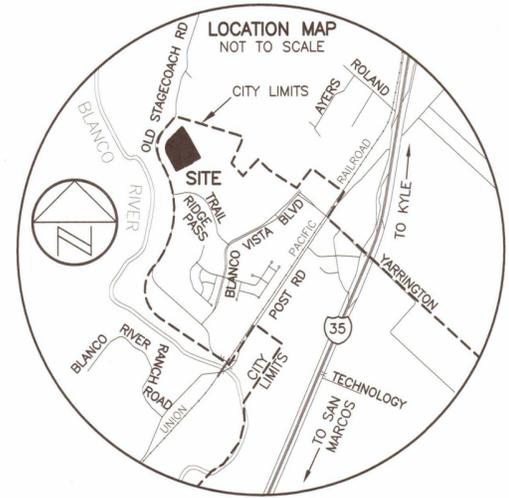


# FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT M-2 CITY OF SAN MARCOS, TEXAS



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.



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

- LEGEND
- 1/2" REBAR FOUND
  - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
  - △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
  - ⊗ COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ... SIDEWALK LOCATION
  - ( ) RECORD INFORMATION

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.

**EARLY LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

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

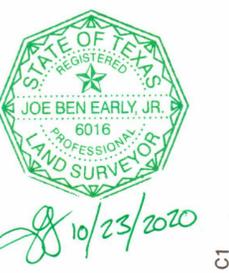
PROJECT NO.: 1003-009  
DRAWING NO.: 1003-009-PL-M2  
PLOT DATE: 10/23/20  
PLOT SCALE: 1" = 60'  
DRAWN BY: JBE  
**SHEET 1 OF 4**



EAST R.O.W. LINE OF OLD STAGECOACH ROAD AND WEST LINE OF CARMA BLANCO VISTA, LTD. 161.325 ACRES

EAST R.O.W. LINE OF OLD STAGECOACH ROAD AND WEST LINE OF CARMA BLANCO VISTA, LTD. 161.325 ACRES

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



HC08

CSM10

# FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT M-2 CITY OF SAN MARCOS, TEXAS

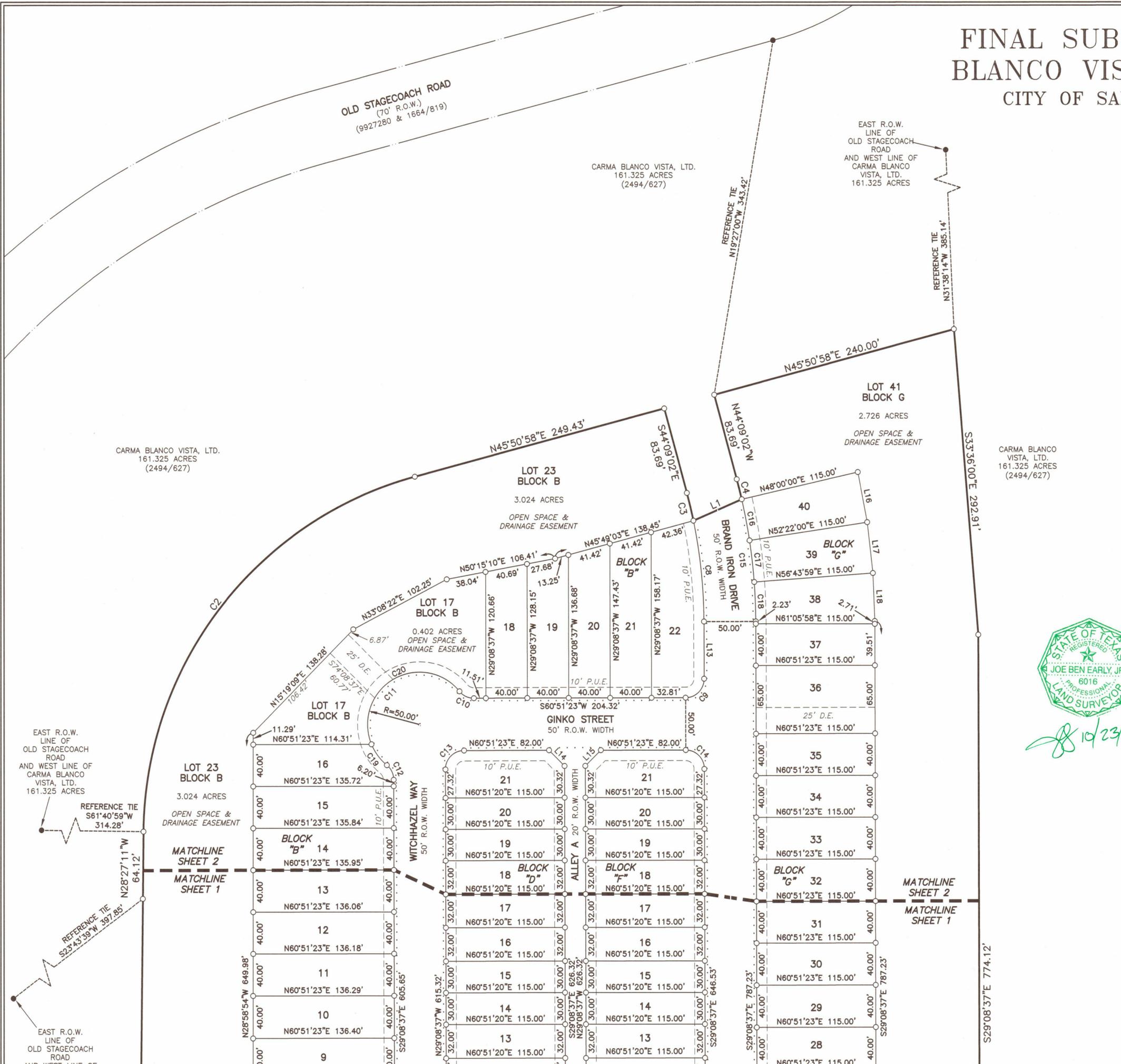
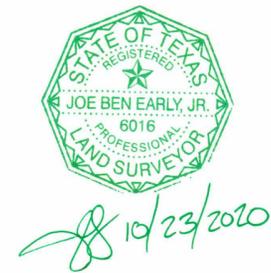


TOTAL NO. OF LOTS = 88  
 TOTAL NO. OF S.F. LOTS = 85  
 CURRENT ZONING: P.D.D.  
 CURRENT TRACT: "TRACT M"

STREET SUMMARY	
GINKO STREET	300 L.F.
BRAND IRON DRIVE	895 L.F.
WITCHHAZEL WAY	658 L.F.
ALLEY A	666 L.F.

LOT SUMMARY	
RIGHT-OF-WAY	2,470 ACRES
S.F. LOTS (85)	8,823 ACRES
OPEN SPACE AND D.E. (3)	6,152 ACRES
TOTAL	17,445 ACRES

TABLE OF LAND USES	
LOT 41, BLOCK G	OPEN SPACE AND DRAINAGE EASEMENT
LOT 23, BLOCK B	OPEN SPACE AND DRAINAGE EASEMENT
LOT 17, BLOCK B	OPEN SPACE AND DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY



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

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

EAST R.O.W. LINE OF OLD STAGECOACH ROAD AND WEST LINE OF CARMA BLANCO VISTA, LTD. 161.325 ACRES

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

EAST R.O.W. LINE OF OLD STAGECOACH ROAD AND WEST LINE OF CARMA BLANCO VISTA, LTD. 161.325 ACRES

LOT 23 BLOCK B  
3.024 ACRES  
OPEN SPACE & DRAINAGE EASEMENT

LOT 41 BLOCK G  
2.726 ACRES  
OPEN SPACE & DRAINAGE EASEMENT

LOT 23 BLOCK B  
3.024 ACRES  
OPEN SPACE & DRAINAGE EASEMENT

LOT 17 BLOCK B  
0.402 ACRES  
OPEN SPACE & DRAINAGE EASEMENT

MATCHLINE SHEET 2  
MATCHLINE SHEET 1

MATCHLINE SHEET 2  
MATCHLINE SHEET 1

## EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.: 1003-009  
 DRAWING NO.: 1003-009-PL-M2  
 PLOT DATE: 10/23/20  
 PLOT SCALE: 1" = 60"  
 DRAWN BY: JBE

**SHEET  
2 OF 4**

FINAL SUBDIVISION PLAT:  
BLANCO VISTA TRACT M-2  
CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1145.00'	2°17'36"	45.83'	N27°18'23"W	45.82'
C2	355.00'	74°18'09"	460.37'	N08°41'54"E	428.78'
C3	475.00'	3°17'20"	27.27'	S42°30'22"E	27.26'
C4	525.00'	2°09'02"	19.71'	N43°04'31"W	19.70'
C5	18.00'	93°14'42"	29.29'	S17°28'44"W	26.17'
C6	18.00'	86°45'18"	27.25'	N72°31'16"W	24.72'
C7	18.00'	93°14'42"	29.29'	S17°28'44"W	26.17'
C8	475.00'	11°43'04"	97.15'	S35°00'09"E	96.98'
C9	18.00'	90°00'00"	28.27'	S15°51'23"W	25.46'
C10	18.00'	50°46'34"	15.95'	S86°14'40"W	15.43'
C11	50.00'	191°33'08"	167.16'	S15°51'23"W	99.49'
C12	18.00'	50°46'34"	15.95'	S54°31'54"E	15.43'
C13	18.00'	90°00'00"	28.27'	N15°51'23"E	25.46'
C14	18.00'	90°00'00"	28.27'	S74°08'37"E	25.46'
C15	525.00'	12°51'23"	117.80'	S35°34'18"E	117.55'
C16	525.00'	4°21'59"	40.01'	S39°49'00"E	40.00'
C17	525.00'	4°21'59"	40.01'	S35°27'01"E	40.00'
C18	525.00'	4°07'24"	37.78'	S31°12'19"E	37.77'
C19	50.00'	28°35'21"	24.95'	N65°37'30"W	24.69'
C20	50.00'	162°57'46"	142.21'	N30°09'04"E	98.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°19'54"E	50.97'
L2	S60°51'23"W	50.00'
L3	S29°08'37"E	8.00'
L4	N72°31'16"W	21.81'
L5	N29°08'37"W	28.74'
L6	S60°51'20"W	20.00'
L7	S29°08'37"E	27.61'
L8	S17°28'44"W	20.60'
L9	N29°08'37"W	27.08'
L10	S60°51'23"W	50.00'
L11	S29°08'37"E	22.20'
L12	N25°51'53"W	34.16'
L13	S29°08'37"E	54.70'
L14	S74°08'37"E	21.21'
L15	N15°51'23"E	21.21'
L16	S39°49'00"E	48.76'
L17	S35°27'01"E	48.76'
L18	S31°12'19"E	46.05'

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 MAY 20, 2020 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.

*[Signature]* 10/23/2020



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

<h1 style="margin: 0;">EARLY</h1> <h2 style="margin: 0;">LAND SURVEYING</h2> <p style="margin: 0; font-size: small;">A LIMITED LIABILITY COMPANY</p>	PROJECT NO.: 1003-009  DRAWING NO.: 1003-009-PL-M2  PLOT DATE: 10/23/20  PLOT SCALE: 1" = 60'  DRAWN BY: JBE
	P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FIRM NO. 10194487

**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 17.445 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 161.325 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 17.445 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle set for the northernmost corner of Lot 41, Block G, Blanco Vista Tract M-1, a subdivision of record in Document No. 20018797 of the Official Public Records of Hays County, Texas;

THENCE crossing said 161.325 acres and with the northwest boundary of said Blanco Vista Tract M-1, the following eighteen (18) courses and distances:

1. South 60°51'23" West, a distance of 100.00 feet to a 1/2" rebar with "Early Boundary" cap set for the westernmost corner of said Lot 41, being the northernmost corner of Lot 18, Block G, of said Blanco Vista Tract M-1;
2. South 60°51'23" West, a distance of 115.00 feet to a 1/2" rebar with "Early Boundary" cap set for the northernmost termination of Brand Iron Drive (50' right-of-way width) as shown on said Blanco Vista Tract M-1, being the westernmost corner of said Lot 18;
3. South 60°51'23" West, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
4. South 29°08'37" East, a distance of 8.00 feet to a 1/2" rebar with "Early Boundary" cap set;
5. With a curve to the right, having a radius of 18.00 feet, a delta angle of 93°14'42", an arc length of 29.29 feet, and a chord which bears South 17°28'44" West, a distance of 26.17 feet to a 1/2" rebar with "Early Boundary" cap set;
6. South 64°06'04" West, a distance of 81.14 feet to a mag nail with "Early Boundary" washer set;
7. North 72°31'16" West, a distance of 21.81 feet to a 1/2" rebar with "Early Boundary" cap set;
8. North 29°08'37" West, a distance of 28.74 feet to a 1/2" rebar with "Early Boundary" cap set;
9. South 60°51'20" West, a distance of 20.00 feet to a mag nail with "Early Boundary" washer set;
10. South 29°08'37" East, a distance of 27.61 feet to a 1/2" rebar with "Early Boundary" cap set;
11. South 17°28'44" West, a distance of 20.60 feet to a 1/2" rebar with "Early Boundary" cap set;
12. South 64°06'04" West, a distance of 83.18 feet to a 1/2" rebar with "Early Boundary" cap set;
13. With a curve to the right, having a radius of 18.00 feet, a delta angle of 86°45'18", an arc length of 27.25 feet, and a chord which bears North 72°31'16" West, a distance of 24.72 feet to a 1/2" rebar with "Early Boundary" cap set;
14. North 29°08'37" West, a distance of 27.08 feet to a 1/2" rebar with "Early Boundary" cap set;
15. South 60°51'23" West, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
16. South 29°08'37" East, a distance of 22.20 feet to a 1/2" rebar with "Early Boundary" cap set;
17. With a curve to the right, having a radius of 18.00 feet, a delta angle of 93°14'42", an arc length of 29.29 feet, and a chord which bears South 17°28'44" West, a distance of 26.17 feet to a 1/2" rebar with "Early Boundary" cap set;
18. South 64°06'04" West, a distance of 120.54 feet to a 1/2" rebar with "Early Boundary" cap set for the westernmost termination of Bodark Oak Way (50' right-of-way width) as shown on said Blanco Vista Tract M-1;

THENCE crossing said 161.325 acres, the following fourteen (14) courses and distances:

1. South 64°06'04" West, a distance of 110.61 feet to a calculated point;
2. With a curve to the left, having a radius of 1145.00 feet, a delta angle of 02°17'36", an arc length of 45.83 feet, and a chord which bears North 27°18'23" West, a distance of 45.82 feet to a calculated point;
3. North 28°27'11" West, a distance of 473.85 feet to a calculated point, from which 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 the west line of the said 161.325 acre tract, bears South 23°43'39" West, a distance of 397.85 feet;
4. North 28°27'11" West, a distance of 64.12 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears South 61°40'59" West, a distance of 314.28 feet;
5. With a curve to the right, having a radius of 355.00 feet, a delta angle of 74°18'09", an arc length of 460.37 feet, and a chord which bears North 08°41'54" East, a distance of 428.78 feet to a calculated point;
6. North 45°50'58" East, a distance of 249.43 feet to a calculated point;
7. South 44°09'02" East, a distance of 83.69 feet to a calculated point;
8. With a curve to the right, having a radius of 475.00 feet, a delta angle of 03°17'20", an arc length of 27.27 feet, and a chord which bears South 42°30'22" East, a distance of 27.26 feet to a calculated point;
9. North 37°19'54" East, a distance of 50.97 feet to a calculated point;
10. With a curve to the left, having a radius of 525.00 feet, a delta angle of 02°09'02", an arc length of 19.71 feet, and a chord which bears North 43°04'31" West, a distance of 19.70 feet to a calculated point;
11. North 44°09'02" West, a distance of 83.69 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears North 19°27'00" West, a distance of 343.42 feet;
12. North 45°50'58" East, a distance of 240.00 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears North 31°38'14" West, a distance of 385.14 feet;
13. South 33°36'00" East, a distance of 292.91 feet to a calculated point;
14. South 29°08'37" East, a distance of 774.12 feet to the POINT OF BEGINNING, containing 17.445 acres of land, more or less.

# FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT M-2 CITY OF SAN MARCOS, TEXAS

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 17.445 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 M-2, 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 ALTRERA 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:

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

**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 BRAND IRON DRIVE, GINKO STREET AND WITCHHAZEL WAY
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: BRAND IRON DRIVE, GINKO STREET AND WITCHHAZEL WAY 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. SIDEWALKS THAT ARE REQUIRED ALONG STREET RIGHTS-OF-WAY, WITHIN OR ADJACENT TO THIS SUBDIVISION, MUST BE CONSTRUCTED WITH THE STREET CONSTRUCTION, WITH THE POSSIBLE EXCEPTION OF SIDEWALKS THAT ARE LOCATED ADJACENT TO SINGLE-FAMILY LOTS, IN WHICH CASE THAT SIDEWALK CONSTRUCTION MAY BE DEFERRED AND COMPLETED WITH THE ADJOINING HOME, UNDER THE CONDITIONS OUTLINED HEREIN.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT M" 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.
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.
13. THIS SUBDIVISION IS HEREBY RESTRICTED AGAINST ZERO-LOT-LINE HOMES. EACH LOT SHALL HAVE THE APPROPRIATE SIDE-LOT SETBACK PER ABOVE APPROVED BLANCO VISTA PDD AND IN NO CASE LESS THAN 5 FEET.

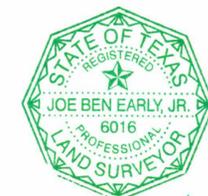
STATE OF TEXAS:  
COUNTY OF HAYS:

I, ELAINE HANSON 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 HANSON CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



*10/23/2020*

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:  
1003-009  
DRAWING NO.:  
1003-009-PL-M2  
PLOT DATE:  
10/23/20  
PLOT SCALE:  
1" = 60'  
DRAWN BY:  
JBE  
**SHEET**  
**4 OF 4**