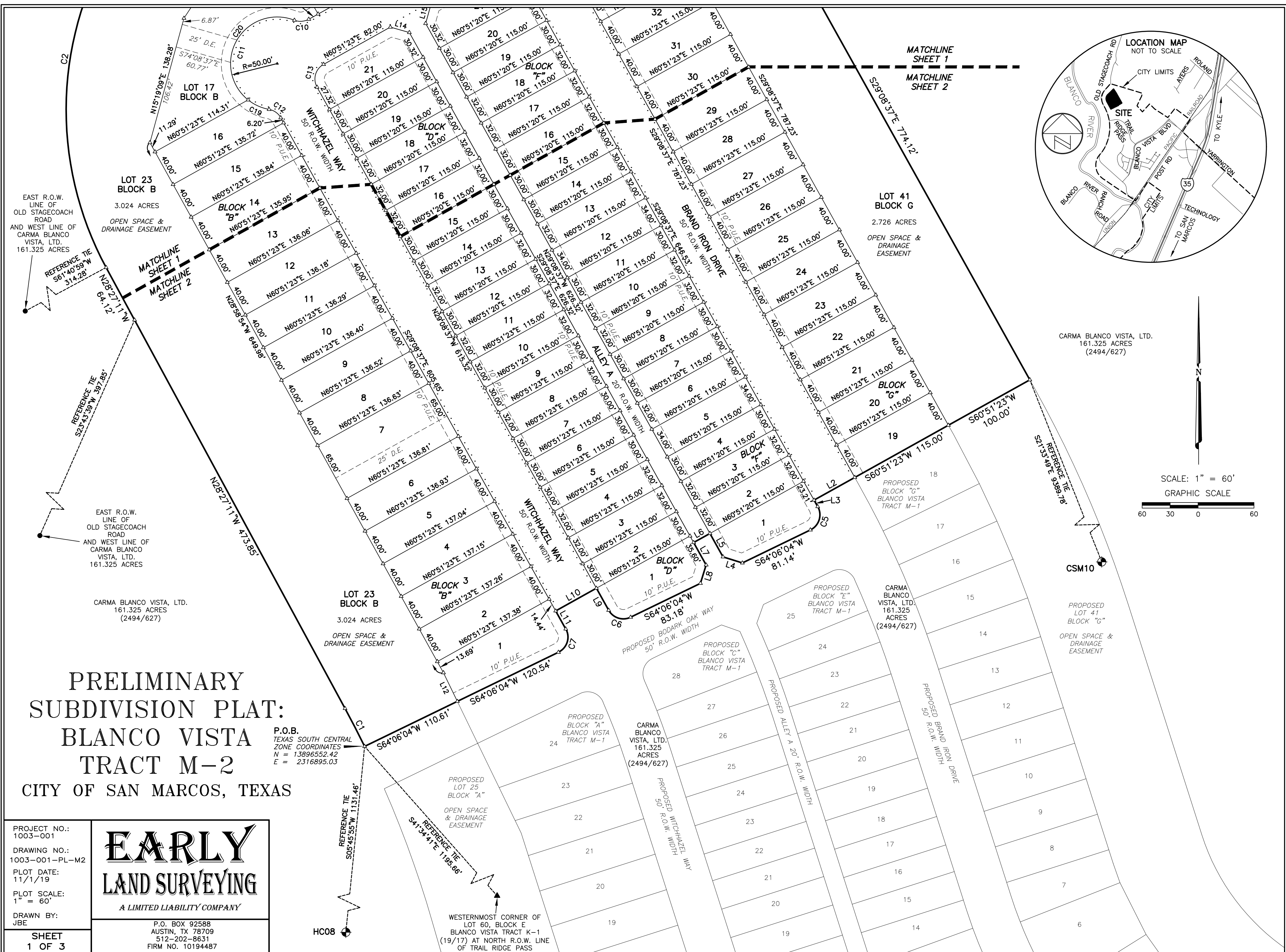




PROJECT NO.:  
1003-001

DRAWING NO.:  
1003-001-PL-M2

PLOT DATE:  
11/1/19

PLOT SCALE:  
1" = 60'

DRAWN BY:  
JBE

# EARLY LAND SURVEYING

*A LIMITED LIABILITY COMPANY*

P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

PRELIMINARY  
SUBDIVISION PLAT:  
BLANCO VISTA TRACT M-2  
CITY OF SAN MARCOS, TEXAS

| TABLE OF LAND USES |                                  |
|--------------------|----------------------------------|
| LOT 41, BLOCK G    | OPEN SPACE AND DRAINAGE EASEMENT |
| LOT 23, BLOCK B    | OPEN SPACE AND DRAINAGE EASEMENT |
| LOT 17, BLOCK B    | OPEN SPACE AND DRAINAGE EASEMENT |
| ALL OTHER LOTS     | SINGLE FAMILY                    |

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.

| LOT SUMMARY             |              |
|-------------------------|--------------|
| RIGHT-OF-WAY            | 2.470 ACRES  |
| S.F. LOTS (85)          | 8.823 ACRES  |
| OPEN SPACE AND D.E. (3) | 6.152 ACRES  |
| TOTAL                   | 17.445 ACRES |

| STREET SUMMARY   |          |
|------------------|----------|
| GINKO STREET     | 300 L.F. |
| BRAND IRON DRIVE | 895 L.F. |
| WITCHHAZEL WAY   | 658 L.F. |
| ALLEY A          | 666 L.F. |

TOTAL NO. OF LOTS = 88  
TOTAL NO. OF S.F. LOTS = 85  
CURRENT ZONING: P.D.D.  
CURRENT TRACT: "TRACT M"

| LEGEND |                                        |
|--------|----------------------------------------|
| ●      | 1/2" REBAR FOUND                       |
| △      | CALCULATED POINT                       |
| ▲      | MAG NAIL WITH "CHAPARRAL" WASHER FOUND |
| ⊙      | CONTROL POINT/BENCHMARK LOCATION       |
| D.E.   | DRAINAGE EASEMENT                      |
| P.U.E. | PUBLIC UTILITY EASEMENT                |
| ---    | SIDEWALK LOCATION                      |
| ( )    | RECORD INFORMATION                     |

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EAST R.O.W.  
LINE OF  
OLD STAGECOACH  
ROAD  
AND WEST LINE OF  
CARMA BLANCO  
VISTA, LTD.  
161.325 ACRES

REFERENCE TIE  
S61°40'59"W  
314.28'

LOT 23  
BLOCK B  
3.024 ACRES  
OPEN SPACE &  
DRAINAGE EASEMENT

MATCHLINE  
SHEET 1  
MATCHLINE  
SHEET 2

LOT 17  
BLOCK B  
0.402 ACRES  
OPEN SPACE &  
DRAINAGE EASEMENT

LOT 23  
BLOCK B  
3.024 ACRES  
OPEN SPACE &  
DRAINAGE EASEMENT

LOT 41  
BLOCK G  
2.726 ACRES  
OPEN SPACE &  
DRAINAGE EASEMENT

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

LOT 41  
BLOCK G  
2.726 ACRES  
OPEN SPACE &  
DRAINAGE  
EASEMENT

MATCHLINE  
SHEET 1  
MATCHLINE  
SHEET 2



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 APRIL 5, 2019 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  
EARLY LAND SURVEYING, LLC  
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
FIRM NO. 10194487

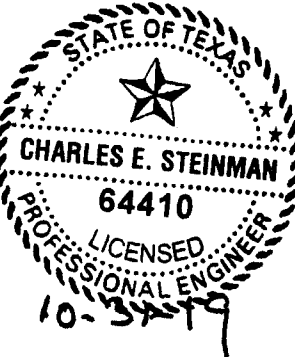
ENGINEER'S CERTIFICATION:

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



PRELIMINARY SUBDIVISION PLAT:  
BLANCO VISTA TRACT M-2  
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 17.445 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 17.445 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a mag nail with "Chaparral" washer found 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, bears South 41°34'41" East, a distance of 1195.66 feet;

THENCE crossing said 161.325 acres the following thirty (30) courses and distances:

1. With a curve to the left, having a radius of 1145.00 feet, a delta angle of 02°17'36", an arc length of 45.83 feet, and a chord which bears North 27°18'23" West, a distance of 45.82 feet to a calculated point;
2. North 28°27'11" West, a distance of 473.85 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road (70' right-of-way width) as described in Volume 1664, Page 819 of the Deed Records of Hays County, Texas and Document No. 9927280 of the Official Public Records of Hays County, Texas, being the west line of the said 161.325 acre tract, bears South 23°43'39" West, a distance of 397.85 feet;
3. North 28°27'11" West, a distance of 64.12 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears South 61°40'59" West, a distance of 314.28 feet;
4. With a curve to the right, having a radius of 355.00 feet, a delta angle of 74°18'09", an arc length of 460.37 feet, and a chord which bears North 08°41'54" East, a distance of 428.78 feet to a calculated point;
5. North 45°50'58" East, a distance of 249.43 feet to a calculated point;
6. South 44°09'02" East, a distance of 83.69 feet to a calculated point;
7. With a curve to the right, having a radius of 475.00 feet, a delta angle of 03°17'20", an arc length of 27.27 feet, and a chord which bears South 42°30'22" East, a distance of 27.26 feet to a calculated point;
8. North 37°19'54" East, a distance of 50.97 feet to a calculated point;
9. With a curve to the left, having a radius of 525.00 feet, a delta angle of 02°09'02", an arc length of 19.71 feet, and a chord which bears North 43°04'31" West, a distance of 19.70 feet to a calculated point;
10. North 44°09'02" West, a distance of 83.69 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears North 19°27'00" West, a distance of 343.42 feet;
11. North 45°50'58" East, a distance of 240.00 feet to a calculated point, from which a 1/2" rebar found in the east right-of-way line of Old Stagecoach Road, being the west line of the said 161.325 acre tract, bears North 31°38'14" West, a distance of 385.14 feet;
12. South 33°36'00" East, a distance of 292.91 feet to a calculated point;
13. South 29°08'37" East, a distance of 774.12 feet to a calculated point;
14. South 60°51'23" West, a distance of 215.00 feet to a calculated point;
15. South 60°51'23" West, a distance of 50.00 feet to a calculated point;
16. South 29°08'37" East, a distance of 8.00 feet to a calculated point;
17. With a curve to the right, 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 South 17°28'44" West, a distance of 26.17 feet to a calculated point;
18. South 64°06'04" West, a distance of 81.14 feet to a calculated point;
19. North 72°31'16" West, a distance of 21.81 feet to a calculated point;
20. North 29°08'37" West, a distance of 28.74 feet to a calculated point;
21. South 60°51'20" West, a distance of 20.00 feet to a calculated point;
22. South 29°08'37" East, a distance of 27.61 feet to a calculated point;
23. South 17°28'44" West, a distance of 20.60 feet to a calculated point;
24. South 64°06'04" West, a distance of 83.18 feet to a calculated point;
25. With a curve to the right, 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 North 72°31'16" West, a distance of 24.72 feet to a calculated point;
26. North 29°08'37" West, a distance of 27.08 feet to a calculated point;
27. South 60°51'23" West, a distance of 50.00 feet to a calculated point;
28. South 29°08'37" East, a distance of 22.20 feet to a calculated point;
29. With a curve to the right, 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 South 17°28'44" West, a distance of 26.17 feet to a calculated point;
30. South 64°06'04" West, a distance of 231.15 feet to the POINT OF BEGINNING, containing 17.445 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 BRAND IRON DRIVE, WITCHHAZEL WAY, AND GINKO STREET
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: BRAND IRON DRIVE, WITCHHAZEL WAY, AND GINKO STREET 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.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT M" 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.
12. FLOODPLAIN BUFFER.  
IN ORDER TO PROTECT STRUCTURES LOCATED NEAR A 100-YEAR FLOODPLAIN FROM THE RISK OF FLOODING TO AN ELEVATION EQUAL TO PROPERTIES LOCATED WITHIN THE 100-YEAR FLOODPLAIN, A FLOODPLAIN BUFFER HAS BEEN ESTABLISHED BY THE CITY OF SAN MARCOS. A FLOODPLAIN BUFFER WILL EXTEND BEYOND THE EXISTING 100-YEAR FLOODPLAIN LIMITS TO THE GROUND ELEVATION MATCHING THE ADJACENT BASE 100-YEAR FLOOD ELEVATION, PLUS THE REQUIRED FREEBOARD OF TWO FEET. STRUCTURES PROPOSED WITHIN THE FLOODPLAIN BUFFER WILL BE REQUIRED TO ELEVATE THE LOWEST FINISHED FLOOR ELEVATION OF THE STRUCTURE TO THE FREEBOARD ELEVATION AND TO SUBMIT AN ELEVATION CERTIFICATE TO THE CITY OF SAN MARCOS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. THIS SUBDIVISION IS HEREBY RESTRICTED AGAINST ZERO-LOT-LINE HOMES. EACH LOT SHALL HAVE THE APPROPRIATE SIDE-LOT SETBACK PER THE ABOVE APPROVED BLANCO VISTA PDD, AND IN NO CASE LESS THAN 5- FEET.

| CURVE TABLE |          |            |         |             |         |
|-------------|----------|------------|---------|-------------|---------|
| CURVE       | RADIUS   | DELTA      | ARC     | BEARING     | CHORD   |
| C1          | 1145.00' | 2°17'36"   | 45.83'  | N27°18'23"W | 45.82'  |
| C2          | 355.00'  | 74°18'09"  | 460.37' | N08°41'54"E | 428.78' |
| C3          | 475.00'  | 3°17'20"   | 27.27'  | S42°30'22"E | 27.26'  |
| C4          | 525.00'  | 2°09'02"   | 19.71'  | N43°04'31"W | 19.70'  |
| C5          | 18.00'   | 93°14'42"  | 29.29'  | S17°28'44"W | 26.17'  |
| C6          | 18.00'   | 86°45'18"  | 27.25'  | N72°31'16"W | 24.72'  |
| C7          | 18.00'   | 93°14'42"  | 29.29'  | S17°28'44"W | 26.17'  |
| C8          | 475.00'  | 11°43'04"  | 97.15'  | S35°00'09"E | 96.98'  |
| C9          | 18.00'   | 90°00'00"  | 28.27'  | S15°51'23"W | 25.46'  |
| C10         | 18.00'   | 50°46'34"  | 15.95'  | S86°14'40"W | 15.43'  |
| C11         | 50.00'   | 191°33'08" | 167.16' | S15°51'23"W | 99.49'  |
| C12         | 18.00'   | 50°46'34"  | 15.95'  | S54°31'54"E | 15.43'  |
| C13         | 18.00'   | 90°00'00"  | 28.27'  | N15°51'23"E | 25.46'  |
| C14         | 18.00'   | 90°00'00"  | 28.27'  | S74°08'37"E | 25.46'  |
| C15         | 525.00'  | 12°51'23"  | 117.80' | S35°34'18"E | 117.55' |
| C16         | 525.00'  | 4°21'59"   | 40.01'  | S39°49'00"E | 40.00'  |
| C17         | 525.00'  | 4°21'59"   | 40.01'  | S35°27'01"E | 40.00'  |
| C18         | 525.00'  | 4°07'24"   | 37.78'  | S31°12'19"E | 37.77'  |
| C19         | 50.00'   | 28°35'21"  | 24.95'  | N65°37'30"W | 24.69'  |
| C20         | 50.00'   | 162°57'46" | 142.21' | N30°09'04"E | 98.90'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N37°19'54"E | 50.97'   |
| L2         | S60°51'23"W | 50.00'   |
| L3         | S29°08'37"E | 8.00'    |
| L4         | N72°31'16"W | 21.81'   |
| L5         | N29°08'37"W | 28.74'   |
| L6         | S60°51'20"W | 20.00'   |
| L7         | S29°08'37"E | 27.61'   |
| L8         | S17°28'44"W | 20.60'   |
| L9         | N29°08'37"W | 27.08'   |
| L10        | S60°51'23"W | 50.00'   |
| L11        | S29°08'37"E | 22.20'   |
| L12        | N25°51'53"W | 34.16'   |
| L13        | S29°08'37"E | 54.70'   |
| L14        | S74°08'37"E | 21.21'   |
| L15        | N15°51'23"E | 21.21'   |
| L16        | S39°49'00"E | 48.76'   |
| L17        | S35°27'01"E | 48.76'   |
| L18        | S31°12'19"E | 46.05'   |

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