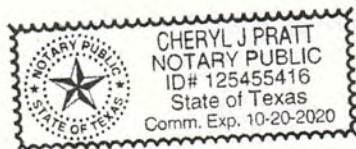


STATE OF TEXAS:
COUNTY OF BLANCO:

KNOW ALL MEN BY THESE PRESENTS: THAT LSLP MAJESTIC HILLS RANCH, LLC BEING THE OWNER OF THAT CERTAIN 1393.8 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 190342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY SUBDIVIDE A PORTION OF SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "MAJESTIC HILLS RANCH, PHASE ONE" AS THE OFFICIAL PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

WITNESS MY HAND THIS 28th DAY OF May, 2019.

LSLP MAJESTIC HILLS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Davy Roberts
DAVY ROBERTS, AUTHORIZED AGENT



STATE OF TEXAS:
COUNTY OF BLANCO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVY ROBERTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May, 2019.

Cheryl J. Pratt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE ONE" HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BLANCO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT ON THIS 28 DAY OF May, 2019.

ATTEST: Laura Walla
LAURA WALLA, COUNTY CLERK, BLANCO COUNTY, TEXAS

Brett Bray
BRETT BRAY, COUNTY JUDGE, BLANCO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS 28 DAY OF May, 2019, AT 2:27 O'CLOCK P.M. AND WAS DULY RECORDED AT 2:27 O'CLOCK P.M. IN CABINET 3, SLIDE 240 OF THE BLANCO COUNTY PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF May, 2019.

Laura Walla
LAURA WALLA, COUNTY CLERK, BLANCO COUNTY, TEXAS

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 THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT OR A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

David S. Dessel
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
830-868-9196

STATE OF TEXAS:
COUNTY OF BURNET:

I, MARCUS W. HORNER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE STRUCTURES THAT ARE REQUIRED FOR THIS SUBDIVISION WERE GIVEN THE PROPER ENGINEERING CONSIDERATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF May, 2019.

Marcus W. Horner
MARCUS W. HORNER, P.E. NO. 96535

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE ONE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF MAY, 2019.

Danny J. Stark
DANNY J. STARK, R.L.S. NO. 5602



NOTES:

- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
- WATER IS PROVIDED BY PRIVATE WELLS.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- TELEPHONE SERVICE IS PROVIDED BY FRONTIER TELEPHONE COMPANY.
- THERE IS 29.50 ACRES OF NEW ROAD RIGHT OF WAY.
- THERE IS 20,796 LINEAR FEET OF NEW ROADS.
- ALL ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE MAJESTIC HILLS RANCH PROPERTY OWNERS ASSOCIATION.
- THERE ARE 103 RESIDENTIAL LOTS AND 1 PROPERTY OWNERS ASSOCIATION LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY FIVE (25') FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES AND TEN (10') FEET ALONG ALL SIDE LOT LINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO REMOVE FROM SAID RIGHT-OF-WAYS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES.

OWNER AND DEVELOPER:
LSLP MAJESTIC HILLS RANCH, LLC
665 SIMMONDS ROAD
WILLIAMSTOWN, MA 01267

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM

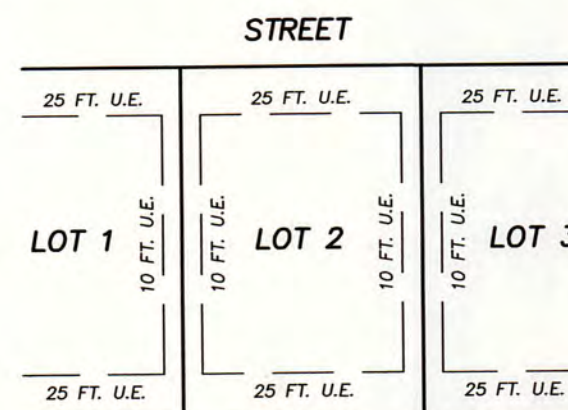
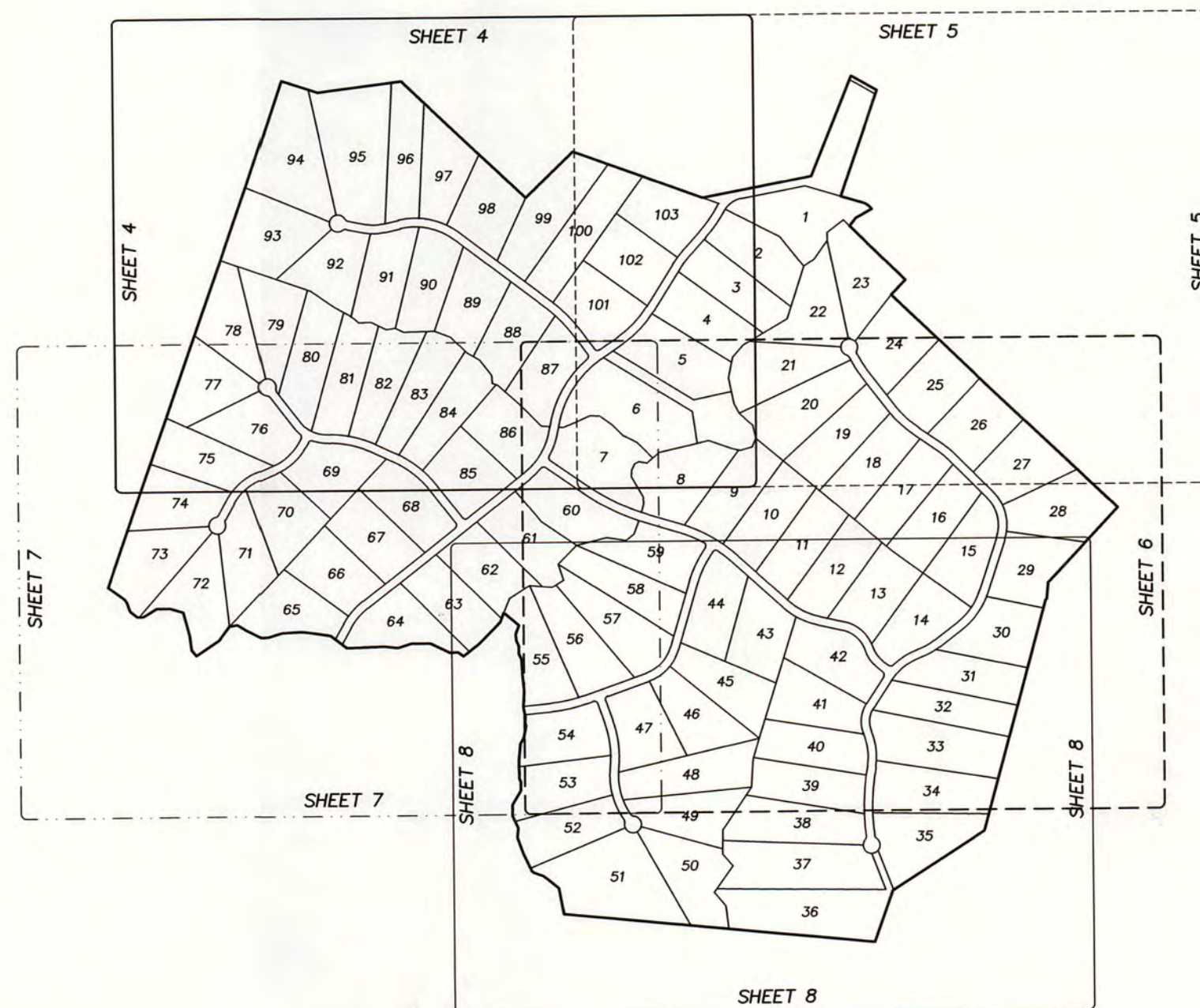
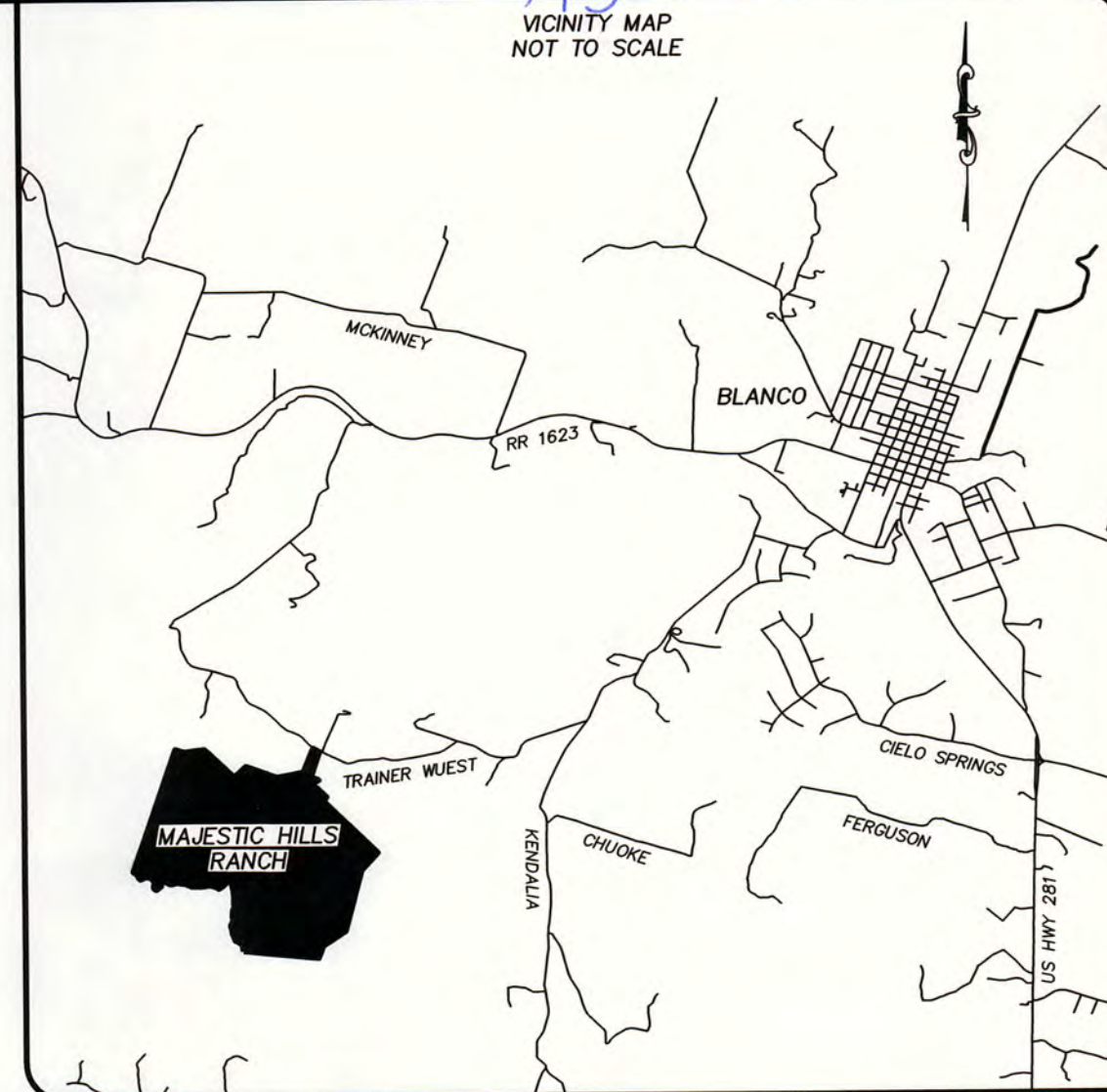
CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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| DATE | NO. | DESCRIPTION |
| | | REVISIONS |

1 OF 8
SHEET

vol. 3, pg. 240

VICINITY MAP
NOT TO SCALE



TYPICAL UTILITY EASEMENTS

A FINAL PLAT OF MAJESTIC HILLS RANCH PHASE ONE

A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE

M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

BEING 597.86 ACRES OUT OF THE M. MATA SURVEY NO. 145, ABSTRACT NO. 414, J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924, THE N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573, THE A. REDIG SURVEY NO. 152, ABSTRACT NO. 509, THE J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593, THE J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030, THE W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230, THE H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489 AND THE G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 1393.8 ACRE TRACT OF LAND CONVEYED TO LSLP MAJESTIC HILLS RANCH, LLC IN DOCUMENT NO. 190342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. SAID 597.86 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, IN THE CENTER LINE OF TRAINER WUEST ROAD (ALSO CALLED BLANCO COUNTY ROAD NO. 103), AND BEING THE SOUTHWEST CORNER OF A 200.429 ACRE TRACT OF LAND CONVEYED TO EL MILENO RANCH-BLANCO LP, IN VOLUME 508, PAGE 594, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF A 7.80 ACRE TRACT OF LAND CONVEYED TO HAROLD F. HANNON, III, ET UX, IN VOLUME 216, PAGE 224, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, AND BEING THE NORTHWEST CORNER OF A 108.39 ACRE TRACT OF LAND CONVEYED IN VOLUME 90, PAGE 619, OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND REFERENCED TO THE ESTATE OF DAVID STANLEY GRAY, IN VOLUME 538, PAGE 99, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE MOST NORTHERLY, NORTHEAST CORNER HEREOF;

THENCE S19°13'57"W, ALONG THE WESTERLY LINE OF SAID 108.39 ACRE TRACT OF LAND, AN EASTERLY OF SAID 1393.8 ACRE TRACT AND AN EASTERLY LINE HEREOF, A DISTANCE OF 793.49' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND AN ANGLE POINT HEREOF;

THENCE WITH THE SOUTHERLY LINE OF SAID 108.39 ACRE TRACT, A NORTHERLY LINE OF SAID 1393.8 ACRE TRACT AND A NORTHERLY LINE HEREOF, WITH (9) COURSES AND DISTANCES AS FOLLOWS;

- 1) S73°14'42"E, A DISTANCE OF 180.84' TO A MAG NAIL IN A ROCK FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 2) S57°30'53"E, A DISTANCE OF 35.60' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 3) S38°44'40"E, A DISTANCE OF 25.54' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 4) S81°42'00"W, A DISTANCE OF 130.06' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 5) S39°01'29"W, A DISTANCE OF 70.48' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 6) S45°39'00"E, A DISTANCE OF 547.00' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 108.39 ACRE, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 7) S44°08'41"W, A DISTANCE OF 145.80' TO A 1/2" IRON ROD FOUND, WITH PLASTIC SURVEY CAP STAMPED MATKIN & HOOVER ENG, AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 8) S46°05'55"E, A DISTANCE OF 924.94' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 108.39 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 9) S46°28'56"E, A DISTANCE OF 1262.90' TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT IN THE WESTERLY LINE OF A 836.10 ACRE TRACT OF LAND CONVEYED TO INFRASTRUCTURE SOLUTIONS, INC. IN VOLUME 281, PAGE 582, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERN MOST POINT OF SAID 108.39 ACRE TRACT OF LAND, AND THE MOST EASTERLY NORTHEAST CORNER HEREOF;

THENCE WITH THE WESTERLY LINE OF SAID 836.10 ACRE TRACT, THE EAST LINE OF SAID 1393.8 ACRE TRACT AND THE EASTERLY LINE HEREOF, WITH (8) COURSES AND DISTANCES AS FOLLOWS;

- 1) S43°16'25"W, A DISTANCE OF 722.87' TO A 1/2" IRON ROD FOUND IN CONCRETE, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 2) S05°05'54"W, A DISTANCE OF 117.06' TO A 1/2" IRON ROD FOUND IN CONCRETE, AT AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 3) S81°58'51"W, A DISTANCE OF 12.50' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED GROGAN SURVEYING, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 4) S151°2'34"W, A DISTANCE OF 742.15' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED GROGAN SURVEYING, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 5) S15°26'08"W, A DISTANCE OF 937.62' TO A 5/8" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 6) S57°16'04"W, A DISTANCE OF 766.06' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 7) S37°20'42"W, A DISTANCE OF 6.09' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 8) S19°53'18"W, A DISTANCE OF 381.48' TO A 3" METAL PIPE FENCE POST, AT AN ANGLE POINT OF SAID 836.10 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;

THENCE N84°19'15"W, ALONG A NORTHERLY LINE OF SAID 836.10 ACRE, A DISTANCE OF 2199.91' TO A 1/2" IRON ROD IN CONCRETE FOUND, AT THE WESTERLY MOST NORTHWEST CORNER OF SAID 836.10 ACRE TRACT, AN ANGLE POINT SAID 1393.8 ACRE TRACT AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE LEAVING THE EASTERLY LINE OF SAID 1393.8 ACRE TRACT WITH A WESTERLY LINE HEREOF, WITH (29) COURSES AND DISTANCES AS FOLLOWS;

- 1) N10°41'48"W, A DISTANCE OF 186.09' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 2) N50°33'14"W, A DISTANCE OF 96.74' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 3) N52°06'59"W, A DISTANCE OF 44.74' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 4) N71°42'10"W, A DISTANCE OF 66.82' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 5) N53°15'45"W, A DISTANCE OF 20.93' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 6) N25°00'09"W, A DISTANCE OF 132.81' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 7) N19°44'11"W, A DISTANCE OF 125.44' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 8) N05°05'10"E, A DISTANCE OF 67.22' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 9) N25°04'29"W, A DISTANCE OF 92.34' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 10) N01°01'32"W, A DISTANCE OF 77.98' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 11) N30°54'03"E, A DISTANCE OF 121.38' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 12) DUE NORTH, A DISTANCE OF 59.94' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 13) N29°28'03"W, A DISTANCE OF 19.62' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 14) N01°51'51"W, A DISTANCE OF 125.57' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 15) N05°13'18"E, A DISTANCE OF 125.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 16) N29°19'42"E, A DISTANCE OF 51.26' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 17) N12°11'57"E, A DISTANCE OF 80.05' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 18) N11°56'46"W, A DISTANCE OF 35.83' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 19) N05°35'40"E, A DISTANCE OF 28.59' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 20) N10°15'59"W, A DISTANCE OF 71.87' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 21) N03°20'54"E, A DISTANCE OF 116.40' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 22) N05°37'03"W, A DISTANCE OF 109.95' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 23) N03°06'35"W, A DISTANCE OF 112.54' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 24) N24°51'03"W, A DISTANCE OF 41.15' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 25) N00°12'55"W, A DISTANCE OF 54.33' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
- 26) N24°58'25"W, A DISTANCE OF 41.41' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
- 27) N05°59'43"W, A DISTANCE OF 46.50' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 28) N20°59'27"E, A DISTANCE OF 66.35' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 29) N49°12'57"W, A DISTANCE OF 139.18' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;

THENCE WITH A SOUTHERLY LINE HEREOF, WITH (32) COURSES AND DISTANCES AS FOLLOWS;

- 1) S21°19'04"W, A DISTANCE OF 69.40' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 2) S44°49'07"W, A DISTANCE OF 211.29' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 3) S51°47'38"W, A DISTANCE OF 141.93' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 4) N53°25'36"W, A DISTANCE OF 48.36' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 5) S86°22'33"W, A DISTANCE OF 54.70' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 6) N64°19'32"W, A DISTANCE OF 151.11' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 7) DUE WEST, A DISTANCE OF 141.04' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 8) S73°19'10"W, A DISTANCE OF 94.98' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 9) N84°17'26"W, A DISTANCE OF 94.79' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 10) S88°21'04"W, A DISTANCE OF 264.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 11) N52°56'19"W, A DISTANCE OF 142.64' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 12) N81°00'17"W, A DISTANCE OF 104.42' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 13) N83°28'45"W, A DISTANCE OF 101.96' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 14) S87°13'28"W, A DISTANCE OF 138.84' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 15) S73°10'15"W, A DISTANCE OF 96.48' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 16) S85°11'49"W, A DISTANCE OF 53.17' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 17) N62°15°04"W, A DISTANCE OF 123.18' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 18) N58°22'21"W, A DISTANCE OF 60.78' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 19) S82°20'40"W, A DISTANCE OF 58.31' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 20) S37°02'54"W, A DISTANCE OF 123.99' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 21) S86°29'19"W, A DISTANCE OF 181.69' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 22) N40°24'44"W, A DISTANCE OF 92.68' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 23) N07°08'10"W, A DISTANCE OF 101.44' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 24) N14°36'49"W, A DISTANCE OF 170.67' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 25) N73°02'24"W, A DISTANCE OF 93.06' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;

- 26) N89°58'33"W, A DISTANCE OF 96.09' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 27) S59°12'15"W, A DISTANCE OF 109.39' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 28) S88°12'35"W, A DISTANCE OF 42.88' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 29) N52°16'29"W, A DISTANCE OF 66.42' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 30) N18°33'49"W, A DISTANCE OF 64.41' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 31) N33°07'13"W, A DISTANCE OF 28.17' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 32) N54°09'35"W, A DISTANCE OF 146.26' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", IN AN EASTERLY LINE OF A 204.844 ACRE TRACT OF LAND CONVEYED TO JANALEE ANN HANNEMANN HERITAGE TRUST, IN VOLUME 466, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS AND THE WESTERLY LINE OF SAID 1393.8 ACRE TRACT, AND BEING SOUTHWEST CORNER HEREOF, FROM WHICH A 3/8" IRON ROD FOUND, BEING THE SOUTHEAST CORNER OF SAID 204.844 ACRE TRACT BEARS S19°27'32"W, A DISTANCE OF 656.49';

THENCE WITH THE EASTERLY LINE OF SAID 204.844 ACRE TRACT, THE EASTERLY LINE OF A 206.992 ACRE TRACT OF LAND CONVEYED TO MEDINA RIVER ESTATES, LLC IN DOCUMENT NO. 183487 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, A WESTERLY OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE HEREOF, WITH (3) COURSES AND DISTANCES AS FOLLOWS:

- 1) N19°27'32"E, A DISTANCE OF 465.05' TO A 1/2" IRON ROD FOUND, AT THE NORTHEAST CORNER OF SAID 204.844 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 206.992 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 2) N19°26'48"E, A DISTANCE OF 2514.88' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID 206.992 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 3) N18°47'31"E, A DISTANCE OF 791.03' TO A 3" METAL FENCE POST FOUND, AT AN EASTERLY CORNER OF SAID 206.992 ACRE TRACT, AND BEING A POINT ON THE SOUTHERLY LINE OF A 105.931 ACRE TRACT OF LAND CONVEYED TO ALFONSO SALAZAR IN VOLUME 418, PAGE 461, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND BEING THE WESTERLY MOST NORTHWEST CORNER HEREOF;

THENCE WITH THE SOUTHERLY LINE OF SAID 105.931 ACRE TRACT, THE SOUTH LINE OF A 43.8 ACRE TRACT OF LAND CONVEYED TO CHELCORE GUS, LLC, IN VOLUME 399, PAGE 666, OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERLY LINE OF THE REMAINDER OF THIRD TRACT, CONVEYED IN VOLUME 100, PAGE 760 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS, AND REFERENCED TO C.A.M.S. TRUST IN VOLUME 164, PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, THE SOUTHERLY LINE OF A 17.05 ACRE TRACT OF LAND CONVEYED TO AMANDA AND JOHN SAUTER IN DOCUMENT NO. 170481 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, A NORTHERLY LINE OF SAID 1393.8 ACRE TRACT AND A NORTHERLY LINE HEREOF, WITH (6) COURSES AND DISTANCES AS FOLLOWS;

- 1) S72°05'47"E, A DISTANCE OF 142.29' TO A 3" METAL PIPE FENCE POST FOUND, AT THE SOUTHEAST CORNER OF SAID 105.931 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 43.8 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 2) S71°30'46"E, A DISTANCE OF 125.08' TO A 3" METAL PIPE FENCE POST FOUND, AT AN ANGLE POINT OF SAID 43.8 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 3) N82°42'50"E, A DISTANCE OF 593.29' TO A 1/2" IRON ROD FOUND, AT AN ANGLE POINT OF SAID 43.8 ACRE TRACT AN ANGLE POINT OF SAID 1393.8 ACRE TRACT, AND BEING AN ANGLE POINT HEREOF;
- 4) S46°22'48"E, A DISTANCE OF 1202.49' TO A 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AT AN ANGLE POINT OF SAID THIRD TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 5) N46°09'54"E, A DISTANCE OF 465.41' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "MANKIN & HOOVER", AT AN ANGLE POINT OF SAID THIRD TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 6) S69°46'12"E, A DISTANCE OF 969.99' TO A 3" METAL PIPE FENCE POST FOUND, AT AN ANGLE POINT OF SAID 17.05 ACRE TRACT, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;
- 7) N79°16'58"E, A DISTANCE OF 781.13' TO A 1/2" IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID 17.05 ACRE TRACT OF LAND, AN ANGLE POINT OF SAID 1393.8 ACRE TRACT AND BEING AN ANGLE POINT HEREOF;

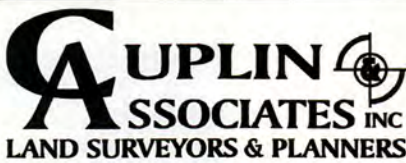
THENCE N22°05'30"E, WITH THE EASTERLY LINE OF SAID 17.05 ACRE TRACT, A WESTERLY LINE OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE HEREOF, A DISTANCE OF 760.98' TO A 1/2" IRON ROD FOUND IN THE CENTER LINE OF SAID TRAINER WUEST ROAD, AT THE NORTHEAST CORNER OF SAID 17.05 ACRE TRACT, AN EASTERLY SOUTHEAST OF SAID THIRD TRACT AND AT THE SOUTHWEST CORNER OF SAID 7.80 ACRE TRACT, AND BEING THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE S60°47'58"E, WITH THE SOUTHERLY LINE OF SAID 7.80 ACRE TRACT OF LAND, THE CENTER LINE OF SAID TRAINER WUEST ROAD, THE NORTH LINE OF SAID 1393.8 ACRE TRACT AND THE NORTH LINE HEREOF, A DISTANCE OF 207.78' TO THE POINT OF BEGINNING, CALCULATED TO CONTAIN 597.86 ACRES.

**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE**
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

| |
|--|
| PROJECT NO. 19476 |
| PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC |
| TECH: B. BURTON |
| APPROVED: D. STARK |
| FIELD WORK DATE: |
| COPYRIGHT: 2019 |
| PROFESSIONAL FIRM NO: 10126900 |

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
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| DATE | NO. | DESCRIPTION |
| REVISIONS | | |

2 of 8
SHEET

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N10°41'48"W | 186.09' |
| L2 | N50°33'14"W | 96.74' |
| L3 | N52°06'59"W | 44.74' |
| L4 | N71°42'10"W | 66.82' |
| L5 | N53°15'45"W | 20.93' |
| L6 | N25°00'09"W | 132.81' |
| L7 | N19°44'11"W | 125.44' |
| L8 | N05°05'10"E | 67.22' |
| L9 | N25°04'29"W | 92.34' |
| L10 | N01°01'32"W | 77.96' |
| L11 | N30°54'03"E | 121.38' |
| L12 | DUE NORTH | 59.94' |
| L13 | N29°28'03"W | 19.62' |
| L14 | N01°51'51"W | 125.57' |
| L15 | N05°13'18"E | 125.39' |
| L16 | N29°19'42"E | 51.26' |
| L17 | N12°11'57"E | 80.05' |
| L18 | N11°56'46"W | 35.83' |
| L19 | N05°35'40"E | 28.59' |
| L20 | N10°15'59"W | 71.87' |
| L21 | N03°20'54"E | 116.40' |
| L22 | N05°37'03"W | 109.95' |
| L23 | N03°06'35"W | 112.54' |
| L24 | N24°51'03"W | 41.15' |
| L25 | N00°12'55"W | 54.33' |
| L26 | N24°58'25"W | 41.41' |
| L27 | N05°59'43"W | 46.50' |
| L28 | N20°59'27"E | 66.35' |
| L29 | N49°12'57"W | 139.18' |
| L30 | S21°19'04"W | 69.40' |
| L31 | S44°49'07"W | 211.29' |
| L32 | S51°47'38"W | 141.93' |
| L33 | N53°25'36"W | 48.36' |
| L34 | S86°22'33"W | 54.70' |
| L35 | N64°19'32"W | 151.11' |
| L36 | DUE WEST | 141.04' |
| L37 | S73°19'10"W | 94.98' |
| L38 | N84°17'26"W | 94.79' |
| L39 | S88°21'04"W | 264.39' |
| L40 | N52°56'19"W | 142.64' |
| L41 | N81°00'17"W | 104.42' |
| L42 | N83°28'45"W | 101.96' |
| L43 | S87°13'28"W | 138.84' |
| L44 | S73°10'15"W | 96.48' |
| L45 | S85°11'49"W | 53.17' |
| L46 | N62°15'04"W | 123.18' |
| L47 | N58°22'21"W | 60.78' |
| L48 | S82°20'40"W | 58.31' |
| L49 | S37°02'54"W | 123.99' |
| L50 | S56°29'19"W | 191.69' |
| L51 | N40°24'44"W | 52.68' |
| L52 | N07°08'10"W | 101.44' |
| L53 | N14°36'49"W | 170.67' |
| L54 | N73°02'24"W | 93.06' |
| L55 | N89°58'33"W | 96.09' |
| L56 | S59°12'15"W | 109.39' |
| L57 | S88°12'35"W | 42.88' |
| L58 | N52°16'29"W | 66.42' |
| L59 | N18°33'44"W | 64.41' |
| L60 | N33°07'13"W | 28.17' |
| L61 | N54°09'35"W | 146.26' |
| L62 | S53°46'39"E | 50.55' |
| L63 | S50°40'49"E | 43.39' |
| L64 | N88°58'52"E | 88.50' |
| L65 | S63°29'50"E | 117.61' |
| L66 | N80°25'49"E | 63.26' |
| L67 | S62°29'32"E | 64.25' |
| L68 | S59°44'15"E | 98.73' |
| L69 | S20°48'12"W | 55.06' |
| L70 | S70°06'36"E | 41.35' |
| L71 | S86°17'19"E | 59.90' |
| L72 | S86°17'19"E | 35.28' |
| L73 | N80°54'54"W | 60.39' |
| L74 | S59°06'53"W | 32.29' |
| L75 | S27°00'48"W | 46.40' |
| L76 | S02°21'11"W | 48.23' |
| L77 | S02°46'52"E | 52.56' |
| L78 | S15°24'17"W | 59.77' |
| L79 | S12°48'12"E | 92.66' |
| L80 | S22°43'23"W | 68.24' |
| L81 | S74°45'42"W | 85.94' |
| L82 | N78°44'31"W | 59.21' |
| L83 | N88°51'31"W | 42.03' |
| L84 | S29°27'20"W | 38.45' |
| L85 | N29°27'20"E | 38.45' |
| L86 | S88°51'31"E | 42.03' |
| L87 | S33°52'26"W | 27.90' |
| L88 | N33°52'26"E | 32.30' |
| L89 | S50°35'02"E | 51.84' |
| L90 | S09°00'55"W | 51.86' |
| L91 | S05°59'17"E | 46.29' |
| L92 | N05°59'17"W | 46.29' |
| L93 | N09°00'55"E | 51.86' |
| L94 | S26°55'49"E | 21.22' |
| L95 | N50°35'02"W | 51.84' |
| L96 | N89°07'06"W | 100.33' |
| L97 | S00°52'54"W | 25.00' |
| L98 | N89°07'06"W | 30.00' |
| L99 | N00°52'54"E | 55.00' |

| CURVE TABLE | | | | | |
|-------------|-------------|----------|-------------|---------------|---------------|
| CURVE | DELTA ANGLE | RADIUS2 | ARC LENGTH2 | CHORD BEARING | CHORD LENGTH2 |
| C1 | 6°12'44" | 230.01' | 24.94' | S32°26'39"W | 24.93' |
| C2 | 12°44'01" | 970.06' | 215.59' | S35°42'18"W | 215.15' |
| C3 | 9°49'07" | 780.04' | 133.67' | S37°09'45"W | 133.51' |
| C4 | 5°33'25" | 780.04' | 75.65' | S39°17'36"W | 75.62' |
| C5 | 4°15'42" | 780.04' | 58.02' | S34°23'03"W | 58.01' |
| C6 | 23°20'55" | 720.04' | 293.43' | S43°55'39"W | 291.40' |
| C7 | 88°12'23" | 25.00' | 38.49' | N80°17'42"W | 34.80' |
| C8 | 16°30'14" | 1030.06' | 296.70' | N44°26'37"W | 295.68' |
| C9 | 15°42'14" | 1030.06' | 282.32' | N44°02'37"W | 281.44' |
| C10 | 00°48'00" | 1030.06' | 14.38' | N52°17'44"W | 14.38' |
| C11 | 50°06'09" | 530.03' | 463.49' | N77°44'49"W | 448.86' |
| C12 | 12°18'13" | 530.03' | 113.82' | N58°50'51"W | 113.60' |
| C13 | 21°58'21" | 530.03' | 203.26' | N75°59'08"W | 202.02' |
| C14 | 15°49'35" | 530.03' | 146.41' | S85°06'54"W | 145.94' |
| C15 | 23°58'16" | 270.02' | 112.97' | S89°11'14"W | 112.15' |
| C16 | 49°40'47" | 25.00' | 21.68' | N53°59'14"W | 21.00' |
| C17 | 279°21'34" | 60.00' | 292.54' | S11°10'23"W | 77.65' |
| C18 | 72°52'34" | 60.00' | 76.32' | N65°35'07"W | 71.27' |
| C19 | 66°33'23" | 60.00' | 69.70' | S44°41'54"W | 65.84' |
| C20 | 52°44'19" | 60.00' | 55.23' | S14°56'57"E | 53.30' |
| C21 | 87°11'18" | 60.00' | 91.30' | S84°54'45"E | 82.75' |
| C22 | 49°40'47" | 25.00' | 21.68' | N76°19'59"E | 21.00' |
| C23 | 23°58'16" | 330.02' | 138.07' | N89°11'14"E | 137.07' |
| C24 | 7°08'52" | 330.02' | 41.17' | S82°24'04"E | 41.14' |
| C25 | 16°49'24" | 330.02' | 96.90' | N85°36'48"E | 96.55' |
| C26 | 50°06'09" | 470.03' | 411.02' | S77°44'49"E | 398.05' |
| C27 | 16°06'15" | 470.03' | 132.11' | N85°15'14"E | 131.68' |
| C28 | 33°59'55" | 470.03' | 278.91' | S69°41'42"E | 274.83' |
| C29 | 16°30'14" | 970.06' | 279.42' | S44°26'37"E | 278.46' |
| C30 | 4°55'44" | 970.06' | 83.45' | S50°13'52"E | 83.43' |
| C31 | 11°34'30" | 970.06' | 195.97' | S41°58'45"E | 195.64' |
| C32 | 86°04'57" | 25.00' | 37.56' | S06°50'58"W | 34.13' |
| C33 | 41°52'20" | 780.04' | 570.06' | S28°57'17"W | 557.46' |
| C34 | 40°44'07" | 780.04' | 554.58' | S29°31'23"W | 542.98' |
| C35 | 1°08'13" | 780.04' | 15.48' | S08°35'13"W | 15.48' |
| C36 | 43°59'44" | 470.03' | 360.92' | S30°00'59"W | 352.12' |
| C37 | 90°00'00" | 25.00' | 39.27' | N82°59'09"W | 35.36' |
| C38 | 27°07'08" | 780.04' | 369.20' | N51°32'43"W | 365.77' |
| C39 | 10°59'44" | 780.04' | 149.70' | N43°29'01"W | 149.47' |
| C40 | 14°51'26" | 780.04' | 202.27' | N56°24'36"W | 201.70' |
| C41 | 1°15'58" | 780.04' | 17.24' | N64°28'18"W | 17.24' |
| C42 | 23°45'15" | 780.04' | 323.40' | N76°58'54"W | 321.08' |
| C43 | 14°46'22" | 780.04' | 201.12' | N72°29'28"W | 200.57' |
| C44 | 8°58'52" | 780.04' | 122.27' | N84°22'05"W | 122.15' |
| C45 | 51°20'50" | 220.01' | 197.17' | N63°11'06"W | 190.64' |
| C46 | 26°24'24" | 220.01' | 101.40' | N75°39'19"W | 100.51' |
| C47 | 24°56'26" | 220.01' | 95.77' | N49°58'54"W | 95.02' |
| C48 | 49°40'47" | 25.00' | 21.68' | N12°40'18"W | 21.00' |
| C49 | 279°21'34" | 60.00' | 292.54' | S52°29'19"W | 77.65' |
| C50 | 115°15'47" | 60.00' | 120.70' | N45°27'48"W | 101.35' |
| C51 | 50°05'09" | 60.00' | 52.45' | S51°51'44"W | 50.80' |
| C52 | 52°43'56" | 60.00' | 55.22' | S00°27'12"W | 53.29' |
| C53 | 61°16'42" | 60.00' | 64.17' | S56°33'07"E | 61.16' |
| C54 | 49°40'47" | 25.00' | 21.68' | S62°21'05"E | 21.00' |
| C55 | 12°38'41" | 280.01' | 61.80' | S43°50'02"E | 61.67' |
| C56 | 79°36'42" | 25.00' | 34.74' | S10°21'01"E | 32.01' |
| C57 | 37°11'04" | 370.02' | 240.14' | S48°02'52"W | 235.95' |
| C58 | 37°16'52" | 430.02' | 279.81' | S47°59'58"W | 274.90' |
| C59 | 29°00'36" | 430.02' | 217.73' | S52°08'05"W | 215.41' |
| C60 | 8°16'14" | 430.02' | 62.07' | S33°29'39"W | 62.02' |
| C61 | 49°40'47" | 25.00' | 21.68' | S54°11'56"W | 21.00' |
| C62 | 279°21'34" | 60.00' | 292.54' | S60°38'28"E | 77.65' |
| C63 | 81°30'50" | 60.00' | 85.36' | S38°16'54"W | 78.34' |
| C64 | 46°19'57" | 60.00' | 48.52' | S25°38'29"E | 47.21' |
| C65 | 47°24'53" | 60.00' | 49.65' | S72°30'54"E | 48.25' |
| C66 | 104°05'54" | 60.00' | 109.01' | N31°43'42"E | 94.62' |
| C67 | 49°40'47" | 25.00' | 21.68' | N04°31'08"E | 21.00' |
| C68 | 37°16'52" | 370.02' | 240.77' | N47°59'58"E | 236.54' |
| C69 | 19°33'38" | 370.02' | 126.32' | N39°08'21"E | 125.71' |
| C70 | 17°43'14" | 370.02' | 114.44' | N57°46'47"E | 113.99' |

| CURVE TABLE | | | | | |
|-------------|-------------|----------|-------------|---------------|---------------|
| CURVE | DELTA ANGLE | RADIUS2 | ARC LENGTH2 | CHORD BEARING | CHORD LENGTH2 |
| C71 | 37°11'04" | 430.02' | 279.08' | N48°02'52"E | 274.21' |
| C72 | 32°9'17" | 430.02' | 26.18' | N64°53'45"E | 26.18' |
| C73 | 33°41'47" | 430.02' | 252.90' | N46°18'13"E | 249.27' |
| C74 | 79°36'42" | 25.00' | 34.74' | N69°15'41"E | 32.01' |
| C75 | 17°55'33" | 280.01' | 87.61' | S79°53'45"E | 87.25' |
| C76 | 23°45'15" | 720.04' | 298.52' | S76°58'54"E | 296.39' |
| C77 | 27°07'08" | 720.04' | 340.80' | S51°32'43"E | 337.63' |
| C78 | 90°00'00" | 25.00' | 39.27' | S07°00'51"W | 35.36' |
| C79 | 22°26'15" | 530.03' | 207.56' | S40°47'43"W | 206.24' |
| C80 | 15°35'43" | 530.03' | 144.27' | S44°12'59"W | 143.82' |
| C81 | 6°50'32" | 530.03' | 63.29' | S32°59'52"W | 63.26' |
| C82 | 22°26'15" | 470.03' | 184.07' | N40°47'43"E | 182.89' |
| C83 | 11°31'49" | 530.03' | 106.66' | N46°14'56"E | 106.48' |
| C84 | 84°18'47" | 25.00' | 36.79' | N82°38'25"E | 33.56' |
| C85 | 18°12'56" | 1530.08' | 486.45' | S64°18'40"E | 484.40' |
| C86 | 16°03'14" | 1530.08' | 428.72' | S63°13'49"E | 427.32' |
| C87 | 2°09'42" | 1530.08' | 57.73' | S72°20'17"E | 57.72' |
| C88 | 11°39'37" | 970.06' | 197.41' | S67°35'19"E | 197.07' |
| C89 | 95°37'57" | 25.00' | 41.73' | S13°56'32"E | 37.05' |
| C90 | 17°29'15" | 780.04' | 238.08' | S25°07'49"W | 237.16' |
| C91 | 54°22'28" | 270.02' | 256.25' | S43°34'25"W | 246.74' |
| C92 | 13°50'05" | 970.06' | 234.23' | S77°40'42"W | 233.66' |
| C93 | 2°16'09" | 970.06' | 38.42' | S71°53'44"W | 38.42' |
| C94 | 11°33'56" | 970.06' | 195.81' | S78°48'46"W | 195.48' |
| C95 | 13°50'05" | 1030.06' | 248.72' | N77°40'42"E | 248.12' |
| C96 | 90°00'00" | 25.00' | 39.27' | S64°14'21"E | 35.36' |
| C97 | 25°34'41" | 720.04' | 321.44' | S06°27'00"E | 318.78' |
| C98 | 18°30'36" | 720.04' | 232.62' | S09°59'03"E | 231.61' |
| C99 | 7°04'05" | 720.04' | 88.83' | S02°48'17"W | 88.77' |
| C100 | 41°27'12" | 530.03' | 383.48' | S14°23'16"E | 375.17' |
| C101 | 20°42'10" | 530.03' | 191.52' | S04°00'45"E | 190.48' |
| C102 | 20°45'02" | 530.03' | 191.96' | S24°44'21"E | 190.91' |
| C103 | 49°56'12" | 25.00' | 21.79' | S10°08'46"E | 21.11' |
| C104 | 279°21'30" | 60.00' | 292.54' | N55°08'35"E | 77.65' |
| C105 | 37°17'37" | 60.00' | 39.05' | S03°49'29"E | 38.37' |
| C106 | 96°44'28" | 60.00' | 101.31' | S70°50'31"E | 89.69' |
| C107 | 45°02'58" | 60.00' | 47.18' | N38°15'47"E | 45.97' |
| C108 | 10°16'28" | 60.00' | 105.01' | N34°23'56"W | 92.11' |
| C109 | 50°32'56" | 25.01' | 22.06' | N59°16'17"W | 21.35' |
| C110 | 41°27'12" | 470.03' | 340.07' | N14°23'16"W | 332.70' |
| C111 | 14°21'34" | 470.03' | 117.80' | N27°56'06"W | 117.49' |
| C112 | 24°08'28" | 470.03' | 198.04' | N08°41'05"W | 196.58' |
| C113 | 2°57'11" | 470.03' | 24.23' | N04°51'45"E | 24.22' |
| C114 | 25°34'41" | 780.04' | 348.23' | N06°27'00"W | 345.34' |
| C115 | 90°00'00" | 25.00' | 39.27' | N25°45'39"E | 35.36' |
| C116 | 54°22'28" | 330.02' | 313.19' | N43°34'25"E | 301.57' |
| C117 | 31°21'28" | 330.02' | 180.62' | N55°04'55"E | 178.37' |
| C118 | 23°01'00" | 330.02' | 132.57' | N27°53'41"E | 131.68' |
| C119 | 17°29'15" | 720.04' | 219.77' | N25°07'49"E | 218.91' |
| C120 | 91°02'44" | 25.00' | 39.73' | N79°23'48"E | 35.68' |
| C121 | 7°27'55" | 970.06' | 126.39' | S51°20'52"E | 126.30' |
| C122 | 29°42'49" | 530.03' | 274.87' | S62°28'19"E | 271.80' |
| C123 | 12°06'29" | 530.03' | 112.01' | S53°40'09"E | 111.80' |
| C124 | 17°36'20" | 530.03' | 162.86' | S68°31'34"E | 162.22' |
| C125 | 57°56'52" | 220.01' | 222.52' | S48°21'18"E | 213.15' |
| C126 | 31°72'10" | 280.01' | 152.49' | S34°58'57"E | 150.62' |
| C127 | 84°00'25" | 25.00' | 36.65' | S08°34'49"E | 33.46' |
| C128 | 55°34'21" | 230.01' | 223.09' | S05°38'12"W | 214.45' |
| C129 | 31°09'53" | 420.03' | 228.46' | S06°34'02"E | 225.66' |
| C130 | 15°00'11" | 1530.08' | 400.66' | S01°30'49"W | 399.52' |
| C131 | 32°34" | 1530.08' | 14.49' | S08°44'38"W | 14.49' |
| C132 | 10°09'27" | 1530.08' | 271.25' | S03°23'37"W | 270.90' |
| C133 | 4°18'11" | 1530.08' | 114.91' | S03°50'11"E | 114.88' |
| C134 | 49°40'47" | 25.00' | 21.68' | S18°51'07"W | 21.00' |
| C135 | 279°21'34" | 60.00' | 292.54' | N84°00'43"E | 77.65' |
| C136 | 41°17'59" | 60.00' | 43.25' | S23°02'31"W | 42.32' |
| C137 | 92°28'16" | 60.00' | 96.84' | S43°50'37"E | 86.66' |
| C138 | 49°23'03" | 60.00' | 51.72' | N65°13'44"E | 50.13' |
| C139 | 96°12'16" | 60.00' | 100.75' | N07°33'56"W | 89.32' |
| C140 | 49°40'47" | 25.00' | 21.68' | N30°49'40"W | 21.00' |

UTILITY EASEMENTS:

UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

105.931 ACRES
ALFONSO SALAZAR
VOL. 418 PG. 461
O.P.R.B.C.T.

43.8 ACRES
CHELCORE GUS, LLC
VOL. 389 PG. 666
O.P.R.B.C.T.

REMAINDER OF THIRD TRACT
VOL. 100 PG. 760
D.R.B.C.T.
C.A.M.S. TRUST
VOL. 164 PG. 332 AND 477
O.P.R.B.C.T.

LEGEND:

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED WATKIN & HOOVER ENG
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED GROGAN SURVEYING
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED EASEMENT
- 5/8" IRON ROD FOUND
- MAG NAIL FOUND
- WOOD FENCE POST FOUND
- 3" METAL PIPE FENCE
- POST FOUND
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED CUPLIN 5938
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY TEXAS
- () RECORD INFORMATION



206.992 ACRES
MEDINA RIVER ESTATES, LLC
DOC. NO. 183487
O.P.R.B.C.T.

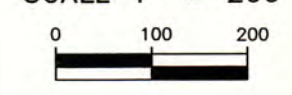
G.A. ADAMS
SURVEY NO. 52
ABSTRACT 1548

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM



SCALE 1" = 200'



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4 OF 8
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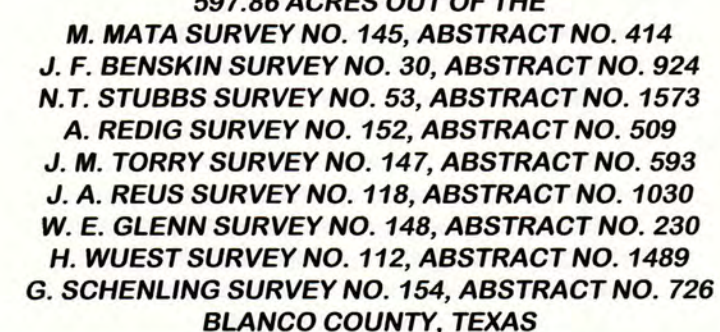
**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE**
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

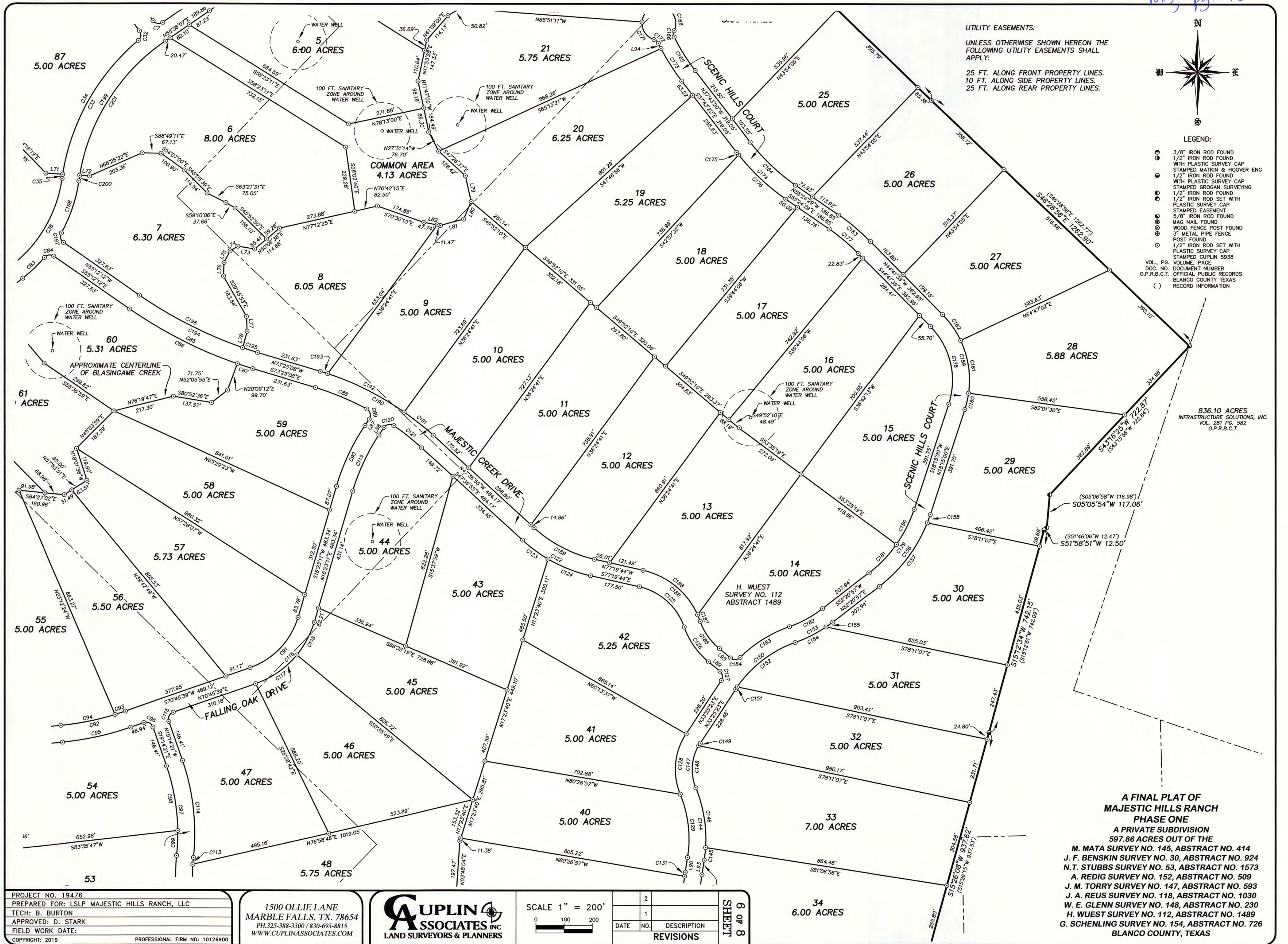
3/8" IRON ROD FOUND
 1/2" IRON ROD FOUND
 WITH PLASTIC SURVEY CAP
 STAMPED MATKIN & HOOVER ENG
 1/2" IRON ROD FOUND
 WITH PLASTIC SURVEY CAP
 STAMPED GREGORY SURVEYING
 1/2" IRON ROD FOUND
 1/2" IRON ROD SET WITH
 PLASTIC SURVEY CAP
 STAMPED EASEMENT
 5/8" IRON ROD FOUND
 MAG NAIL FOUND
 WOOD FENCE POST FOUND
 3" METAL PIPE FENCE
 POST FOUND
 1/2" IRON ROD SET WITH
 PLASTIC SURVEY CAP
 STAMPED CUPLIN 5938

VOL., PG.
 DOC. NO.
 O.P.R.C.C.T.

VOLUME, PAGE
 DOCUMENT NUMBER
 OFFICIAL PUBLIC RECORDS
 BLANDO COUNTY TEXAS
 RECORD INFORMATION.



SHEET



UTILITY EASEMENTS:

UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

206.992 ACRES
MEDINA RIVER ESTATES, LLC
DOC. NO. 183487
O.P.R.B.C.T.

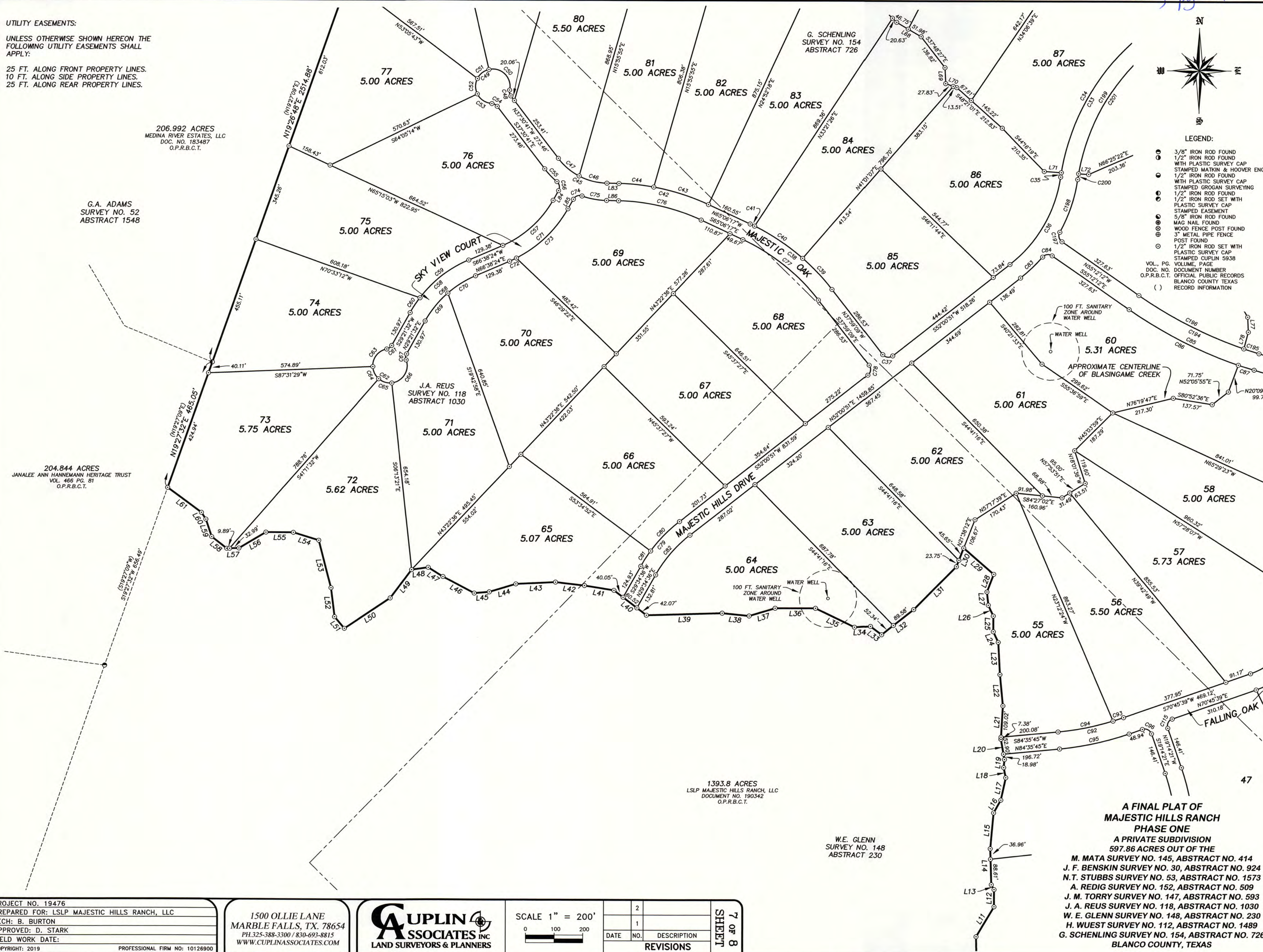
G.A. ADAMS
SURVEY NO. 52
ABSTRACT 1548

204.844 ACRES
JANALEE ANN HANNEMANN HERITAGE TRUST
VOL. 466 PG. 81
O.P.R.B.C.T.



LEGEND:

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED MATIN & HOOVER ENG
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED GROGAN SURVEYING
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED EASEMENT
- 5/8" IRON ROD FOUND
- MAG NAIL FOUND
- WOOD FENCE POST FOUND
- 3" METAL PIPE FENCE
- POST FOUND
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED CUPLIN 5938
- VOL. PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY TEXAS
- RECORD INFORMATION



**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE**
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N.T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
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H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM

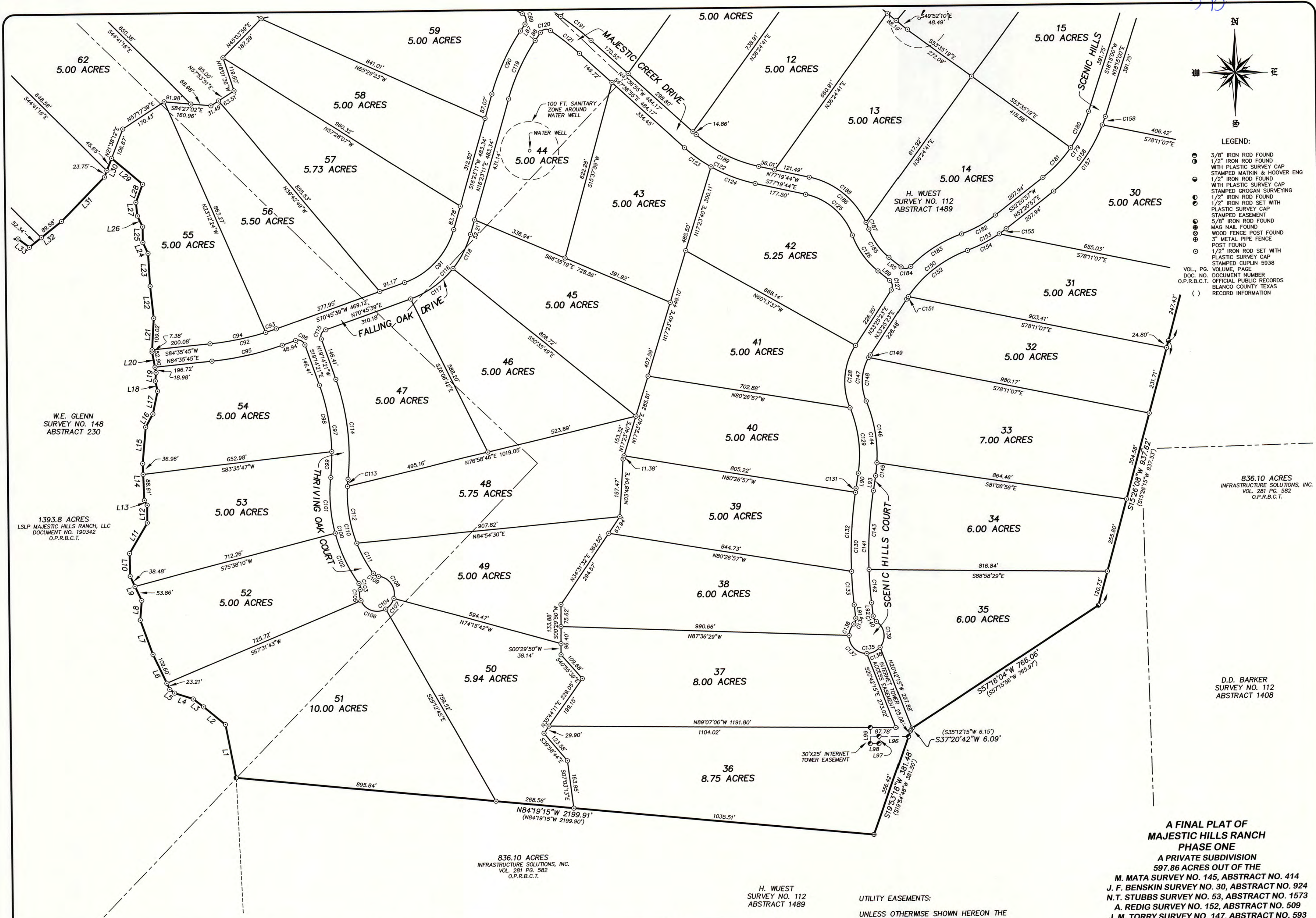


SCALE 1" = 200'
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7 OF 8
SHEET

vol 3, pg 247



- LEGEND:
- 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED MATKIN & HOOVER ENG
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED GROCAN SURVEYING
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED EASEMENT
 - 5/8" IRON ROD FOUND
 - MAG NAIL FOUND
 - WOOD FENCE POST FOUND
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 - POST FOUND
 - 1/2" IRON ROD SET WITH
 - PLASTIC SURVEY CAP
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 - VOL., PG.
 - VOLUME, PAGE
 - DOC. NO. DOCUMENT NUMBER
 - O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 - BLANCO COUNTY TEXAS
 - RECORD INFORMATION
 - ()

836.10 ACRES
INFRASTRUCTURE SOLUTIONS, INC.
VOL. 281 PG. 582
O.P.R.B.C.T.

D.D. BARKER
SURVEY NO. 112
ABSTRACT 1408

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE ONE
A PRIVATE SUBDIVISION
597.86 ACRES OUT OF THE
M. MATA SURVEY NO. 145, ABSTRACT NO. 414
J. F. BENSKIN SURVEY NO. 30, ABSTRACT NO. 924
N. T. STUBBS SURVEY NO. 53, ABSTRACT NO. 1573
A. REDIG SURVEY NO. 152, ABSTRACT NO. 509
J. M. TORRY SURVEY NO. 147, ABSTRACT NO. 593
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
W. E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
H. WUEST SURVEY NO. 112, ABSTRACT NO. 1489
G. SCHENLING SURVEY NO. 154, ABSTRACT NO. 726
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: B. BURTON
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019

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MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
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| SCALE 1" = 200' | | 2 | | 8 OF 8 SHEET |
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H. WUEST
SURVEY NO. 112
ABSTRACT 1489

UTILITY EASEMENTS:

UNLESS OTHERWISE SHOWN HEREON THE
FOLLOWING UTILITY EASEMENTS SHALL
APPLY:
25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

STATE OF TEXAS:
COUNTY OF BLANCO:

KNOW ALL MEN BY THESE PRESENTS: THAT LSLP MAJESTIC HILLS RANCH, LLC BEING THE OWNER OF THAT CERTAIN 1393.8 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 190342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, DO HEREBY SUBDIVIDE A PORTION OF SAME AS SHOWN HEREON AND DO HEREBY ADOPT THIS PLAT TO BE KNOWN AS "MAJESTIC HILLS RANCH, PHASE TWO" AS THE OFFICIAL PLAT FOR THE PROPERTY, AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS DESCRIBED HEREIN TO THE PROPERTY OWNERS.

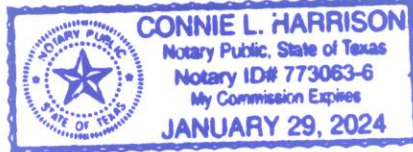
WITNESS MY HAND THIS 10 DAY OF March, 2020.

LSLP MAJESTIC HILLS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Davy Roberts
DAVY ROBERTS, AUTHORIZED AGENT

STATE OF TEXAS:
COUNTY OF BLANCO:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAVY ROBERTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF March, 2020.



Connie L. Harrison
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE TWO" HAS BEEN SUBMITTED AND CONSIDERED BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS AND CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF BLANCO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT ON THIS 10 DAY OF March, 2020.

ATTEST: Laura Walla
LAURA WALLA, COUNTY CLERK, BLANCO COUNTY, TEXAS

Brett Bray
BRETT BRAY, COUNTY JUDGE, BLANCO COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BLANCO:

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD ON THIS 11th DAY OF March, 2020, AT 8:35 O'CLOCK A.M. AND WAS DULY RECORDED AT 8:35 O'CLOCK A.M. IN CABINET 3, SLIDE 277-234 OF THE BLANCO COUNTY PLAT RECORDS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF March, 2020.

Laura Walla
LAURA WALLA, COUNTY CLERK, BLANCO COUNTY, TEXAS

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 THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT OR A TCEQ APPROVED PUBLIC WATER SUPPLY SYSTEM OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

David S. French
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
830-868-9196

STATE OF TEXAS:
COUNTY OF BURNET:

I, MARCUS W. HORNER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE STRUCTURES THAT ARE REQUIRED FOR THIS SUBDIVISION WERE GIVEN THE PROPER ENGINEERING CONSIDERATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF March, 2020.

Marcus W. Horner
MARCUS W. HORNER, P.E. NO. 96535

STATE OF TEXAS:
COUNTY OF BURNET:

I, DANNY J. STARK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "MAJESTIC HILLS RANCH, PHASE TWO" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF MARCH, 2020.

Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602



NOTES:

- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
- WATER IS PROVIDED BY PRIVATE WELLS.
- THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
- GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
- ELECTRICAL SERVICE IS PROVIDED BY PEDERNALES ELECTRIC COOP.
- TELEPHONE SERVICE IS PROVIDED BY FRONTIER TELEPHONE COMPANY.
- THERE IS 36.16 ACRES OF NEW ROAD RIGHT OF WAY.
- THERE IS 25,253 LINEAR FEET OF NEW ROADS.
- ALL ROADS WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE MAJESTIC HILLS RANCH PROPERTY OWNERS ASSOCIATION.
- THERE ARE 116 RESIDENTIAL LOTS WITHIN THIS SUBDIVISION.
- BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY FIVE (25') FEET IN WIDTH ALONG ALL FRONT AND REAR LOTLINES AND TEN (10') FEET ALONG ALL SIDE LOTLINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO REMOVE FROM SAID RIGHT-OF-WAYS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES.

OWNER AND DEVELOPER:
LSLP MAJESTIC HILLS RANCH, LLC
665 SIMMONS ROAD
WILLIAMSTOWN, MA 01267



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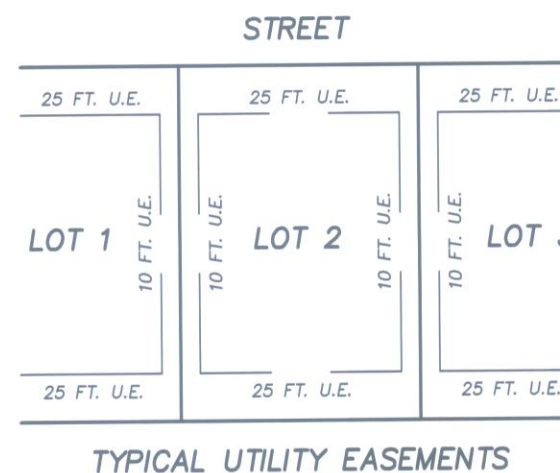
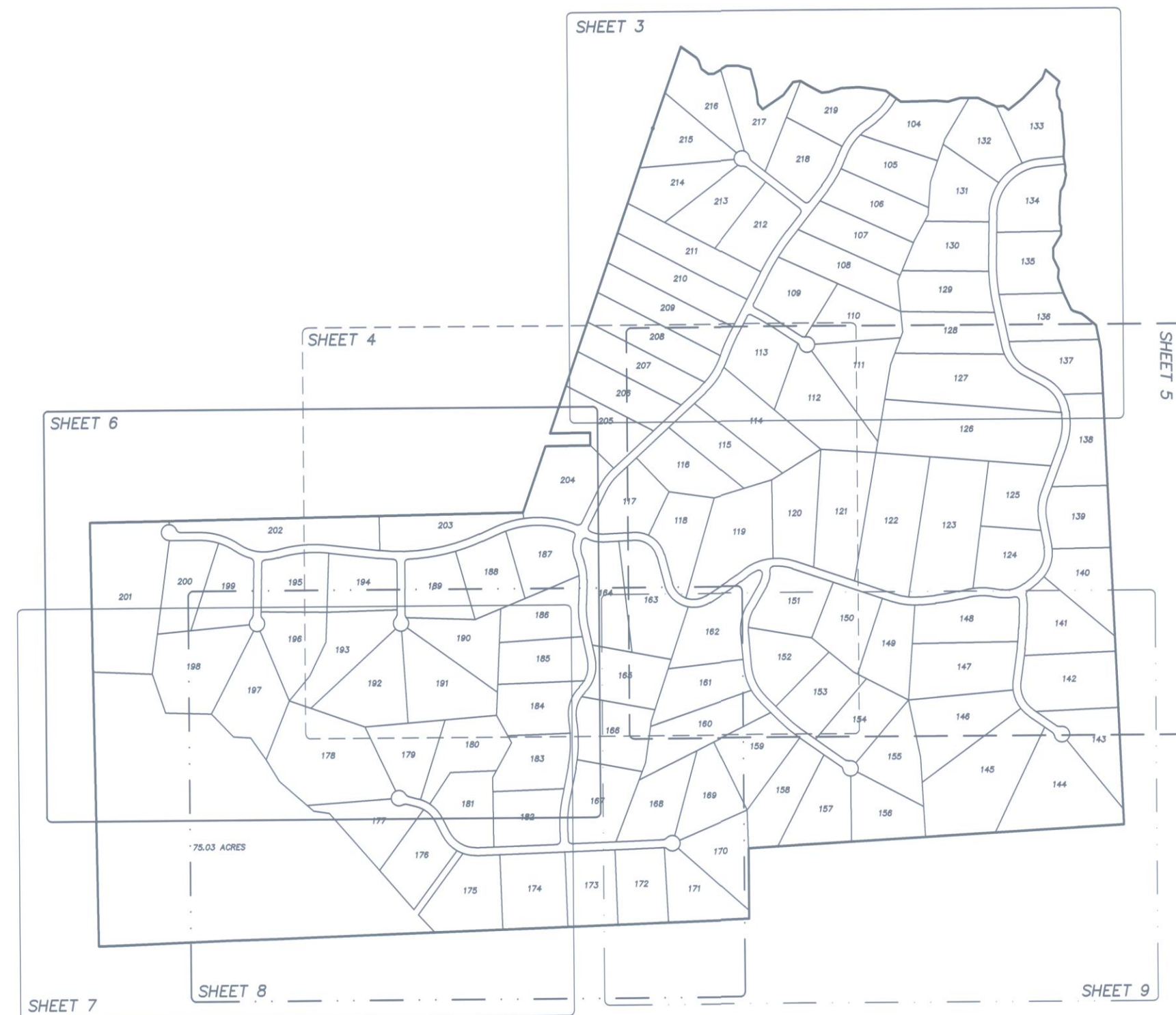
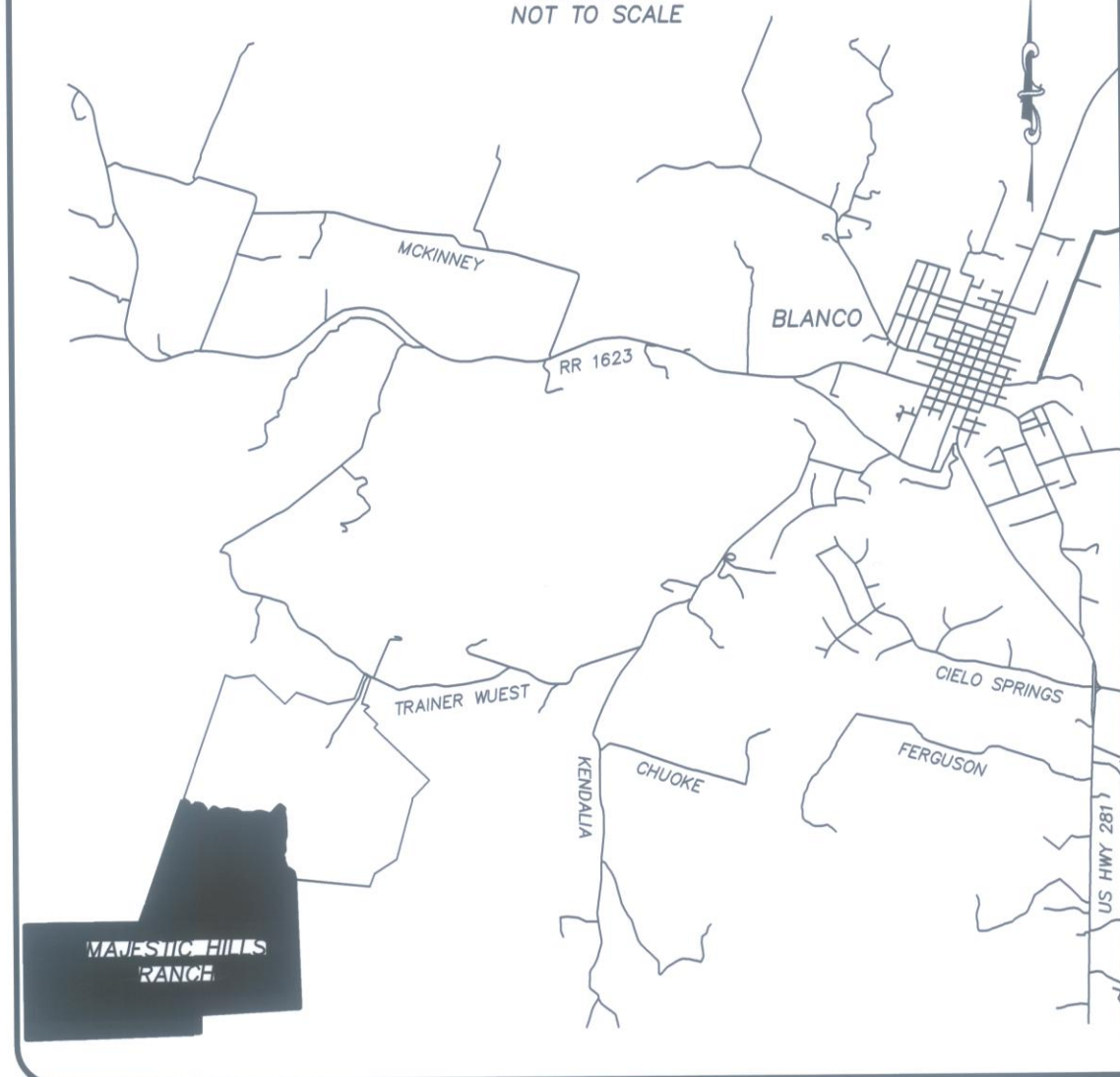
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019

PROFESSIONAL FIRM NO: 10126900

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MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
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Vol. 3, pg. 277

VICINITY MAP
NOT TO SCALE



A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO. 48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

BEING 720.28 ACRES OUT OF THE N.T. STUBBS SURVEY NO. 48, ABSTRACT 1572, THE WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230, THE J.A. REUS SURVEY NO. 108, ABSTRACT NO. 1104, THE J.A. REUS SURVEY NO. 110, ABSTRACT NO. 1103 AND THE J.A. REUS SURVEY NO. 118, ABSTRACT NO. 1030 IN BLANCO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 1393.8 ACRE TRACT OF LAND CONVEYED TO LSLP MAJESTIC HILLS RANCH, LLC IN DOCUMENT NO. 190342 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS. SAID 720.28 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR AN ANGLE POINT IN A WESTERLY LINE OF A 836.10 ACRE TRACT OF LAND CONVEYED TO INFRASTRUCTURE SOLUTIONS, INC. IN VOLUME 281, PAGE 582 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AN ANGLE POINT IN A EASTERLY LINE OF SAID 1393.8 ACRE TRACT, FOR THE SOUTHWEST CORNER OF LOT NO. 51, AS SHOWN ON THE PLAT OF MAJESTIC HILLS RANCH, PHASE ONE, RECORDED IN CABINET 3, SLIDE 240 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS.

THENCE LEAVING THE EASTERLY LINE OF SAID 1393.8 ACRE TRACT AND A WESTERLY LINE OF SAID 836.10 ACRE TRACT, WITH AN EASTERLY AND NORTHERLY LINE HEREOF, WITH (61) COURSES AND DISTANCES AS FOLLOWS;

- 1) N10°41'48"W, A DISTANCE OF 186.09' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 2) N50°33'14"W, A DISTANCE OF 96.74' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 3) N52°06'59"W, A DISTANCE OF 44.74' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 4) N71°42'10"W, A DISTANCE OF 66.82' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 5) N53°15'45"W, A DISTANCE OF 20.93' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 6) N25°00'09"W, A DISTANCE OF 132.81' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 7) N19°44'11"W, A DISTANCE OF 125.44' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 8) N05°05'10"E, A DISTANCE OF 67.22' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 9) N25°04'29"W, A DISTANCE OF 92.34' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 10) N01°01'32"W, A DISTANCE OF 77.96' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 11) N30°54'03"E, A DISTANCE OF 121.38' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 12) DUE NORTH, A DISTANCE OF 59.94' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 13) N29°28'03"W, A DISTANCE OF 19.62' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 14) N01°51'51"W, A DISTANCE OF 125.57' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 15) N05°13'18"E, A DISTANCE OF 125.39' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 16) N29°19'42"E, A DISTANCE OF 51.26' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 17) N12°11'57"E, A DISTANCE OF 80.05' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 18) N11°56'46"W, A DISTANCE OF 35.83' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 19) N05°35'40"E, A DISTANCE OF 28.59' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 20) N10°15'59"W, A DISTANCE OF 71.87' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 21) N03°20'54"E, A DISTANCE OF 116.40' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 22) N05°37'03"W, A DISTANCE OF 109.95' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 23) N03°06'35"W, A DISTANCE OF 112.54' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 24) N24°51'03"W, A DISTANCE OF 41.15' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 25) N00°12'55"W, A DISTANCE OF 54.33' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
- 26) N24°58'25"W, A DISTANCE OF 41.41' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", AND BEING AN ANGLE POINT HEREOF;
- 27) N05°59'43"W, A DISTANCE OF 46.50' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 28) N20°59'27"E, A DISTANCE OF 66.35' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 29) N49°12'57"W, A DISTANCE OF 139.18' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 30) S21°19'04"W, A DISTANCE OF 69.40' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 31) S44°49'07"W, A DISTANCE OF 211.29' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 32) S51°47'38"W, A DISTANCE OF 141.93' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 33) N53°25'36"W, A DISTANCE OF 48.36' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 34) S86°22'33"W, A DISTANCE OF 54.70' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 35) N64°19'32"W, A DISTANCE OF 151.11' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 36) DUE WEST, A DISTANCE OF 141.04' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 37) S73°19'10"W, A DISTANCE OF 94.98' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 38) N84°17'26"W, A DISTANCE OF 94.79' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 39) S88°21'04"W, A DISTANCE OF 264.39' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 40) N52°56'19"W, A DISTANCE OF 142.64' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 41) N81°00'17"W, A DISTANCE OF 104.42' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 42) N83°28'45"W, A DISTANCE OF 101.96' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 43) S87°13'28"W, A DISTANCE OF 138.84' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 44) S73°10'15"W, A DISTANCE OF 96.48' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 45) S85°11'49"W, A DISTANCE OF 53.17' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 46) N62°15'04"W, A DISTANCE OF 123.18' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 47) N58°22'21"W, A DISTANCE OF 60.78' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 48) S82°20'40"W, A DISTANCE OF 58.31' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 49) S37°02'54"W, A DISTANCE OF 123.99' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 50) S56°29'19"W, A DISTANCE OF 191.69' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 51) N40°24'44"W, A DISTANCE OF 52.68' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 52) N07°08'10"W, A DISTANCE OF 101.44' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 53) N14°36'49"W, A DISTANCE OF 170.67' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 54) N73°02'24"W, A DISTANCE OF 93.06' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 55) N89°58'33"W, A DISTANCE OF 96.09' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 56) S59°12'15"W, A DISTANCE OF 109.39' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 57) S88°12'35"W, A DISTANCE OF 42.88' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 58) N52°16'29"W, A DISTANCE OF 66.42' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 59) N18°33'49"W, A DISTANCE OF 64.41' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 60) N33°07'13"W, A DISTANCE OF 28.17' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", BEING AN ANGLE POINT HEREOF;
- 61) N54°09'35"W, A DISTANCE OF 146.26' TO A 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED "CUPLIN", IN AN EASTERLY LINE OF A 204.844 ACRE TRACT OF LAND CONVEYED TO JANALEE ANN HANNEMANN HERITAGE TRUST, IN VOLUME 466, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS FOR THE NORTHWEST CORNER HEREOF;

THENCE S 19°27'32" W, WITH THE EASTERN BOUNDARY LINE OF SAID HANNEMANN HERITAGE TRACT, A DISTANCE OF 656.49' TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF A 378.39 ACRE TRACT CONVEYED TO LEONARD LONA SMITH RANCH LIMITED PARTNERSHIP IN VOLUME 497, PAGE 930, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF;

THENCE S 19°10'29" W, WITH THE EASTERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, A DISTANCE OF 2448.61' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLER POINT HEREOF;

THENCE N 89°19'34" E, A DISTANCE OF 308.70' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLE POINT HEREOF;

THENCE S 00°39'54" E, A DISTANCE OF 95.63' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC FOR AN ANGLE POINT HEREOF;

THENCE S 89°18'49" W, A DISTANCE OF 343.52' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED FORD ENG. INC IN THE EASTERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, FOR AN ANGLE POINT HEREOF;

THENCE S 19°17'23" W, A DISTANCE OF 532.97' TO A 3" METAL PIPE FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID LEONARD LONA RANCH AND AN ANGLE POINT HEREOF;

THENCE S 89°05'17" W, WITH THE SOUTHERN BOUNDARY LINE OF SAID LEONARD LONA SMITH RANCH, A DISTANCE OF 2771.54' TO A 3/8" IRON ROD FOUND AT THE BASE OF A 3" METAL PIPE FENCE POST, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED 533.1 ACRES CONVEYED TO LAKESIDE PARTNERS. LP, OF RECORD IN VOLUME 737, PAGE 977, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, A SOUTHWEST CORNER OF SAID LEONARD LONA SMITH RANCH AND AN ANGLE POINT HEREOF;

THENCE S 89°18'32" W, A DISTANCE OF 534.05' TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CALLED 1027.88 ACRES CONVEYED TO DAVID GRANBERG, ET AL, OF RECORD IN DOCUMENT NO. 170194, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, AND IN VOLUME 1195, PAGE 675, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, FOR THE WESTERNMOST NORTHWEST CORNER HEREOF;

THENCE S 00°46'50" E, ALONG THE EASTERN BOUNDARY LINE OF SAID GRANBERG TRACT, A DISTANCE OF 1131.28' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN" FOR THE WESTERNMOST SOUTHWEST CORNER HEREOF;

THENCE LEAVING THE EASTERN BOUNDARY LINE OF SAID GRANBERG TRACT AND OVER AND ACROSS SAID 1393.8 ACRE TRACT, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

- 1) S87°28'34"E, A DISTANCE OF 452.38' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 2) S18°38'12"E, A DISTANCE OF 313.80' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 3) S88°17'21"E, A DISTANCE OF 347.34' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 4) S44°02'48"E, A DISTANCE OF 241.80' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 5) S86°30'23"E, A DISTANCE OF 130.51' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 6) S35°13'08"E, A DISTANCE OF 204.74' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 7) S30°08'21"E, A DISTANCE OF 194.63' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 8) S48°58'28"E, A DISTANCE OF 278.52' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 9) S48°40'06"E, A DISTANCE OF 66.09' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 10) S81°03'22"E, A DISTANCE OF 120.98' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 11) S41°00'27"E, A DISTANCE OF 977.18' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 12) N36°30'19"E, A DISTANCE OF 553.47' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 13) ALONG SAID CURVE TO THE LEFT WITH RADIUS 280.00 FEET, A DELTA ANGLE OF 10°26'29" , AND A CHORD OF 50.96' BEARING S64°35'38"E, AN ARC DISTANCE OF 51.03' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF,
- 14) S36°30'19"W, A DISTANCE OF 574.35' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", FOR ANGLE POINT HEREOF, AND
- 15) S42°20'12"E, A DISTANCE OF 184.39' TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUPLIN", IN THE NORTHERN BOUNDARY LINE OF LOT 108 OF HEADWATERS RANCH ACRES, UNIT THREE, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 73, PLAT RECORDS OF BLANCO COUNTY, TEXAS, FOR THE SOUTHERNMOST SOUTHWEST CORNER HEREOF;

THENCE WITH THE NORTHERN BOUNDARY LINE OF SAID HEADWATERS RANCH ACRES SUBDIVISION, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N88°06'21"E, A DISTANCE OF 2220.08' TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP,
- 2) N87°56'50"E, A DISTANCE OF 179.97' TO A 1/2" IRON ROD FOUND AT A REENTRANT CORNER OF LOT 154, SAID HEADWATERS RANCH ACRES SUBDIVISION AND THE SOUTHERNMOST SOUTHEAST CORNER HEREOF,
- 3) N00°12'20"W, A DISTANCE OF 534.55' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1554 HEADWATERS RANCH ACRES AND A REENTRANT CORNER HEREOF, AND
- 4) N86°45'43"E, WITH THE NORTHERN BOUNDARY LINE OF SAID HEADWATERS RANCH ACRES SUBDIVISION, THE NORTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 14.205 ACRES CONVEYED TO MICHAEL WILLIAM ZINKE AND JULIE L. ZINKE, OF RECORD IN Document No. 170783, Official Public Records of BLANCO County, Texas, AND THE NORTHERN BOUNDARY LINE OF A TRACT OF LAND CALLED 7.351 ACRES CONVEYED TO JEFF D. SMITH AND WIFE, SHIRLEY LEWIS, OF RECORD IN VOLUME 198, PAGE 1, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BLANCO COUNTY, TEXAS, A DISTANCE OF 2871.17' TO A 1/2" IRON ROD FOUND IN THE EASTERN BOUNDARY LINE OF SAID 836.10 ACRE INFRASTRUCTURE SOLUTIONS TRACT, FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID 7.351 ACRE SMITH TRACT AND THE EASTERNMOST SOUTHEAST CORNER HEREOF;

THENCE N02°20'40"W, WITH THE WESTERN BOUNDARY LINE OF SAID 836.10 ACRE INFRASTRUCTURE SOLUTIONS TRACT, A DISTANCE OF 3613.33' TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 720.28 ACRES.

A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

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|--|
| PROJECT NO. 19476 |
| PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC |
| TECH: L. BELK |
| APPROVED: D. STARK |
| FIELD WORK DATE: |
| COPYRIGHT: 2019 |
| PROFESSIONAL FIRM NO: 10126900 |

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
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| | 2 | |
| | 1 | |
| DATE | NO. | DESCRIPTION |
| REVISIONS | | |

2 of 10
SHEET

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S10°41'48"E | 186.09' |
| L2 | S50°33'14"E | 96.74' |
| L3 | S52°06'59"E | 44.74' |
| L4 | S71°42'10"E | 66.82' |
| L5 | S53°15'45"E | 20.93' |
| L6 | S25°00'09"E | 132.81' |
| L7 | S19°44'11"E | 125.44' |
| L8 | S05°05'10"W | 67.22' |
| L9 | S25°04'29"E | 92.34' |
| L10 | S01°01'32"E | 77.96' |
| L11 | S30°54'03"W | 121.38' |
| L12 | S00°00'00"E | 59.94' |
| L13 | S29°28'03"E | 19.62' |
| L14 | S01°51'51"E | 125.57' |
| L15 | S05°13'18"W | 125.39' |
| L16 | S29°19'42"W | 51.26' |
| L17 | S12°11'57"W | 80.05' |
| L18 | S11°56'46"E | 35.83' |
| L19 | S05°35'40"W | 28.59' |
| L20 | S10°15'59"E | 71.87' |
| L21 | S03°20'54"W | 116.40' |
| L22 | S05°37'03"E | 109.95' |
| L23 | S03°06'35"E | 112.54' |
| L24 | S24°51'03"E | 41.15' |
| L25 | S00°12'55"E | 54.33' |
| L26 | S24°58'25"E | 41.41' |
| L27 | S05°59'43"E | 46.50' |
| L28 | S20°59'27"W | 66.35' |
| L29 | S49°12'57"E | 139.18' |
| L30 | N21°19'04"E | 69.40' |
| L31 | N44°49'07"E | 211.29' |
| L32 | N51°47'38"E | 141.93' |
| L33 | S53°25'36"E | 48.36' |
| L34 | N86°22'33"E | 54.70' |
| L35 | S64°19'32"E | 151.11' |
| L36 | S90°00'00"E | 141.04' |
| L37 | N73°19'10"E | 94.98' |
| L38 | S84°17'26"E | 94.79' |
| L39 | N88°21'04"E | 264.39' |
| L40 | S52°56'19"E | 142.64' |
| L41 | S81°00'17"E | 104.42' |
| L42 | S83°28'45"E | 101.96' |
| L43 | N87°13'28"E | 138.84' |
| L44 | N73°10'15"E | 96.48' |
| L45 | N85°11'49"E | 53.17' |
| L46 | S62°15'04"E | 123.18' |
| L47 | S58°22'21"E | 60.78' |
| L48 | N82°20'40"E | 58.31' |
| L49 | N37°02'54"E | 123.99' |
| L50 | N56°29'19"E | 191.69' |
| L51 | S40°24'44"E | 52.68' |
| L52 | S07°08'10"E | 101.44' |
| L53 | S14°36'49"E | 170.67' |
| L54 | S73°02'24"E | 93.06' |
| L55 | S89°58'33"E | 96.09' |
| L56 | N59°12'15"E | 109.39' |
| L57 | N88°12'35"E | 42.88' |
| L58 | S52°16'29"E | 66.42' |
| L59 | S18°33'49"E | 64.41' |
| L60 | S33°07'13"E | 28.17' |
| L61 | S54°09'35"E | 146.26' |
| L62 | S29°34'36"W | 22.37' |
| L63 | S53°17'55"W | 97.33' |
| L64 | S66°00'23"W | 140.92' |
| L65 | N66°00'23"E | 140.92' |
| L66 | S19°14'21"E | 48.24' |
| L67 | S01°53'54"E | 87.25' |
| L68 | N26°42'22"W | 120.58' |
| L69 | N75°20'17"W | 80.81' |
| L70 | S75°20'17"E | 80.81' |
| L71 | S26°42'22"E | 120.58' |
| L72 | N01°53'54"W | 87.25' |
| L73 | N19°14'21"W | 48.24' |
| L74 | N53°09'04"E | 66.58' |
| L75 | N84°29'44"E | 109.67' |
| L76 | N77°23'50"E | 66.18' |
| L77 | S80°54'10"E | 66.63' |
| L78 | N07°20'18"W | 20.84' |
| L79 | S07°20'18"E | 20.84' |
| L80 | N80°54'10"W | 66.63' |
| L81 | S77°23'50"W | 66.18' |
| L82 | S84°29'44"W | 109.67' |
| L83 | S53°09'04"W | 66.58' |
| L84 | N53°17'55"E | 97.33' |
| L85 | N29°34'36"E | 14.49' |
| L86 | S62°30'13"E | 55.43' |
| L87 | N62°30'13"W | 55.43' |
| L88 | N00°39'54"W | 95.63' |

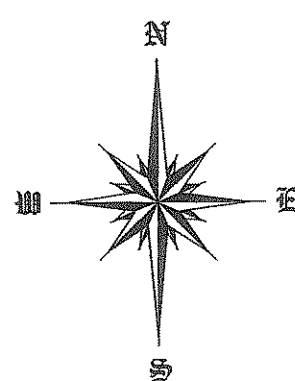
| CURVE TABLE | | | | |
|-------------|-------------|----------|------------|---------------|
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING |
| C1 | 23°43'19" | 470.00' | 194.59' | S41°26'16"W |
| C2 | 33°18'07" | 530.00' | 308.05' | S36°38'52"W |
| C3 | 25°14'25" | 530.00' | 233.48' | S40°40'43"W |
| C4 | 8°03'43" | 530.00' | 74.57' | S24°01'39"W |
| C5 | 18°12'13" | 820.00' | 260.52' | S29°05'54"W |
| C6 | 90°00'00" | 25.00' | 39.27' | S83°12'01"W |
| C7 | 49°40'47" | 25.00' | 21.68' | N26°57'36"W |
| C8 | 279°21'34" | 60.00' | 292.54' | S38°12'01"W |
| C9 | 70°35'41" | 60.00' | 73.93' | N37°25'02"W |
| C10 | 60°03'44" | 60.00' | 62.90' | S77°15'16"W |
| C11 | 51°28'17" | 60.00' | 53.90' | S21°29'15"W |
| C12 | 51°09'26" | 60.00' | 53.57' | S29°49'37"E |
| C13 | 46°04'27" | 60.00' | 48.25' | S78°26'33"E |
| C14 | 49°40'47" | 25.00' | 21.68' | S76°38'23"E |
| C15 | 90°00'00" | 25.00' | 39.27' | S06°47°59"E |
| C16 | 10°42'14" | 2030.00' | 379.24' | S32°50'54"W |
| C17 | 10°23'38" | 2030.00' | 368.26' | S33°00'12"W |
| C18 | 0°18'36" | 2030.00' | 10.98' | S27°39'05"W |
| C19 | 7°49'06" | 1530.00' | 208.77' | S23°35'14"W |
| C20 | 7°32'09" | 1530.00' | 201.23' | S23°43'42"W |
| C21 | 0°16'57" | 1530.00' | 7.54' | S19°49'10"W |
| C22 | 27°46'57" | 570.00' | 276.39' | S33°34'10"W |
| C23 | 23°04'06" | 570.00' | 229.49' | S31°12'44"W |
| C24 | 4°42'51" | 570.00' | 46.90' | S45°06'13"W |
| C25 | 20°44'52" | 530.03' | 191.93' | S37°05'12"W |
| C26 | 86°04'56" | 25.00' | 37.56' | S69°45'14"W |
| C27 | 46°47'19" | 780.00' | 636.96' | S89°24'02"W |
| C28 | 20°33'55" | 780.00' | 416.10' | N82°29'15"W |
| C29 | 16°13'25" | 780.00' | 220.86' | S74°07'05"W |
| C30 | 30°34'15" | 1470.00' | 784.33' | S81°17'30"W |
| C31 | 30°19'56" | 1470.00' | 778.21' | S81°10'21"W |
| C32 | 0°14'18" | 1470.00' | 6.12' | N83°32'32"W |
| C33 | 23°02'54" | 1030.00' | 414.34' | S85°03'10"W |
| C34 | 51°32'30" | 320.00' | 287.86' | N80°42'01"W |
| C35 | 35°04'14" | 530.00' | 324.41' | N72°27'53"W |
| C36 | 72°53'43" | 25.00' | 31.81' | N53°33'08"W |
| C37 | 252°53'43" | 60.00' | 264.83' | S36°26'52"W |
| C38 | 72°53'43" | 60.00' | 76.34' | N53°33'08"W |
| C39 | 180°00'00" | 60.00' | 188.50' | S00°00'00"W |
| C40 | 35°04'14" | 470.00' | 287.68' | S72°27'53"E |
| C41 | 17°32'07" | 470.00' | 143.84' | S81°13'57"E |
| C42 | 17°32'07" | 470.00' | 143.84' | S63°41'50"E |
| C43 | 20°20'22" | 380.00' | 134.90' | S65°05'57"E |
| C44 | 76°21'29" | 25.00' | 33.32' | S37°05'23"E |
| C45 | 49°40'47" | 25.00' | 21.68' | S25°55'45"W |
| C46 | 279°21'34" | 60.00' | 292.54' | S88°54'39"E |
| C47 | 56°00'47" | 60.00' | 58.66' | S22°45'45"W |
| C48 | 57°13'56" | 60.00' | 59.93' | S33°51'37"E |
| C49 | 49°55'57" | 60.00' | 52.29' | S87°26'33"E |
| C50 | 116°10'55" | 60.00' | 121.67' | N09°30'01"E |
| C51 | 49°40'47" | 25.00' | 21.68' | N23°45'03"W |
| C52 | 87°57'04" | 25.00' | 38.38' | N45°03'53"E |
| C53 | 15°30'42" | 380.00' | 102.88' | N81°17'05"E |
| C54 | 23°02'54" | 970.00' | 390.20' | N85°03'10"E |
| C55 | 4°26'29" | 1530.00' | 118.60' | S85°38'37"E |
| C56 | 87°58'23" | 25.00' | 38.39' | S43°52'40"E |
| C57 | 49°40'47" | 25.00' | 21.68' | S24°56'55"W |
| C58 | 279°21'34" | 60.00' | 292.54' | S89°53'28"E |
| C59 | 92°13'34" | 60.00' | 96.58' | S03°40'32"W |
| C60 | 51°02'40" | 60.00' | 53.45' | S67°57'35"E |
| C61 | 50°41'02" | 60.00' | 53.08' | N61°10'34"E |
| C62 | 85°24'18" | 60.00' | 89.44' | N06°52'06"W |
| C63 | 49°40'47" | 25.00' | 21.68' | N24°43'52"W |
| C64 | 87°58'23" | 25.00' | 38.39' | N44°05'43"E |
| C65 | 22°04'32" | 1530.00' | 589.49' | N77°02'39"E |
| C66 | 13°47'05" | 1530.00' | 368.10' | N81°11'22"E |
| C67 | 81°7'27" | 1530.00' | 221.39' | N70°09'06"E |
| C68 | 46°13'02" | 720.00' | 580.78' | N89°06'54"E |
| C69 | 4°07'14" | 720.00' | 51.78' | N68°04'00"E |
| C70 | 42°05'47" | 720.00' | 529.00' | S88°49'29"E |
| C71 | 90°33'02" | 25.00' | 39.51' | S22°30'04"E |
| C72 | 42°00'48" | 230.00' | 168.65' | S01°46'03"W |
| C73 | 21°37'49" | 320.00' | 120.81' | S08°25'27"E |
| C74 | 16°03'43" | 320.00' | 89.71' | S11°12'30"E |
| C75 | 5°34'06" | 320.00' | 31.10' | S00°23'35"E |
| C76 | 14°27'41" | 780.00' | 196.87' | S04°50'23"E |
| C77 | 58°28'23" | 220.00' | 224.52' | S17°09'59"W |
| C78 | 42°29'19" | 220.00' | 163.14' | S09°10'27"W |
| C79 | 15°59'04" | 220.00' | 61.38' | S38°24'38"W |
| C80 | 55°54'35" | 280.00' | 273.23' | S18°26'53"W |
| C81 | 20°55'41" | 970.00' | 354.30' | S00°57'26"W |
| C82 | 5°51'33" | 970.00' | 99.19' | S06°34'38"E |
| C83 | 15°04'08" | 970.00' | 255.11' | S03°53'12"W |

| CURVE TABLE | | | | | |
|-------------|-------------|----------|------------|---------------|--------------|
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C84 | 13°19'10" | 1030.00' | 239.44' | S04°45'41"W | 238.90' |
| C85 | 90°00'00" | 25.00' | 39.27' | S43°06'06"W | 35.36' |
| C86 | 65°11'32" | 220.00' | 250.32' | N59°18'08"W | 237.03' |
| C87 | 48°37'55" | 280.00' | 237.66' | N51°01'19"W | 230.59' |
| C88 | 29°46'56" | 280.00' | 145.54' | N41°35'50"W | 143.91' |
| C89 | 15°55'43" | 280.00' | 77.84' | N64°27'09"W | 77.59' |
| C90 | 2°55'16" | 280.00' | 14.28' | N73°52'39"W | 14.27' |
| C91 | 49°40'54" | 25.00' | 21.68' | N50°29'50"W | 21.00' |
| C92 | 279°21'49" | 60.00' | 292.57' | S14°39'43"W | 77.65' |
| C93 | 80°37'45" | 60.00' | 84.44' | N65°58'15"W | 77.64' |
| C94 | 77°35'29" | 60.00' | 81.26' | S34°55'08"W | 75.19' |
| C95 | 121°08'35" | 60.00' | 126.87' | S64°26'54"E | 104.52' |
| C96 | 49°40'54" | 25.00' | 21.68' | N79°49'16"E | 21.00' |
| C97 | 48°37'55" | 220.00' | 186.73' | S51°01'19"E | 181.18' |
| C98 | 14°57'32" | 220.00' | 57.44' | S67°51'31"E | 57.27' |
| C99 | 33°40'23" | 220.00' | 129.30' | S43°32'34"E | 127.44' |
| C100 | 65°11'32" | 280.00' | 318.59' | S59°18'08"E | 301.68' |
| C101 | 32°40'01" | 280.00' | 159.64' | S43°02'23"E | 157.49' |
| C102 | 10°26'29" | 280.00' | 51.03' | S64°35'38"E | 50.96' |
| C103 | 22°05'01" | 280.00' | 107.92' | S80°51'23"E | 107.25' |
| C104 | 49°40'47" | 25.00' | 21.68' | S67°03'30"E | 21.00' |
| C105 | 279°21'34" | 60.00' | 292.54' | N01°53'54"W | 77.65' |
| C106 | 95°58'12" | 60.00' | 100.50' | N89°47'47"E | 89.16' |
| C107 | 65°02'04" | 60.00' | 68.10' | N09°17'39"E | 64.51' |
| C108 | 51°38'55" | 60.00' | 54.09' | N49°02'50"W | 52.27' |
| C109 | 66°42'23" | 60.00' | 69.85' | S71°46'31"W | 65.98' |
| C110 | 49°40'47" | 25.00' | 21.68' | S63°15'43"W | 21.00' |
| C111 | 90°00'00" | 25.00' | 39.27' | N46°53'54"W | 35.36' |
| C112 | 13°19'10" | 970.00' | 225.49' | N04°45'41"E | 224.98' |
| C113 | 20°55'41" | 1030.00' | 376.22' | N00°57'26"E | 374.13' |
| C114 | 3°31'17" | 1030.00' | 63.30' | N09°39'38"E | 63.29' |
| C115 | 17°24'24" | 1030.00' | 312.92' | N00°48'13"W | 311.72' |
| C116 | 55°54'35" | 220.00' | 214.68' | N18°26'53"E | 206.26' |
| C117 | 46°06'19" | 220.00' | 177.03' | N13°32'45"E | 172.29' |
| C118 | 9°48'15" | 220.00' | 37.65' | N41°30'02"E | 37.60' |
| C119 | 58°28'23" | 280.00' | 285.75' | N17°09'59"E | 273.51' |
| C120 | 14°27'41" | 720.00' | 181.73' | N04°50'23"W | 181.24' |
| C121 | 21°37'49" | 380.00' | 143.46' | N08°25'27"W | 142.61' |
| C122 | 39°03'45" | 170.00' | 115.90' | N00°17'31"E | 113.67' |
| C123 | 98°31'50" | 25.00' | 42.99' | N69°05'19"E | 37.89' |
| C124 | 30°50'12" | 230.00' | 123.79' | S77°03'52"E | 122.30' |
| C125 | 77°49'02" | 170.00' | 230.89' | S53°34'27"E | 213.55' |
| C126 | 107°44'59" | 230.00' | 432.54' | S68°32'26"E | 371.56' |
| C127 | 64°06'08" | 230.00' | 257.32' | S46°43'00"E | 244.11' |
| C128 | 43°38'52" | 230.00' | 175.21' | N79°24'30"E | 171.01' |
| C129 | 4°26'00" | 1030.06' | 79.70' | N55°22'04"E | 79.68' |
| C130 | 13°32'13" | 370.02' | 87.42' | N59°55'10"E | 87.22' |
| C131 | 111°54'29" | 25.00' | 48.83' | S57°21'29"E | 41.43' |
| C132 | 31°45'30" | 120.00' | 66.51' | S14°28'31"W | 65.67' |
| C133 | 35°10'28" | 380.00' | 233.29' | S12°46'02"W | 229.64' |
| C134 | 40°03'03" | 430.00' | 300.58' | S24°50'43"E | 294.50' |
| C135 | 25°02'37" | 430.00' | 187.95' | S17°20'30"E | 186.46' |
| C136 | 15°00'26" | 430.00' | 112.63' | S37°22'02"E | 112.31' |
| C137 | 9°58'32" | 1030.00' | 179.33' | S49°51'31"E | 179.10' |
| C138 | 49°40'54" | 25.00' | 21.68' | S30°00'20"E | 21.00' |
| C139 | 279°21'49" | 60.00' | 292.57' | N35°09'13"E | 77.65' |
| C140 | 85°01'45" | 60.00' | 89.05' | S47°40'45"E | 81.10' |
| C141 | 61°56'39" | 60.00' | 64.87' | N58°50'03"E | 61.76' |
| C142 | 77°17'01" | 60.00' | 80.94' | N10°46'48"W | 74.94' |
| C143 | 55°06'23" | 60.00' | 57.71' | N76°58'30"W | 55.51' |
| C144 | 49°40'54" | 25.00' | 21.68' | N79°41'14"W | 21.00' |
| C145 | 9°58'32" | 970.00' | 168.88' | N49°51'31"W | 168.67' |
| C146 | 40°03'03" | 370.00' | 258.64' | N24°50'43"W | 253.40' |
| C147 | 35°10'28" | 320.00' | 196.45' | N12°46'02"E | 193.38' |
| C148 | 8°50'16" | 320.00' | 49.36' | N00°24'04"W | 49.31' |
| C149 | 26°20'12" | 320.00' | 147.09' | N17°11'10"E | 145.80' |
| C150 | 38°34'23" | 180.00' | 121.18' | N11°04'04"E | 118.91' |
| C151 | 9°32'40" | 25.00' | 40.78' | N38°30'43"E | 36.41' |
| C152 | 23°18'17" | 370.02' | 150.50' | S83°06'19"E | 149.47' |
| C153 | 24°03'06" | 530.00' | 222.48' | S83°28'43"E | 220.85' |
| C154 | 18°35'01" | 530.00' | 171.90' | S80°44'41"E | 171.15' |
| C155 | 5°28'05" | 530.00' | 50.58' | N87°13'46"E | 50.56' |
| C156 | 7°05'54" | 1530.00' | 189.55' | N80°56'47"E | 189.43' |
| C157 | 21°42'00" | 470.03' | 178.02' | N88°14'50"E | 176.95' |
| C158 | 23°03'52" | 280.00' | 112.71' | N87°33'54"E | 111.95' |
| C159 | 97°02'42" | 25.00' | 42.34' | S55°26'41"E | 37.46' |
| C160 | 8°45'24" | 170.00' | 25.98' | S02°32'38"E | 25.96' |
| C161 | 5°54'31" | 1470.00' | 151.60' | S04°47'20"W | 151.53' |
| C162 | 4°02'31" | 1470.00' | 103.70' | S03°51'19"W | 103.68' |
| C163 | 1°52'01" | 1470.00' | 47.90' | S06°48'35"W | 47.89' |
| C164 | 63°11'18" | 280.01' | 308.81' | S23°51'04"E | 293.40' |
| C165 | 13°48'12" | 280.01' | 67.46' | S00°50'29"W | 67.30' |
| C166 | 31°36'03" | 280.01' | 154.44' | S21°51'38"E | 152.49' |

UTILITY EASEMENTS:

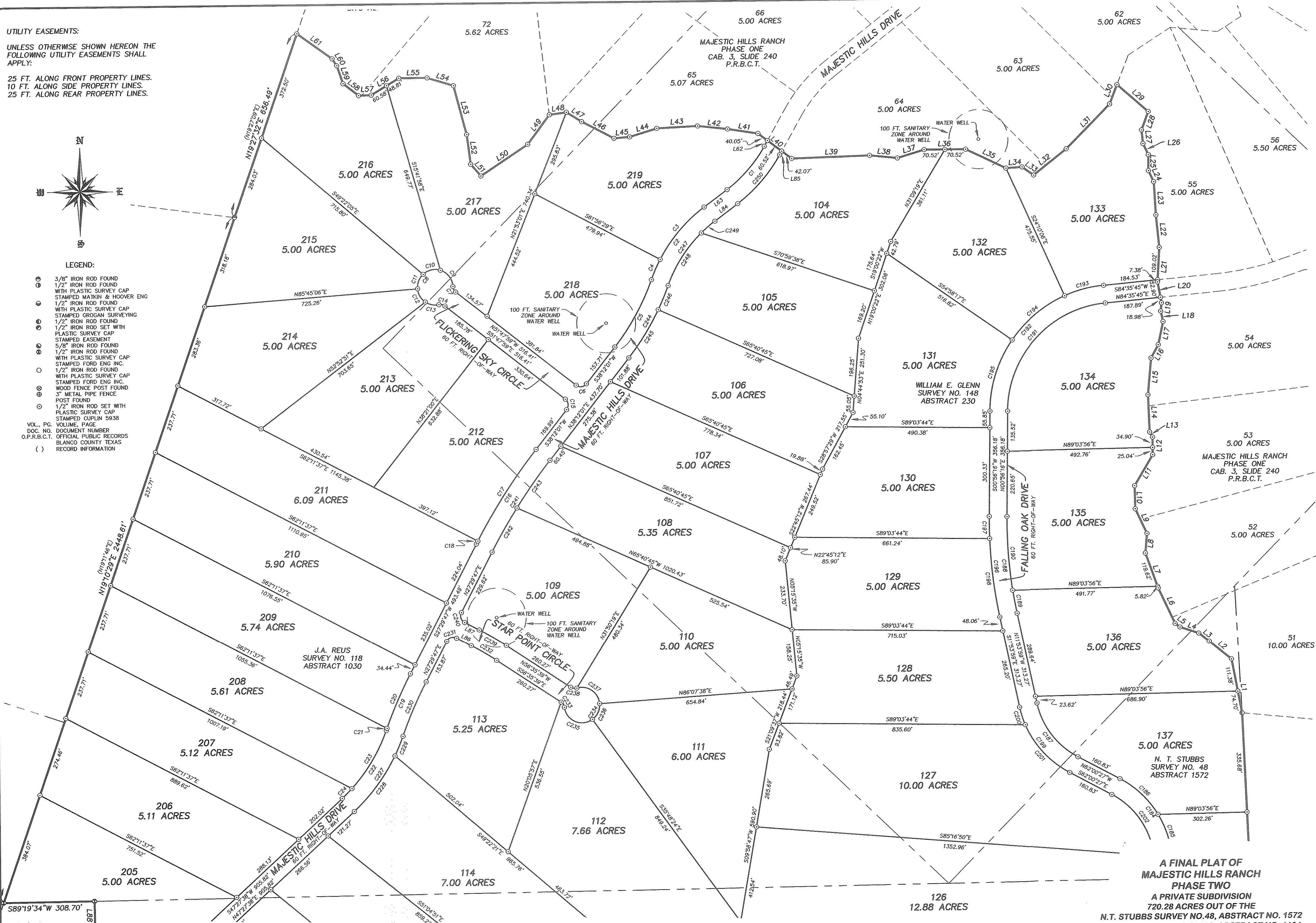
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.



LEGEND:

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED MATKIN & HOOVER ENG
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED GROGAN SURVEYING
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED FORD ENG INC.
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED EASEMENT
- 5/8" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED FORD ENG INC.
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED FORD ENG INC.
- WOOD FENCE POST FOUND
- 3" METAL PIPE FENCE
- POST FOUND
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED CUPLIN 5938
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY TEXAS
- () RECORD INFORMATION



**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO**

A PRIVATE SUBDIVISION

720.28 ACRES OUT OF THE
N. T. STUBBS SURVEY NO. 48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

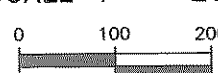
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019

PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM

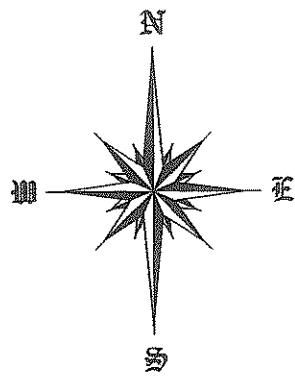


SCALE 1" = 200'



| DATE | NO. | DESCRIPTION |
|-----------|-----|-------------|
| | 2 | |
| | 1 | |
| REVISIONS | | |

4 of 10
SHEET



UTILITY EASEMENTS:

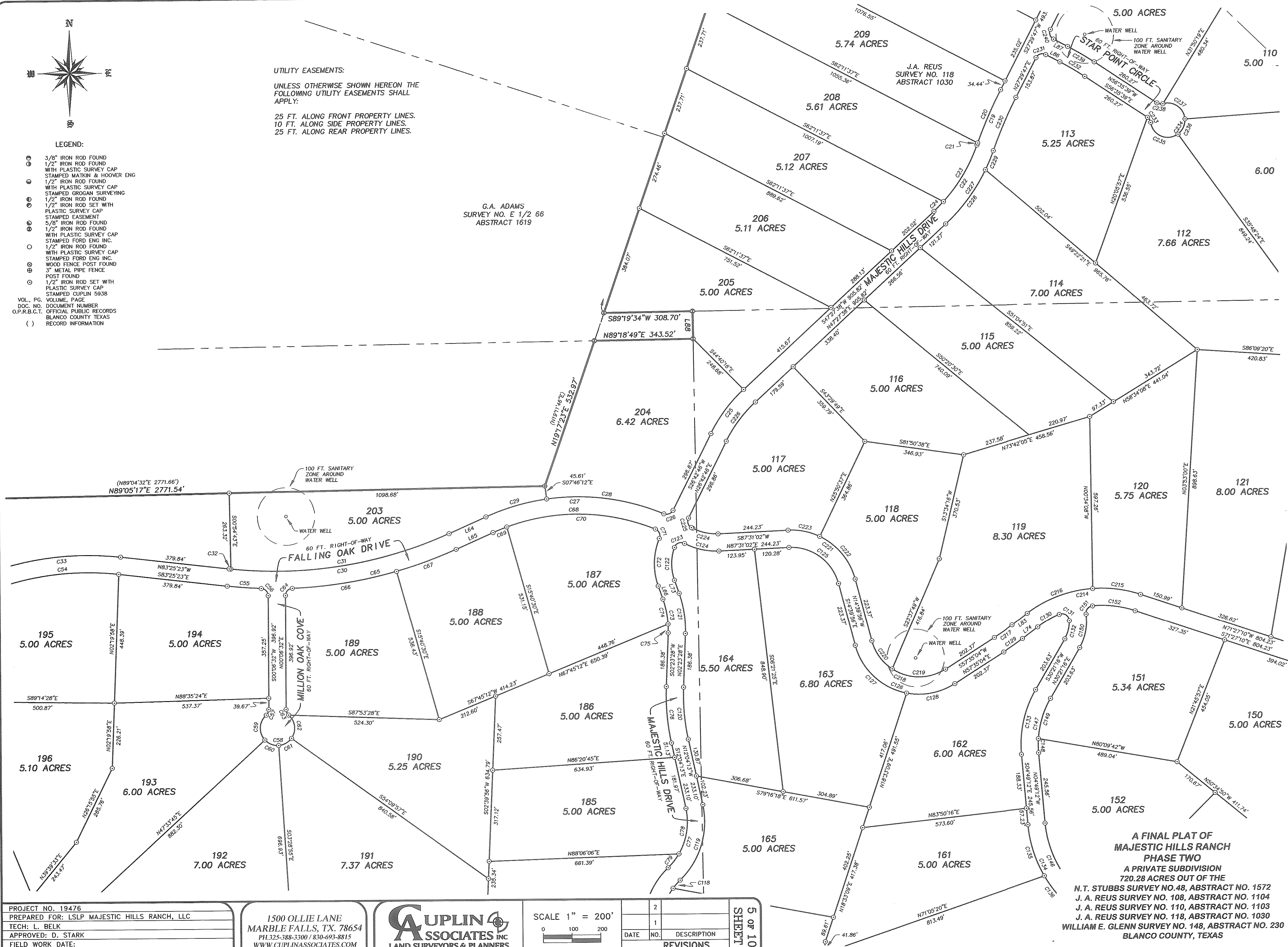
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

LEGEND:

- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED MATKIN & HOOVER ENG
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED GROGAN SURVEYING
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED FORD ENG INC.
- 1/2" IRON ROD FOUND
- WITH PLASTIC SURVEY CAP
- STAMPED FORD ENG INC.
- WOOD FENCE POST FOUND
- 3" METAL PIPE FENCE
- POST FOUND
- 1/2" IRON ROD SET WITH
- PLASTIC SURVEY CAP
- STAMPED CUPLIN 5938
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY TEXAS
- () RECORD INFORMATION

G.A. ADAMS
SURVEY NO. E 1/2 66
ABSTRACT 1619



**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO**
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
N.T. STUBBS SURVEY NO. 48, ABSTRACT NO. 1572
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104
J. A. REUS SURVEY NO. 110, ABSTRACT NO. 1103
J. A. REUS SURVEY NO. 118, ABSTRACT NO. 1030
WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019
PROFESSIONAL FIRM NO: 10126900

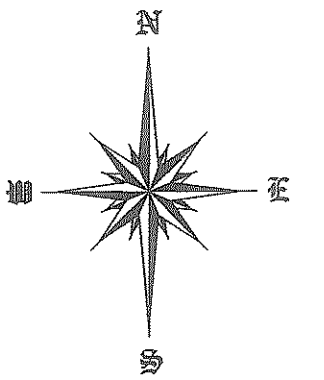
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH: 325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM



SCALE 1" = 200'
0 100 200

| DATE | NO. | DESCRIPTION |
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| | 1 | |
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5 OF 10
SHEET

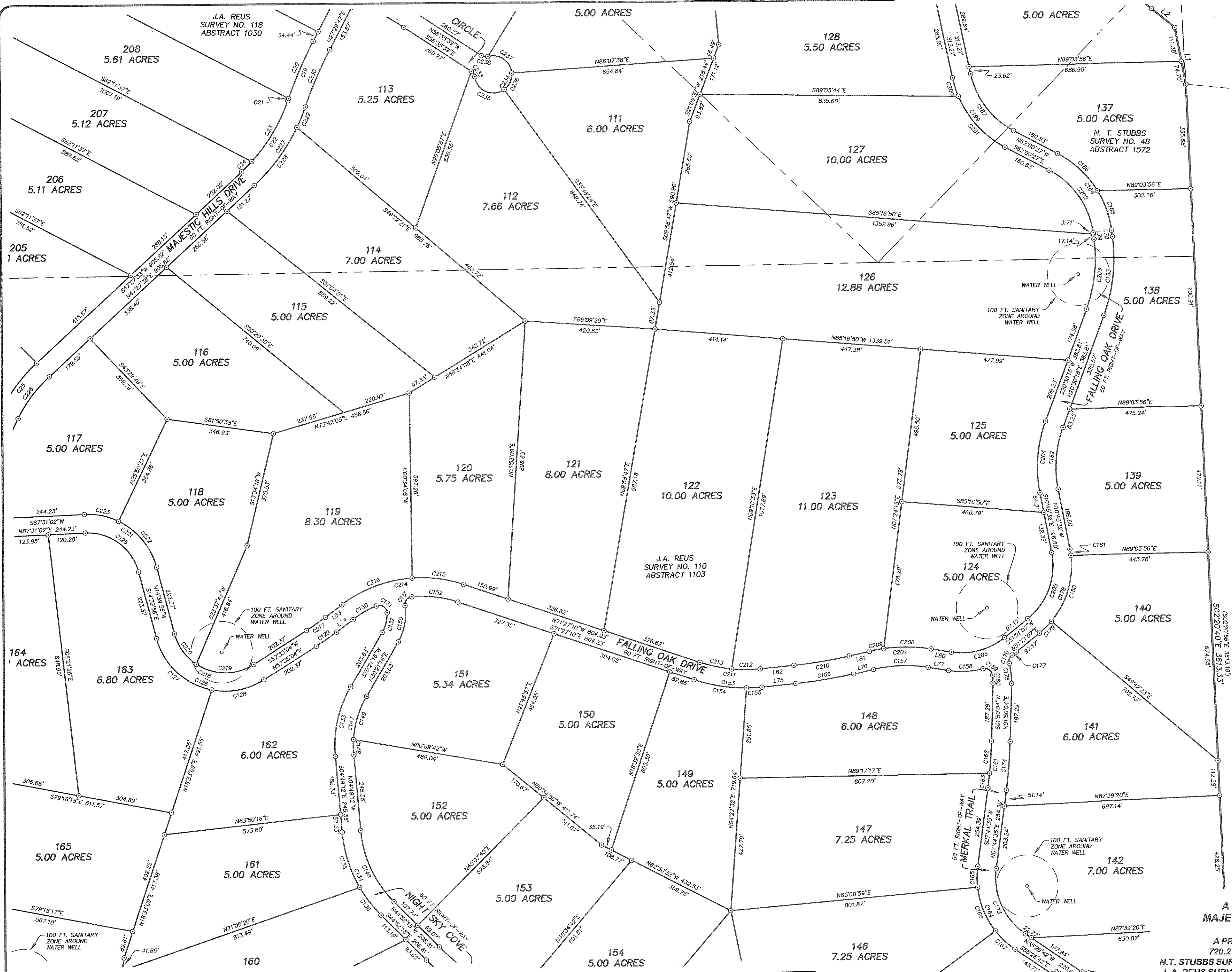


- LEGEND:
- 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED MATKIN & HOOVER ENG
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED GROSAN SURVEYING
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP
 - STAMPED EASEMENT
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED FORD ENG. INC.
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - WOOD FENCE POST FOUND
 - 3" METAL PIPE FENCE POST FOUND
 - 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP
 - STAMPED OUPLIN 5938
- VOL., PG. VOLUME, PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
BLANCO COUNTY TEXAS
RECORD INFORMATION

UTILITY EASEMENTS:
UNLESS OTHERWISE SHOWN HEREON
THE FOLLOWING UTILITY EASEMENTS
SHALL APPLY:
25 FT. ALONG FRONT PROPERTY
LINES.
10 FT. ALONG SIDE PROPERTY
LINES.
25 FT. ALONG REAR PROPERTY
LINES.

836.10 ACRES
INFRASTRUCTURE SOLUTIONS, INC.
VOL. 281 PG. 582
O.P.R.B.C.T.

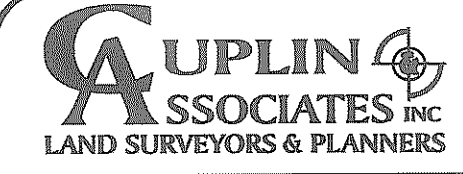
UNDEVELOPED
HERMAN WUEST
SURVEY NO. 112
ABSTRACT 1489



A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
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WWW.CUPLINASSOCIATES.COM



SCALE 1" = 200'
0 100 200

| DATE | NO. | DESCRIPTION |
|-----------|-----|-------------|
| | 2 | |
| | 1 | |
| REVISIONS | | |

6 OF 10
SHEET

- ① 3/8" IRON ROD FOUND
- ① 1/2" IRON ROD FOUND
- ① WITH PLASTIC SURVEY CAP
- ① STAMPED MATKIN & HOOVER ENG
- ① 2 1/2" IRON ROD FOUND
- ① WITH PLASTIC SURVEY CAP
- ① STAMPED GROGAN SURVEYING
- ① 1/2" IRON ROD FOUND
- ① 1/2" IRON ROD SET WITH
- ① PLASTIC SURVEY CAP
- ① STAMPED EASEMENT
- ① 5/8" IRON ROD FOUND
- ① 1/2" IRON ROD FOUND
- ① WITH PLASTIC SURVEY CAP
- ① STAMPED FORD ENG INC.
- ① 1/2" IRON ROD FOUND
- ① WITH PLASTIC SURVEY CAP
- ① STAMPED FORD ENG INC.
- ① POST FENCE POST FOUND
- ① 3" METAL PIPE FENCE
- ① POST FOUND
- ① 1/2" IRON ROD SET WITH
- ① PLASTIC SURVEY CAP
- ① STAMPED CUPIN 5938
- ① L. PG. VALUE, PAGE
- ① INC. NO. DOCUMENT NUMBER
- ① OFFICIAL PUBLIC RECORDS
- ① BLANCO COUNTY TEXAS
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RES

- EAST STARVIEW C
60 FT. RIGHT-OF-WAY
368.23'
N88°06'06"E 704.63'

**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO**

N.T. STUBBS SURVEY NO.48, ABSTRACT NO. 1572
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WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
BLANCO COUNTY, TEXAS

UTILITY EASEMENTS:

UNLESS OTHERWISE SHOWN HEREON THE
FOLLOWING UTILITY EASEMENTS SHALL
APPLY:

25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

LOT 109
HDB CO. INC.
AND JULIE MORGAN
ACRES

C.C.S.D. & R.G.N.G.R.R. CO.
T 108 SURVEY NO. 107
MINJAREZ ABSTRACT 863

CUPLIN ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

SCALE 1" = 200'

A horizontal number line with tick marks at 0, 100, and 200. The segment from 0 to 100 is shaded with a stippled pattern.

| | | |
|------------------|-----|-------------|
| | 2 | |
| | 1 | |
| DATE | NO. | DESCRIPTION |
| REVISIONS | | |

8 OF 10
SHEET

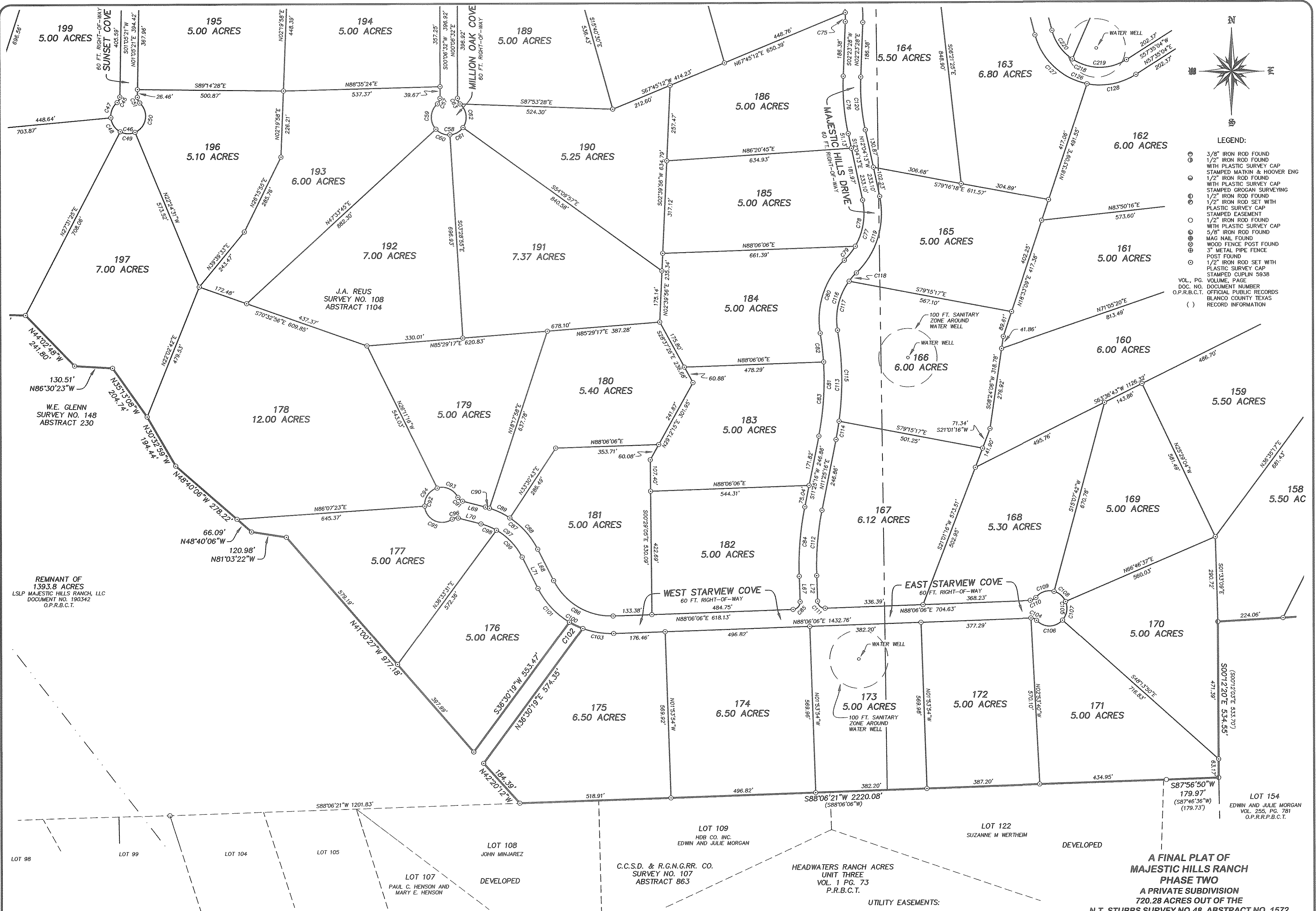
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019
PROFESSIONAL FIRM NO: 10126900

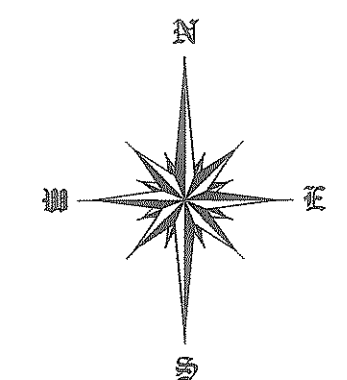
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300 / 830-693-8815
WWW.CUPLINASSOCIATES.COM

ROBERT UECKER
SURVEY NO. 106
ABSTRACT 1609

1027.88 ACRES[~]
DAVID GRANBERG, ET AL
DOC. NO. 170194
O.P.R.B.C.T.
DESCRIBED IN
VOL. 1195 PG. 675
O.R.K.C.T.
UNDEVELOPED

REMNANT OF
1393.8 ACRES
LSLP MAJESTIC HILLS RANCH, LLC
DOCUMENT NO. 190342
O.P.B.C.T.



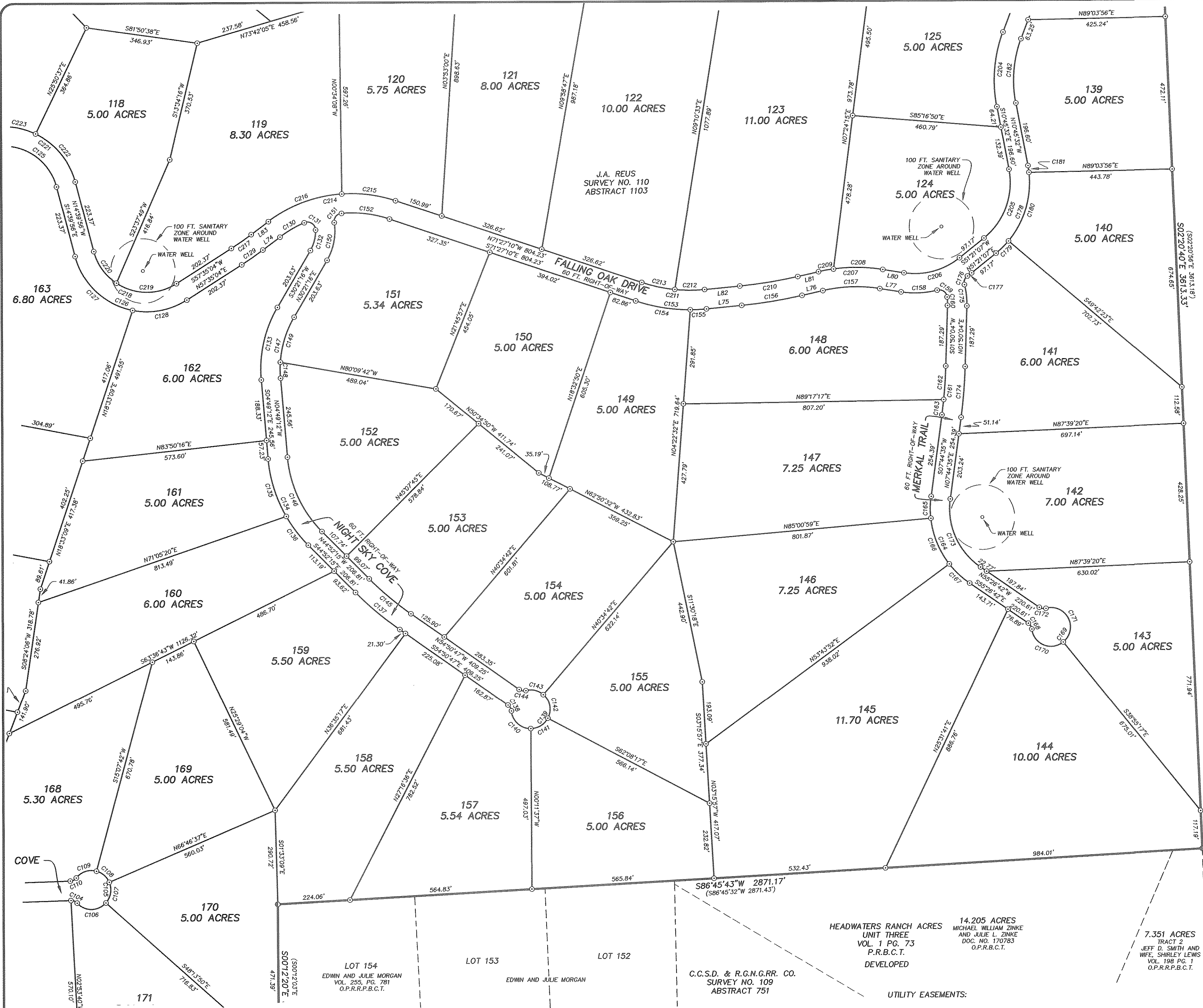


- LEGEND:
- 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED WATKIN & HOOVER ENG
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED GROGAN SURVEYING
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH
 - PLASTIC SURVEY CAP
 - STAMPED EASEMENT
 - 5/8" IRON ROD FOUND
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 - WITH PLASTIC SURVEY CAP
 - STAMPED FORD ENG INC.
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
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836.10 ACRES
INFRASTRUCTURE SOLUTIONS, INC.
VOL. 281 PG. 582
O.P.R.B.C.T.
UNDEVELOPED

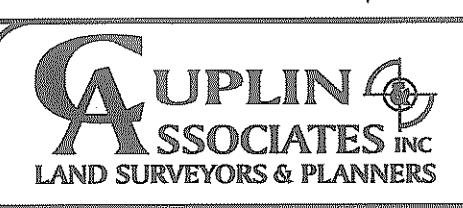
HERMAN WUEST
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SCALE 1" = 200'

| REVISIONS | | DATE | NO. | DESCRIPTION |
|-----------|------------------|------|-----|-----------------|
| 2 | 11.99 ACRES | | | JAMES T. STEELE |
| 1 | VOL. 535 PG. 803 | | | O.P.R.B.C.T. |

HEADWATERS RANCH ACRES
UNIT THREE
VOL. 1 PG. 73
P.R.B.C.T.
DEVELOPED

14.205 ACRES
MICHAEL WILLIAM ZINKE
AND JULIE L. ZINKE
DOC. NO. 170783
O.P.R.B.C.T.

7.351 ACRES
JEFF D. SMITH AND
WIFE, SHIRLEY LEWIS
VOL. 198 PG. 1
O.P.R.P.B.C.T.

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10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.