

BLANCO RIVERWALK SUBDIVISION II

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BRW WAREHOUSE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH VINSON WOOD, PARTNER AS OWNER OF THE 10.447 ACRES OF LAND OUT OF THE WILLIAM WARD SURVEY NO. 467, HAYS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A OF THE BLANCO RIVERWALK SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 14, PAGE 311 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, BEING CONVEYED TO BRW WAREHOUSE HOLDINGS LLC, BY WARRANTY DEED DATED JANUARY 7, 2015 AND RECORDED IN VOLUME 5110, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BRW OFFICE HOLDINGS LLC., A TEXAS LIMITED LIABILITY COMPANY, BY AND THROUGH ROBERT W. McDONALD III, PARTNER AS OWNER OF THE 19.958 ACRES OF LAND OUT OF THE WILLIAM WARD SURVEY NO. 467, HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF LOT 1, BLOCK A OF THE BLANCO RIVERWALK SUBDIVISION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 14, PAGE 311 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 30.410 ACRES OF LAND TO BE KNOWN AS "BLANCO RIVERWALK SUBDIVISION II" 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 \_\_\_\_\_, 201\_\_\_\_.

VINSON WOOD, PARTNER  
BRW WAREHOUSE 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 VINCE WOOD, PARTNER, BRW WAREHOUSE 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 \_\_\_\_\_, 201\_\_\_\_.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

ROBERT W. McDONALD, III, PARTNER  
BRW OFFICE HOLDINGS LLC  
9811 SOUTH IH 35  
BLDG. 3, SUITE 100  
AUSTIN, TX. 78744

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 ROBERT W. McDONALD III, PARTNER, BRW WAREHOUSE 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 \_\_\_\_\_, 201\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
THAT I, CAPITAL BANK OF TEXAS, 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 30.405 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 \_\_\_\_\_, 201\_\_\_\_.

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\_\_\_\_

JIM GARBER, CHAIRMAN DATE  
PLANNING AND ZONING COMMISSION

FRANCIS SERNA, RECORDING SECRETARY DATE

SHANNON MATTINGLY, AICP, DATE  
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ENGINEERING/CIP DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, LIZ Q. GONZALEZ, 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. \_\_\_\_\_

LIZ Q. GONZALEZ, 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, CHUCK NASH LOOP & RIVERWALK DRIVE AND 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. THIS SUBDIVISION IS LOCATED WITHIN AN AREA WHERE A PHYSICAL FLOOD MAP REVISION IS IN PROCESS AND MAY BE LOCATED WITHIN FLOODPLAIN. IF AT A FUTURE DATE THIS PROPERTY IS LOCATED WITHIN A FLOOD ZONE THIS SUBDIVISION WILL BE SUBJECT TO THE CITY OF SAN MARCOS FLOOD DAMAGE PREVENTION ORDINANCE.
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 POD.
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. THIS PLAT IS SUBJECT TO ORDINANCE NO. 2007-57, APPROVED BY THE CITY OF SAN MARCOS CITY COUNCIL ON OCTOBER 2, 2007.
11. 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.
12. 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.

LOT SUMMARY TABLE	
LOT TYPE	NUMBER OF LOTS
COMMERCIAL	5

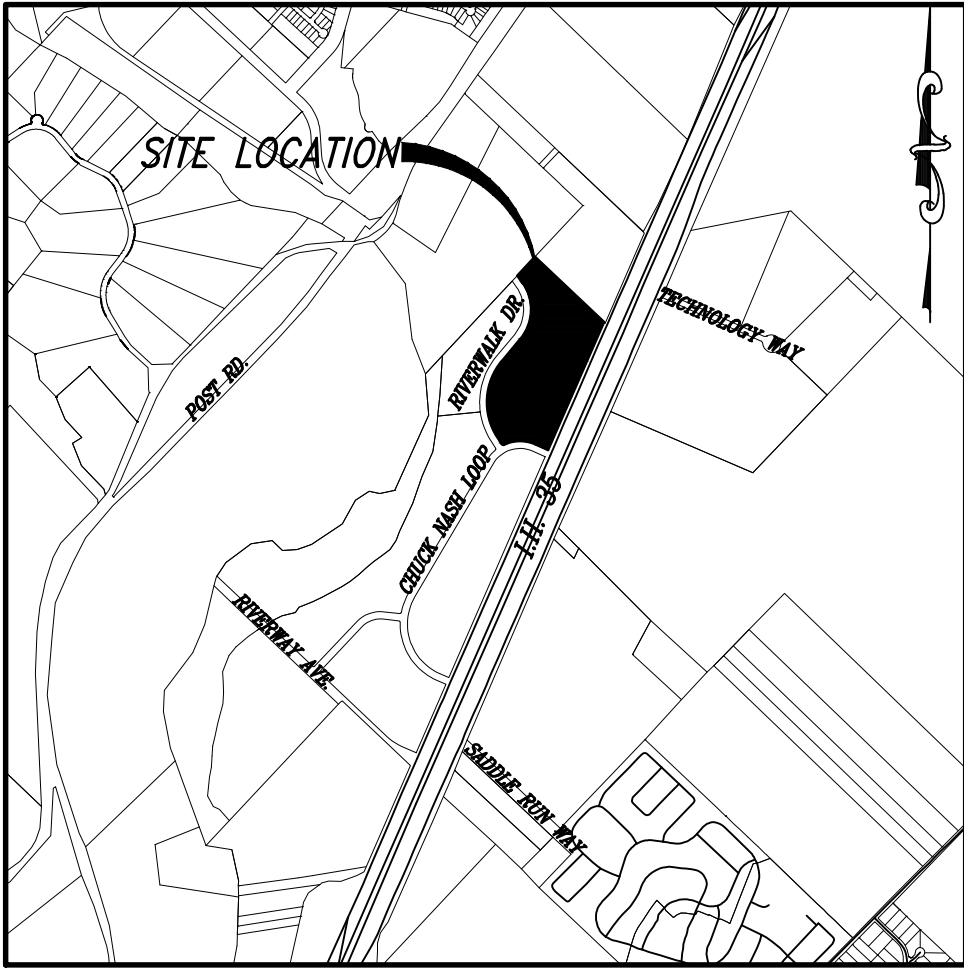
BLANCO RIVERWALK  
SUBDIVISION II

OWNER:  
BRW WAREHOUSE HOLDINGS LLC  
29 SAN GIOVANI COURT  
AUSTIN, TX. 78738  
BRW OFFICE HOLDINGS LLC  
9811 SOUTH IH 35  
BLDG. 3, SUITE 100  
AUSTIN, TX. 78744

SURVEYOR  
LENZ & ASSOCIATES  
4303 RUSSELL DRIVE  
AUSTIN, TX 78704  
TEL: (512) 443-1174  
FIRM NO. 100290-00

ENGINEER:  
VIGIL & ASSOCIATES  
4303 RUSSELL DRIVE  
AUSTIN, TX 78704  
TEL: (512) 326-2667  
FIRM REG. #-4768

DATE: 10/21/16  
Sheet 1 of 3



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.

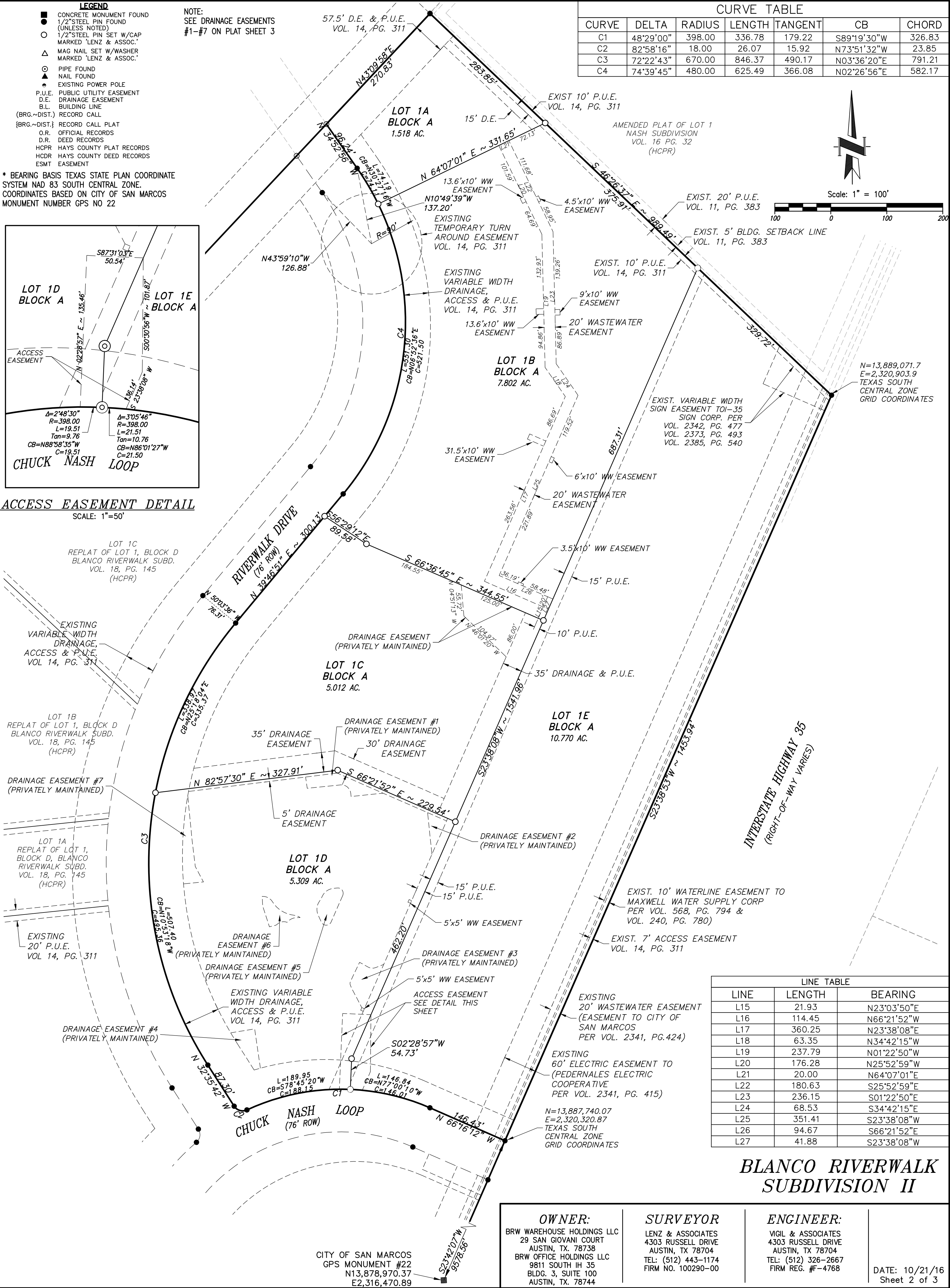
TIMOTHY A. LENZ, RPLS DATE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
4303 RUSSELL DRIVE  
AUSTIN, TX 78704  
TEL: (512) 443-1174  
FIRM NO. 100290-00

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.  
4303 RUSSELL DRIVE  
AUSTIN, TEXAS 78704  
(512) 326-2667

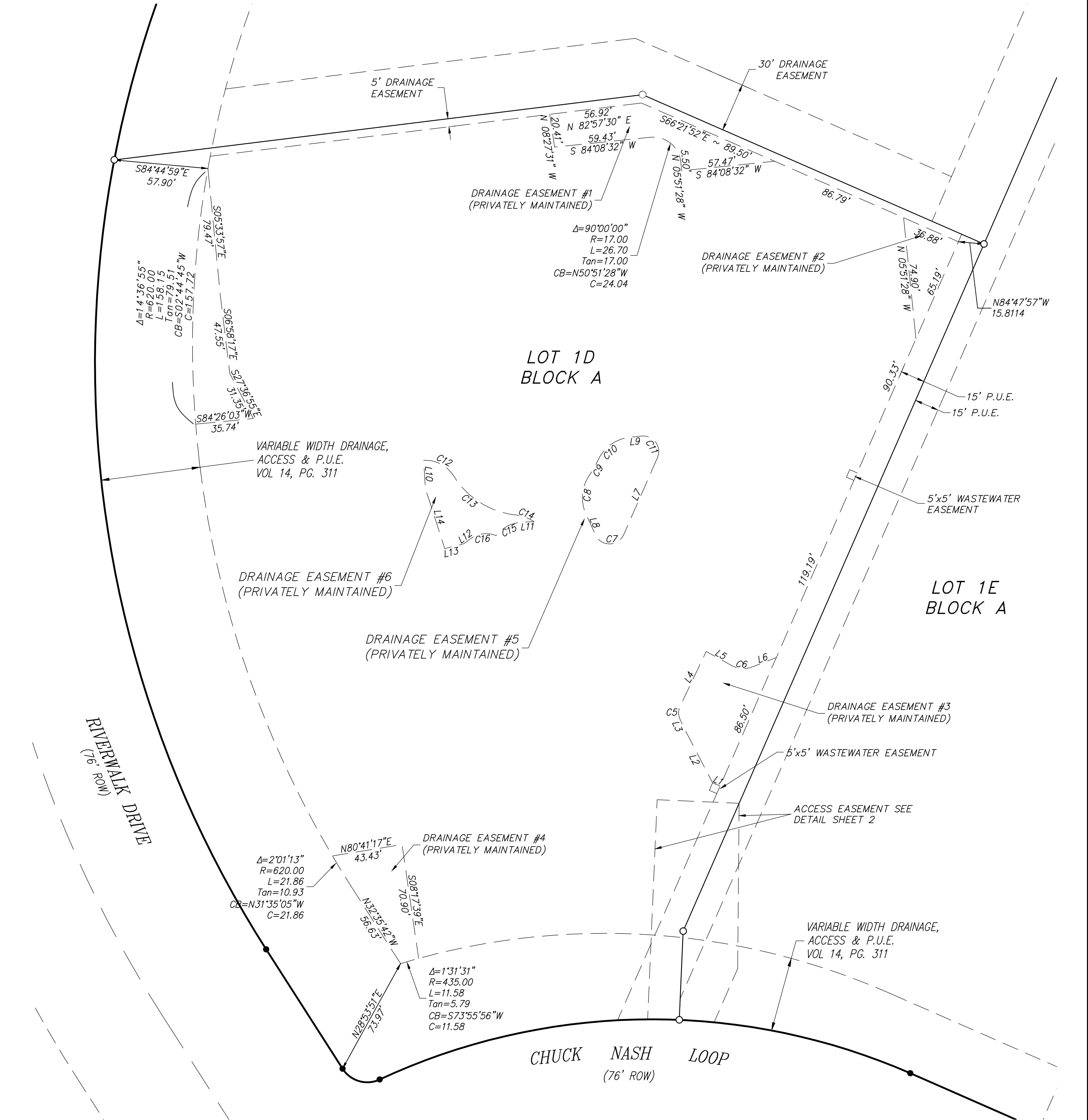
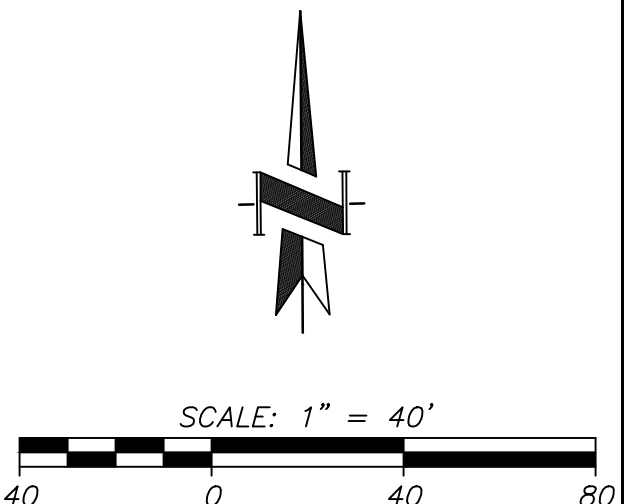
DATE



- LEGEND**
- CONCRETE MONUMENT FOUND
  - 1/2" STEEL PIN FOUND (UNLESS NOTED)
  - MAG NAIL SET W/ W/ CAP MARKED 'LENZ & ASSOC.'
  - PIPE FOUND
  - NAIL FOUND
  - EXISTING POWER POLE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - B.L. BUILDING LINE
  - (BRG.-DIST.) RECORD CALL
  - (BRG.-DIST.) RECORD CALL PLAT
  - O.R. OFFICIAL RECORDS
  - D.R. DEED RECORDS
  - HCDR HAYS COUNTY PLAT RECORDS
  - ESMT HAYS COUNTY DEED RECORDS
  - EASEMENT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CB	CHORD
C5	50°06'48"	9.00	7.87	4.21	N00°25'42"E	7.62
C6	50°18'13"	15.00	13.17	7.04	S86°11'10"E	12.75
C7	131°44'09"	9.50	21.84	21.21	N89°30'13"E	17.34
C8	60°00'00"	24.50	25.66	14.15	S05°22'18"W	24.50
C9	11°22'40"	50.50	10.03	5.03	N29°40'58"E	10.01
C10	60°26'24"	24.50	25.84	14.27	N54°12'50"E	24.66
C11	119°12'06"	9.50	19.76	16.19	S35°57'55"E	16.39
C12	61°09'25"	20.43	21.61	12.07	N62°28'12"W	20.79
C13	52°02'38"	51.66	46.92	25.22	S57°54'48"E	45.33
C14	28°22'55"	24.03	11.90	6.08	N69°44'40"W	11.78
C15	50°12'02"	21.51	18.84	10.07	S63°10'07"W	18.25
C16	59°38'09"	16.46	17.13	9.43	S82°02'14"W	16.37

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N66°21'52"W
L2	37.88	N27°30'15"W
L3	6.42	N24°37'42"W
L4	37.57	N25°29'06"E
L5	17.90	S61°02'03"E
L6	15.91	N68°39'44"E
L7	51.89	S23°38'08"W
L8	14.02	N24°37'42"W
L9	7.14	N84°26'03"E
L10	17.16	N03°10'42"W
L11	7.10	S87°04'37"W
L12	4.46	S52°13'07"W
L13	12.22	S75°32'49"W
L14	39.16	N17°50'20"W



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

OWNER:	SURVEYOR:	ENGINEER:
BRW WAREHOUSE HOLDINGS LLC 29 SAN GIOVANNI COURT AUSTIN, TX. 78738 BRW OFFICE HOLDINGS LLC 9811 SOUTH IH 35 BLDG. 3, SUITE 100 AUSTIN, TX. 78744	LENZ & ASSOCIATES 4303 RUSSELL DRIVE AUSTIN, TX. 78704 TEL: (512) 443-1174 FIRM NO. 100290-00	VIGIL & ASSOCIATES 4303 RUSSELL DRIVE AUSTIN, TX. 78704 TEL: (512) 326-2667 FIRM REG. #F-4768

DATE: 10/21/16  
Sheet 3 of 3