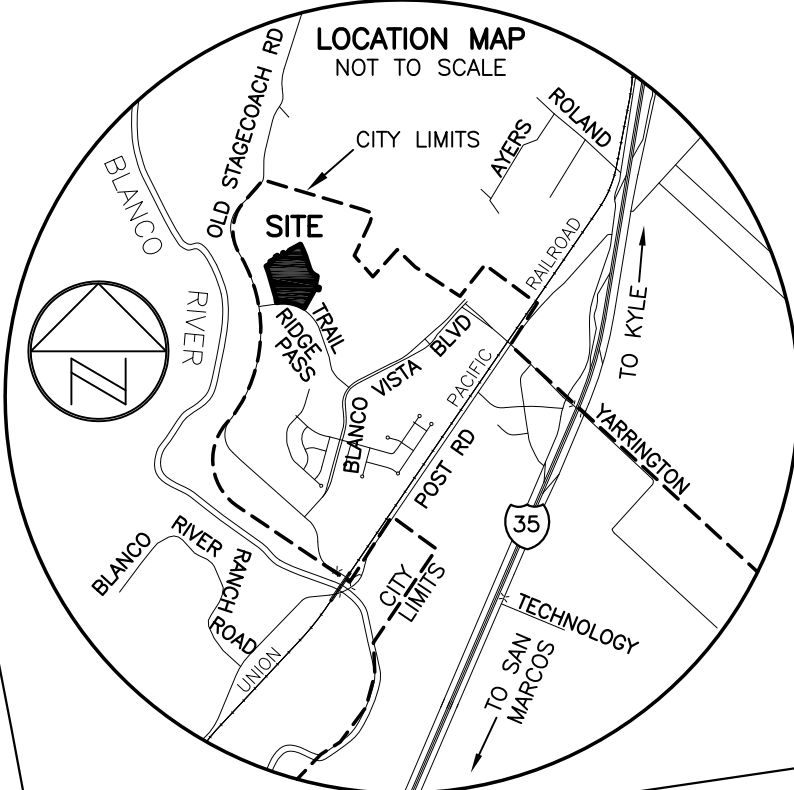


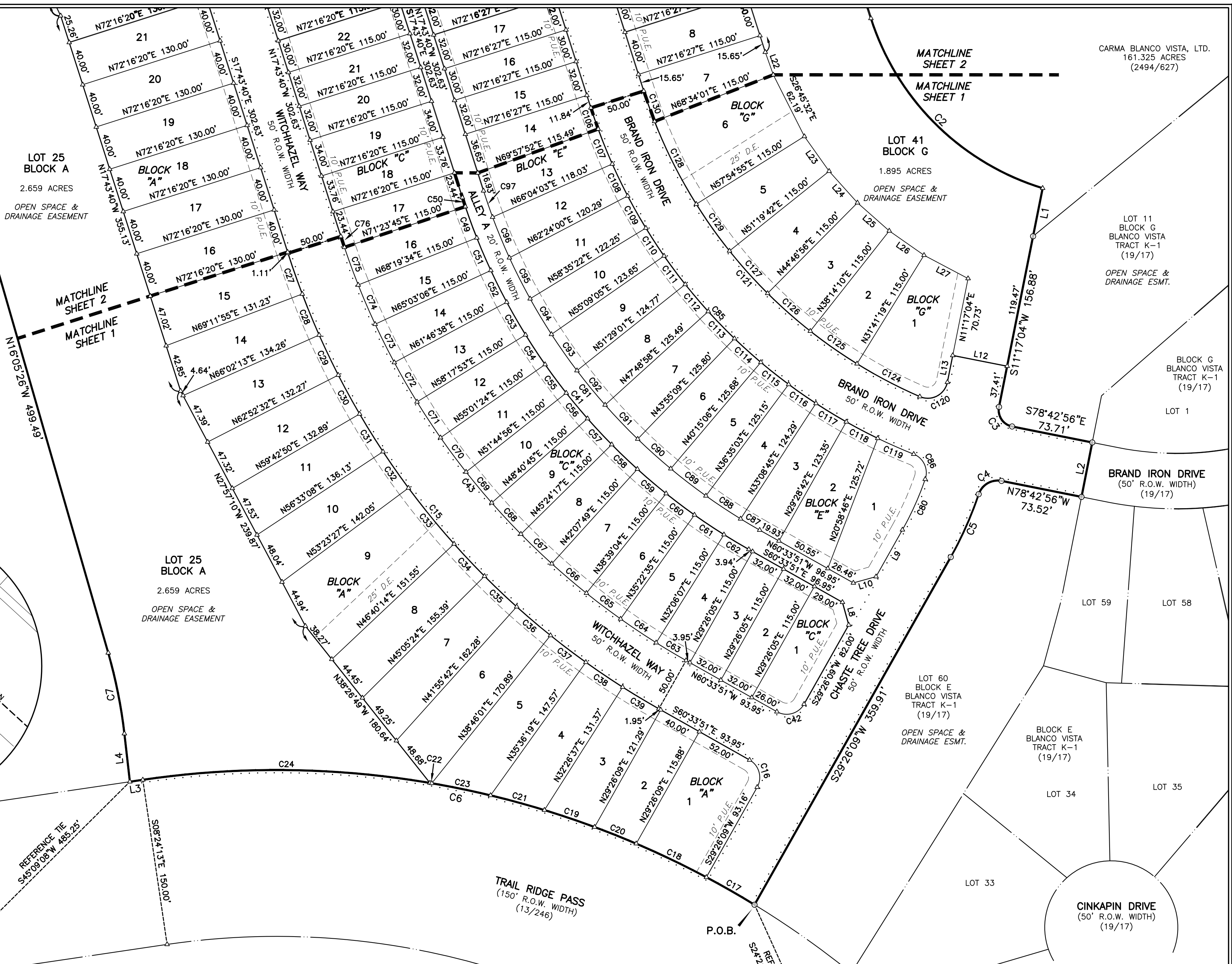
CARMA BLANCO VISTA, LTD.  
161.325 ACRES  
(2494/627)

SCALE: 1" = 60'  
GRAPHIC SCALE  
60 30 0 60

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.



OLD STAGECOACH ROAD  
(70' R.O.W.)  
(9927280 & 1664/819)



PROJECT NO.:  
500-022  
DRAWING NO.:  
500-022-PL-M-1  
PLOT DATE:  
6/29/18  
PLOT SCALE:  
1" = 60'  
DRAWN BY:  
BBP & JBE  
SHEET  
1 OF 4

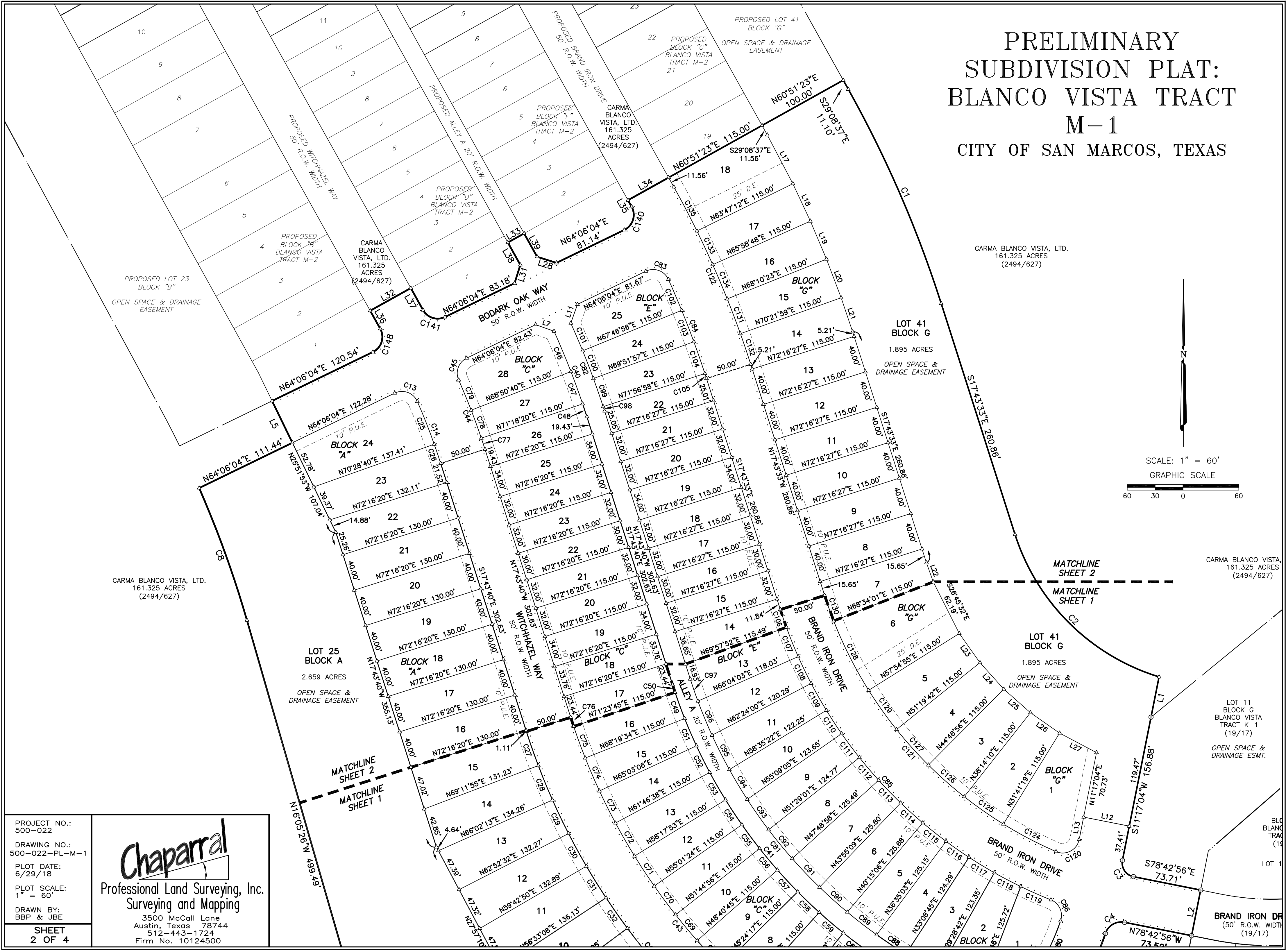
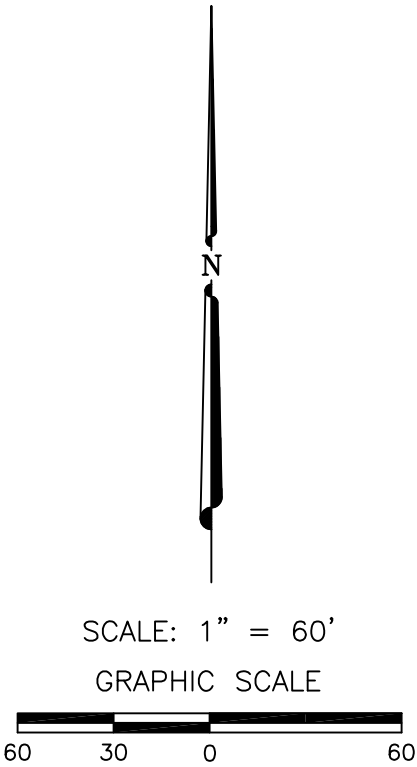
**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

LEGEND  
○ 1/2" REBAR WITH "CHAPARRAL" CAP SET  
△ CALCULATED POINT  
● CONTROL POINT/BENCHMARK LOCATION  
D.E. DRAINAGE EASEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
... SIDEWALK LOCATION  
( ) RECORD INFORMATION

# PRELIMINARY SUBDIVISION PLAT: BLANCO VISTA TRACT M-1 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.

PRELIMINARY  
SUBDIVISION PLAT:  
BLANCO VISTA TRACT  
M-1  
CITY OF SAN MARCOS, TEXAS



PROJECT NO.:  
500-022

DRAWING NO.:  
500-022-PL-M-1

PLOT DATE:  
6/29/18

PLOT SCALE:  
1" = 60'

DRAWN BY:  
BBP & JBE

**SHEET**  
**2 OF 4**

**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 M-1  
CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1260.00'	11°26'20"	251.55'	N23°26'42"W	251.14'
C2	235.00'	55°11'30"	226.37'	S45°19'18"E	217.72'
C3	15.00'	89°59'58"	23.56'	S33°42'58"E	21.21'
C4	18.0'	82°47'54"	26.0'	N59°53'07"E	23.8'
C5	325.0'	10°56'59"	62.1'	N23°57'40"E	62.0'
C6	825.00'	39°53'24"	574.38'	N78°27'30"W	562.85'
C7	445.00'	9°34'10"	74.32'	N11°18'21"W	74.24'
C8	1145.00'	7°34'00"	151.21'	N19°52'26"W	151.10'
C13	18.00'	92°17'53"	29.00'	S69°44'59"E	25.96'
C14	695.00'	5°52'22"	71.24'	S20°39'51"E	71.21'
C15	725.00'	42°50'10"	542.03'	S39°08'46"E	529.50'
C16	18.00'	90°00'00"	28.27'	S15°33'51"E	25.46'
C17	825.00'	3°28'23"	50.01'	N60°15'00"W	50.00'
C18	825.00'	4°52'26"	70.18'	N64°25'24"W	70.16'
C19	825.00'	3°18'52"	47.73'	N71°19'16"W	47.72'
C20	825.00'	2°48'13"	40.37'	N68°15'44"W	40.36'
C21	825.00'	3°29'55"	50.38'	N74°43'40"W	50.37'
C22	825.00'	0°06'59"	1.68'	N80°17'28"W	1.68'
C23	825.00'	3°45'21"	54.08'	N78°21'18"W	54.07'
C24	825.00'	18°03'16"	259.96'	N89°22'35"W	258.89'
C25	695.00'	4°04'42"	49.47'	S21°33'41"E	49.46'
C26	695.00'	1°47'40"	21.77'	S18°37'30"E	21.77'
C27	725.00'	3°04'25"	38.89'	S19°15'53"E	38.89'
C28	725.00'	3°09'42"	40.01'	S22°22'56"E	40.00'
C29	725.00'	3°09'42"	40.01'	S25°32'38"E	40.00'
C30	725.00'	3°09'42"	40.01'	S28°42'19"E	40.00'
C31	725.00'	3°09'42"	40.01'	S31°52'01"E	40.00'
C32	725.00'	3°09'42"	40.01'	S35°01'42"E	40.00'
C33	725.00'	5°08'22"	65.03'	S39°10'44"E	65.01'
C34	725.00'	3°09'42"	40.01'	S43°19'46"E	40.00'
C35	725.00'	3°09'42"	40.01'	S46°29'27"E	40.00'
C36	725.00'	3°09'42"	40.01'	S49°39'09"E	40.00'
C37	725.00'	3°09'42"	40.01'	S52°48'50"E	40.00'
C38	725.00'	3°09'42"	40.01'	S55°58'32"E	40.00'
C39	725.00'	3°00'28"	38.06'	S59°03'37"E	38.06'
C40	860.00'	6°33'44"	98.50'	S21°00'32"E	98.44'
C41	560.00'	42°50'10"	418.67'	S39°08'46"E	408.99'
C42	18.00'	90°00'00"	28.27'	S74°26'09"W	25.46'
C43	675.00'	42°50'10"	504.65'	N39°08'46"W	492.98'
C44	745.00'	6°07'55"	79.73'	N20°47'38"W	79.69'
C45	18.00'	87°57'40"	27.63'	N20°07'15"E	25.00'
C46	860.00'	3°08'04"	47.05'	S22°43'22"E	47.04'
C47	860.00'	2°27'40"	36.94'	S19°55'30"E	36.94'
C48	860.00'	0°57'59"	14.51'	S18°12'40"E	14.51'
C49	560.00'	3°04'11"	30.00'	S20°08'20"E	30.00'
C50	560.00'	0°52'34"	8.56'	S18°09'57"E	8.56'
C51	560.00'	3°16'28"	32.00'	S23°18'40"E	32.00'
C52	560.00'	3°16'28"	32.00'	S26°35'08"E	32.00'
C53	560.00'	3°28'45"	34.01'	S29°57'45"E	34.00'
C54	560.00'	3°16'28"	32.00'	S33°20'21"E	32.00'
C55	560.00'	3°16'28"	32.00'	S36°36'50"E	32.00'
C56	560.00'	3°04'11"	30.00'	S39°47'09"E	30.00'
C57	560.00'	3°16'28"	32.00'	S42°57'29"E	32.00'
C58	560.00'	3°16'28"	32.00'	S46°13'57"E	32.00'
C59	560.00'	3°28'45"	34.01'	S49°36'34"E	34.00'
C60	560.00'	3°16'28"	32.00'	S52°59'10"E	32.00'
C61	560.00'	3°16'28"	32.00'	S56°15'39"E	32.00'
C62	560.00'	2°39'58"	26.06'	S59°13'52"E	26.06'
C63	675.00'	2°39'58"	31.41'	N59°13'52"W	31.41'
C64	675.00'	3°16'28"	38.58'	N56°15'39"W	38.57'
C65	675.00'	3°16'28"	38.58'	N52°59'10"W	38.57'
C66	675.00'	3°28'45"	40.99'	N49°36'34"W	40.98'
C67	675.00'	3°16'28"	38.58'	N46°13'57"W	38.57'
C68	675.00'	3°16'28"	38.58'	N42°57'29"W	38.57'
C69	675.00'	3°04'11"	36.17'	N39°47'09"W	36.16'
C70	675.00'	3°16'28"	38.58'	N36°36'50"W	38.57'
C71	675.00'	3°16'28"	38.58'	N33°20'21"W	38.57'
C72	675.00'	3°28'45"	40.99'	N29°57'45"W	40.98'
C73	675.00'	3°16'28"	38.58'	N26°35'08"W	38.57'
C74	675.00'	3°16'28"	38.58'	N23°18'40"W	38.57'
C75	675.00'	3°04'11"	36.17'	N20°08'20"W	36.16'
C76	675.00'	0°52'34"	10.32'	N18°09'57"W	10.32'

C77	745.00'	0°57'59"	12.57'	N18°12'40"W	12.57'
C78	745.00'	2°27'40"	32.00'	N19°55'30"W	32.00'
C79	745.00'	2°42'15"	35.16'	N22°30'28"W	35.16'
C80	275.00'	10°25'53"	50.07'	S24°13'13"W	50.00'
C81	540.00'	42°50'10"	403.72'	N39°08'46"W	394.38'
C82	880.00'	6°35'55"	101.35'	N21°01'38"W	101.29'
C83	18.00'	91°35'32"	28.77'	S70°06'09"E	25.81'
C84	995.00'	6°34'51"	114.28'	S21°00'58"E	114.22'
C85	500.00'	50°31'36"	440.93'	S42°59'21"E	426.78'
C86	18.00'	87°15'25"	27.41'	S24°37'26"E	24.84'
C87	540.00'	2°07'21"	20.00'	N59°30'10"W	20.00'
C88	540.00'	3°58'44"	37.50'	N56°27'08"W	37.49'
C89	540.00'	4°14'54"	40.04'	N52°20'19"W	40.03'
C90	540.00'	4°15'01"	40.06'	N48°05'22"W	40.05'
C91	540.00'	4°30'55"	42.56'	N43°42'24"W	42.55'
C92	540.00'	4°14'48"	40.02'	N39°19'32"W	40.01'
C93	540.00'	4°14'29"	39.97'	N35°04'53"W	39.97'
C94	540.00'	3°58'10"	37.41'	N30°58'34"W	37.40'
C95	540.00'	4°23'21"	41.37'	N26°47'49"W	41.36'
C96	540.00'	4°12'44"	39.70'	N22°29'46"W	39.69'
C97	540.00'	2°39'44"	25.09'	N19°03'32"W	25.09'
C98	880.00'	0°19'21"	4.95'	N17°53'21"W	4.95'
C99	880.00'	2°05'01"	32.00'	N19°05'32"W	32.00'
C100	880.00'	2°05'01"	32.00'	N21°10'33"W	32.00'
C101	880.00'	2°06'32"	32.39'	N23°16'19"W	32.39'
C102	995.00'	2°05'20"	36.28'	S23°15'43"E	36.27'
C103	995.00'	2°05'01"	36.18'	S21°10'33"E	36.18'
C104	995.00'	2°05'01"	36.18'	S19°05'32"E	36.18'
C105	995.00'	0°19'29"	5.64'	S17°53'17"E	5.64'
C106	500.00'	2°18'36"	20.16'	S18°52'50"E	20.16'
C107	500.00'	3°53'49"	34.01'	S21°59'03"E	34.00'
C108	500.00'	3°40'03"	32.01'	S25°45'59"E	32.00'
C109	500.00'	3°48'37"	33.25'	S29°30'19"E	33.25'
C110	500.00'	3°26'18"	30.00'	S33°07'47"E	30.00'
C111	500.00'	3°40'03"	32.01'	S36°40'57"E	32.00'
C112	500.00'	3°40'03"	32.01'	S40°21'00"E	32.00'
C113	500.00'	3°53'49"	34.01'	S44°07'56"E	34.00'
C114	500.00'	3°40'03"	32.01'	S47°54'52"E	32.00'
C115	500.00'	3°40'03"	32.01'	S51°34'55"E	32.00'
C116	500.00'	3°26'18"	30.00'	S55°08'06"E	30.00'
C117	500.00'	3°40'03"	32.01'	S58°41'16"E	32.00'
C118	500.00'	3°39'57"	31.99'	S62°21'17"E	31.99'
C119	500.00'	4°03'54"	35.47'	S66°13'12"E	35.47'
C120	18.00'	102°15'39"	32.13'	S62°24'53"W	28.03'
C121	450.00'	48°43'45"	382.72'	N42°05'25"W	371.29'
C122	1045.00'	11°25'05"	208.25'	N23°26'05"W	207.90'
C124	450.00'	8°08'36"	63.96'	N62°22'59"W	63.90'
C125	450.00'	6°32'51"	51.42'	N55°02'16"W	51.40'
C126	450.00'	6°32'46"	51.41'	N48°29'27"W	51.39'
C127	450.00'	6°32'46"	51.41'	N41°56'41"W	51.39'
C128	450.00'	10°39'06"	83.66'	N26°45'32"W	83.54'
C129	450.00'	6°35'13"	51.73'	N35°22'42"W	51.70'
C130	450.00'	3°42'26"	29.12'	N19°34'46"W	29.11'
C131	1045.00'	2°11'36"	40.00'	N20°43'49"W	40.00'
C132	1045.00'	1°54'28"	34.80'	N18°40'47"W	34.80'
C133	1045.00'	2°11'36"	40.00'	N25°07'00"W	40.00'
C134	1045.00'	2°11'36"	40.00'	N22°55'25"W	40.00'
C135	1045.00'	2°55'49"	53.44'	N27°40'43"W	53.44'
C140	18.00'	93°14'42"	29.29'	S17°28'44"W	26.17'
C141	18.00'	86°45'18"	27.25'	N72°31'16"W	24.72'
C148	18.00'	93°14'42"	29.29'	S17°28'44"W	26.17'

LOT SUMMARY	
RIGHT-OF-WAY	3.978 ACRES
S.F. LOTS (95)	10.648 ACRES
OPEN SPACE AND D.E. (2)	4.554 ACRES
TOTAL	19.180 ACRES

TABLE OF LAND USES	
LOT 41, BLOCK G	OPEN SPACE AND DRAINAGE EASEMENT
LOT 25, BLOCK A	OPEN SPACE AND DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

TOTAL NO. OF LOTS = 97

TOTAL NO. OF S.F. LOTS = 95

CURRENT ZONING: P.D.D.

CURRENT TRACT: "TRACT M-1"

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 6, 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

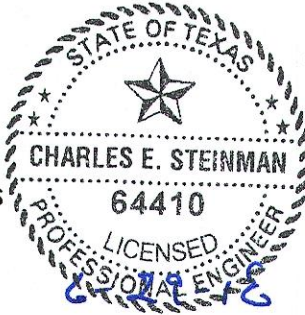
ENGINEER'S CERTIFICATION:

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



STREET SUMMARY	
CHASTE TREE DRIVE	532 L.F.
BRAND IRON DRIVE	1046 L.F.
WITCHHAZEL WAY	1149 L.F.
BODARK OAK WAY	466 L.F.
ALLEY A	1059 L.F.

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

PROJECT NO.:  
500-022  
DRAWING NO.:  
500-022-PL-M-1  
PLOT DATE:  
6/29/18  
PLOT SCALE:  
1" = 60'  
DRAWN BY:  
BBP & JBE  
SHEET  
3 OF 4



PRELIMINARY SUBDIVISION PLAT:  
BLANCO VISTA TRACT M-1  
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 19.180 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 161.325 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CARMA BLANCO VISTA, LTD. DATED JUNE 29, 2004 AND RECORDED IN VOLUME 2494, PAGE 627 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 19.180 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the north 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 the westernmost corner of Lot 60, Block E, Blanco Vista Tract K-1, a subdivision of record in Volume 19, Page 17 of the Plat Records of Hays County, Texas;

THENCE with the northeast right-of-way line of Trail Ridge Pass and crossing the said 161.325 acre tract, the following two (2) courses and distances:

- With a curve to the left, having a radius of 825.00 feet, a delta angle of 39°53'24", an arc length of 574.38 feet, and a chord which bears North 78°27'30" West, a distance of 562.85 feet to a calculated point;
- South 81°35'47" West, a distance of 11.78 feet to a calculated point;

THENCE crossing the said 161.325 acre tract, the following twenty-seven (27) courses and distances:

- North 06°31'16" West, a distance of 43.64 feet to a calculated point;
- With a curve to the left, having a radius of 445.00 feet, a delta angle of 09°34'10", an arc length of 74.32 feet, and a chord which bears North 11°18'21" West, a distance of 74.24 feet to a calculated point;
- North 16°05'26" West, a distance of 499.49 feet to a calculated point;
- With a curve to the left, having a radius of 1145.00 feet, a delta angle of 07°34'00", an arc length of 151.21 feet, and a chord which bears North 19°52'26" West, a distance of 151.10 feet to a calculated point;
- North 64°06'04" East, a distance of 111.44 feet to a calculated point;
- North 25°51'53" West, a distance of 50.00 feet to a calculated point;
- North 64°06'04" East, a distance of 120.54 feet to a calculated point;
- With a curve to the left, having a radius of 18.00 feet, a delta angle of 93°14'42", an arc length of 29.29 feet, and a chord which bears North 17°28'44" East, a distance of 26.17 feet to a calculated point;
- North 29°08'37" West, a distance of 22.20 feet to a calculated point;
- North 60°51'23" East, a distance of 50.00 feet to a calculated point;
- South 29°08'37" East, a distance of 27.08 feet to a calculated point;
- With a curve to the left, having a radius of 18.00 feet, a delta angle of 86°45'18", an arc length of 27.25 feet, and a chord which bears South 72°31'16" East, a distance of 24.72 feet to a calculated point;
- North 64°06'04" East, a distance of 83.18 feet to a calculated point;
- North 17°28'44" East, a distance of 20.60 feet to a calculated point;
- North 29°08'37" West, a distance of 27.61 feet to a calculated point;
- North 60°51'20" East, a distance of 20.00 feet to a calculated point;
- South 29°08'37" East, a distance of 28.74 feet to a calculated point;
- South 72°31'16" East, a distance of 21.81 feet to a calculated point;
- North 64°06'04" East, a distance of 81.14 feet to a calculated point;
- With a curve to the left, having a radius of 18.00 feet, a delta angle of 93°14'42", an arc length of 29.29 feet, and a chord which bears North 17°28'44" East, a distance of 26.17 feet to a calculated point;
- North 29°08'37" West, a distance of 8.00 feet to a calculated point;
- North 60°51'23" East, a distance of 265.00 feet to a calculated point;
- South 29°08'37" east, a distance of 11.10 feet to a calculated point;
- With a curve to the right, having a radius of 1260.00 feet, a delta angle of 11°26'20", an arc length of 251.55 feet, and a chord which bears South 23°26'42" East, a distance of 251.14 feet to a calculated point;
- South 17°43'33" East, a distance of 260.86 feet to a calculated point;
- With a curve to the left, having a radius of 235.00 feet, a delta angle of 55°11'30", an arc length of 226.37 feet, and a chord which bears South 45°19'18" East, a distance of 217.72 feet to a calculated point;
- South 11°17'04" West, a distance of 44.18 feet to a 1/2" rebar with "Chaparral" cap set for an angle point in the west line of Lot 11, Block G, of said Blanco Vista Tract K-1;

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


- South 11°17'04" West, a distance of 156.88 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the left, having a radius of 15.00 feet, a delta angle of 89°59'58", an arc length of 23.56 feet, and a chord which bears South 33°42'58" East, a distance of 21.21 feet to a 1/2" rebar with "Chaparral" cap set;
- South 78°42'56" East, a distance of 73.71 feet to a 1/2" rebar with "Chaparral" cap set for the northwest termination of Brand Iron Drive (50' right-of-way width) as shown on said Blanco Vista Tract K-1, being the southeast corner of said Lot 11, being also the southwest corner of Lot 1, Block G, of said Blanco Vista Tract K-1;
- THENCE South 11°09'43" West crossing the said 161.325 acre tract and with the west termination of Brand Iron Drive, a distance of 50.00 feet to a 1/2" rebar with "Chaparral" cap set for the southwest termination of Brand Iron Drive, being the northeast corner of said Lot 60, being also the northwest corner of Lot 59, Block E, of said Blanco Vista Tract K-1;

THENCE crossing the said 161.325 acre tract and with the perimeter of said Lot 60, the following four (4) courses and distances:

- North 78°42'56" West, a distance of 76.18 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the left, having a radius of 15.00 feet, a delta angle of 83°14'37", an arc length of 21.79 feet, and a chord which bears South 59°39'45" West, a distance of 19.93 feet to a 1/2" rebar with "Chaparral" cap set;
- With a curve to the right, having a radius of 325.00 feet, a delta angle of 11°23'43", an arc length of 64.64 feet, and a chord which bears South 23°44'18" West, a distance of 64.53 feet to a 1/2" rebar with "Chaparral" cap set;
- South 29°26'09" West, a distance of 359.91 feet to the POINT OF BEGINNING, containing 19.180 acres of land, more or less.

PLAT NOTES:

- 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.
- 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.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BLANCO VISTA PDD, OR AS OTHERWISE APPROVED BY THE CITY OF SAN MARCOS.
- A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO THE RIGHTS-OF-WAY OF BRAND IRON DRIVE, CHASTE TREE DRIVE, WITCHHAZEL WAY, AND BODARK OAK WAY
- 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.
- 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: TRAIL RIDGE PASS, BRAND IRON DRIVE, CHASTE TREE DRIVE, WITCHHAZEL WAY, AND BODARK OAK WAY 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. SIDEWALKS THAT ARE REQUIRED ALONG STREET RIGHTS-OF-WAY, WITHIN OR ADJACENT TO THIS SUBDIVISION, MUST BE CONSTRUCTED WITH THE STREET CONSTRUCTION, WITH THE POSSIBLE EXCEPTION OF SIDEWALKS THAT ARE LOCATED ADJACENT TO SINGLE-FAMILY LOTS, IN WHICH CASE THAT SIDEWALK CONSTRUCTION MAY BE DEFERRED AND COMPLETED WITH THE ADJOINING HOME, UNDER THE CONDITIONS OUTLINED HEREIN.
- THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT M" WITHIN THE BLANCO VISTA PDD STANDARDS.
- 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.
- 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.
- THIS PROPERTY IS LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE.
- 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.



Professional Land Surveying, Inc.  
Surveying and Mapping

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

PROJECT NO.:  
500-022

DRAWING NO.:  
500-022-PL-M-1

PLOT DATE:  
6/29/18

PLOT SCALE:  
1" = 60'

DRAWN BY:  
BBP & JBE

SHEET  
4 OF 4