STATE OF TEXAS
COUNTY OF Blanco

The owner of land shown on this plat and whose name is subscribed hereto, and in person(s) or through a duly authorized agent, hereby subdivides this land according to the dimensions as shown. All roads to be constructed in this plat shall not be dedicated to any state, municipality or other government entity. They shall remain private roads.

By: _____
President: Lee R. Roper
Rockin J Ranch, Ltd
P.O. Box 2202
Canyon Lake, Texas 78130

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 7th day of June, A.D., 2004.

Notary Public Mary Haynes MARY HAYNES
My Commission Expires: 08-01-2004

MARY HAYNES NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-01-2004

Lien holder Acknowledgment Developer Finance Corporation, owner and holder of a lien against the property described in the plat known as Rockin J Ranch, Unit 1, said lien being evidenced by instrument of record in Vol. 287, page 927, of the Real Property Records of Blanco County, Texas, do hereby in all things subordinate to said plat said lien, and I hereby confirm that I am the present owner of said lien, and have not assigned the same nor any part thereof. The lien holder acknowledges that a foreclosure of said lien will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable State, county, and municipal regulations. The lien holder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: _____ Sr. Vice President
Developer Finance Corporation

Sworn to and subscribed before me on this 10th day of June A.D., 2004.
Notary Public Judith A. Koloc
My Commission Expires 2-18-2005

JUDITH A. KOLOC Notary Public Commonwealth of Massachusetts My Commission Expires Feb. 18, 2005

STATE OF TEXAS

I hereby certify that this plat consisting of 9 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 streets, lots, and, drainage layout.

By: _____, R.P.L.S.
Richard J. Solis, R.P.L.S.
Texas Registered Professional Land Surveyor,
Texas Reg. 4602

STATE OF TEXAS REGISTERED RICHARD J. SOLIS 4602 PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me on this 7th day of June, A.D., 2004.

Notary Public Mary Haynes MARY HAYNES.
My Commission Expires: 08-01-2004

MARY HAYNES NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-01-2004

STATE OF TEXAS
COUNTY OF Blanco

This plat of Rockin J Ranch, Ltd Unit 1, 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.
Dated: This 28th day of Sept 2004.

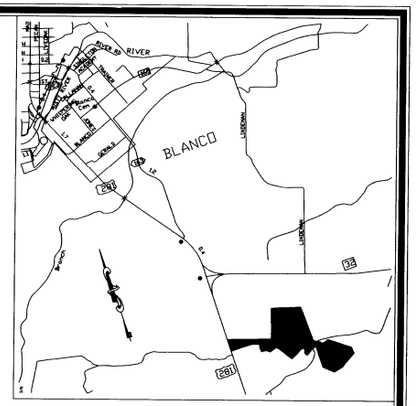
County Judge: Bill Guthrie
Bill Guthrie

Attest: Karen Newman
County Clerk, Blanco County, Texas

I, Karen Newman, 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 the 28th day of Sept, 2004, A.D. at the Records of Maps and Plats of said County, in book volume 1 on pages 324-332 In testimony whereof, witness my hand and official seal of office, this 28th day of Sept, 2004, A.D.
County Clerk, Blanco County, Texas

By: Karen Newman, Deputy

NOTES:
(1) Plat prepared April 2004
(2) ●1/2" iron bars set with cap (Soils 4602)
(3) The minimum front building set back is 50 feet.
(4) The minimum side building set back is 20 feet.
(5) Easements of 25 feet in width along the front, and 20 feet in width along the sides and rear, are reserved for drainage and utilities
(6) No structure in this subdivision shall be occupied until connected to a privately owned utility sewer company approved under the Rules of TCEQ.
(7) This property will be served with water and sewer by a private owned utility company approved under the Rules of TCEQ.
(8) DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
(9) None of this property lies within an Extraterritorial Jurisdiction of a city.
(10) This subdivision lies in Flood Zone "C" based on the Federal Emergency Management Agency, National Flood Insurance Program for Blanco County, Community-Panel No. 48031C0115 C, dated 2/6/1991 and 48031C0105 C, 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 structures, septic tank fields, etc.). Grantees of said dedicated easement reserve the right of access to such easements.
(12) There are no improvements.
(13) All bearings are based on Texas State Plane Coordinates (central zone). Convergence angle of 0°21'19", and all distances are surface distances. Combining scale factor of 0.99987264.
(14) All road ROW are private streets to be owned and maintained by Rockin J Ranch Maintenance Corporation



Location Map

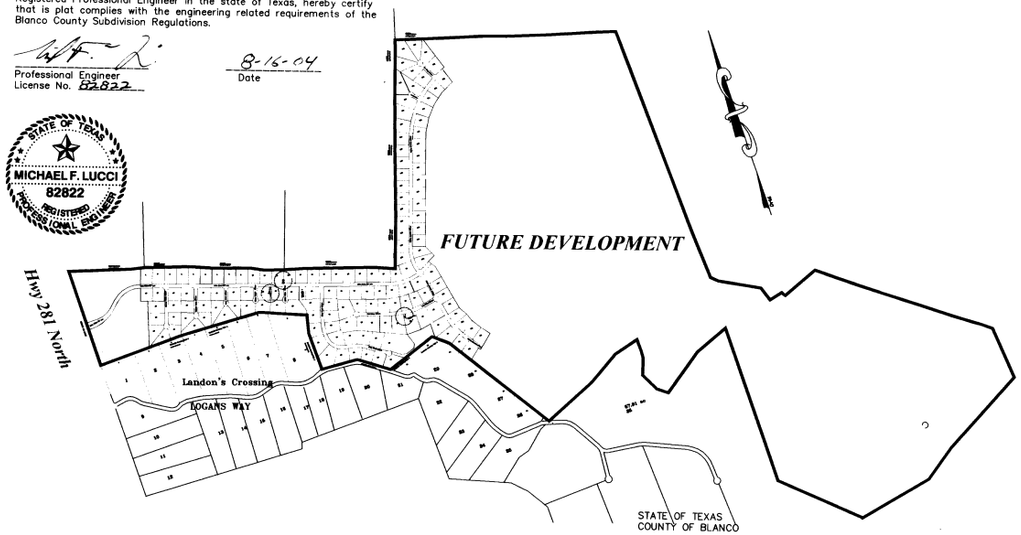
STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Engineer in the state of Texas, hereby certify that is plat complies with the engineering related requirements of the Blanco County Subdivision Regulations.

Professional Engineer
License No. 82822

8-16-04
Date

STATE OF TEXAS MICHAEL F. LUCCI 82822 REGISTERED PROFESSIONAL ENGINEER



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 Blanco-Pedernales Groundwater Conservation District; a TEQC approved public water supply supply; or Domestic water supply subject to approval by the Blanco County Commissioners Court

Blanco-Pedernales Groundwater Conservation District
830-868-9196
8/12/04
Date

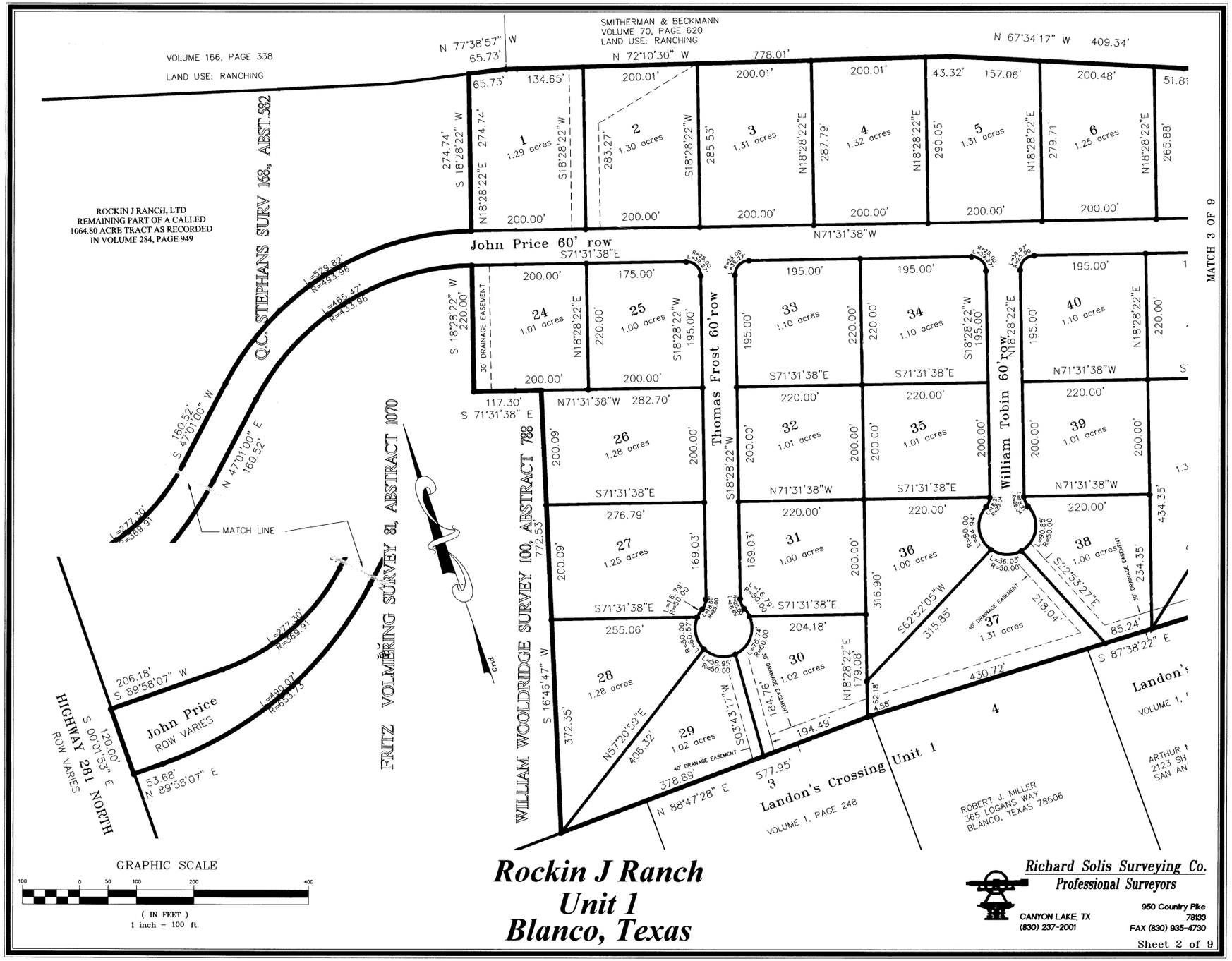
Rancho Del Lago Inc.
(Water System Co.)
Lee R. Roper, President
Aug 9, 2004
Date

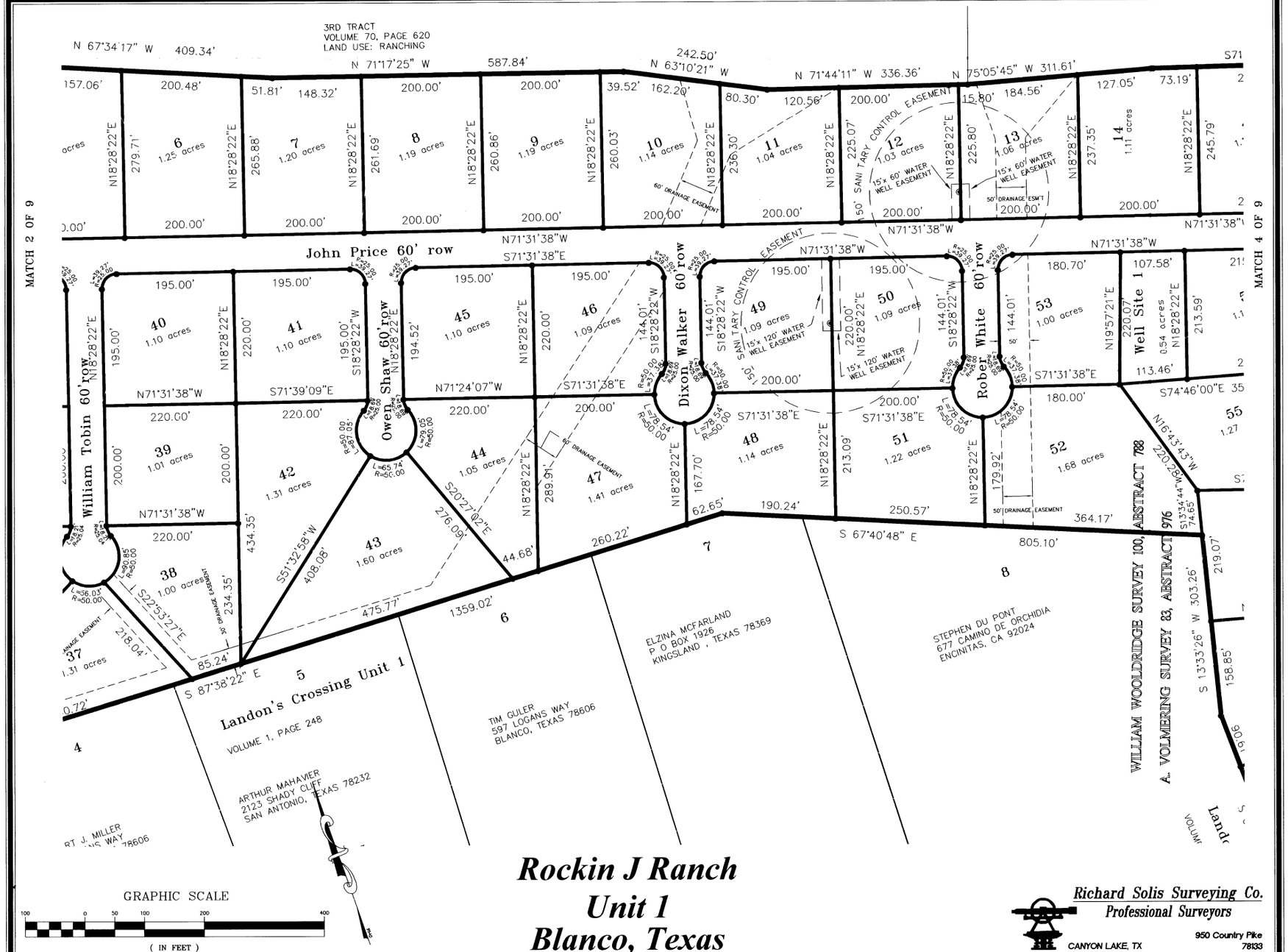
Rockin J Ranch
Unit 1

A SUBDIVISION OF 200.00 ACRES OF LAND OUT OF A CALLED 1064.80 ACRE TRACT AS RECORDED IN VOLUME 284, PAGE 949, BLANCO COUNTY DEED RECORDES, BEING 1.44 ACRES OUT OF THE Q.C. STEPHANS SURVEY 168, ABSTRACT 582, 3.86 ACRES OUT OF THE F. VOLLMERING SURVEY 81, ABSTRACT 1070, 56.78 ACRES OUT OF THE W. WOOLDRIDGE SURVEY 100, ABSTRACT 788, 81.29 ACRES OUT OF THE A VOLMERING SURVEY 83, ABSTRACT 976, 52.48 ACRES OUT OF THE CHARLES V. TAPLIN SURVEY 96, ABSTRACT 595, 8.6 ACRES OUT OF THE CHRISTIAN SCHMIDT SURVEY 100, ABSTRACT 546, 0.48 ACRES OUT OF THE CHRISTIAN SCHMIDT SURVEY 98, ABSTRACT 567.

CONTAINING 174.76 ACRES, CONSISTING OF 148 LOTS AND ONE WELL LOT.
25.24 ACRES IN ROAD AREA.
18,325 LINEAR FEET OF NEW ROADWAY.

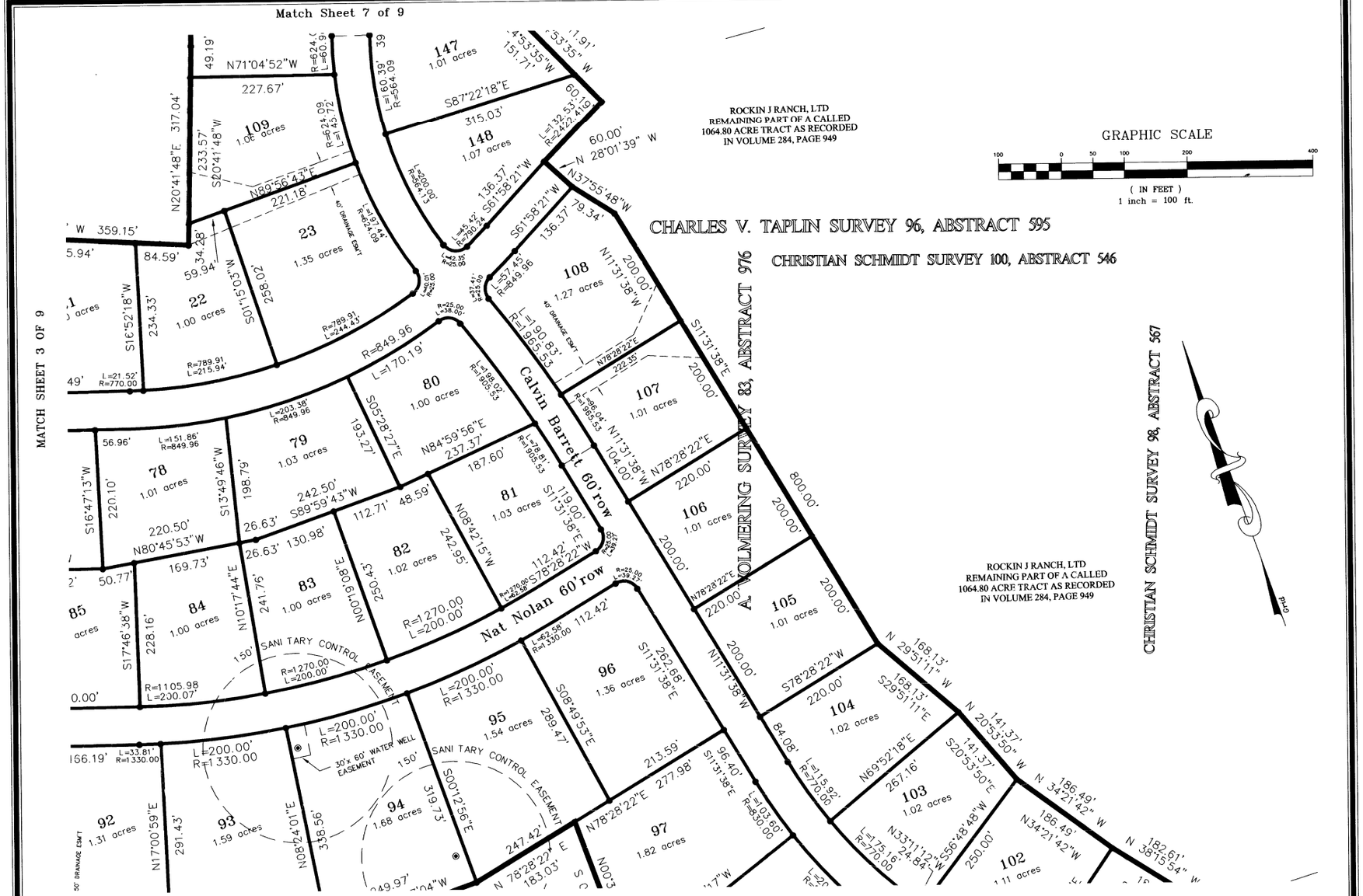
Richard Solis Surveying Co.
Professional Surveyors
CANYON LAKE, TX
(830) 237-2001
950 Country Pike
78133
FAX (830) 935-4730


VOLUME 166, PAGE 338
LAND USE: RANCHING
SMITHERMAN & BECKMANN
VOLUME 70, PAGE 620
LAND USE: RANCHING
ROCKIN J RANCH, LTD
REMAINING PART OF A CALLED
1064.80 ACRE TRACT AS RECORDED
IN VOLUME 284, PAGE 949
Q.C. STEPHANS SURV 168, ABST 582
FRITZ VOLMERING SURVEY 81, ABSTRACT 1070
WILLIAM WOOLDRIDGE SURVEY 100, ABSTRACT 788
John Price 60' row
Thomas Frost 60'row
William Tobin 60'row
MATCH LINE
MATCH 3 OF 9
HIGHWAY 281 NORTH
ROW VARIES
John Price
ROW VARIES
30' DRAINAGE EASEMENT
40' DRAINAGE EASEMENT
Landon's Crossing Unit 1
VOLUME 1, PAGE 248
ROBERT J. MILLER
365 LOGANS WAY
BLANCO, TEXAS 78606
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
Rockin J Ranch
Unit 1
Blanco, Texas
Richard Solis Surveying Co.
Professional Surveyors
CANYON LAKE, TX
(830) 237-2001
950 Country Pike
78133
FAX (830) 935-4730
Sheet 2 of 9



Rockin J Ranch
Unit 1
Blanco, Texas

Richard Solis Surveying Co.
Professional Surveyors
950 Country Pike
78133
CANYON LAKE, TX
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Unit 1
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Rockin J Ranch
Unit 1
Blanco, Texas

Match Sheet 6 of 9

Richard Solis Surveying Co.
Professional Surveyors
CANYON LAKE, TX
(830) 237-2001
950 Country Pike
78133
FAX (830) 935-4730



Rockin J Ranch
Unit 1
Blanco, Texas

GRAPHIC SCALE

100 0 50 100 200 400

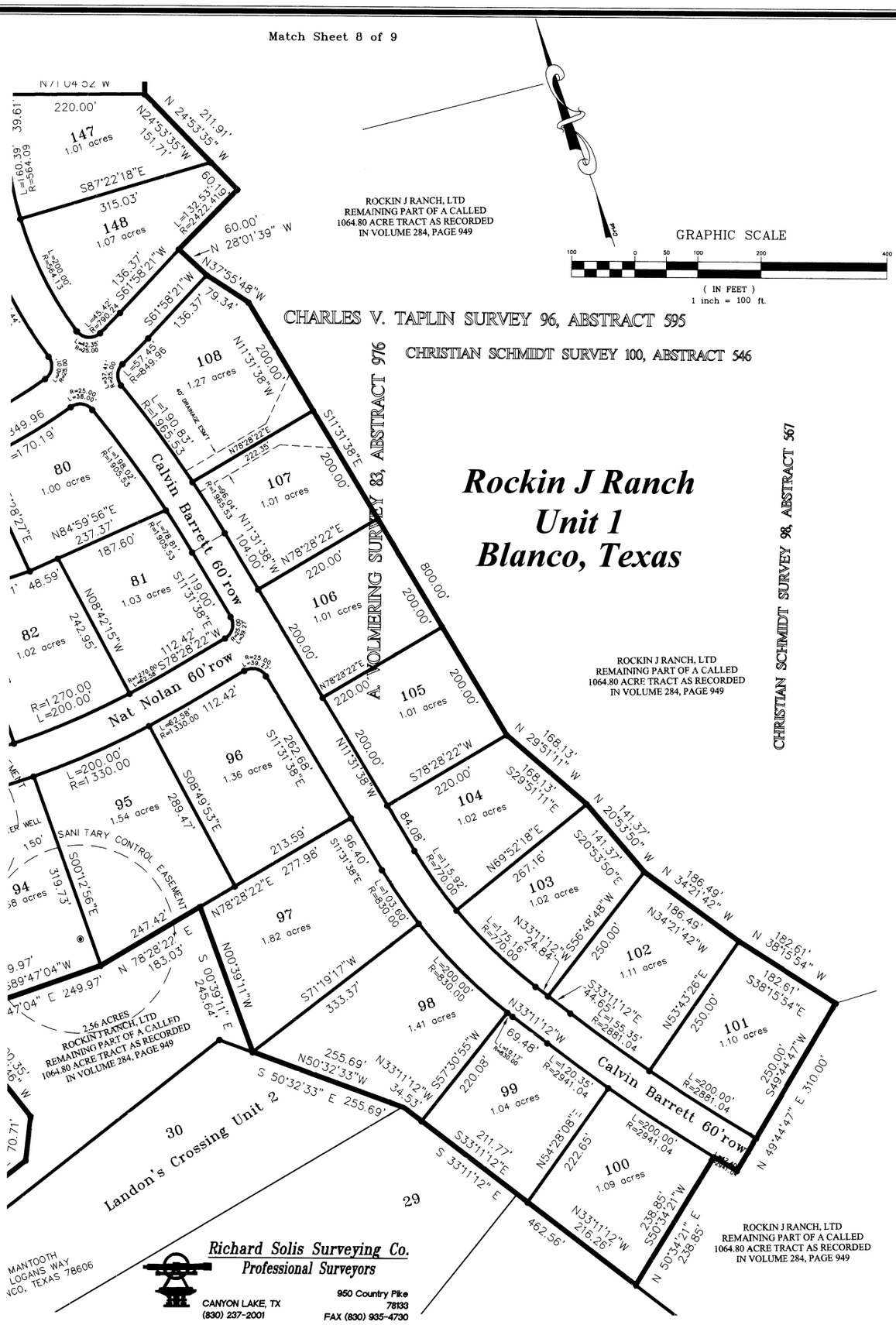
(IN FEET)
1 inch = 100 ft.

Richard Solis Surveying Co.
Professional Surveyors

CANYON LAKE, TX
(830) 237-2001

950 Country Pike
78133
FAX (830) 935-4730

Match Sheet 8 of 9



Match Sheet 5 of 9

Sheet 7 of 9

Match Sheet 4 of 9

Rockin J Ranch
Unit I
Blanco, Texas

Richard Solis Surveying Co.
Professional Surveyors
7833 .950 Country Pke
CANYON LAKE TX
(830) 237-2001
FAX (830) 935-4730

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
100 0 50 100 200 400

N 18°55'08" E 2066.43'

Calvin Barrett 60' row

Calvin Barrett

1ST TRACT
VOLUME 70, PAGE 620
LAND USE: RANCHING

1ST TRACT
VOLUME 70, PAGE 620
LAND USE: RANCHING

ROCKIN J RANCH, LTD
REMAINING PART OF A CALLED
1064.80 ACRE TRACT AS RECORDED
IN VOLUME 284, PAGE 949

ROCKIN J RANCH, LTD
REMAINING PART OF A CALLED
1064.80 ACRE TRACT AS RECORDED
IN VOLUME 284, PAGE 949

Match Sheet 9 of 9

Rockin J Ranch
Unit I
Blanco, Texas

Richard Solis Surveying Co.
Professional Surveyors
950 Country Pike
78133
CANYON LAKE TX
(830) 237-2001
FAX (830) 935-4730

Match Sheet 8 of 9

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ROCKIN J RANCH, LTD
REMAINING PART OF A CALLED
1064.80 ACRE TRACT AS RECORDED
IN VOLUME 284, PAGE 949

ROCKIN J RANCH, LTD
REMAINING PART OF A CALLED
1064.80 ACRE TRACT AS RECORDED
IN VOLUME 284, PAGE 949

3RD TRACT
VOLUME 59, PAGE 596
LAND USE RANCHING

1ST TRACT
VOLUME 70, PAGE 620
LAND USE: RANCHING

Calvin Barrett 60' row

Ira Long 60' row

Lee Bell 60' row

No drainage easement

Rockin J Ranch Unit I
Blanco, Texas