





FINAL  
SUBDIVISION PLAT:  
BLANCO VISTA TRACT 0  
CITY OF SAN MARCOS, TEXAS

SCALE: 1" = 60'

GRAPHIC SCALE

60 30 0 60

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "EARLY" CAP TO BE SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ... SIDEWALK LOCATION
- ( ) RECORD INFORMATION

TABLE OF LAND USES

LOT 32, BLOCK H	GREENBELT & DRAINAGE EASEMENT
ALL OTHER LOTS	SINGLE FAMILY

LOT SUMMARY

RIGHT-OF-WAY	1.836 ACRES
S.F. LOTS (55)	7.251 ACRES
GREENBELT & D.E. (1)	0.823 ACRES
TOTAL	9.910 ACRES

STREET SUMMARY

BLUE OAK BOULEVARD	1,363 L.F.
BODARK OAK WAY	256 L.F.

TOTAL NO. OF LOTS = 56  
TOTAL NO. OF S.F. LOTS = 55  
CURRENT ZONING: P.D.D.  
CURRENT TRACT: "TRACT 0"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N06°31'16"W	53.17'
L2	N06°31'16"W	28.98'
L3	N65°09'25"E	22.37'
L4	S65°09'25"W	22.37'
L5	N06°31'16"W	31.81'



MATCHLINE SHEET 2

MATCHLINE SHEET 1

MATCHLINE SHEET 2

MATCHLINE SHEET 1

**EARLY**  
**LAND SURVEYING**  
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:  
1003-001  
DRAWING NO.:  
1003-001-PL-O

PLOT DATE:  
10/23/20

PLOT SCALE:  
1" = 60'

DRAWN BY:  
MAW & JBE

SHEET  
2 OF 3



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 9.910 ACRES IN THE WILLIAM WARD LEAGUE, ABSTRACT 467, HAYS COUNTY, TEXAS, BEING A PORTION OF A 161.325 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 9.910 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the at the intersection of 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 and 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 also in the west line of the said 161.325 acre tract, from which a 1/2" rebar with "Early Boundary" cap set at the intersection of the east right-of-way line of Old Stagecoach Road and the south right-of-way line of Trail Ridge Pass, being also in the west line of the said 161.325 acre tract, bears South 08°24'13" East, a distance of 150.00 feet;

THENCE with the east right-of-way line of Old Stagecoach Road 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 an arc length of 981.79 feet, a delta angle of 18°37'36", a radius of 3020.00 feet, and a chord which bears North 19°08'23" West, a distance of 977.47 feet to a 1/2" rebar found;

2. North 28°27'11" West, a distance of 308.82 feet to a 1/2" rebar found;

THENCE crossing the said 161.325 acre tract, the following fifteen (15) courses and distances:

1. North 31°45'37" East, a distance of 28.17 feet to a calculated point;
2. North 62°51'23" East, a distance of 120.00 feet to a calculated point;
3. North 62°51'23" East, a distance of 50.00 feet to a calculated point;
4. With a curve to the left, having an arc length of 10.86 feet, a delta angle of 01°18'34", a radius of 475.00 feet, and a chord which bears South 27°47'54" East, a distance of 10.86 feet to a calculated point;
5. South 28°27'11" East, a distance of 32.36 feet to a calculated point;
6. North 61°32'49" East, a distance of 120.00 feet to a calculated point;
7. South 28°27'11" East, a distance of 505.61 feet to a calculated point;
8. With a curve to the right, having an arc length of 45.83 feet, a delta angle of 02°17'36", a radius of 1145.00 feet, and a chord which bears South 27°18'23" East, a distance of 45.82 feet to a calculated point;
9. North 64°06'04" East, a distance of 110.61 feet to a calculated point;
10. South 25°51'53" East, a distance of 50.00 feet to a calculated point;
11. South 64°06'04" West, a distance of 111.44 feet to a calculated point;
12. With a curve to the right, having an arc length of 151.21 feet, a delta angle of 07°34'00", a radius of 1145.00 feet, and a chord which bears South 19°52'26" East, a distance of 151.10 feet to a calculated point;
13. South 16°05'26" East, a distance of 499.49 feet to a calculated point;
14. With a curve to the right, having an arc length of 74.32 feet, a delta angle of 09°34'10", a radius of 445.00 feet, and a chord which bears South 11°18'21" East, a distance of 74.24 feet to a calculated point;
15. South 06°31'16" East, a distance of 43.64 feet to a calculated point in the north right-of-way line of Trail Ridge Pass;

THENCE South 81°35'47" West with the north right-of-way of Trail Ridge Pass and crossing the said 161.325 acre tract, a distance of 320.20 feet to the POINT OF BEGINNING, containing 9.910 acres of land, more or less.

NOW, THEREFORE, KNOW ALL BY THE PRESENTS:

THAT WE, CARMA BLANCO VISTA, LLC, BY AND THROUGH CHAD MATHESON, PRESIDENT, AS OWNER OF THE 9.910 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 0, 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, PRESIDENT

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:

FINAL SUBDIVISION PLAT:  
BLANCO VISTA TRACT 0  
CITY OF SAN MARCOS, TEXAS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3020.00'	18°37'36"	981.79'	N19°08'23"W	977.47'
C2	475.00'	1°18'34"	10.86'	S27°47'54"E	10.86'
C3	1145.00'	2°17'36"	45.83'	S27°18'23"E	45.82'
C4	1145.00'	7°34'00"	151.21'	S19°52'26"E	151.10'
C5	445.00'	9°34'10"	74.32'	S11°18'21"E	74.24'
C6	18.00'	88°07'03"	27.68'	N37°32'16"E	25.03'
C7	275.00'	9°34'10"	45.93'	N11°18'21"W	45.88'
C8	975.00'	12°21'44"	210.37'	N22°16'19"W	209.96'
C9	525.00'	1°18'34"	12.00'	N27°47'54"W	12.00'
C10	1025.00'	1°14'50"	22.31'	S27°49'46"E	22.31'
C11	18.00'	87°38'14"	27.53'	S71°01'28"E	24.93'
C12	975.00'	1°03'21"	17.97'	N64°37'45"E	17.97'
C13	1025.00'	1°03'21"	18.89'	S64°37'45"W	18.89'
C14	18.00'	87°38'14"	27.53'	S21°20'18"W	24.93'
C15	1025.00'	6°23'22"	114.31'	S19°17'07"E	114.25'
C16	325.00'	9°34'10"	54.28'	S11°18'21"E	54.22'
C17	18.00'	91°52'57"	28.87'	S52°27'44"E	25.87'
C18	155.00'	9°34'10"	25.89'	N11°18'21"W	25.86'
C19	855.00'	12°21'44"	184.48'	N22°16'19"W	184.12'
C20	645.00'	1°18'34"	14.74'	N27°47'54"W	14.74'
C21	275.00'	1°09'11"	5.53'	N07°05'51"W	5.53'
C22	275.00'	8°25'00"	40.40'	N11°52'57"W	40.36'
C23	975.00'	0°59'52"	16.98'	N16°35'22"W	16.98'
C24	975.00'	3°00'57"	51.32'	N18°35'47"W	51.32'
C25	975.00'	3°00'57"	51.32'	N21°36'44"W	51.32'
C26	975.00'	3°00'57"	51.32'	N24°37'42"W	51.32'
C27	975.00'	2°19'01"	39.43'	N27°17'40"W	39.42'
C28	325.00'	4°26'03"	25.15'	N08°44'18"W	25.15'
C29	325.00'	5°08'07"	29.13'	N13°31'23"W	29.12'
C30	1025.00'	1°53'52"	33.95'	N17°02'23"W	33.95'
C31	1025.00'	2°28'03"	44.14'	N19°13'20"W	44.14'
C32	1025.00'	2°01'27"	36.21'	N21°28'05"W	36.21'
C33	1145.00'	3°12'04"	63.97'	N22°03'24"W	63.96'
C34	1145.00'	2°28'03"	49.31'	N19°13'20"W	49.31'
C35	1145.00'	1°53'52"	37.93'	N17°02'23"W	37.93'
C36	445.00'	5°08'07"	39.88'	N13°31'23"W	39.87'
C37	445.00'	4°26'03"	34.44'	N08°44'18"W	34.43'
C38	155.00'	1°09'11"	3.12'	N07°05'51"W	3.12'
C39	155.00'	8°25'00"	22.77'	N11°52'57"W	22.75'
C40	855.00'	0°59'52"	14.89'	N16°35'22"W	14.89'
C41	855.00'	3°00'57"	45.01'	N18°35'47"W	45.00'
C42	855.00'	3°00'57"	45.01'	N21°36'44"W	45.00'
C43	855.00'	3°00'57"	45.01'	N24°37'42"W	45.00'
C44	855.00'	2°19'01"	34.57'	N27°17'40"W	34.57'

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

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 TRAIL RIDGE PASS, BLUE OAK BOULEVARD AND BODARK OAK WAY.
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: TRAIL RIDGE PASS, BLUE OAK BOULEVARD, OLD STAGECOACH ROAD 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.
7. THE LOTS HEREIN SHALL COMPLY WITH THE REQUIREMENTS AND RESTRICTIONS OF "TRACT 0" 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.

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, ELAINE H. CARDENAS, 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.

ELAINE H. CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



EARLY  
LAND SURVEYING  
A LIMITED LIABILITY COMPANY

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

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