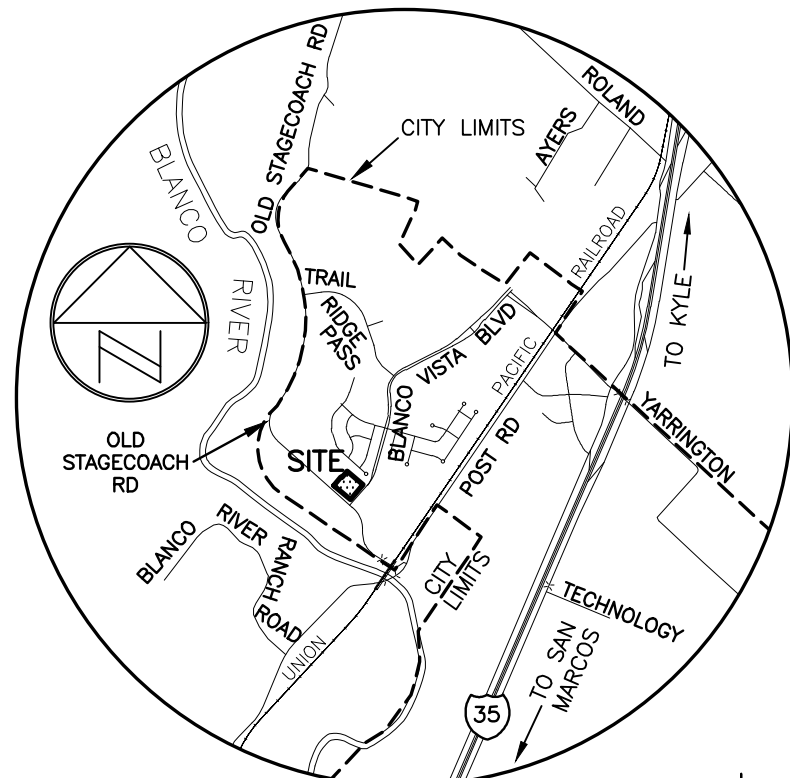
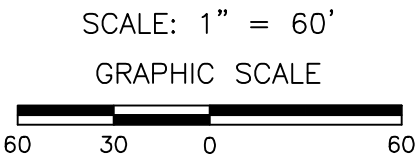


PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT U
CITY OF SAN MARCOS, TEXAS



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.

LOCATION MAP
NOT TO SCALE



LEGEND

● ^{CH}	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
△	CALCULATED POINT
●	1/2" REBAR FOUND
⊙	CONTROL POINT/BENCHMARK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
...	SIDEWALK LOCATION
()	RECORD INFORMATION

TABLE OF LAND USES

LOT 77, BLOCK A	D.E. & P.U.E.
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY

RIGHT-OF-WAY	0.557 ACRES
S.F. LOTS (8)	2.485 ACRES
D.E. & P.U.E. (1)	0.069 ACRES
TOTAL	3.111 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°14'28"E	24.93'
L2	N47°55'01"W	23.67'
L3	N41°50'13"E	27.26'
L4	S65°26'01"E	46.46'
L5	N65°26'01"W	46.46'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	275.00'	17°11'31"	82.52'	S56°49'31"E	82.21'
C2	15.00'	57°46'09"	15.12'	N85°40'55"E	14.49'
C3	60.00'	295°32'17"	309.49'	S24°33'59"W	64.00'
C4	15.00'	57°46'09"	15.12'	N36°32'56"W	14.49'
C5	325.00'	17°11'31"	97.52'	N56°49'37"W	97.15'
C6	325.00'	1°14'56"	7.08'	S48°51'20"E	7.08'
C7	325.00'	8°11'30"	46.47'	S53°34'33"E	46.43'
C8	325.00'	7°45'05"	43.97'	S61°32'50"E	43.93'
C9	60.00'	37°45'57"	39.55'	N75°40'49"E	38.84'
C10	60.00'	177°28'05"	185.84'	S03°17'50"W	119.97'
C11	60.00'	80°18'15"	84.09'	N47°49'00"W	77.38'
C12	15.00'	33°12'32"	8.69'	N24°16'08"W	8.57'
C13	15.00'	24°33'37"	6.43'	N53°09'12"W	6.38'

TOTAL NO. OF LOTS = 9
TOTAL NO. OF S.F. LOTS = 8
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT U"

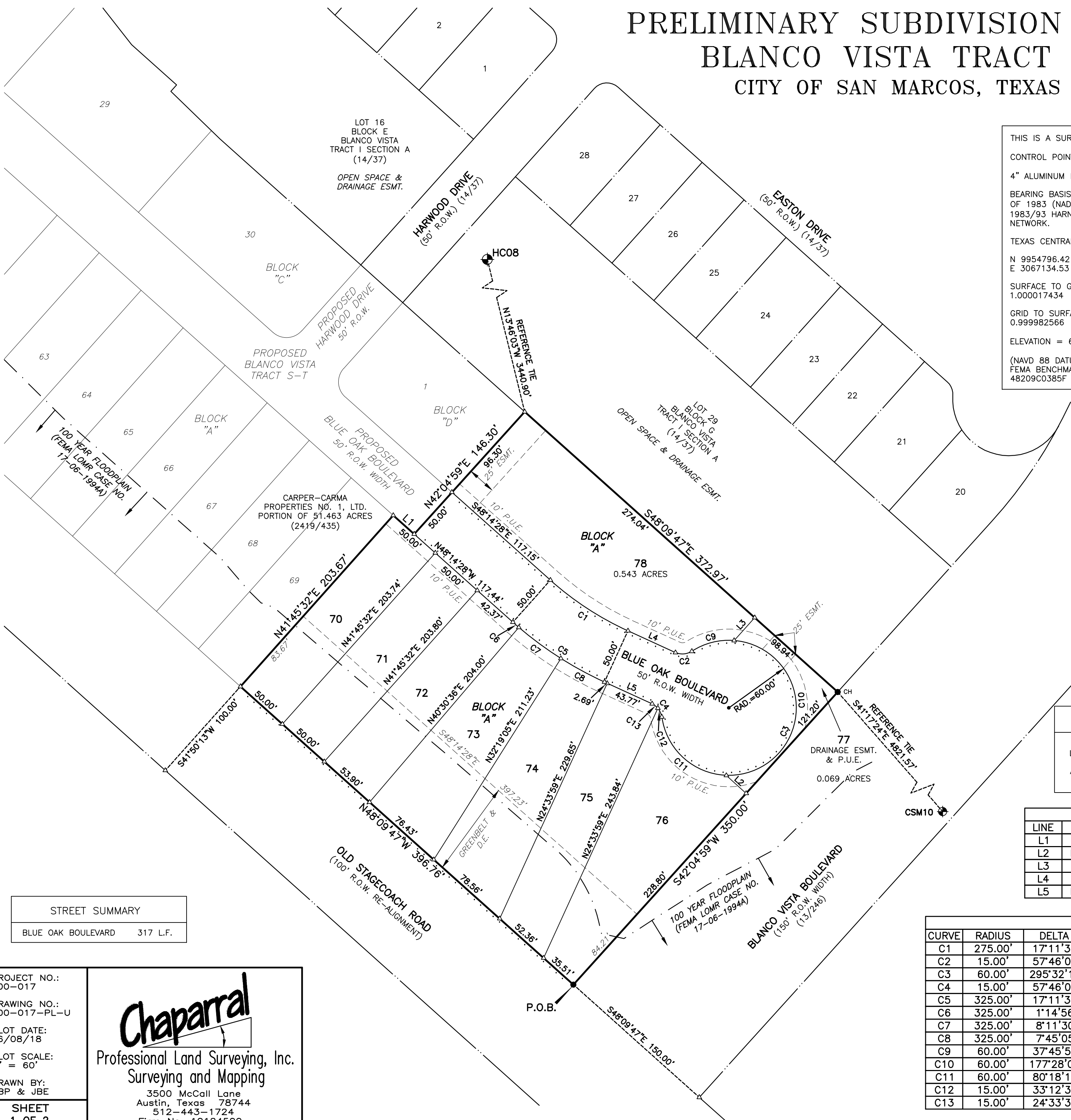
CSM10
(CITY OF SAN MARCOS GPS #10)
4" ALUMINUM DISK IN CONCRETE
TEXAS CENTRAL ZONE COORDINATES:
N 9947582.78
E 3071412.89
ELEVATION = 629.35'
INFORMATION PROVIDED BY THE CITY
OF SAN MARCOS, TEXAS.

STREET SUMMARY

BLUE OAK BOULEVARD	317 L.F.
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PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-U
PLOT DATE:
06/08/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
1 OF 2

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



PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT U
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 3.111 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 51.463 ACRE TRACT CONVEYED TO CARPER-CARMA PROPERTIES NO. 1, LTD. IN A SPECIAL WARRANTY DEED DATED JANUARY 30, 2004 AND RECORDED IN VOLUME 2419, PAGE 435 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 3.111 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the intersection of the northeast right-of-way line of Old Stagecoach Road (100' right-of-way width) and the northwest right-of-way line of Blanco Vista Boulevard (150' right-of-way width);

THENCE North 48°09'47" West with the northeast right-of-way line of Old Stagecoach Road and crossing the said 51.463 acre tract, a distance of 396.76 feet to a calculated point;

THENCE crossing the said 51.463 acre tract, the following three (3) courses and distances:

1. North 41°45'32" East, a distance of 203.67 feet to a calculated point;

2. South 48°14'28" East, a distance of 24.93 feet to a calculated point;

3. North 42°04'59" East, a distance of 146.30 feet to a calculated point in the southwest line of Lot 29, Block G, Blanco Vista Tract I Section A, a subdivision of record in Volume 14, Page 37 of the Plat Records of Hays County, Texas;

THENCE South 48°09'47" East crossing the said 51.463 acre tract and with the southwest line of said Lot 29, a distance of 372.97 feet to a 1/2" rebar with "Chaparral" cap found in the northwest right-of-way line of Blanco Vista Boulevard, being the southernmost corner of said Lot 29;

THENCE South 42°04'59" West with the northwest right-of-way line of Blanco Vista Boulevard and crossing the said 51.463 acre tract, a distance of 350.00 feet to the POINT OF BEGINNING, containing 3.111 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, 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 RIGHT-OF-WAY OF BLUE OAK BOULEVARD.
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: OLD STAGECOACH ROAD AND BLUE OAK BOULEVARD. 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 U" 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.

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 OCTOBER 24, 2016 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

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

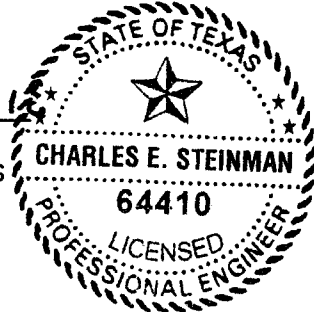
ENGINEER'S CERTIFICATION:

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.

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



Chaparral
Professional Land Surveying, Inc.
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3500 McCall Lane
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DRAWING NO.:
500-017-PL-U
PLOT DATE:
06/08/18
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1" = 60'
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BBP & JBE
SHEET
2 OF 2