

STATE OF TEXAS
COUNTY OF BLANCO

KNOWN ALL MEN BY THESE PRESENT, THAT RANCHES AT ROUND MOUNTAIN, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME ADDRESS AT 10399 FM 2325 WIMBERLY, TEXAS 78676 AND OWNERS OF 89.12 ACRES OF LAND, LOCATED IN THE I. RR. CO. SURVEY, SECTION NO. 1, ABSTRACT NO. 315, AND THE I. RR. CO. SURVEY, SECTION NO. 2, ABSTRACT NO. 1412, BLANCO COUNTY, TEXAS, AND BEING ALL OF LOTS 20, 21, 22, 23 AND 24 OF THE FINAL PLAT FOR RANCHES AT BIG MOUNTAIN AS RECORDED IN DOCUMENT NO. 2025-251801 OF THE OFFICIAL RECORDS OF BLANCO COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY SHOWN HEREON THE USE OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 7th DAY OF April, A.D., 20 26

RANCHES AT ROUND MOUNTAIN LLC, A TEXAS LIMITED LIABILITY COMPANY

Mike Clinard
MIKE CLINARD, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CLINARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS OF THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 7th DAY OF April, A.D., 20 26

Wyatt Wesley Krause
My Notary ID # 135533663
Expires September 25, 2029
NOTARY PUBLIC, STATE OF TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS, IT IS UNDERSTOOD THAT ALL ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL REMAIN THE PROPERTY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE PROPERTY. THE CONSTRUCTION, REPAIR, AND MAINTENANCE OF THESE ROADS AND ANY ASSOCIATED DRAINAGE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND/OR SUBSEQUENT OWNERS OF THE SUBDIVISION AND WILL NOT BE THE RESPONSIBILITY OF BLANCO COUNTY.

Mike Clinard 4-7-2026
MIKE CLINARD, MANAGER DATE

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 28 DAY OF April, A.D., 20 26, THE COMMISSIONERS COURT OF BLANCO COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN BOOK _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 20 _____.

Brett Bray
BRETT BRAY, JUDGE
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, 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 _____ DAY OF _____, 20 _____, AT _____ O'CLOCK _____ M, AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20 _____, AT _____ O'CLOCK _____ M, IN PLAT RECORDS OF BLANCO COUNTY, TEXAS IN BOOK _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 20 _____.

LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS AND FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Kyle L. Pressler 4/7/2026
KYLE L. PRESSLER, R.P.L.S. #6528 DATE
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
6528

STATE OF TEXAS
COUNTY OF BLANCO:

KNOWN TO ME BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

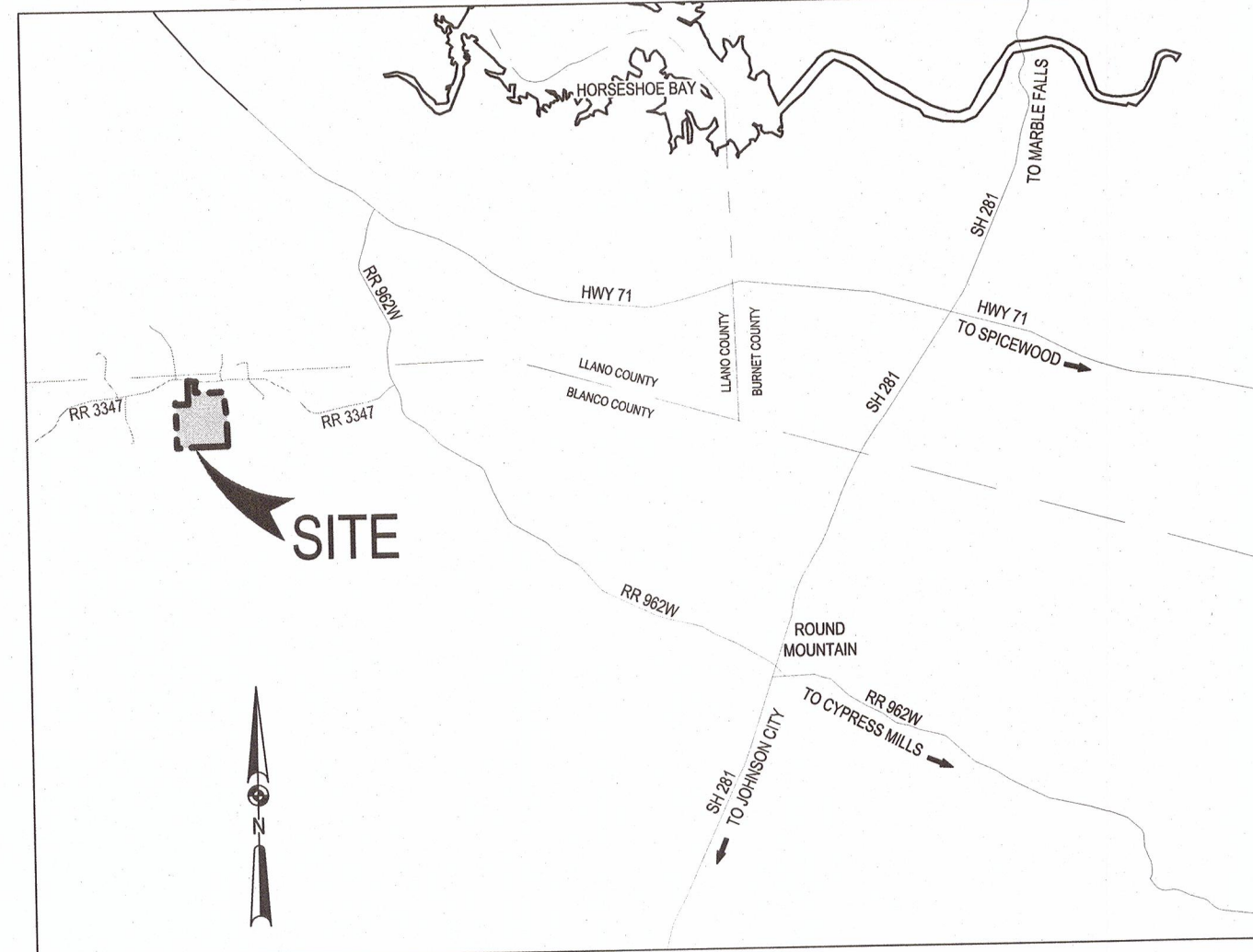
Carson D. Keller 4/6/26
CARSON D. KELLER, P.E. #149086 DATE
STATE OF TEXAS
REGISTERED
PROFESSIONAL
ENGINEER
149086

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO EITHER: AN INDIVIDUAL GROUNDWATER WELL, THE LOCATION OF WHICH HAS BEEN APPROVED BY THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT; A TOWN APPROVED PUBLIC WATER SUPPLY SYSTEM; OR OTHER DOMESTIC WATER SUPPLY SUBJECT TO APPROVAL BY THE BLANCO COUNTY COMMISSIONERS COURT.

Kyle L. Pressler 4/7/2026
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
830-868-9196 DATE

REVISION OF PLAT OF LOTS 20, 21, 22, 23 AND 24 OF RANCHES AT BIG MOUNTAIN AS RECORDED IN DOCUMENT NO. 2025-251801 OF THE OFFICIAL RECORDS OF BLANCO COUNTY, TEXAS, AND ESTABLISHING LOTS 20A, 20B, 21A, 22A, 23A, 23B, AND 24A, RANCHES AT BIG MOUNTAIN.

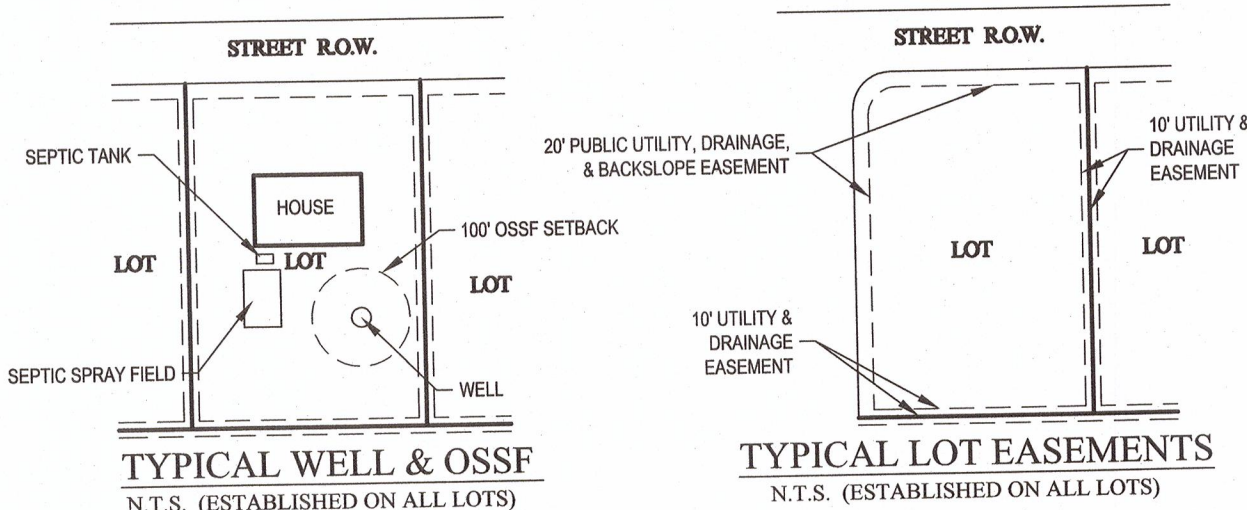
A 89.12 ACRE TRACT OF LAND, LOCATED IN THE I. RR. CO. SURVEY, SECTION NO. 1, ABSTRACT NO. 315, THE I. RR. CO. SURVEY, SECTION NO. 2, ABSTRACT NO. 1412, BLANCO COUNTY, TEXAS AND BEING ALL OF LOTS 20, 21, 22, 23 AND 24 OF THE FINAL PLAT FOR THE RANCHES AT BIG MOUNTAIN AS RECORDED IN DOCUMENT NO. 2025-251801 OF THE OFFICIAL RECORDS OF BLANCO COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

LAND SUMMARY:
PLATTED ACREAGE = 89.12 AC.
NO. OF RESIDENTIAL LOTS = 7
RESIDENTIAL LOT DENSITY = 12.73 AC/LOT



TYPICAL LOT EASEMENT & SETBACK NOTES:

1. TYPICAL EASEMENTS APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.
2. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.
3. A 20' PUBLIC UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE REAR LOT LINES OF ALL LOTS BORDERING THE PERIMETER OF THE SUBDIVISION.
4. REFER TO DEED RESTRICTIONS FOR BUILDING SETBACK PARAMETERS.

STATE OF TEXAS
COUNTY OF BLANCO:

I, THE BLANCO COUNTY FIRE MARSHAL Matthew McMan, HAVE REVIEWED THE PLAT AND CERTIFY THE SUITABILITY OF THESE PRIVATE ROADS FOR INGRESS/EGRESS OF EMERGENCY VEHICLES.

Matthew McMan 6/16/26
BLANCO COUNTY FIRE MARSHAL DATE

OWNER/DEVELOPER:
RANCHES AT ROUND MOUNTAIN, LLC.
ATTN: MIKE CLINARD
10399 FM 2325
WIMBERLY, TEXAS 78676
713-208-7171
MIKE@CLINARDPROPERTIES.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE PRESSLER, R.P.L.S.
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O CARSON D. KELLER, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
KKOLACNY@MATKINHOOVER.COM

MATKIN HOOVER
ENGINEERING & SURVEYING
P.O. BOX 34
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0099
TEXAS REGISTERED ENGINEERING FIRM #040412
TEXAS REGISTERED SURVEYING FIRM #0024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

REV:
DATE: FEBRUARY 2026

JOB NO. 3340.01

SHEET 1 OF 3

- NOTES:
1. 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.
 2. WATER IS PROVIDED BY PRIVATE WELLS. NO PRIVATE SEPTIC SYSTEM WILL BE PERMITTED WITHIN 100' OF 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 PEDERNALES ELECTRIC COOP.
 6. POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE SUBDIVISION ENTRANCE.
 7. ALL ROADS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE RANCHES AT BIG MOUNTAIN PROPERTY OWNERS ASSOCIATION.
 8. THERE ARE 7 RESIDENTIAL LOTS WITHIN THIS SUBDIVISION.
 9. BEARINGS AND COORDINATES ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE, 4203, GRID.
 10. LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY (20) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND TEN (10) FEET ALONG ALL REAR AND 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.
 11. THERE ARE RECORDED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE BLANCO COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.).
 12. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE BLANCO COUNTY.
 13. NO LOTS WITHIN THIS SUBDIVISION ARE ENROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48031C0075C, EFFECTIVE DATE FEBRUARY 6, 1991 FOR BLANCO COUNTY, TEXAS.
 14. NOT ALL EXISTING STORM WATER CONVEYANCE FLOW PATHS AND/OR AREAS PRONE TO FLOODING ARE SHOWN ON THIS PLAT. PROPERTIES ADJACENT TO ANY STORM WATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATIONS OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR FLOW ELEVATION.
 15. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
 16. GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
 17. BLANCO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES; THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS BLANCO COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
 18. A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE SERVICES, COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE COUNTY ORDINANCES, AND GIVING THE COUNTY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND COUNTY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE COUNTY EMERGENCY MANAGEMENT OFFICE THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
 19. SPECIAL LOT DEDICATION/DESIGNATION:
A. LOT 900 IS DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOT 900 SHALL BE DEDICATED FOR THE USE OF LANDOWNERS, THEIR HEIRS, ASSIGNS, ETC. AND SHALL REMAIN PRIVATE, AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME A NON PROFIT HOME OWNERS ASSOCIATION (HOA) ETC. IS ESTABLISHED.

PEDERNALES ELECTRIC NOTES:

1. ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
2. PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE REDUCTION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1X (ONE) ACCESS POINT(S) ALONG TX R.R.3347 HIGHWAY BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 677 FT ±.
4. IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
6. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.

WATER AVAILABILITY NOTE:

THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF BLANCO COUNTY, TEXAS OR THE BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT IN JOHNSON CITY, TEXAS. PURCHASERS ARE FURTHER ADVISED THAT WATER QUANTITY AND QUALITY ARE UNIQUE TO EACH WELL AND CANNOT BE RELIABLY PREDICTED IN ADVANCE OF DRILLING. WATER AVAILABILITY CAN ALSO BE AFFECTED BY LOCAL WEATHER CONDITIONS. TO ADDRESS SPECIFIC WATER WELL ISSUES AND TO ENSURE A WATER SUPPLY THAT IS SATISFACTORY FOR TYPICAL DOMESTIC USE, PROSPECTIVE PURCHASERS SHOULD CONSIDER NOT ONLY INDIVIDUAL WATER WELLS, BUT OTHER ALTERNATIVE WATER RESOURCES (I.E. RAINWATER HARVESTING), WATER SOFTENER SYSTEMS, REVERSE OSMOSIS SYSTEMS, AND STORAGE TANKS EQUIPPED WITH FLOAT SWITCHES, PUMPING TIMERS, AND BOOST PUMPS. CONSIDERATION OF ALTERNATIVE WATER SOURCES MAY ALWAYS BE CONSIDERED DUE TO THE CUMULATIVE IMPACTS OF WATER DEMANDS PLACED ON THE AQUIFERS SUPPLYING THE REGION. RAINWATER HARVESTING IS AN ALTERNATIVE THAT MAY PROVIDE ADEQUATE WATER QUANTITY AND HIGHER QUALITY TO SUPPLEMENT OR REPLACE THE WATER PROVIDED FROM PRIVATE WELLS. SEE THE TEXAS MANUAL ON RAINWATER HARVESTING, TEXAS WATER DEVELOPMENT BOARD FOR GUIDANCE.

Filed for Record
in the Official Records Of:
Blanco County
On: 4/28/2026 11:07:31 AM
In the PLAT Records
WILLIAM KRAUSE
Doc Number: 2026 - 261392
Number of Pages: 3
Amount: 65.00
Order#: 20260428000005
By: JC

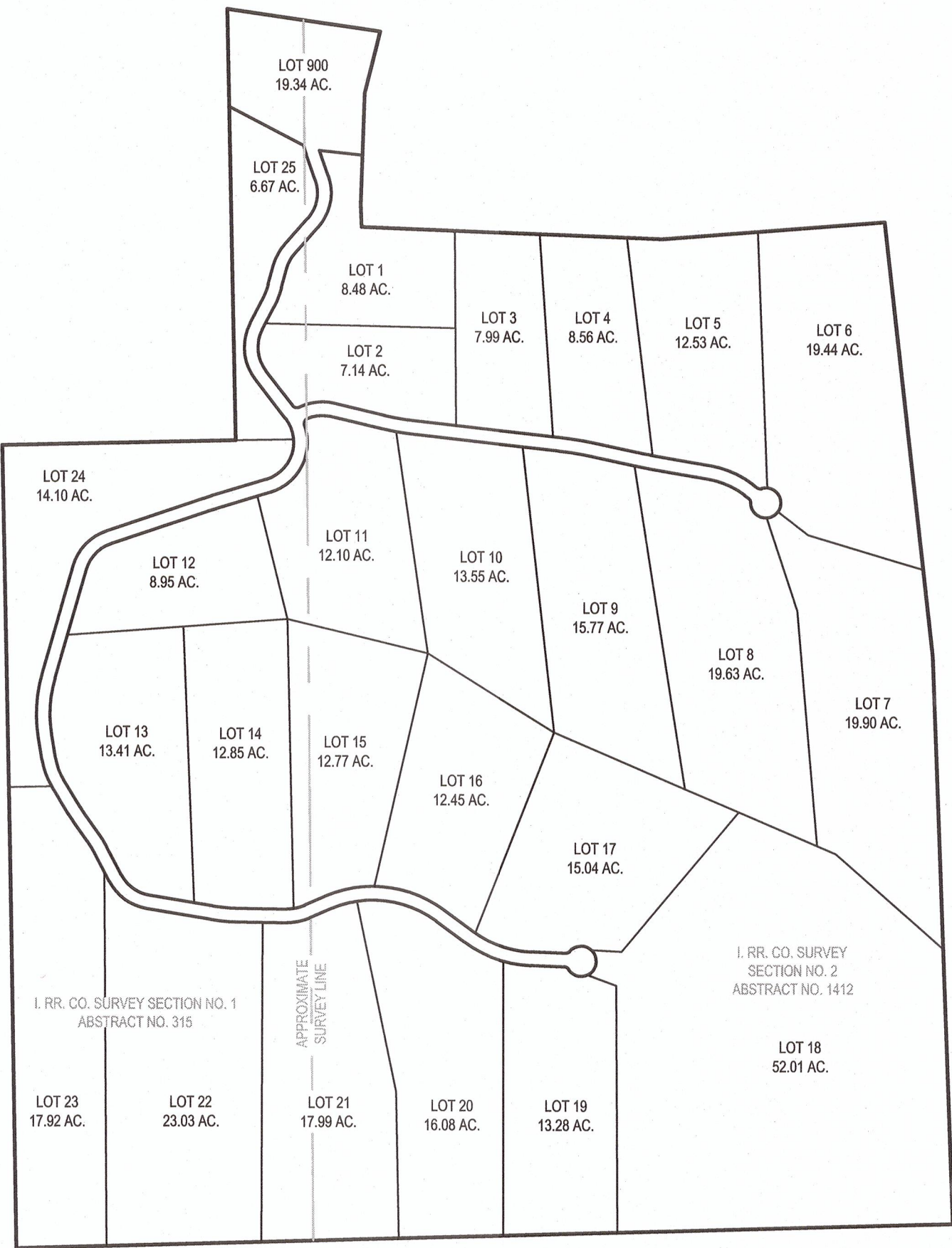


Laura Walla

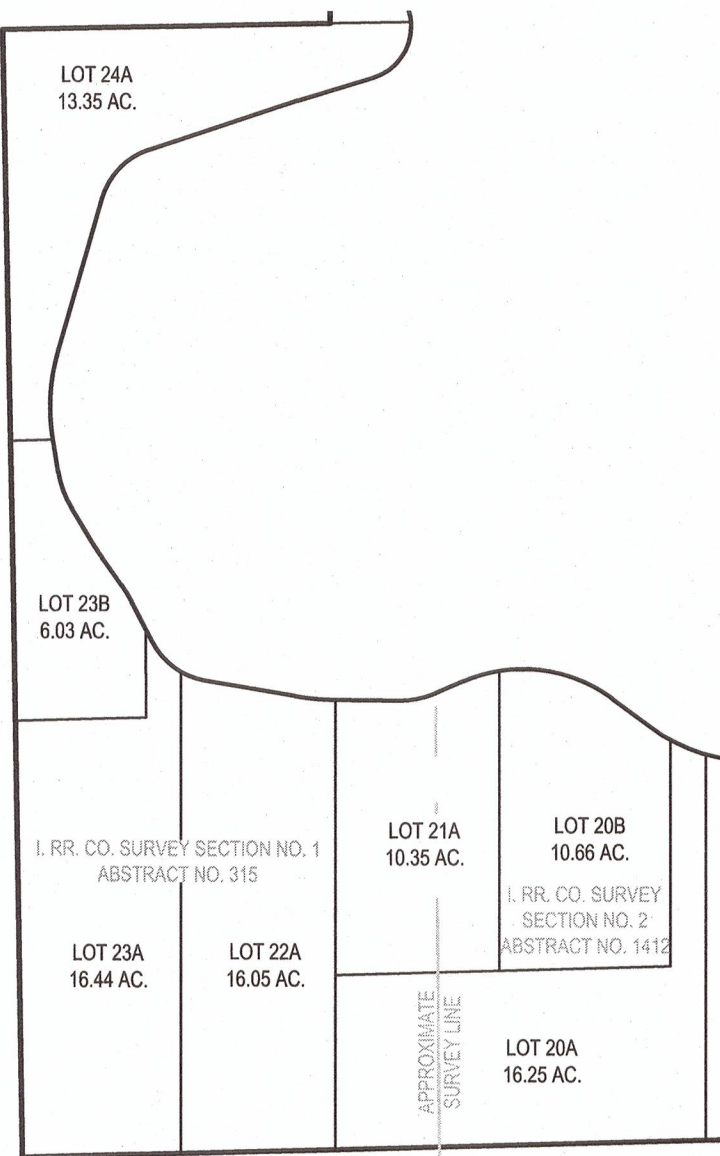
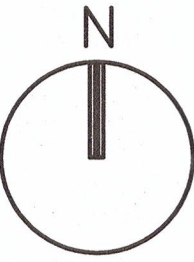
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88° 25' 54"E	131.88'
L2	S09° 29' 24"E	101.15'
L3	S31° 01' 22"E	142.30'
L4	S35° 16' 32"E	104.14'
L5	S27° 38' 35"E	139.18'
L6	N80° 21' 25"W	284.63'
L7	S89° 13' 47"E	193.44'
L8	N66° 47' 18"E	98.24'
L9	N53° 40' 15"W	153.69'

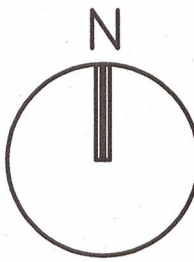
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.00'	228.14'	76°53'25"	N34° 32' 47"E	211.40'
C2	1530.00'	43.18'	1°37'01"	N72° 10' 59"E	43.18'
C3	230.00'	222.07'	55°19'11"	N43° 42' 53"E	213.54'
C4	630.00'	280.88'	25°32'42"	N03° 16' 57"E	278.56'
C5	330.00'	124.02'	21°31'58"	S20° 15' 23"E	123.29'
C6	530.00'	39.34'	4°15'10"	S33° 08' 57"E	39.33'
C7	470.00'	62.61'	7°37'57"	S31° 27' 34"E	62.56'
C8	230.00'	211.61'	52°42'50"	S54° 00' 00"E	204.22'
C9	830.00'	128.53'	8°52'22"	N84° 47' 36"W	128.41'
C10	280.00'	117.20'	23°58'55"	N78° 46' 46"E	116.34'
C11	470.00'	488.42'	59°32'27"	N83° 26' 28"W	466.73'
C12	530.00'	192.38'	20°47'48"	S64° 04' 09"E	191.32'



AS CURRENTLY PLATTED (DOCUMENT NO. 2025-251801, O.R.B.C.T.)
SCALE: 1"=600'



AS PROPOSED
SCALE: 1"=600'



REVISION OF PLAT OF LOTS 20, 21, 22, 23 AND 24 OF RANCHES AT BIG MOUNTAIN AS RECORDED IN DOCUMENT NO. 2025-251801 OF THE OFFICIAL RECORDS OF BLANCO COUNTY, TEXAS, AND ESTABLISHING LOTS 20A, 20B, 21A, 22A, 23A, 23B AND 24A, RANCHES AT BIG MOUNTAIN.

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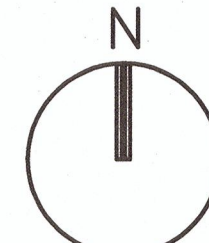
Laura Walla

OWNER/DEVELOPER: RANCHES AT ROUND MOUNTAIN, LLC. ATTN: MIKE CLINARD 10399 FM 2325 WIMBERLY, TEXAS 78676 713-208-7171 MIKE@CLINARDPROPERTIES.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD SUITE 300 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O CARSON D. KELLER, P.E. 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 KKOLACNY@MATKINHOOVER.COM	ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	REV: DATE: FEBRUARY 2026 JOB NO. 3340.01 SHEET 2 OF 3
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V4/174

FINISHED FLOOR ELEVATIONS

1. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST NATURAL GROUND ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
2. DEVELOPMENT ON LOTS THAT ARE ADJACENT TO A VARIABLE WIDTH DRAINAGE EASEMENT (V.W.D.E.) SHALL ENSURE BUILDINGS ARE CONSTRUCTED OUTSIDE THE EASEMENT. SOME LOTS SPECIFY A MINIMUM FINISHED FLOOR ELEVATION THAT IS 1-FOOT ABOVE THE BASE FLOOD ELEVATION (BFE). SLAB CONSTRUCTION, AT MINIMUM, SHALL ALSO ADHERE TO THE REQUIREMENTS SPECIFIED IN NOTE 1 ABOVE.
3. DEVELOPMENT ON LOTS THAT ARE ADJACENT TO ANY STORMWATER CONVEYANCE AREA MUST ENSURE CONSTRUCTION ACCOMMODATES DRAINAGE CONVEYANCE. HOMEOWNERS SHALL NOT ALTER THE NATURAL DRAINAGE PATTERNS ON ADJACENT PROPERTIES, DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. SLAB CONSTRUCTION, AT MINIMUM, SHALL ALSO ADHERE TO THE REQUIREMENTS SPECIFIED IN NOTE 1 ABOVE.

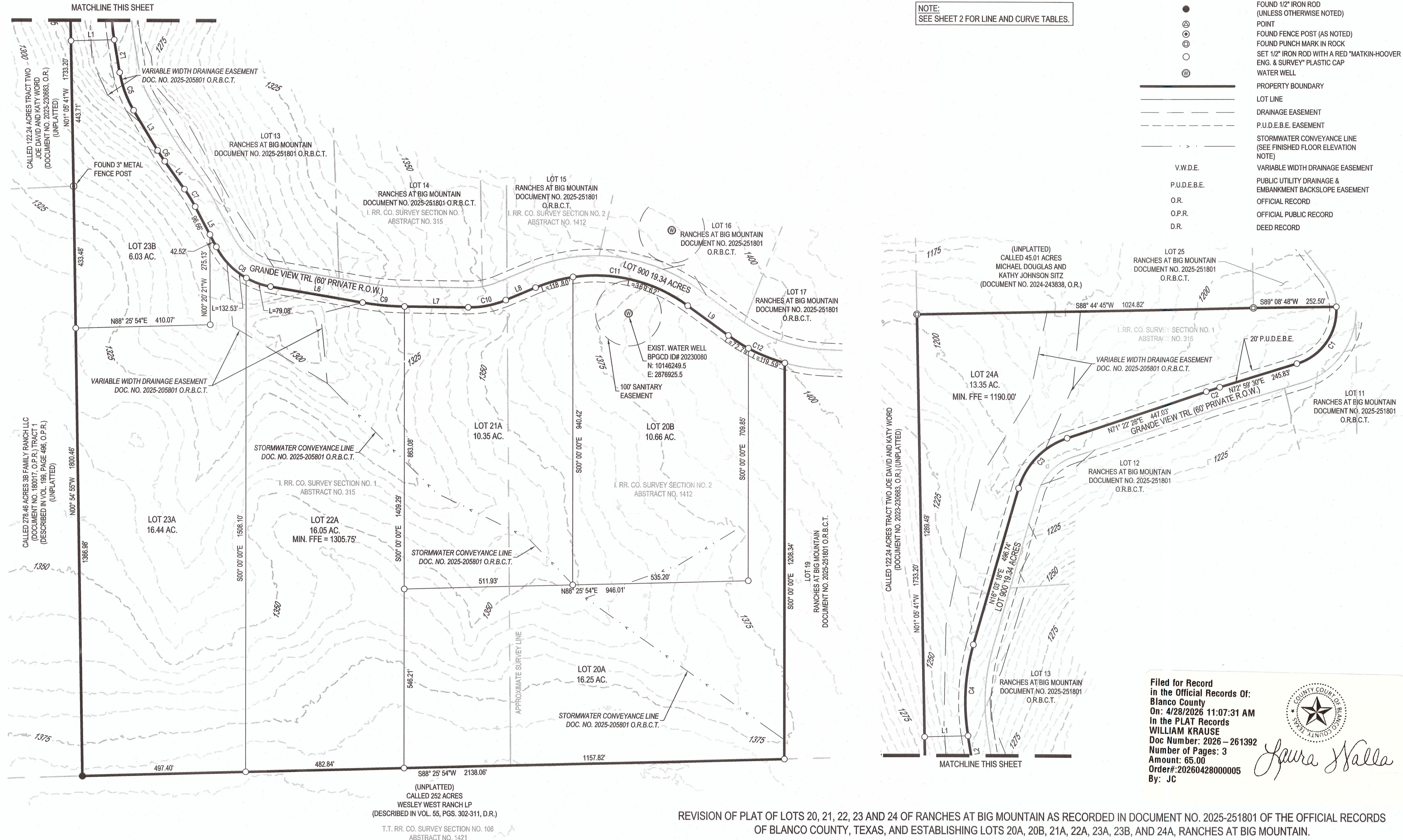


SCALE: 1"=200'

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- POINT
- FOUND FENCE POST (AS NOTED)
- FOUND PUNCH MARK IN ROCK
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- WATER WELL
- PROPERTY BOUNDARY
- LOT LINE
- DRAINAGE EASEMENT
- P.U.D.E.E. EASEMENT
- STORMWATER CONVEYANCE LINE (SEE FINISHED FLOOR ELEVATION NOTE)
- V.W.D.E.
- P.U.D.E.E.
- O.R.
- O.P.R.
- D.R.
- OFFICIAL RECORD
- OFFICIAL PUBLIC RECORD
- DEED RECORD

NOTE:
SEE SHEET 2 FOR LINE AND CURVE TABLES.



Filed for Record
in the Official Records Of:
Blanco County
On: 4/28/2026 11:07:31 AM
In the PLAT Records
WILLIAM KRAUSE
Doc Number: 2026 - 261392
Number of Pages: 3
Amount: 65.00
Order#: 20260428000005
By: JC



Laura Halla

REVISION OF PLAT OF LOTS 20, 21, 22, 23 AND 24 OF RANCHES AT BIG MOUNTAIN AS RECORDED IN DOCUMENT NO. 2025-251801 OF THE OFFICIAL RECORDS OF BLANCO COUNTY, TEXAS, AND ESTABLISHING LOTS 20A, 20B, 21A, 22A, 23A, 23B, AND 24A, RANCHES AT BIG MOUNTAIN.

OWNER/DEVELOPER: RANCHES AT ROUND MOUNTAIN, LLC. ATTN: MIKE CLINARD 10399 FM 2325 WIMBERLY, TEXAS 78676 713-208-7171 MIKE@CLINARDPROPERTIES.COM	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE PRESSLER, R.P.L.S. 8 SPENCER ROAD SUITE 300 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM	AGENT/PREPARER: MATKIN HOOVER ENGINEERING & SURVEYING C/O CARSON D. KELLER, P.E. 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 KKOLACNY@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0609 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	REV: DATE: FEBRUARY 2026 JOB NO. 3340.01 SHEET 3 OF 3
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