



STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESEN

BLUE SKY ESTATES

WITHERS MY HAND THIS THE $2l^{ST}$ DAY OF AMURRA, 2022, A.D. AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.



STATE OF TEXAS E

CIVEN UNDER MY HAND AND SEAL OF GIFICE THIS THE 21 5T DAY OF LANUARY BEFORE ME, THE UNDERSORDD AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO THE DOBALD BRICK, HOWN TO ME TO BE THE PERSON WHODE AND ME IS SUBSCIENCED TO THE OPERSORD. INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPLESSED.





WATER SERVICE IS PROVIDED BY: BELVEBONNET SLECTRIC COLORESTE SERVICE FACILITIES WASTERVATER SERVICE IS PROVIDED BY: BELVEBONNET SLECTRIC COLORESTATIVE SLECTRIC COLORESTATIVE.

LOCO PLAN NOTE:

A PARTION OF THIS SUBDIVISION LIES WITHIN THE 700 YEAR SPECIA, PLOCO HAZAN AREA, (TAX MANUAL CHAMPE, OF FLODONIO AREA), AN DERVINED OF THE FLODONIO AREA), AND DERVINED OF THE FLODONIO AREA (TAX HORSE), AND DERVINED OF THE FLODONIO AREA (TAX HORSE), AND DERVINED OF THE FLODONIO AREA (TAX HORSE), AND AREA (TA

STATE OF TEXAS





STATE OF TEXAS ||
COUNTY OF CALDWELL ||



PROFESSIONAL ENCINEER NO. 117344
FIRM REG. #F-20388
185 MCALLISTER NOAD
BASTROP, ITAMS 78802
512-303-4185









UTILITY SERVICE PROVIDERS:

PRINTS NAME OF NOTARY / EXPIRES





KNOW ALL MEN BY THESE PRESE

HAT , JAMES E. OAKON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL MAD MAD THAT THE CORNER CONTROL OF THE LAND, AND THAT THE CORNER WORMLAND'S SHOWN MEER PROPERTY PLACED, UNDER MAY PERSONAL, ENDERBYSION, IN ACCOMPANY WITH THE SUBBRYSION REGULATIONS OF CALDWELL COUNTY, TEXAS.

REGISTERO TO PARTICIPATO PRO PROPERTO PRO PROPERTO PROPER

, RACHEL D. HARTZLER, P.E., DO HEREBY GERBY HAT THIS SUBDIVISON SATISTES THE ENGMETERNO REQUIREMENTS OF THE SUBDIVISON REQUIATIONS OF CAUDWELL COUNTY, TEXAS.







STATE OF TRANS II.

STATE OF SALVENITY CLERK OF CAUSELL COUNTY, EDANS DO HEISEY CERTIFY HAT
THE PRESCRIPTION OF WATER ON THE CERTIFICIAL OF AUTHORITORION WAS RED.
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Dandra Huma

HENCE along the southerly line of said 0.698 acre tract the following calls: CEAN DESCRIPTION STRICK A LEGISTA ACES INVALID OF LINKS LINKS AND SERVE STANDED OF LINKS ASSESSMENT AND SERVE INVALID OF LINKS LINKS AND SERVE INVALID OF LINKS ASSESSMENT ASSESSME BINNING at a 1/2" Iron pipe found on the curving easterly right-of-way (100') line F.Al. 88 for the southwest corner of that certain 0.588 are tract of land conveyed dead recorded in Volume 25E, Pope 165 of sold official records, Bastrap Coats the northwesterly corner hereof and the remainder of sold 17.57 one tract;

5 6414(0); E a diletano el 196,30 feet tra acctar stump torent la range politici. 5 6207(2); E a diletano el 71.92, E et to a coctar stump torent la rangel politic. 5 6374(2); E a diletano el 313,25 feet to a point from which a cectar stump part bears \$2.274(1); T a diletano el 182,65 feet to a cectar freno post formó far angle 10,707(2); E a diletano el 182,65 feet to a cectar freno post formó far angle 10. 7416'45" E.a distance of 31.16 feet to a mesquite found for the southeast - of said 0.696 gare tract:

Harder continuing along the noth line heared and such line of this derthin 255.55 are tested at faul consequent to warm Camp in Fled by seed recorded in Valume 1976. Page 100 of said official records, Battrop Country, Flence, S. 7202555. To distinct of \$2,720.855. THENCE with the common line of said Daley Land Trust 252.984 acre tract the following three (3) calls:

TRAIDS: with said right-of-say line, it 2774/19". In distance of 900,50 lest to o constant obj. 1-of-say marker found for the beginning of a curve to the lett of an obligations of 383,33 lest along the arc of said curve for the left having a radius of 5779,55 eAH, and a dired bowing it 2727/33" is a distance of 982,33 feet to the PANT OF EGRINAND, constaining 105,075 acres of land, more of feet. N. 62:0910" W a distance of 421.27 feet to a 1/2" from pipe found on the easterty right—of—way line of FM.36 for the southwest corner hereof and sold 17.57 acre tract f) S 28'36'00" Will distance of 1780.70 feet to a feroe comer post found for the southeast comer hereof and said 145 acre fract; post-feet or 172" William Settence of 37'16.44 feet to a 172" from pipe found for the southwest comer of said 145 acre tract and southeast comer of said 145 acre tract and southeast comer of said 17.57 acre.

9. "TYPICAL LOT & EASEMENT" DETAIL IS DEPICTED ON THIS PLAT. 8, ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.

1. THIS SUBDIVISION DOES NOT LE WITHIN THE CITY LIMITS OR EXTRA—TERRITORIAL URISDICTION OF ANY MUNICIPALITY.

1. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF:

2. INDIVIDUAL ON-SITE SEWAGE FACILITY DESIGNS MUST BE SUBMITTED FOR APPROVAL ONE FACH, LOT AND BUILT TO TEXAS COMMISSION ON EXPROVABINAL GUALITY (TOER) MUST AND THE REQUERENTS OF THE CALIFIEL COUNTY GROER FOR ON-SITE SEWAGE VACULTIES PRIOR TO OCCUPATION OF THE RESIDENCE.

6. NO STRUCTURES MAY BE BUILT IN AMY EASEMENT, ANY EXISTING STRUCTURES JODATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY VISCRETION.

THE RINGEMY CLUSSIT TABLE AS SHOWN OF INIS FLAT DETERMINES THE CLUSSITE FOR SEAR LOT. THE REGISTERY AND OFFICE THE CLUSSITE FOR LOT. BECAUSE FOR THE RESPONSING FOR THAT OF THE RESPONSING FOR THE RES

(a) THE LOCKHART INDEPENDENT SCHOOL DISTRICT;
(b) CALDWELL COUNTY PRECINCT #2
(c) THE MCMAHAN VOLUNTEER FIRE DEPARTMENT

3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACULTIES.

, any obstruction in the county and/or typot row must be removed at the warr's expense.

10. EACH LOT IS RESTRICTED TO ONE (1) SINGLE FAMILY RESIDENCE ONLY, NO LOT MAY BE FURTHER SUBDIVIDED.

LOCATION MAP

BLUE SKY ESTATES FINAL PLAT

JANUARY 22, 2020

PAGE 3 OF 3

JAMES E. GARON & ASSOC LAND SURVEYORS & CIVIL ENGINEERS Firm Reg. #10058400 & F-20386