

STATE OF TEXAS

COUNTY OF BLANCO

The owner of land shown on this plat and whose name is subscribed hereon, and in person(s) or through a duly authorized agent, hereby subscribe this plat according to the dimensions as shown. All roads to be constructed on the plat shown are to be located to any side, municipality or other government entity. They shall remain private roads.

By: *Lee R. Roper*

President Lee R. Roper
P.O. Box 2202
Camp Creek, Texas 76130

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Lee R. Roper, President of Rockin' J Ranch, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

Given under my hand and seal of office of Notary Public this 24th day of March, A.D., 2006.

Notary Public, *Mary Haynes*
My Commission Expires 07-2008



STATE OF TEXAS

I hereby certify that this plat consisting of 13 sheets inclusive is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that proper consideration has been given the matters of street, lot, and drainage layout.

By: *Michael S. Sells, R.P.L.S.*
Michael S. Sells, R.P.L.S.
Texas Registered Professional Land Surveyor,
Texas Reg. #602



Shown to and subscribed before me on this 24th day of March, A.D., 2006.

Notary Public, *Mary Haynes*
My Commission Expires 07-2008



STATE OF TEXAS

This plat of Rockin' J Ranch, Ltd Unit 3, has been submitted and considered by the Commissioners Court of Blanco County, Texas and conforms to all requirements of the subdivision regulations of the County as to which approval is required, and is hereby approved by such court.

Done: This 24th day of March, A.D., 2006.

County Judge, *Jeff Roper*
Jeff Roper
County Clerk, Blanco County, Texas

I, *Lee R. Roper*, County Clerk of Blanco County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office, on this 24th day of March, A.D., 2006, A.D., at the County of Blanco and State of Texas, in book volume 1 of pages 3 to 13, and I am a permanent witness, witness my hand and seal of office this 24th day of March, A.D., 2006.

By: *Lee R. Roper*
County Clerk, Blanco County, Texas

NOTES:

- (1) The proposed February 2006
- (2) 1/2" from them set with cap (Sells 4602) at all lot corners, angles, points of curvature and points of tangency.
- (3) The minimum front building set back is 30 feet, rear is 25 feet.
- (4) The minimum side building set back is 10 feet.
- (5) Easements of 25 feet in width along the front, and 10 feet in width along the sides and 20 feet along the rear, are reserved for drainage and utilities.
- (6) No easement in this subdivision shall be occupied and connected to a privately owned utility except company approved under the rules of TCEQ.
- (7) This property will be served with water under a private owned utility.
- (8) DEDICATE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- (9) None of this property lies within an Edwards AQUIFER RECHARGE ZONE.
- (10) This subdivision lies in Flood Zone "X" based on the Federal Emergency Management Agency, National Flood Insurance Program for Blanco County, Texas, No. 480310115C dated 2/6/1991 and 480310105C dated 2/6/1991. No warranty express or implied is made regarding the accuracy of the National Flood Insurance Program Map.
- (11) Easement statement - Property owners are advised that they are responsible for maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e., no structure, utility, parking, etc.). Grantee of said dedicated easement reserves the right of access to such easements.
- (12) There are no improvements.
- (13) All hearings are based on Texas State Plane Coordinates NAD83 (central zone). Convergence angle of 0° 21' 19" and all distances are GRID distances.
- (14) All road ROW are private streets to be owned and maintained by Rockin' J Ranch Maintenance Corporation.
- (15) Lot Numbers 804, 805, 806, 813 and 814 are not used.

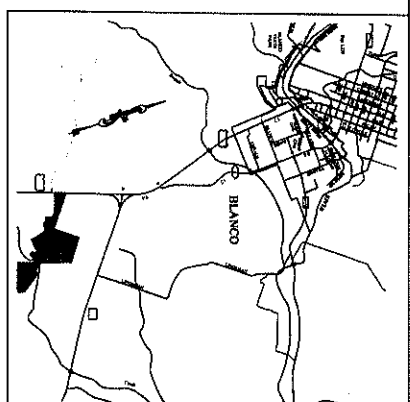
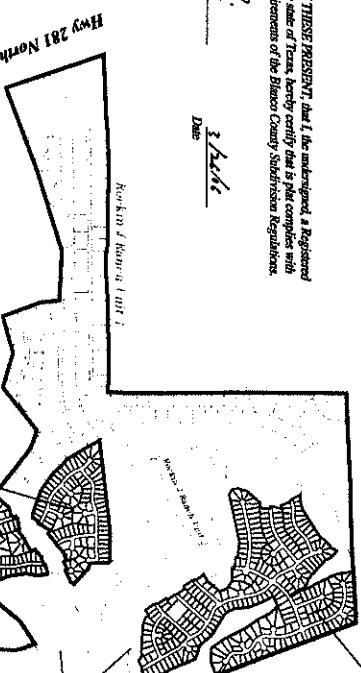
STATE OF TEXAS

COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that I am competent with the engineering related requirements of the Blanco County Subdivision Regulations.

License No. 66422

Date: 3/24/06



Location Map

Rockin' J Ranch
Unit 3

A SUBDIVISION OF 127.38 ACRES OF LAND OUT OF A COILED 164.80 ACRES TRACT AS RECORDED IN VOLUME 294, PAGE 949, BLANCO COUNTY, DEED RECORDS, BLANCO COUNTY, TEXAS, 12/28/00, TRACT OF LAND AS RECORDED IN VOLUME 334, PAGE 349, BLANCO COUNTY, DEED RECORDS, BLANCO COUNTY, TEXAS, 12/28/00, SURVEY 94, 3.50 ACRES OUT OF THE CHRISTIANITY SURVEY 100, ABSTRACT 394, 3.50 ACRES OUT OF THE CHRISTIANITY SURVEY 100, ABSTRACT 394, 0.35 ACRES OUT OF A VOLABING SURVEY 63, ABSTRACT 796, BLANCO COUNTY, TEXAS.

CONTAINING 164.79 ACRES, CONSISTING OF 479 LOTS
37.61 ACRES IN ROAD AREA
27,202 LINEAR FEET OF NEW ROADWAY.

STATE OF TEXAS

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No structure in this subdivision shall be occupied until connected to either an individual water well, the location of which has been approved by Blanco-Petroleum Groundwater Conservation District, a TBOC approved public water supply, or Domestic water supply subject to approval by the Blanco County Commissioners Court.

By: *Lee R. Roper*
Lee R. Roper, President
Blanco-Petroleum Groundwater Conservation District
839-868-9196

By: *Michael S. Sells*
Michael S. Sells, R.P.L.S.
Texas Registered Professional Land Surveyor,
Texas Reg. #602

By: *Jeff Roper*
Jeff Roper, County Clerk
Blanco County, Texas

Q.C. STEPHANS SURV
168, ABST. 582

281- NORTH

LEW WEST
Volume 146, Page 754

SANTERMAN + BECKMAN
Volume 58, Page 395

Rockin J Ranch
Unit 1
Vol. 1, Pg. 324-332

Rockin J Ranch
Unit 2
Vol. 1, Pg. 342-352

HOOPER ONE
Volume 176, Page 50

HELENIA WESBER
Volume 164, Page 50

AME DESORD
Volume 54, Page 25

Rockin J Ranch
Unit 3

SUR. NO. 18, ABST. 503
A.M. STUDDS

WB. GOSSETT SURVEY
NO. 18, ABSTRACT 113

RR & CRR CO.
SURVEY 18

SHARLEY BECK
Volume 271, Page 250

RR & CRR CO.
SURVEY 13,
ABSTRACT 76

EMAC
MCCARY
SURVEY 73

Rockin J Ranch
Unit 1
Vol. 1, Pg. 324-332

ROBERT PAGE SURVEY
NO. 18, ABSTRACT 40

London's Crossing Unit 3
LOGANS WAY
Vol. 1, Pg. 236

M. PRESS
SURVEY
NO. 12

M. PRESS SURVEY
NO. 20, ABSTRACT 90

CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36

CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36

CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36

Rockin J Ranch
Unit 2
Vol. 1, Pg. 342-352

London's Crossing Unit 2
LOGANS WAY
Vol. 1, Pg. 228

FRITZ VOLMERING SURVEY 2
ABSTRACT 78

WILLIAM VOLMERING
SURVEY NO. ABSTRACT 78

London's Crossing
Unit 1
Vol. 1, Pg. 222

WILLIAM VOLMERING
SURVEY 2
ABSTRACT 78

CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36

CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36

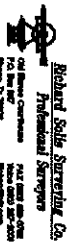
CHRISTIAN SCHMIDT
SURVEY NO. ABSTRACT 36



Rockin J Ranch

Unit 3

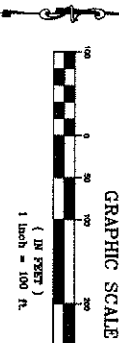
GRAPHIC SCALE



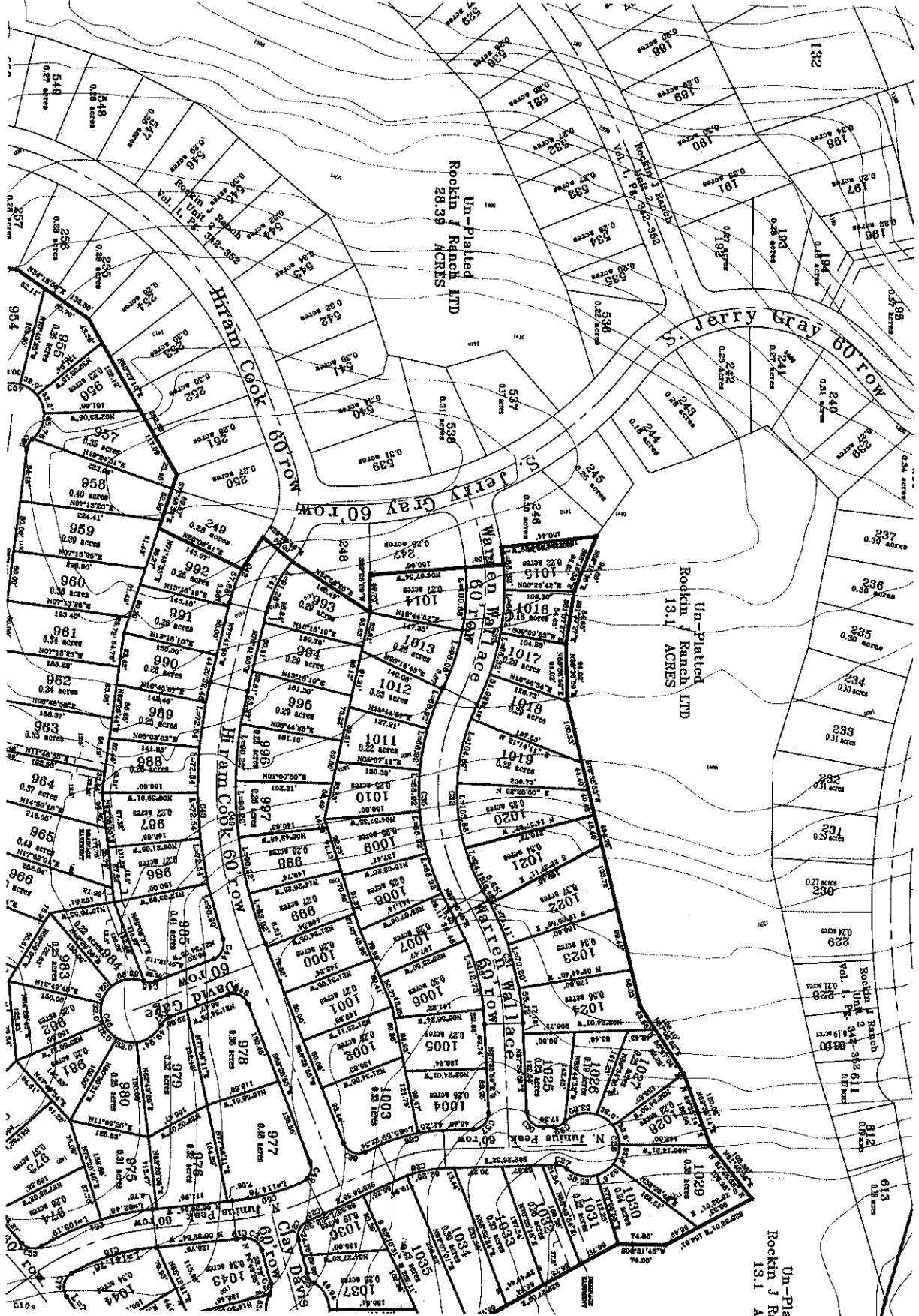
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Sheet 3 of 13

Rockin J Ranch Unit 3

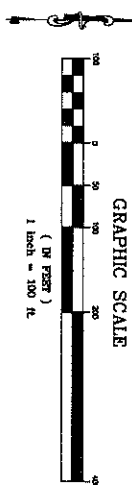


Richard S. Sullivan
Professional Surveyor
P.O. Box 1000
Rockin J Ranch
Rockin J Ranch, TX 75087



Rockin' J Ranch

Unit 3



GRAPHIC SCALE

(IN FIRST)

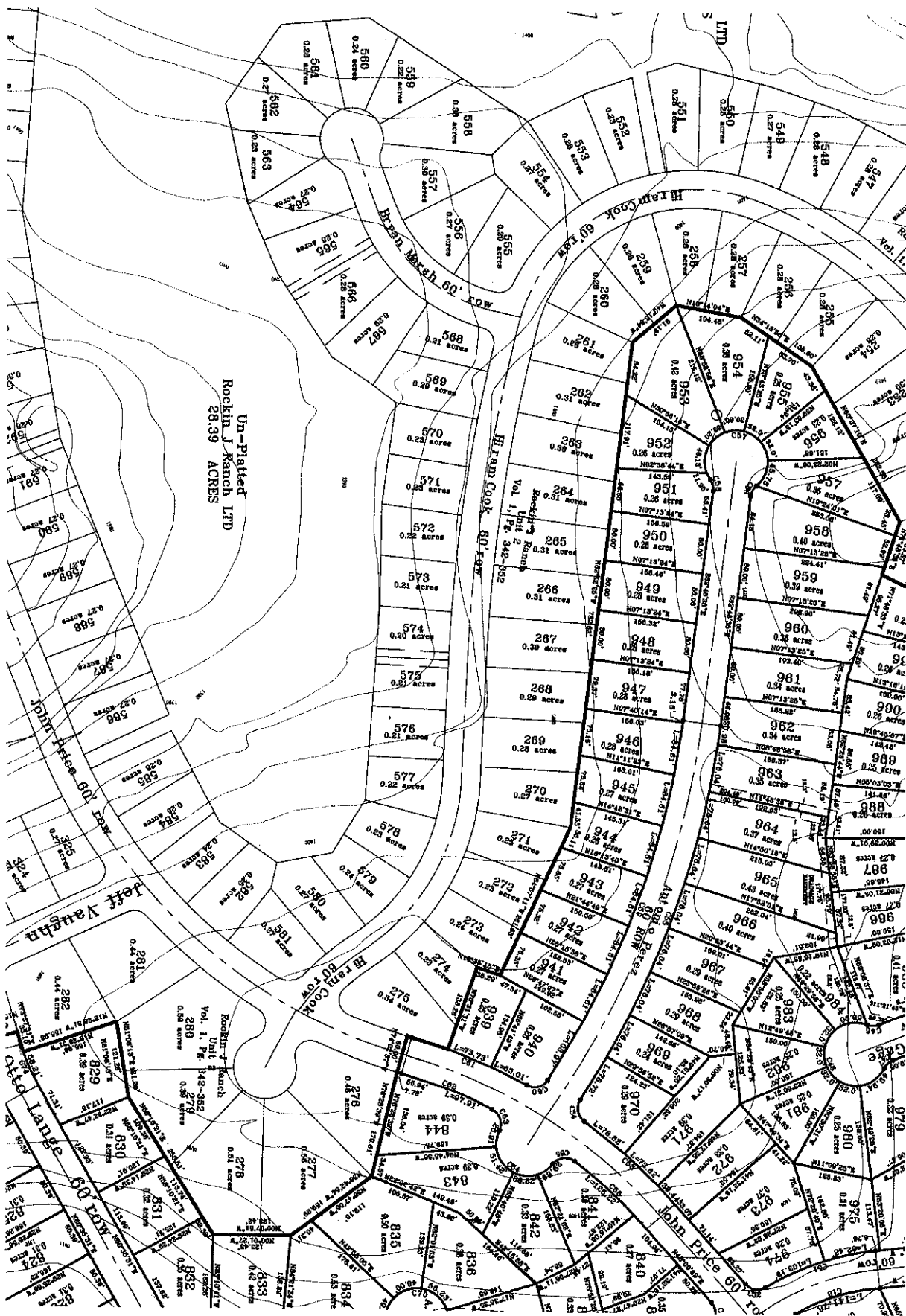
Richard Soles Surveying Co.
Professional Surveyors

ON Route Courthouse
P.O. Box 102
Barnes, TN 38002
FAX (615) 885-0100
Mobile (615) 387-2500
richard@soles.com

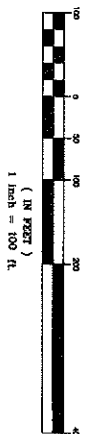
Sheet 5 of 13



Rockin J Ranch Unit 3

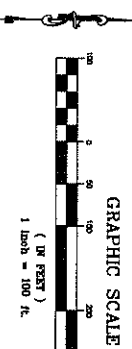
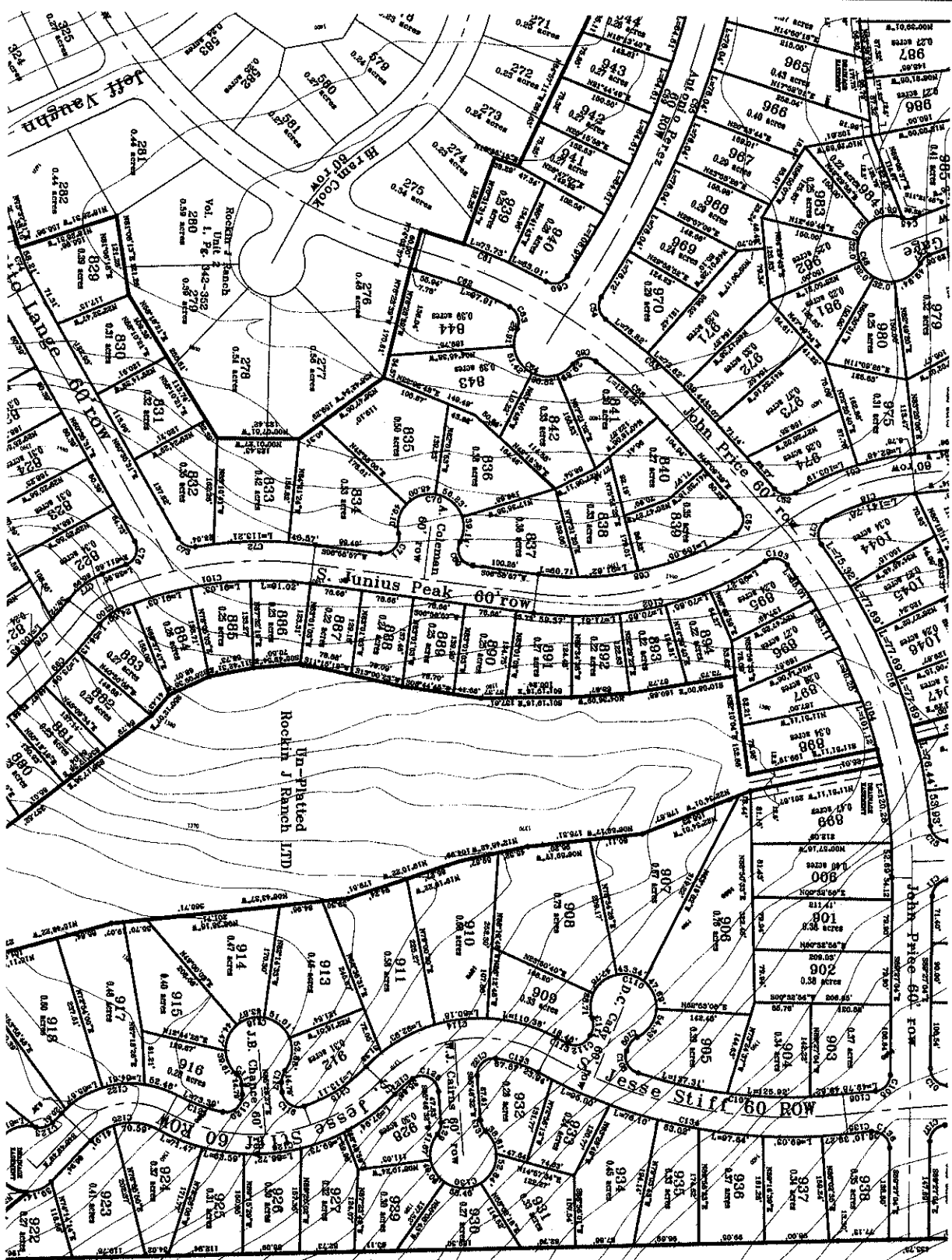


GRAPHIC SCALE



Richard S. Smith Surveying Co.
Professional Surveyors
10100 1st Avenue S.W.
Burien, WA 98148
Phone: 206-835-7000
Fax: 206-835-7001
Email: rsmith@rsurvey.com

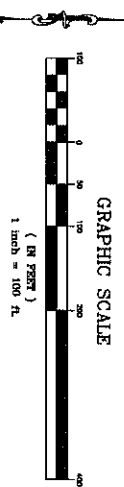
Rockin J Ranch Unit 3



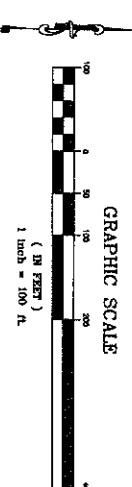


Rockin J Ranch
Unit 3

Volume Page



Richard Sales Surveying Co.
Professional Surveyors
P.O. Box 888-028
P.O. Box 888-028
Dallas, TX 75208
Sheet 8 of 13



Rockin J Ranch Unit 3



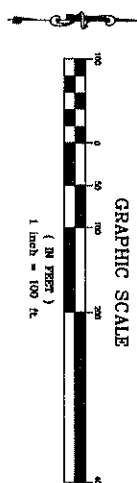
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

Richard Sells Surveying Co.
Professional Surveyors
1000 10th Street
P.O. Box 100
Rockin J Ranch
Sheet 12 of 13

Rockin J Ranch

Unit 3



Richard Soles Surveying Co.
Professional Surveyors

 Call Soles Cartage
P.O. Box 307
Barnes, TX 78003

FAX 800-686-0286
Texas 817-867-2000
Richard@soles.com

