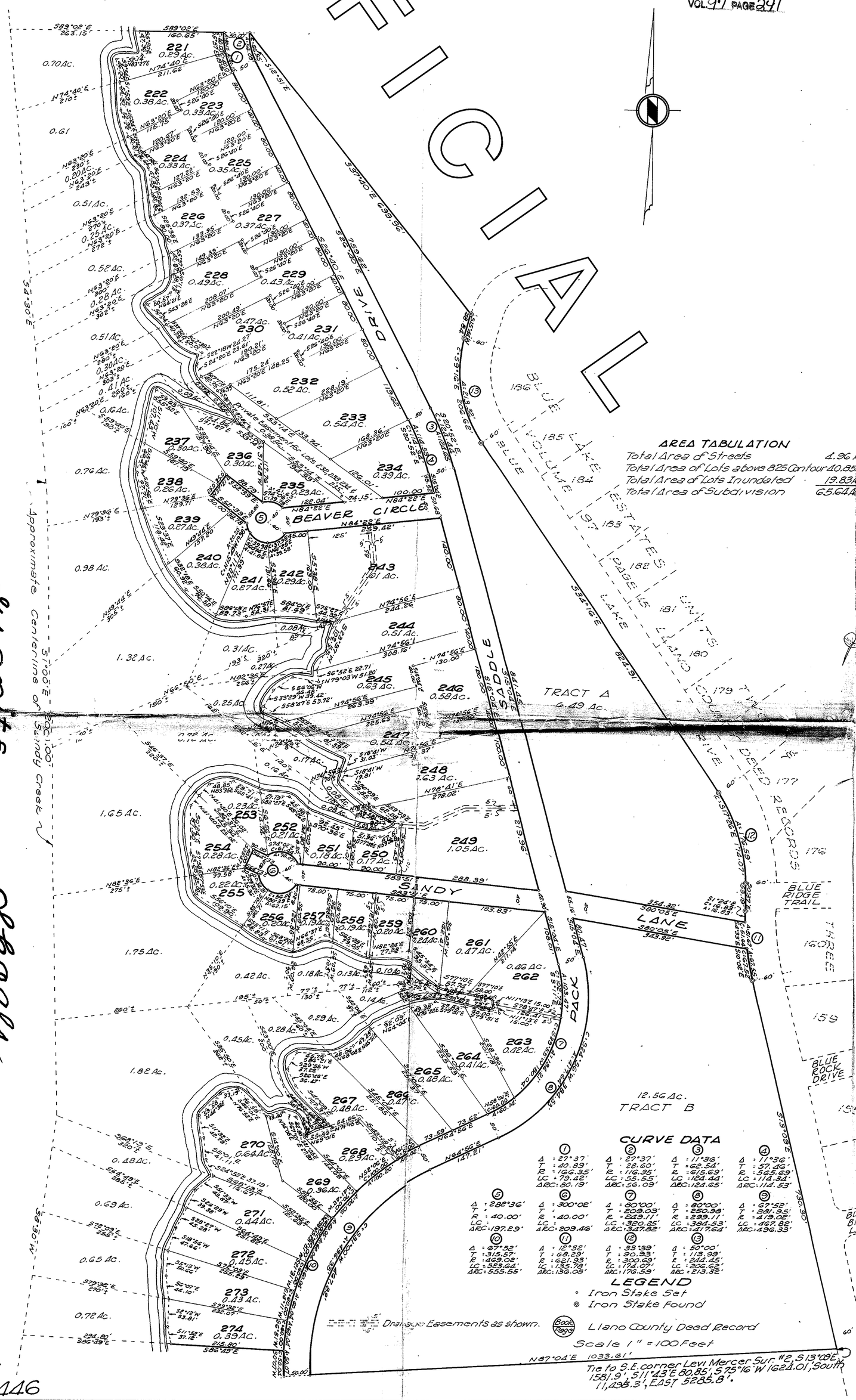
BLUE LAKE ESTATES

UNIT FOUR

VOL. 97 PAGE 241



CURVE DATA

(1) Δ = 27°37'	(2) Δ = 27°37'	(3) Δ = 11°36'	(4) Δ = 11°36'
T = 40.89'	T = 28.60'	T = 62.54'	T = 57.46'
R = 166.35'	R = 116.95'	R = 615.69'	R = 565.69'
LC = 79.42'	LC = 55.55'	LC = 124.44'	LC = 114.31'
ARC = 80.19'	ARC = 56.09'	ARC = 124.65'	ARC = 114.53'
(5) Δ = 282°36'	(6) Δ = 300°02'	(7) Δ = 90°00'	(8) Δ = 90°00'
T =	T =	T = 209.03'	T = 250.98'
R = 40.00'	R = 40.00'	R = 219.11'	R = 299.11'
LC =	LC =	LC = 320.25'	LC = 384.53'
ARC = 197.29'	ARC = 209.46'	ARC = 347.92'	ARC = 417.64'
(9) Δ = 67°52'	(10) Δ = 67°52'	(11) Δ = 12°32'	(12) Δ = 38°39'
T = 281.95'	T = 315.57'	T = 68.29'	T = 90.93'
R = 419.02'	R = 469.02'	R = 621.93'	R = 300.69'
LC = 467.82'	LC = 523.64'	LC = 135.78'	LC = 174.07'
ARC = 496.33'	ARC = 555.55'	ARC = 136.08'	ARC = 176.59'
(13) Δ = 60°00'			
T = 118.99'			
R = 244.45'			
LC = 206.62'			
ARC = 213.32'			

LEGEND

- Iron Stake Set
- Iron Stake Found

AREA TABULATION

Total Area of Streets	4.96 Ac.
Total Area of Lots above 825 Contour	40.85 Ac.
Total Area of Lots Inundated	19.83 Ac.
Total Area of Subdivision	65.64 Ac.

THE STATE OF TEXAS
COUNTY OF LLANO **KNOW ALL MEN BY THESE PRESENTS:**

That BLUE LAKE PROPERTIES, INC., a corporation originated and existing under the laws of the State of Texas, acting herein by and through its duly authorized President, W. C. Canfield, does hereby subdivide 65.64 acres of land out of the Levi Mercer Survey #2, Abstract No. 505 in Llano County, Texas, the said 65.64 acre tract of land conveyed by a deed dated 18th April, A.D. 1961, from Gerald D. Hines et. al. to Blue Lake Properties, Inc. as recorded in Book 97 Pages 236 in the Deed Records of Llano County, Texas, does hereby adopt this map or plat of said subdivision to be known as BLUE LAKE ESTATES, UNIT FOUR, and does hereby dedicate the streets and easements as shown hereon to the use of the public.

In witness whereof, the said BLUE LAKE PROPERTIES, INC., aforesaid has caused the presents to be signed by W. C. Canfield, its said President, and its common seal to be hereunto affixed by its Secretary, this the day of A.D. 1961.

BLUE LAKE PROPERTIES, INC.

Attest: Colyne O. Griffin, Secretary

By: W. C. Canfield, W. C. Canfield, President

THE STATE OF TEXAS
COUNTY OF LLANO

BEFORE ME, the undersigned authority, on this day personally appeared W. C. Canfield, President of BLUE LAKE PROPERTIES, INC. known to me to be the person and office whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act and deed of the said BLUE LAKE PROPERTIES, INC. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of April A.D. 1961.

Notary Public in and for Llano County, Texas.

THE STATE OF TEXAS
COUNTY OF LLANO

The attached plat of a portion of the Levi Mercer Survey No. 2, Abstract No. 505, in Llano County, Texas, known as BLUE LAKE ESTATES, UNIT FOUR, Llano County, Texas, after an examination thereof was found to comply with the Statutes and Laws of the State of Texas, and was approved for the filing thereof in the Deed Records of Llano County, Texas.

TO CERTIFY WHICH, the undersigned, as County Judge of Llano County, Texas, hereby affixes his hand, attested by the seal of the County Clerk of Llano, Llano County, Texas, this 1st day of May A.D. 1961.

Attest: J. A. Mayes, County Clerk, Llano County, Texas

R. P. McWilliams, County Judge, Llano County, Texas.

THE STATE OF TEXAS
COUNTY OF LLANO

I, J. A. Mayes, County Clerk of County Court of said County, do hereby certify that the foregoing instrument of writing dated on the 28th day of April A.D. 1961, with its Certificate of Authentication was filed for record in my office on the 1st day of May A.D. 1961, at 1:00 o'clock P.M., and was duly recorded this 1st day of May A.D. 1961, at 1:30 o'clock P.M., in the Records of said County, in Volume 97 on Pages 241, Deed Records of Llano County, Texas.

WITNESS my hand and Seal of the County Court of said County, at office in Llano, Llano County, Texas, the day and year last above written.

J. A. Mayes, Clerk County Court, Llano County, Texas.

BUILDING SET-BACKS

The set-back requirement for all buildings shall be thirty (30') feet from the front street lines and ten (10') feet from the side street lines and five (5') feet from the division line of all Lots. Any variance from building set-backs must be approved in writing by BLUE LAKE PROPERTIES, INC.

EASEMENTS

Five (5') feet along the dividing line of each lot is hereby reserved for public utilities and other easements as shown hereon.

SEPTIC TANK NOTE

Each house shall be connected to a septic tank of a design approved by the State Health Department.

THE STATE OF TEXAS
COUNTY OF LLANO

I, Marlton O. Metcalfe, (Reg. Public Surveyor & Reg. Professional Engineer), State of Texas, do hereby certify that on the 31st day of March A.D. 1961, I made a full and complete survey upon the ground of 65.64 acres of land out of the Levi Mercer Survey No. 2 (Abstract No. 505) in Llano County, Texas, to be known and designated as BLUE LAKE ESTATES, UNIT FOUR, and that the annexed map and plat contains and is a true and correct delineation and representation of such surveys as I located the said subdivision and its component tracts upon the ground.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of March 1961.

METCALFE ENGINEERING CO.
By: Marlton O. Metcalfe
Marlton O. Metcalfe
Reg. Public Surveyor
Reg. Professional Engineer

F.B. 430 P. 27
F.B. 433 P. 1
PLAN 7446