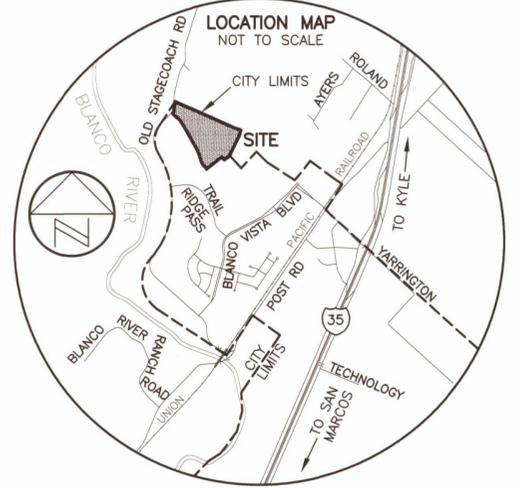


FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT L CITY OF SAN MARCOS, TEXAS

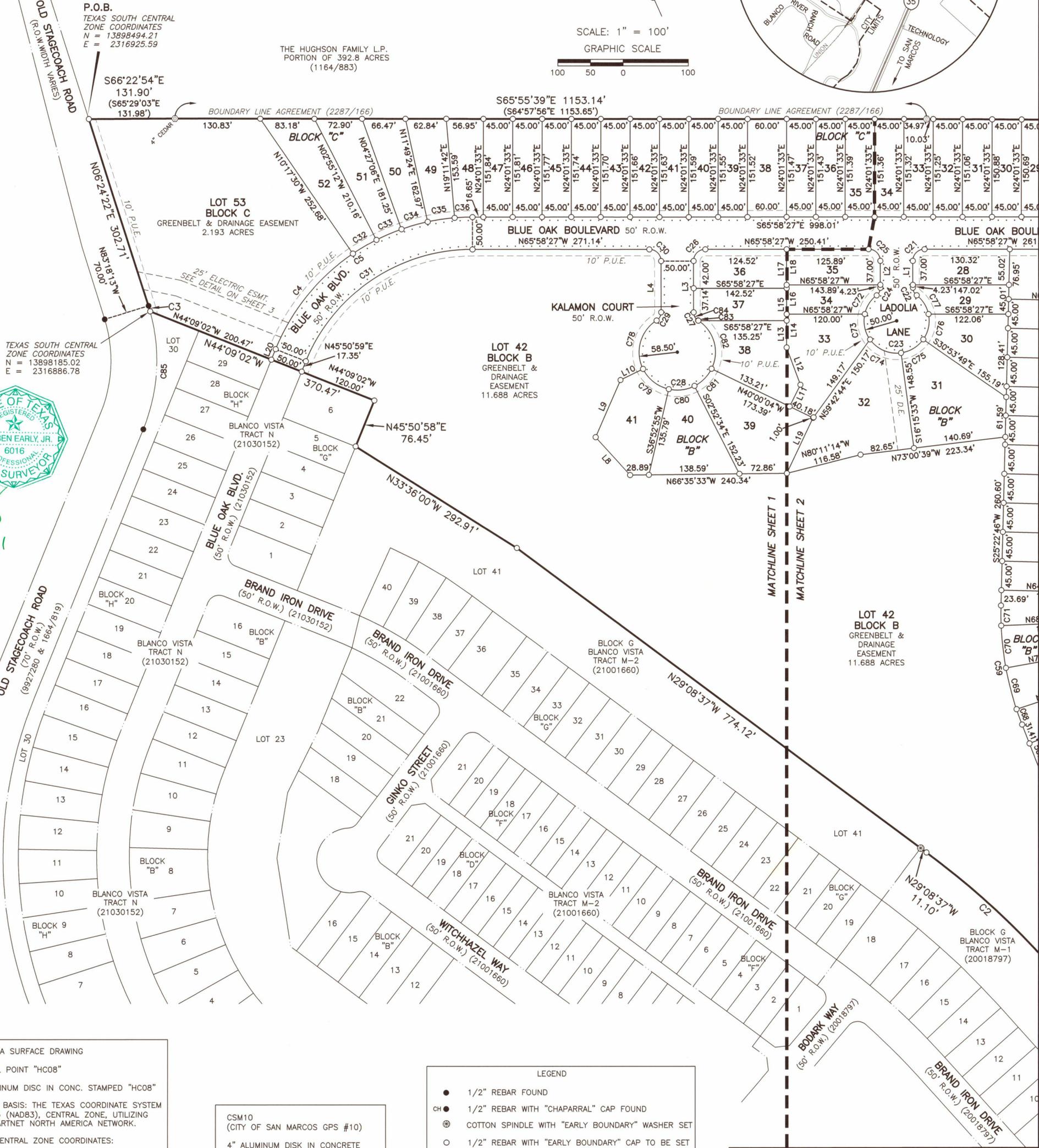


SCALE: 1" = 100'
GRAPHIC SCALE



P.O.B.
TEXAS SOUTH CENTRAL
ZONE COORDINATES
N = 13898494.21
E = 2316925.59

THE HUGHSON FAMILY L.P.
PORTION OF 392.8 ACRES
(1164/883)



8/2/21

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, UTILIZING THE SMARTNET NORTH AMERICA 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.

LEGEND	
●	1/2" REBAR FOUND
●	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
⊗	COTTON SPINDLE WITH "EARLY BOUNDARY" WASHER SET
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
*	COTTON SPINDLE FOUND
⊙	FENCE POST FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
---	SIDEWALK LOCATION
()	RECORD INFORMATION

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

PROJECT NO.: 1003-001
DRAWING NO.: 1003-001-PL-L
PLOT DATE: 8/2/21
PLOT SCALE: 1" = 100'
DRAWN BY: JBE & BBP
SHEET 1 OF 4

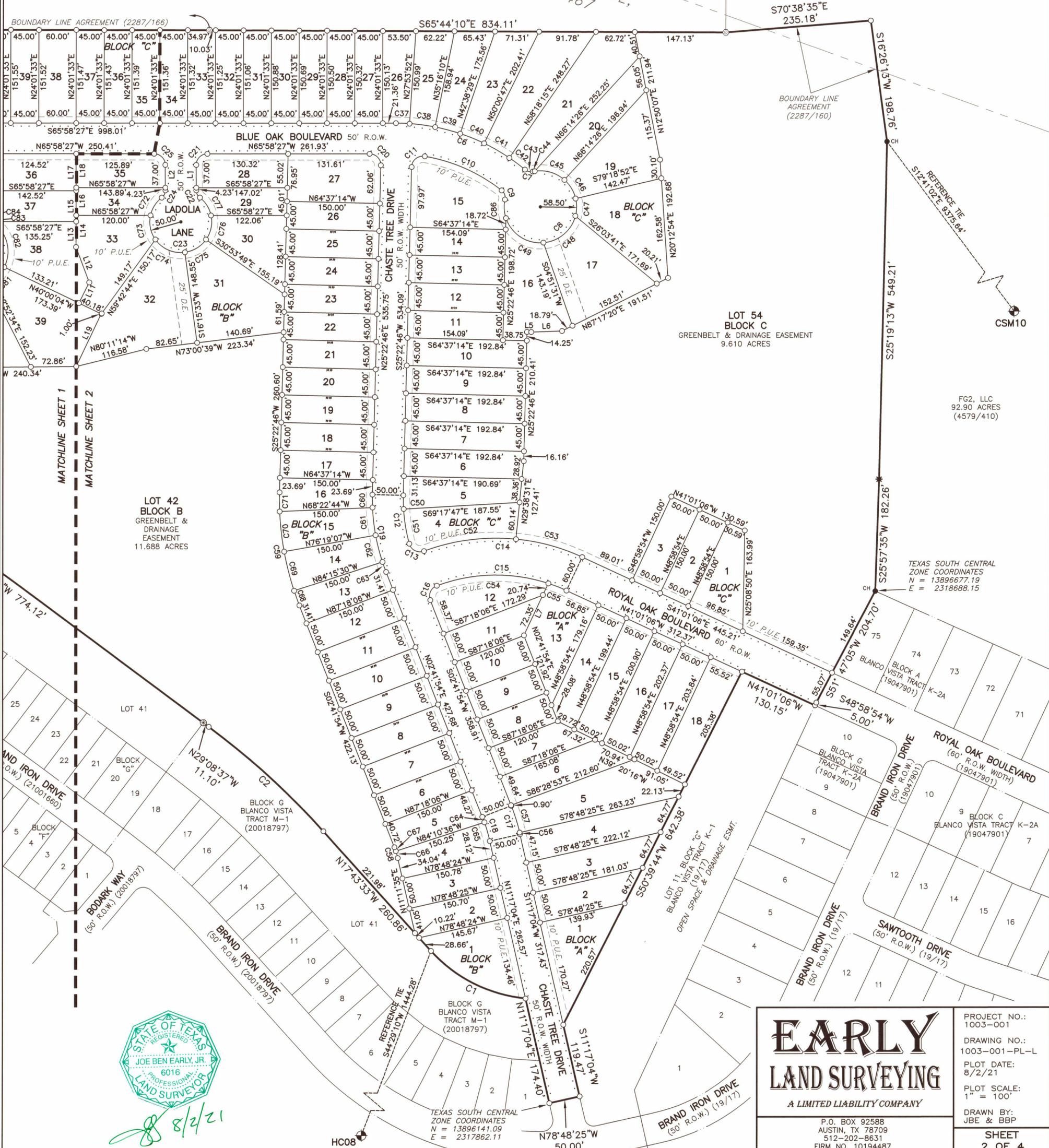
FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT L CITY OF SAN MARCOS, TEXAS

Z. HINTON SURVEY 12,
ABSTRACT 220
APPROX. LOCATION OF SURVEY LINE
WILLIAM WARD LEAGUE,
ABSTRACT 467

THE HUGHSON FAMILY L.P.
PORTION OF 392.8 ACRES
(1164/883)

FG2, LLC
92.90 ACRES
(4579/410)

SCALE: 1" = 100'
GRAPHIC SCALE

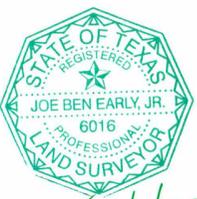


LOT 54
BLOCK C
GREENBELT & DRAINAGE EASEMENT
9.610 ACRES

FG2, LLC
92.90 ACRES
(4579/410)

TEXAS SOUTH CENTRAL
ZONE COORDINATES
N = 13896677.19
E = 2318688.15

LOT 42
BLOCK B
GREENBELT &
DRAINAGE
EASEMENT
11.688 ACRES



8/2/21

EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1003-001
DRAWING NO.:
1003-001-PL-L
PLOT DATE:
8/2/21
PLOT SCALE:
1" = 100'
DRAWN BY:
JBE & BBP
**SHEET
2 OF 4**

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	235.00'	42°42'07"	175.14'	N39°04'36"W	171.12'
C2	1260.00'	11°26'20"	251.55'	N23°26'42"W	251.14'
C3	284.99'	1°47'29"	8.91'	N07°35'32"E	8.91'
C4	325.00'	33°51'31"	192.06'	N62°46'44"E	189.27'
C5	325.00'	68°10'35"	386.72'	N79°56'16"E	364.30'
C6	325.00'	39°51'28"	226.09'	S46°02'43"E	221.56'
C7	15.00'	51°51'07"	13.57'	S52°02'32"E	13.12'
C8	58.50'	293°41'11"	299.86'	S68°52'30"W	63.99'
C9	15.00'	63°22'35"	16.59'	N04°01'49"E	15.76'
C10	275.00'	28°35'32"	137.23'	N41°57'15"W	135.81'
C11	18.00'	98°22'13"	30.90'	S74°33'53"W	27.25'
C12	275.00'	16°36'07"	79.68'	S17°04'43"W	79.41'
C13	18.00'	95°21'24"	29.96'	S38°54'03"E	26.62'
C14	330.00'	45°33'39"	262.41'	S63°47'55"E	255.55'
C15	270.00'	45°36'51"	214.95'	N63°49'31"W	209.32'
C16	18.00'	90°40'10"	28.48'	S48°01'59"W	25.60'
C17	325.00'	8°35'10"	48.70'	S06°59'29"W	48.66'
C18	275.00'	8°35'10"	41.21'	N06°59'29"E	41.17'
C19	325.00'	22°40'53"	128.66'	N14°02'20"E	127.82'
C20	18.00'	91°21'13"	28.70'	N20°17'50"W	25.75'
C21	18.00'	90°00'00"	28.27'	S69°01'33"W	25.46'
C22	15.00'	52°01'12"	13.62'	S01°59'03"E	13.16'
C23	50.00'	284°02'25"	247.87'	N65°58'27"W	61.54'
C24	15.00'	52°01'12"	13.62'	N50°02'09"E	13.16'
C25	18.00'	90°00'00"	28.27'	N20°58'27"W	25.46'
C26	18.00'	90°00'00"	28.27'	S69°01'33"W	25.46'
C27	15.00'	57°01'44"	14.93'	S04°29'19"E	14.32'
C28	58.50'	294°03'27"	300.24'	N65°58'27"W	63.67'
C29	15.00'	57°01'44"	14.93'	N52°32'25"E	14.32'
C30	18.00'	90°00'00"	28.27'	N20°58'27"W	25.46'
C31	275.00'	68°10'35"	327.22'	S79°56'16"W	308.26'
C32	325.00'	7°22'18"	41.81'	N83°23'39"E	41.79'
C33	325.00'	7°22'18"	41.81'	S89°14'03"E	41.79'
C34	325.00'	7°22'18"	41.81'	S81°51'45"E	41.79'
C35	325.00'	7°22'18"	41.81'	S74°29'27"E	41.79'
C36	325.00'	4°49'51"	27.40'	S68°23'22"E	27.39'
C37	325.00'	3°52'19"	21.96'	S64°02'17"E	21.96'
C38	325.00'	7°22'18"	41.81'	S58°24'59"E	41.79'
C39	325.00'	7°22'18"	41.81'	S51°02'40"E	41.79'
C40	325.00'	7°22'18"	41.81'	S43°40'22"E	41.79'
C41	325.00'	8°17'29"	47.03'	S35°50'29"E	46.99'
C42	325.00'	5°34'46"	31.65'	S28°54'22"E	31.64'
C43	15.00'	51°51'07"	13.57'	S52°02'32"E	13.12'
C44	58.50'	2°56'06"	3.00'	S76°30'02"E	3.00'
C45	58.50'	50°38'54"	51.71'	S49°42'32"E	50.05'
C46	58.50'	35°02'52"	35.78'	S06°51'39"E	35.23'
C47	58.50'	27°58'33"	28.56'	S24°39'04"W	28.28'
C48	58.50'	70°24'03"	71.88'	S73°50'22"W	67.44'
C49	58.50'	76°49'37"	78.44'	N32°32'48"W	72.70'
C50	275.00'	4°40'33"	22.44'	S23°02'30"W	22.44'
C51	275.00'	11°55'35"	57.24'	S14°44'26"W	57.14'
C52	330.00'	26°13'16"	151.02'	S73°28'07"E	149.71'
C53	330.00'	19°20'23"	111.39'	S50°41'17"E	110.86'
C54	270.00'	38°57'48"	183.61'	S67°09'03"E	180.09'
C55	270.00'	6°39'03"	31.34'	S44°20'37"E	31.32'
C56	325.00'	0°30'06"	2.85'	N11°02'01"E	2.85'
C57	325.00'	8°05'04"	45.86'	N06°44'26"E	45.82'
C58	125.00'	8°29'41"	18.53'	N06°56'44"E	18.52'
C59	475.00'	22°40'53"	188.03'	N14°02'20"E	186.81'
C60	325.00'	3°45'31"	21.32'	S23°30'01"W	21.32'
C61	325.00'	7°56'23"	45.04'	S17°39'04"W	45.00'
C62	325.00'	7°56'23"	45.04'	S09°42'42"W	45.00'
C63	325.00'	3°02'37"	17.26'	S04°13'12"W	17.26'
C64	275.00'	1°58'13"	9.46'	S03°41'00"W	9.46'
C65	275.00'	6°36'57"	31.75'	S07°58'35"W	31.74'
C66	125.00'	5°22'11"	11.71'	N08°30'29"E	11.71'
C67	125.00'	3°07'30"	6.82'	N04°15'39"E	6.82'
C68	475.00'	3°02'37"	25.23'	N04°13'12"E	25.23'
C69	475.00'	7°56'23"	65.82'	N09°42'42"E	65.77'
C70	475.00'	7°56'23"	65.82'	N17°39'04"E	65.77'
C71	475.00'	3°45'31"	31.16'	N23°30'01"E	31.15'
C72	50.00'	39°56'27"	34.85'	S56°04'32"W	34.15'
C73	50.00'	47°09'23"	41.15'	S12°31'37"W	40.00'
C74	50.00'	62°41'22"	54.71'	S42°23'45"E	52.02'
C75	50.00'	47°09'23"	41.15'	N82°40'52"E	40.00'
C76	50.00'	47°09'23"	41.15'	N35°31'29"E	40.00'
C77	50.00'	39°56'27"	34.85'	N08°01'26"W	34.15'
C78	58.50'	83°14'50"	85.00'	S39°25'52"W	77.72'
C79	58.50'	50°55'33"	52.00'	S27°39'19"E	50.30'
C80	58.50'	39°45'29"	40.59'	S72°59'50"E	39.78'
C81	58.50'	37°07'30"	37.91'	N68°33'41"E	37.25'
C82	58.50'	82°30'00"	84.23'	N08°44'56"E	77.14'
C83	58.50'	0°30'06"	0.51'	N32°45'07"W	0.51'
C84	15.00'	57°01'44"	14.93'	N04°29'19"W	14.32'
C85	284.99'	37°21'41"	185.84'	S27°10'07"W	182.56'
C86	58.50'	29°51'05"	30.48'	N20°47'33"E	30.14'

TABLE OF LAND USES	
LOT 42, BLOCK B	GREENBELT & DRAINAGE EASEMENT
LOT 53, BLOCK C	GREENBELT & DRAINAGE EASEMENT
LOT 54, BLOCK C	GREENBELT & DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY	
RIGHT-OF-WAY	5.477 ACRES
S.F. LOTS (114)	22.923 ACRES
GREENBELT & DRAINAGE EASEMENT (3)	23.491 ACRES
TOTAL	51.891 ACRES

STREET SUMMARY	
BLUE OAK BOULEVARD	1,639 L.F.
CHASTE TREE DRIVE	1,608 L.F.
ROYAL OAK BOULEVARD	726 L.F.
KALAMON COURT	184 L.F.
LADOLIA LANE	135 L.F.

TOTAL NO. OF LOTS = 114
TOTAL NO. OF S.F. LOTS = 111
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT L"

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 21, 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.


8/2/21

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:

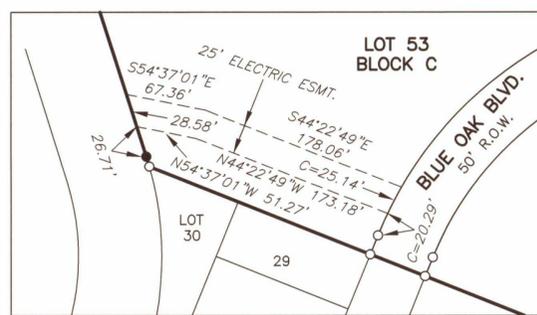
I, CHARLES STEINMAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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, AND IS LOCATED ABOVE AND OUTSIDE OF THE LIMITS OF STUDY, OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005 FOR HAYS COUNTY TEXAS AND INCORPORATED AREAS.

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°01'33"W	41.23'
L2	N24°01'33"E	41.23'
L3	S24°01'33"W	79.14'
L4	N24°01'33"E	79.14'
L5	S64°37'14"E	6.89'
L6	S67°59'09"E	49.67'
L7	N48°58'54"E	93.08'
L8	N18°04'46"W	78.83'
L9	N47°13'01"E	96.10'
L10	N87°48'27"E	38.63'
L11	N49°59'56"E	37.37'
L12	N03°47'19"E	61.29'
L13	N24°01'33"E	41.65'
L14	N24°01'33"E	51.65'
L15	N24°01'33"E	50.00'
L16	N24°01'33"E	45.00'
L17	N24°01'33"E	60.00'
L18	N24°01'33"E	55.00'
L19	N49°06'46"E	93.60'
L20	N45°50'58"E	17.35'



25' ELECTRIC EASEMENT DETAIL
1" = 100'

EARLY LAND SURVEYING

A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1003-001
DRAWING NO.:
1003-001-PL-L
PLOT DATE:
8/2/21
PLOT SCALE:
1" = 100'
DRAWN BY:
JBE & BBP
**SHEET
3 OF 4**

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 51.891 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 51.891 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the apparent east right-of-way line of Old Stagecoach Road (right-of-way width varies), being the northwest corner of the said 161.325 acre tract and the beginning of a Boundary Line Agreement recorded in Volume 2287, Page 166 of the Deed Records of Hays County, Texas;

THENCE with the north line of the said 161.325 acre tract, same being the agreed boundary line described in Volume 2287, Page 166 of the Deed Records of Hays County, Texas, the following two (2) courses and distances:

1. South 66°22'54" East, a distance of 131.90 feet to a 4" cedar fence post found;
2. South 65°55'39" East, a distance of 1153.14 feet to a fence post found for the terminus of the Boundary Line Agreement recorded in Volume 2287, Page 166 of the Deed Records of Hays County, Texas;

THENCE South 65°44'10" East with the north line of the said 161.325 acre tract, a distance of 834.11 feet to a fence post found for the beginning/west terminus of a Boundary Line Agreement recorded in Volume 2287, Page 160 of the Deed Records of Hays County, Texas, being also a southwest corner of a 92.90 acre tract described in Volume 4579, Page 410 of the Deed Records of Hays County, Texas;

THENCE with the common line of the said 161.325 acre tract and the said 92.90 acre tract, the following four (4) courses and distances:

1. South 70°38'35" East with the agreed boundary line described in Volume 2287, Page 160 of the Deed Records of Hays County, Texas, a distance of 235.18 feet to a calculated point;
2. South 16°26'13" West with the agreed boundary line described in Volume 2287, Page 160 of the Deed Records of Hays County, Texas, a distance of 198.76 feet to a 1/2" rebar with "Chaparral" cap found for the south terminus of the Boundary Line Agreement recorded in Volume 2287, Page 160 of the Deed Records of Hays County, Texas;
3. South 25°19'13" West, a distance of 549.21 feet to a cotton spindle found;
4. South 25°57'35" West, a distance of 182.26 feet to a 1/2" rebar with "Chaparral" cap found, being the northernmost corner of Lot 75, Block A, Blanco Vista Tract K-2A, a subdivision recorded in Document No. 19047901 of the Official Public Records of Hays County, Texas;

THENCE crossing the said 161.325 acre tract and with the northwest line of the said Blanco Vista Tract K-2A, the following three (3) courses and distances:

1. South 51°47'05" West, a distance of 149.64 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 51°47'05" West, a distance of 55.07 feet to a 1/2" rebar with "Early Boundary" cap set;
3. South 48°58'54" West, a distance of 5.00 feet to a 1/2" rebar with "Early Boundary" cap set at the westernmost termination of Royal Oak Boulevard (60' right-of-way width), being the easternmost corner of Lot 11, Block G, Blanco Vista Tract K-1, a subdivision of record in Volume 19, Page 17 of the Plat Records of Hays County, Texas;

THENCE crossing the said 161.325 acre tract and with the perimeter of said Lot 11, the following three (3) courses and distances:

1. North 41°01'06" West, a distance of 130.15 feet to a calculated point for the northernmost corner of said Lot 11;
2. South 50°39'44" West, a distance of 642.38 feet to a calculated point;
3. South 11°17'04" West, a distance of 119.47 feet to a 1/2" rebar with "Early Boundary" cap set at the northeast termination of Chaste Tree Drive (50' right-of-way width) as shown on Blanco Vista Tract M-1, a subdivision recorded in Document No. 20018797 of the Official Public Records of Hays County, Texas;

THENCE North 78°48'25" West with the north termination of Chaste Tree Drive, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest termination of Chaste Tree Drive, being in the east line of Lot 1, Block G, of said Blanco Vista Tract M-1,

THENCE crossing the said 161.325 acre tract and with the perimeter of the said Tract M-1, the following five (5) courses and distances:

1. North 11°17'04" East, a distance of 174.40 feet to a 1/2" rebar with "Early Boundary" cap set;
2. With a curve to the right, having an arc length of 175.14 feet, a delta angle of 42°42'07", a radius of 235.00 feet, and a chord which bears North 39°04'36" West, a distance of 171.12 feet to a 1/2" rebar with "Early Boundary" cap set;
3. North 17°43'33" West, a distance of 260.86 feet to a 1/2" rebar with "Early Boundary" cap set;
4. With a curve to the left, having an arc length of 251.55 feet, a delta angle of 11°26'20", a radius of 1260.00 feet, and a chord which bears North 23°26'42" West, a distance of 251.14 feet to a 1/2" rebar with "Early Boundary" cap set;
5. North 29°08'37" West, a distance of 11.10 feet to a cotton spindle with "Early Boundary" washer set for the northernmost corner of Lot 41, Block G, of the said Tract M-1;

THENCE crossing the said 161.325 acre tract, the following four (4) courses and distances:

1. North 29°08'37" West, a distance of 774.12 feet to a calculated point;
2. North 33°36'00" West, a distance of 292.91 feet to a calculated point;
3. North 45°50'58" East, a distance of 76.45 feet to a calculated point;
4. North 44°09'02" West, a distance of 370.47 feet to a calculated point 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, 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 right, having a radius of 284.99 feet, a delta angle of 37°21'41", an arc length of 185.84 feet, and a chord which bears South 27°10'07" West, a distance of 182.56 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 two (2) courses and distances:

1. With a curve to the left, having a radius of 284.99 feet, a delta angle of 01°47'29", an arc length of 8.91 feet, and a chord which bears North 07°35'32" East, a distance of 8.91 feet to a 1/2" rebar found;
2. North 06°24'22" East, a distance of 302.71 feet to the POINT OF BEGINNING, containing 51.891 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 51.891 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 L, 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; 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:

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

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 OLD STAGECOACH ROAD, BLUE OAK BOULEVARD, CHASTE TREE DRIVE, ROYAL OAK BOULEVARD, KALAMON COURT AND LADOLIA LANE.
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, CHASTE TREE DRIVE, ROYAL OAK BOULEVARD, KALAMON COURT AND LADOLIA LANE. 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 L" 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, 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

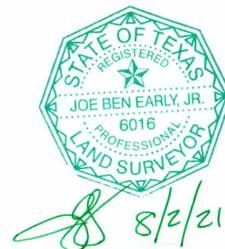
OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

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



<h2>EARLY</h2> <h3>LAND SURVEYING</h3> <p>A LIMITED LIABILITY COMPANY</p>	PROJECT NO.: 1003-001
	DRAWING NO.: 1003-001-PL-L
	PLOT DATE: 8/2/21
	PLOT SCALE: 1" = 100'
	DRAWN BY: JBE & BBP
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FIRM NO. 10194487	SHEET 4 OF 4