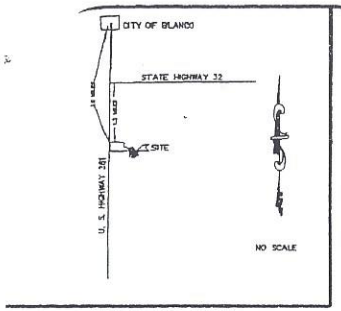
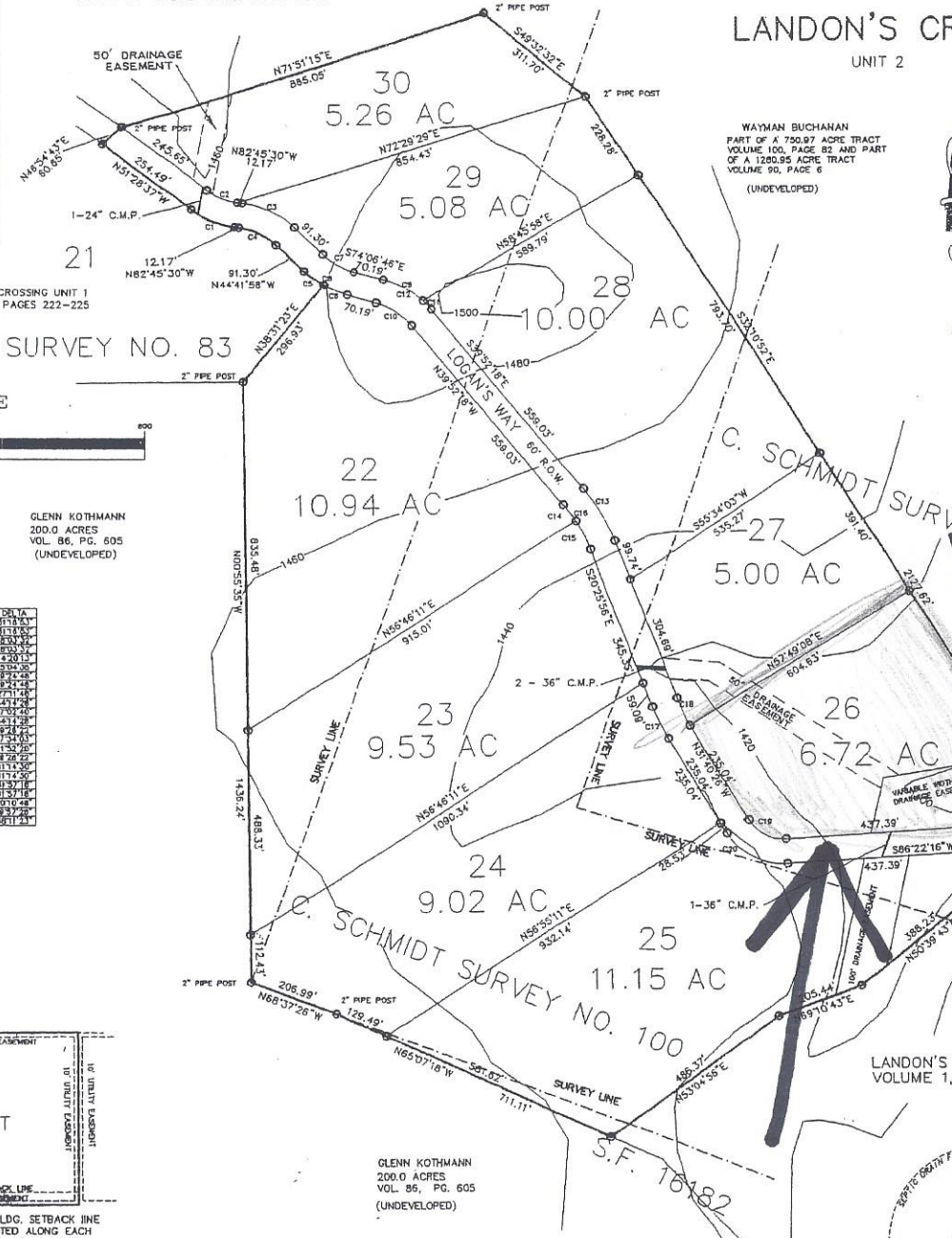


LOCATION MAP

NOTE: 1/2" IRON PINS WITH A BAKER SURVEYING PLASTIC CAP ARE SET AT ALL LOT CORNERS.

LANDON'S CROSSING

UNIT 2



WAYMAN BUCHANAN
PART OF A 750.97 ACRE TRACT
VOLUME 100, PAGE 82 AND PART
OF A 1280.85 ACRE TRACT
VOLUME 90, PAGE 6
(UNDEVELOPED)

LANDON'S CROSSING UNIT 1
VOLUME 1, PAGES 222-225

A. VOLMERING SURVEY NO. 83

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

GLENN KOTHMANN
200.0 ACRES
VOL. 86, PG. 605
(UNDEVELOPED)

LANDON'S CROSSING UNIT 3
VOLUME 1, PAGE 227

GLENN KOTHMANN
200.0 ACRES
VOL. 86, PG. 605
(UNDEVELOPED)

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	205.00'	111.92'	110.54'	S87°07'03"E	31°16'53"
C2	145.00'	79.17'	78.19'	S87°07'03"E	31°16'53"
C3	205.00'	136.17'	133.88'	S83°43'44"E	38°03'52"
C4	145.00'	96.32'	94.56'	S83°43'44"E	38°03'52"
C5	230.00'	57.55'	57.40'	S81°52'05"E	14°20'13"
C6	230.00'	99.22'	98.45'	S68°24'29"E	25°34'05"
C7	170.00'	67.27'	66.82'	N69°24'22"E	22°40'48"
C8	230.00'	118.07'	116.78'	S59°24'22"E	29°24'48"
C9	230.00'	109.17'	108.13'	S86°09'52"E	27°11'48"
C10	170.00'	101.60'	100.09'	S58°59'32"E	34°14'28"
C11	230.00'	28.28'	28.26'	N43°23'38"W	07°02'40"
C12	230.00'	137.45'	135.43'	S64°58'01"E	34°14'28"
C13	430.00'	145.69'	145.19'	S30°06'07"E	19°24'41"
C14	370.00'	48.67'	48.63'	S38°05'17"E	07°32'03"
C15	370.00'	78.81'	78.65'	S29°27'06"E	11°50'26"
C16	370.00'	128.53'	124.83'	S30°09'07"E	18°28'22"
C17	430.00'	84.31'	84.23'	S28°03'11"E	11°14'30"
C18	370.00'	72.69'	72.48'	S28°03'11"E	11°14'30"
C19	95.00'	102.17'	97.19'	S83°38'05"E	61°37'18"
C20	152.00'	187.60'	175.58'	S82°39'05"E	81°37'18"
C21	370.00'	130.31'	129.64'	S83°32'20"E	20°10'48"
C22	430.00'	74.71'	74.62'	S68°04'20"E	09°57'29"
C23	50.00'	42.05'	40.82'	S72°14'01"E	48°11'23"

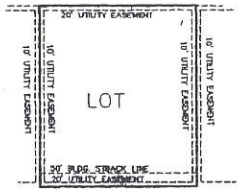
THIS PROPERTY IS NOT LOCATED WITHIN THE MUNICIPAL LIMITS OR E.T.J. BOUNDARIES OF ANY COMMUNITY.

UTILITIES
PRIVATE SEWER
PRIVATE WATER
ELECTRICAL SERVICE TO BE PROVIDED BY PEDERNALES ELECTRIC COOP
TOTAL ACERAGE 77.049 ACRES
9 TRACTS AT 72.70 ACRES
3028 LF OF ROAD AT 4.35 ACRES

ALL LOTS RESIDENTAL

DEVELOPER AND OWNER
MAGNOLIA-LONE STAR INC.
2300 SOUTH I.H. 35, SUITE 201
ROUND ROCK, TEXAS 78681

ALL ROADS TO BE DEDICATED FOR COUNTY MAINTENANCE



NOTE: A 50' BLDG. SETBACK IINE SHALL BE GRANTED ALONG EACH FRONT LOT LINE AND ANY LOT LINE COMMON WITH A STREET R.O.W. LINE.

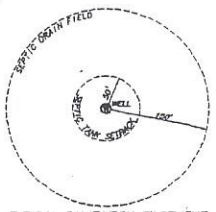
A 20' UTILITY EASEMENT SHALL BE GRANTED ALONG EACH FRONT AND BACK LOT LINE.

A 10' UTILITY EASEMENT SHALL BE GRANTED ALONG EACH SIDE LOT LINE

BAKER
SURVEYING, INC.
PH. (210) 653-7270
FAX. 653-2942
11003 WYE DRIVE
SAN ANTONIO, TEXAS 78217

THIS DRAWING IS THE PROPERTY OF BAKER SURVEYING, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAKER SURVEYING, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN INTENDED NOR DO WE EXTEND ANY LIABILITY BEYOND THE AMOUNT PAID. COPYRIGHT 1996, BAKER SURVEYING, INC. ©

GROVES & ASSOCIATES INC.
CONSULTING-CIVIL-MUNICIPAL-STRUCTURAL-DEVELOPMENT
100 RICHMOND
SAN ANTONIO, TEXAS
1-210-226-2922



TYPICAL SANITATION EASEMENT

SHEET 1 OF 2

DWG. # 96-048U2

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, that I, MAGNOLIA-LONESTAR owner of 735.10 acres of land out of the (see paragraph below) Blanco County, Texas as conveyed to me by deed dated July 29, 1993, and recorded under File # 981500, Blanco County Deed Records, DO HEREBY SUBDIVIDE 77.049 acres of land out of the (see paragraph below), to be known as the LANDONS CROSSING SUBDIVISION UNIT 2, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the public the use of the streets and easements shown hereon.
WITNESS MY HAND, this the 2 day of AUG A.D. 1996.
(Owner's Name)

STATE OF TEXAS
COUNTY OF BLANCO

BEFORE ME, the undersigned authority, on this day personally appeared KEN PUROR 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 therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 2ND day of AUGUST A.D., 1996.
NOTARY PUBLIC in and for Blanco County, Texas

TAWNYA H. CROWE
MY COMMISSION EXPIRES
April 3, 2000

"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 until such time as the Commissioners' Court approves the dedication of the roads to the County for maintenance by way of a Warranty Deed. Acceptance of this plat does not constitute acceptance of the roads shown hereon by Blanco County."
Subdivider or Representative date 8/8/96

"No structure in this subdivision shall be occupied until connected to an individual water well, the location of which has been approved by Blanco County."
Larry Dagow
Blanco County Permit Section
date 8-12-96

SUBDIVISION PLAT
OF
LANDON'S CROSSING
UNIT 2

BEING 77.049 ACRES OF LAND CONSISTING OF 0.37 ACRES OUT OF THE S.F. 16182, 21.42 ACRES OUT OF THE A. VOLMERING SURVEY NO. 83, 37.41 ACRES OUT OF THE C. SCHMIDT SURVEY NO. 100, 17.85 ACRES OUT OF THE C. SCHMIDT SURVEY NO. 98, BEING A PART OF THAT 735.10 ACRE TRACT RECORDED IN VOLUME 143, PAGE 633 OF THE DEED RECORDS OF BLANCO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, 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.
Professional Engineer
No.
8-1-96
date

STATE OF TEXAS
BRAD GROVES
60792
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, 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.
Registered Professional Land Surveyor
No.
8/1/96
date

STATE OF TEXAS
A. AMIL M. BAKER, JR.
1469
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BLANCO

I, Dorothy Uecker, County Clerk of Blanco County, Texas, do hereby certify that the foregoing instrument of writing with it's certificate of authentication was filed for record in my Office on the 8th day of AUG 1996, at 9:30 o'clock A.M., and duly recorded on the day of A.D., 1996, at 9:30 o'clock A.M., in the Plat Records of Blanco County, Texas, in Book Page 227-229
WITNESS MY HAND AND SEAL OF OFFICE this the 12th day of AUGUST A.D.,1996.
DOROTHY UECKER
COUNTY CLERK
BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

I, Dorothy Uecker, County Clerk of Blanco County, Texas, do hereby certify that on the 12 day of AUG A.D., 1996, 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 1 Page
WITNESS MY HAND AND SEAL OF OFFICE this the 12 day of AUG A.D., 1996.
GEORGE E. BYARS, JR.
COUNTY JUDGE
BLANCO COUNTY, TEXAS
DOROTHY UECKER
COUNTY CLERK
BLANCO COUNTY, TEXAS

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