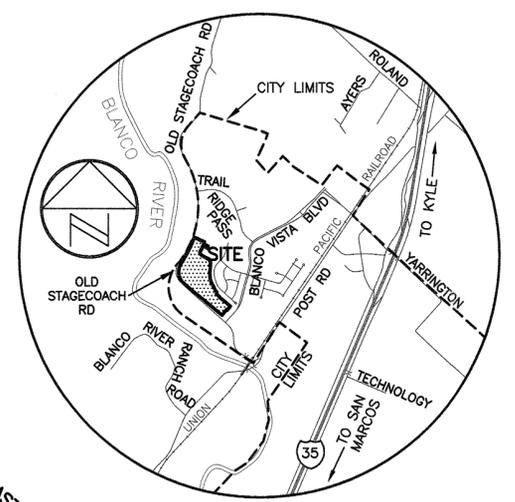
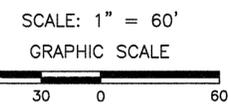
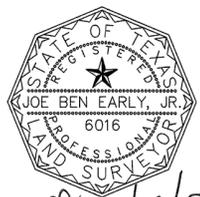


**FINAL
SUBDIVISION PLAT:
BLANCO VISTA TRACT S-T
CITY OF SAN MARCOS, TEXAS**



LEGEND

● CH	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	60D NAIL FOUND IN FENCE POST
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
E.E.	ELECTRIC EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

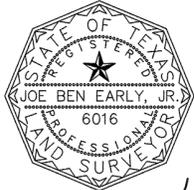
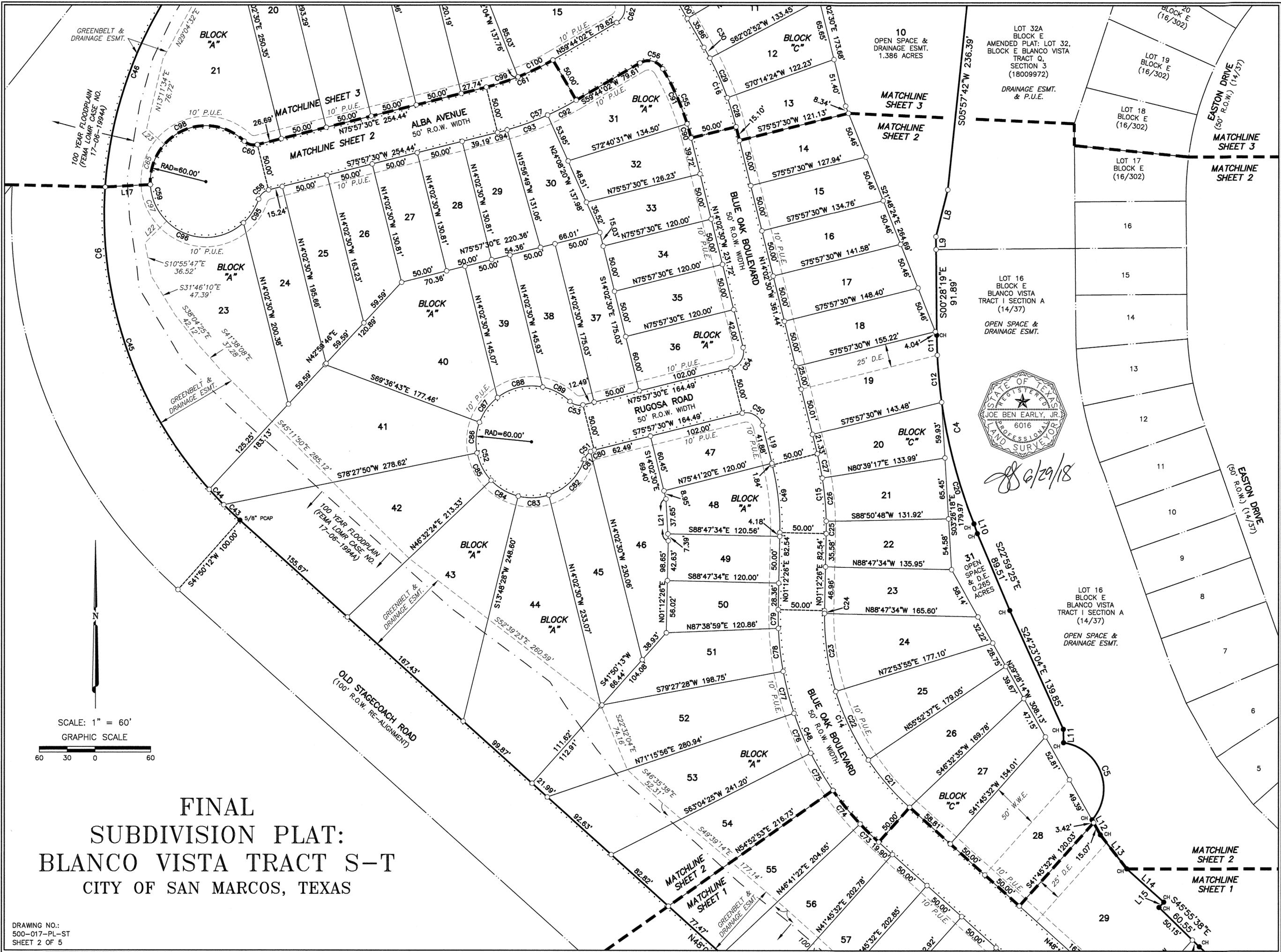


JB 6/29/18

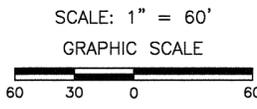
PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-8T
PLOT DATE:
06/29/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
1 OF 5

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.



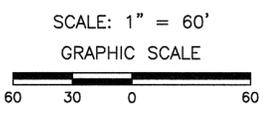
8/6/29/18



FINAL
SUBDIVISION PLAT:
BLANCO VISTA TRACT S-T
CITY OF SAN MARCOS, TEXAS

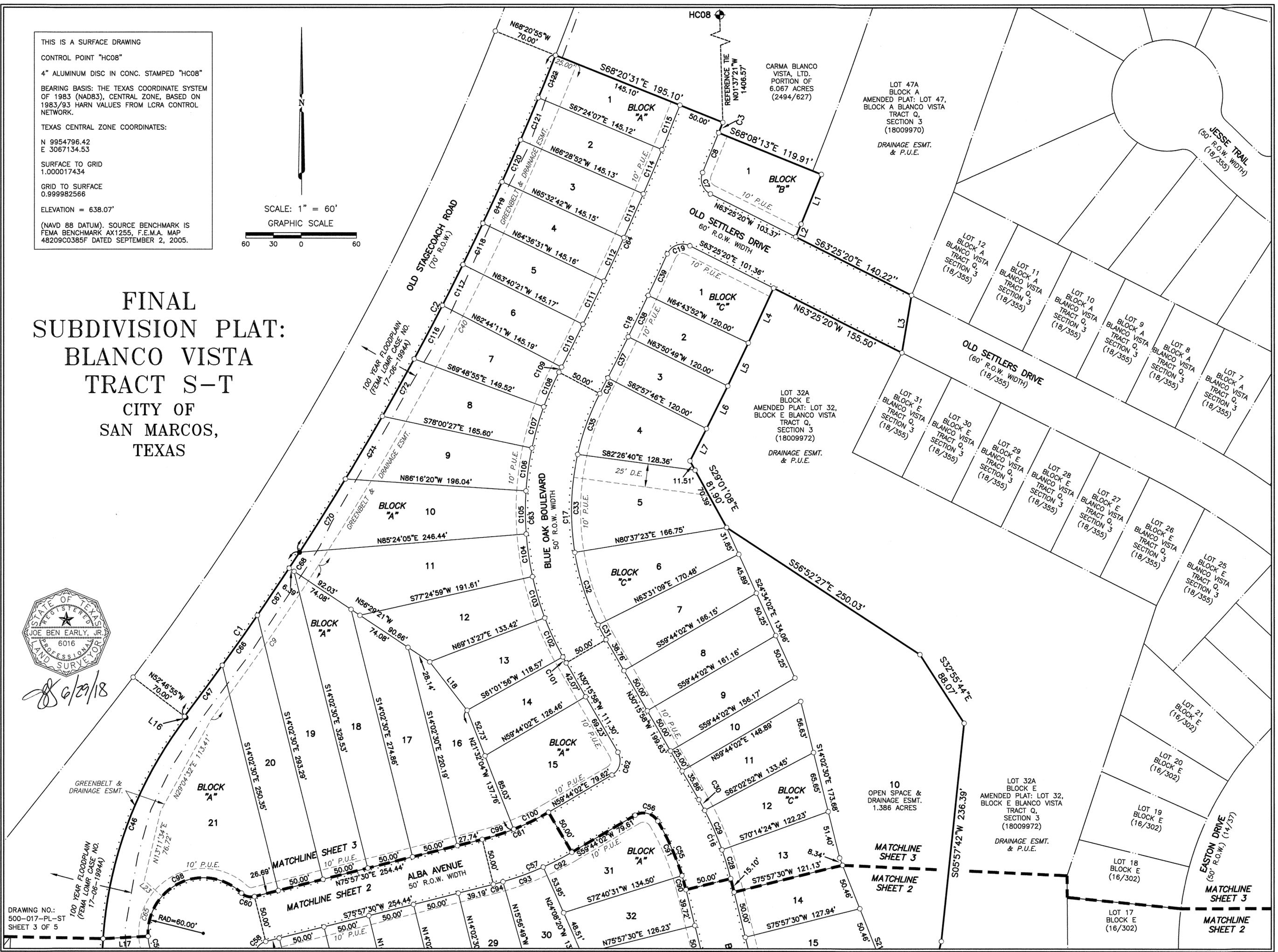
DRAWING NO.:
 500-017-PL-ST
 SHEET 2 OF 5

THIS IS A SURFACE DRAWING
 CONTROL POINT "HC08"
 4" ALUMINUM DISC IN CONC. STAMPED "HC08"
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM
 OF 1983 (NAD83), CENTRAL ZONE, BASED ON
 1983/93 HARN VALUES FROM LCRA CONTROL
 NETWORK.
 TEXAS CENTRAL ZONE COORDINATES:
 N 9954796.42
 E 3067134.53
 SURFACE TO GRID
 1.000017434
 GRID TO SURFACE
 0.999982566
 ELEVATION = 638.07'
 (NAVD 88 DATUM). SOURCE BENCHMARK IS
 FEMA BENCHMARK AX1255, F.E.M.A. MAP
 48209C0385F DATED SEPTEMBER 2, 2005.



FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT S-T CITY OF SAN MARCOS, TEXAS

STATE OF TEXAS
 PROFESSIONAL
 LAND SURVEYOR
 JOE BEN EARLY, JR.
 6016
 8/29/18



DRAWING NO.:
 500-017-PL-ST
 SHEET 3 OF 5

100 YEAR FLOODPLAIN
 (FEMA LOMR CASE NO.
 17-06-1994A)

LOT 32A
 BLOCK E
 AMENDED PLAT: LOT 32,
 BLOCK E BLANCO VISTA
 TRACT Q,
 SECTION 3
 (18009972)
 DRAINAGE ESMT.
 & P.U.E.

LOT 47A
 BLOCK A
 AMENDED PLAT: LOT 47,
 BLOCK A BLANCO VISTA
 TRACT Q,
 SECTION 3
 (18009970)
 DRAINAGE ESMT.
 & P.U.E.

LOT 32A
 BLOCK E
 AMENDED PLAT: LOT 32,
 BLOCK E BLANCO VISTA
 TRACT Q,
 SECTION 3
 (18009972)
 DRAINAGE ESMT.
 & P.U.E.

LOT 32A
 BLOCK E
 AMENDED PLAT: LOT 32,
 BLOCK E BLANCO VISTA
 TRACT Q,
 SECTION 3
 (18009972)
 DRAINAGE ESMT.
 & P.U.E.

LOT 17
 BLOCK E
 (16/302)

LOT 18
 BLOCK E
 (16/302)

LOT 19
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LOT 20
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LOT 100
 BLOCK E
 (16/302)

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT S-T CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3020.00'	4°06'25"	216.47'	N35°10'32"E	216.42'
C2	3020.00'	11°27'37"	604.06'	N27°23'31"E	603.06'
C3	3215.12'	0°12'58"	12.12'	N21°45'18"E	12.12'
C4	550.00'	21°37'22"	207.56'	S11°17'00"E	206.33'
C5	50.00'	124°04'09"	108.27'	S20°22'49"E	88.32'
C6	440.00'	85°39'39"	657.83'	N05°20'00"W	598.25'
C7	18.00'	86°06'31"	27.05'	S20°22'05"E	24.58'
C8	3215.12'	0°49'24"	46.20'	S22°16'29"W	46.20'
C9	3045.00'	3°49'12"	203.02'	N35°01'56"E	202.98'
C11	550.00'	2°14'24"	21.50'	S01°35'31"E	21.50'
C12	550.00'	5°16'20"	50.61'	S05°20'53"E	50.59'
C13	18.00'	89°55'19"	28.25'	S86°47'53"W	25.44'
C14	275.00'	49°26'54"	237.34'	N23°31'01"W	230.04'
C15	325.00'	15°14'56"	86.50'	N06°25'02"W	86.24'
C16	325.00'	16°13'28"	92.03'	N22°09'14"W	91.72'
C17	275.00'	57°38'28"	276.86'	N01°26'44"W	265.14'
C18	3215.12'	2°59'08"	167.51'	N25°52'57"E	167.49'
C19	18.00'	92°11'16"	28.96'	S70°29'02"W	25.94'
C20	550.00'	14°06'37"	135.45'	S15°02'22"E	135.11'
C21	275.00'	14°07'04"	67.76'	N41°10'55"W	67.59'
C22	275.00'	17°01'18"	81.70'	N25°36'44"W	81.40'
C23	275.00'	17°40'30"	84.83'	N08°15'50"W	84.50'
C24	275.00'	0°38'01"	3.04'	N00°53'26"E	3.04'
C25	325.00'	2°21'38"	13.39'	N00°01'37"E	13.39'
C26	325.00'	8°11'32"	46.47'	N05°14'58"W	46.43'
C27	325.00'	4°41'46"	26.64'	N11°41'37"W	26.63'
C28	325.00'	5°43'06"	32.44'	N16°54'03"W	32.42'
C29	325.00'	8°11'32"	46.47'	N23°51'22"W	46.43'
C30	325.00'	2°18'50"	13.13'	N29°06'33"W	13.12'
C31	275.00'	3°47'06"	18.17'	N28°22'25"W	18.16'
C32	275.00'	17°06'14"	82.09'	N17°55'44"W	81.79'
C33	275.00'	22°08'54"	106.31'	N01°41'50"E	105.64'
C34	275.00'	5°12'57"	25.03'	N10°07'37"E	25.03'
C35	275.00'	14°36'13"	70.09'	N20°04'24"E	69.90'
C36	3215.12'	0°20'17"	18.97'	N27°12'22"E	18.97'
C37	3215.12'	0°53'03"	49.61'	N26°35'42"E	49.61'
C38	3215.12'	0°53'03"	49.61'	N25°42'39"E	49.61'
C39	3215.12'	0°52'43"	49.31'	N24°49'46"E	49.31'
C40	3045.00'	11°27'37"	609.06'	N27°23'31"E	608.05'
C42	18.00'	90°04'41"	28.30'	S03°12'07"E	25.47'
C43	440.00'	3°07'08"	23.95'	N46°36'15"W	23.95'
C44	440.00'	2°57'56"	22.77'	N43°33'43"W	22.77'
C45	440.00'	45°55'41"	352.70'	N19°06'54"W	343.33'
C46	440.00'	33°38'54"	258.40'	N20°40'23"E	254.70'
C47	3020.00'	1°18'15"	68.74'	N36°34'37"E	68.74'
C48	325.00'	49°26'54"	280.49'	N23°31'01"W	271.86'
C49	275.00'	15°14'56"	73.19'	N06°25'02"W	72.97'
C50	18.00'	90°00'00"	28.27'	N59°02'30"W	25.46'
C51	15.00'	57°46'09"	15.12'	S47°04'26"W	14.49'
C52	60.00'	295°32'17"	309.49'	N14°02'30"W	64.00'
C53	15.00'	57°46'09"	15.12'	S75°09'26"E	14.49'
C54	18.00'	90°00'00"	28.27'	N30°57'30"E	25.46'
C55	275.00'	16°44'30"	80.35'	N22°24'45"W	80.07'
C56	18.00'	89°28'57"	28.11'	N75°31'29"W	25.34'
C57	325.00'	16°13'28"	92.03'	S67°50'46"W	91.72'
C58	15.00'	57°46'09"	15.12'	S47°04'26"W	14.49'

CURVE TABLE					
C59	60.00'	295°32'17"	309.49'	N14°02'30"W	64.00'
C60	15.00'	57°46'09"	15.12'	S75°09'26"E	14.49'
C61	275.00'	16°13'28"	77.87'	N67°50'46"E	77.61'
C62	18.00'	90°00'00"	28.27'	N14°44'02"E	25.46'
C63	325.00'	57°38'28"	326.96'	N01°26'44"W	313.34'
C64	3165.12'	5°43'41"	316.43'	N24°30'40"E	316.30'
C65	60.00'	44°47'37"	46.91'	S19°21'44"W	45.72'
C66	3020.00'	1°15'02"	65.91'	N35°17'59"E	65.91'
C67	3020.00'	1°09'50"	61.35'	N34°05'33"E	61.35'
C68	3020.00'	0°23'18"	20.46'	N33°18'59"E	20.46'
C70	3020.00'	1°46'14"	93.32'	N32°14'13"E	93.32'
C71	3020.00'	1°29'29"	78.60'	N30°36'22"E	78.60'
C72	3020.00'	1°20'34"	70.78'	N29°11'20"E	70.78'
C73	325.00'	4°55'50"	27.97'	N45°46'33"W	27.96'
C74	325.00'	8°11'32"	46.47'	N39°12'52"W	46.43'
C75	325.00'	8°11'32"	46.47'	N31°01'21"W	46.43'
C76	325.00'	8°11'32"	46.47'	N22°49'49"W	46.43'
C77	325.00'	8°11'32"	46.47'	N14°38'18"W	46.43'
C78	325.00'	8°11'32"	46.47'	N06°26'46"W	46.43'
C79	325.00'	3°33'27"	20.18'	N00°34'17"W	20.18'
C80	15.00'	16°10'45"	4.24'	S67°52'08"W	4.22'
C81	15.00'	41°35'24"	10.89'	S38°59'03"W	10.65'
C82	60.00'	53°41'40"	56.23'	S45°02'12"W	54.19'
C83	60.00'	31°55'27"	33.43'	S87°50'45"W	33.00'
C84	60.00'	32°43'55"	34.28'	N59°49'34"W	33.81'
C85	60.00'	31°55'27"	33.43'	N27°29'53"W	33.00'
C86	60.00'	31°55'27"	33.43'	N04°25'33"E	33.00'
C87	60.00'	31°55'27"	33.43'	N36°21'00"E	33.00'
C88	60.00'	49°15'23"	51.58'	N76°56'25"E	50.01'
C89	60.00'	32°09'33"	33.68'	S62°21'08"E	33.24'
C90	275.00'	3°16'59"	15.76'	N15°40'59"W	15.76'
C91	275.00'	13°27'31"	64.60'	N24°03'15"W	64.45'
C92	325.00'	6°07'37"	34.75'	S62°47'51"W	34.74'
C93	325.00'	8°11'32"	46.47'	S69°57'25"W	46.43'
C94	325.00'	1°54'19"	10.81'	S75°00'21"W	10.81'
C95	60.00'	29°12'30"	30.59'	S32°47'37"W	30.26'
C96	60.00'	129°34'03"	135.68'	N67°49'07"W	108.56'
C97	60.00'	42°05'59"	44.09'	S24°05'04"E	43.10'
C98	60.00'	136°45'44"	143.22'	N65°20'47"E	111.56'
C99	275.00'	7°29'34"	35.96'	N72°12'43"E	35.94'
C100	275.00'	8°43'54"	41.91'	N64°05'59"E	41.87'
C101	325.00'	1°17'53"	7.36'	N29°37'01"W	7.36'
C102	325.00'	8°11'32"	46.47'	N24°52'19"W	46.43'
C103	325.00'	8°11'32"	46.47'	N16°40'47"W	46.43'
C104	325.00'	8°11'32"	46.47'	N08°29'16"W	46.43'
C105	325.00'	8°11'31"	46.47'	N00°17'44"W	46.43'
C106	325.00'	8°11'32"	46.47'	N07°53'47"E	46.43'
C107	325.00'	8°11'32"	46.47'	N16°05'19"E	46.43'
C108	325.00'	7°11'26"	40.79'	N23°46'48"E	40.76'
C109	3165.12'	0°06'42"	6.16'	N27°19'10"E	6.16'
C110	3165.12'	0°56'10"	51.71'	N26°47'44"E	51.71'
C111	3165.12'	0°56'10"	51.72'	N25°51'34"E	51.72'
C112	3165.12'	0°56'10"	51.71'	N24°55'23"E	51.71'
C113	3165.12'	0°56'10"	51.72'	N23°59'13"E	51.72'
C114	3165.12'	0°56'08"	51.69'	N23°03'04"E	51.69'
C115	3165.12'	0°56'10"	51.71'	N22°06'54"E	51.71'
C116	3020.00'	1°14'19"	65.28'	N27°53'54"E	65.28'
C117	3020.00'	0°56'10"	49.34'	N26°48'40"E	49.34'
C118	3020.00'	0°56'10"	49.35'	N25°52'30"E	49.35'
C119	3020.00'	0°56'10"	49.34'	N24°56'19"E	49.34'
C120	3020.00'	0°56'10"	49.35'	N24°00'09"E	49.35'
C121	3020.00'	0°56'11"	49.36'	N23°03'58"E	49.36'
C122	3020.00'	0°56'10"	49.34'	N22°07'48"E	49.34'

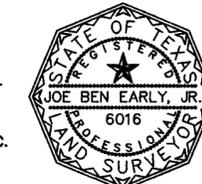
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°16'19"W	57.86'
L2	S22°59'11"W	15.03'
L3	S09°33'31"W	62.75'
L4	S24°42'29"W	65.27'
L5	S25°42'39"W	51.47'
L6	S26°35'42"W	51.47'
L7	S27°12'22"W	39.12'
L8	S14°11'08"W	51.84'
L9	S00°28'19"E	13.78'
L10	S19°14'07"E	11.09'
L11	S00°52'55"E	14.40'
L12	S29°28'14"E	18.49'
L13	S37°58'19"E	46.18'
L14	S48°09'47"E	53.46'
L15	S41°50'13"W	7.64'
L16	N52°46'15"W	2.05'
L17	S86°57'55"W	48.76'
L18	N37°48'57"W	66.11'
L19	N14°02'30"W	43.72'
L21	S03°10'13"E	45.04'
L22	S44°51'56"W	33.00'
L23	N48°14'28"W	25.60'

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE BEN EARLY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY SKILL AND KNOWLEDGE 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 ON OCTOBER 24, 2016 AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

Joe Ben Early, Jr.
6/29/18



JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 6016
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TX 78744
512-443-1724
FIRM NO. 10124500

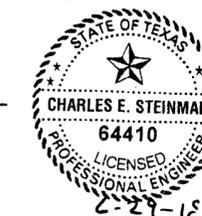
ENGINEER'S CERTIFICATION:

I, CHARLES STEINMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE BUILDABLE AREA OF ALL SINGLE-FAMILY LOTS WITHIN THIS SUBDIVISION IS LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF THE LATEST LOMR STUDY OF THE 100-YEAR FLOODPLAIN OF THE ADJACENT REACH OF THE BLANCO RIVER, AS REVIEWED AND APPROVED BY FEMA, ON APRIL 24, 2017, PER LOMR CASE NO. 17-06-1994A.

THE LOMR-STUDIED 100 YEAR FLOOD PLAIN REFERENCE ABOVE, IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON.

Charles E. Steinman



CHARLES STEINMAN, P.E. #64410,
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
CSF CIVIL GROUP, LLC
3636 EXECUTIVE CENTER DRIVE, SUITE 209
AUSTIN, TEXAS 78731
(512) 614-4466
TBPE FIRM REGISTRATION NO. 12377

LOT SUMMARY	
RIGHT-OF-WAY	4.471 ACRES
S.F. LOTS (99)	23,903 ACRES
OPEN SPACE AND D.E. (2)	1.651 ACRES
TOTAL	30.025 ACRES

TOTAL NO. OF LOTS = 101
TOTAL NO. OF S.F. LOTS = 99
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT S-T"

TABLE OF LAND USES	
LOT 10, BLOCK C	OPEN SPACE AND DRAINAGE EASEMENT
LOT 31, BLOCK C	OPEN SPACE AND DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

STREET SUMMARY	
BLUE OAK BOULEVARD	2,383 LF.
HARWOOD DRIVE	122 LF.
RUGOSA ROAD	271 LF.
ALBA AVENUE	525 LF.
OLD SETTLERS DRIVE	293 LF.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-S-T
PLOT DATE:
06/29/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
4 OF 5

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT S-T CITY OF SAN MARCOS, TEXAS

METES AND BOUNDS DESCRIPTION

WHEREAS, CARMA BLANCO VISTA, LLC (FORMERLY KNOWN AS CARMA BLANCO VISTA, LTD. AND CARPER-CARMA PROPERTIES NO. 1, LTD.) IS THE OWNER OF 30.025 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 51.463 ACRE TRACT CONVEYED TO CARPER-CARMA PROPERTIES NO. 1, LTD. IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2419, PAGE 435, A PORTION OF A 49.587 ACRE TRACT CONVEYED TO CARPER-CARMA PROPERTIES NO. 1, LTD. IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 793, A PORTION OF A 47.575 ACRE TRACT AND ALL OF A 1.103 ACRE TRACT CONVEYED TO CARPER-CARMA PROPERTIES NO. 1, LTD. IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 776 AND A PORTION OF A 6.067 ACRE TRACT CONVEYED TO CARMA BLANCO VISTA, LTD. IN A WARRANTY DEED DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627 ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 30.025 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the northeast right-of-way line of Old Stagecoach Road (100' right-of-way width), from which a 1/2" rebar found at the intersection of the northeast right-of-way line of Old Stagecoach Road and the northwest right-of-way line of Blanco Vista Boulevard (150' right-of-way width), bears South 48°09'47" East, a distance of 396.76 feet;

THENCE with the northeast and southeast right-of-way line of Old Stagecoach Road, the following five (5) courses and distances:

1. North 48°09'47" West, a distance of 1413.30 feet to a 5/8" rebar with plastic cap found;
2. With a curve to the right, having a radius of 440.00 feet, a delta angle of 85°39'39", an arc length of 657.83 feet, and a chord which bears North 05°20'00" West, a distance of 598.25 feet to a 1/2" rebar found;
3. North 52°46'15" West, a distance of 2.05 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the left, having a radius of 3020.00 feet, a delta angle of 04°06'25", an arc length of 216.47 feet, and a chord which bears North 35°10'32" East, a distance of 216.42 feet to a 1/2" rebar found;
5. With a curve to the left, having a radius of 3020.00 feet, a delta angle of 11°27'37", an arc length of 604.06 feet, and a chord which bears North 27°23'31" East, a distance of 603.06 feet to a calculated point;

THENCE South 68°20'31" East, a distance of 195.10 feet to a calculated point;

THENCE with a curve to the right, having a radius of 3215.12 feet, a delta angle of 00°12'58", an arc length of 12.12 feet, and a chord which bears South 21°45'18" West, a distance of 12.12 feet to a calculated point;

THENCE South 68°08'13" East, a distance of 119.91 feet to a calculated point;

THENCE South 22°16'19" West, a distance of 57.86 feet to a calculated point;

THENCE South 22°59'11" West, a distance of 15.03 feet to a calculated point in the south line of Lot 47, Block A, Blanco Vista Tract Q, Section 3, a subdivision of record in Volume 18, Page 355 of the Plat Records of Hays County, Texas

THENCE South 63°25'20" East with the south line of said Lot 47, a distance of 140.22 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Old Settlers Drive (60' right-of-way width) as shown on said Blanco Vista Tract Q, Section 3, being the southeast corner of said Lot 47, being also the southwest corner of Lot 12, Block A, of said Blanco Vista Tract Q, Section 3;

THENCE South 09°33'31" West with the west termination of Old Settlers Drive, a distance of 62.75 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of Lot 31, Block E, of said Blanco Vista Tract Q, Section 3, being a northeast corner of Lot 32, Block E, of said Blanco Vista Tract Q, Section 3;

THENCE North 63°25'20" West with the north line of said Lot 32, a distance of 155.50 feet to a calculated point;

THENCE South 24°42'29" West, a distance of 65.27 feet to a calculated point;

THENCE South 25°42'39" West, a distance of 51.47 feet to a calculated point;

THENCE South 26°35'42" West, a distance of 51.47 feet to a calculated point;

THENCE South 27°12'22" West, a distance of 39.12 feet to a calculated point;

THENCE South 29°01'08" East, a distance of 81.90 feet to a calculated point in the west line of said Lot 32;

THENCE with the west line of said Lot 32, the following five (5) courses and distances:

1. South 56°52'27" East, a distance of 250.03 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 32°55'44" East, a distance of 88.07 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 05°57'42" West, a distance of 236.39 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 14°11'08" West, a distance of 51.84 feet to a 1/2" rebar with "Chaparral" cap set;
5. South 00°28'19" East, a distance of 13.78 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner of said Lot 32, being the northwest corner of Lot 16, Block E, Blanco Vista Tract I Section A, a subdivision of record in Volume 14, Page 37 of the Plat Records of Hays County, Texas;

METES AND BOUNDS DESCRIPTION CONTINUED...

THENCE with the west line of said Lot 16, the following thirteen (13) courses and distances:

1. South 00°28'19" East, a distance of 91.89 feet to a 1/2" rebar with "Chaparral" cap found;
2. With a curve to the left, having a radius of 550.00 feet, a delta angle of 21°37'22", an arc length of 207.56 feet, and a chord which bears South 11°17'00" East, a distance of 206.33 feet to a 1/2" rebar with "Chaparral" cap found;
3. South 19°14'07" East, a distance of 11.09 feet to a 1/2" rebar with "Chaparral" cap found;
4. South 22°59'25" East, a distance of 89.51 feet to a 1/2" rebar with "Chaparral" cap found;
5. South 24°23'04" East, a distance of 139.85 feet to a 1/2" rebar with "Chaparral" cap found;
6. South 00°52'55" East, a distance of 14.40 feet to a 1/2" rebar with "Chaparral" cap found;
7. With a curve to the right, having a radius of 50.00 feet, a delta angle of 124°04'09", an arc length of 108.27 feet, and a chord which bears South 20°22'49" East, a distance of 88.32 feet to a 1/2" rebar with "Chaparral" cap found;
8. South 29°28'14" East, a distance of 18.49 feet to a 1/2" rebar with "Chaparral" cap found;
9. South 37°58'19" East, a distance of 46.18 feet to a 1/2" rebar with "Chaparral" cap found;
10. South 48°09'47" East, a distance of 53.46 feet to a 1/2" rebar with "Chaparral" cap found;
11. South 41°50'13" West, a distance of 7.64 feet to a 1/2" rebar with "Chaparral" cap found;
12. South 45°55'38" East, a distance of 60.55 feet to a 1/2" rebar with "Chaparral" cap found;
13. South 48°09'47" East, a distance of 167.93 feet to a calculated point for the westernmost termination of Harwood Drive (50' right-of-way width) as shown on said Blanco Vista Tract I Section A, being the southernmost corner of said Lot 16;

THENCE South 48°09'47" East with the southwest termination of Harwood Drive, a distance of 50.00 feet to a calculated point for the southernmost termination of Harwood Drive, being the westernmost corner of Lot 29, Block G, of said Blanco Vista Tract I Section A;

THENCE South 48°09'47" East with the southwest line of said Lot 29, a distance of 145.28 feet to a calculated point, from which a 1/2" rebar with "Chaparral" cap found in the northwest right-of-way line of Blanco Vista Boulevard, being the southernmost corner of said Lot 29, bears South 48°09'47" East, a distance of 372.97 feet;

THENCE crossing the said 51.463 acre tract, the following three (3) courses and distances:

1. South 42°04'59" West, a distance of 146.30 feet to a calculated point;
2. North 48°14'28" West, a distance of 24.93 feet to a calculated point;
3. South 41°45'32" West, a distance of 203.67 feet to the POINT OF BEGINNING, containing 30.025 Acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH CHAD MATHESON, CHIEF FINANCIAL OFFICER, AS OWNER OF THE 30.025 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL PLAT: BLANCO VISTA TRACT S-T, AN ADDITION TO THE CITY OF SAN MARCOS, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

CHAD MATHESON, CHIEF FINANCIAL OFFICER

CARMA BLANCO VISTA, LLC
11501 ALTERRA PARKWAY, SUITE 100, AUSTIN, TEXAS 75758
512-498-3206

STATE OF TEXAS:
COUNTY OF HAYS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY

PERSONALLY APPEARED CHAD MATHESON, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2011-37, APPROVED AUGUST 16, 2011, AMENDED JULY 17, 2012, ORD. 2012-33, AND FURTHER ADMINISTRATIVELY AMENDED AND APPROVED AUGUST 29, 2017.
2. NO PUBLIC IMPROVEMENT SHALL BE ACCEPTED BY THE CITY UNTIL CONSTRUCTION PLANS FOR OPEN SPACE IMPROVEMENTS AND AN OPEN SPACE PLAN, OUTLINING THE MANAGEMENT AND MAINTENANCE RELATIONSHIP BETWEEN CITY AND HOMEOWNER ASSOCIATION FOR SUCH IMPROVEMENTS, ARE APPROVED BY THE CITY.
3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
4. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF BLUE OAK BOULEVARD, HARWOOD DRIVE, RUGOSA ROAD, ALBA AVENUE AND OLD SETTLERS DRIVE
5. SPECIAL NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE LDC AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BLUE OAK BOULEVARD, HARWOOD DRIVE, RUGOSA ROAD, ALBA AVENUE, OLD SETTLERS DRIVE, AND OLD STAGECOACH ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT S & TRACT T" WITHIN THE BLANCO VISTA PDD STANDARDS.
8. NEITHER ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY NOR BUILDING AND SITE CONSTRUCTION PERMITS (OTHER THAN MODEL HOMES) SHALL OCCUR PRIOR TO THE FILING OF THIS PLAT AND ACCEPTANCE OF ASSOCIATED INFRASTRUCTURE.
9. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLANCO VISTA", AS AMENDED FROM TIME TO TIME, ORIGINALLY RECORDED IN VOLUME 3062, PAGE 327 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.
10. THIS PROPERTY IS LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE.
11. THE BLANCO VISTA H.O.A. OR ITS ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF INDIVIDUAL LOTS DESIGNATED GREENBELT, DRAINAGE AND/OR OPEN SPACE LOTS. GREENBELT EASEMENTS, DRAINAGE EASEMENTS, AND/OR OPEN SPACE EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF

_____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

C.I.P. ENGINEERING DATE

DIRECTOR PLANNING AND DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CHAIRMAN PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HAYS:

I, _____, CLERK OF HAYS COUNTY, TEXAS, 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 _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN THE

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 500-017
DRAWING NO.: 500-017-PL-ST
PLOT DATE: 06/29/18
PLOT SCALE: 1" = 60'
DRAWN BY: BBP & JBE
SHEET 5 OF 5