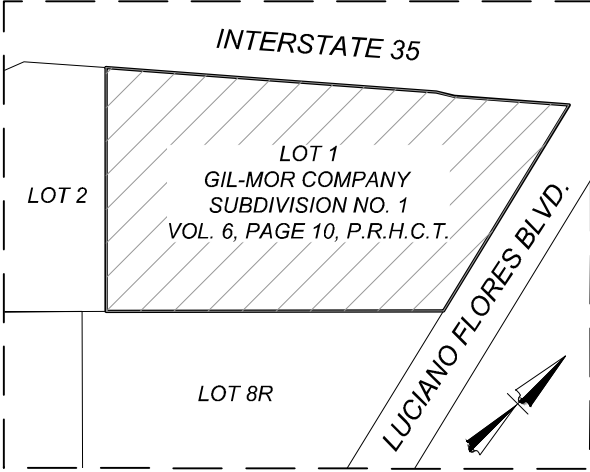


GUADALUPE CROSSING REPLAT

GUADALUPE CROSSING REPLAT BEING A TOTAL OF 2.2772 ACRE TRACT OF LAND OF LOT 1, GIL-MOR COMPANY SUBDIVISION NO. 1, ESTABLISHING LOT 1R, LOT 2R, AND LOT 3R, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SCALE: 1" = 200'. AREA BEING REPLATTED THE 2.2772 ACRES AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, RECORDED AS GIL-MOR COMPANY SUBDIVISION NO.1, RECORDED IN VOLUME 6, PAGE 10, PLAT RECORDS OF HAYS COUNTY, TEXAS.

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE HAYS COUNTY DEVELOPMENT REGULATIONS.
- THE PLAT LIES WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
- SIDEWALKS ARE REQUIRED PER SAN MARCOS LAND DEVELOPMENT CODE.
- WATER AND WASTEWATER TO BE PROVIDED BY CITY OF SAN MARCOS UTILITY PROVIDERS.
- PURPOSE OF PLAT IS TO REPLAT LOT 1 INTO 3 NEW LOTS.
- THE MINIMUM PERMISSIBLE FLOOD ELEVATION FOR THE PADS IS 572.70'.
- THE PLAT LIES WITHIN THE SAN MARCOS RIVER PROTECTION ZONE.

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00011679.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID18).

Line Table		
LINE #	LENGTH	DIRECTION
L1	70.47'	N40°32'51"W
L2	20.06'	N44°53'58"E
L3	50.41'	S40°32'51"E
L4	40.31'	N44°53'58"E
L5	20.00'	S45°06'02"E

STATE OF TEXAS
COUNTY OF HARRIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DO HEREBY AMEND SAID TRACTS AS PER TEXAS LOCAL GOVERNMENT CODE ARTICLE 212.016 TO JOIN THE THREE TRACTS TOGETHER, TO BE KNOWN AS "GUADALUPE CROSSING REPLAT", AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED.

BURDETTE HUFFMAN, VICE PRESIDENT
135 FLORES, LLC
2421 TANGLEY, SUITE 105
HOUSTON, TX 77005

BURDETTE HUFFMAN
135 FLORES, LLC
2421 TANGLEY, SUITE 105
HOUSTON, TX 77005

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BURDETTE HUFFMAN, VICE PRESIDENT OF IH35 FLORES, LLC 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ A.D. 20 _____.

NOTARY PUBLIC HARRIS COUNTY TEXAS

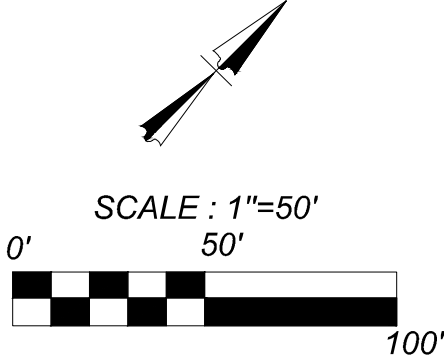
OWNER/DEVELOPER:
135 FLORES, LLC
2421 TANGLEY STREET, SUITE 105
HOUSTON, TEXAS 77063



Engineering
& Design

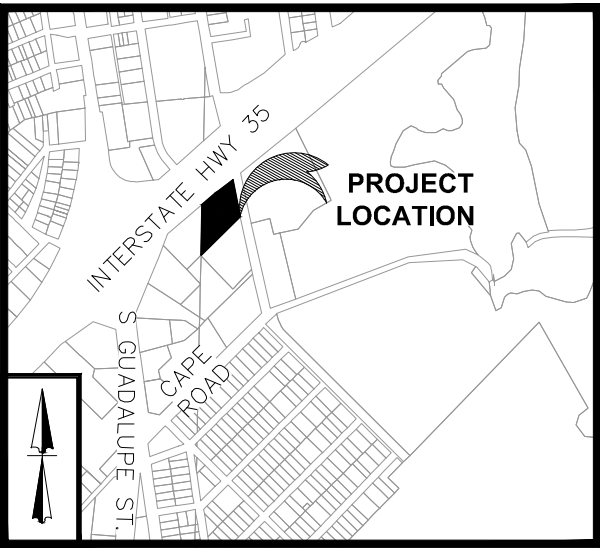
www.colliersengineering.com

SAN ANTONIO
3421 Paesanos
Parkway
San Antonio, TX 78231
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COLLIERS ENGINEERING & DESIGN, INC.
TBP# Firm#: F-14909 TBP#S Firm#: 10194550



KEY NOTES

- VARIABLE WIDTH SIDEWALK EASEMENT (0.0422 OF AN ACRE)
- UNDERGROUND DRAINAGE EASEMENT (0.2541 OF AN ACRE)
- 15' PUBLIC UTILITY EASEMENT (0.1652 OF AN ACRE)
- 10' PUBLIC UTILITY EASEMENT (0.0577 OF AN ACRE)
- 5' PUBLIC UTILITY EASEMENT (VOL. 6, PG. 10 P.R.H.C.T.)
- 30' ACCESS EASEMENT (VOL. 6, PG. 10 P.R.H.C.T.) (VOL. 978, PG. 383 AND VOL. 981, PG. 808, O.P.R.)
- ASSIGNMENT OF CURB CUTS AND EASEMENT RIGHTS (VOL. 1171, PG. 672 O.P.R.)
- 15' PUBLIC UTILITY EASEMENT (VOL. 10, PG. 122 P.R.H.C.T.)
- 25' PRIVATE ACCESS EASEMENT (VOL. 1133, PG. 324 O.P.R.)
- 5' PUBLIC UTILITY EASEMENT (VOL. 10, PG. 122 P.R.H.C.T.)



LOCATION MAP NOT TO SCALE

- LOCATION NOTES:
- THIS PROPERTY IS LOCATED ENTIRELY WITHIN HAYS COUNTY, TEXAS.

LEGEND

- BM = BENCHMARK
FIR = FOUND 1/2" IRON ROD
FPK = FOUND PK NAIL
SIR = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
R.O.W. = RIGHT-OF-WAY
P.R.H.C.T. = PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____ 2024,
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY _____ DATE: _____

APPROVED: _____

AMANDA HERNANDEZ _____ DATE: _____
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

ENGINEERING AND CIP _____ DATE: _____

PLANNING AND ZONING _____ DATE: _____
COMMISSION CHAIRMAN

IMPERVIOUS COVER NOTE:

LOTS 1R, 2R & 3R WILL BE RESTRICTED TO THE IMPERVIOUS COVER AMOUNT DETAILED WITH THIS PLAT

IMPERVIOUS COVER TABLE			
	LOT AREA (AC)	IMPERVIOUS AREA (AC)	PERCENTAGE IMPERVIOUS (AC)
LOT 1R	0.6883	0.5295	76.93%
LOT 2R	1.157	0.9994	86.38%
LOT 3R	0.4319	0.2894	67.01%

LOT SIZE NOTE:

ACREAGE		
LOT 1R	0.6883 AC.	RETAIL
LOT 2R	1.157 AC.	RETAIL
LOT 3R	0.4319 AC.	RETAIL

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:


TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY.
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXEAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN THIS PLAT.

ARMANDO J. NIEBLA
REGISTERED PROFESSIONAL ENGINEER NO.
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY.
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

GUADALUPE CROSSING REPLAT BEING A TOTAL OF 2.2772
ACRE TRACT OF LAND OF LOT 1, GIL-MOR COMPANY
SUBDIVISION NO. 1, ESTABLISHING LOT 1R, LOT 2R, AND LOT 3R,
IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



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LEGEND

