



September 5, 2018

Andrea Villalobos, Subdivision Planner
City of San Marcos
Development Services Permit Center
630 East Hopkins, Ste. 203
San Marcos, TX 78666

**RE: REPLAT OF BLANCO RIVERWALK SUBDIVISION, LOT 1, BLOCK C
PROJECT NO. PC-18-12-_04
CITY OF SAN MARCOS, HAYS COUNTY, TEXAS
CCL 17-137**

Subject: Replat Update 2

Dear Ms. Villalobos:

Per review comments dated August 31, 2018 for the Replat of Blanco Riverwalk Subdivision, Lot 1, Block C, we address your comments below:

Engineering Subdivision – Richard Reynosa, P.E.

1.

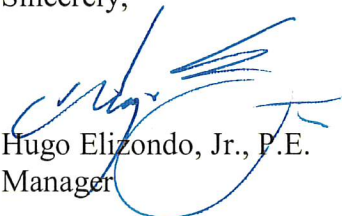
- Area shown within the floodplain has been designated as drainage easement.
- Lot 1C, Block C is a drainage and water quality easement lot entirely within the 100 year regulatory floodplain, thus no water or wastewater service is required or provided.
- Lot to the north is depicted accordingly.

Engineering Subdivision – Andrea Villalobos

2. Plat Sheets have been separated in PDF format, one for each sheet.
3. Acreage has been updated accordingly.
4. Comment noted.

Please let us know if you have questions or comments upon review.

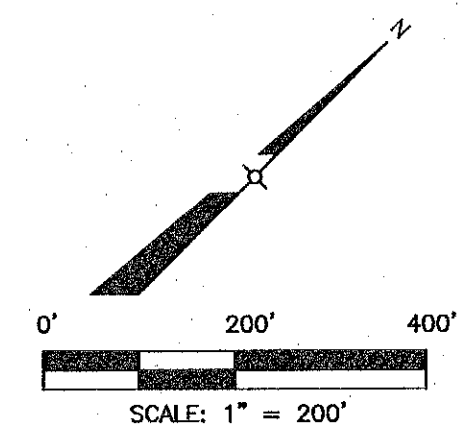
Sincerely,



Hugo Elizondo, Jr., P.E.
Manager

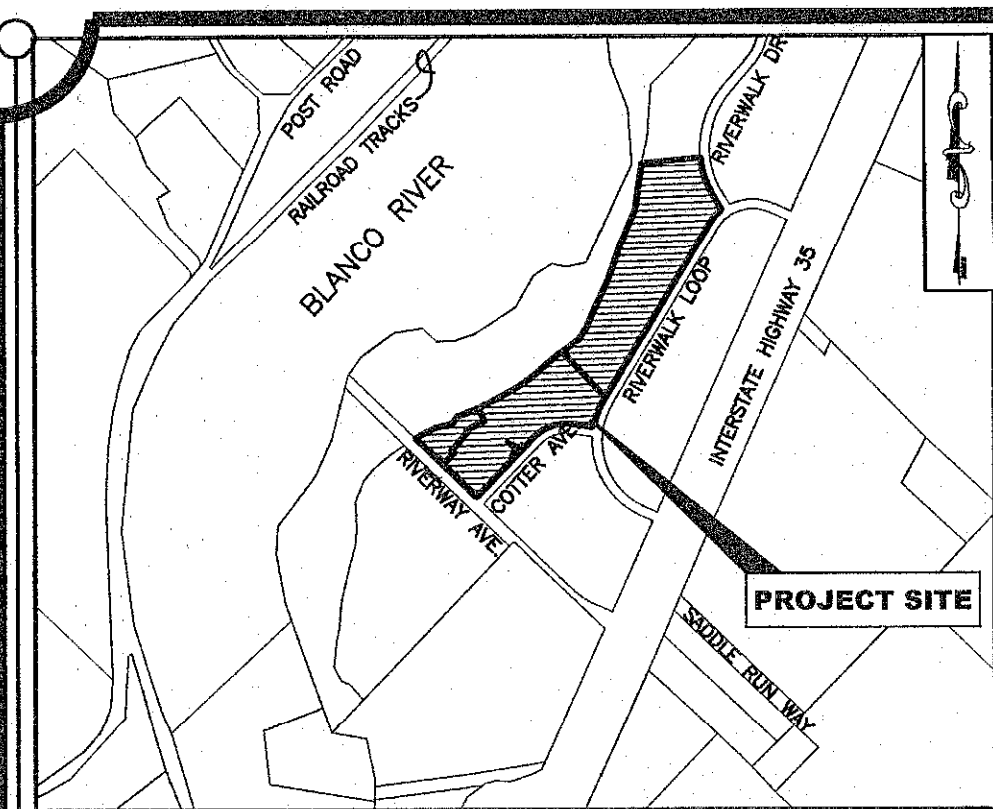
Villalobos_FP Update_8-18

REPLAT OF BLANCO RIVERWALK SUBDIVISION LOT 1, BLOCK C VOLUME 14, PAGE 311 PLAT RECORDS, HAYS COUNTY, TEXAS 36.33 ACRES

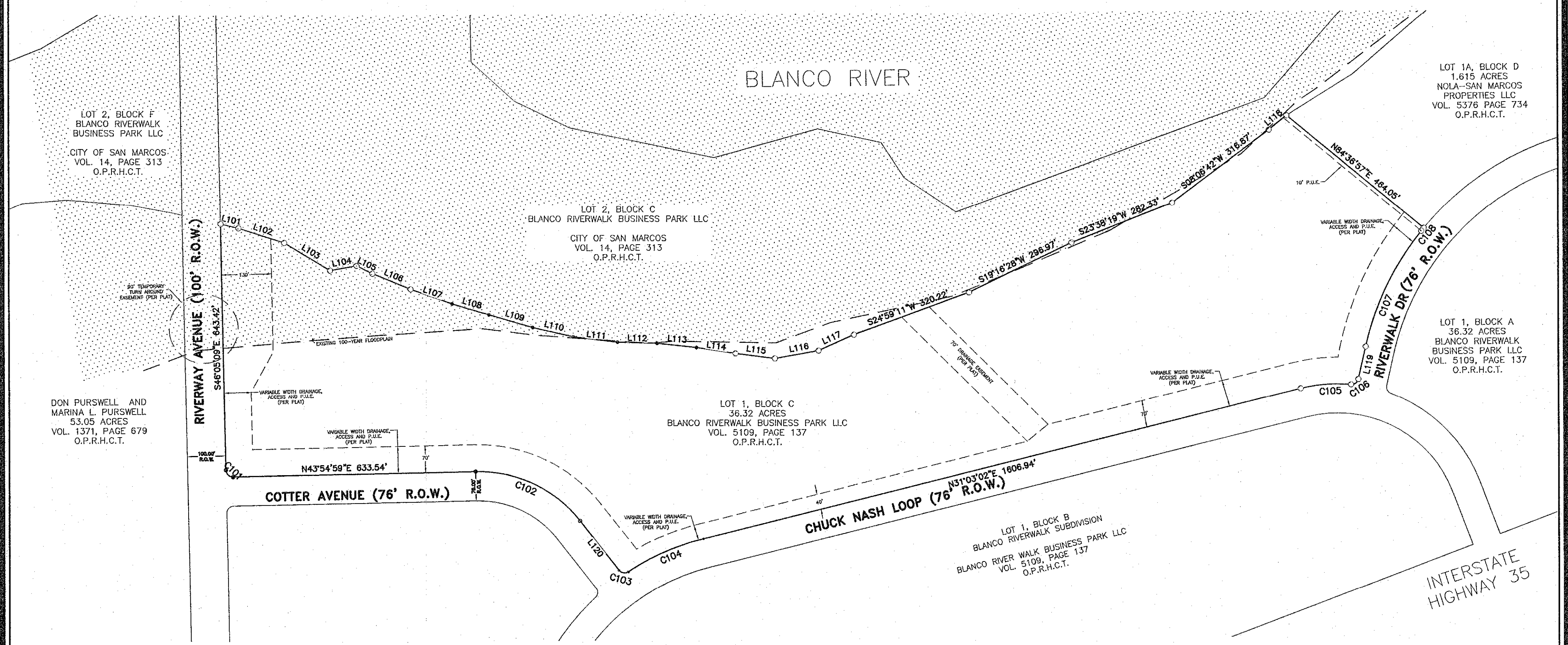


LEGEND

○	DENOTES 1/2" ST. SK. SET
●	DENOTES 1/2" ST. SK. FND.
D.E.	DRAINAGE EASEMENT
---	PROPERTY LINE OR R.O.W. LINE
---	UTILITY OR DRAINAGE EASEMENTS



LOCATION MAP
SCALE: 1"=1,500'



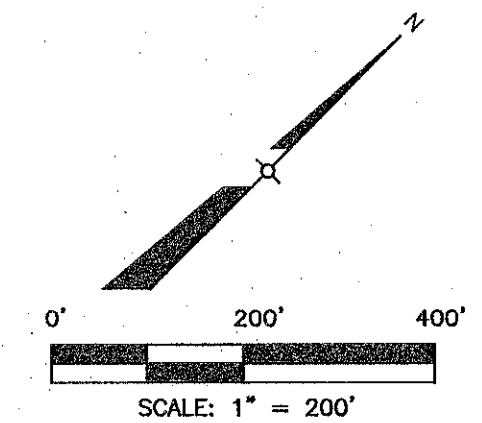
"EXISTING LOT CONFIGURATION"
LOT 1, BLOCK C
BLANCO RIVERWALK SUBDIVISION
VOLUME 14, PAGE 311

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 9/5/18

REPLAT OF BLANCO RIVERWALK SUBDIVISION LOT 1, BLOCK C VOLUME 14, PAGE 311 PLAT RECORDS, HAYS COUNTY, TEXAS 36.33 ACRES

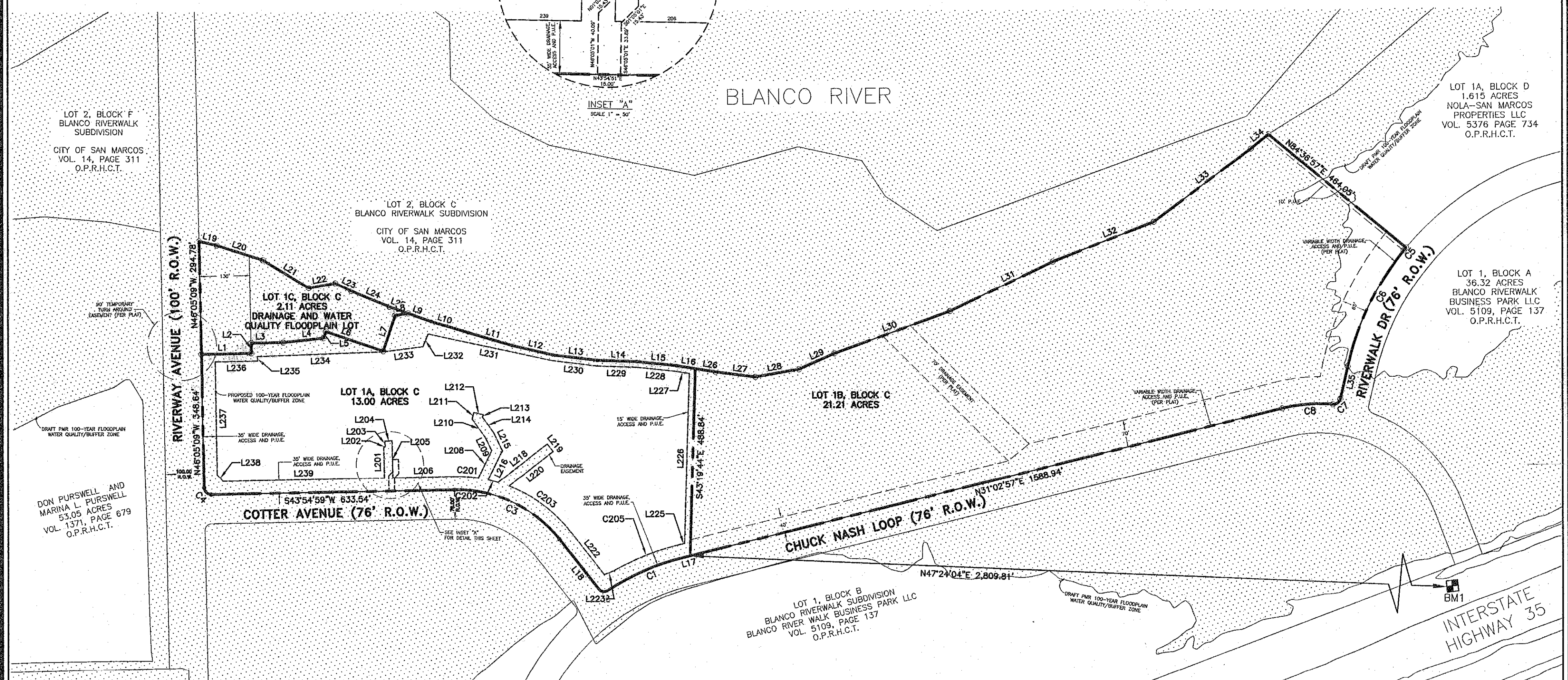
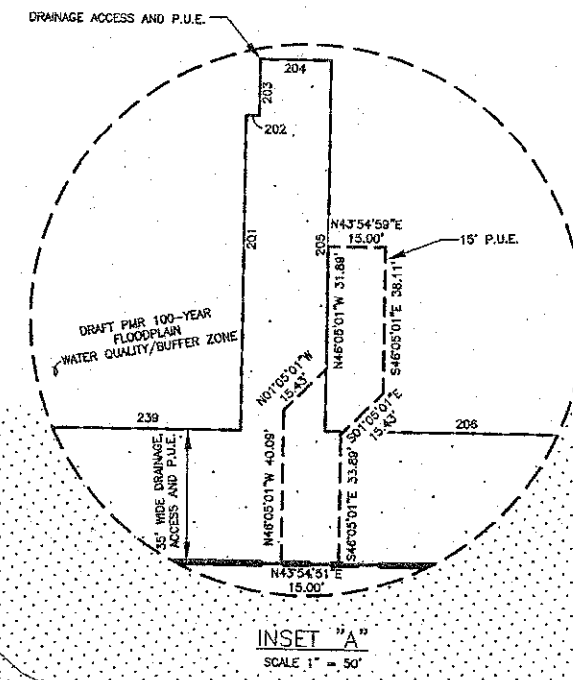
BENCHMARKS

BM1: SAN MARCOS GPS #10
NORTHING: 13,888,162.71
EASTING: 2,320,954.79
ELEVATION: 629.35
NAD-83 TEXAS PLANE COORDINATE SYSTEM
SOUTH CENTRAL ZONE



LEGEND

- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- D.E. DRAINAGE EASEMENT
- PROPERTY LINE OR R.O.W. LINE
- - - UTILITY OR DRAINAGE EASEMENTS



REPLAT OF
BLANCO RIVERWALK SUBDIVISION
LOT 1, BLOCK C
VOLUME 14, PAGE 311

SHEET 2 OF 4

FOR REVIEW ONLY
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REPLAT OF BLANCO RIVERWALK SUBDIVISION LOT 1, BLOCK C VOLUME 14, PAGE 311 PLAT RECORDS, HAYS COUNTY, TEXAS 36.33 ACRES

WATER QUALITY AND DRAINAGE EASEMENT

Line #	Length	Direction
L1	130.03'	N43° 54' 51"E
L2	26.76'	N46° 05' 09"W
L3	83.55'	N43° 54' 51"E
L4	105.81'	N38° 51' 07"E
L5	17.74'	N24° 19' 51"W
L6	156.99'	N63° 42' 46"E
L7	97.25'	N26° 17' 15"W
L8	34.18'	N35° 35' 55"E
L9	64.09'	N64° 29' 31"E
L10	100.31'	N61° 31' 48"E
L11	118.60'	N61° 28' 47"E
L12	109.11'	N58° 08' 17"E
L13	116.27'	N52° 01' 01"E
L14	103.37'	N46° 55' 41"E
L15	103.72'	N51° 08' 48"E
L16	49.03'	N53° 51' 02"E
L17	18.00'	S31° 10' 05"W
L18	164.36'	N83° 06' 58"W
L19	47.42'	S58° 19' 15"W
L20	125.44'	S62° 45' 09"W

Line #	Length	Direction
L21	140.11'	S76° 23' 32"W
L22	70.31'	S34° 51' 09"W
L23	46.29'	S71° 18' 11"W
L24	107.73'	S67° 30' 40"W
L25	50.44'	N64° 33' 21"E
L26	53.47'	N53° 58' 07"E
L27	104.24'	S52° 27' 23"W
L28	115.84'	S34° 55' 50"W
L29	101.18'	S20° 55' 08"W
L30	320.22'	S24° 59' 11"W
L31	296.97'	S19° 16' 28"W
L32	282.33'	S23° 38' 19"W
L33	316.87'	S08° 06' 42"W
L34	59.04'	S05° 56' 01"W
L35	87.30'	S32° 05' 20"E

Line #	Length	Direction
L101	47.42'	S58° 19' 15"W
L102	125.44'	S62° 45' 09"W
L103	140.11'	S76° 23' 32"W
L104	70.31'	S34° 51' 09"W
L105	46.29'	S71° 18' 11"W
L106	107.73'	S67° 30' 40"W
L107	115.29'	S64° 31' 12"W
L108	100.31'	S61° 31' 48"W
L109	118.60'	S61° 28' 47"W
L110	109.11'	S58° 08' 17"W
L111	116.18'	S51° 57' 59"W
L112	103.46'	S46° 59' 22"W
L113	103.72'	S51° 08' 48"W
L114	102.51'	S53° 54' 44"W
L115	104.24'	S52° 27' 23"W
L116	115.84'	S34° 55' 50"W
L117	101.18'	S20° 55' 08"W
L118	59.04'	S05° 56' 01"W
L119	87.30'	N32° 05' 20"W
L120	164.36'	S83° 06' 58"E

Line #	Length	Direction
L201	82.21'	N46° 05' 21"W
L202	3.48'	N43° 54' 39"E
L203	14.83'	N46° 05' 41"W
L204	18.52'	N43° 54' 39"E
L205	97.00'	S46° 05' 21"E
L206	159.92'	N43° 49' 03"E
L208	79.63'	N19° 02' 01"W
L209	36.65'	N70° 24' 17"W
L210	60.52'	N80° 19' 08"W
L211	18.25'	N30° 55' 04"W
L212	25.00'	N59° 04' 56"E
L213	6.75'	S30° 55' 04"E
L214	51.19'	S80° 19' 08"E
L215	50.85'	S70° 24' 17"E
L216	84.77'	S19° 02' 01"E
L218	162.59'	N06° 53' 34"E
L219	25.00'	S83° 06' 29"E
L220	146.41'	S06° 53' 34"W
L222	144.00'	S83° 06' 58"E
L223	27.07'	N24° 45' 53"E

Line #	Length	Direction
L225	12.07'	N31° 10' 05"E
L226	443.48'	N43° 19' 12"W
L227	35.45'	S53° 51' 18"W
L228	102.82'	S51° 08' 48"W
L229	103.44'	S46° 55' 33"W
L230	116.99'	S52° 01' 01"W
L231	329.83'	S57° 14' 11"W
L232	35.62'	S22° 32' 46"E
L233	104.37'	S37° 37' 03"W
L234	327.68'	S42° 50' 53"W
L235	11.67'	S46° 05' 41"E
L236	110.16'	S43° 54' 19"W
L237	295.24'	S45° 57' 40"E
L238	22.70'	S87° 30' 34"E
L239	419.68'	N43° 49' 46"E

Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C101	28.37'	18.05'	18.06'	25.54'	N88°50'14"E	090°01'51"
C102	312.73'	337.57'	168.60'	301.67'	S70°25'57"W	053°04'51"
C103	26.65'	18.29'	16.32'	24.35'	N54°25'39"E	083°27'48"
C104	215.72'	623.54'	108.95'	214.65'	S21°30'33"W	019°49'20"
C105	132.78'	398.00'	67.02'	132.17'	S40°37'00"W	019°06'56"
C106	25.84'	18.00'	15.72'	23.68'	N09°02'35"E	082°15'40"
C107	337.71'	746.00'	171.80'	334.83'	S19°07'14"E	025°56'14"
C108	9.98'	2232.73'	4.99'	9.98'	S05°53'22"E	000°15'22"

Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C1	215.68'	634.30'	108.89'	214.65'	S21°30'33"W	019°28'57"
C2	26.72'	18.08'	16.47'	24.35'	N54°25'39"E	084°41'21"
C3	312.71'	337.88'	168.56'	301.67'	S70°25'57"W	053°01'41"
C4	28.37'	18.05'	18.06'	25.54'	N88°50'14"E	090°01'51"
C5	9.98'	2232.73'	4.99'	9.98'	S05°53'22"E	000°15'22"
C6	337.71'	746.00'	171.80'	334.83'	S19°07'14"E	025°56'14"
C7	25.84'	18.00'	15.72'	23.68'	N09°02'35"E	082°15'40"
C8	132.78'	398.00'	67.02'	132.17'	S40°37'00"W	019°06'56"

WATER QUALITY AND DRAINAGE EASEMENT

Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C201	62.98'	372.85'	31.56'	62.90'	N48°45'18"E	009°40'39"
C202	26.83'	372.85'	13.42'	26.82'	N59°38'24"E	004°07'20"
C203	199.57'	372.85'	102.24'	197.20'	N81°36'42"E	030°40'03"
C205	185.89'	666.90'	93.55'	185.29'	N23°16'30"E	015°58'14"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 9/5/18

REPLAT OF
BLANCO RIVERWALK SUBDIVISION
LOT 1, BLOCK C
VOLUME 14, PAGE 311
PLAT RECORDS,
HAYS COUNTY, TEXAS
36.33 ACRES

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, THAT BLANCO RIVERWALK BUSINESS PARK, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF LOT 1, BLOCK C OF THE BLANCO RIVERWALK, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 311 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS CONVEYED TO BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2015-15000298, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "REPLAT OF BLANCO RIVERWALK SUBDIVISION, LOT 1, BLOCK C". SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

BLANCO RIVERWALK BUSINESS PARK, LLC, TEXAS LIMITED LIABILITY COMPANY TRUSTEE
9811 SOUTH IH-35, BUILDING 3, SUITE 100
AUSTIN, TX 78744

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ FOR BLANCO RIVERWALK BUSINESS PARK, LLC, TEXAS LIMITED LIABILITY COMPANY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE 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 _____, 20____. (SEAL)

SURVEYOR: _____ NOTARY PUBLIC'S SIGNATURE
STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
STATE OF TEXAS
CELCO SURVEYING
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130

ENGINEER: _____
STATE OF TEXAS
COUNTY OF HAYS

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

HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD.
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640

PLAT NOTES

1. SIDEWALKS AND STREET TREE PLANTINGS ARE REQUIRED AND WILL BE CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS AT THE TIME OF LOT IMPROVEMENT CONSTRUCTION.
2. ALL STREETS AND DRAINAGE HAVE BEEN CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS CITY FINAL ACCEPTANCE OF SAME HAS BEEN OBTAINED.
3. LOW IMPACT DEVELOPMENT METHODS FOR STORM WATER CONTROL SUCH AS GRASS LINED SWALES AND DISCONNECTION OF IMPERVIOUS AREAS WILL BE UTILIZED WITHIN THE DEVELOPMENT.
4. STORM WATER DETENTION WAIVER IS APPROVED BY THE CITY OF SAN MARCOS ENGINEERING DEPARTMENT.
5. NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE OR TRANSITION ZONE.
6. NO MORE THAN FOUR (4) DRIVEWAYS ACCESSING THE IH 35 FRONTAGE ROAD 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.
7. CURRENT WASTE WATER UTILITY SERVICE AGREEMENTS A LOT 1200 SERVICE UNITS FOR THE ENTIRE 239.3 ACRE DEVELOPMENT MASTER PLAN. REQUEST FOR ANY ADDITIONAL SERVICE CAPACITY WILL BE SUBJECT TO APPROVAL BY THE CITY OF SAN MARCOS.
8. THIS PLAT IS SUBJECT TO ORDINANCE NO. 2007-57 APPROVED BY THE CITY OF SAN MARCOS CITY COUNCIL ON OCTOBER 2, 2007.
9. FLOOD PLAIN NOTE:
A PORTION OF THIS TRACT IS WITHIN SPECIAL FLOOD ZONE AE, AND ZONE "X" AS SHOWN ON THE F.E.M.A. PRELIMINARY FLOOD INSURANCE RATE MAP #48209CIND2B, HAYS COUNTY, TEXAS, DATED APRIL 7, 2017. THE 100 YEAR FLOODPLAIN BOUNDARY SHOWN HEREON, IS CURRENTLY UNDER REVIEW BY FEMA. EFFECTIVE DATE ON MAP ADOPTION IS PENDING. ALL DEVELOPMENT MUST BE IN COMPLIANCE WITH THE CITY FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 39. THE CITY OF SAN MARCOS HAS ADOPTED THIS PRELIMINARY FLOODPLAIN INSIDE THE CITY LIMITS.
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. THIS PROPERTY IS SUBJECT TO ORDINANCE 2011-61, BLANCO RIVERWALK MULTIFAMILY PDD.

CITY OF SAN MARCOS:

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

SHANNON MATTINGLY, AICP _____ DATE _____ RECORDING SECRETARY _____ DATE _____
DIRECTOR DEVELOPMENT SERVICES

JIM GARBER, CHAIR
PLANNING AND ZONING COMMISSION

ENGINEERING AND CAPITAL IMPROVEMENTS

HAYS COUNTY:

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ Q. GONZALEZ COUNTY 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 _____, 2018, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK ____M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK _____, PAGE _____.

LIZ Q. GONZALEZ, COUNTY CLERK
HAYS COUNTY, TEXAS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 9/5/18