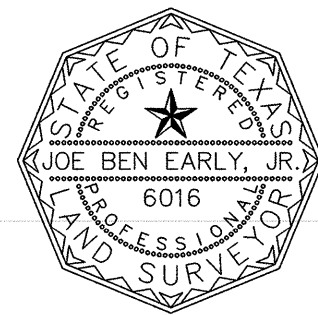
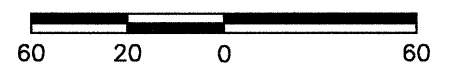


FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT P CITY OF SAN MARCOS, TEXAS



10/17/17

SCALE: 1" = 60'
GRAPHIC SCALE



TRAIL RIDGE PASS
(150' R.O.W.)
(13/246)

REFERENCE TIE
S62°32'24"W
423.45'

HC08

7
DRAINAGE
EASEMENT
3.761 ACRES

BM #1

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

7
DRAINAGE
EASEMENT
3.761 ACRES

LOT 47
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)
DRAINAGE & P.U.E.

LOT 46
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 45
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 44
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 43
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 42
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 41
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(18/355)

LOT 40
BLOCK A
BLANCO VISTA TRACT Q
SECTION 3
(17/33)

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.

THIS IS A SURFACE DRAWING

CONTROL POINT "HC08"

4" ALUMINUM DISK 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'

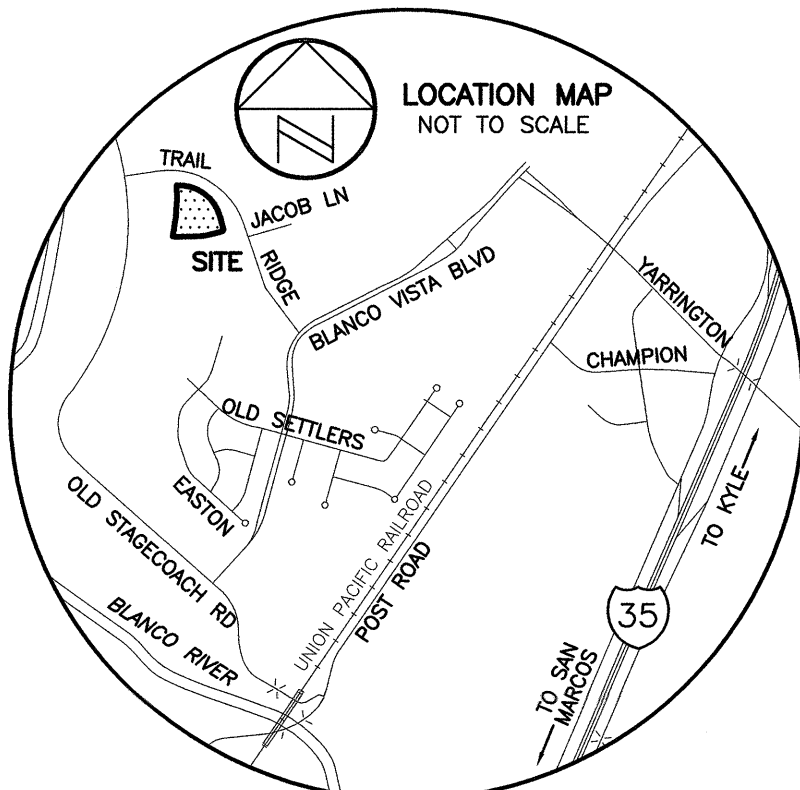
(NAVD 88 DATUM). SOURCE BENCHMARK IS
FEMA BENCHMARK AX1255, F.E.M.A. MAP
48209C0385F DATED SEPTEMBER 2, 2005.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- G&R 1/2" REBAR WITH "G&R" CAP FOUND
- CH 1/2" IRON ROD WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONTROL POINT/BENCHMARK LOCATION
- SIDEWALK LOCATION
- W.W.E. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

LOCATION MAP

NOT TO SCALE



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

PROJECT NO.:
500-016
DRAWING NO.:
500-016-PL1
PLOT DATE:
10/17/17
PLOT SCALE:
1" = 60'
DRAWN BY:
JDB & JBE
SHEET
1 OF 3

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

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N81°35'47"E | 1.88' |
| L2 | N05°32'22"W | 32.98' |
| L3 | S28°19'30"E | 10.45' |
| L4 | N28°19'30"W | 10.45' |
| L5 | S05°32'22"E | 32.98' |
| L6 | S69°04'15"W | 30.97' |
| L7 | S08°14'04"W | 48.92' |
| L8 | S14°21'38"W | 70.00' |
| L9 | S74°43'44"W | 37.48' |
| L10 | N77°54'42"W | 19.48' |
| L11 | N78°47'25"W | 15.56' |
| L12 | N70°17'08"E | 66.46' |
| L13 | N74°43'44"E | 46.90' |
| L14 | S78°47'25"E | 32.76' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------|-------------|---------|
| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
| C1 | 25.00' | 89°59'51" | 39.27' | S25°33'04"W | 35.35' |
| C2 | 475.00' | 13°54'38" | 115.32' | S77°30'19"W | 115.04' |
| C3 | 275.00' | 10°32'04" | 50.56' | S89°43'41"W | 50.49' |
| C4 | 675.00' | 78°57'13" | 930.15' | S58°55'36"E | 858.28' |
| C5 | 20.00' | 90°00'00" | 31.42' | N39°27'38"E | 28.28' |
| C6 | 155.00' | 14°10'31" | 38.35' | N12°37'37"W | 38.25' |
| C7 | 205.00' | 34°04'30" | 121.92' | N02°40'37"W | 120.13' |
| C8 | 15.00' | 52°01'12" | 13.62' | N11°38'59"W | 13.16' |
| C9 | 50.00' | 194°02'25" | 169.33' | N59°21'38"E | 99.25' |
| C10 | 15.00' | 52°01'12" | 13.62' | S49°37'46"E | 13.16' |
| C11 | 205.00' | 47°18'53" | 169.29' | S51°58'56"E | 164.52' |
| C12 | 15.00' | 57°46'09" | 15.12' | S57°12'34"E | 14.49' |
| C13 | 60.00' | 295°32'17" | 309.49' | S61°40'30"W | 64.00' |
| C14 | 15.00' | 57°46'09" | 15.12' | N00°33'35"E | 14.49' |
| C15 | 155.00' | 47°18'53" | 128.00' | N51°58'56"W | 124.39' |
| C16 | 15.00' | 90°00'00" | 23.56' | S59°21'38"W | 21.21' |
| C17 | 155.00' | 34°04'30" | 92.18' | S02°40'37"E | 90.83' |
| C18 | 205.00' | 14°10'31" | 50.72' | S12°37'37"E | 50.59' |
| C19 | 20.00' | 90°00'00" | 31.42' | S50°32'22"E | 28.28' |
| C20 | 155.00' | 10°02'27" | 27.16' | S10°33'35"E | 27.13' |
| C21 | 155.00' | 4°08'04" | 11.18' | S17°38'50"E | 11.18' |
| C22 | 205.00' | 3°39'16" | 13.08' | S17°53'14"E | 13.07' |
| C23 | 205.00' | 14°59'22" | 53.63' | S08°33'55"E | 53.48' |
| C24 | 205.00' | 14°59'22" | 53.63' | S06°25'27"W | 53.48' |
| C25 | 205.00' | 0°26'30" | 1.58' | S14°08'23"W | 1.58' |
| C26 | 50.00' | 5°07'23" | 4.47' | N26°10'51"W | 4.47' |
| C27 | 50.00' | 64°55'34" | 56.66' | N61°12'20"W | 53.68' |
| C28 | 50.00' | 47°09'23" | 41.15' | S62°45'12"W | 40.00' |
| C29 | 50.00' | 59°21'12" | 51.80' | S09°29'55"W | 49.51' |
| C30 | 50.00' | 17°28'54" | 15.26' | S28°55'08"E | 15.20' |
| C31 | 205.00' | 2°23'16" | 8.54' | N74°26'45"W | 8.54' |
| C32 | 205.00' | 20°57'33" | 74.99' | N62°46'21"W | 74.57' |
| C33 | 205.00' | 23°58'06" | 85.76' | N40°18'32"W | 85.13' |
| C34 | 60.00' | 98°10'56" | 102.82' | N37°00'10"W | 90.89' |
| C35 | 60.00' | 60°37'07" | 63.48' | N42°23'51"E | 60.56' |
| C36 | 60.00' | 40°50'41" | 42.77' | S86°52'15"E | 41.87' |
| C37 | 60.00' | 41°19'47" | 43.28' | S45°47'01"E | 42.35' |
| C38 | 60.00' | 54°33'47" | 57.14' | S02°09'46"W | 55.00' |
| C39 | 155.00' | 6°54'32" | 18.69' | S31°46'46"E | 18.68' |
| C40 | 155.00' | 40°24'20" | 109.31' | S55°26'12"E | 107.06' |
| C41 | 205.00' | 9°33'16" | 34.19' | N14°56'14"W | 34.15' |
| C42 | 205.00' | 4°37'15" | 16.53' | N07°50'59"W | 16.53' |
| C43 | 675.00' | 4°15'37" | 50.19' | S51°08'03"E | 50.18' |
| C44 | 675.00' | 6°26'21" | 75.86' | S45°47'03"E | 75.82' |
| C45 | 675.00' | 10°49'01" | 127.44' | S37°09'22"E | 127.25' |
| C46 | 675.00' | 12°17'52" | 144.88' | S25°35'56"E | 144.60' |
| C47 | 675.00' | 45°08'22" | 531.79' | S75°50'02"E | 518.14' |

| STREET SUMMARY | |
|-----------------|----------|
| EMERY OAK COURT | 910 L.F. |

| STREET DESIGN SUMMARY | | |
|-----------------------|----------|--------|
| NAME | PAVEMENT | R.O.W. |
| EMERY OAK COURT | 33' F-F | 50' |

| TABLE OF LAND USES | |
|--------------------|-------------------|
| LOT 7 | DRAINAGE EASEMENT |
| LOT 16 | PARK |
| ALL OTHER LOTS | SINGLE FAMILY |

| LOT SUMMARY | |
|--------------------|--------------|
| RIGHT-OF-WAY | 1.329 ACRES |
| S.F. LOTS (25) | 8.198 ACRES |
| PARK (1) | 0.214 ACRES |
| DRAINAGE ESMT. (1) | 3.761 ACRES |
| TOTAL | 11.502 ACRES |

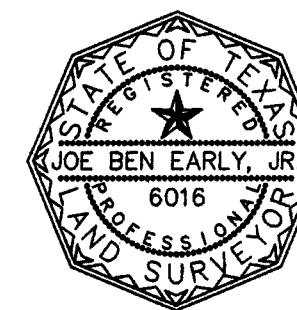
TOTAL NO. OF LOTS = 27
TOTAL NO. OF S.F. LOTS = 25
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT P"

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 NOVEMBER 25, 2015 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., 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



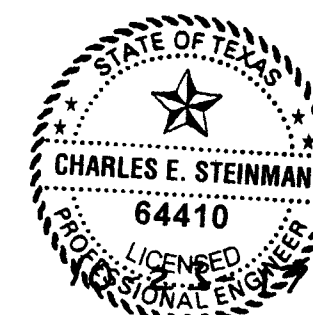
ENGINEER'S CERTIFICATION:

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 FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMIT OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48209C0385F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS AS OFFICIALLY REVISED BY APPROVED LOMR CASE NO 17-06-1994A, APPROVED APRIL 24, 2017.

LOCALIZED 100-YEAR DRAINAGE FLOWS ARE CONTAINED WITHIN 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



BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON NORTHEAST CORNER OF A CURB INLET, NORTH SIDE OF TRAIL RIDGE PASS, +- 580' NORTHWEST OF THE INTERSECTION OF TRAIL RIDGE PASS WITH JACOB LANE.

ELEVATION = 640.15'
(NAVD 88 DATUM)

BM #3: SQUARE CUT ON SOUTHEAST CORNER OF CURB INLET, NORTH SIDE OF JACOB LANE, WEST OF TRAIL RIDGE PASS, +- 60' NORTHEAST OF THE TERMINUS OF JACOB LANE AT THE DRAINAGE CHANNEL.

ELEVATION = 635.19'
(NAVD 88 DATUM)

SOURCE BENCHMARK IS FEMA BENCHMARK AX1255, F.E.M.A. MAP 48209C0385F DATED SEPTEMBER 2, 2005.

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

PROJECT NO.:
500-016
DRAWING NO.:
500-016-PL1
PLOT DATE:
10/17/17
PLOT SCALE:
1" = 60'
DRAWN BY:
JDB & JBE
SHEET
2 OF 3

FINAL SUBDIVISION PLAT:
BLANCO VISTA TRACT P
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 11.502 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 47.575 ACRE TRACT CONVEYED IN A SPECIAL WARRANTY DEED TO CARPER-CARMA PROPERTIES NO. 1, LTD. DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2396, PAGE 776, 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 AND 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, ALL OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 11.502 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap found at the intersection of the west right-of-way line of Trail Ridge Pass (150' right-of-way width) as shown on Blanco Vista Phase 1-2, Sections 1, 2, and Infrastructure Improvements, a subdivision of record in Volume 13, Page 246 of the Plat Records of Hays County, Texas and the north right-of-way line of Jacob Lane (50' right-of-way width) as shown on Blanco Vista Tract Q, Section 2, a subdivision of record in Volume 17, Page 33 of the Plat Records of Hays County, Texas and Blanco Vista Tract Q, Section 3, a subdivision of record in Volume 18, Page 355 of the Plat Records of Hays County, Texas;

THENCE with the north right-of-way line of Jacob Lane and crossing the said 47.575 acre tract, the said 199.323 acre tract and the said 161.325 acre tract, the following four (4) courses and distance:

1. With a curve to the right, having a radius of 25.00 feet, a delta angle of 89°59'51", an arc length of 39.27 feet, and a chord which bears South 25°33'04" West, a distance of 35.35 feet to a 1/2" rebar with "G&R" cap found;
2. South 70°33'00" West, a distance of 251.21 feet to a 1/2" rebar with "Chaparral" cap found;
3. With a curve to the right, having a radius of 475.00 feet, a delta angle of 13°54'38", an arc length of 115.32 feet, and a chord which bears South 77°30'19" West, a distance of 115.04 feet to a 1/2" rebar with "Chaparral" cap found;
4. South 84°27'38" West, a distance of 215.57 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Jacob Lane, from which a 1/2" rebar found for the southwest termination of Jacob Lane, being the northwest corner of Lot 46, Block A, of said Blanco Vista Tract Q, Section 3, being also the northeast corner of Lot 47, Block A, of said Blanco Vista Tract Q, Section 3, bears South 05°29'05" East, a distance of 50.00 feet;

THENCE crossing the said 161.325 acre tract, the following five (5) courses and distances:

1. South 84°27'38" West, a distance of 176.02 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 271.92 feet, a delta angle of 10°39'14", an arc length of 50.56 feet, and a chord which bears South 89°43'41" West, a distance of 50.49 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 04°28'45" East, a distance of 326.94 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 01°01'56" West, a distance of 278.90 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 06°31'19" West, a distance of 223.26 feet to a 1/2" rebar with "Chaparral" cap set in the south right-of-way line of Trail Ridge Pass;

THENCE with the south right-of-way line of Trail Ridge Pass and crossing the said 161.325 acre tract and the said 199.323 acre tract, the following three (3) courses and distances:

1. North 81°35'47" East, a distance of 1.88 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 675.00 feet, a delta angle of 78°57'13", an arc length of 930.15 feet, and a chord which bears South 58°55'36" East, a distance of 858.28 feet to a 1/2" rebar with "Chaparral" cap found, from which a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Trail Ridge Pass, bears North 70°33'00" East, a distance of 150.00 feet;
3. South 19°27'00" East, a distance of 217.86 feet to the POINT OF BEGINNING, containing 11.502 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 11.502 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 P, 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 78758
(512) 391-1331

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 WILL BE DEDICATED WITH THE FINAL PLAT ADJACENT TO THE RIGHTS-OF-WAY OF EMERY OAK COURT, JACOB LANE AND TRAIL RIDGE PASS.

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: EMERY OAK COURT. 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 P" 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. DRIVEWAY ACCESS IS PROHIBITED BETWEEN TRAIL RIDGE PASS AND LOTS 13, 14, 15 AND 17. DRIVEWAY ACCESS IS PROHIBITED BETWEEN JACOB LANE AND LOTS 1, 17, 18, 19 AND 27.

13. THE WASTEWATER EASEMENT (W.W.E.) LOCATED WITHIN LOT 20 AND LOT 24, SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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 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

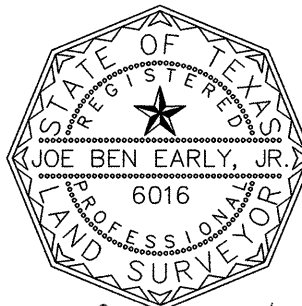
OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

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

20__ A.D.

_____, COUNTY CLERK, HAYS COUNTY, TEXAS

BY _____
DEPUTY



10/7/17

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

PROJECT NO.:
500-016
DRAWING NO.:
500-016-PL1
PLOT DATE:
10/17/17
PLOT SCALE:
1" = 60'
DRAWN BY:
JDB & JBE
SHEET
3 OF 3