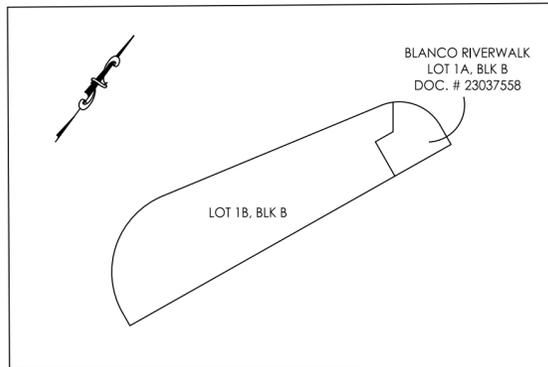


LOCATION MAP
NOT TO SCALE



REPLAT

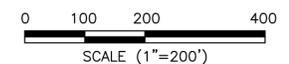
REPLAT OF LOT 1B, BLOCK B,
BLANCO RIVERWALK, DOCUMENT # 23037558
ESTABLISHING LOTS 1C AND 1D

REPLAT OF LOT 1B, BLOCK B, BLANCO RIVERWALK, A SUBDIVISION RECORDED IN DOCUMENT NO. 23037558, PLAT RECORDS OF HAYS COUNTY, TEXAS, OWNED BY BR 2020 LAND BK, LLC, AS CONVEYED IN DOC# 20026478, DPRHCT, ESTABLISHING LOT 1C AND LOT 1D, BLOCK B, BLANCO RIVERWALK



10101 REUNION PLACE, STE 400
SAN ANTONIO, TX 78216
TEL. NO. 210-541-9166
WWW.KIMLEY-HORN.COM

BASIS OF BEARING IS NAD83 TEXAS STATE
PLANE COORDINATES, SOUTH CENTRAL
ZONE
DRAWING IS IN GRID

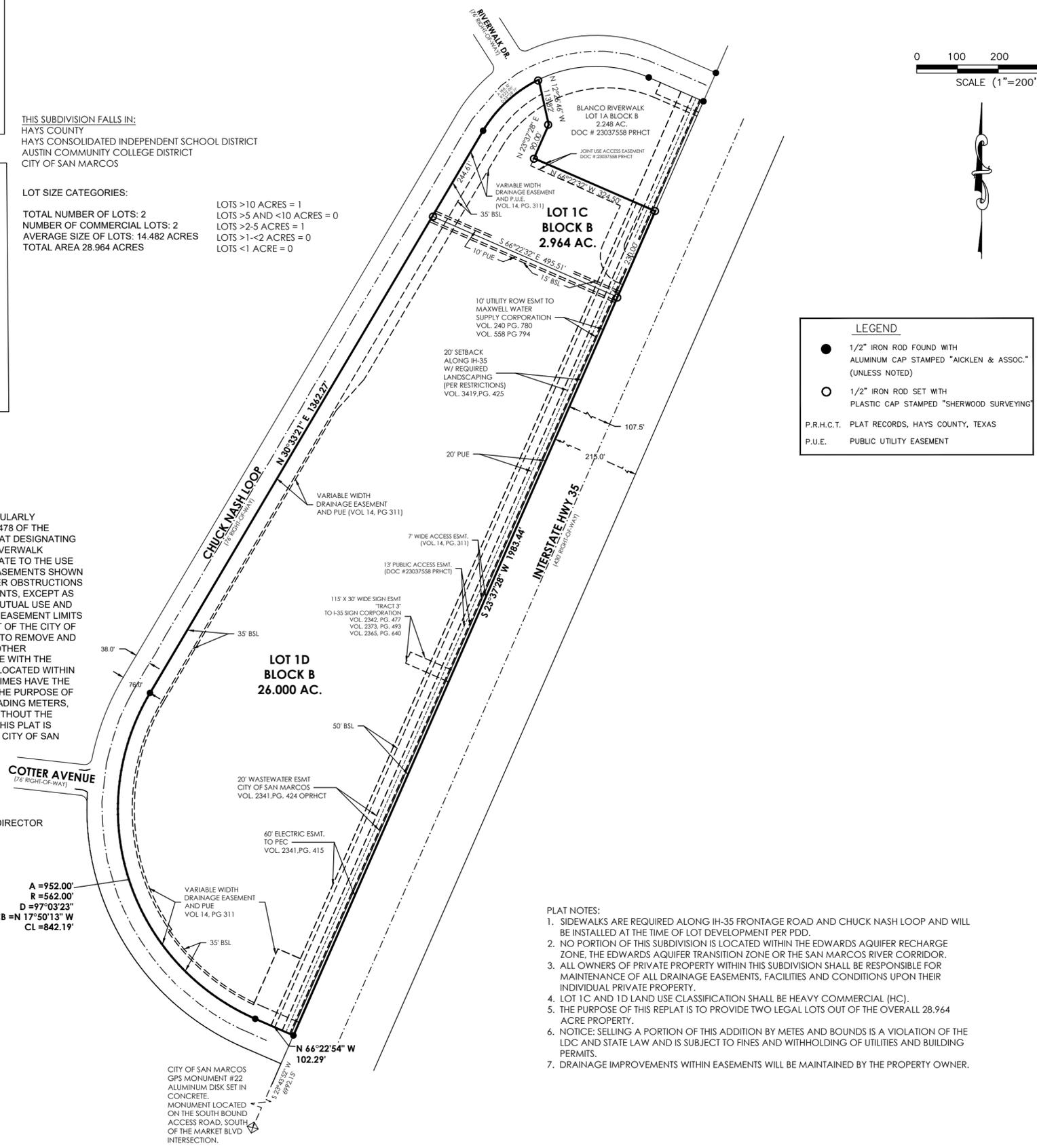


SCALE (1"=200')

THIS SUBDIVISION FALLS IN:
HAYS COUNTY
HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
AUSTIN COMMUNITY COLLEGE DISTRICT
CITY OF SAN MARCOS

LOT SIZE CATEGORIES:
TOTAL NUMBER OF LOTS: 2
NUMBER OF COMMERCIAL LOTS: 2
AVERAGE SIZE OF LOTS: 14.482 ACRES
TOTAL AREA 28.964 ACRES

LOTS >10 ACRES = 1
LOTS >5 AND <10 ACRES = 0
LOTS >2.5 ACRES = 1
LOTS >1 -<2 ACRES = 0
LOTS <1 ACRE = 0



LEGEND	
●	1/2" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "AICKLEN & ASSOC." (UNLESS NOTED)
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "SHERWOOD SURVEYING"
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:
THAT, BR 2020 LAND BK LLC, AS OWNER OF THE 28.964 ACRES AS MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS DESCRIPTION RECORDED IN DOC # 20026478 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT: REPLAT OF LOT 1B, BLOCK B, BLANCO RIVERWALK SUBDIVISION, 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; 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 OF 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 THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2024 A.D.
BR 2020 LAND BK LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: TEXAS REALTY RETAIL PARTNERS, INC., A TEXAS CORPORATION, MGR/MBR & DIRECTOR
BY: ROBERT MCDONALD, III, PRESIDENT & DIRECTOR
9811 SOUTH IH 35, STE 3-100
AUSTIN, TX 78744-7902
PHONE: 830-238-5446

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED: ROBERT MCDONALD, III, PRESIDENT & DIRECTOR, OF TEXAS REALTY RETAIL PARTNERS, INC., A TEXAS CORPORATION, MGR/MBR & DIRECTOR, OF BR 2020 LAND BK LLC, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

- PLAT NOTES:
- SIDEWALKS ARE REQUIRED ALONG IH-35 FRONTAGE ROAD AND CHUCK NASH LOOP AND WILL BE INSTALLED AT THE TIME OF LOT DEVELOPMENT PER PDD.
 - NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, THE EDWARDS AQUIFER TRANSITION ZONE OR THE SAN MARCOS RIVER CORRIDOR.
 - 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.
 - LOT 1C AND 1D LAND USE CLASSIFICATION SHALL BE HEAVY COMMERCIAL (HC).
 - THE PURPOSE OF THIS REPLAT IS TO PROVIDE TWO LEGAL LOTS OUT OF THE OVERALL 28.964 ACRE PROPERTY.
 - 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.
 - DRAINAGE IMPROVEMENTS WITHIN EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER.

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:
THAT I, RICHARD A. GOODWIN, 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.

PRELIMINARY - NOT FOR RECORDATION

RICHARD A. GOODWIN, RPLS
STATE OF TEXAS NO. 4069



ENGINEER'S CERTIFICATION:
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48209C0392F, DATED SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, THIS SUBDIVISION IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

JORDAN P. SCHAEFER
LICENSED PROFESSIONAL ENGINEER #122080

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

CHAIRMAN, PLANNING & ZONING COMMISSION DATE
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE
CIP & ENGINEERING DATE
RECORDING SECRETARY DATE

APPROVED AND AUTHORIZED TO BE RECORDED BY THE MAXWELL SPECIAL UTILITY DISTRICT ON THE _____ DAY OF _____

MANAGER, MAXWELL SUD 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 _____ A.D., AT _____ O'CLOCK _____ M., AND RECORDED ON THE _____ DAY OF _____ AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, AS DOCUMENT NUMBER _____

ELAINE H. CARDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS