BLANCO RIVERWALK SUBDIVISION IIB
REPLAT OF LOT 1E3, BLOCK A

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRW OFFICE HOLDINGS LLC., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH VINSON WOOD, PARTNER AS OWNER OF THE 6.653 ACRES OF LAND OUT OF THE WILLIAM WARD SURVEY NO. 467, HAYS COUNTY, TEXAS, BEING LOT 1E3, BLOCK A OF THE BLANCO RIVERWALK SUBDIVISION IIA, A SUBDIVISION IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 20013826 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVEYED TO BRW OFFICE HOLDINGS LLC BY WARRANTY DEED DATED JANUARY 7, 2015 AND RECORDED IN VOLUME 5110, PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 6.653 ACRES OF LAND TO BE KNOW AS "BLANCO RIVERWALK SUBDIVISION IIB REPLAT OF LOT 1E3, BLOCK A" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

_____
VINSON WOOD, PARTNER
BRW OFFICE HOLDINGS LLC
29 SAN GIOVANI COURT
AUSTIN, TX. 78738

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 VINSON WOOD, PARTNER, BRW OFFICE HOLDINGS LLC, OWNER, 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 _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF
THAT I, SAGE CAPITAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 5110, PAGE 111 AND VOLUME 5110, PAGE 163 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF 6.653 ACRES OF LAND SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE, AND CONSET TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

CAPITAL BANK OF TEXAS
P.O. BOX 2009
MANCHACA, TX. 78652

BY: JOHN C. HAMBRICK

_____
PRESIDENT DATE

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 JOHN C. HAMBRICK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF SAID JOHN C. HAMBRICK, FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

APPROVED BY THE CITY OF SAN MARCOS PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20__.

_____
CHAIRMAN DATE
PLANNING AND ZONING COMMISSION

_____
CESLY BURRELL, RECORDING SECRETARY DATE

_____
SHANNON MATTINGLY, AICP, DATE
PLANNING AND DEVELOMENT SERVICES DIRECTOR

_____
ENGINEERING/CIP DATE

STATE OF TEXAS
COUNTY OF HAYS

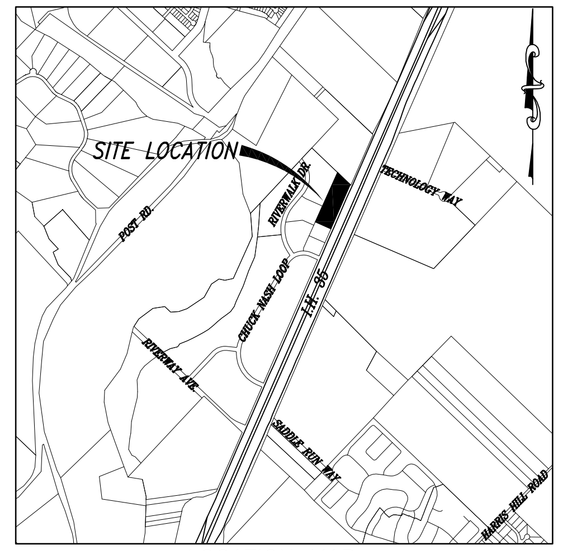
I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20___, AT _____ O'CLOCK __M., AND RECORDED ON THE _____ DAY OF _____, 20__, AT _____ O'CLOCK __M., IN THE PLAT RECORDS OF HAYS, COUNTY, TEXAS IN DOCUMENT NO. _____.

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

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.

PLAT NOTES:

1. SIDEWALKS ARE REQUIRED ALONG I.H. 35 FRONTAGE ROAD WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT.
2. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
3. PORTIONS OR ALL OF THIS PROPERTY MAY BE SUBJECT TO CITY OF SAN MARCOS FLOODPLAIN REGULATONS, CHAPTER 39.
4. IMPROVEMENTS WITHIN DRAINAGE EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE SUBJECT PROPERTY OWNER.
5. THIS PROPERTY IS SUBJECT TO ORDINANCE 2016–26, BLANCO RIVERWALK PDD.
6. LOW IMPACT DEVELOPMENT METHODS FOR STORMWATER CONTROL SUCH AS GRASS LINED SWALES AND DISCONNECTION OF IMPERVIOUS AREAS WILL BE UTILIZED WITHIN THE DEVELOPMENT.
7. STORMWATER DETENTION WAIVER IS APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT.
8. NO MORE THAN FOUR (4) DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD WITHIN BLOCK A, B AND E OF THE BLANCO RIVERWALK SUBDIVISION WILL BE ALLOWED IN ADDITION TO THE STREETS SHOWN HEREON. DRIVEWAY LOCATIONS SHALL BE REVIEWED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. SHARED ACCESS EASEMENTS SHALL BE PROVIDED WHERE AND IF APPLICABLE FOR APPROPRIATE ACCESS TO FUTURE RE–SUBDIVIDED LOTS WITHIN A RESERVE TRACT FRONTING IH 35.
9. CURRENT WASTEWATER UTILITY SERVICE AGREEMENTS ALLOT 1200 SERVICE UNITS FOR THE ENTIRE 239.3 ACRE DEVELOPMENT MASTER PLAN. REQUEST FOR AN ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.
10. ALL OWNERS OF PRIVATE PROPERTY WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS, FACILITIES AND CONDITIONS UPON THEIR INDIVIDUAL PRIVATE PROPERTY.
11. ALL DEVELOPMENT AND OPERATIONS OF PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CODES, COVENANTS AND RESTRICTIONS RECORDED IN VOLUME 3419, PAGE 425 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. THESE SUPPLEMENTAL DEVELOPMENT STANDARDS SHALL BE UTILIZED ALONG WITH APPLICABLE CITY CODES IN THE REVIEW AND APPROVAL OF ALL DEVELOPMENT APPLICATIONS.
12. SURFACE TO GRID CONVERSION SCALE IS 0.99989160.



LOCATION MAP
SCALE: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY A. LENZ, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

_____
TIMOTHY A. LENZ, RPLS DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ AND ASSOCIATES, INC
FIRM NO. 100290–00
4150 FREIDRICH LN. SUITE A–1
AUSTIN, TX 78744
TEL: (512) 443–1174

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209 C 0477 F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS AND BY CONDITIONAL LETTER OF MAP REVISION (CLOMR) BASED UPON THE FINDINGS OF FEMA CASE NUMBER 06–06–BD59R, THIS SUBDIVISION IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

_____
HERMANN VIGIL, P.E. DATE
P.O. BOX 163314
AUSTIN, TEXAS 78716
(512) 326–2667

CROSS–ACCESS EASEMENT
THE OWNER DOES HEREBY COVENANT AND AGREE THAT A CROSS–ACCESS EASEMENT IS GRANTED FOR INGRESS AND EGRESS BETWEEN LOT 1E3A AND LOT 1E3B.

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
COMMERCIAL	2

BLANCO RIVERWALK SUBDIVISION IIB
REPLAT OF LOT 1E3, BLOCK A

OWNER:	SURVEYOR	ENGINEER:	
BRW OFFICE HOLDINGS LLC 9811 SOUTH IH 35 BLDG. 3, SUITE 100 AUSTIN, TX. 78744	LENZ AND ASSOCIATES, INC. FIRM NO. 100290–00 4150 FREIDRICH LN. SUITE A–1 AUSTIN, TX 78744 TEL: (512) 443–1174	VIGIL & ASSOCIATES P.O. BOX 163314 AUSTIN, TEXAS 78716 TEL: (512) 326–2667 FIRM REG. #F–4768	DATE: 03/05/2020 Sheet 1 of 2

LEGEND

- ■ CONCRETE MONUMENT FOUND
- BA ● 1/2"STEEL PIN FOUND W/CAP STAMPED BAKER AICKLEN
- L ● 1/2"STEEL PIN FOUND W/CAP STAMPED LENZ
- ○ 1/2"STEEL PIN SET W/CAP MARKED "LENZ & ASSOC."
- △ MAG NAIL SET W/WASHER MARKED "LENZ & ASSOC."
- ⊙ PIPE FOUND
- ▲ NAIL FOUND
- ♠ EXISTING POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- W.W.E. WASTEWATER EASEMENT
- (BRG.~DIST.) RECORD CALL
- [BRG.~DIST.] RECORD CALL PLAT
- O.R. OFFICIAL RECORDS
- D.R. DEED RECORDS
- P.R.H.C.TX PLAT RECORDS HAYS COUNTY, TX
- HCDR HAYS COUNTY DEED RECORDS
- ESMT EASEMENT

* BEARING BASIS TEXAS STATE PLAN COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE. COORDINATES BASED ON CITY OF SAN MARCOS MONUMENT NUMBER GPS NO 22

SURFACE TO GRID CONVERSION SCALE IS 0.99989160.

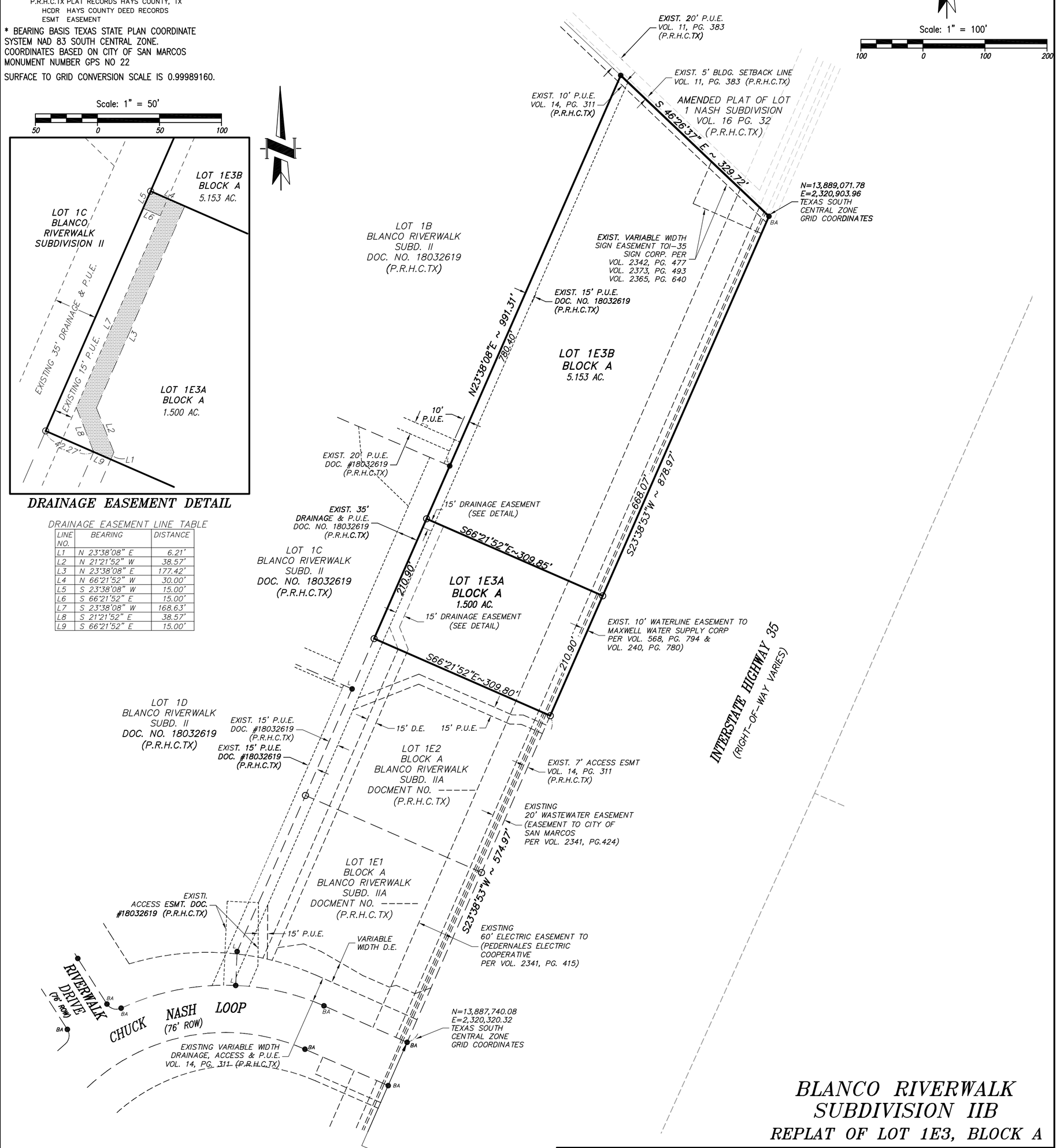
Scale: 1" = 50'

DRAINAGE EASEMENT DETAIL

DRAINAGE EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 23°38'08" E	6.21'
L2	N 21°21'52" W	38.57'
L3	N 23°38'08" E	177.42'
L4	N 66°21'52" W	30.00'
L5	S 23°38'08" W	15.00'
L6	S 66°21'52" E	15.00'
L7	S 23°38'08" W	168.63'
L8	S 21°21'52" E	38.57'
L9	S 66°21'52" E	15.00'

Scale: 1" = 100'



BLANCO RIVERWALK SUBDIVISION IIB
REPLAT OF LOT 1E3, BLOCK A

OWNER:	SURVEYOR	ENGINEER:	
BRW OFFICE HOLDINGS LLC 9811 SOUTH IH 35 BLDG. 3, SUITE 100 AUSTIN, TX. 78744	LENZ AND ASSOCIATES, INC. FIRM NO. 100290–00 4150 FREIDRICH LN. SUITE A–1 AUSTIN, TX 78744 TEL: (512) 443–1174	VIGIL & ASSOCIATES P.O. BOX 163314 AUSTIN, TEXAS 78716 TEL: (512) 326–2667 FIRM REG. #F–4768	DATE: 03/05/2020 Sheet 2 of 2