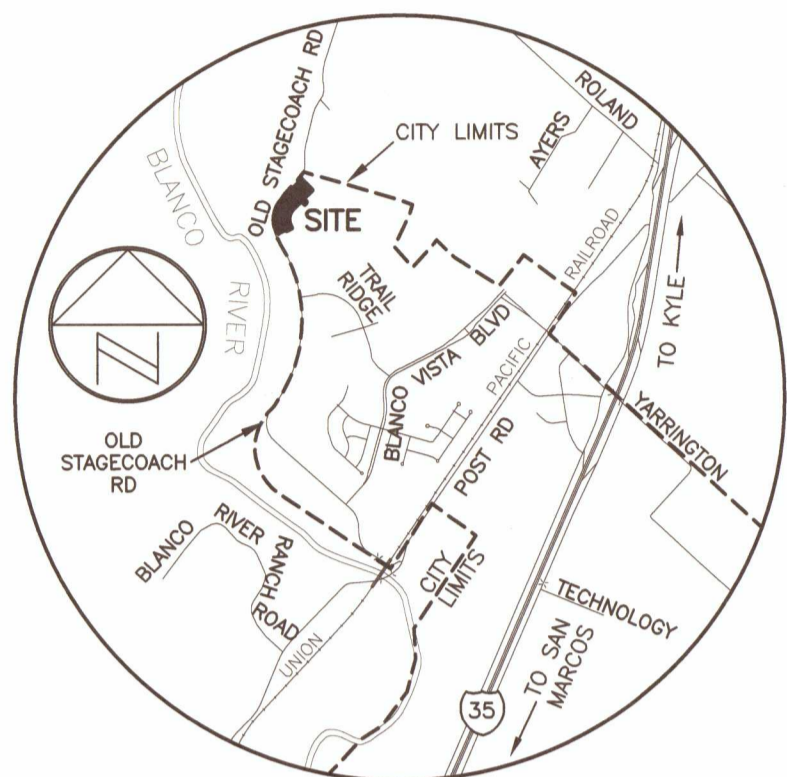


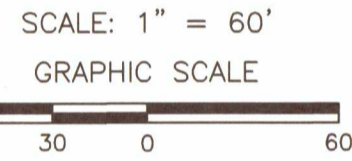
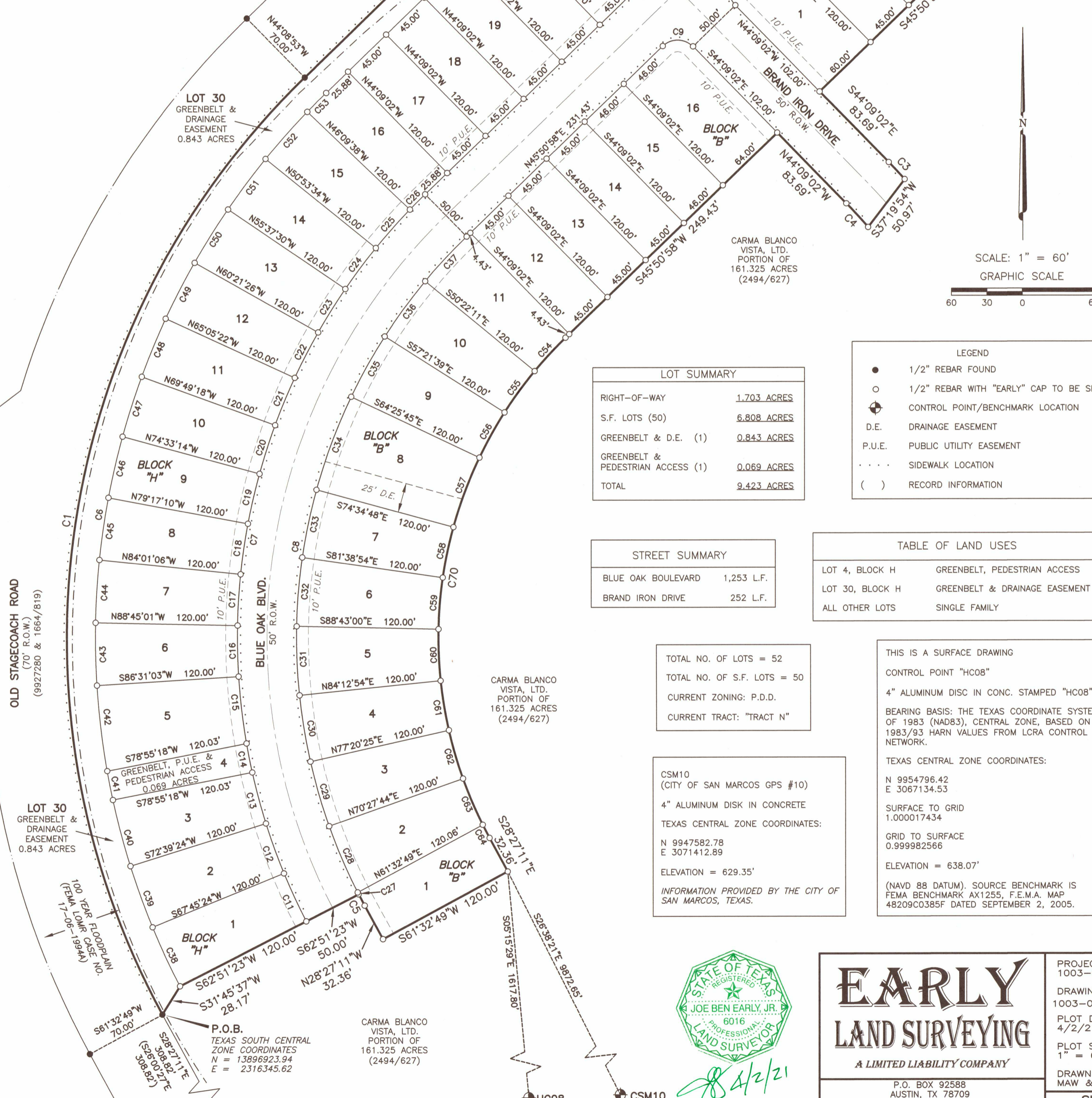
FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT N CITY OF SAN MARCOS, TEXAS

CARMA BLANCO VISTA, LTD.
PORTION OF 161.325 ACRES
(2494/627)

100 YEAR FLOODPLAIN
(ZONE AE)
(FEMA MAP 48209C0385F)
(9/2/05)



LOCATION MAP
NOT TO SCALE



LOT SUMMARY	
RIGHT-OF-WAY	1.703 ACRES
S.F. LOTS (50)	6.808 ACRES
GREENBELT & D.E. (1)	0.843 ACRES
GREENBELT & PEDESTRIAN ACCESS (1)	0.069 ACRES
TOTAL	9.423 ACRES

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH "EARLY" CAP TO BE SET
⊕	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

STREET SUMMARY	
BLUE OAK BOULEVARD	1,253 L.F.
BRAND IRON DRIVE	252 L.F.

TABLE OF LAND USES	
LOT 4, BLOCK H	GREENBELT, PEDESTRIAN ACCESS
LOT 30, BLOCK H	GREENBELT & DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

TOTAL NO. OF LOTS = 52
TOTAL NO. OF S.F. LOTS = 50
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT N"

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.

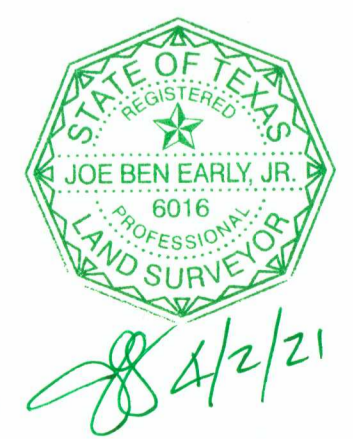
CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY OF SAN MARCOS, TEXAS.

CARMA BLANCO VISTA, LTD.
PORTION OF 161.325 ACRES
(2494/627)

LOT 30 GREENBELT & DRAINAGE EASEMENT 0.843 ACRES

P.O.B.
TEXAS SOUTH CENTRAL ZONE COORDINATES
N = 13896923.94
E = 2316345.62

CARMA BLANCO VISTA, LTD.
PORTION OF 161.325 ACRES
(2494/627)



EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.: 1003-010
DRAWING NO.: 1003-010-PL-N
PLOT DATE: 4/2/21
PLOT SCALE: 1" = 60'
DRAWN BY: MAW & JBE
SHEET 1 OF 3

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT N CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	665.00'	74°18'58"	862.55'	N08°41'38"E	803.34'
C2	284.99'	37°21'41"	185.84'	N27°10'07"E	182.56'
C3	525.00'	2°09'02"	19.71'	S43°04'31"E	19.70'
C4	475.00'	3°17'20"	27.27'	N42°30'22"W	27.26'
C5	475.00'	1°18'34"	10.86'	N27°47'54"W	10.86'
C6	645.00'	72°59'35"	821.71'	N09°21'11"E	767.26'
C7	525.00'	72°59'35"	668.83'	N09°21'11"E	624.51'
C8	475.00'	72°59'35"	605.14'	N09°21'11"E	565.04'
C9	18.00'	90°00'00"	28.27'	S89°09'02"E	25.46'
C10	18.00'	90°00'00"	28.27'	N00°50'58"E	25.46'
C11	525.00'	4°54'01"	44.90'	S24°41'36"E	44.89'
C12	525.00'	4°54'01"	44.90'	S19°47'36"E	44.89'
C13	525.00'	4°54'02"	44.90'	S14°53'35"E	44.89'
C14	525.00'	2°43'43"	25.00'	S11°04'42"E	25.00'
C15	525.00'	6°13'53"	57.10'	S06°35'54"E	57.07'
C16	525.00'	4°43'56"	43.36'	S01°06'59"E	43.35'
C17	525.00'	4°43'56"	43.36'	S03°36'57"W	43.35'
C18	525.00'	4°43'56"	43.36'	S08°20'52"W	43.35'
C19	525.00'	4°43'56"	43.36'	S13°04'48"W	43.35'
C20	525.00'	4°43'56"	43.36'	S17°48'44"W	43.35'
C21	525.00'	4°43'56"	43.36'	S22°32'40"W	43.35'
C22	525.00'	4°43'56"	43.36'	S27°16'36"W	43.35'
C23	525.00'	4°43'56"	43.36'	S32°00'32"W	43.35'
C24	525.00'	4°43'56"	43.36'	S36°44'28"W	43.35'
C25	525.00'	4°43'56"	43.36'	S41°28'24"W	43.35'
C26	525.00'	2°00'37"	18.42'	S44°50'40"W	18.42'
C27	475.00'	0°12'55"	1.78'	S27°02'09"E	1.78'
C28	475.00'	7°23'26"	61.27'	S23°13'59"E	61.23'
C29	475.00'	6°52'41"	57.02'	S16°05'56"E	56.99'
C30	475.00'	6°52'29"	56.99'	S09°13'21"E	56.96'
C31	475.00'	7°04'06"	58.60'	S02°15'03"E	58.56'
C32	475.00'	7°04'06"	58.60'	S04°49'03"W	58.56'
C33	475.00'	7°04'06"	58.60'	S11°53'09"W	58.56'
C34	475.00'	10°09'03"	84.15'	S20°29'44"W	84.04'
C35	475.00'	7°04'06"	58.60'	S29°06'18"W	58.56'
C36	475.00'	6°59'28"	57.96'	S36°08'05"W	57.92'
C37	475.00'	6°13'09"	51.56'	S42°44'24"W	51.53'
C38	645.00'	4°54'01"	55.16'	S24°41'36"E	55.15'
C39	645.00'	4°54'01"	55.16'	S19°47'36"E	55.15'
C40	645.00'	5°09'16"	58.02'	S14°45'58"E	58.01'
C41	645.00'	2°13'15"	25.00'	S11°04'42"E	25.00'
C42	645.00'	6°29'07"	73.01'	S06°43'31"E	72.97'
C43	645.00'	4°43'56"	53.27'	S01°06'59"E	53.26'
C44	645.00'	4°43'56"	53.27'	S03°36'57"W	53.26'
C45	645.00'	4°43'56"	53.27'	S08°20'52"W	53.26'
C46	645.00'	4°43'56"	53.27'	S13°04'48"W	53.26'
C47	645.00'	4°43'56"	53.27'	S17°48'44"W	53.26'
C48	645.00'	4°43'56"	53.27'	S22°32'40"W	53.26'
C49	645.00'	4°43'56"	53.27'	S27°16'36"W	53.26'
C50	645.00'	4°43'56"	53.27'	S32°00'32"W	53.26'
C51	645.00'	4°43'56"	53.27'	S36°44'28"W	53.26'
C52	645.00'	4°43'56"	53.27'	S41°28'24"W	53.26'
C53	645.00'	2°00'37"	22.63'	S44°50'40"W	22.63'
C54	355.00'	6°13'09"	38.53'	S42°44'24"W	38.51'
C55	355.00'	6°59'28"	43.32'	S36°08'05"W	43.29'
C56	355.00'	7°04'06"	43.79'	S29°06'18"W	43.77'
C57	355.00'	10°09'03"	62.89'	S20°29'44"W	62.81'
C58	355.00'	7°04'06"	43.79'	S11°53'09"W	43.77'
C59	355.00'	7°04'06"	43.79'	S04°49'03"W	43.77'
C60	355.00'	7°04'06"	43.79'	S02°15'03"E	43.77'
C61	355.00'	6°52'29"	42.60'	S09°13'21"E	42.57'
C62	355.00'	6°52'41"	42.62'	S16°05'56"E	42.59'
C63	355.00'	6°52'30"	42.60'	S22°58'31"E	42.57'
C64	355.00'	2°02'25"	12.64'	S27°25'58"E	12.64'
C70	355.00'	74°18'09"	460.37'	S08°41'54"W	428.78'
C71	284.99'	1°47'29"	8.91'	N07°35'32"E	8.91'

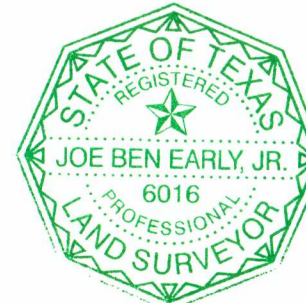
SURVEYOR'S CERTIFICATE:

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 MARCH 22, 2019 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.

JBE 4/2/21

JOE BEN EARLY, JR., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 6016
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487



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 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

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1003-010
DRAWING NO.:
1003-010-PL-N
PLOT DATE:
4/2/21
PLOT SCALE:
1" = 60'
DRAWN BY:
MAW & JBE
SHEET
2 OF 3

FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT N 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 9.423 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 161.325 ACRE TRACT CONVEYED TO CARMA BLANCO VISTA, LTD. IN A WARRANTY DEED DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 9.423 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road (70' right-of-way width) as described in Volume 1664, Page 819 of the Deed Records of Hays County, Texas and Document No. 9927280 of the Official Public Records of Hays County, Texas, being in the west line of the said 161.325 acre tract, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road and the west line of the said 161.325 acre tract, bears South 28°27'11" East, a distance of 308.82 feet;

THENCE with the east right-of-way line of Old Stagecoach Road and the west line of the said 161.325 acre tract, the following three (3) courses and distances:

1. With a curve to the right, having a radius of 665.00 feet, an arc length of 862.55 feet, a delta angle of 74°18'58", and a chord which bears North 08°41'38" East, a distance of 803.34 feet to a 1/2" rebar found, from which a 1/2" rebar found in the west right-of-way line of Old Stagecoach Road, bears North 44°08'53" West, a distance of 70.00 feet;
2. North 45°50'58" East, a distance of 446.79 feet to a 1/2" rebar found, from which a 1/2" rebar found in the west right-of-way line of Old Stagecoach Road, bears North 44°09'02" West, a distance of 70.00 feet;
3. With a curve to the left, having a radius of 284.99 feet, an arc length of 185.84 feet, a delta angle of 37°21'41", and a chord which bears North 27°10'07" East, a distance of 182.56 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road and the west line of the said 161.325 acre tract, bears with a curve to the left, having a radius of 284.99 feet, an arc length of 8.91 feet, a delta angle of 1°47'29", and a chord which bears North 07°35'32" East, a distance of 8.91 feet;

THENCE crossing the said 161.325 acre tract, the following sixteen (16) courses and distances:

1. South 44°09'02" East, a distance of 370.47 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 45°50'58" West, a distance of 316.45 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 44°09'02" East, a distance of 83.69 feet to a 1/2" rebar with "Early Boundary" cap set;
4. With a curve to the right, having a radius of 525.00 feet, an arc length of 19.71 feet, a delta angle of 02°09'02", and a chord which bears South 43°04'31" East, a distance of 19.70 feet to a 1/2" rebar with "Early Boundary" cap set;
5. South 37°19'54" West, a distance of 50.97 feet to a 1/2" rebar with "Early Boundary" cap set;
6. With a curve to the left, having a radius of 475.00 feet, an arc length of 27.27 feet, a delta angle of 03°17'20", and a chord which bears North 42°30'22" West, a distance of 27.26 feet to a 1/2" rebar with "Early Boundary" cap set;
7. North 44°09'02" West, a distance of 83.69 feet to a 1/2" rebar with "Early Boundary" cap set;
8. South 45°50'58" West, a distance of 249.43 feet to a 1/2" rebar with "Early Boundary" cap set;
9. With a curve to the left, having a radius of 355.00 feet, an arc length of 460.37 feet, a delta angle of 74°18'09", and a chord which bears South 08°41'54" West, a distance of 428.78 feet to a 1/2" rebar with "Early Boundary" cap set;
10. South 28°27'11" East, a distance of 32.36 feet to a 1/2" rebar with "Early Boundary" cap set;
11. South 61°32'49" West, a distance of 120.00 feet to a 1/2" rebar with "Early Boundary" cap set;
12. North 28°27'11" West, a distance of 32.36 feet to a 1/2" rebar with "Early Boundary" cap set;
13. With a curve to the right, having a radius of 475.00 feet, an arc length of 10.86 feet, a delta angle of 01°18'34", and a chord which bears North 27°47'54" West, a distance of 10.86 feet to a 1/2" rebar with "Early Boundary" cap set;
14. South 62°51'23" West, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
15. South 62°51'23" West, a distance of 120.00 feet to a 1/2" rebar with "Early Boundary" cap set;
16. South 31°45'37" West, a distance of 28.17 feet to the POINT OF BEGINNING, containing 9.423 acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH CHAD MATHESON, PRESIDENT, AS OWNER OF THE 9.423 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT N, 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, PRESIDENT

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 AND BRAND IRON 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 AND BRAND IRON DRIVE. 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. THE SIDEWALK ALONG OLD STAGECOACH ROAD IS REQUIRED TO BE CONSTRUCTED BETWEEN LOT 1 AND LOT 4, BLOCK H, THENCE TO BLUE OAK BOULEVARD. THE SIDEWALK ALONG OLD STAGECOACH ROAD IS REQUIRED TO BE CONSTRUCTED FROM BLUE OAK BOULEVARD UP TO LOT 4, BLOCK H. THE REMAINDER OF THE OLD STAGECOACH ROAD SIDEWALK HAS BEEN RESOLVED WITH A FEE-IN-LIEU PAYMENT.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT N" 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 INCLUDING LOT 4, BLOCK H. 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.
12. FLOODPLAIN BUFFER - IN ORDER TO PROTECT STRUCTURES LOCATED NEAR A 100-YEAR FLOODPLAIN FROM THE RISK OF FLOODING TO AN ELEVATION EQUAL TO PROPERTIES LOCATED WITHIN THE 100-YEAR FLOODPLAIN, A FLOODPLAIN BUFFER HAS BEEN ESTABLISHED BY THE CITY OF SAN MARCOS. A FLOODPLAIN BUFFER WILL EXTEND BEYOND THE EXISTING 100-YEAR FLOODPLAIN LIMITS TO THE GROUND ELEVATION MATCHING THE ADJACENT BASE 100-YEAR FLOOD ELEVATION, PLUS THE REQUIRED FREEBOARD OF TWO FEET. STRUCTURES PROPOSED WITHIN THE FLOODPLAIN BUFFER WILL BE REQUIRED TO ELEVATE THE LOWEST FINISHED FLOOR ELEVATION OF THE STRUCTURE TO THE FREEBOARD ELEVATION AND TO SUBMIT AN ELEVATION CERTIFICATE TO THE CITY OF SAN MARCOS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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.

_____	DATE
C.I.P. ENGINEERING	
_____	DATE
DIRECTOR PLANNING AND DEVELOPMENT SERVICES	
_____	DATE
RECORDING SECRETARY	
_____	DATE
CHAIRMAN	
PLANNING AND ZONING COMMISSION	

STATE OF TEXAS:
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, 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

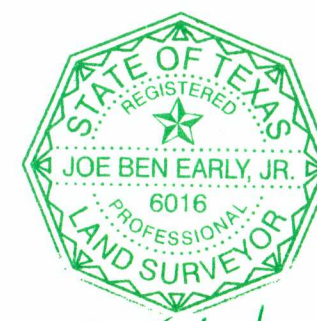
OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

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

20__ A.D.

ELAINE H. CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY



8/8/21

<h2 style="margin: 0;">EARLY</h2> <h2 style="margin: 0;">LAND SURVEYING</h2> <p style="margin: 0;">A LIMITED LIABILITY COMPANY</p>	PROJECT NO.: 1003-010 DRAWING NO.: 1003-010-PL-N PLOT DATE: 4/8/21 PLOT SCALE: 1" = 60' DRAWN BY: MAW & JBE
	P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FIRM NO. 10194487