56 ABSTRACT 1619
J.A. REUS SURVEY NO. 118 ABSTRACT 1030
MAJESTIC HILLS DRIVE
STAR POINT CIRCLE
FALLING OAK DRIVE
MILLION OAK COVE
100 FT. SANITARY ZONE AROUND WATER WELL
WATER WELL
S89°19'34"W 308.70'
N89°18'49"E 343.52'
N89°05'17"E 2771.54'
N19°17'23"E 532.97'
209 5.74 ACRES
208 5.61 ACRES
207 5.12 ACRES
206 5.11 ACRES
205 5.00 ACRES
204 6.42 ACRES
203 5.00 ACRES
110 5.00
113 5.25 ACRES
112 7.66 ACRES
114 7.00 ACRES
115 5.00 ACRES
116 5.00 ACRES
117 5.00 ACRES
118 5.00 ACRES
119 8.30 ACRES
120 5.75 ACRES
121 8.00 ACRES
187 5.00 ACRES
188 5.00 ACRES
189 5.00 ACRES
194 5.00 ACRES
195 5.00 ACRES
196 5.10 ACRES
193 6.00 ACRES
192 7.00 ACRES
191 7.37 ACRES
190 5.25 ACRES
186 5.00 ACRES
185 5.00 ACRES
164 5.50 ACRES
163 6.80 ACRES
162 6.00 ACRES
161 5.00 ACRES
165 5.00 ACRES
151 5.34 ACRES
150 5.00 ACRES
152 5.00 ACRES
A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
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BLANCO COUNTY, TEXAS
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
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PROFESSIONAL FIRM NO: 10126900
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MARBLE FALLS, TX 78654
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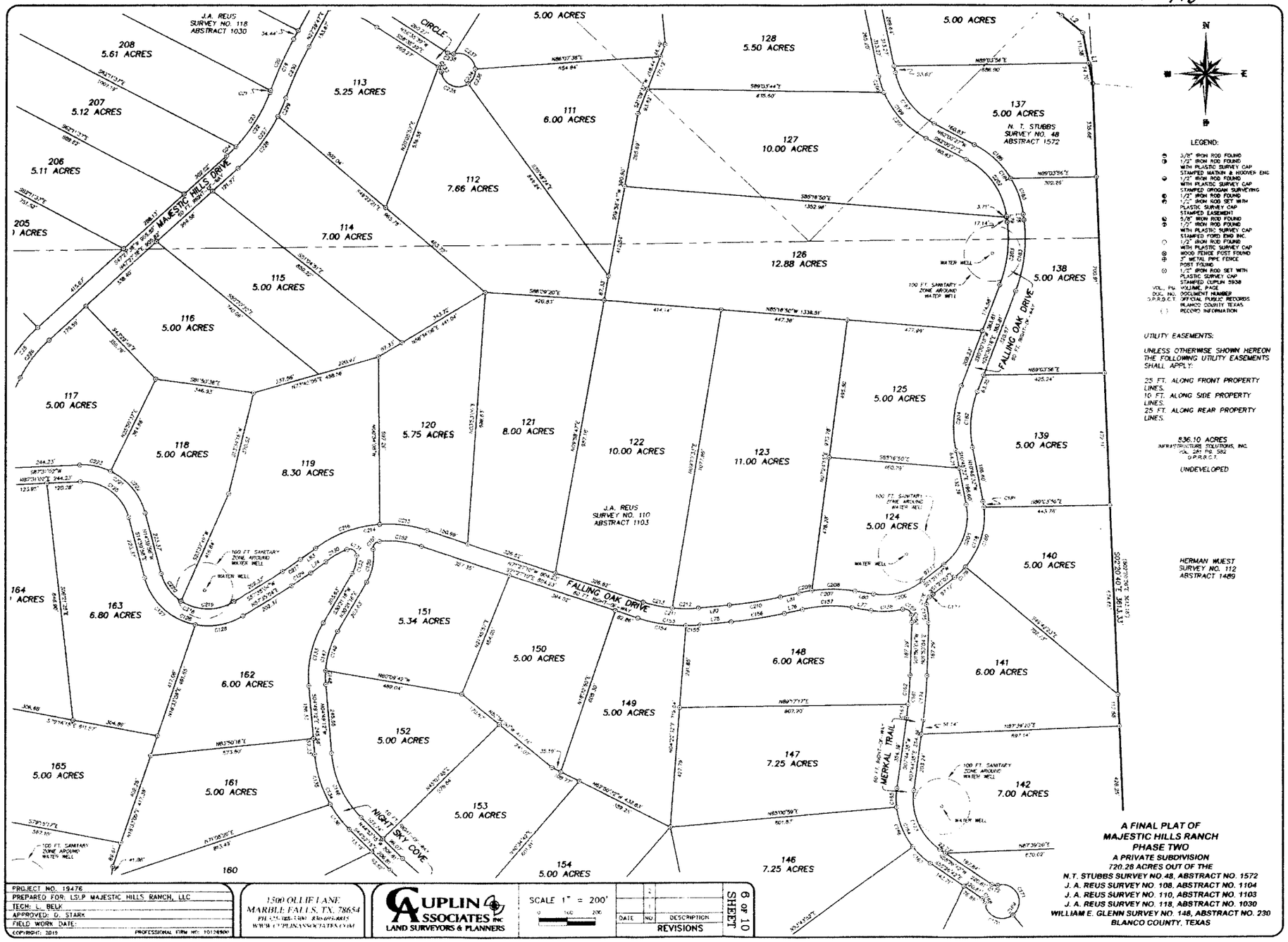
CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
SCALE 1" = 200'
DATE
NO.
DESCRIPTION
REVISIONS
5 OF 10
SHEET

vol. 3, pg. 282



A FINAL PLAT OF MAJESTIC HILLS RANCH PHASE TWO

A PRIVATE SUBDIVISION

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LAND SURVEYORS & PLANNERS

SCALE 1" = 200'

DATE	NO	DESCRIPTION
	2	
	1	

REVISIONS

6 OF 10 SHEET

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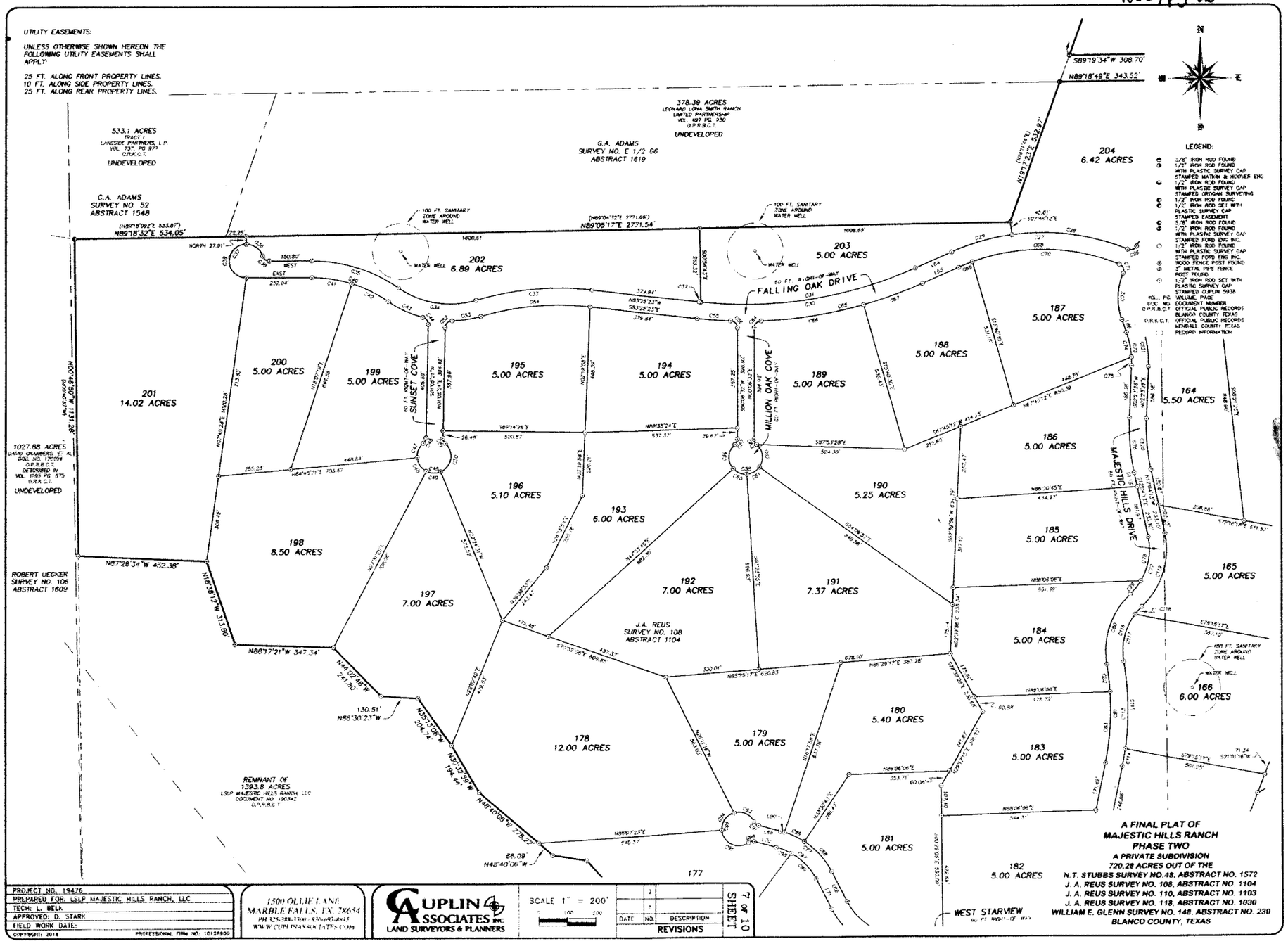
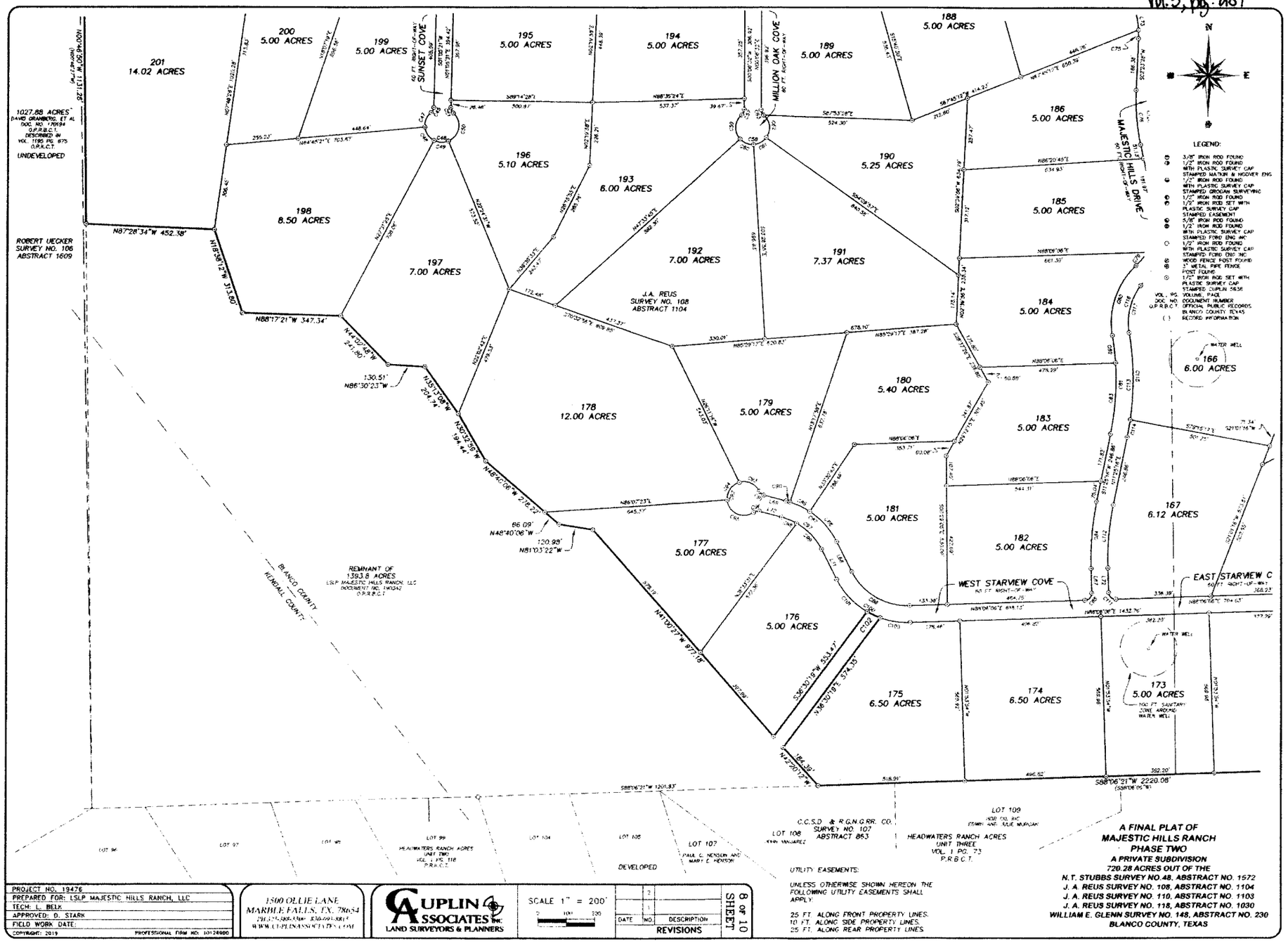

UTILITY EASEMENTS:
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:
25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.
533.1 ACRES
TRACT I
LAKESIDE PARTNERS, L.P.
VOL. 737, PG 977
O.R.K.C.T.
UNDEVELOPED
G.A. ADAMS
SURVEY NO. 52
ABSTRACT 1548
(N89°18'32"E 534.05')
N89°18'32"E 534.05'
378.39 ACRES
LEONARD LONA SMITH RANCH
LIMITED PARTNERSHIP
VOL. 497 PG. 930
O.P.R.B.C.T.
UNDEVELOPED
G.A. ADAMS
SURVEY NO. E 1/2 66
ABSTRACT 1619
(N89°04'32"E 2771.66')
N89°05'17"E 2771.54'
S89°19'34"W 308.70'
N89°18'49"E 343.52'
N19°17'23"E 532.97'
204
6.42 ACRES
202
6.89 ACRES
203
5.00 ACRES
FALLING OAK DRIVE
60 FT. RIGHT-OF-WAY
201
14.02 ACRES
200
5.00 ACRES
199
5.00 ACRES
195
5.00 ACRES
194
5.00 ACRES
189
5.00 ACRES
188
5.00 ACRES
187
5.00 ACRES
164
5.50 ACRES
SUNSET COVE
MILLION OAK COVE
1027.88 ACRES
DAVID CRAMBERG, ET AL
DOC. NO. 170194
O.P.R.B.C.T.
DESIGNED IN
VOL. 1195 PG. 675
O.R.K.C.T.
UNDEVELOPED
196
5.10 ACRES
193
6.00 ACRES
190
5.25 ACRES
186
5.00 ACRES
MAJESTIC HILLS DRIVE
198
8.50 ACRES
185
5.00 ACRES
165
5.00 ACRES
ROBERT UECKER
SURVEY NO. 106
ABSTRACT 1609
N87°28'34"W 452.38'
N16°36'12"W 313.80'
197
7.00 ACRES
192
7.00 ACRES
191
7.37 ACRES
J.A. REUS
SURVEY NO. 108
ABSTRACT 1104
184
5.00 ACRES
N88°17'21"W 347.34'
N44°02'48"W
241.80'
130.51'
N86°30'23"W
N35°13'06"W
204.74'
N30°32'59"W
194.44'
N48°40'06"W 278.22'
178
12.00 ACRES
179
5.00 ACRES
180
5.40 ACRES
183
5.00 ACRES
166
6.00 ACRES
REMNANT OF
1393.8 ACRES
LSLP MAJESTIC HILLS RANCH, LLC
DOCUMENT NO. 190342
O.P.R.B.C.T.
86.09'
N48°40'06"W
177
181
5.00 ACRES
182
5.00 ACRES
WEST STARVIEW
60 FT. RIGHT-OF-WAY
LEGEND:
3/8" IRON ROD FOUND
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED MATHIN & HOOVER ENG
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED OROGAN SURVEYING
1/2" IRON ROD FOUND
1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED EASEMENT
5/8" IRON ROD FOUND
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED FORD ENG INC.
1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED FORD ENG INC.
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
O.R.K.C.T. OFFICIAL PUBLIC RECORDS KENDALL COUNTY TEXAS
( ) RECORD INFORMATION
A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2018
PROFESSIONAL FIRM NO. 10126900
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH 325-388-3300 - 830-693-8615
WWW.CUPLINASSOCIATES.COM
CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
SCALE 1" = 200'
DATE
NO.
DESCRIPTION
REVISIONS
7 OF 10
SHEET

Vol. 3, pg. 284



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LAND SURVEYORS & PLANNERS

SCALE 1" = 200'
0 100 200

NO.	DESCRIPTION	DATE
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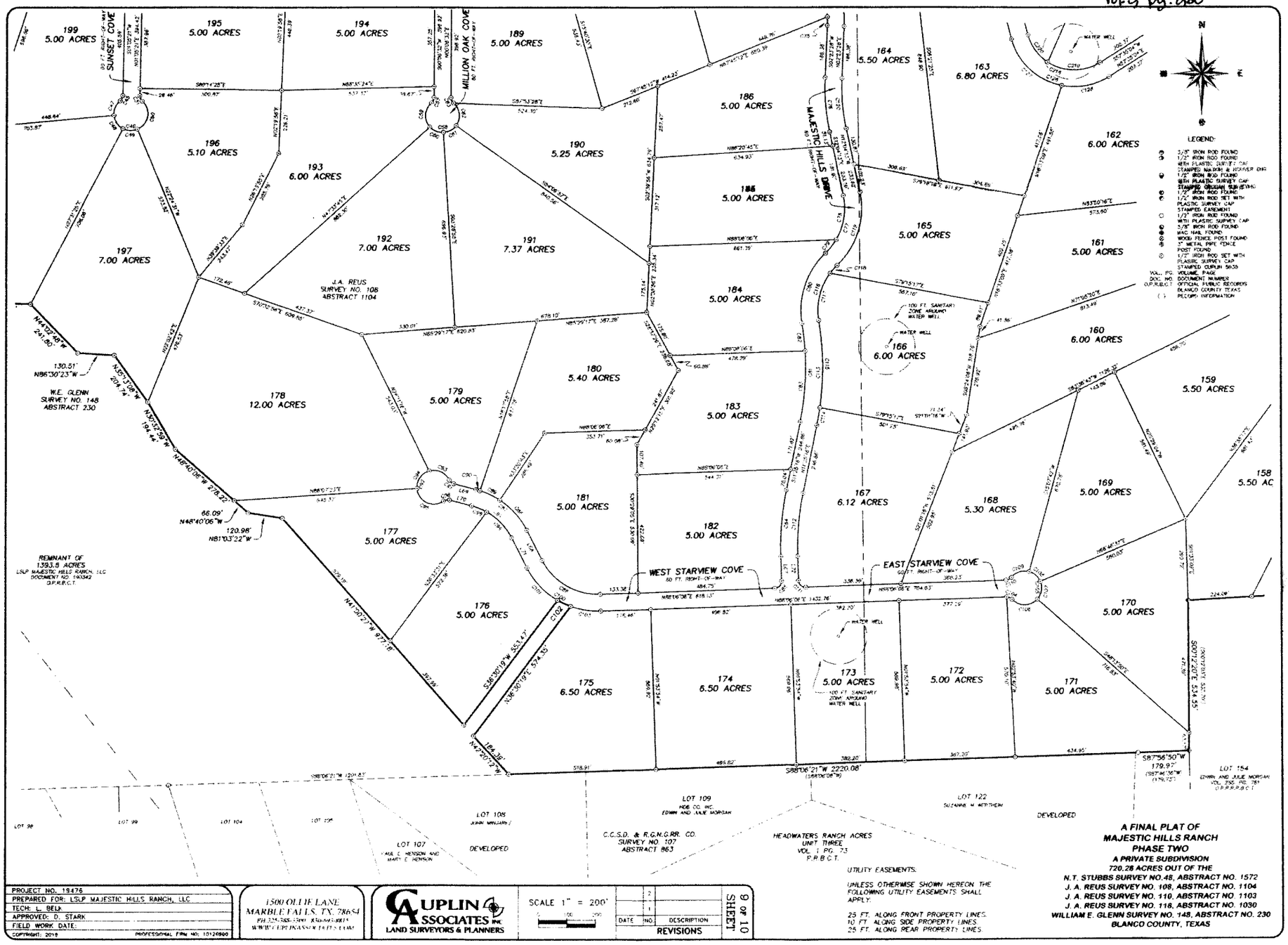
1		

REVISIONS

SHEET 8 of 10

Vol.3 pg. 285



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.

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A PRIVATE SUBDIVISION

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LAND SURVEYORS & PLANNERS

SCALE 1" = 200'

DATE	NO.	DESCRIPTION
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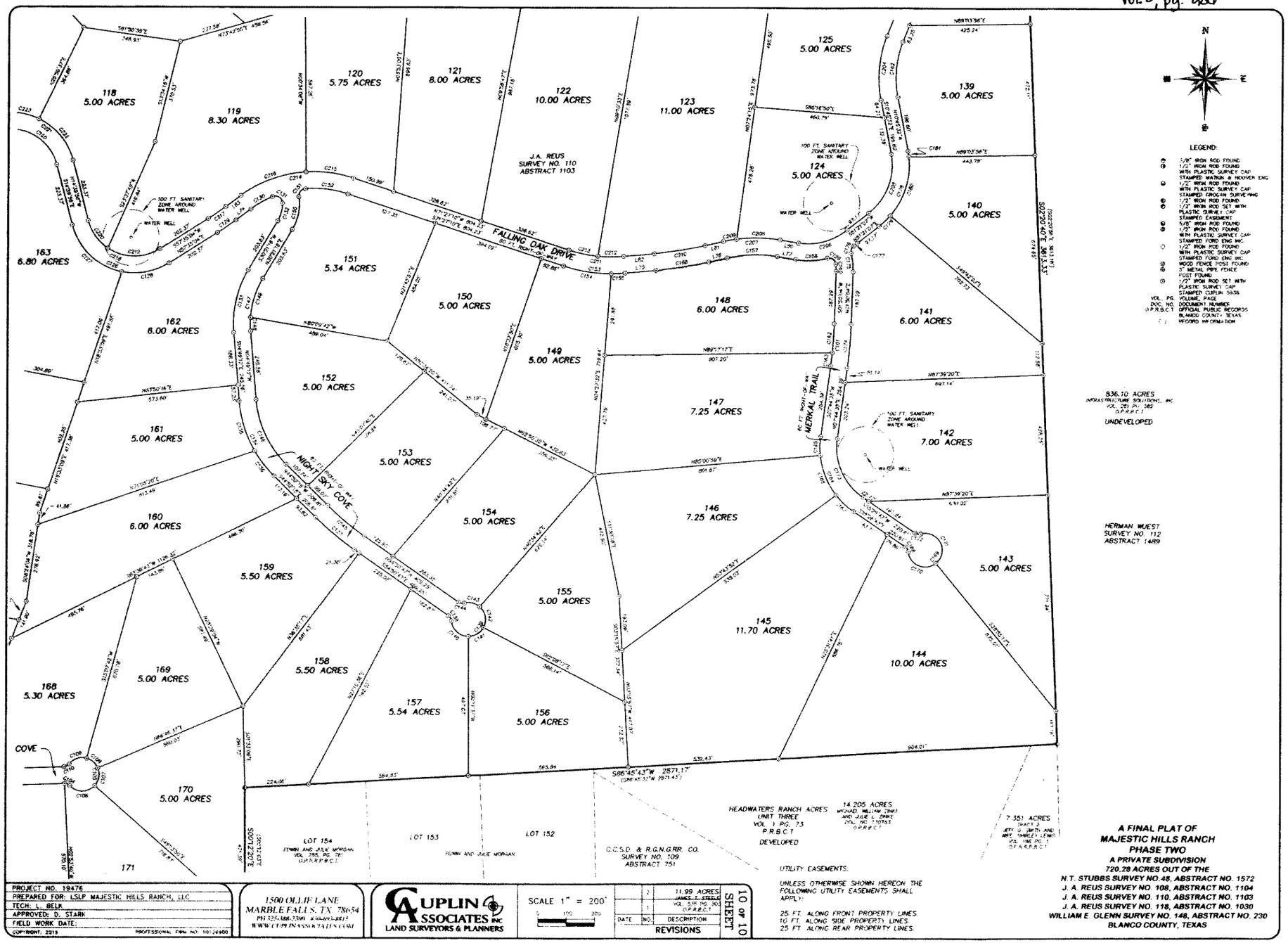
	1	

REVISIONS

9 OF 10 SHEET

Vol. 3, pg. 286



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LAND SURVEYORS & PLANNERS

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DATE	NO.	DESCRIPTION
	2	11.99 ACRES JAMES T. STEELE VOL. 535 PG. 903 O.P.R.B.C.T.
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REVISIONS

10 OF 10 SHEET