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.

Lee R Roper

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 1st day of March, A.D., 2010.

Mary Haynes

Notary Public MARY HAYNES
My Commission Expires: 08-01-2012

MARY HAYNES NOTARY PUBLIC STATE OF TEXAS 08-01-2012

STATE OF TEXAS
I hereby certify that this plat consisting of 8 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: Richard J. Solis, 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 1st day of March, A.D., 2010.

Mary Haynes

Notary Public MARY HAYNES
My Commission Expires: 08-01-2012

MARY HAYNES NOTARY PUBLIC STATE OF TEXAS 08-01-2012

STATE OF TEXAS
COUNTY OF Blanco
This plat of Rockin J Ranch, Unit 6, 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 14th day of April 2010.

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 14th day of April, 2010, A.D. at the Records of Maps and Plats of said County, in book volume 3 on pages 72-77. In testimony whereof, witness my hand and official seal of office, this 14th day of April, 2010, A.D.
County Clerk, Blanco County, Texas

By: Karen Newman
County Clerk, Blanco County, Texas

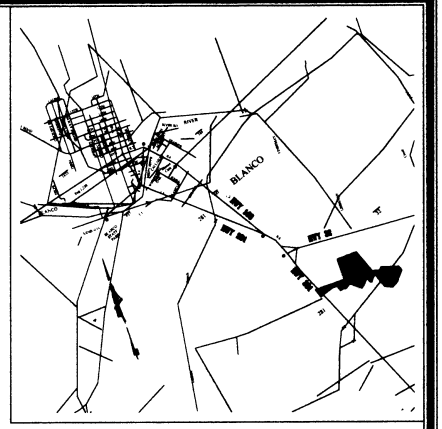
NOTES:
(1) Plat prepared March 2007
(2) ● 1/2" iron bars set with cap (Soils 4602) at all lot corners, angles, points of curvature and points of tangency.
(3) The minimum front building set back is 30 feet, rear is 25 feet.
(4) The minimum side building set back is 10 feet.
(5) Easements of 25 feet in 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

STATE OF TEXAS
COUNTY OF BLANCO

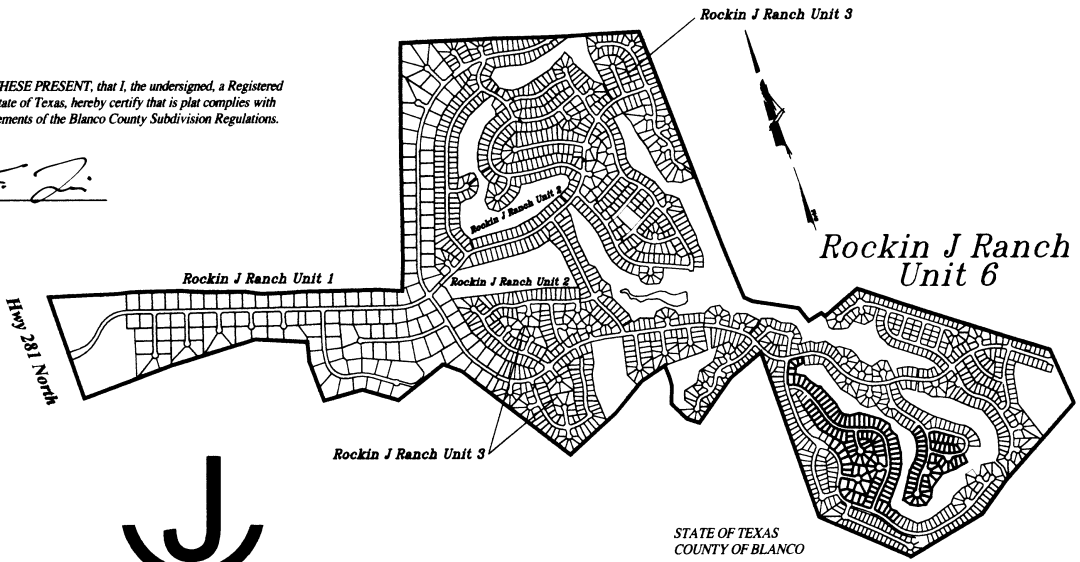
KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional Engineer in the state of Texas, hereby certify that is plat complies with the engineering related requirements of the Blanco County Subdivision Regulations.

Michael F. Lucci, P.E.

STATE OF TEXAS REGISTERED MICHAEL F. LUCCI 82822 PROFESSIONAL ENGINEER



Location Map



RANCH

Rockin J Ranch
Unit 6

A SUBDIVISION OF 95.80 ACRES OF LAND OUT OF A CALLED 1064.80 ACRE TRACT AS RECORDED IN VOLUME 284, PAGE 949, BLANCO COUNTY DEED RECORDS, Being 23.40 ACRES OUT OF THE ROBERT PAGE SURVEY 181, ABSTRACT 470, 5.17 ACRES OUT OF THE B.B.B. & C.RR CO. SURVEY 113, ABSTRACT 745, 23.03 ACRES OUT OF THE M. PREISS SURVEY 182, ABSTRACT 472, BLANCO COUNTY TEXAS.

CONTAINING 51.60 ACRES, CONSISTING OF 154 LOTS.
7.53ACRES IN ROAD AREA.
5,474 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.

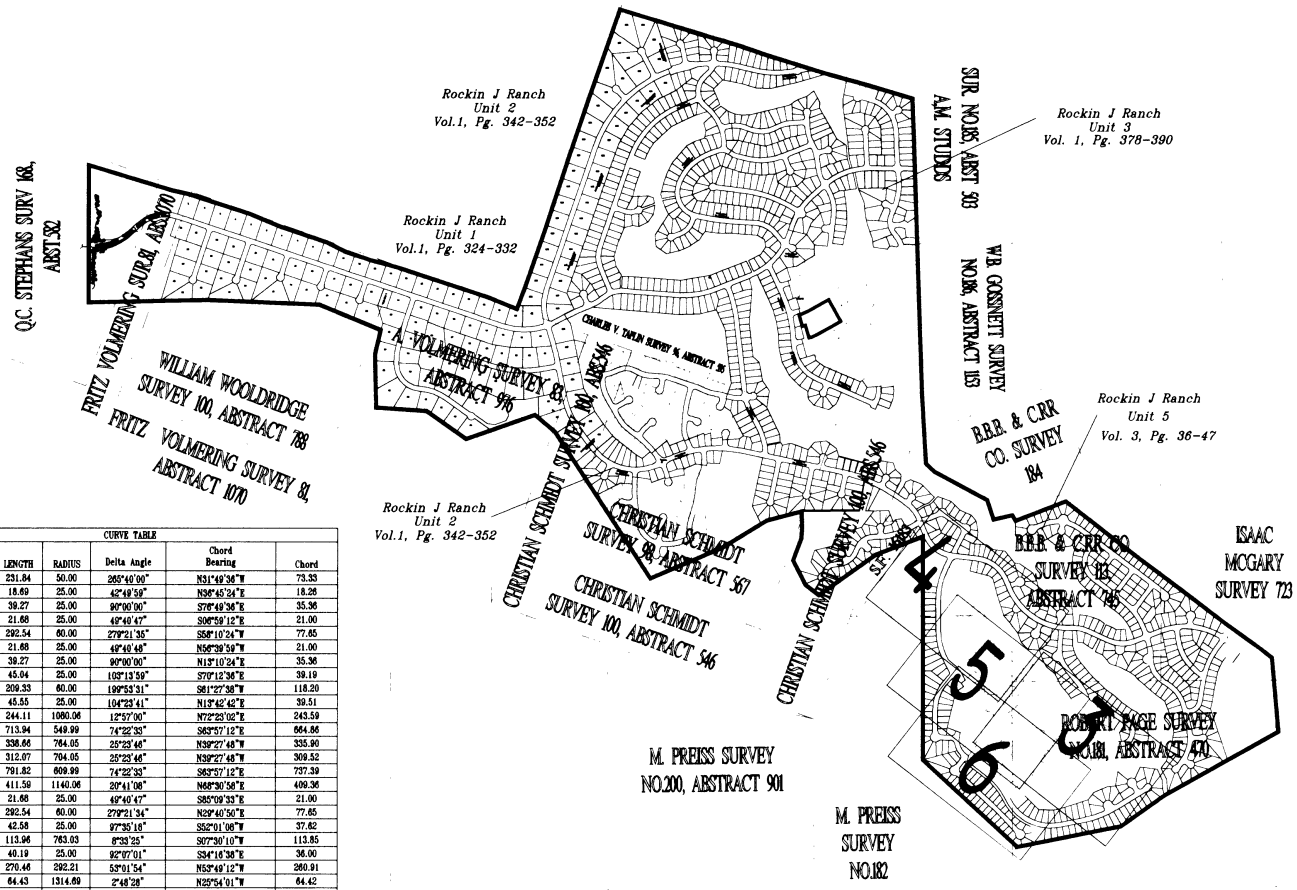
Ronald A Driesel 3/11/10
Conservation District Date
830-868-9196

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

Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike (830) 237-2001 Phone
Canyon Lake, Texas 78133 (210) 679-4765 Fax
RichardSolis.com

LINE TABLE		
LINE	LENGTH	BEARING
L201	173.28	N60°19'10"W
L202	109.52	N29°38'37"E
L203	173.36	S60°19'10"E
L204	212.68	S16°35'33"E
L205	335.62	S69°57'19"E
L206	207.38	S09°59'32"W
L207	201.15	S44°50'58"W
L208	54.95	N52°09'41"W
L209	201.15	N44°50'58"E
L210	14.46	N62°55'32"E
L211	14.46	S62°55'32"E
L212	207.38	N09°59'32"E
L213	165.96	N69°43'03"W
L214	41.37	S02°12'48"E
L215	41.37	N02°12'48"W
L216	58.68	N69°57'19"W
L217	212.68	N16°35'33"W
L218	60.00	N65°30'14"E
L219	101.62	S15°39'32"W
L220	139.44	S54°16'11"E
L221	39.21	S87°17'51"E
L222	60.13	S04°36'24"W
L223	37.41	N87°09'11"W
L224	111.96	N54°16'11"W
L225	131.71	S30°15'00"W
L226	131.71	N30°15'00"E
L227	70.34	N46°13'07"E
L228	89.33	N15°39'32"E
L229	60.00	S88°11'34"E

CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta Angle	Chord Bearing	Chord	CURVE	LENGTH	RADIUS	Delta Angle	Chord Bearing	Chord
C136	391.84	280.82	79°56'51"	N29°56'54"W	360.81	C93	231.84	50.00	265°40'00"	N51°49'36"W	73.33
C137	407.89	670.46	34°51'27"	N27°25'15"E	401.63	C94	18.69	25.00	42°49'59"	N36°45'34"E	18.26
C138	247.33	1891.74	7°29'28"	S41°06'14"W	247.16	C95	39.27	25.00	90°00'00"	S76°49'36"E	35.36
C139	37.31	25.00	85°31'05"	S05°24'02"E	33.95	C96	21.68	25.00	49°40'47"	S06°59'12"E	21.00
C140	53.36	764.05	4°00'06"	N50°09'38"W	53.35	C97	292.54	60.00	279°21'35"	S58°10'24"W	77.65
C141	39.44	25.00	90°23'52"	N82°38'23"E	35.48	C98	21.68	25.00	49°40'48"	N56°39'59"W	21.00
C142	145.92	1951.73	4°17'02"	S39°34'58"W	145.89	C99	39.27	25.00	90°00'00"	N13°10'24"E	35.36
C143	106.45	1951.74	3°07'29"	S43°17'13"W	106.43	C100	45.04	25.00	103°13'59"	S70°12'36"E	39.19
C144	137.19	610.46	12°52'34"	N38°24'41"E	136.90	C101	209.33	60.00	199°53'31"	S61°27'36"W	118.20
C145	41.41	25.00	94°53'57"	N15°28'34"W	36.83	C102	45.55	25.00	104°23'41"	N13°42'42"E	39.51
C146	23.55	25.00	53°58'05"	N69°54'35"W	22.69	C103	244.11	1060.06	12°57'00"	N72°23'02"E	243.59
C147	301.53	60.00	287°56'10"	S27°04'28"W	70.59	C104	713.94	549.99	74°22'33"	S63°57'12"E	664.86
C148	23.55	25.00	53°58'05"	S35°56'30"E	22.69	C105	336.66	764.05	25°23'46"	N39°27'48"W	335.90
C149	41.41	25.00	94°53'57"	N69°37'29"E	36.83	C106	312.07	704.05	25°23'46"	N39°27'48"W	309.52
C150	129.80	610.46	12°10'59"	N16°05'01"E	129.56	C107	791.82	609.99	74°22'33"	S63°57'12"E	737.39
C151	306.12	220.82	79°56'51"	N29°56'54"W	283.72	C108	411.59	1140.06	20°41'08"	N68°30'58"E	409.36
C152	40.99	26.79	87°38'30"	S66°27'42"W	37.11	C109	21.68	25.00	49°40'47"	S85°09'33"E	21.00
C153	178.69	376.25	27°12'38"	S09°02'08"W	177.01	C110	292.54	60.00	279°21'34"	N29°40'50"E	77.65
C154	21.68	25.00	49°40'47"	S27°03'11"E	21.00	C111	42.58	25.00	97°35'16"	S52°01'08"W	37.62
C155	292.54	60.00	279°21'34"	N67°47'12"E	77.65	C112	113.96	763.03	8°33'25"	S07°30'10"W	113.85
C156	21.68	25.00	49°40'47"	N22°37'36"E	21.00	C113	40.19	25.00	92°07'01"	S34°16'36"E	36.00
C157	201.27	513.71	22°26'55"	S09°00'40"W	199.99	C114	270.46	292.21	53°01'54"	N53°49'12"W	260.91
C158	39.35	25.00	90°11'27"	N24°51'36"W	35.41	C115	64.43	1314.69	2°48'28"	N25°54'01"W	64.42
C159	421.80	452.88	53°21'46"	S43°16'26"E	406.72	C116	61.49	1254.69	2°48'28"	N25°54'01"W	61.48
C160	173.08	1254.69	7°54'13"	N20°32'40"W	172.94	C117	210.27	232.21	51°52'59"	N53°14'44"W	203.16
C161	105.07	434.59	13°51'06"	N08°43'59"E	104.81	C118	21.68	25.00	49°40'47"	N35°28'46"W	21.00
C162	30.51	25.00	69°55'43"	S19°18'20"E	28.65	C119	39.27	25.00	90°00'00"	S74°40'50"W	35.36
C163	279.85	485.13	33°01'40"	S70°47'01"E	275.79	C120	39.79	25.00	88°53'32"	S15°52'24"E	35.91
C164	93.15	545.13	9°47'26"	S82°23'53"E	93.04	C121	181.36	1314.69	7°54'13"	N20°32'40"W	181.21
C165	33.33	25.00	76°22'52"	S64°19'24"W	30.91	C122	365.91	392.88	53°21'46"	S43°16'26"E	352.83
C166	177.86	60.00	169°56'33"	S68°56'46"E	119.53	C123	39.27	25.00	90°00'00"	N07°57'19"W	35.36
C167	33.33	25.00	76°22'52"	N22°12'56"W	30.91	C124	41.87	25.00	95°57'39"	N85°01'31"E	37.15
C168	58.38	545.13	6°08'09"	S87°20'16"E	58.35	C125	314.91	214.70	84°02'21"	S04°58'28"E	287.43
C169	43.27	25.00	99°10'00"	S76°08'49"W	38.07	C126	39.27	25.00	90°00'00"	S82°02'41"W	35.36
C170	175.68	636.00	15°49'35"	N34°28'36"E	175.12	C127	39.27	25.00	90°00'00"	S82°02'41"W	35.36
C171	40.23	25.00	92°12'23"	S03°42'48"E	36.03	C128	39.27	25.00	90°00'00"	N07°57'19"W	35.36
C172	197.96	60.00	189°02'10"	N44°42'05"E	119.63	C129	39.27	25.00	90°00'00"	N82°02'41"E	35.36
C173	43.32	25.00	99°16'36"	S89°34'52"W	38.10	C130	39.27	25.00	90°00'00"	S07°57'19"E	35.36
C174	89.24	527.54	9°41'34"	S35°05'47"W	89.14	C131	96.31	745.73	7°23'59"	N49°15'19"W	96.24
C175	21.68	25.00	49°40'47"	S06°24'36"W	21.00	C132	42.50	25.00	97°23'59"	N85°44'41"E	37.56
C176	292.54	60.00	279°21'34"	S59°45'00"E	77.65	C133	39.27	25.00	90°00'00"	N07°57'19"W	35.36
C177	21.68	25.00	49°40'47"	N55°05'24"E	21.00	C134	39.27	25.00	90°00'00"	S82°02'41"W	35.36
C178	163.75	587.54	15°58'07"	S38°14'05"W	163.22	C135	39.27	25.00	90°00'00"	S07°57'19"E	35.36
C179	307.22	576.00	30°33'35"	N30°56'19"E	303.59						
C180	90.56	374.59	13°51'06"	N08°43'59"E	90.34						



Rockin J Ranch
Unit 5

Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike
Canyon Lake, Texas 78133
(830) 237-2001 Phone
(210) 679-4765 Fax
RichardSolis.com

Rockin J Ranch
Unit 6

GRAPHIC SCALE
800 0 400 800 1600 3200
(IN FEET)
1 inch = 800 ft.

Volume 3 *Page 73*

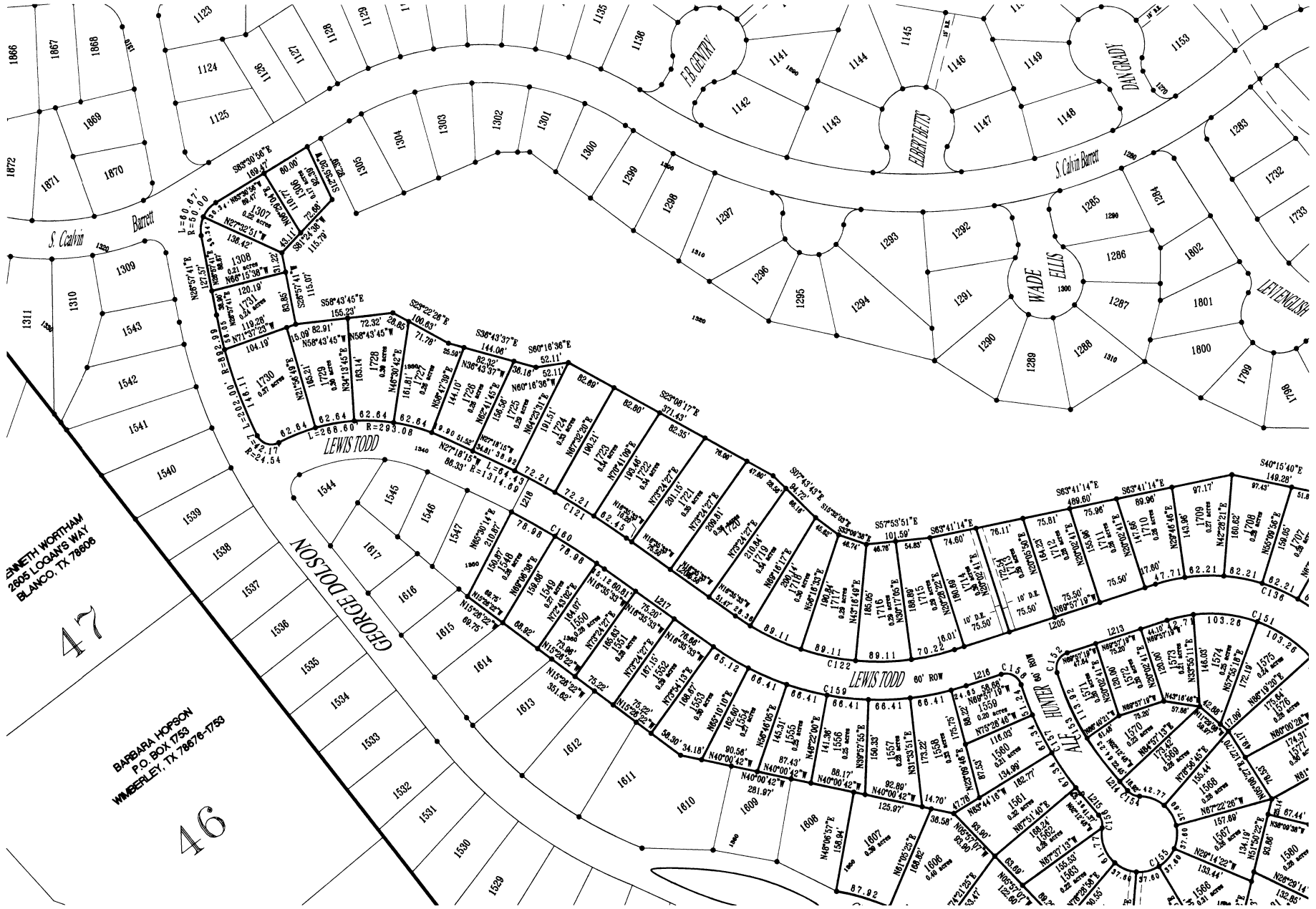


Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike
Canyon Lake, Texas 78133
(830) 237-2001 Phone
(210) 679-4765 Fax
RichardSolis.com

Rockin J Ranch
Unit 6

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

Volume 3 ***Page 74***



Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike
Canyon Lake, Texas 78133
(830) 237-2001 Phone
(210) 679-4765 Fax
RichardSolis.com

Rockin J Ranch
Unit 6

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

Volume 3 ***Page*** 75

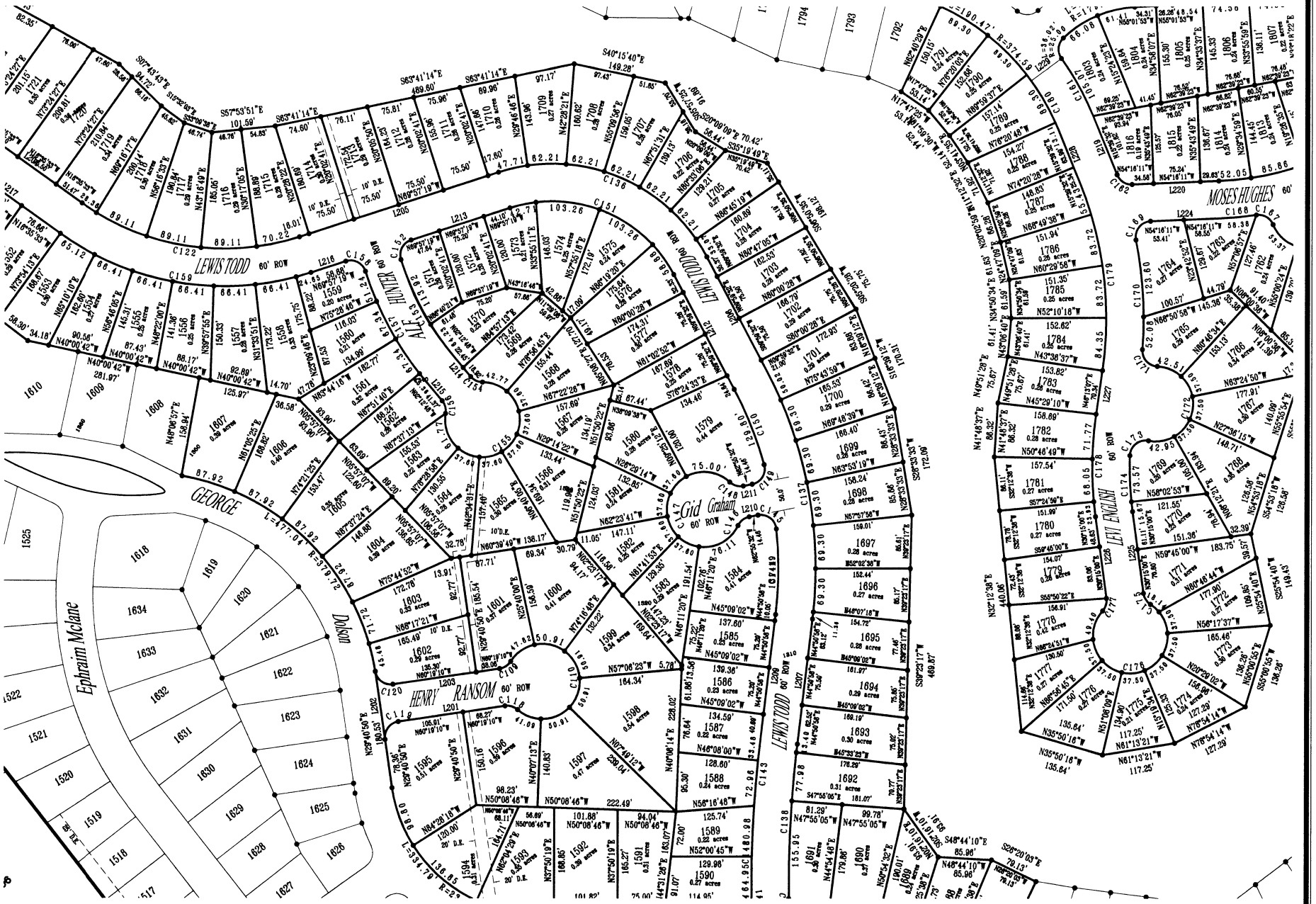


Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike
Canyon Lake, Texas 78133
(830) 237-2001 Phone
(210) 679-4765 Fax
RichardSolls.com

Rockin J Ranch
Unit 6

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

Volume 3 ***Page 76***



Geomatics of Texas, Inc.
Professional Surveyors
1950 Country Pike
Canyon Lake, Texas 78133
(830) 237-2001 Phone
(210) 679-4765 Fax
RichardSolis.com

Rockin J Ranch
Unit 6

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

Volume 3 ***Page*** 77