

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.

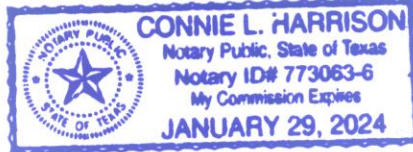
WITNESS MY HAND THIS 10 DAY OF March, 2020.

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

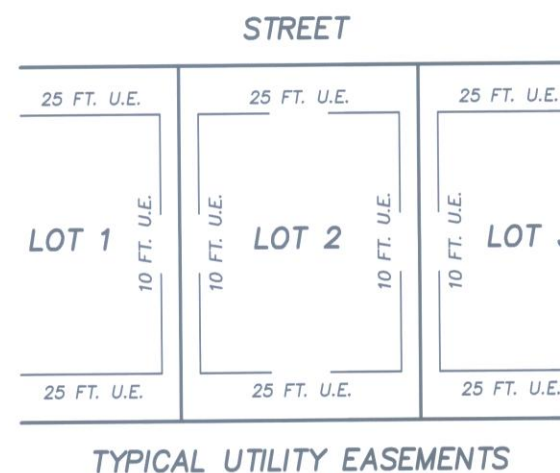
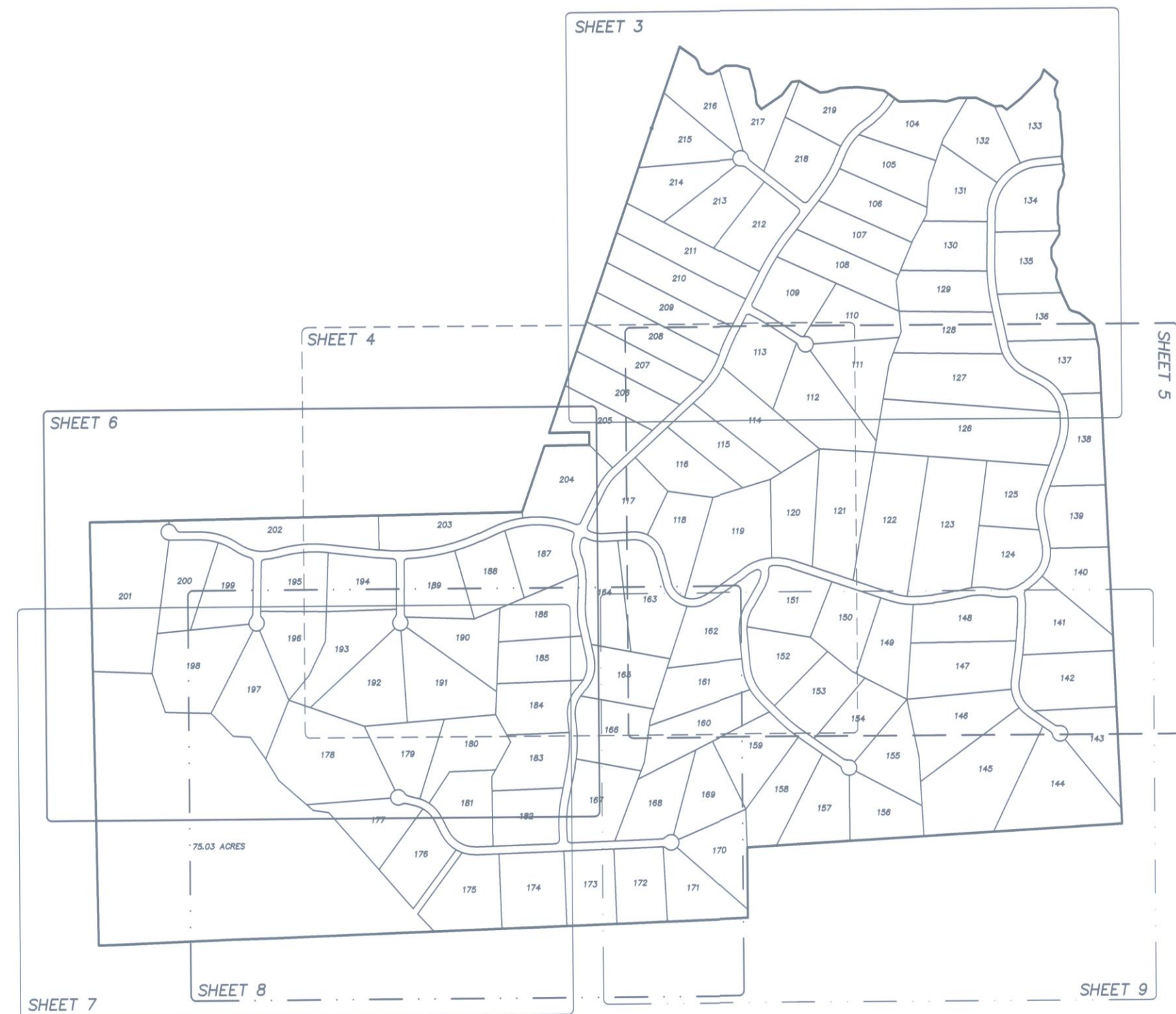
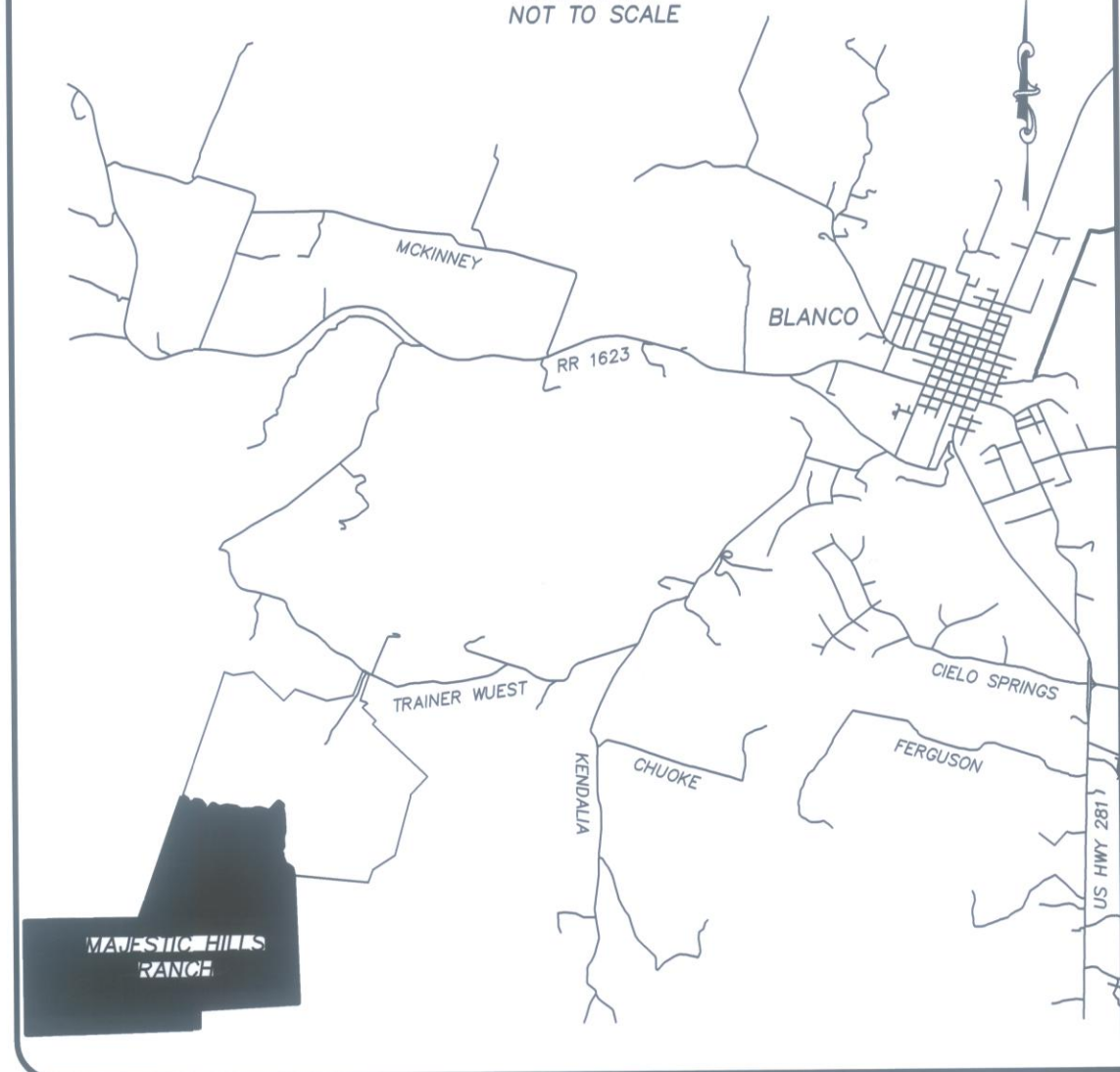


DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

1 OF 10
SHEET

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

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

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

PROFESSIONAL FIRM NO: 10126900

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

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



	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'

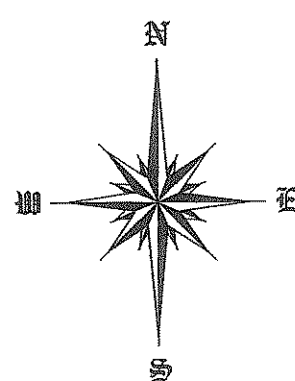
CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	23°43'19"	470.00'	194.59'	S41°26'16"W
C2	33°18'07"	530.00'	308.05'	S36°38'52"W
C3	25°14'25"	530.00'	233.48'	S40°40'43"W
C4	8°03'43"	530.00'	74.57'	S24°01'39"W
C5	18°12'13"	820.00'	260.52'	S29°05'54"W
C6	90°00'00"	25.00'	39.27'	S83°12'01"W
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:

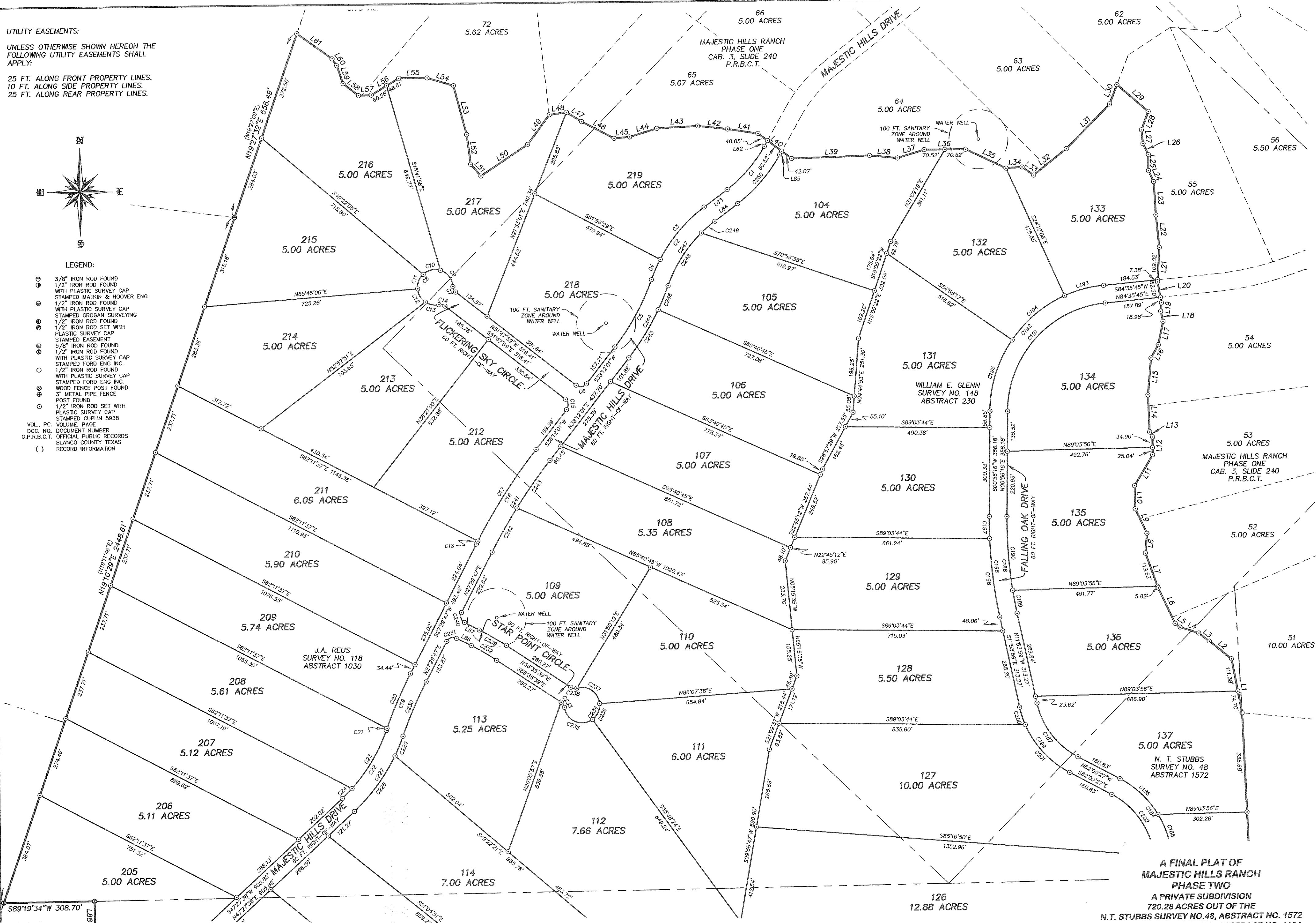
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

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

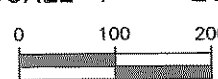
PROJECT NO. 19476
PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC
TECH: L. BELK
APPROVED: D. STARK
FIELD WORK DATE:
COPYRIGHT: 2019

PROFESSIONAL FIRM NO: 10126900

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

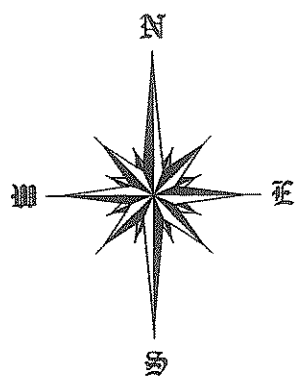


SCALE 1" = 200'



DATE	NO.	DESCRIPTION
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	1	
REVISIONS		

4 of 10
SHEET



UTILITY EASEMENTS:

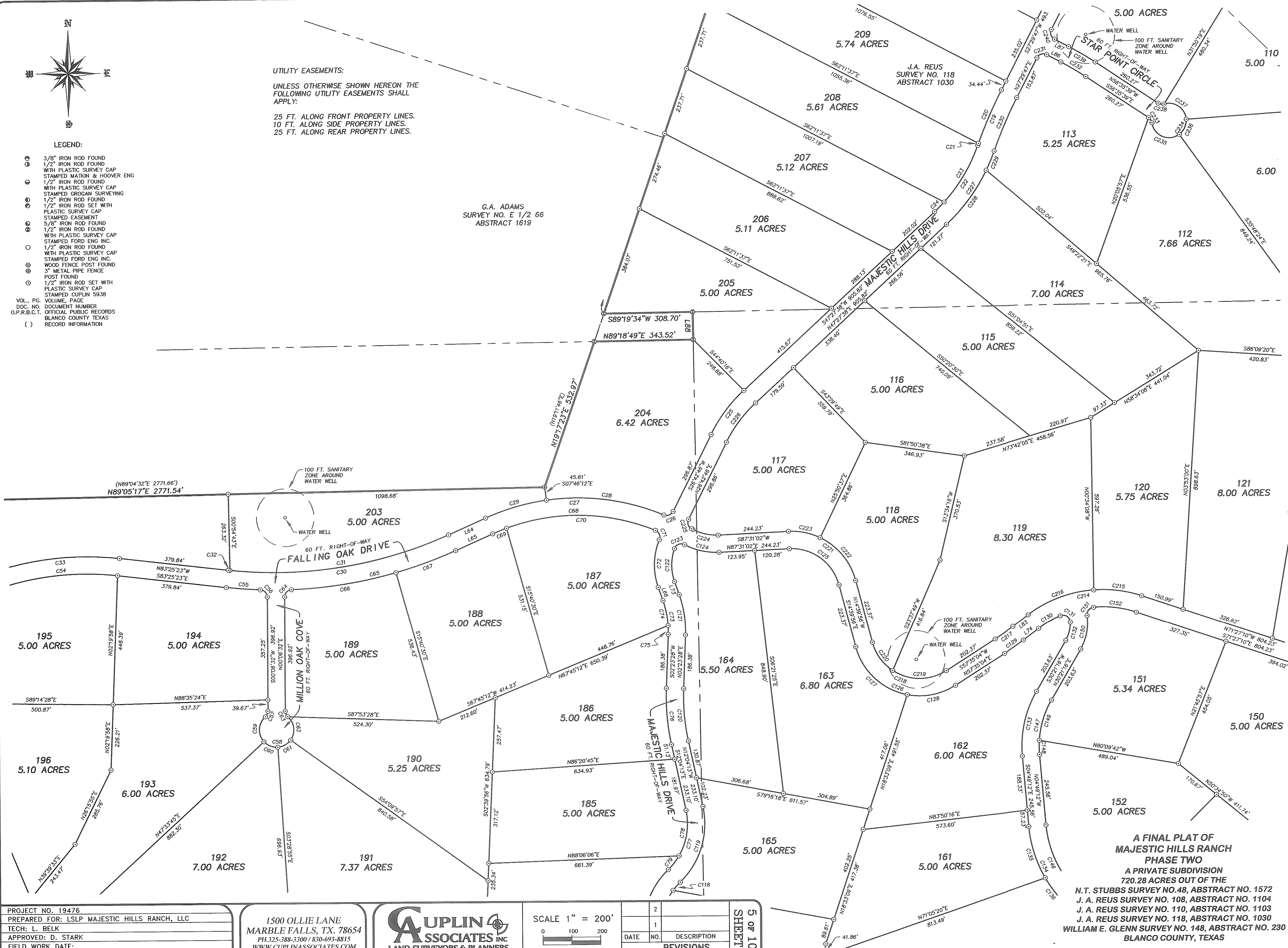
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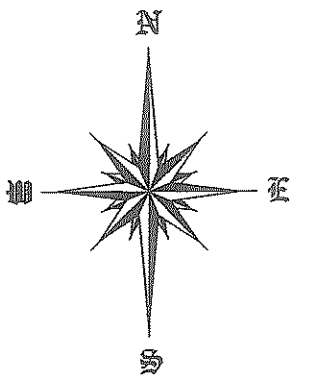
25 FT. ALONG FRONT PROPERTY LINES.
10 FT. ALONG SIDE PROPERTY LINES.
25 FT. ALONG REAR PROPERTY LINES.

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



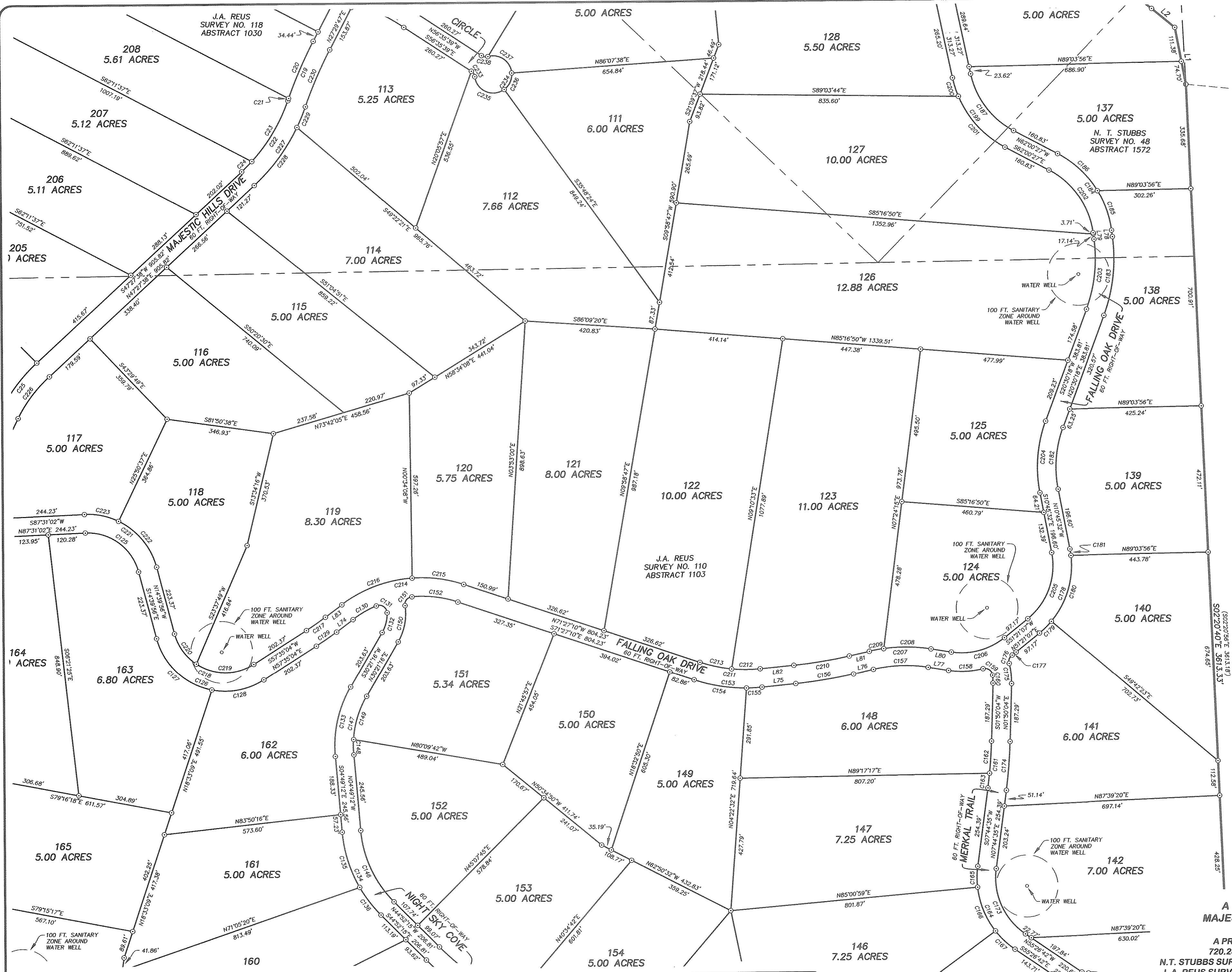


- LEGEND:
- 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED MATKIN & HOOVER ENG
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED GROSAN SURVEYING
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP
 - STAMPED EASEMENT
 - 5/8" IRON ROD FOUND
 - 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.

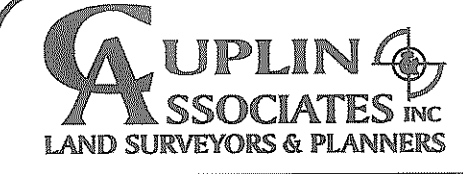
UNDEVELOPED
HERMAN WUEST
SURVEY NO. 112
ABSTRACT 1489



A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
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

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MARBLE FALLS, TX. 78654
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SCALE 1" = 200'
0 100 200

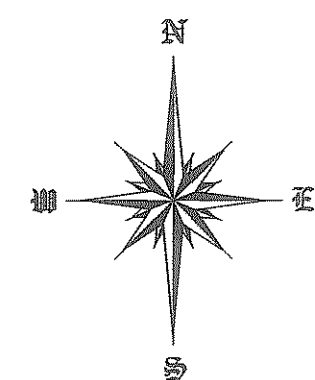
DATE	NO.	DESCRIPTION
	2	
	1	
REVISIONS		

6 OF 10
SHEET

UTILITY EASEMENTS:

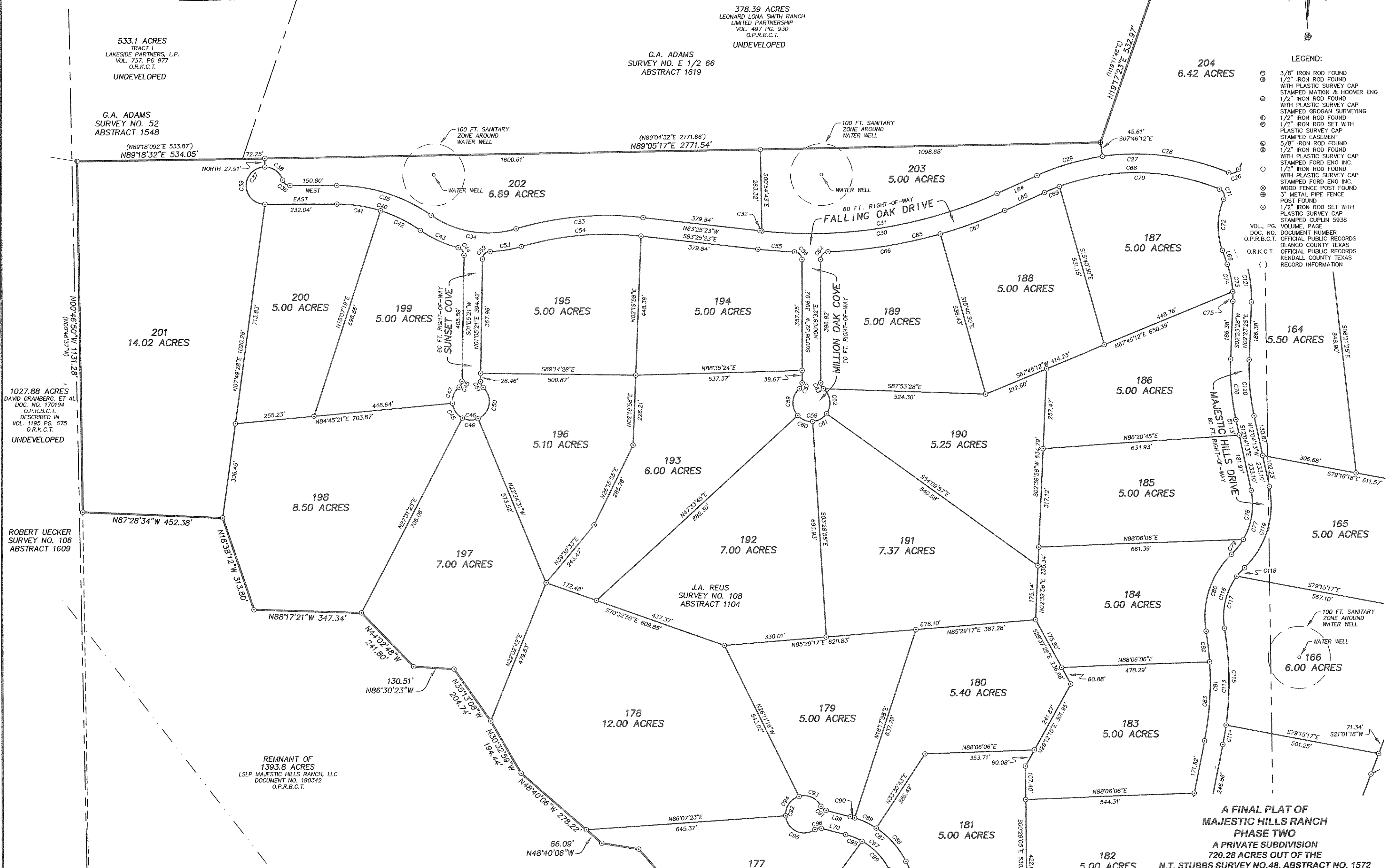
UNLESS OTHERWISE SHOWN HEREON THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

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



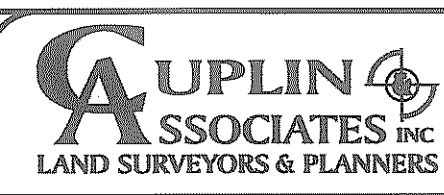
LEGEND:

- 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 GROOMAN 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
- VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
- BLANCO COUNTY TEXAS
- O.R.K.C.T. OFFICIAL PUBLIC RECORDS
- KENDALL COUNTY TEXAS
- RECORD INFORMATION



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

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

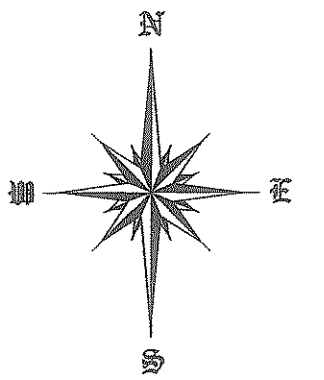


SCALE 1" = 200'

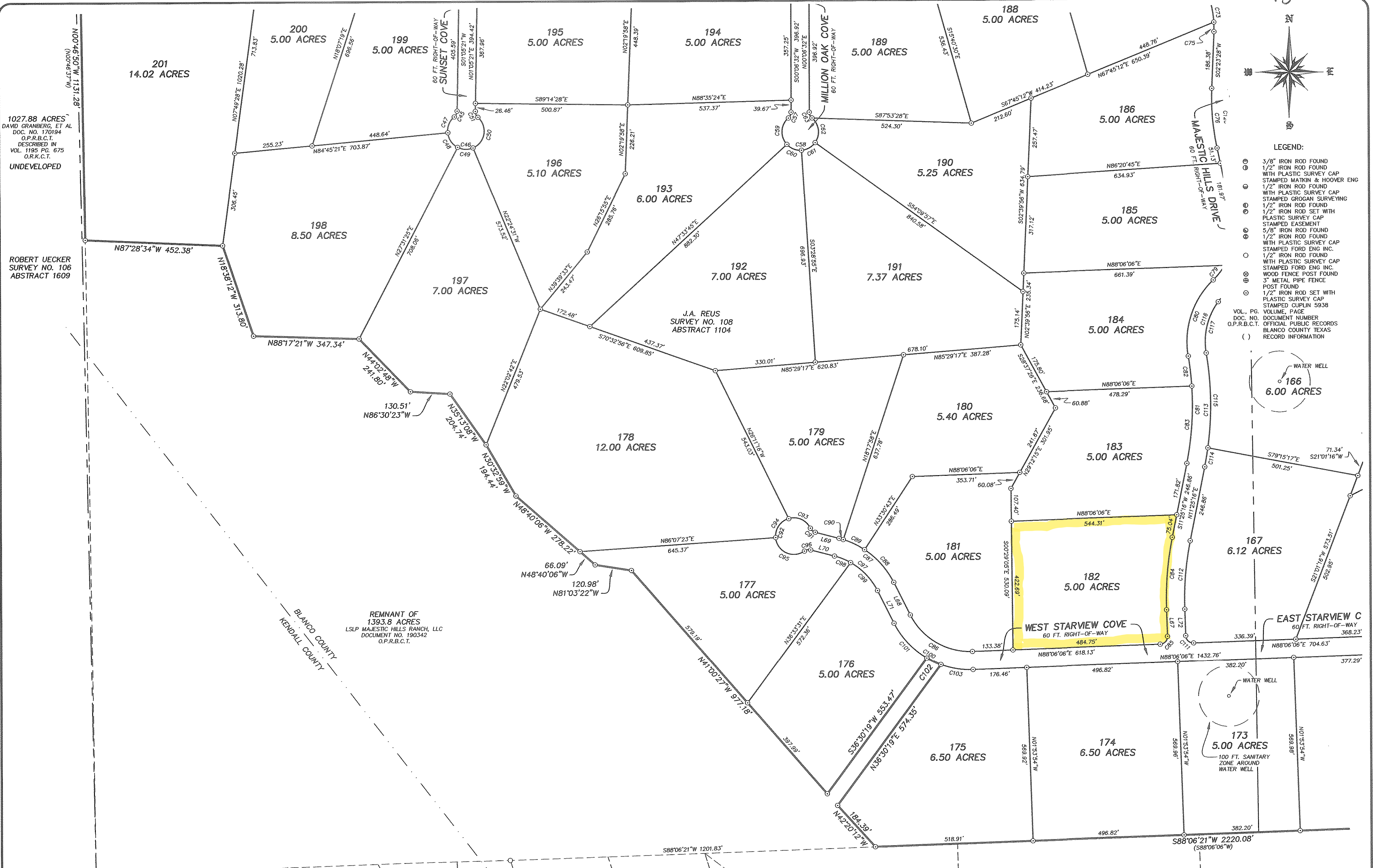
DATE	NO.	DESCRIPTION
	1	
	2	

7 OF 10
SHEET

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



- 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
 - 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
 - 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
 - VOLUME, PAGE
 - DOCUMENT NUMBER
 - OFFICIAL PUBLIC RECORDS
 - BLANCO COUNTY TEXAS
 - RECORD INFORMATION



LOT 96 **LOT 97** **LOT 98** **LOT 99** **LOT 104** **LOT 105** **LOT 107**

HEADWATERS RANCH ACRES
UNIT TWO
VOL. 1 PG. 118
P.R.B.C.T.

DEVELOPED

PAUL C. HENSON AND MARY E. HENSON

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

LOT 108
JOHN MINAREZ

LOT 109
HDB CO. INC.
EDWIN AND JULIE MORGAN

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

PROJECT NO. 19476

PREPARED FOR: LSLP MAJESTIC HILLS RANCH, LLC

TECH: L. BELK

APPROVED: D. STARK

FIELD WORK DATE:

COPYRIGHT: 2019

1500 OLLIE LANE

MARBLE FALLS, TX. 78654

PH.325-388-3300 / 830-693-8815

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CUPLIN ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

SCALE 1" = 200'

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS

8 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.

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

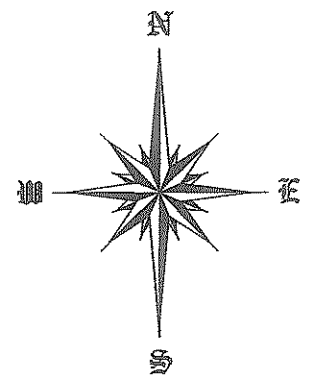
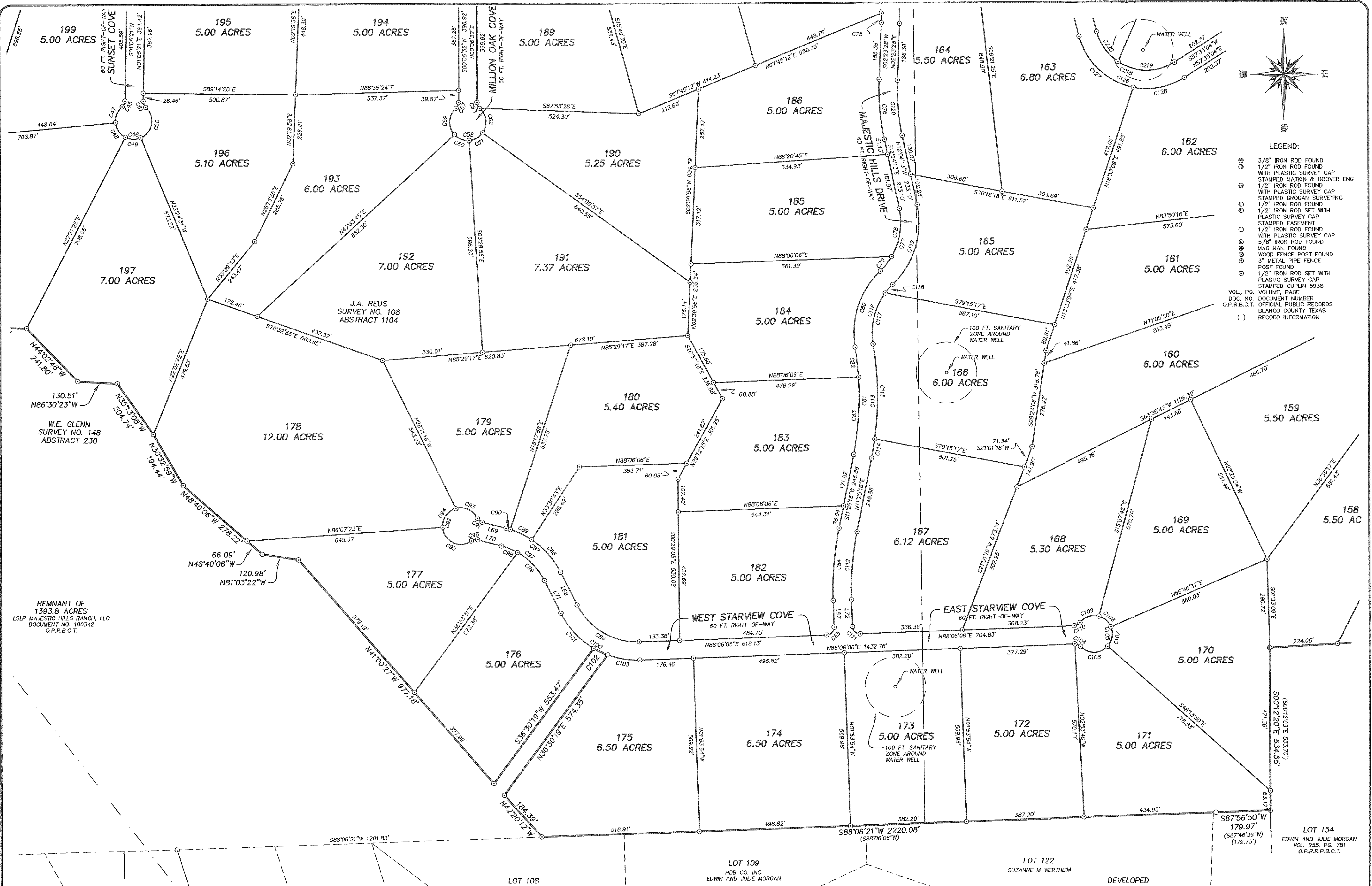
J. A. REUS SURVEY NO. 108, ABSTRACT NO. 1104

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

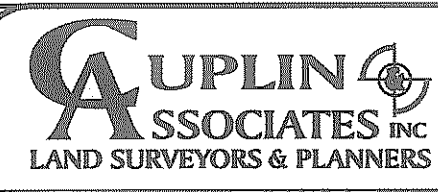
BLANCO COUNTY, TEXAS



- 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 EASEMENT
 - ⊙ 1/2" IRON ROD FOUND
 - ⊙ WITH PLASTIC SURVEY CAP
 - ⊙ 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

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
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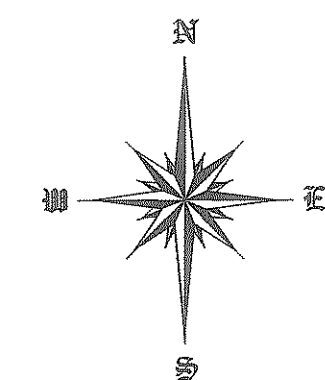
SCALE 1" = 200'
 0 100 200

DATE	NO.	DESCRIPTION
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REVISIONS		

9 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.

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
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 WILLIAM E. GLENN SURVEY NO. 148, ABSTRACT NO. 230
 BLANCO COUNTY, TEXAS

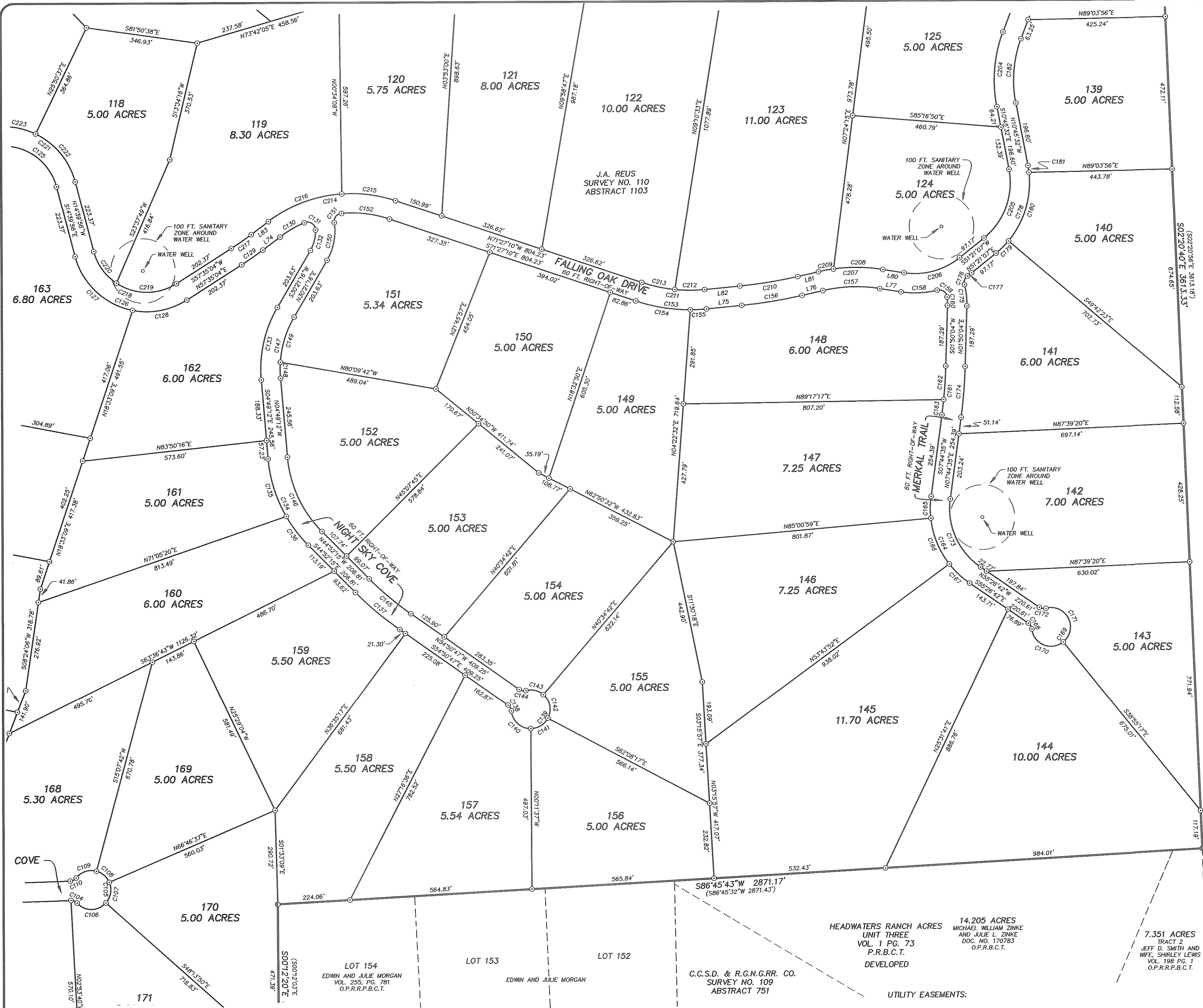


- LEGEND:
- 3/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED WATKIN & HOOVER ENG
 - 1/2" IRON ROD FOUND
 - WITH PLASTIC SURVEY CAP
 - STAMPED GROGAN SURVEYING
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH
 - PLASTIC SURVEY CAP
 - STAMPED EASEMENT
 - 5/8" IRON ROD FOUND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

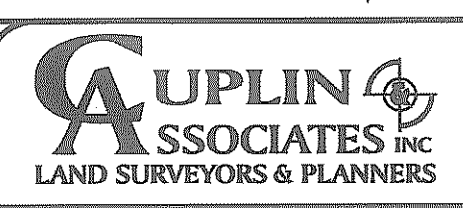
HERMAN WUEST
SURVEY NO. 112
ABSTRACT 1489

**A FINAL PLAT OF
MAJESTIC HILLS RANCH
PHASE TWO**
A PRIVATE SUBDIVISION
720.28 ACRES OUT OF THE
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
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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

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MARBLE FALLS, TX. 78654
PH. 325-388-3300 / 830-693-8815
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SCALE 1" = 200'		2 11.99 ACRES JAMES T. STEELE VOL. 535 PG. 803 O.P.R.B.C.T.	
0 100 200		1 10 OF 10 SHEET	
DATE	NO.	DESCRIPTION	
REVISIONS			

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.

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.

C.C.S.D. & R.G.N.G.R.R. CO.
SURVEY NO. 109
ABSTRACT 751

LOT 154
EDWIN AND JULIE MORGAN
VOL. 255, PG. 781
O.P.R.R.P.B.C.T.

LOT 153
EDWIN AND JULIE MORGAN