

The map shows a proposed site (indicated by a black rectangle) located near the intersection of Old Stagecoach Rd and Trail Ridge. The Blanco River flows along the western and southern edges of the site. The map also shows the city limits of Yarrington and the proposed site. Key roads include Old Stagecoach Rd, Trail Ridge, Blanco Vista Blvd, Post Rd, and Ranch Road. The map also shows the railroad and directions to Kyle, Yarrington, and San Marcos. A logo for the Yarrington area is shown in the top left corner.

- 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
4209C0385F DATED SEPTEMBER 2, 2005.

Chaparral

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



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



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

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.

LOT 34
GREENBELT &
DRAINAGE EASEMENT
0.870 ACRES

LOT 34
GREENBELT &
DRAINAGE EASEMENT
0.870 ACRES

MATCHLINE
SHEET 1
MATCHLINE
SHEET 2

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

100 YEAR FLOODPLAIN
(FEMA LOMR CASE NO.
17-06-1994A)

25' GREENBELT &
DRAINAGE ESMT.

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

25' GREENBELT &
DRAINAGE ESMT.

TEXAS SOUTH CENTRAL
ZONE COORDINATES:
N = 1389408.11
E = 2316608.88

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

100 YEAR FLOODPLAIN
(FEMA LOMR CASE NO.
17-06-1994A)

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

PROPOSED
BLANCO VISTA
TRACT S-T

PROPOSED
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)

OLD SETTLERS DRIVE
(60' R.O.W. WIDTH)
(18/355)

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:
11/19/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
2 OF 4

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)

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

MATCHLINE
SHEET 1
MATCHLINE
SHEET 2

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 31
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)

DEWITT DRIVE
(50' R.O.W. WIDTH)
(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)

JESSE TRAIL
(50' R.O.W. WIDTH)
(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 21
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 30
BLOCK E
BLANCO VISTA
TRACT Q,
SECTION 3
(18/355)

FINAL 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'

LOT SUMMARY	
RIGHT-OF-WAY	2.267 ACRES
S.F. LOTS (65)	9.026 ACRES
GREENBELT & D.E. (1)	0.870 ACRES
D.E. & P.U.E. (1)	0.250 ACRES
TOTAL	12.413 ACRES

TOTAL NO. OF LOTS = 67
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.
LOT 34, BLOCK A	GREENBELT & DRAINAGE EASEMENT
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:
11/19/18
PLOT SCALE:
1" = 60'
DRAWN BY:
BBP & JBE
SHEET
3 OF 4

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C66	3165.12'	0°50'33"	46.54'	S10°10'42"W
C67	3165.12'	0°50'33"	46.54'	S11°01'16"W
C68	3165.12'	0°50'33"	46.54'	S11°51'49"W
C69	3165.12'	0°50'33"	46.54'	S12°42'22"W
C70	3165.12'	0°50'33"	46.54'	S13°32'55"W
C71	3165.12'	0°50'35"	46.57'	S14°23'29"W
C72	3165.12'	0°50'33"	46.54'	S15°14'03"W
C73	3165.12'	0°50'33"	46.54'	S16°04'37"W
C74	3165.12'	0°50'33"	46.54'	S16°55'10"W
C75	3165.12'	0°50'33"	46.54'	S17°45'43"W
C76	3165.12'	0°50'33"	46.54'	S18°36'16"W
C77	3165.12'	0°50'33"	46.54'	S19°26'49"W
C78	3165.12'	0°50'33"	46.54'	S20°17'22"W
C79	3165.12'	0°56'10"	51.71'	S21°10'44"W
C80	3215.12'	1°07'13"	62.86'	N06°09'11"E
C81	3215.12'	0°47'45"	44.65'	N05°11'42"E
C82	3215.12'	0°47'45"	44.65'	N04°23'58"E
C83	3215.12'	0°47'45"	44.65'	N03°36'13"E
C84	3215.12'	0°47'45"	44.65'	N02°48'28"E
C85	3215.12'	0°47'45"	44.65'	N02°00'44"E
C86	3215.12'	1°10'31"	65.96'	N01°01'36"E
C87	3215.12'	0°47'45"	44.65'	N00°02'27"E
C88	3215.12'	0°47'45"	44.65'	N00°45'17"W
C89	3215.12'	0°47'45"	44.65'	N01°33'02"W
C90	3215.12'	0°47'45"	44.65'	N02°20'47"W
C91	3215.12'	0°47'45"	44.65'	N03°08'31"W
C92	3215.12'	0°47'45"	44.65'	N03°56'16"W
C93	3215.12'	0°47'45"	44.65'	N04°44'01"W
C94	3215.12'	0°47'45"	44.65'	N05°31'45"W
C95	3215.12'	0°35'38"	33.33'	N06°13'27"W
C96	3045.00'	0°56'10"	49.76'	N21°11'37"E
C97	3045.00'	0°50'33"	44.78'	N20°18'16"E
C98	3045.00'	0°50'33"	44.78'	N18°37'09"E
C99	3045.00'	0°50'33"	44.78'	N19°27'43"E
C100	3045.00'	0°50'33"	44.78'	N17°46'36"E
C101	3045.00'	0°50'33"	44.78'	N16°05'30"E
C102	3045.00'	0°50'33"	44.78'	N16°56'03"E
C103	3045.00'	0°35'52"	31.77'	N14°31'44"E
C104	3045.00'	0°14'41"	13.01'	N14°05'34"E
C105	3045.00'	0°50'33"	44.78'	N15°14'56"E
C106	3045.00'	0°50'33"	44.78'	N08°29'37"E
C107	3045.00'	0°50'33"	44.78'	N09°20'10"E
C108	3045.00'	0°50'33"	44.78'	N10°10'43"E
C109	3045.00'	0°50'33"	44.78'	N11°01'16"E
C110	3045.00'	0°50'33"	44.78'	N11°51'50"E
C111	3045.00'	0°50'33"	44.78'	N12°42'23"E
C112	3045.00'	0°50'33"	44.78'	N13°32'56"E
C113	3045.00'	0°50'33"	44.78'	N04°16'50"E
C114	3045.00'	0°50'33"	44.78'	N05°07'24"E
C115	3045.00'	0°50'33"	44.78'	N05°57'57"E
C116	3045.00'	0°50'33"	44.78'	N06°48'30"E
C117	3045.00'	0°50'33"	44.78'	N07°39'03"E
C118	3045.00'	0°50'33"	44.78'	N00°46'31"W
C119	3045.00'	0°50'33"	44.78'	N00°04'02"E
C120	3045.00'	0°50'33"	44.78'	N00°54'36"E
C121	3045.00'	0°50'33"	44.78'	N01°45'09"E
C122	3045.00'	0°50'33"	44.78'	N02°35'42"E
C123	3045.00'	0°50'35"	44.80'	N03°26'16"E
C124	3045.00'	0°50'33"	44.78'	N04°59'17"W
C125	3045.00'	0°50'33"	44.78'	N04°08'44"W
C126	3045.00'	0°50'33"	44.78'	N03°18'11"W
C127	3045.00'	0°50'33"	44.78'	N02°27'38"W
C128	3045.00'	0°50'33"	44.78'	N01°37'04"W
C129	3045.00'	1°34'58"	84.12'	N06°12'02"W
C130	3045.00'	21°12'26"	1127.06'	S03°36'41"W
C131	3045.00'	7°25'55"	394.98'	S17°56'45"W

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PHILLIP L. MCLAUGHLIN, 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 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.

Phillip L. McLaughlin
PHILLIP L. MCLAUGHLIN, R.P.L.S. OCTOBER 18, 2018
REGISTERED PROFESSIONAL LAND SURVEYOR,
STATE OF TEXAS NO. 5300
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TX 78744
512-443-1724
FIRM NO. 10124500



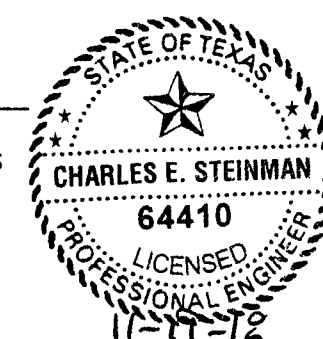
ENGINEER'S CERTIFICATION:

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
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



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

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 12.413 ACRES AS MORE PARTICULARLY DESCRIBED IN THE PRECEDING METES AND BOUNDS DESCRIPTION, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT: BLANCO VISTA TRACT R, 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 75758
512-498-3206

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:

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.

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.

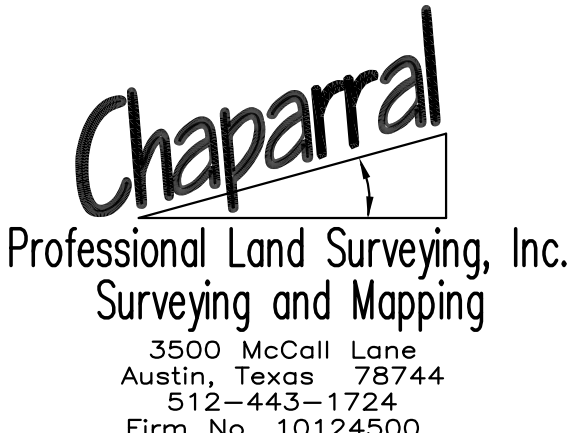
_____	_____
C.I.P. ENGINEERING	DATE
_____	_____
DIRECTOR PLANNING AND DEVELOPMENT SERVICES	DATE
_____	_____
RECORDING SECRETARY	DATE
_____	_____
CHAIRMAN PLANNING AND ZONING COMMISSION	DATE

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

 <div>Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</div>	PROJECT NO.: 500-017
	DRAWING NO.: 500-017-PL-R
	PLOT DATE: 11/19/18
	PLOT SCALE: 1" = 60'
	DRAWN BY: BBP & JBE
SHEET 4 OF 4	