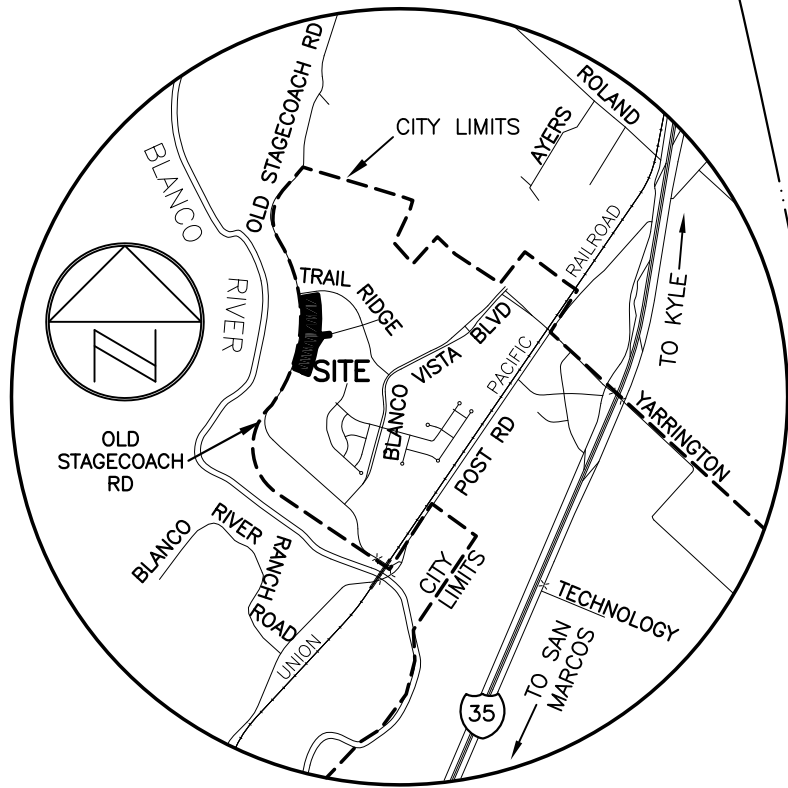
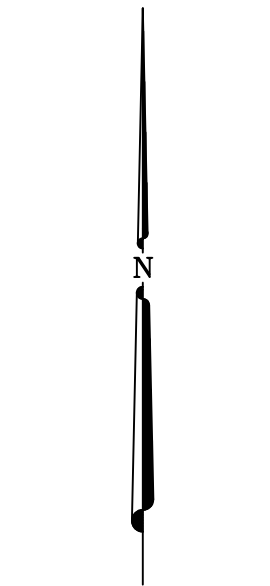


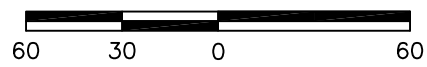
PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT R CITY OF SAN MARCOS, TEXAS



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 60'
GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- CALCULATED POINT
- CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- SIDWALK LOCATION
- RECORD INFORMATION

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.

PROJECT NO.:
500-017

DRAWING NO.:
500-017-PL-R

PLOT DATE:
06/08/18

PLOT SCALE:
1" = 60'

DRAWN BY:
BBP & JBE

SHEET
1 OF 4

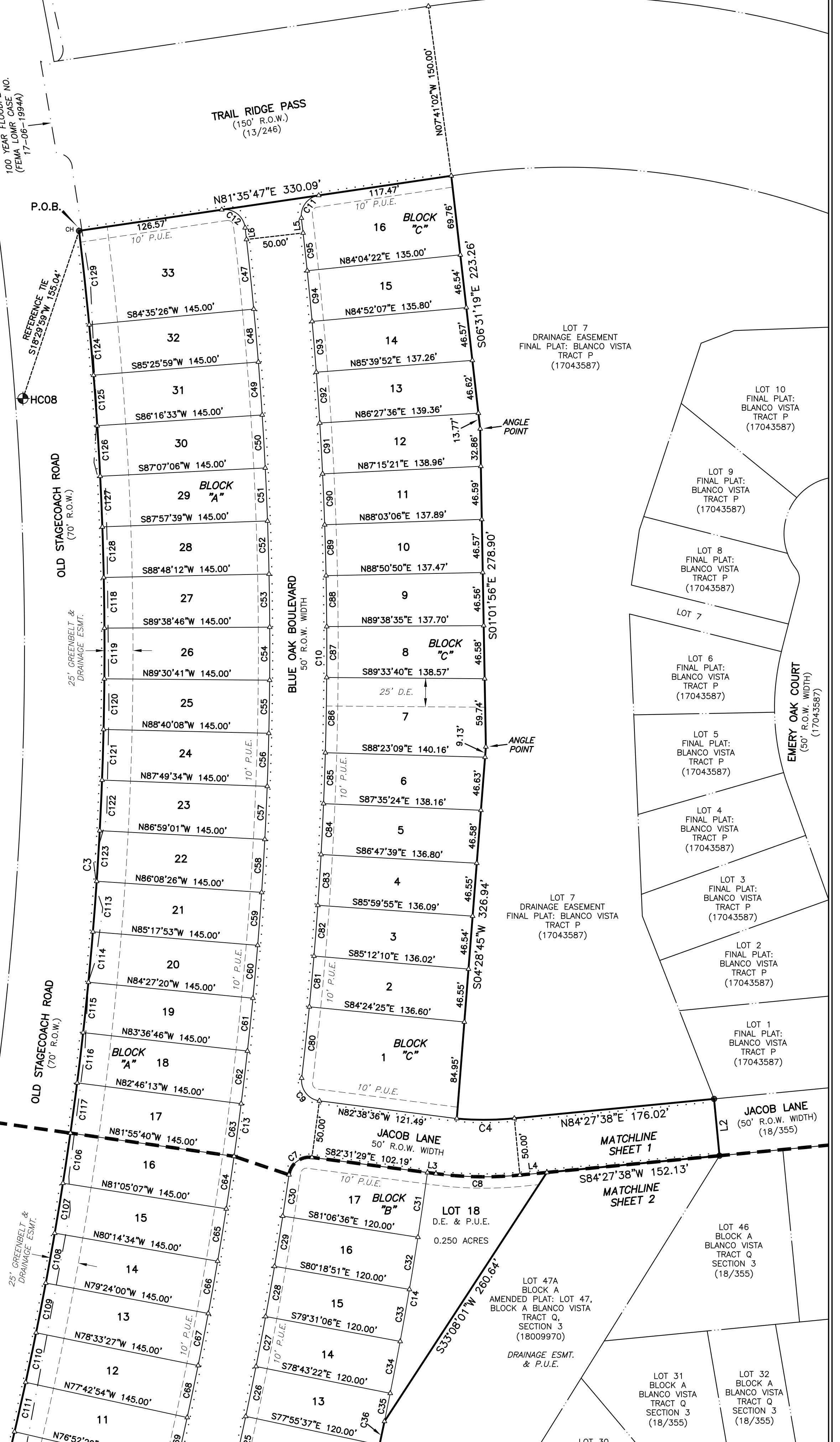
Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

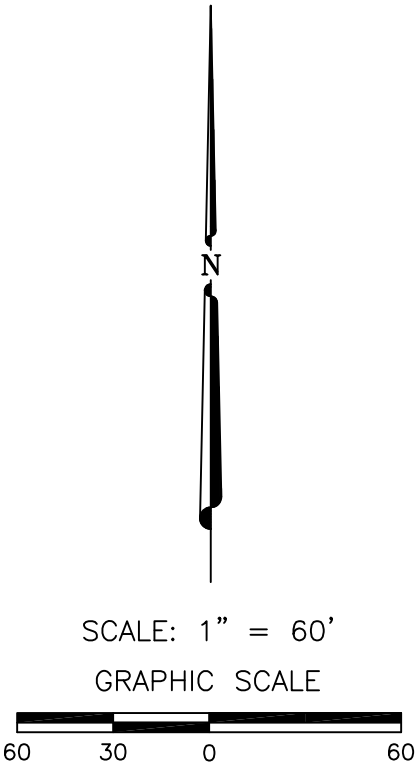
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

MATCHLINE
SHEET 1

MATCHLINE
SHEET 2



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



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.

MATCHLINE
SHEET 1
MATCHLINE
SHEET 2

OLD STAGECOACH ROAD
(70' R.O.W.)

25' GREENBELT &
DRAINAGE ESMT.

BLUE OAK BOULEVARD
50' R.O.W. WIDTH

OLD STAGECOACH ROAD
(70' R.O.W.)

100 YEAR FLOODPLAIN
(FEMA LOMR CASE No.
17-06-19944)

PROPOSED BLUE OAK BOULEVARD
50' R.O.W. WIDTH

PROPOSED
BLANCO VISTA
TRACT S-T

PROPOSED
OLD SETTLERS DRIVE
60' R.O.W. WIDTH

OLD SETTLERS DRIVE
(60' R.O.W. WIDTH)

LOT 32A
BLOCK E
AMENDED PLAT: LOT 32,
BLOCK E BLANCO VISTA
TRACT Q,
SECTION 3
(18009972)
DRAINAGE ESMT.
& P.U.E.

LOT 31
BLOCK E
BLANCO VISTA
TRACT Q,
SECTION 3
(18/355)

LOT 30
BLOCK E
BLANCO VISTA
TRACT Q,
SECTION 3
(18/355)



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

PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-R
PLOT DATE:
06/08/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE

**SHEET
2 OF 4**

PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-R
PLOT DATE:
06/08/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE

DEWITT DRIVE
(50' R.O.W. WIDTH)
(18/355)

JESSE TRAIL
(50' R.O.W. WIDTH)
(18/355)

JACOB LANE
(50' R.O.W. WIDTH)
(18/355)

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

LOT 32
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 30
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 29
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 28
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 22
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 21
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

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

LOT 17
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 16
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 19
BLOCK A
BLANCO VISTA
TRACT Q
SECTION 3
(18/355)

LOT 12
BLOCK A
BLANCO VISTA
TRACT Q,
SECTION 3
(18/355)

LOT 11
BLOCK A
BLANCO VISTA
TRACT Q,
SECTION 3
(18/355)

LOT 7
DRAINAGE EASEMENT
FINAL PLAT: BLANCO VISTA
TRACT P
(17043587)

LOT 3
FINAL PLAT:
BLANCO VISTA
TRACT P
(17043587)

LOT 2
FINAL PLAT:
BLANCO VISTA
TRACT P
(17043587)

LOT 1
FINAL PLAT:
BLANCO VISTA
TRACT P
(17043587)

LOT 18
D.E. & P.U.E.
0.250 ACRES

LOT 47A
BLOCK A
AMENDED PLAT: LOT 47,
BLOCK A BLANCO VISTA
TRACT Q,
SECTION 3
(18009970)
DRAINAGE ESMT.
& P.U.E.

LOT 47A
BLOCK A
AMENDED PLAT: LOT 47,
BLOCK A BLANCO VISTA
TRACT Q,
SECTION 3
(18009970)
DRAINAGE ESMT.
& P.U.E.

LOT 17
BLOCK "B"

LOT 11
BLOCK "B"

LOT 10
BLOCK "B"

LOT 9
BLOCK "B"

LOT 8
BLOCK "B"

LOT 7
BLOCK "B"

LOT 6
BLOCK "B"

LOT 5
BLOCK "B"

LOT 4
BLOCK "B"

LOT 3
BLOCK "B"

LOT 2
BLOCK "B"

LOT 1
BLOCK "B"

BLOCK "A" 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

BLOCK "C" 1

LOT 2

LOT 3

LOT 4

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LOT 6

LOT 7

LOT 8

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LOT 224

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3215.12'	0°12'58"	12.12'	N21°45'18"E	12.12'
C2	3020.00'	7°25'55"	391.73'	N17°56'45"E	391.45'
C3	3020.00'	21°11'44"	1117.19'	N03°37'02"E	1110.83'
C4	275.00'	10°32'04"	50.56'	N89°43'41"E	50.49'
C5	3335.12'	9°04'54"	528.64'	S16°15'00"W	528.08'
C6	3215.12'	13°27'44"	755.42'	N14°54'58"E	753.68'
C7	18.00'	89°14'17"	28.03'	N52°51'23"E	25.29'
C8	325.00'	13°00'53"	73.82'	S89°01'55"E	73.66'
C9	18.00'	89°21'23"	28.07'	N37°57'54"W	25.31'
C10	3215.12'	13°17'13"	745.59'	N00°07'20"E	743.92'
C11	18.00'	88°07'03"	27.68'	N37°32'16"E	25.03'
C12	18.00'	91°52'57"	28.87'	S52°27'44"E	25.87'
C13	3165.12'	28°10'05"	1556.05'	S07°33'46"W	1540.43'
C14	3335.12'	3°48'16"	221.45'	N09°48'25"E	221.41'
C15	3215.12'	0°51'22"	48.04'	N21°13'08"E	48.04'
C16	3215.12'	0°47'45"	44.65'	N20°23'35"E	44.65'
C17	3215.12'	1°10'33"	65.99'	N19°24'26"E	65.99'
C18	3215.12'	0°47'45"	44.65'	N18°25'17"E	44.65'
C19	3215.12'	0°47'45"	44.65'	N17°37'32"E	44.65'
C20	3215.12'	0°47'45"	44.65'	N16°49'47"E	44.65'
C21	3215.12'	0°47'45"	44.65'	N16°02'03"E	44.65'
C22	3215.12'	0°47'45"	44.65'	N15°14'18"E	44.65'
C23	3215.12'	1°10'33"	65.99'	N14°15'09"E	65.99'
C24	3215.12'	0°47'45"	44.65'	N13°16'00"E	44.65'
C25	3215.12'	0°47'45"	44.65'	N12°28'15"E	44.65'
C26	3215.12'	0°47'45"	44.65'	N11°40'31"E	44.65'
C27	3215.12'	0°47'45"	44.65'	N10°52'46"E	44.65'
C28	3215.12'	0°47'45"	44.65'	N10°05'01"E	44.65'
C29	3215.12'	0°47'45"	44.65'	N09°17'16"E	44.65'
C30	3215.12'	0°39'09"	36.62'	N08°33'49"E	36.62'
C31	3335.12'	0°59'07"	57.35'	S08°23'51"W	57.35'
C32	3335.12'	0°47'45"	46.32'	N09°17'16"E	46.32'
C33	3335.12'	0°47'45"	46.32'	N10°05'01"E	46.32'
C34	3335.12'	0°47'45"	46.32'	N10°52'46"E	46.32'
C35	3335.12'	0°25'55"	25.14'	N11°29'36"E	25.14'
C36	3335.12'	0°21'50"	21.18'	S11°53'28"W	21.18'
C37	3335.12'	0°47'45"	46.32'	S12°28'15"W	46.32'
C38	3335.12'	0°47'45"	46.32'	S13°16'00"W	46.32'
C39	3335.12'	1°10'33"	68.45'	S14°15'09"W	68.45'
C40	3335.12'	0°47'45"	46.32'	S15°14'18"W	46.32'
C41	3335.12'	0°47'45"	46.32'	S16°02'03"W	46.32'
C42	3335.12'	0°47'45"	46.32'	S16°49'47"W	46.32'
C43	3335.12'	0°47'45"	46.32'	S17°37'32"W	46.32'
C44	3335.12'	0°47'45"	46.32'	S18°25'17"W	46.32'
C45	3335.12'	1°10'33"	68.45'	S19°24'26"W	68.45'
C46	3335.12'	0°47'45"	46.32'	S20°23'35"W	46.32'
C47	3165.12'	1°06'44"	61.44'	S05°57'54"E	61.44'
C48	3165.12'	0°50'33"	46.54'	S04°59'16"E	46.54'
C49	3165.12'	0°50'33"	46.54'	S04°08'43"E	46.54'
C50	3165.12'	0°50'33"	46.54'	S03°18'10"E	46.54'
C51	3165.12'	0°50'33"	46.54'	S02°27'37"E	46.54'
C52	3165.12'	0°50'33"	46.54'	S01°37'04"E	46.54'
C53	3165.12'	0°50'33"	46.54'	S00°46'31"E	46.54'
C54	3165.12'	0°50'33"	46.54'	S00°04'03"W	46.54'
C55	3165.12'	0°50'33"	46.54'	S00°54'36"W	46.54'
C56	3165.12'	0°50'33"	46.54'	S01°45'09"W	46.54'
C57	3165.12'	0°50'33"	46.54'	S02°35'42"W	46.54'
C58	3165.12'	0°50'35"	46.57'	S03°26'16"W	46.56'
C59	3165.12'	0°50'33"	46.54'	S04°16'50"W	46.54'
C60	3165.12'	0°50'33"	46.54'	S05°07'23"W	46.54'
C61	3165.12'	0°50'33"	46.54'	S05°57'57"W	46.54'
C62	3165.12'	0°50'33"	46.54'	S06°48'30"W	46.54'
C63	3165.12'	0°50'33"	46.54'	S07°39'03"W	46.54'
C64	3165.12'	0°50'33"	46.54'	S08°29'36"W	46.54'
C65	3165.12'	0°50'33"	46.54'	S09°20'09"W	46.54'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C66	3165.12'	0°50'33"	46.54'	S10°10'42"W	46.54'
C67	3165.12'	0°50'33"	46.54'	S11°01'16"W	46.54'
C68	3165.12'	0°50'33"	46.54'	S11°51'49"W	46.54'
C69	3165.12'	0°50'33"	46.54'	S12°42'22"W	46.54'
C70	3165.12'	0°50'33"	46.54'	S13°32'55"W	46.54'
C71	3165.12'	0°50'35"	46.57'	S14°23'29"W	46.57'
C72	3165.12'	0°50'33"	46.54'	S15°14'03"W	46.54'
C73	3165.12'	0°50'33"	46.54'	S16°04'37"W	46.54'
C74	3165.12'	0°50'33"	46.54'	S16°55'10"W	46.54'
C75	3165.12'	0°50'33"	46.54'	S17°45'43"W	46.54'
C76	3165.12'	0°50'33"	46.54'	S18°36'16"W	46.54'
C77	3165.12'	0°50'33"	46.54'	S19°26'49"W	46.54'
C78	3165.12'	0°50'33"	46.54'	S20°17'22"W	46.54'
C79	3165.12'	0°56'10"	51.71'	S21°10'44"W	51.71'
C80	3215.12'	1°07'13"	62.86'	N06°09'11"E	62.86'
C81	3215.12'	0°47'45"	44.65'	N05°11'42"E	44.65'
C82	3215.12'	0°47'45"	44.65'	N04°23'58"E	44.65'
C83	3215.12'	0°47'45"	44.65'	N03°36'13"E	44.65'
C84	3215.12'	0°47'45"	44.65'	N02°48'28"E	44.65'
C85	3215.12'	0°47'45"	44.65'	N02°00'44"E	44.65'
C86	3215.12'	1°10'31"	65.96'	N01°01'36"E	65.96'
C87	3215.12'	0°47'45"	44.65'	N00°02'27"E	44.65'
C88	3215.12'	0°47'45"	44.65'	N00°45'17"W	44.65'
C89	3215.12'	0°47'45"	44.65'	N01°33'02"W	44.65'
C90	3215.12'	0°47'45"	44.65'	N02°20'47"W	44.65'
C91	3215.12'	0°47'45"	44.65'	N03°08'31"W	44.65'
C92	3215.12'	0°47'45"	44.65'	N03°56'16"W	44.65'
C93	3215.12'	0°47'45"	44.65'	N04°44'01"W	44.65'
C94	3215.12'	0°47'45"	44.65'	N05°31'45"W	44.65'
C95	3215.12'	0°35'38"	33.33'	N06°13'27"W	33.33'
C96	3020.00'	0°56'10"	49.35'	N21°11'38"E	49.35'
C97	3020.00'	0°50'33"	44.41'	N20°18'16"E	44.41'
C98	3020.00'	0°50'33"	44.41'	N18°37'09"E	44.41'
C99	3020.00'	0°50'33"	44.41'	N19°27'43"E	44.41'
C100	3020.00'	0°50'33"	44.41'	N17°46'36"E	44.41'
C101	3020.00'	0°50'33"	44.41'	N16°05'30"E	44.41'
C102	3020.00'	0°50'33"	44.41'	N16°56'03"E	44.41'
C103	3020.00'	0°35'52"	31.51'	N14°31'44"E	31.51'
C104	3020.00'	0°14'41"	12.90'	N14°05'34"E	12.90'
C105	3020.00'	0°50'33"	44.41'	N15°14'56"E	44.41'
C106	3020.00'	0°50'33"	44.41'	N08°29'37"E	44.41'
C107	3020.00'	0°50'33"	44.41'	N09°20'10"E	44.41'
C108	3020.00'	0°50'33"	44.41'	N10°10'43"E	44.41'
C109	3020.00'	0°50'33"	44.41'	N11°01'17"E	44.41'
C110	3020.00'	0°50'33"	44.41'	N11°51'50"E	44.41'
C111	3020.00'	0°50'33"	44.41'	N12°42'23"E	44.41'
C112	3020.00'	0°50'33"	44.41'	N13°32'57"E	44.41'
C113	3020.00'	0°50'33"	44.41'	N04°16'50"E	44.41'
C114	3020.00'	0°50'33"	44.41'	N05°07'24"E	44.41'
C115	3020.00'	0°50'33"	44.41'	N05°57'57"E	44.41'
C116	3020.00'	0°50'33"	44.41'	N06°48'30"E	44.41'
C117	3020.00'	0°50'33"	44.41'	N07°39'04"E	44.41'
C118	3020.00'	0°50'33"	44.41'	N00°46'31"W	44.41'
C119	3020.00'	0°50'33"	44.41'	N00°04'02"E	44.41'
C120	3020.00'	0°50'33"	44.41'	N00°54'35"E	44.41'
C121	3020.00'	0°50'33"	44.41'	N01°45'09"E	44.41'
C122	3020.00'	0°50'33"	44.41'	N02°35'42"E	44.41'
C123	3020.00'	0°50'35"	44.43'	N03°26'16"E	44.43'
C124	3020.00'	0°50'33"	44.41'	N04°59'17"W	44.41'
C125	3020.00'	0°50'33"	44.41'	N04°08'44"W	44.41'
C126	3020.00'	0°50'33"	44.41'	N03°18'11"W	44.41'
C127	3020.00'	0°50'33"	44.41'	N02°27'38"W	44.41'
C128	3020.00'	0°50'33"	44.41'	N01°37'05"W	44.41'
C129	3020.00'	1°34'16"	82.81'	N06°11'42"W	82.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°20'31"W	50.00'
L2	S05°29'05"E	50.00'
L3	S82°31'29"E	7.43'
L4	N84°27'38"E	23.84'
L5	N06°31'16"W	13.18'
L6	S06°31'16"E	10.36'

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

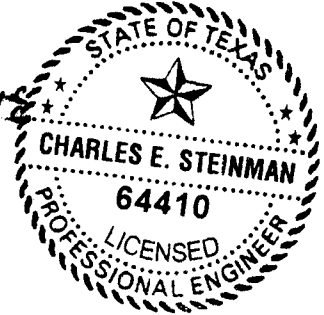
ENGINEER'S CERTIFICATION:

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



LOT SUMMARY	
RIGHT-OF-WAY	2.267 ACRES
S.F. LOTS (65)	9.896 ACRES
D.E. & P.U.E. (1)	0.250 ACRES
TOTAL	12.413 ACRES

TOTAL NO. OF LOTS = 66
TOTAL NO. OF S.F. LOTS = 65
CURRENT ZONING: P.D.D.
CURRENT TRACT: "TRACT R"

TABLE OF LAND USES	
LOT 18, BLOCK B	DRAINAGE EASEMENT & P.U.E.
ALL OTHER LOTS	SINGLE FAMILY

STREET SUMMARY	
BLUE OAK BOULEVARD	1,598 L.F.
JACOB LANE	396 L.F.

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

PROJECT NO.:
500-017
DRAWING NO.:
500-017-PL-R
PLOT DATE:
06/08/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
3 OF 4

PRELIMINARY SUBDIVISION PLAT:
BLANCO VISTA TRACT R
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 12.413 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 161.325 ACRE TRACT AND A PORTION OF A 6.067 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 12.413 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 east right-of-way line of Old Stagecoach Road (70' right-of-way width) and the south 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, being also in the west line of the said 161.325 acre tract;

THENCE North 81°35'47" East with the south right-of-way of Trail Ridge Pass and crossing the said 161.325 acre tract, a distance of 330.09 feet to a calculated point;

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

- 1.South 06°31'19" East, a distance of 223.26 feet to a calculated point;
- 2.South 01°01'56" East, a distance of 278.90 feet to a calculated point;
- 3.South 04°28'45" West, a distance of 326.94 feet to a calculated point;
- 4.With a curve to the left, having a radius of 275.00 feet, a delta angle of 10°32'04", an arc length of 50.56 feet, and a chord which bears North 89°43'41" East, a distance of 50.49 feet to a calculated point;
- 5.North 84°27'38" East, a distance of 176.02 feet to a 1/2" rebar found at the northwest termination of Jacob Lane (50' right-of-way width) as shown on Blanco Vista Tract Q, Section 3, a subdivision of record in Volume 18, Page 355 of the Plat Records of Hays County, Texas;

THENCE South 05°29'05" East with the western termination of Jacob Lane and crossing the said 161.325 acre tract, a distance of 50.00 feet to a 1/2" rebar found for the southwest termination of Jacob Lane;

THENCE crossing the said 161.325 acre tract and the said 6.067 acre tract, the following eight (8) courses and distances:

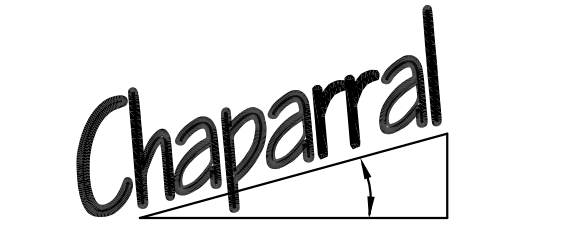
- 1.South 84°27'38" West, a distance of 152.13 feet to a calculated point;
- 2.South 33°08'01" West, a distance of 260.64 feet to a calculated point;
- 3.With a curve to the right, having a radius of 3335.12 feet, a delta angle of 09°04'54", an arc length of 528.64 feet, and a chord which bears South 16°15'00" West, a distance of 528.08 feet to a calculated point;
- 4.South 21°24'31" West, a distance of 62.40 feet to a calculated point;
- 5.North 68°08'13" West, a distance of 119.91 feet to a calculated point;
- 6.With a curve to the left, having a radius of 3215.12 feet, a delta angle of 00°12'58", an arc length of 12.12 feet, and a chord which bears North 21°45'18" East, a distance of 12.12 feet to a calculated point;
- 7.North 68°20'31" West, a distance of 50.00 feet to a calculated point;
- 8.North 68°20'31" West, a distance of 145.11 feet to a calculated point in the east right-of-way line of Old Stagecoach Road and the west line of the said 6.067 acre tract;

THENCE with the east right-of-way line of Old Stagecoach Road, the west line of the said 6.067 acre tract 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 3020.00 feet, a delta angle of 07°25'55", an arc length of 391.73 feet, and a chord which bears North 17°56'45" East, a distance of 391.45 feet to a 1/2" rebar with "Chaparral" cap found
- 2.With a curve to the left, having a radius of 3020.00 feet, a delta angle of 21°11'44", an arc length of 1117.19 feet, and a chord which bears North 03°37'02" East, a distance of 1110.83 feet to the POINT OF BEGINNING, containing 12.413 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 RIGHTS--OF--WAY OF BLUE OAK BOULEVARD AND JACOB 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, OLD STAGECOACH ROAD AND JACOB 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 R" 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.

<div><p>Professional Land Surveying, Inc. Surveying and Mapping</p><p>3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p></div>	PROJECT NO.: 500-017
	DRAWING NO.: 500-017-PL-R
	PLOT DATE: 06/08/18
	PLOT SCALE: 1" = 60'
	DRAWN BY: BBP & JBE
SHEET 4 OF 4	