

170

STATE OF TEXAS,
COUNTY OF BLANCO,
KNOW ALL MEN BY THESE PRESENTS, THAT ROUND MOUNTAIN BLUFFS, LLC, being the owner of their certain 200.37 acre tract of land located in Volante, E.D., Page 284 of the Official Public Records of Real Property of Blanco County, Texas (the "Property"), do hereby submit a portion of the Property as shown hereon and do hereby grant this plot to be known as "THE BLUFFS AT ROUND MOUNTAIN" as the official plat for the Property, and do hereby dedicate the streets and easements described herein to the public use of the Property.

WITNESS MY HAND this 15th day of September, 2015.

STATE OF TEXAS,
COUNTY OF BLANCO:

Before me, in and for said County and State, on this day personally appeared Danny Roberts, known to me to be the person whose name is subscribed to the foregoing 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 15th day of September, 2015.

STATE OF TEXAS,
COUNTY OF BLANCO:

This plat of "THE BLUFFS AT ROUND MOUNTAIN" 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 15th day of September, 2015.

Attest:
Laura Wells County Clerk, Blanco County, Texas

STATE OF TEXAS,
COUNTY OF BLANCO:

I, Laura Wells, County Clerk of Blanco County, Texas, do hereby certify that the foregoing instrument with its Certificate of Authentication was filed for record on this 15th day of September, 2015, at 2:25 o'clock P.M. and was duly recorded at 2:25 o'clock P.M. in Cabinet 3, Slip 170, of the Blanco County Plat Records.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of September, 2015.

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-Palmer County Groundwater Conservation District; a TCEO approved public water supply system or other domestic water supply system approved by the Blanco County Commissioner's Court.

STATE OF TEXAS,
COUNTY OF BURNET:

I, Marcus W. Hornum, a Registered Professional Engineer in the State of Texas, do hereby certify that the foregoing instrument was given the proper engineering consideration.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of September, 2015.

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 "THE BLUFFS AT ROUND MOUNTAIN" was recorded 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 corner points on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of September, 2015.

NOTES:

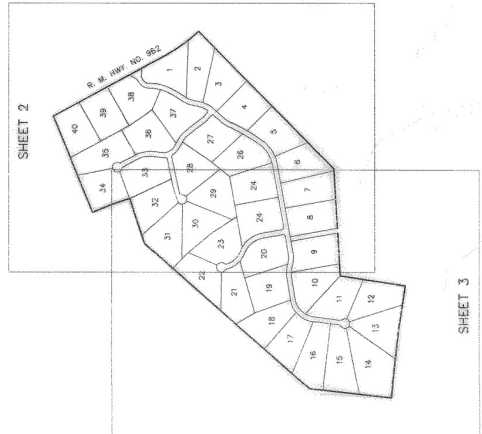
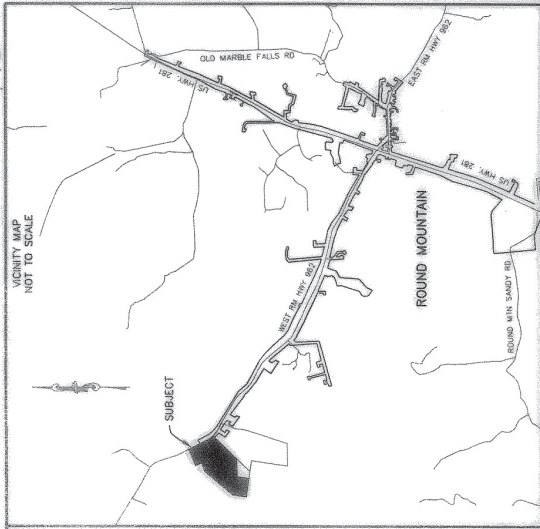
1. EACH WELLER CONSTRUCTION OR PLACED ON THE SURVEY SHALL BE CONNECTED TO A PRIVATE SEWAGE SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLANCO COUNTY.
2. WATER IS PROVIDED BY PRIVATE WELLS.
3. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
4. GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
5. ELECTRICAL SERVICE IS PROVIDED BY PIEDRALES ELECTRIC COOP.
6. TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
7. BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
8. THIS PLAT AND THE PROPERTY ARE SUBJECT TO THE REGULATION OF ROUND MOUNTAIN (THE "DECLARANT") WHICH HAVE BEEN FILED CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT.
9. THERE IS 11.30 ACRES OF NEW ROAD RIGHT OF WAY.
10. THERE IS 7065 LINEAR FEET OF NEW ROADS.
11. ALL BODIES WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE BLUFFS AT ROUND MOUNTAIN PROPERTY OWNERS ASSOCIATION.
12. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY LIMITS AND CITY OF THE TOWN OF ROUND MOUNTAIN.

Job No. 15-5122
File: S141 PROJECTS15-5122
Drawn By: BMB
Checked By: DJS
THIS SURVEY WAS MADE FOR:
LOVE STARLAND PARTNERS

DANNY J. STARK, R.P.L.S.
650 Lyda Ranch Road
Brazoria, Texas 77605
Ph: 512756-4500
dannyjstark652@gmail.com

DEVELOPER: ROUND MOUNTAIN BLUFFS, LLC
650 Lyda Ranch Road
Brazoria, Texas 77605
Ph: 512756-4500
dannyjstark652@gmail.com

A FINAL PLAT OF
THE BLUFFS AT ROUND MOUNTAIN
217.56 ACRES
OUT OF THE
EDWARD EBELING SURVEY NO. 12, ABSTRACT NO. 867
ADAMS, BEATY & MOULTON SURVEY NO. 11, ABSTRACT NO. 13
MAX EBELING SURVEY, ABSTRACT NO. 1497
A. G. PEERY SURVEY NO. 666, ABSTRACT NO. 491
AND THE
EDWARD EBELING SURVEY NO. 54, ABSTRACT NO. 866
BLANCO COUNTY, TEXAS



SCALE: 1" = 200'

LEGEND:

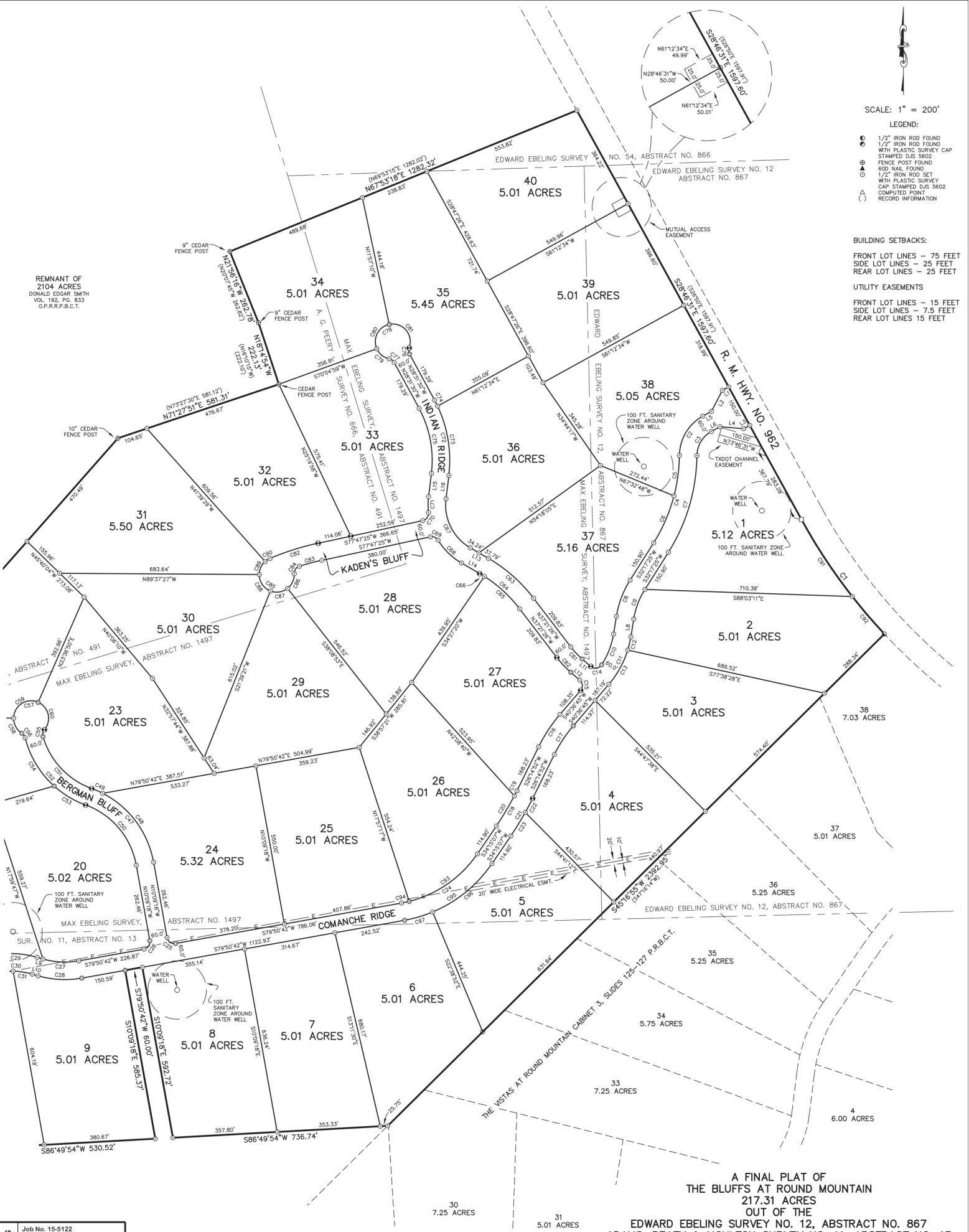
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC SURVEY CAP STAMPED DJS 5602
- FENCE POST FOUND
- 600 NAIL FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED DJS 5602
- COMPUTED POINT
- RECORD INFORMATION

BUILDING SETBACKS:

FRONT LOT LINES - 75 FEET
SIDE LOT LINES - 25 FEET
REAR LOT LINES - 25 FEET

UTILITY EASEMENTS

FRONT LOT LINES - 15 FEET
SIDE LOT LINES - 7.5 FEET
REAR LOT LINES 15 FEET



Job No. 15-5122
File: S:\ALL PROJECTS\15-5122
Drawn By: BMB
Checked By: DJS
THIS SURVEY WAS MADE FOR:
LONE STAR LAND PARTNERS

DANNY J. STARK, R.P.L.S.

650 Lyda Ranch Road
Bertram, Texas, 78605
Ph 512-766-4500
dannyjstark5602@gmail.com

DEVELOPER: ROUND MOUNTAIN BLUFFS, LLC
665 SIMONDS RD.
WILLIAMSTOWN, MA 01267
SURVEYOR: DANNY J. STARK
650 LYDA RANCH ROAD
BURNET, TX 78611

A FINAL PLAT OF
THE BLUFFS AT ROUND MOUNTAIN
217.31 ACRES
OUT OF THE
EDWARD EBELING SURVEY NO. 12, ABSTRACT NO. 867
ADAMS, BEATY & MOULTON SURVEY NO. 11, ABSTRACT NO. 13
MAX EBELING SURVEY, ABSTRACT NO. 1497
A. G. PEERY SURVEY NO. 666, ABSTRACT NO. 491
AND THE
EDWARD EBELING SURVEY NO. 54, ABSTRACT NO. 866
BLANCO COUNTY, TEXAS

REMNANT OF
2104 ACRES
DONALD EDGAR SMITH
VOL. 192, PG. 833
O.P.R.R.P.B.C.T.

REMNANT OF
2104 ACRES
DONALD EDGAR SMITH
VOL. 192, PG. 833
O.P.R.R.P.B.C.T.

18.98 ACRE
REMNANT OF
236.37 ACRE
ROUND MOUNTAIN BLUFFS, LLC
VOL. 510, PG. 964
O.P.R.R.P.B.C.T.

487.04 ACRES
DONALD EDGAR SMITH
VOL. 334, PG. 688
O.P.R.R.P.B.C.T.

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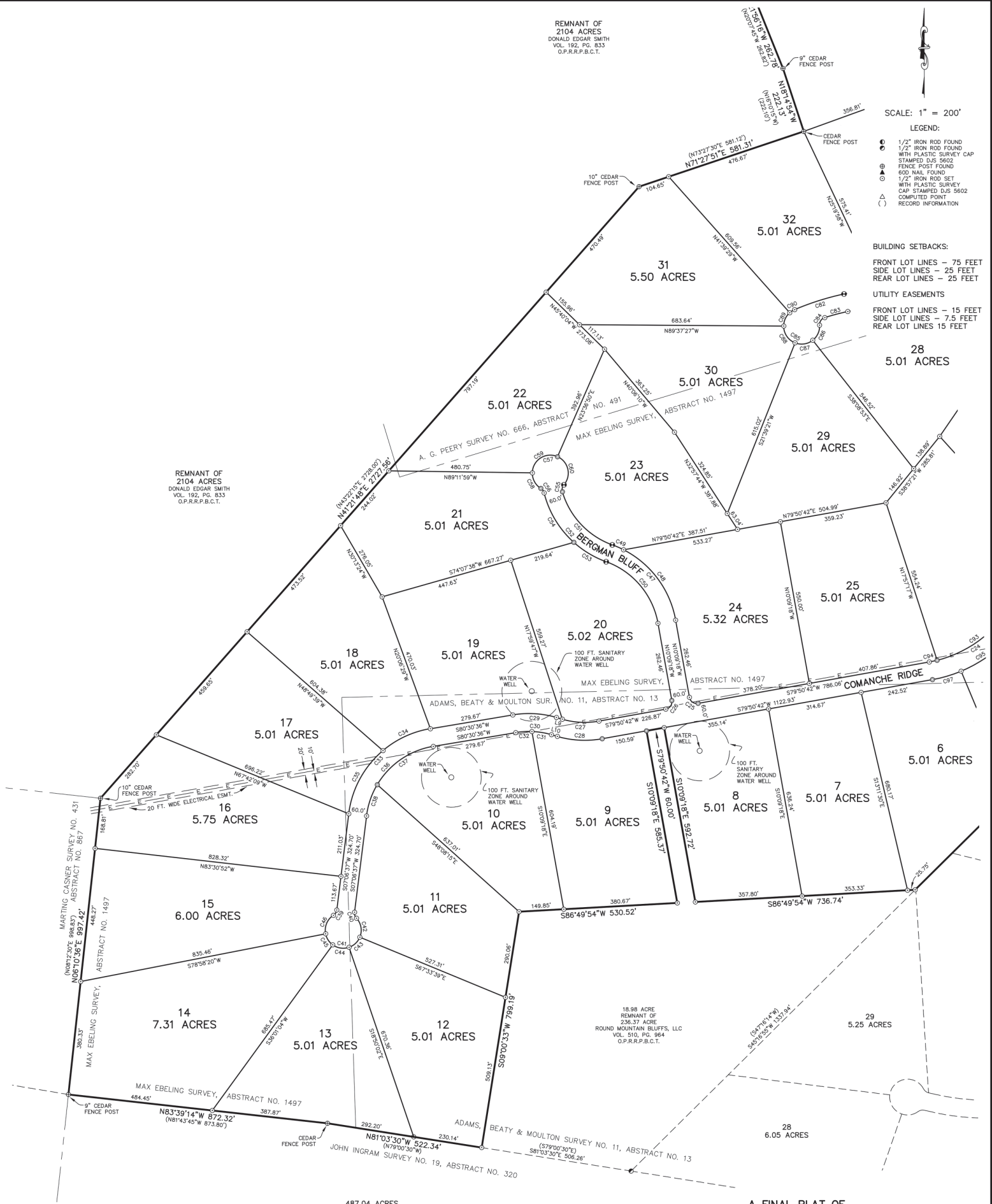
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	Drawn By: BMB
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	THIS SURVEY WAS MADE FOR: LONE STAR LAND PARTNERS

DANNY J. STARK, R.P.L.S.

650 Lyda Ranch Road
Bertram, Texas, 78605
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dannystark5602@gmail.com

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