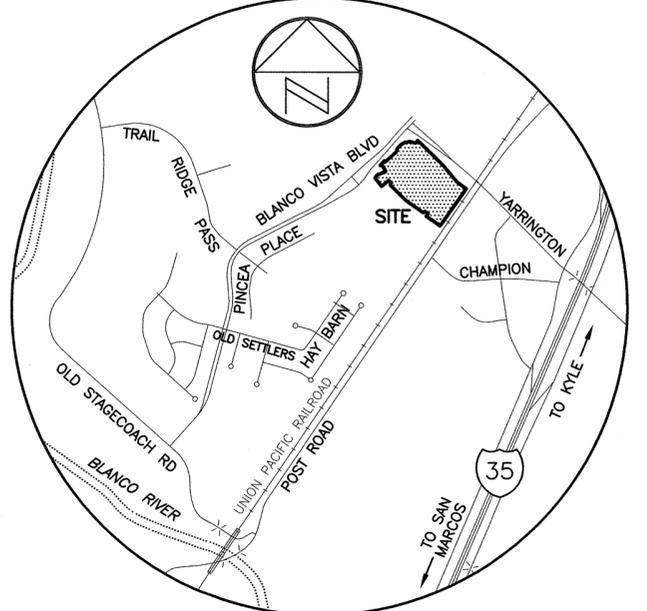
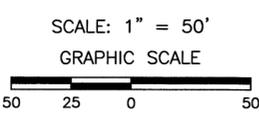


BENCHMARK INFORMATION

BM R721: 4" ALUMINUM DISK SET IN CONCRETE, NEAR THE HIGH POINT OF THE SOUTHWEST BRIDGE ABUTMENT WHERE YARRINGTON ROAD CROSSES THE RAILROAD TRACKS, +/- 8' OFF THE EDGE OF PAVEMENT, +/- 190' NORTHWEST OF THE NORTHEAST CORNER OF THIS PLATTED TRACT.

ELEVATION = 669.84'
 NGVD 29 DATUM

(SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.)

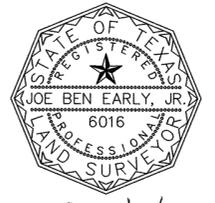


• B.M. R721
 ELEV. 669.84'

**PRELIMINARY
 SUBDIVISION
 PLAT:
 BLANCO
 VISTA
 TRACT E-3
 CITY OF
 SAN MARCOS,
 TEXAS**

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ▲ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
 - △ CALCULATED POINT
 - CONTROL POINT/BENCHMARK LOCATION
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION
 - SIDEWALK LOCATION

INTERNATIONAL &
 GREAT NORTHERN RAILROAD
 (200' R.O.W.)



Handwritten signature and date: 3/9/17

CSM10
 (CITY OF SAN MARCOS GPS #10)

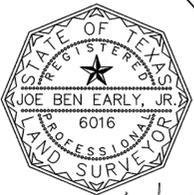
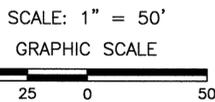
4" ALUMINUM DISK IN CONCRETE

TEXAS CENTRAL ZONE COORDINATES:
 N 9947582.78
 E 3071412.89

ELEVATION = 629.35'

INFORMATION PROVIDED BY THE CITY OF SAN MARCOS, TEXAS.

PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT E-3 CITY OF SAN MARCOS, TEXAS



8/3/17



HC08
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 LORA CONTROL NETWORK.
TEXAS CENTRAL ZONE COORDINATES:
N 9954796.42
E 3067134.53
SURFACE TO GRID 1.000017434
GRID TO SURFACE 0.999982566
BENCHMARK ELEV. = 637.78 (NGVD 29 DATUM). SOURCE BENCHMARK IS RM88, F.E.M.A. MAP 48209C0185E DATED FEBRUARY 18, 1998.
FROM G.P.S. OBSERVATIONS USING L.C.R.A. H.A.R.N. NETWORK.

**PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT E-3
CITY OF SAN MARCOS, TEXAS**

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	435.00'	8°47'27"	66.74'	N51°17'34"W	66.68'
C2	275.00'	8°13'51"	39.50'	S47°13'05"W	39.47'
C3	175.00'	21°29'19"	65.63'	N34°20'43"W	65.25'
C4	15.00'	94°38'04"	24.78'	S87°35'36"W	22.05'
C5	15.00'	86°54'45"	22.75'	S03°10'49"E	20.63'
C6	290.00'	15°40'53"	79.37'	S39°53'37"E	79.12'
C7	15.00'	73°27'59"	19.23'	S04°40'49"W	17.94'
C8	50.00'	71°36'12"	62.49'	S05°36'43"W	58.50'
C9	15.00'	55°49'37"	14.62'	S02°16'35"E	14.04'
C10	275.00'	6°28'46"	31.10'	S28°52'56"W	31.08'
C11	15.00'	92°11'44"	24.14'	S78°12'31"W	21.82'
C12	275.00'	8°47'27"	42.19'	N51°17'34"W	42.15'
C13	15.00'	90°00'00"	23.56'	N01°53'50"W	21.21'
C14	15.00'	90°00'00"	23.56'	N88°06'10"E	21.21'
C15	325.00'	8°47'27"	49.86'	S51°17'34"E	49.82'
C16	15.00'	89°59'56"	23.56'	S10°41'19"E	21.21'
C17	145.00'	8°47'27"	22.25'	N51°17'34"W	22.23'
C18	15.00'	90°00'04"	23.56'	S79°18'41"W	21.21'
C19	275.00'	8°47'27"	42.19'	N51°17'34"W	42.15'
C20	15.00'	90°00'00"	23.56'	N01°53'50"W	21.21'
C21	185.00'	8°47'27"	25.32'	S51°17'34"E	25.29'
C22	15.00'	90°00'00"	23.56'	N88°06'10"E	21.21'
C23	325.00'	8°47'27"	49.86'	S51°17'34"E	49.82'
C24	15.00'	89°59'56"	23.56'	S10°41'19"E	21.21'
C25	325.00'	9°35'20"	54.39'	N29°30'59"E	54.33'
C26	15.00'	48°58'18"	12.82'	N49°12'26"E	12.43'
C27	50.00'	186°48'06"	145.56'	N09°42'29"W	99.34'
C28	15.00'	62°00'49"	16.24'	N62°08'07"W	15.45'
C29	310.00'	16°38'21"	90.03'	N39°24'53"W	89.71'
C30	15.00'	87°22'48"	17.84'	N14°02'39"W	16.64'
C31	50.00'	208°33'47"	182.01'	N84°38'09"W	96.91'
C32	15.00'	52°01'12"	13.62'	S17°05'34"W	13.16'
C33	15.00'	90°00'00"	23.56'	S88°06'10"W	21.21'
C34	15.00'	16°58'20"	4.44'	N34°37'00"E	4.43'
C35	15.00'	35°02'52"	9.18'	N08°36'24"E	9.03'
C36	325.00'	6°10'27"	35.02'	N31°13'26"E	35.00'
C37	325.00'	3°24'54"	19.37'	N26°25'46"E	19.37'
C38	50.00'	12°05'30"	10.55'	N67°38'49"E	10.53'
C39	50.00'	154°42'36"	135.01'	N15°45'14"W	97.57'
C40	325.00'	4°32'01"	25.72'	S49°09'50"E	25.71'
C41	325.00'	4°15'26"	24.15'	S53°33'34"E	24.14'
C42	435.00'	4°15'26"	32.32'	N53°33'34"W	32.31'
C43	435.00'	4°32'01"	34.42'	N49°09'50"W	34.41'
C44	275.00'	7°41'57"	36.95'	N51°50'19"W	36.92'
C45	275.00'	1°05'30"	5.24'	N47°26'35"W	5.24'
C46	185.00'	1°05'30"	3.14'	S47°26'35"E	3.14'
C47	185.00'	7°41'57"	22.17'	S51°50'19"E	22.15'
C48	325.00'	1°18'27"	7.42'	S47°33'03"E	7.42'
C49	325.00'	5°17'27"	30.01'	S50°51'00"E	30.00'
C50	325.00'	2°11'34"	12.44'	S54°35'30"E	12.44'
C51	290.00'	1°43'53"	8.76'	S46°52'07"E	8.76'
C52	290.00'	6°29'25"	32.85'	S42°45'28"E	32.83'
C53	290.00'	7°27'36"	37.76'	S35°46'58"E	37.73'
C54	15.00'	90°00'00"	23.56'	S01°53'50"E	21.21'
C55	275.00'	2°02'08"	9.77'	S44°07'13"W	9.77'
C56	275.00'	6°11'45"	29.74'	S48°14'08"W	29.72'

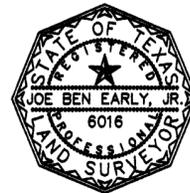
SURVEYOR'S CERTIFICATE:

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 JANUARY 27, 2017 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] 3/9/17

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



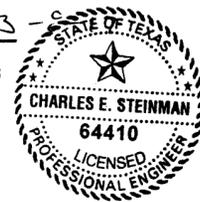
ENGINEER'S CERTIFICATION:

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.

NO LOT IN THIS SUBDIVISION FALLS WITHIN THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature]

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	S34°18'39"W	13.00'
L2	S79°18'41"W	21.21'
L3	N01°53'50"W	21.21'
L4	N43°06'10"E	13.00'
L5	S43°06'10"W	18.33'
L6	N23°36'03"W	28.33'
L7	N87°41'03"E	21.37'
L8	S79°18'41"W	21.21'
L9	N01°53'50"W	21.21'
L10	N88°06'10"E	21.21'
L11	S10°41'19"E	21.21'

STREET SUMMARY	
STAMPEDE ROAD	589 L.F.
FRASIER DRIVE	569 L.F.
SAND POST PLACE	853 L.F.
SILO STREET	528 L.F.
ALLEY G	591 L.F.
ALLEY H	536 L.F.

LOT SUMMARY	
RIGHT-OF-WAY	3.484 ACRES
S.F. LOTS (88)	9.760 ACRES
PARK (1)	0.783 ACRES
DRAINAGE ESMT. (1)	1.370 ACRES
TOTAL	15.397 ACRES

TABLE OF LAND USES	
LOT 125, BLOCK D	DRAINAGE
LOT 112, BLOCK D	PARK
ALL OTHER LOTS	SINGLE FAMILY

STREET DESIGN SUMMARY		
NAME	PAVEMENT	R.O.W.
STAMPEDE ROAD	33' F-F	50'
FRASIER DRIVE	33' F-F	50'
SAND POST PLACE	33' F-F	50'
SILO STREET	33' F-F	50'
ALLEY G	16' PVM'T.	20'
ALLEY H	16' PVM'T.	20'

TOTAL NO. OF LOTS = 90
TOTAL NO. OF S.F. LOTS = 88
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT E"

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

PROJECT NO.:
500-012
DRAWING NO.:
500-012-PL-E3
PLOT DATE:
3/8/17
PLOT SCALE:
1" = 50'
DRAWN BY:
BBP & JBE
SHEET
3 OF 4

**PRELIMINARY
SUBDIVISION PLAT:
BLANCO VISTA TRACT E-3
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 15.397 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 199.323 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 25, 2004 AND RECORDED IN VOLUME 2494, PAGE 616 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 15.397 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set at the intersection of the southwest right-of-way line of Yarrington Road (right-of-way width varies) as shown on Blanco Vista Tract C Section A, a subdivision of record in Volume 14, Page 266 of the Plat Records of Hays County, Texas and the northwest right-of-way line of the International & Great Northern Railroad (200' right-of-way width), being also in the southeast line of the said 199.323 acre tract;

THENCE South 34°18'43" West with the northwest right-of-way line of the International & Great Northern Railroad and the southeast line of the said 199.323 acre tract, a distance of 596.69 feet to a 1/2" rebar with "Chaparral" cap found for the easternmost corner of Lot 125, Block D, Blanco Vista Tract E-1, a subdivision of record in Volume 18, Page 157 of the Plat Records of Hays County, Texas;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Blanco Vista Tract E-1, the following fifteen (15) courses and distances:

1. North 55°41'18" West, a distance of 220.03 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 34°18'39" East, a distance of 43.00 feet to a 1/2" rebar with "Chaparral" cap found;
3. North 55°41'21" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap found;
4. South 34°18'39" West, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap found;
5. South 79°18'41" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 55°41'17" West, a distance of 228.93 feet to a 1/2" rebar with "Chaparral" cap found;
7. With a curve to the right, having a radius of 435.00 feet, a delta angle of 08°47'27", an arc length of 66.74 feet, and a chord which bears North 51°17'34" West, a distance of 66.68 feet to a 1/2" rebar found;
8. North 46°53'50" West, a distance of 258.38 feet to a 1/2" rebar found;
9. North 01°53'50" West, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap found;
10. North 43°06'10" East, a distance of 13.00 feet to a 1/2" rebar with "Chaparral" cap found;
11. North 46°53'50" West, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap found;
12. South 43°06'10" West, a distance of 18.33 feet to a 1/2" rebar with "Chaparral" cap found;
13. With a curve to the right, having a radius of 275.00 feet, a delta angle of 08°13'51", an arc length of 39.50 feet, and a chord which bears South 47°13'05" West, a distance of 39.47 feet to a 1/2" rebar with "Chaparral" cap found;
14. South 51°20'01" West, a distance of 61.94 feet to a 1/2" rebar with "Chaparral" cap found;
15. North 38°39'59" West, a distance of 135.40 feet to a mag nail with "Chaparral" washer found for the northernmost corner of Lot 4, Block Q, of said Blanco Vista Tract E-1, being in the southeast line of Lot 5, Block B, of said Blanco Vista Tract C Section A;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Lot 5, the following five (5) courses and distances:

1. North 31°38'34" East, a distance of 46.86 feet to a 1/2" rebar with "Chaparral" cap found;
2. North 66°23'57" East, a distance of 120.00 feet to a 1/2" rebar with "Chaparral" cap found for the easternmost corner of said Lot 5;
3. North 23°36'03" West, a distance of 28.33 feet to a 1/2" rebar with "Chaparral" cap set;
4. With a curve to the left, having a radius of 175.00 feet, a delta angle of 21°29'19", an arc length of 65.63 feet, and a chord which bears North 34°20'43" West, a distance of 65.25 feet to a 1/2" rebar with "Chaparral" cap set;
5. With a curve to the left, having a radius of 15.00 feet, a delta angle of 94°38'04", an arc length of 24.78 feet, and a chord which bears South 87°35'36" West, a distance of 22.05 feet to a 1/2" rebar with "Chaparral" cap set in the southeast right-of-way line of Blanco Vista Boulevard (right-of-way width varies) as shown on said Blanco Vista Tract C Section A;

THENCE North 40°16'33" East with the southeast right-of-way line of Blanco Vista Boulevard and crossing the said 199.323 acre tract, a distance of 80.17 feet to a 1/2" rebar with "Chaparral" cap set in the northwest line of Lot 6, Block B, of said Blanco Vista Tract C Section A;

THENCE crossing the said 199.323 acre tract and with the perimeter of said Lot 6, the following nine (9) courses and distances:

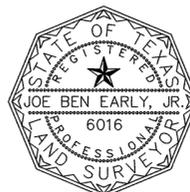
1. With a curve to the left, having a radius of 15.00 feet, a delta angle of 86°54'45", an arc length of 22.75 feet, and a chord which bears South 03°10'49" East, a distance of 20.63 feet to a 1/2" rebar with "Chaparral" cap found for the southernmost corner of said Lot 6;
2. North 52°24'22" East, a distance of 53.34 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 46°53'29" East, a distance of 158.22 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 15°40'01" East, a distance of 46.67 feet to a 1/2" rebar with "Chaparral" cap found;
5. North 43°24'03" East, a distance of 71.79 feet to a 1/2" rebar with "Chaparral" cap found;
6. North 59°43'40" East, a distance of 52.38 feet to a 1/2" rebar with "Chaparral" cap found;
7. North 81°15'38" East, a distance of 72.78 feet to a 1/2" rebar with "Chaparral" cap found;
8. South 76°01'59" East, a distance of 72.48 feet to a 1/2" rebar with "Chaparral" cap found;
9. North 39°42'59" East, a distance of 45.86 feet to a 1/2" rebar with "Chaparral" cap set in the southwest right-of-way line of Yarrington Road, being the easternmost corner of said Lot 6;

THENCE with the southwest right-of-way line of Yarrington Road and crossing the said 199.323 acre tract, the following four (4) courses and distances:

1. South 46°42'28" East, a distance of 290.79 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 45°10'06" East, a distance of 180.51 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 40°45'08" East, a distance of 277.54 feet to a 1/2" rebar with "Chaparral" cap set;
4. South 55°41'17" East, a distance of 146.70 feet to the POINT OF BEGINNING, containing 15.397 Acres of land, more or less.

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.
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 WILL BE DEDICATED WITH THE FINAL PLAT ADJACENT TO THE RIGHTS-OF-WAY OF STAMPEDE ROAD, SILO STREET, SAND POST PLACE, FRASIER DRIVE, ALLEY A AND ALLEY G.
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 WITHOLDING 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: STAMPEDE ROAD, SILO STREET, SAND POST PLACE AND FRASIER DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING 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 E-3" 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 PARK AND DRAINAGE LOTS SHOWN HEREON, AS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS REFERENCED IN NOTE NO. 9, HEREON.
12. THE ALLEYS SHOWN HEREON WILL BE DEDICATED WITH THE FINAL PLAT TO THE CITY OF SAN MARCOS AS ONE-WAY PUBLIC STREETS. ON-STREET PARKING WITHIN THE ALLEY RIGHTS-OF-WAYS IS PROHIBITED. THE ALLEYS ARE INTENDED TO PROVIDE VEHICULAR ACCESS TO GARAGES AND PARKING AREAS LOCATED ON PRIVATE PROPERTY.



JBE
3/9/17

 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 500-012 DRAWING NO.: 500-012-PL-E3 PLOT DATE: 3/9/17 PLOT SCALE: 1" = 50' DRAWN BY: BBP & JBE
	SHEET 4 OF 4