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

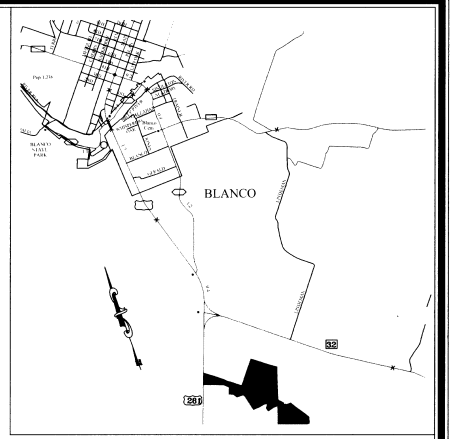
Before me, the undersigned authority, on this day personally appeared Lee R. Roper, President of Rockin J Ranch, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity 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 18th day of April, A.D., 2007.

Notary Public Sheri L. Presley SHERIL L. PRESLEY
My Commission Expires: 02-22-2009

SHERIL L. PRESLEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-22-2009

NOTES:

(1) Plat prepared December 2006
(2) ●1/2" iron bars set with cap (Soils 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 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 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 hereby granted rights of ingress & egress over subdivision roads. 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 NAD83 (central zone). Convergence angle of 0°21'19", and all distances are GRID distances. Combining scale factor of 1.0001273.
(14) All road ROW are private streets to be owned and maintained by Rockin J Ranch Maintenance Corporation
(15) D.E. = Drainage Easement



Location Map

STATE OF TEXAS

I hereby certify that this plat consisting of 2 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.

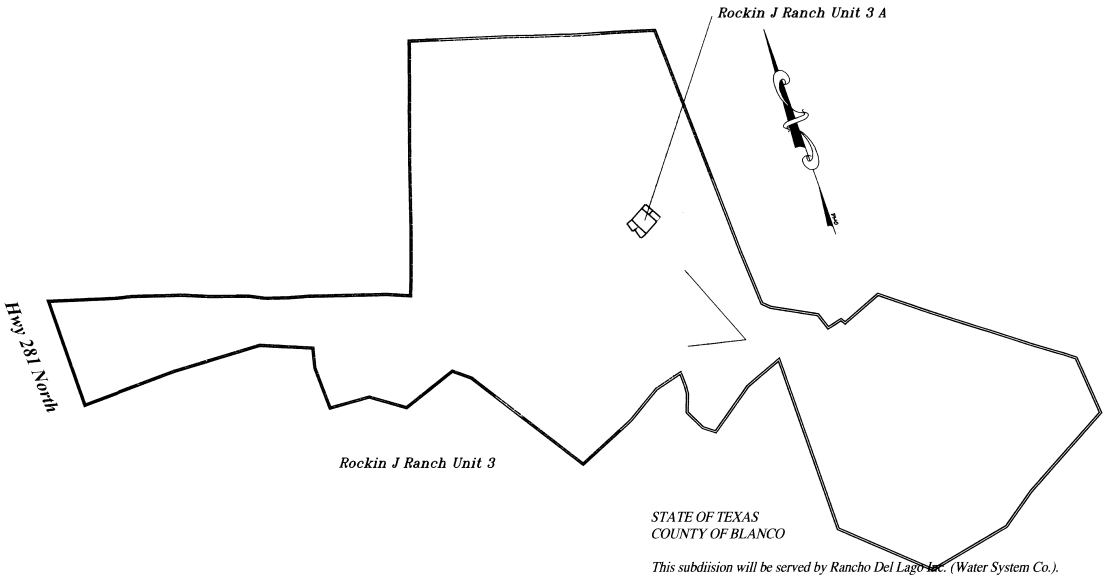
By: _____, R.P.L.S.
Richard J. Solis, R.P.L.S.
Texas Registered Professional Land Surveyor,
Texas Reg. 4602

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

Sworn to and subscribed before me on this 18th day of April, A.D., 2007.

Notary Public Sheri L. Presley SHERIL L. PRESLEY
My Commission Expires: 02-22-2009

SHERIL L. PRESLEY NOTARY PUBLIC STATE OF TEXAS EXPIRES 02-22-2009



STATE OF TEXAS
COUNTY OF Blanco

This plat of Rockin J Ranch, Ltd Unit 3 A, 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 26th day of April 2007.

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 26th day of April, 2007,A.D. at the Records of Maps and Plats of said County, in book volume 3 on pages 15-16. In testimony whereof, witness my hand and official seal of office, this 26th day of April, 2007, A.D.
County Clerk, Blanco County, Texas

By: Karen Newman
County Clerk, Blanco County, Texas

Rockin J Ranch
Unit 3 A

A SUBDIVISION OF 2.85 ACRES OF LAND OUT OF A CALLED 1064.80 ACRE TRACT AS RECORDED IN VOLUME 284, PAGE 949, BLANCO COUNTY DEED RECORDS, Being all out of THE CHARLES V. TAPLIN SURVEY 96, ABSTRACT 595, BLANCO COUNTY TEXAS.

CONTAINING 2.85 ACRES, CONSISTING OF 5 LOTS.
NO LINEAR FEET OF NEW ROADWAY.

STATE OF TEXAS
COUNTY OF BLANCO

This subdiision will be served by Rancho Del Lago Inc. (Water System Co.). Information on the Rancho Del Lago Inc. (Water System Co.) is available to prospective purchasers of lots in this subdivision in the office of the County Clerk of Blanco County, Texas.

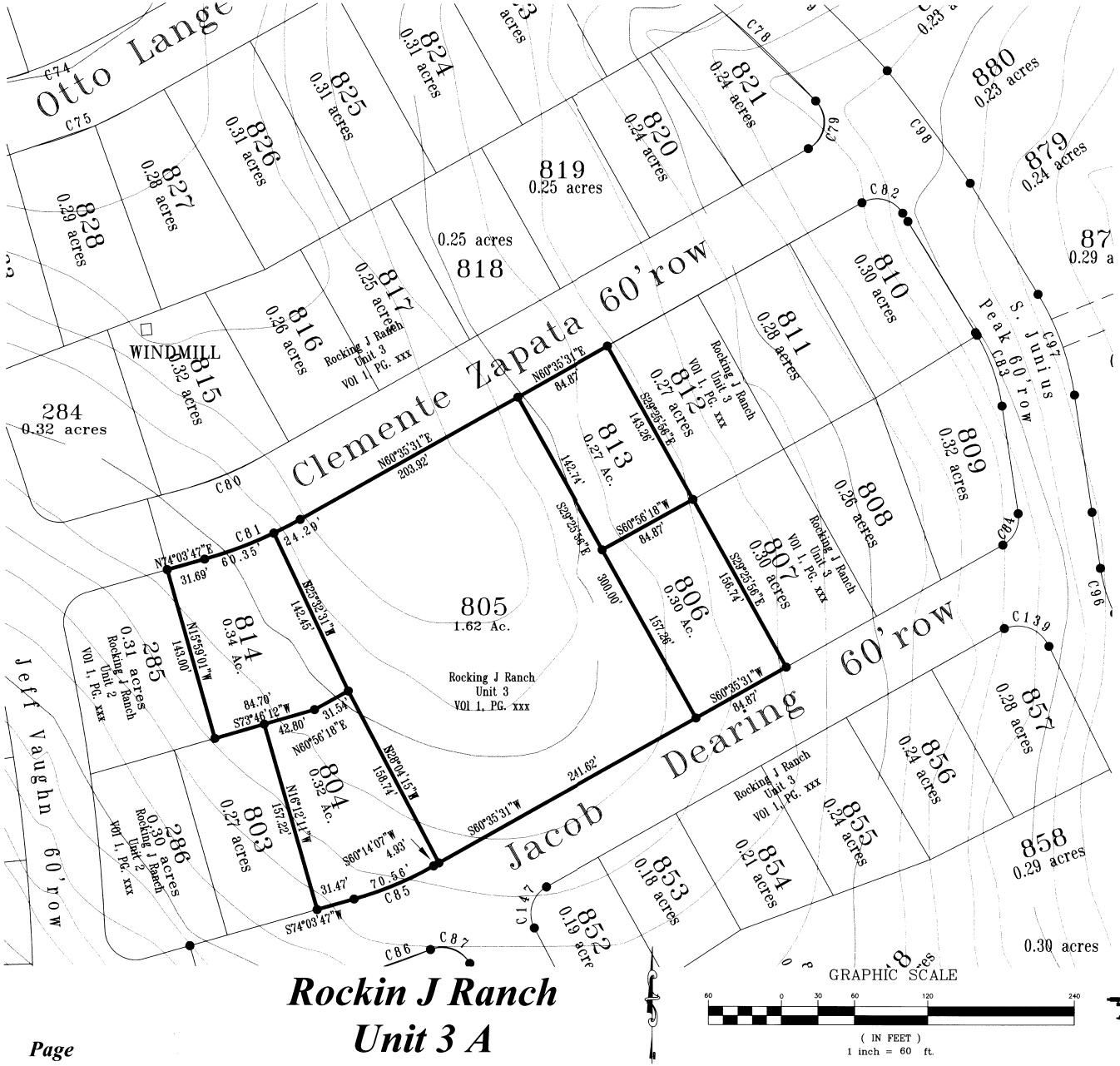
_____ 4/23/07
Blanco-Pedernales Groundwater Conservation District
830-868-9196 Date

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

Richard Solis Surveying Co.
Professional Surveyors
Old Blanco Courthouse
P.O. Box 167
Blanco, Tx 78606
FAX (830) 833-0782
Voice (830) 257-2001
RichardSolis.com

CURVE TABLE

CURVE	Delta Angle	LENGTH	RADIUS	Tangent	Chord	Ch Bearing
C80	15°34'53"	70.64	259.75	35.54	70.42	N 67°00'06" E
C81	12°19'29"	84.53	392.96	42.43	84.36	N 66°50'02" E
C85	13°25'17"	70.54	301.12	35.43	70.38	N 67°21'09" E



Rockin J Ranch
Unit 3 A

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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