STATE OF TEXAS
COUNTY OF Blanco

The owner of land shown on this plat and whose name is subscribed hereto, and in person(s) or through a duly authorized agent, hereby subdivides this land according to the dimensions as shown. All roads to be constructed in this plat shall not be dedicated to any state, municipality or other government entity. They shall remain private roads.

By: _____
President: Lee R. Roper
Rockin J Ranch, Ltd
P.O. Box 2202
Canyon Lake, Texas 78130

STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Lee R. Roper, President of Rockin J Ranch, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes herein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.
Given under my hand and seal of office of Notary Public this 11th day of June, A.D., 2007.

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

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

NOTES:

(1) Plat prepared March 2007
(2) ● 1/2" iron bars set with cap (Soils 4602) at all lot corners, angles, points of curvature and points of tangency.
(3) The minimum front building set back is 30 feet, rear is 25 feet.
(4) The minimum side building set back is 10 feet.
(5) Easements of 25 feet in width along the front, and 10 feet in width along the sides and 20 feet along the rear, are reserved for drainage and utilities
(6) No structure in this subdivision shall be occupied until connected to a privately owned utility sewer company approved under the Rules of TCEQ.
(7) This property will be served with water and sewer by a private owned utility company approved under the Rules of TCEQ.
(8) DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
(9) None of this property lies within an Extraterritorial Jurisdiction of a city
(10) This subdivision lies in Flood Zone "C" based on the Federal Emergency Management Agency, National Flood Insurance Program for Blanco County, Community No. 48031C0115 C, dated 2/6/1991 and 48031C0105 C, dated 2/6/1991. No warranty express or implied is made regarding the accuracy of the National Flood Insurance Program Map.
(11) Easement statement - Property owners are hereby granted rights of ingress & egress over subdivision roads. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and may not uilize these easements for any purpose detrimental to their intended use (i.e., no structures, septic tank fields, etc.). Grantees of said dedicated easement reserve the right of access to such easements.
(12) There are no improvements.
(13) All bearings are based on Texas State Plane Coordinates NAD83 (central zone). Convergence angle of 0°21'19", and all distances are GRID distances. Combining scale factor of 1.0001273.
(14) All road ROW are private streets to be owned and maintained by Rockin J Ranch Maintenance Corporation
(15) D.E. = Drainage Easement
(16) Lot Numbers NOT USED 1102-1162, 1246-1265, 1272-1313, 1357-1365,1389, 1400-1489, 1495-1499, 1540-161 and 1619-1625



Location Map

STATE OF TEXAS
COUNTY OF BLANCO

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

Professional Engineer
License No. 82822

6/7/07
Date

STATE OF TEXAS

I hereby certify that this plat consisting of 8 sheets inclusive is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that proper consideration has been given the matters of streets, lots, and, drainage layout.

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

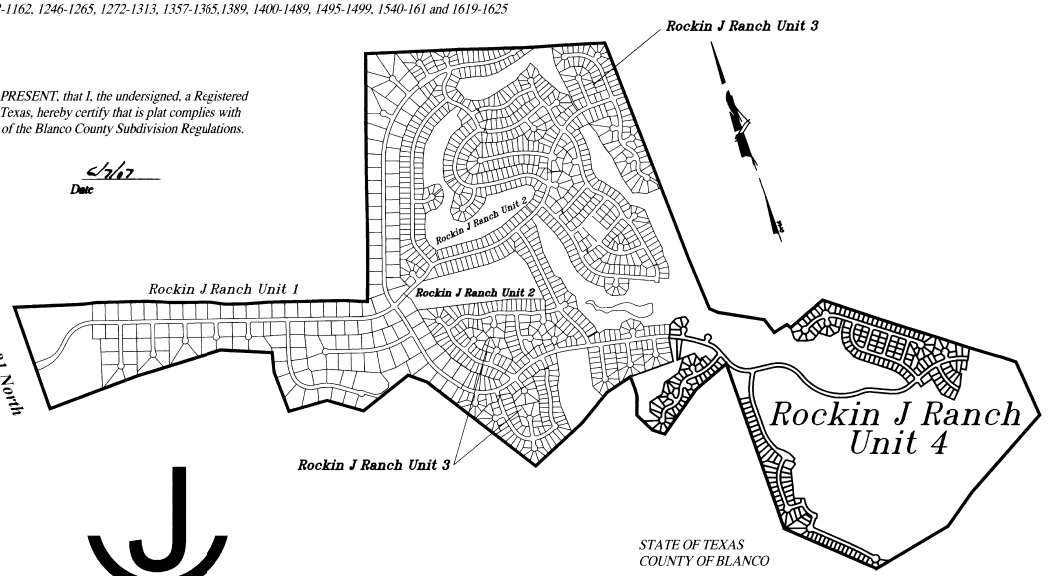
STATE OF TEXAS REGISTERED RICHARD J. SOLIS 4602 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS MICHAEL F. LUCCI 82822 REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me on this 11th day of June, A.D., 2007.

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

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



STATE OF TEXAS
COUNTY OF Blanco

This plat of Rockin J Ranch, Ltd Unit 4, has been submitted and considered by the Commissioners Court of Blanco County, Texas and conforms to all requirements of the subdivision regulations of the County as to which approval is required, and is hereby approved by such court.
Dated: This 14th day of June 2007.

County Judge: Bill Guthrie
Bill Guthrie

Attest: Karen Newman
County Clerk, Blanco County, Texas

I, Karen Newman, County Clerk of Blanco County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office, on the 14th day of June, 2007,A.D. at the Records of Maps and Plats of said County, in book volume 3 on pages 17-26. In testimony whereof, witness my hand and official seal of office, this 14th day of June, 2007, A.D.
County Clerk, Blanco County, Texas

By: Karen Newman
County Clerk, Blanco County, Texas

RANCH

Rockin J Ranch Unit 4

A SUBDIVISION OF 95.80 ACRES OF LAND OUT OF A CALLED 1064.80 ACRE TRACT AS RECORDED IN VOLUME 284, PAGE 949, BLANCO COUNTY DEED RECORDS, Being 0.89 ACRES OUT OF THE ROBERT PAGE SURVEY 181, ABSTRACT 470, 11.74 ACRES OUT OF THE ISAAC MCGARY SURVEY 723, ABSTRACT 392 ,22.08 ACRES OUT OF THE CHRISTIAN SCHMIDT SURVEY NO. 100, ABSTRACT 546, 35.16 ACRES OUT OF THE B.B.B. & C.RR CO. SURVEY 113, ABSTRACT 745, 3.08 ACRES OUT OF THE S.F. NO. 16183, 2.31 ACRES OUT OF W.B. GOSSNETT SURVEY 186, ABSTRACT 1153, 20.54 ACRES OUT OF THE M. PREISS SURVEY 182, ABSTRACT 472, BLANCO COUNTY TEXAS.

CONTAINING 95.80 ACRES, CONSISTING OF 233 LOTS.
24.95 ACRES IN ROAD AREA.
18,114 LINEAR FEET OF NEW ROADWAY.

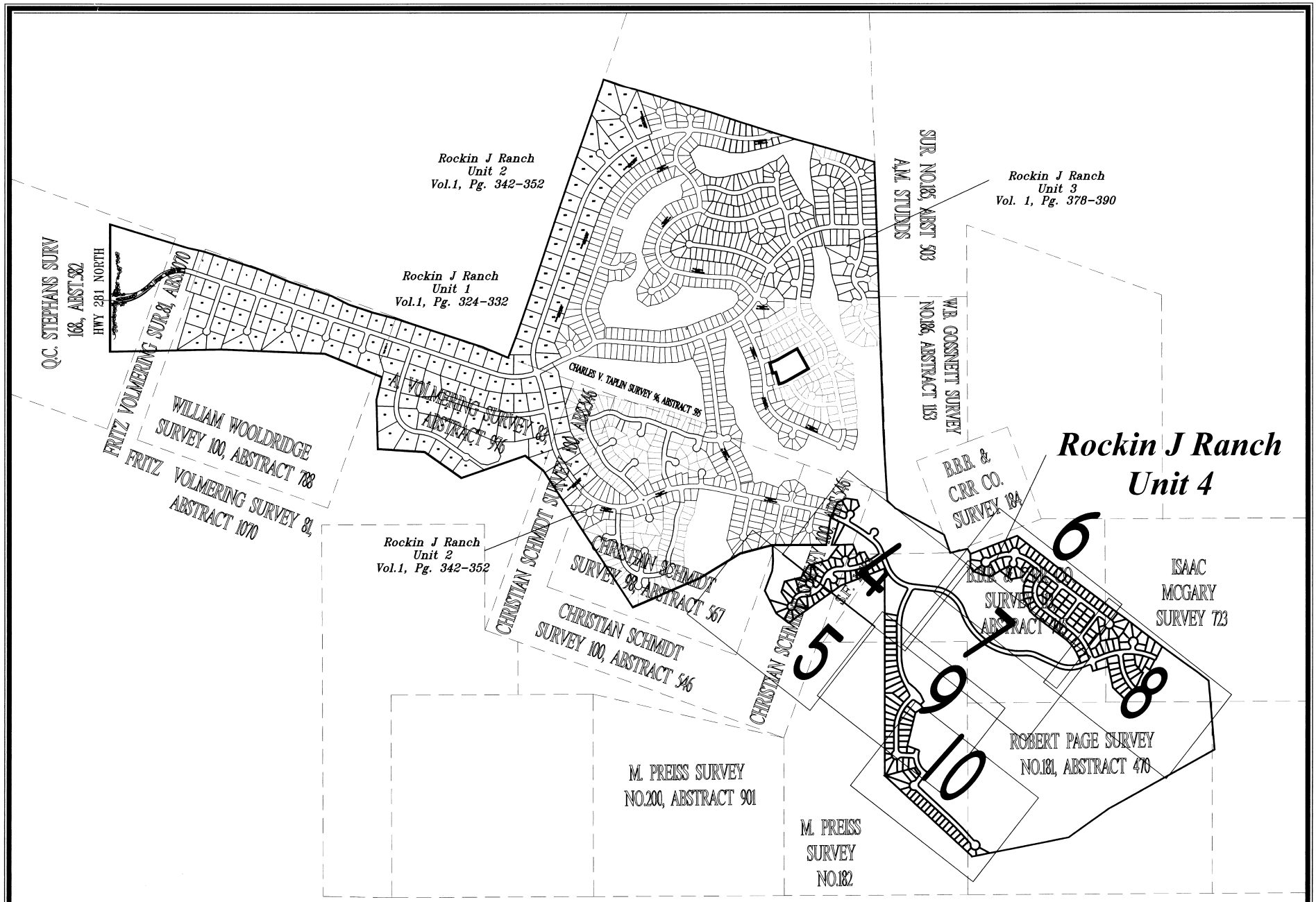
STATE OF TEXAS
COUNTY OF BLANCO

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

Blanco-Pedernales Groundwater Conservation District
830-868-9196
07/06/07
Date

Rancho Del Lago Inc.
(Water System Co.)
Lee R. Roper, President
07/11/07
Date

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



Rockin J Ranch Unit 4

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GRAPHIC SCALE

800 0 400 800 1600 3200

(IN FEET)
1 inch = 800 ft.

Volume *Page*

CURVE and LINE TABLE

CURVE TABLE					
CURVE	LENGTH	Delta Angle	RADIUS	Chord	Chord Bearing
C1	213.79	4°34'39"	2675.99	213.73	N45°01'56"W
C2	21.71	50°43'16"	24.52	21.00	N72°06'39"W
C3	194.40	185°33'38"	60.02	119.91	S04°44'28"E
C4	21.71	50°43'16"	24.52	21.00	N62°40'43"E
C5	35.28	80°50'44"	25.00	32.42	N02°35'03"W
C6	182.36	35°29'33"	294.38	179.45	S25°15'38"E
C7	34.94	80°05'01"	25.00	32.17	N47°33'23"W
C8	21.68	49°40'47"	25.00	21.00	S67°33'43"W
C9	195.68	186°51'23"	60.00	119.79	S43°50'59"E
C10	21.68	49°40'47"	25.00	21.00	N24°44'19"E
C11	432.46	45°35'12"	543.55	421.15	S22°41'32"W
C12	31.86	73°01'03"	25.00	29.75	N06°58'36"E
C13	388.53	29°12'28"	762.19	384.34	S15°26'28"E
C14	395.13	27°30'27"	823.03	391.35	S13°12'27"W
C15	43.70	100°08'40"	25.00	38.34	N23°06'39"W
C16	379.00	50°30'03"	430.00	366.85	S47°55'58"E
C17	43.43	99°31'59"	25.00	38.17	N72°26'56"W
C18	483.96	35°01'13"	791.83	476.48	N75°17'41"E
C19	67.87	21°33'33"	180.37	67.47	S82°01'31"W
C20	62.71	143°43'19"	25.00	47.52	S90°36'56"E
C21	207.10	237°19'21"	50.00	87.75	N46°11'06"E
C22	62.71	143°43'19"	25.00	47.52	N87°00'53"W
C23	10.62	3°22'22"	180.37	10.62	S19°26'17"W
C24	389.46	75°03'12"	297.31	362.21	N55°16'41"E
C25	112.50	75°03'12"	85.88	104.63	S55°16'41"W
C26	211.34	242°10'54"	50.00	85.63	S41°09'27"E
C27	27.13	62°10'54"	25.00	25.82	N48°50'33"E
C28	191.10	75°03'12"	145.88	177.72	S55°16'41"W
C29	73.39	17°43'07"	237.31	73.10	N83°56'44"E
C30	45.82	105°00'49"	25.00	39.67	N22°34'46"E
C31	18.69	42°50'00"	25.00	18.26	N51°20'39"W
C32	231.84	265°40'01"	50.00	73.33	S89°04'21"W
C33	18.69	42°50'00"	25.00	18.26	S09°30'38"E
C34	45.82	105°00'49"	25.00	39.67	S82°26'03"E
C35	113.11	27°18'27"	237.31	112.04	N31°24'19"E
C36	314.86	75°03'12"	240.37	292.83	S55°16'41"W
C37	18.46	1°26'43"	731.83	18.46	S87°55'04"E
C38	41.22	94°27'46"	25.00	36.71	N44°07'41"E
C39	18.69	42°50'00"	25.00	18.26	N24°31'12"W
C40	231.84	265°40'01"	50.00	73.33	S86°53'48"W
C41	18.69	42°50'00"	25.00	18.26	S18°18'48"W
C42	41.22	94°27'46"	25.00	36.71	S50°20'05"E
C43	314.84	24°38'58"	731.83	312.42	N70°06'33"E
C44	35.11	80°28'01"	25.00	32.30	N17°33'04"E
C45	127.54	27°03'42"	270.04	126.36	N36°12'54"W
C46	640.80	18°32'42"	1979.79	638.01	N59°01'06"W
C47	150.58	4°13'42"	2040.37	150.54	N65°54'59"W
C48	38.60	88°28'27"	25.00	34.88	N71°57'39"E
C49	18.69	42°50'00"	25.00	18.26	N06°18'25"E
C50	231.84	265°40'01"	50.00	73.33	N62°18'34"W
C51	18.69	42°50'01"	25.00	18.26	S49°06'25"W
C52	38.60	88°28'27"	25.00	34.88	S16°30'48"E
C53	271.68	7°37'45"	2040.37	271.48	N56°56'09"W
C54	45.18	129°26'25"	20.00	36.17	N62°09'31"E
C55	228.48	261°49'24"	50.00	75.57	N51°39'00"W
C56	45.18	129°26'25"	20.00	36.17	S14°32'29"W
C57	15.35	0°25'52"	2040.37	15.35	N49°57'47"W
C58	155.88	27°03'55"	330.00	154.44	N36°12'54"W
C59	392.84	60°49'59"	370.00	374.65	S53°05'56"E
C60	530.76	64°55'06"	468.44	502.82	N51°03'23"W
C61	1008.87	75°04'12"	770.00	938.24	S56°07'56"E
C62	172.64	28°15'28"	350.05	170.90	N79°32'18"E
C63	297.54	46°04'28"	370.00	289.58	S86°26'48"E
C64	39.27	90°00'00"	25.00	35.36	N23°30'56"E
C65	371.98	31°04'50"	685.73	367.44	N37°24'54"W
C66	431.50	90°00'00"	274.70	388.48	S07°57'19"E
C67	39.27	90°00'00"	25.00	35.36	N07°57'19"W
C68	145.95	20°04'07"	416.68	145.20	N82°59'22"W
C69	42.79	98°04'20"	25.00	37.76	S57°56'24"W
C70	18.69	42°50'00"	25.00	18.26	S12°30'46"E

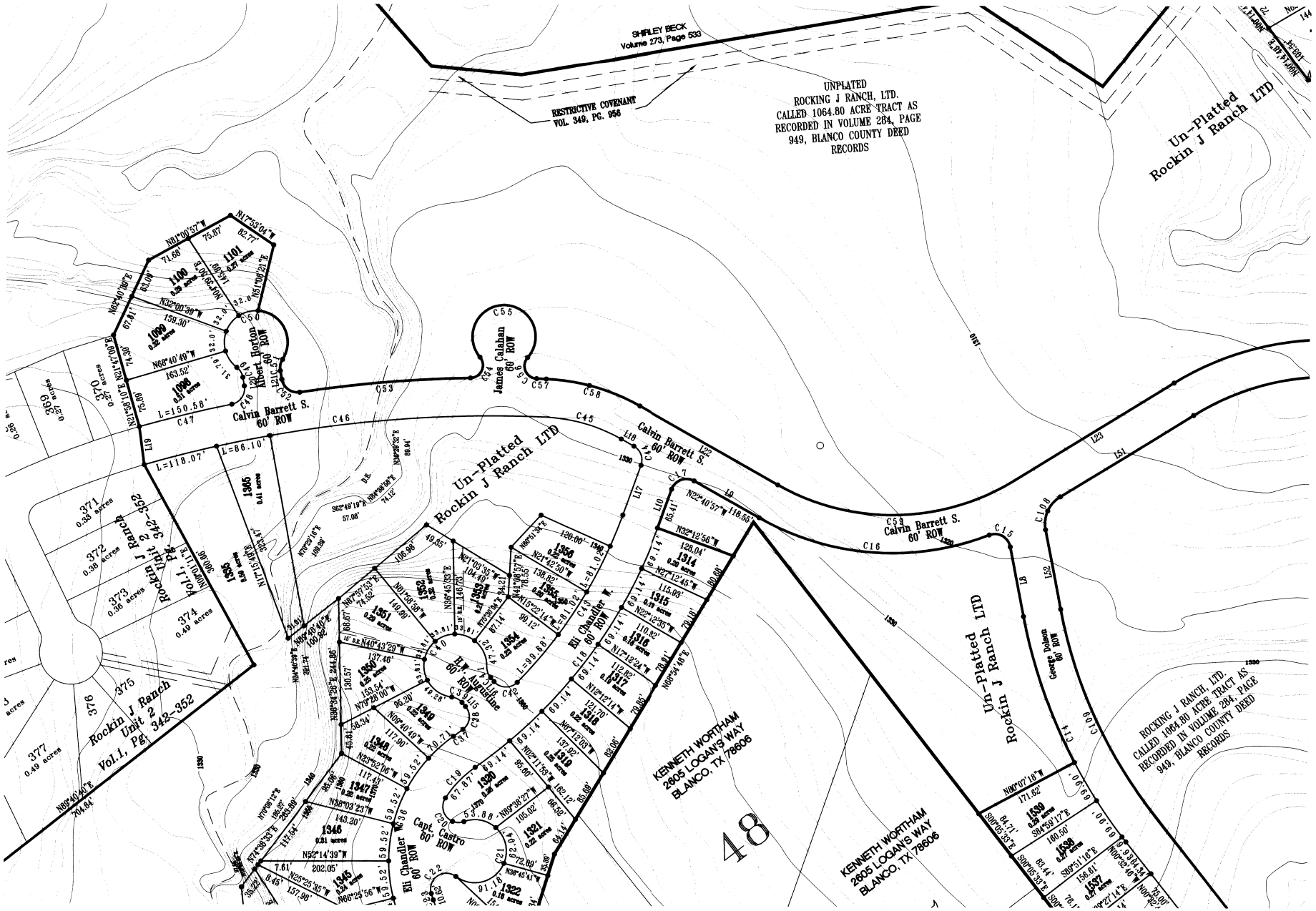
CURVE TABLE					
CURVE	LENGTH	Delta Angle	RADIUS	Chord	Chord Bearing
C71	231.84	265°40'01"	50.00	73.33	S81°05'46"E
C72	18.69	42°50'01"	25.00	18.26	N30°19'14"E
C73	42.79	98°04'20"	25.00	37.76	N40°07'56"W
C74	200.90	28°09'05"	408.88	198.88	S76°45'22"W
C75	21.73	51°34'39"	24.14	21.00	S38°06'07"W
C76	292.54	279°21'34"	60.00	77.65	S27°03'29"E
C77	23.79	51°11'30"	26.62	23.00	N87°58'28"E
C78	220.31	28°28'22"	443.34	218.05	S76°09'49"W
C79	29.74	69°56'03"	24.36	27.93	N55°25'58"E
C80	163.66	156°52'35"	59.77	117.12	N81°05'46"W
C81	29.74	69°56'03"	24.36	27.93	S37°37'30"E
C82	155.09	20°39'06"	430.28	154.25	N62°15'59"W
C83	264.83	252°53'43"	60.00	96.53	N73°29'33"E
C84	31.81	72°53'43"	25.00	29.70	N16°30'27"W
C85	39.27	90°00'00"	25.00	35.36	S82°02'41"W
C86	32.40	74°14'44"	25.00	30.18	S00°04'41"E
C87	204.57	15°43'02"	745.73	203.92	N29°20'32"W
C88	39.27	90°00'00"	25.00	35.36	S66°29'02"E
C89	326.73	21°50'09"	857.32	324.76	S79°26'09"W
C90	37.71	86°25'32"	25.00	34.24	N47°08'35"E
C91	21.68	49°40'47"	25.00	21.00	N20°54'35"W
C92	292.54	279°21'34"	60.00	77.65	N86°04'11"W
C93	21.68	49°40'47"	25.00	21.00	S28°46'12"W
C94	37.71	86°25'32"	25.00	34.24	S39°16'57"E
C95	283.45	18°56'46"	857.18	282.16	N73°01'21"W
C96	413.63	29°43'43"	797.18	409.00	N76°24'49"W
C97	41.05	94°05'04"	25.00	36.59	S39°40'46"W
C98	354.58	38°07'43"	532.83	348.07	S26°25'36"E
C99	394.51	38°07'43"	592.83	387.27	S26°25'36"E
C100	41.05	94°04'23"	25.00	36.59	N54°23'56"W
C101	139.66	10°03'34"	795.44	139.48	S73°32'06"W
C102	36.67	84°03'01"	25.00	33.47	S28°29'28"W
C103	41.87	95°56'59"	25.00	37.14	N63°30'32"W
C104	345.78	46°04'28"	430.00	336.54	S88°26'48"E
C105	143.05	28°15'28"	290.05	141.61	N79°32'18"W
C106	1085.97	75°11'47"	827.45	1009.69	S56°04'06"E
C107	464.68	65°29'56"	406.66	439.98	N51°13'12"W
C108	60.67	69°31'23"	50.00	57.02	S61°43'22"W
C109	366.10	27°57'26"	750.28	362.48	S12°56'56"W
C110	350.89	30°12'35"	665.50	346.84	S15°26'15"E
C111	32.55	78°56'07"	23.62	30.03	S85°00'17"W
C112	364.73	45°35'12"	483.55	374.66	S22°41'32"W
C113	76.36	87°29'49"	50.00	69.15	S43°50'59"E
C114	34.94	80°05'01"	25.00	32.17	N52°21'36"E
C115	40.06	7°48'06"	294.38	40.05	S18°13'06"W
C116	295.77	73°28'48"	230.62	275.91	S15°37'18"E
C117	39.27	90°00'00"	25.00	35.36	S82°50'19"W
C118	60.26	89°21'51"	38.63	54.33	S06°50'37"E
C119	219.97	3°31'38"	3573.27	219.94	N45°24'57"W
C120	21.70	50°33'15"	24.80	21.00	S67°35'00"E
C121	296.13	280°14'02"	60.55	77.65	N47°15'24"E
C122	21.70	50°33'15"	24.80	21.00	N17°54'13"W
C123	39.27	90°00'00"	25.00	35.36	N07°57'19"W
C124	41.87	95°57'39"	25.00	37.15	N85°01'31"E
C125	314.91	84°02'21"	214.70	287.43	S04°58'29"E
C126	39.27	90°00'00"	25.00	35.36	S82°02'41"W
C127	39.27	90°00'00"	25.00	35.36	S82°02'41"W
C128	39.27	90°00'00"	25.00	35.36	N07°57'19"W
C129	39.27	90°00'00"	25.00	35.36	N82°02'41"E
C130	39.27	90°00'00"	25.00	35.36	S07°57'19"E
C131	96.31	7°23'59"	745.73	96.24	N49°15'19"W
C132	42.50	97°23'59"	25.00	37.56	N85°44'41"E
C133	39.27	90°00'00"	25.00	35.36	N07°57'19"W
C134	39.27	90°00'00"	25.00	35.36	S82°02'41"W
C135	38.39	82°51'29"	26.55	35.13	S04°43'24"E

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	574.95	N47°19'15"W	L71	81.25	N37°02'41"E
L2	97.33	N37°50'19"E	L72	270.95	N37°02'41"E
L3	146.06	N87°35'53"W	L73	190.00	S52°57'19"E
L4	267.37	N00°06'04"W	L74	270.95	S37°02'41"W
L5	50.31	N45°29'07"E	L75	190.00	N52°57'19"W
L6	130.85	N27°31'55"W	L76	90.74	S52°57'19"E
L7	393.15	N00°50'15"W	L77	277.37	N37°02'41"E
L8	111.72	N28°57'41"E	L78	190.00	N52°57'19"W
L9	118.55	N22°40'57"W	L79	269.75	S36°42'21"W
L10	65.41	S57°47'04"W			
L11	86.94	S17°45'05"W			
L12	20.61	N17°45'06"E			
L13	14.79	N29°56'39"W			
L14	14.79	S29°56'39"E			
L15	8.34	N03°06'12"W			
L16	8.34	S03°06'12"E			
L17	63.89	N57°47'04"E			
L18	23.12	N22°40'57"W			
L19	60.68	N30°22'32"E			
L20	13.79	N27°43'26"E			
L21	13.79	S27°43'26"W			
L22	253.21	S22°40'57"E			
L23	298.15	S83°30'56"E			
L24	300.20	S85°24'34"E			
L25	104.28	N66°30'58"E			
L26	64.74	N21°29'02"W			
L27	481.04	N52°57'19"W			
L28	81.25	N37°02'41"E			
L29	185.95	N52°57'19"W			
L30	6.61	S06°54'14"W			
L31	6.61	N06°54'14"E			
L32	54.94	S63°53'26"W			
L33	51.38	N61°55'36"E			
L34	1322.62	S52°57'19"E			
L35	65.43	N52°57'19"W			
L36	299.90	S37°02'41"W			
L37	60.06	S21°29'02"E			
L38	122.00	N66°30'58"E			
L39	11.96	N03°55'49"E			
L40	11.96	S03°55'49"W			
L41	60.00	S26°27'02"W			
L42	93.66	S07°21'44"E			
L43	60.00	S44°30'33"W			
L44	93.66	N07°21'44"W			
L45	127.44	S66°30'58"E			
L46	77.12	S15°32'03"E			
L47	60.00	S74°27'57"W			
L48	65.65	N15°32'03"W			
L49	98.25	S66°30'58"E			
L50	300.20	N65°24'34"W			
L51	247.74	N83°30'56"W			
L52	127.57	S26°57'41"W			
L53	393.13	S90°19'58"E			
L54	113.16	S59°23'31"E			
L55	103.11	S41°57'45"E			
L56	106.02	S25°51'40"E			
L57	58.52	S47°16'38"W			
L58	100.25	N55°30'40"W			
L59	44.72	S47°16'55"W			
L60	255.60	S00°06'04"E			
L61	134.29	S87°35'53"E			
L62	60.00	S89°52'49"E			
L63	29.66	S54°31'56"E			
L64	67.60	S10°24'50"W			
L65	93.75	S37°56'19"W			
L66	573.96	S47°10'46"E			
L67	192.51	S42°16'23"E			
L68	193.86	N42°44'36"W			
L69	170.00	S52°57'19"E			
L70	269.92	S37°02'41"W			

Richard Solis Surveying Co.
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Rockin J Ranch
Unit 4



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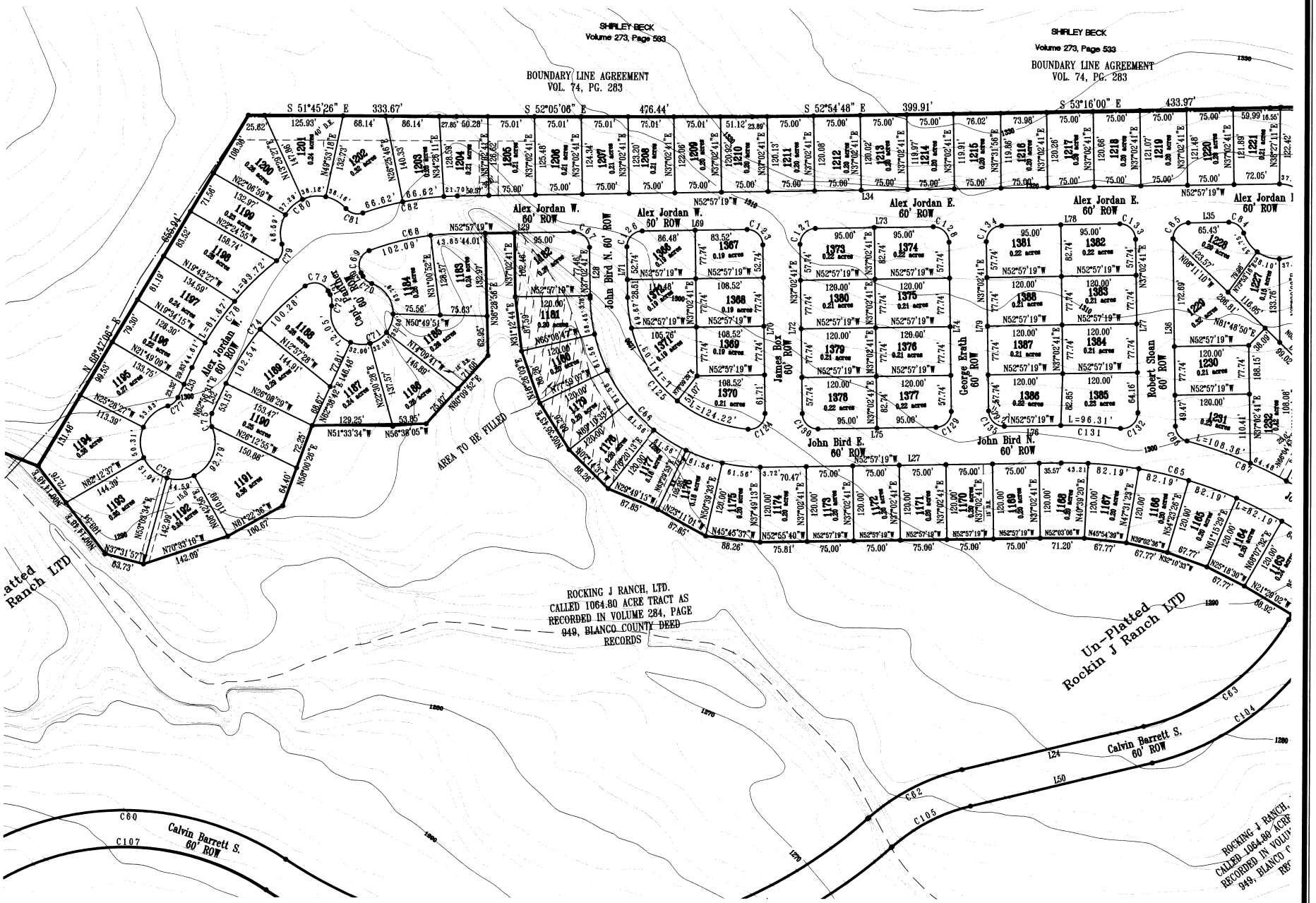
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(IN FEET)
1 inch = 100 ft.

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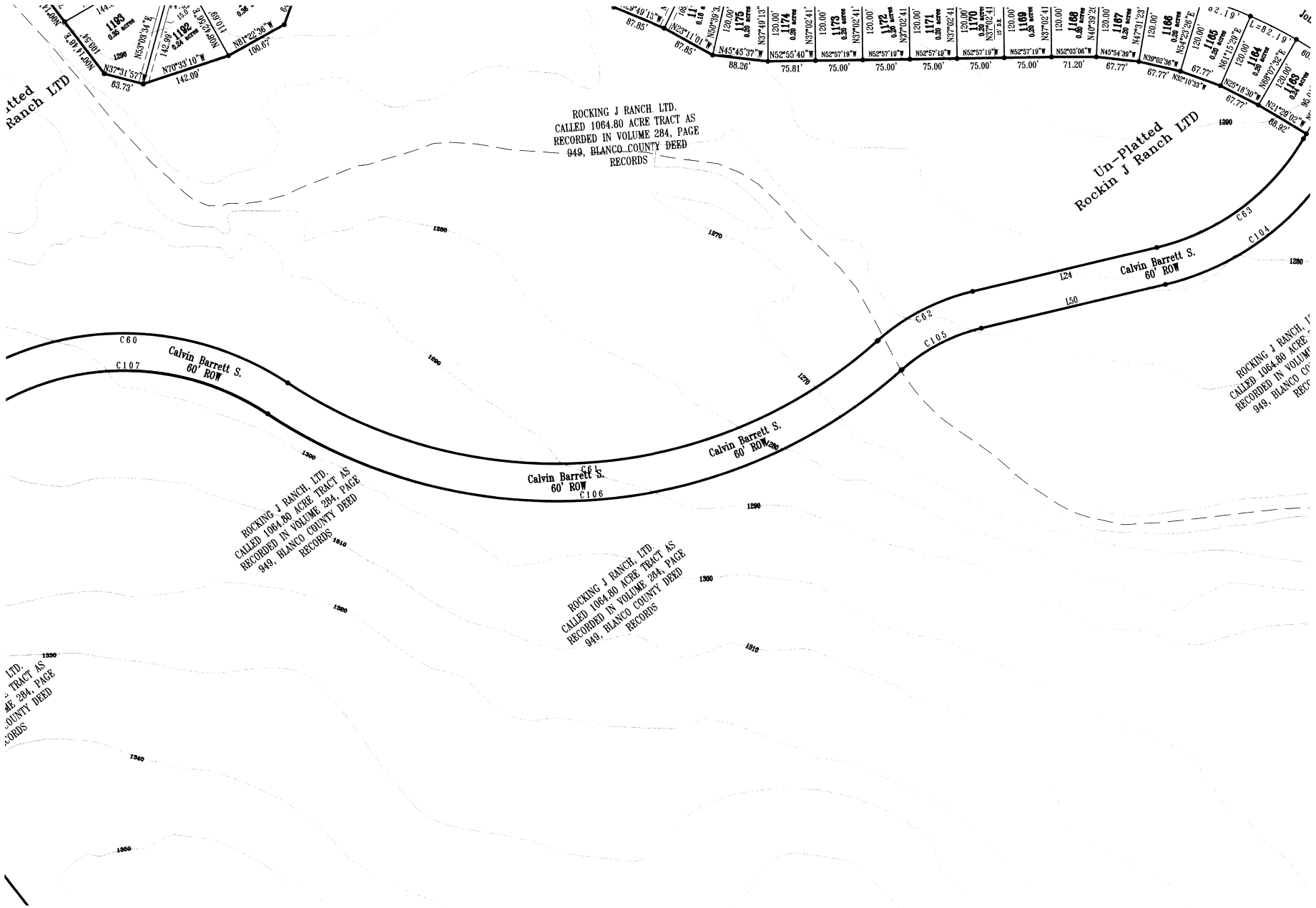
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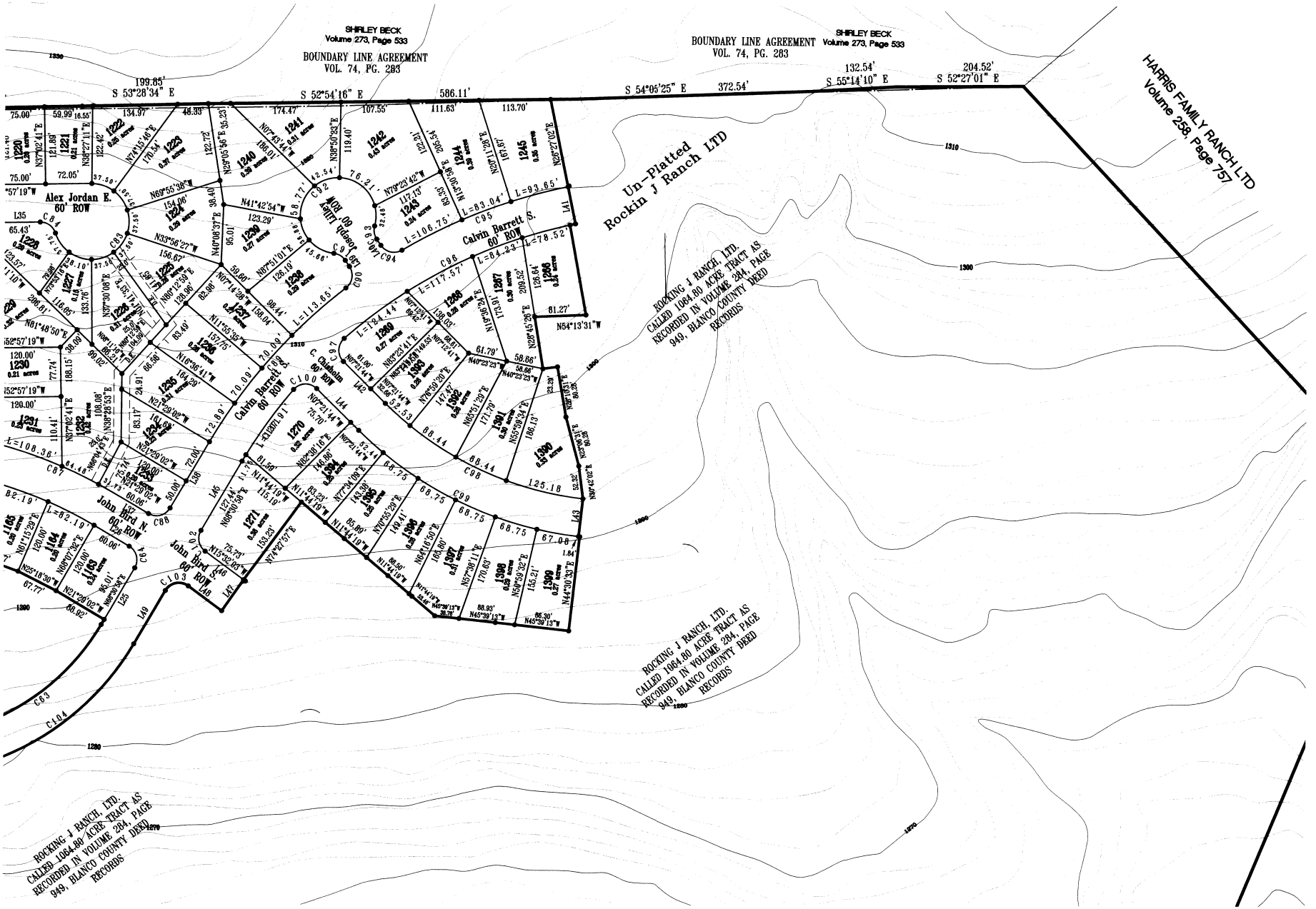
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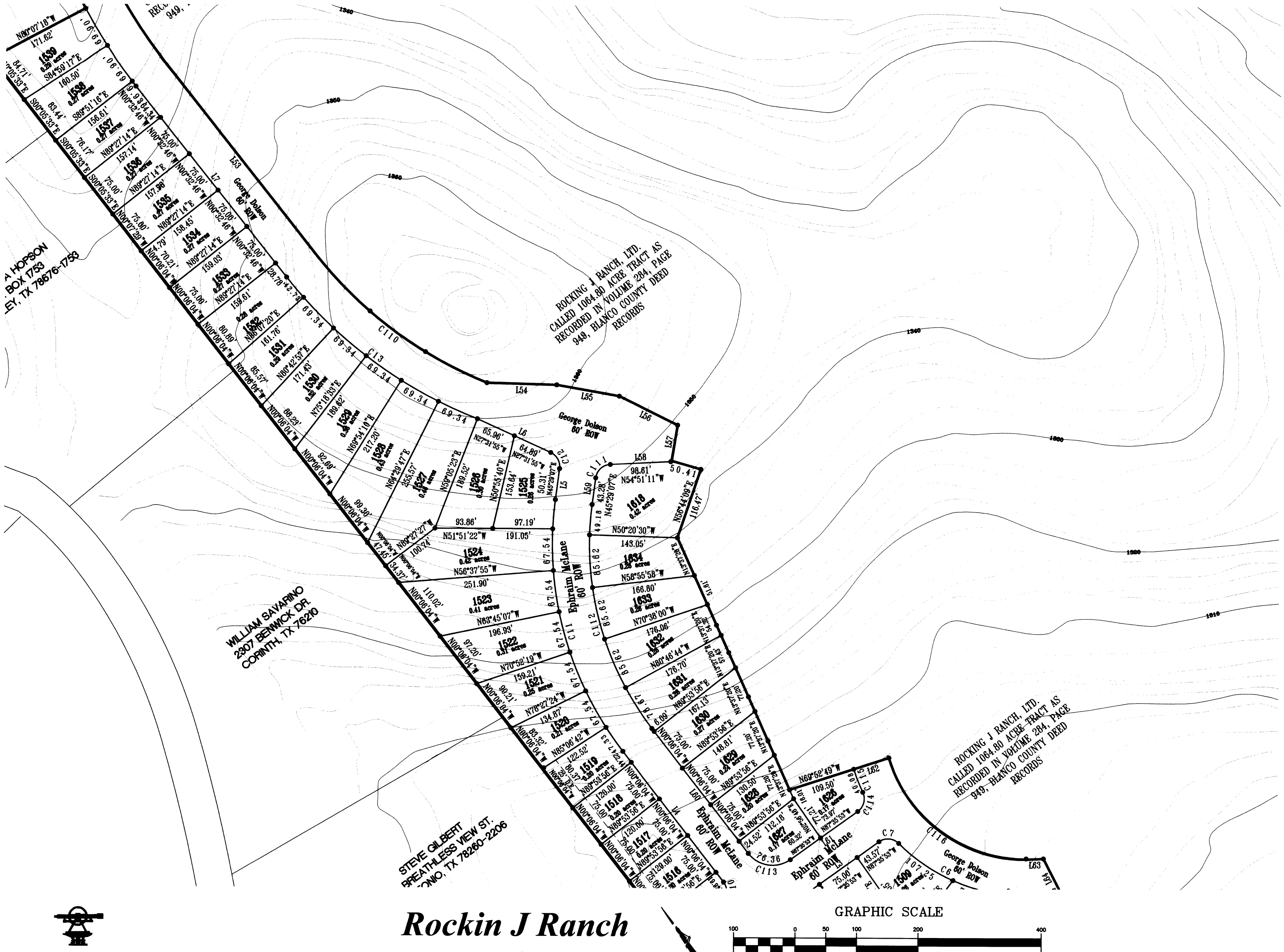
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(IN FEET)
1 inch = 100 ft.

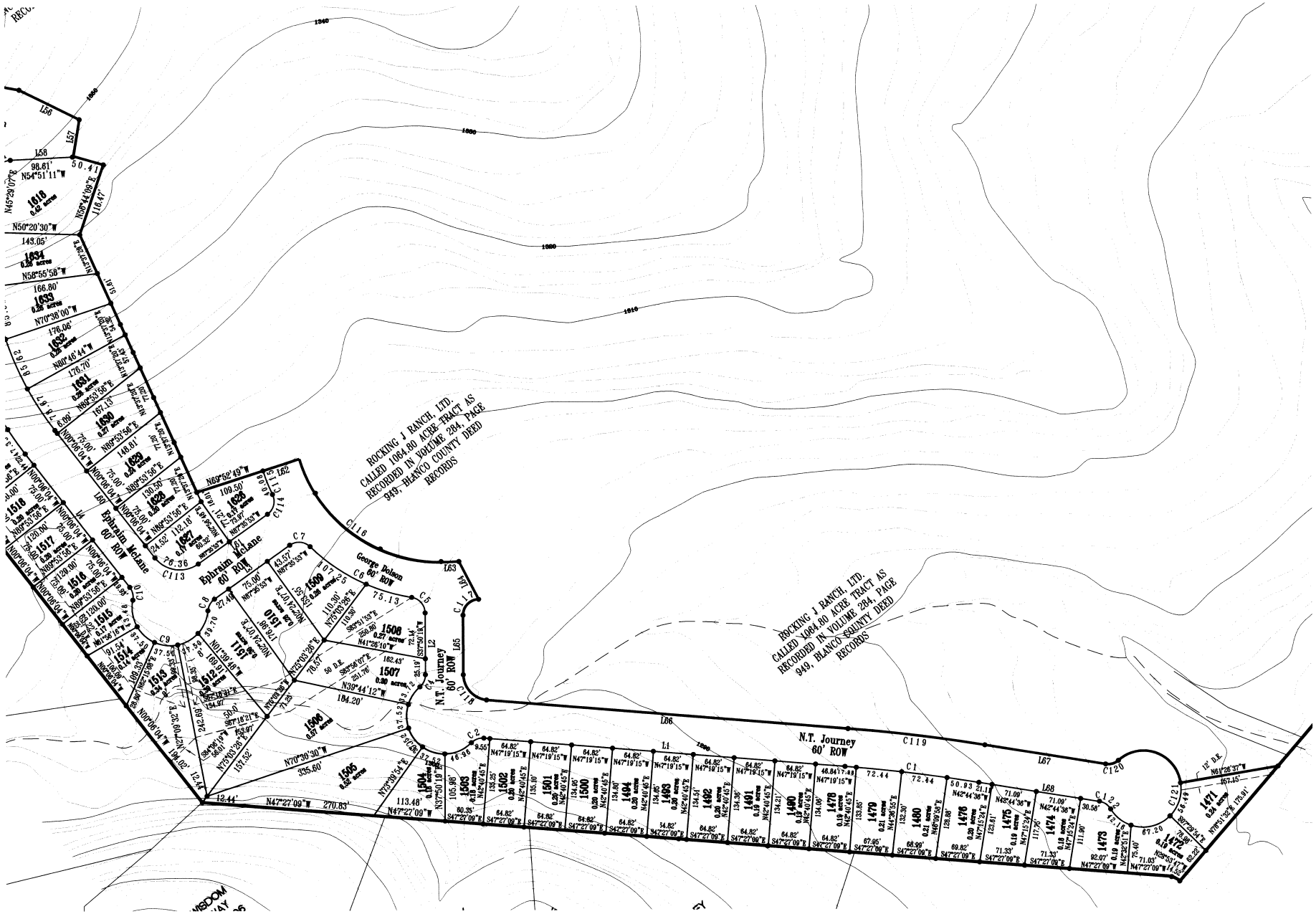
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