

# ZONING CHANGE, OVERLAY OR ESTABLISHMENT OF A HISTORIC DISTRICT/LANDMARK APPLICATION

Updated: October, 2019



## CONTACT INFORMATION

Applicant's Name	Hermann Vigil	Property Owner	Robert W. McDonald, III, Manager
Company	Vigil & Associates	Company	BR2020 Land Bank, LLC
Applicant's Mailing Address	4005 Banister Lane, Suite 225-C	Owner's Mailing Address	9811 S. IH-35, Building 3, Suite 100, Austin, Texas, 78744
Applicant's Phone #	512 326-2667	Owner's Phone #	512 280-5353
Applicant's Email	hermann@vigilandassoc.com	Owner's Email	txrwmc3@yahoo.com

## PROPERTY INFORMATION

Subject Property Address(es): Riverway Avenue

Legal Description: Lot 1 Block F Subdivision Blanco Riverwalk Subdivision

Total Acreage: 15.2331 Ac. Tax ID #: R R144330 & R130469

Preferred Scenario Designation: Low Intensity Existing Zoning: CC

Existing Land Use(s): Agricultural

## DESCRIPTION OF REQUEST

Proposed Zoning District(s): HC

Proposed Land Uses / Reason for Change: The change to HC is so that outdoor storage will be an acceptable use.

## AUTHORIZATION

*I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.*

Filing Fee\* \$1,057 plus \$100 per acre Technology Fee \$13 MAXIMUM COST \$3,013

*\*Existing Neighborhood Regulating Plan Included.*

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG/](http://WWW.MYGOVERNMENTONLINE.ORG/)**

PROPERTY OWNER AUTHORIZATION

I, Robert W. McDoanld, III (owner name) on behalf of  
BR2020 Land Bank, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
Lot 1, Block F, Blanco Riverwalk Subd. on Riverway Avenue (address).

I hereby authorize Hermann Vigil (agent name) on behalf of  
Vigil and Associates (agent company) to file this application for  
Zoning (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 9/13/20

Printed Name, Title: Robert W. McDonald, III, ~~Partner~~ Mgr.

Signature of Agent:  Date: 11/SEP/2020

Printed Name, Title: Hermann Vigil, P.E. owner-Vigil & Associates

Form Updated October, 2019

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$91 plus a \$13 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

9/13/20

Print Name: \_\_\_\_\_

Robert W. McDonald, III

msr

Form Updated October, 2019



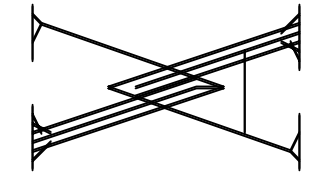
These drawings are the property of Vigil & Assoc. and shall not be used on other work without our approval.

If this sheet does not measure 24"x36" it has been modified.

COPYRIGHT: 2020

[illegible]

**VIGIL & ASSOC.**  
FIRM REGISTRATION NO. F-4768  
P.O. BOX 163314, AUSTIN, TEXAS 78716-3314  
TEL 512-326-2667



GUARD DOG RV/BOAT STORAGE

PARCEL F

BLANCO RIVERWALK, SAN MARCOS, TX 78666

APPROVED BY: HV

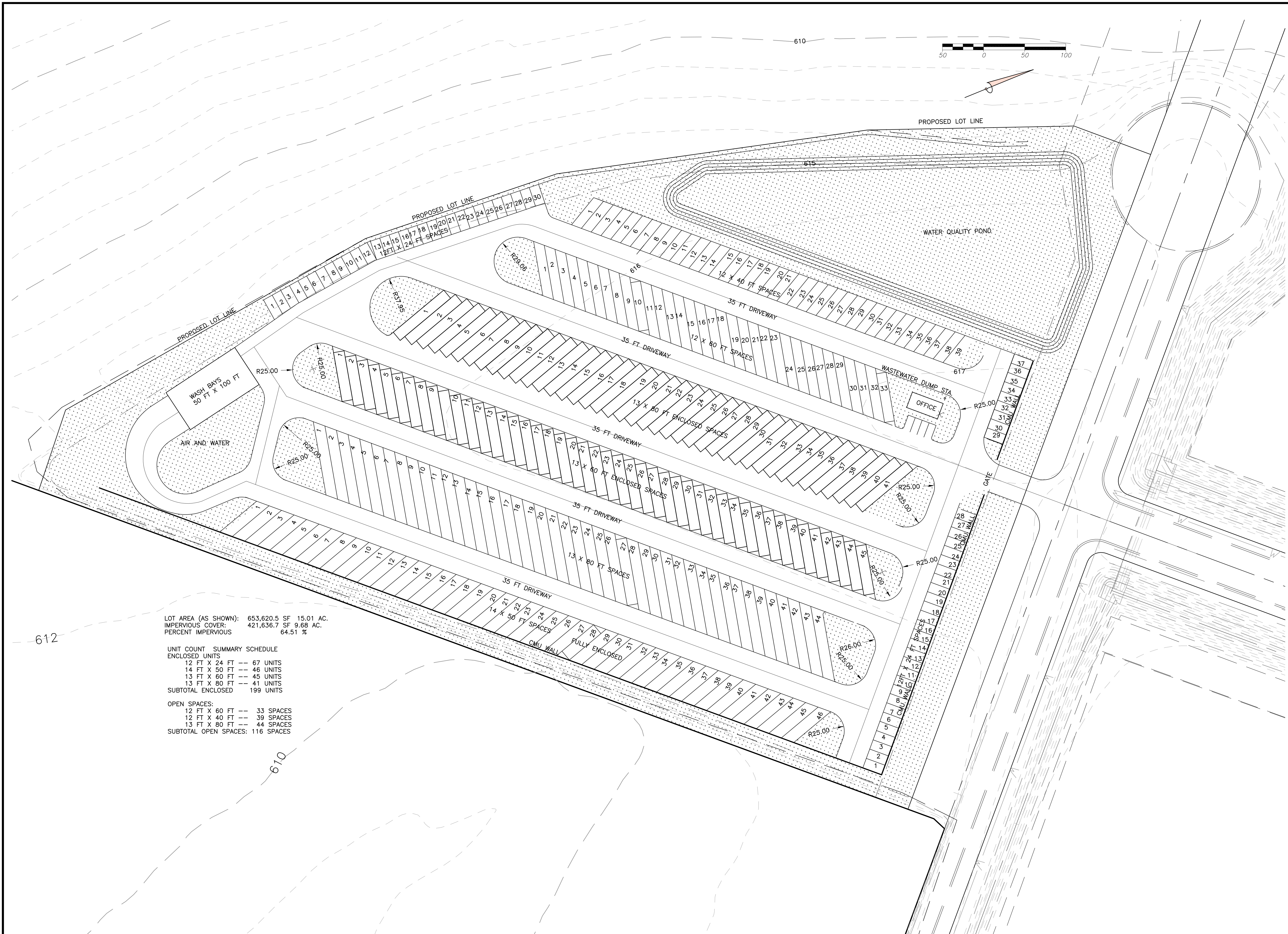
RAWN BY: HV

DESIGNED BY: HV

DATE: 09/12/20

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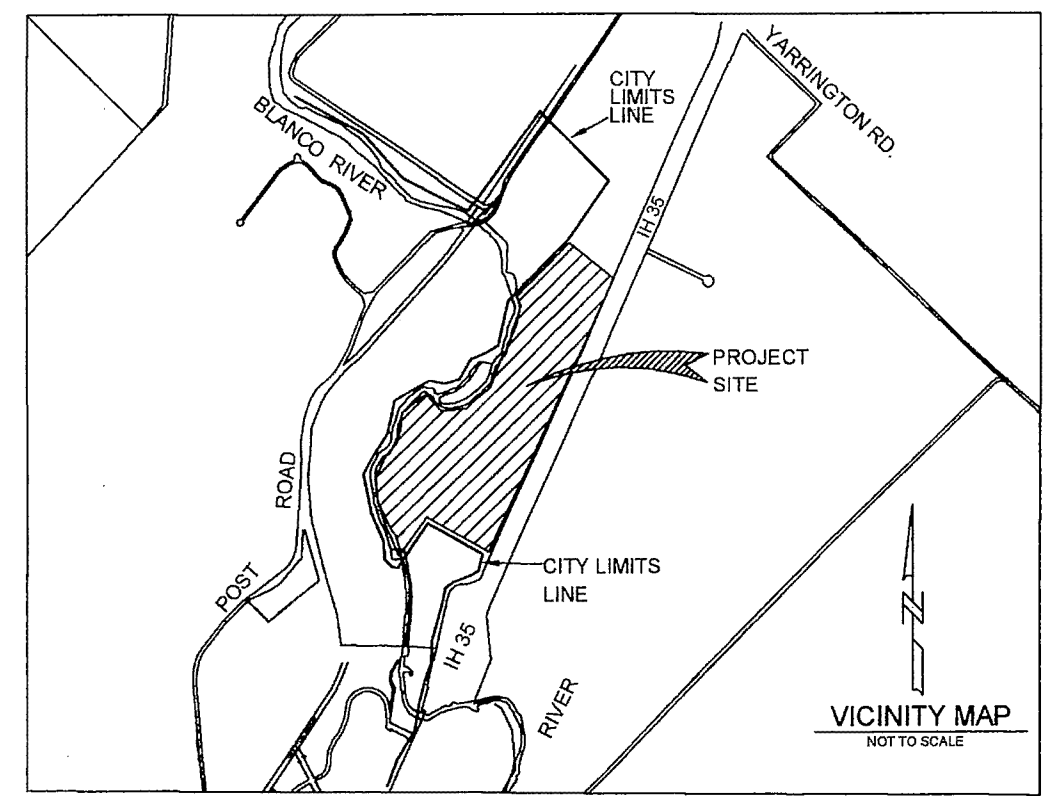
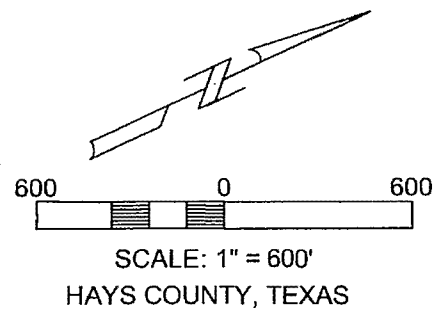
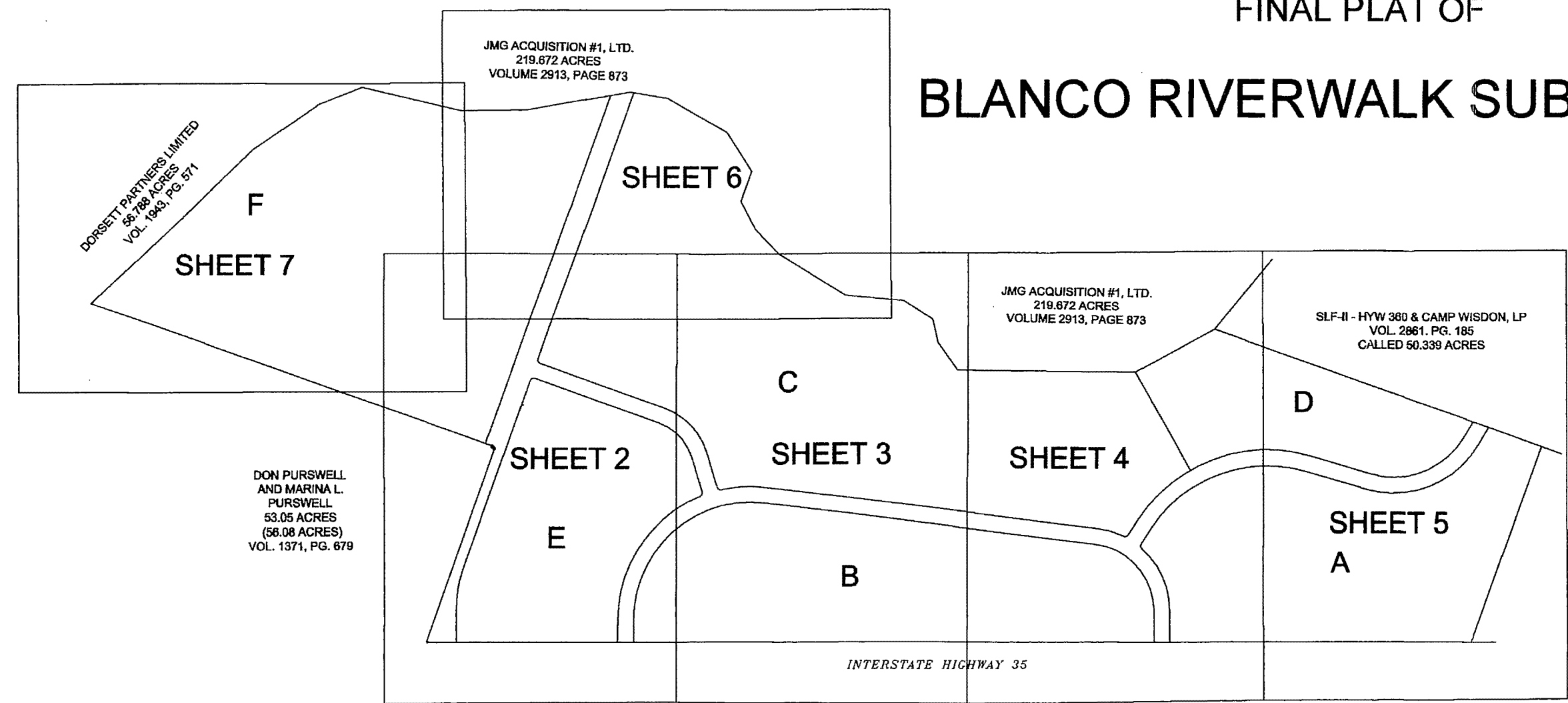
SHEET 1 of 1





Vol. 14 Pg 311

FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION



HARRY M. REASONER VOL. 548, PG. 246 TRACT 2, CALLED 15 ACRES  
JEAN WEHRMAN AND LAURAL ANN WEHRMAN (THE LAST WILL AND TESTAMENT OF KITTY P. YARRINGTON) REMAINDER OF A SECOND TRACT CALLED 339.0 ACRES VOL. 95 PG. 493 & LAURENCE ALLAN WEHRMAN TRACT 1, A CALLED 7.505 ACRE TRACT VOL. 946, PG. 566 & NATHAN LYLE WEHRMAN TRACT 1, A CALLED 7.505 ACRE TRACT VOL. 1253, PG. 857  
TRIDENT-SADDLE BROOK, LLC LOT 1 SADDLEBROOK SUBDIVISION LARRY AND JEAN WEHRMAN REMAINDER OF A CALLED 97.84 ACRE TRACT VOL. 714, PG. 603  
BOBBIE NAUGHTON 317.981 ACRES VOL. 720, PAGE 152  
CFAN COMPANY LOT 1 SAN MARCOS TECHNOLOGY PARK  
CFAN COMPANY LOT 2 SAN MARCOS TECHNOLOGY PARK

STATE OF TEXAS )  
COUNTY OF HAYS )  
CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON June 10, 2008 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

[Signature] FRED A. TERRY CHAIR  
[Signature] FRANCIS SERNA RECORDING SECRETARY

APPROVED: [Signature] DATE 6/27/08  
CECIL PENNINGTON INTERIM DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

6/27/08 DATE  
[Signature] SABAS AVILA, P.E. FOR SABAS AVILA INTERIM DIRECTOR OF ENGINEERING

STATE OF TEXAS )  
COUNTY OF HAYS )

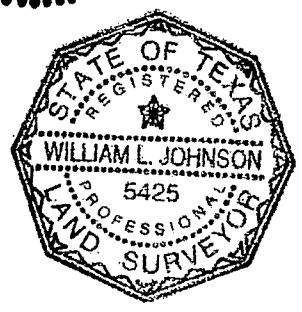
I, LINDA FRITSCH, COUNTY CLERK OF HAYS COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF June, 2008, AT 2:31 O'CLOCK P.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN BOOK 14, PAGE 311-317

[Signature] Linda C. Fritsch County Clerk  
HAYS COUNTY, TEXAS

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 CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

[Signature] DATE 11 JUN 08  
WILLIAM L. JOHNSON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425



STATE OF TEXAS )  
COUNTY OF Montgomery

WE, THE OWNERS OF A 239.396 ACRE TRACT OUT OF THE LAND SHOWN ON THIS PLAT AND CONVEYED TO IT BY VOLUME 2555, PAGE 250 OF THE HAYS COUNTY DEED RECORDS, DOES HEREBY PLAT ALL 239.396 ACRES OF SAID TRACT AS SHOWN HEREON TO BE KNOWN AS

"BLANCO RIVERWALK SUBDIVISION"

SUBDIVISION, AND DOES HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

[Signature] JIM GALLOWAY, TRUSTEE  
110 VISION PARK BLVD., SUITE 100  
THE WOODLANDS, TEXAS 77384

STATE OF TEXAS )  
COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM GALLOWAY, KNOWN TO ME TO BE 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 JIM GALLOWAY, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF June, A.D., 2008.

[Signature] JUDY A. ZOCH  
NOTARY PUBLIC



STATE OF TEXAS )  
COUNTY OF Montgomery

THAT I, WOODFOREST NATIONAL BANK, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND RECORDED IN VOLUME 2555, PAGE 250, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF 239.396 ACRES OF LAND SITUATED IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND DO HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WOODFOREST NATIONAL BANK  
1330 LAKE ROBBINS DR., Ste. 100  
THE WOODLANDS, TX 77380

BY: DAN HAUSER DATE 6-16-08

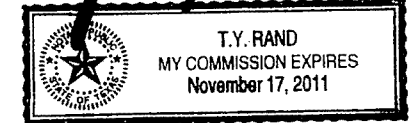
[Signature] DAN E. HAUSER  
PRESIDENT

STATE OF TEXAS )  
COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dan E. Hauser KNOWN TO ME TO BE 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 DAN HAUSER, FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19 DAY OF June, A.D., 2008.

[Signature] T.Y. RAND  
NOTARY PUBLIC



FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION

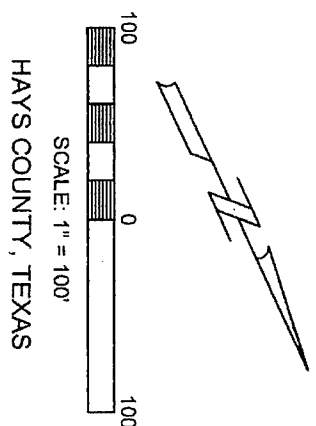
1 OF 7

PROJECT NO. 1486-4-001-23

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers/Surveyors  
405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700

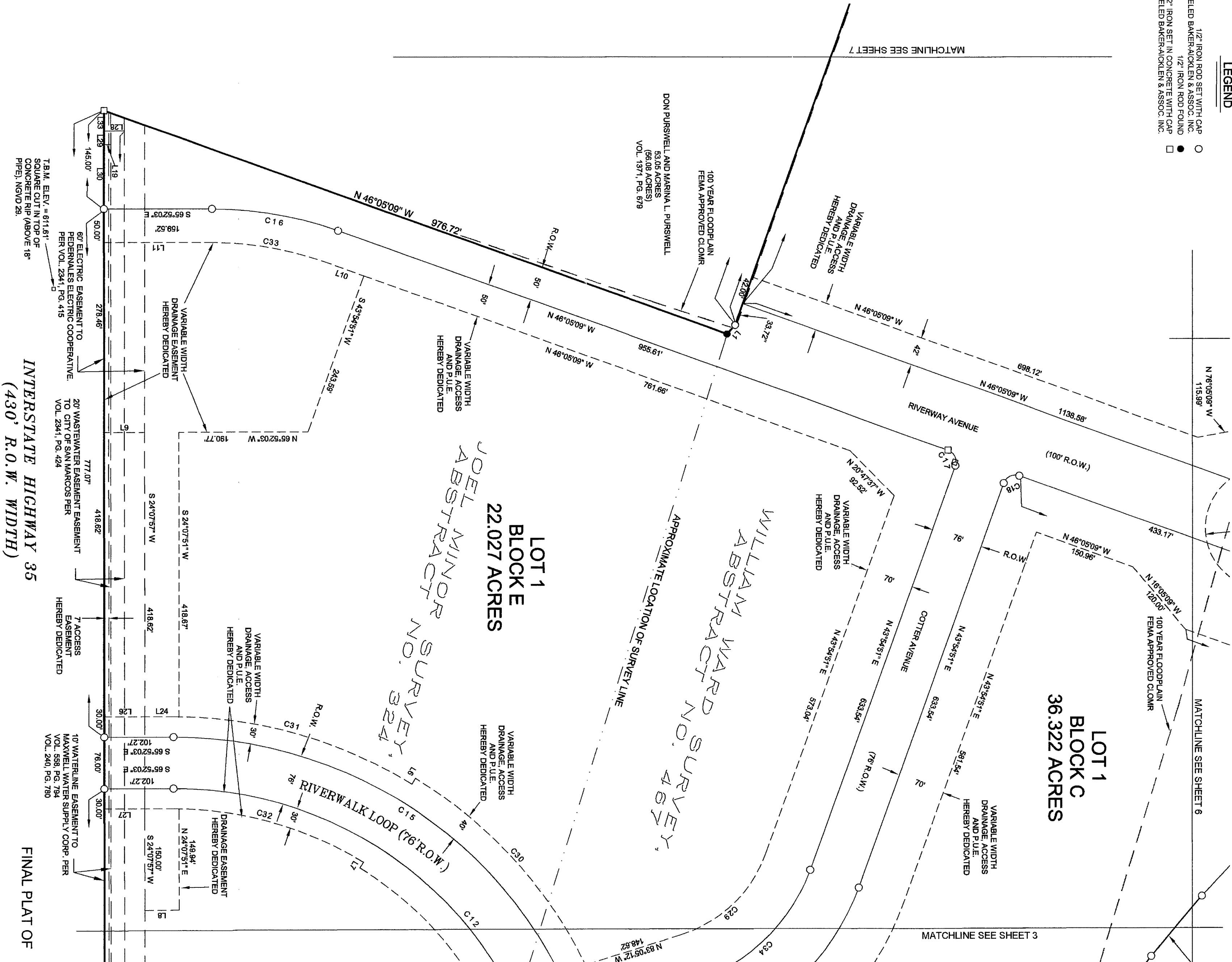
FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION



LEGEND

- 1/2" IRON ROD SET WITH CAP
- LABELED BAKER-AICKLEN & ASSOC., INC.
- 1/2" IRON ROD FOUND
- 1/2" IRON SET IN CONCRETE WITH CAP
- LABELED BAKER-AICKLEN & ASSOC., INC.



INTERSTATE HIGHWAY 35  
(430' R.O.W. WIDTH)

BLANCO RIVERWALK SUBDIVISION

ACREAGE: 239.396 ACRES  
OWNER: JIM GALLOWAY, TRUSTEE  
110 VISION PARK BLVD, SUITE 100  
THE WOODS, TEXAS 77384  
(936) 321-8880

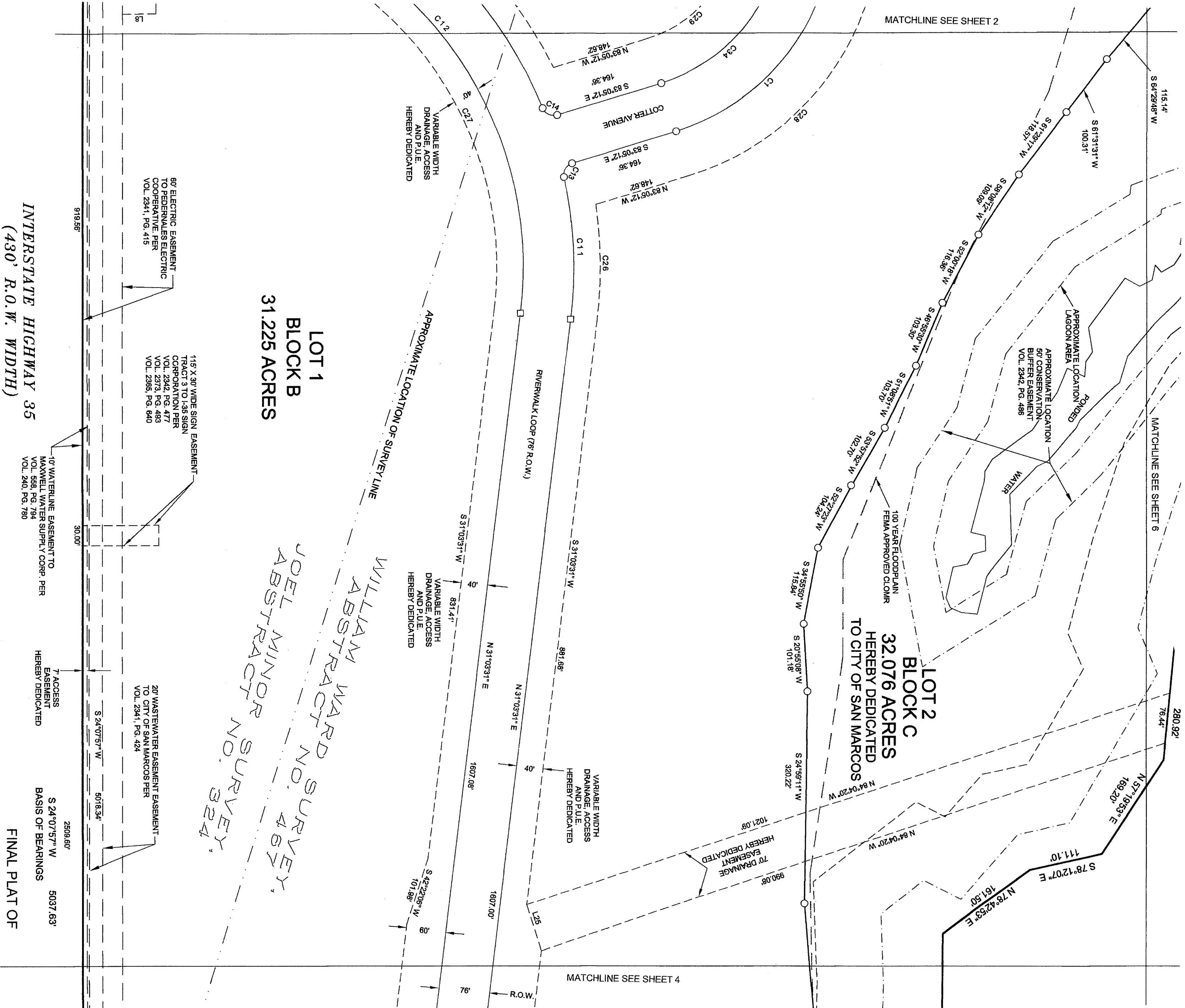
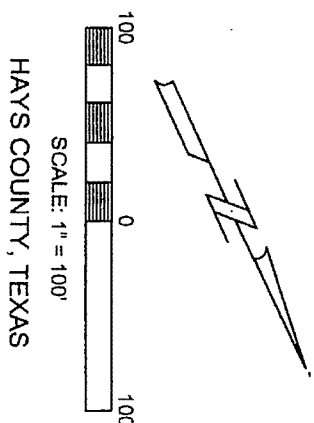
SURVEYOR/ENGINEER:  
BAKER-AICKLEN & ASSOCIATES, INC.  
405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700



BAKER-AICKLEN & ASSOCIATES, INC.  
Engineers/Surveyors  
405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION



LOT 1  
BLOCK B  
31.225 ACRES

LOT 2  
BLOCK C  
32.076 ACRES  
HEREBY DEDICATED  
TO CITY OF SAN MARCOS

INTERSTATE HIGHWAY 35  
(430' R.O.W. WIDTH)

AREA RECAPITULATION TABLE

BLOCK A LOT-1	= 30.405 ACRES
BLOCK B LOT-1	= 31.225 ACRES
BLOCK C LOT-1	= 36.322 ACRES
BLOCK D LOT-1	= 32.076 ACRES
BLOCK E LOT-1	= 13.681 ACRES
BLOCK F LOT-1	= 22.027 ACRES
BLOCK G LOT-1	= 32.971 ACRES
BLOCK H LOT-1	= 23.835 ACRES
ROAD DEDICATION	= 10.834 ACRES
TOTAL AREA	= 239.396 ACRES

LEGEND

- 1/2" IRON ROD SET WITH CAP
- LABELLED BAKER-AICKLEN & ASSOC. INC.
- 1/2" IRON ROD FOUND
- 1/2" IRON SET IN CONCRETE WITH CAP
- LABELLED BAKER-AICKLEN & ASSOC. INC.

BLANCO RIVERWALK SUBDIVISION

3 OF 7

PROJECT NO. 1486-4-001-23

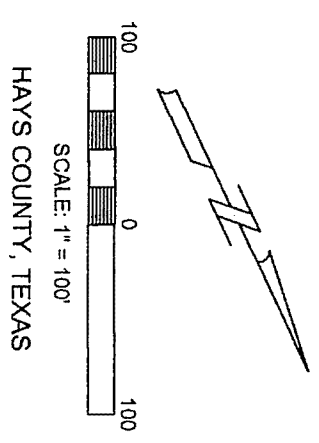


BAKER-AICKLEN  
& ASSOCIATES, INC.  
Engineers/Surveyors

405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 280-9700

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION



JMG ACQUISITION #1, LTD.  
219.672 ACRES  
VOLUME 2913, PAGE 873

APPROXIMATE CENTERLINE  
BLANCO RIVER

APPROXIMATE  
EDGE OF BANK

BLANCO RIVER

LOT-2  
BLOCK C  
32.076 ACRES  
HEREBY DEDICATED  
TO CITY OF SAN MARCOS

100 YEAR FLOODPLAIN  
FEMA APPROVED CLOMR

APPROXIMATE LOCATION  
100' CONSERVATION  
BUFFER EASEMENT  
VOL. 2342, PG. 486

LOT 1  
BLOCK C  
36.322 ACRES

LOT 1  
BLOCK D  
13.681 ACRES

57.5' DRAINAGE  
VOL. 3348, PG. 214  
AND P.U.E.  
HEREBY DEDICATED

57.5' DRAINAGE  
AND P.U.E.  
HEREBY DEDICATED

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

LOT 1  
BLOCK B  
31.225 ACRES

WILLIAM WARD SURVEY,  
ABSTRACT NO. 487,  
APPROXIMATE LOCATION OF SURVEY LINE

LOT 1  
BLOCK A  
30.405 ACRES

116' X 30' WIDE SIGN  
EASEMENT TRACT 2  
TO 1-35 SIGN CORPORATION  
PER VOL. 2342, PG. 477  
VOL. 2373, PG. 493  
VOL. 2866, PG. 640

20' WASTEWATER EASEMENT  
TO CITY OF SAN MARCOS PER  
VOL. 2341, PG. 424

7' ACCESS EASEMENT  
HEREBY DEDICATED

10' WATERLINE EASEMENT TO  
MAXWELL WATER SUPPLY CORP. PER  
VOL. 558, PG. 794  
VOL. 240, PG. 780

80' ELECTRIC EASEMENT  
TO PEDERNALES ELECTRIC  
COOPERATIVE PER  
VOL. 2341, PG. 415

VARIABLE WIDTH  
DRAINAGE, ACCESS  
AND P.U.E.  
HEREBY DEDICATED

INTERSTATE HIGHWAY 35  
(430' R.O.W. WIDTH)

FINAL PLAT OF

BLANCO RIVERWALK SUBDIVISION

- LEGEND
- 1/2" IRON ROD SET WITH CAP
  - Labeled BAKER-AICKLEN & ASSOC., INC.
  - 1/2" IRON ROD FOUND
  - Labeled BAKER-AICKLEN & ASSOC., INC.
  - Labeled BAKER-AICKLEN & ASSOC., INC.

PROJECT NO. 1486-4-001-23  
4 OF 7

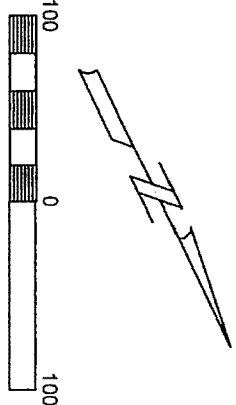


BAKER-AICKLEN  
& ASSOCIATES, INC.  
Engineers/Surveyors

405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700



FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 66°29'53" W	17.64'
L2	S 32°05'20" E	56.82'
L3	N 32°05'20" W	40.32'
L4	S 65°52'09" E	110.48'
L5	S 65°52'09" E	179.46'
L6	N 55°54'21" E	10.00'
L7	S 65°54'21" W	10.00'
L8	S 65°52'03" E	50.40'
L9	S 65°52'03" E	60.00'
L10	S 46°05'09" E	56.30'
L11	S 65°52'03" E	159.52'
L12	N 34°46'33" W	203.96'
L13	N 57°23'44" W	252.21'
L14	N 58°16'57" E	41.29'
L15	S 46°05'09" E	210.25'
L16	S 46°05'09" E	235.96'
L17	S 65°28'30" W	19.87'
L18	N 88°16'57" E	78.18'
L19	S 65°52'09" E	10.00'
L20	N 68°16'57" E	26.56'
L21	N 58°16'57" E	51.61'
L22	N 65°52'03" W	120.00'
L23	N 24°07'57" E	73.65'
L24	S 65°48'41" E	50.39'
L25	N 05°40'54" E	70.00'
L26	N 65°52'03" W	60.00'
L27	N 65°52'03" W	60.00'
L28	S 65°52'09" E	30.00'
L29	N 24°07'57" E	20.00'
L30	N 24°07'57" E	94.83'
L31	N 43°24'20" W	126.78'
L32	N 10°14'03" W	137.18'
L33	N 24°07'57" E	30.17'
L34	N 24°50'55" E	11.57'
L35	N 03°57'07" W	10.00'

CURVE TABLE

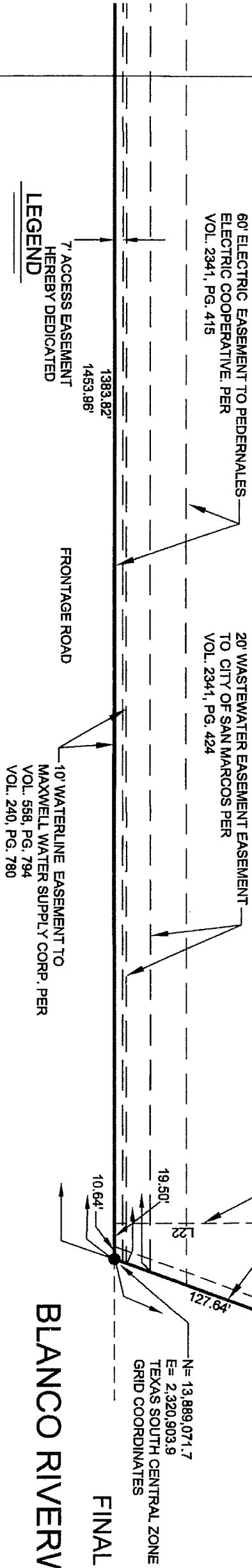
NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	338.00'	312.65'	52°59'56"	S 70°24'50" W	301.62'
C2	404.00'	528.51'	74°40'11"	S 02°57'45" W	480.03'
C3	460.00'	625.55'	74°40'11"	S 02°57'45" W	562.21'
C4	746.00'	942.45'	72°23'10"	S 04°08'15" W	881.04'
C5	670.00'	846.45'	82°15'49"	S 09°02'35" W	791.28'
C6	18.00'	25.84'	82°15'49"	S 73°13'14" E	23.88'
C7	18.00'	132.79'	19°08'58"	S 40°37'00" W	132.17'
C8	398.00'	338.78'	48°29'00"	S 89°53'21" W	328.83'
C9	322.00'	466.86'	85°04'20"	S 72°35'41" W	442.03'
C10	698.00'	215.73'	19°22'25"	S 17°20'15" E	842.21'
C11	592.00'	952.04'	97°03'45"	S 64°21'43" W	214.70'
C12	18.00'	26.74'	85°06'11"	S 54°21'43" W	24.35'
C13	18.00'	755.90'	67°53'01"	S 31°55'32" E	712.46'
C14	698.00'	755.90'	67°53'01"	S 31°55'32" E	712.46'
C15	550.00'	189.89'	19°46'54"	S 55°58'36" E	188.95'
C16	18.00'	28.27'	90°00'00"	N 01°05'09" W	25.46'
C17	18.00'	28.27'	90°00'00"	N 88°54'51" E	25.46'
C18	380.00'	461.91'	75°30'55"	S 03°53'10" E	430.87'
C19	524.00'	890.25'	75°28'27"	S 02°33'58" W	841.42'
C20	795.00'	1004.38'	72°23'10"	S 04°08'15" W	938.91'
C21	620.00'	783.29'	72°23'10"	S 04°08'15" W	732.23'
C22	435.00'	306.51'	40°22'20"	S 38°42'07" W	300.21'
C23	435.00'	434.97'	40°22'20"	S 38°42'07" W	115.72'
C24	435.00'	116.06'	15°17'14"	N 72°35'41" E	392.88'
C25	300.00'	434.97'	85°04'20"	N 23°37'49" W	176.19'
C26	678.00'	178.71'	15°09'08"	S 01°27'03" E	565.14'
C27	522.00'	594.80'	68°17'11"	S 70°24'50" W	364.09'
C28	408.00'	377.40'	52°59'56"	S 70°24'50" W	364.09'
C29	192.00'	177.60'	52°59'56"	S 70°24'50" W	171.34'
C30	678.00'	376.79'	31°50'30"	S 18°10'24" E	371.96'
C31	688.00'	370.44'	31°48'24"	S 49°58'51" E	366.71'
C32	532.00'	256.02'	31°48'24"	S 49°58'51" E	291.25'
C33	800.00'	172.63'	19°46'54"	S 66°58'36" E	171.77'
C34	292.00'	242.35'	52°59'56"	S 70°24'50" W	234.80'
C35	746.00'	337.70'	25°56'13"	N 05°46'05" W	334.83'
C36	746.00'	10.00'	00°46'05"	S 05°00'00" E	10.00'
C37	746.00'	10.00'	00°46'05"	N 17°50'26" E	566.92'
C38	746.00'	584.75'	44°54'48"	N 17°50'26" E	566.92'

MATCHLINE SEE SHEET 4

LOT 1  
BLOCK D  
13.681 ACRES

WILLIAM WARD SURVEY,  
ABSTRACT NO. 467,

LOT 1  
BLOCK A  
30.405 ACRES



FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION

LOT 1  
NASH SUBDIVISION  
BOOK 11, PAGE 383

INTERSTATE HIGHWAY 35  
(430' R.O.W. WIDTH)

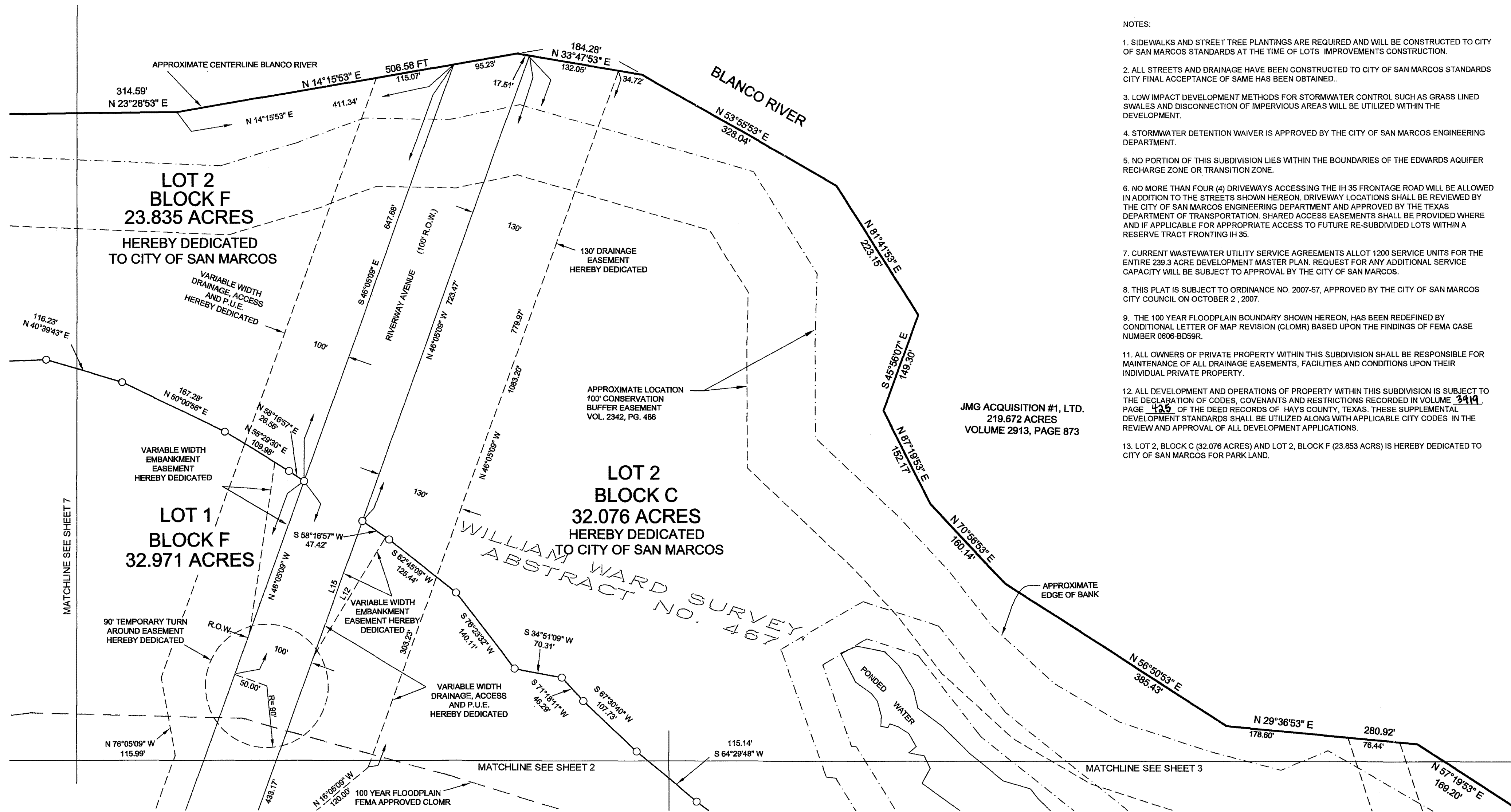
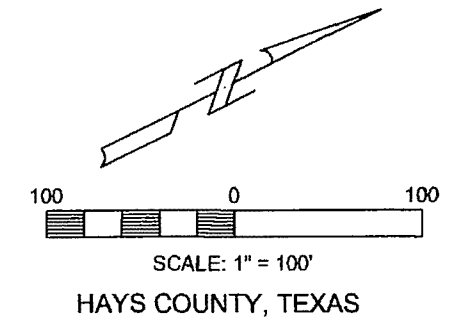
PROJECT NO. 1486-4-001-23

5 OF 7

**BAKER-AICKLEN & ASSOCIATES, INC.**  
Engineers/Surveyors  
405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700

Vol. 14 Pg 216

# FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION



- NOTES:
1. SIDEWALKS AND STREET TREE PLANTINGS ARE REQUIRED AND WILL BE CONSTRUCTED TO CITY OF SAN MARCOS STANDARDS AT THE TIME OF LOTS IMPROVEMENTS 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 STORMWATER CONTROL SUCH AS GRASS LINED SWALES AND DISCONNECTION OF IMPERVIOUS AREAS WILL BE UTILIZED WITHIN THE DEVELOPMENT.
  4. STORMWATER 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 WASTEWATER UTILITY SERVICE AGREEMENTS ALLOT 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. THE 100 YEAR FLOODPLAIN BOUNDARY SHOWN HEREON, HAS BEEN REDEFINED BY CONDITIONAL LETTER OF MAP REVISION (CLOMR) BASED UPON THE FINDINGS OF FEMA CASE NUMBER 0606-BD59R.
  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 435 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.
  13. LOT 2, BLOCK C (32.076 ACRES) AND LOT 2, BLOCK F (23.853 ACRES) IS HEREBY DEDICATED TO CITY OF SAN MARCOS FOR PARK LAND.

## LEGEND

- 1/2" IRON ROD SET WITH CAP  
LABELED BAKER-AICKLEN & ASSOC. INC. ○
- 1/2" IRON ROD FOUND ●
- 1/2" IRON SET IN CONCRETE WITH CAP  
LABELED BAKER-AICKLEN & ASSOC. INC. □

## FINAL PLAT OF BLANCO RIVERWALK SUBDIVISION

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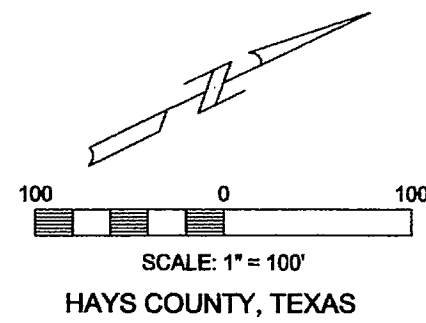
PROJECT NO. 1486-4-001-23



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
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405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
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FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION



LEGEND

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- LABELED BAKER-AICKLEN & ASSOC. INC.
- 1/2" IRON ROD FOUND ●
- 1/2" IRON SET IN CONCRETE WITH CAP □
- LABELED BAKER-AICKLEN & ASSOC. INC.

JMG ACQUISITION #1, LTD.  
219.672 ACRES  
VOLUME 2913, PAGE 873

LOT 2  
BLOCK F  
23.835 ACRES  
HEREBY DEDICATED  
TO CITY OF SAN MARCOS

APPROXIMATE LOCATION  
100' CONSERVATION  
BUFFER EASEMENT  
VOL. 2342, PG. 486

DORSETT PARTNERS LIMITED  
56.788 ACRES  
VOL. 1943, PG. 571

LOT 1  
BLOCK F  
32.971 ACRES

100 YEAR FLOODPLAIN  
FEMA APPROVED CLOMR

WILLIAM WARD SURVEY,  
ABSTRACT NO. 467

JUAN MARTIN  
VERAMENDI  
SURVEY, ABSTRACT  
NO. 17

DON PURSWELL AND MARINA L. PURSWELL  
53.05 ACRES  
(56.08 ACRES)  
VOL. 1371, PG. 679

FINAL PLAT OF  
BLANCO RIVERWALK SUBDIVISION

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PROJECT NO. 1486-4-001-23



**BAKER-AICKLEN  
& ASSOCIATES, INC.**  
Engineers/Surveyors

405 BRUSHY CREEK RD.  
CEDAR PARK, TEXAS 78613  
(512) 260-3700



**FIELD NOTES  
FOR A  
15.2331 ACRE TRACT  
ZONING CHANGE**

**A 15.2331 acre tract of land**, being a portion of Lot 1, Block F, of the Final Plat of Blanco Riverwalk Subdivision, as recorded in Volume 14, Page 311 of the Plat Records of Hays County, Texas, also being out of the William Ward Survey, Abstract No. 467 and being described by metes and bounds as follows:

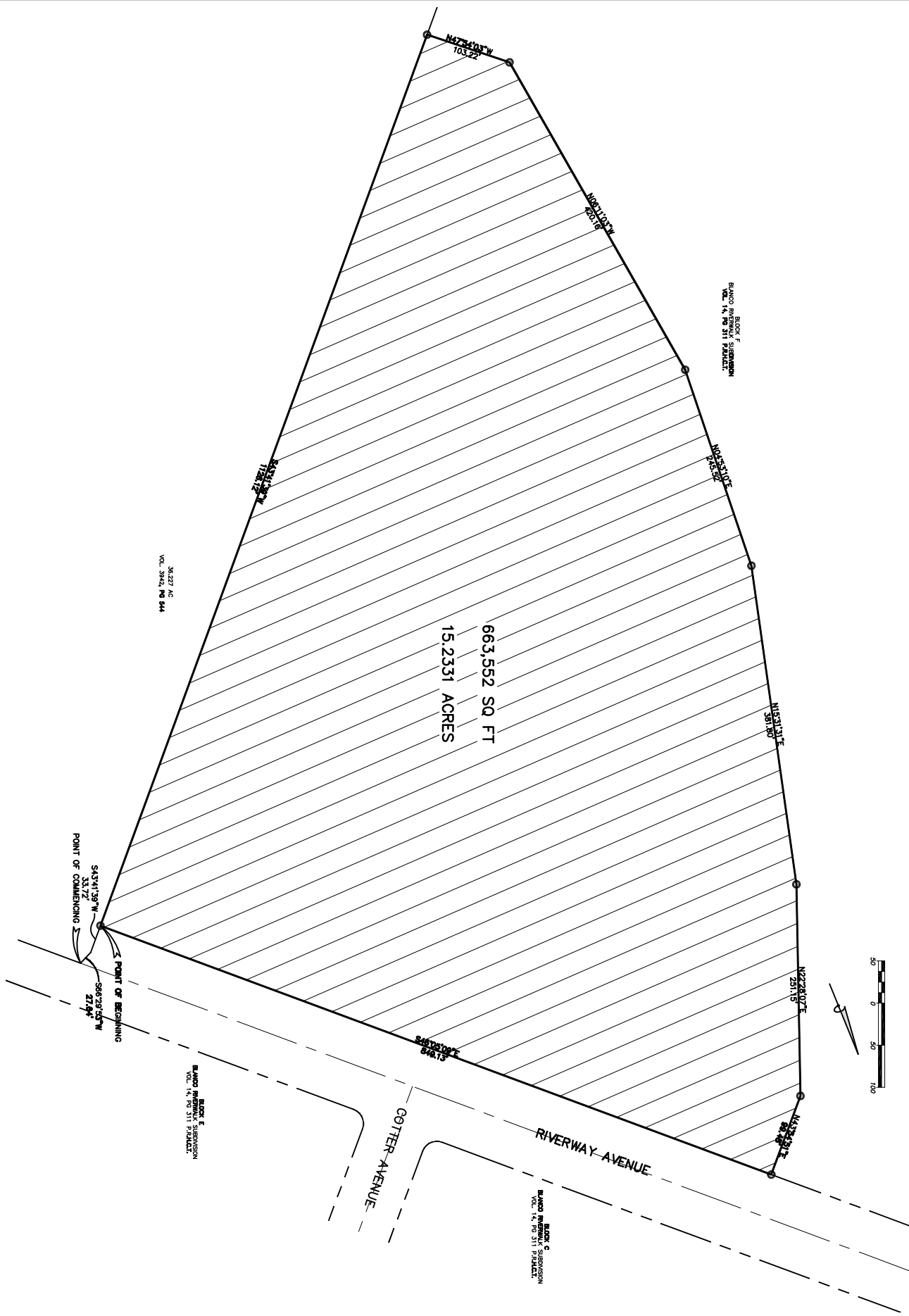
**Commencing** at a point in the centerline of Riverway Avenue, said point being 976.72 feet northwest of the right-of way of Interstate Highway 35, thence, S 66°29'53" W, 27.64 feet to a point, thence, S 43°41'39" W, 33.72 feet to the most southeastern corner of the described tract and the **Point of Beginning**.

1. Thence, in a southwesterly direction, following the southeast line of Lot 1, Block F, of the Final Plat of Blanco Riverwalk Subdivision, as recorded in Volume 14, Page 311 of the Plat Records of Hays County, Texas, thence **S 43°41'39" W**, a distance of **1,126.12 feet** to the most southerly corner of the herein described tract;

Thence, leaving the southeasterly line of Lot 1, Block F, of the Final Plat of Blanco Riverwalk Subdivision, as recorded in Volume 14, Page 311 of the Plat Records of Hays County, Texas, and over and across said Lot 1, block F the following courses:

2. **N 47°54'03" W**, a distance of **103.22** feet;
3. Thence, **N 06°11'03" W**, a distance of **420.16** feet;
4. Thence, **N 04°53'10" E**, a distance of **245.52** feet;
5. Thence, **N 15°31'31" E**, a distance of **381.80** feet;
6. Thence, **N 22°28'07" E**, a distance of **251.15** feet;
7. Thence, **N 43°54'51" E**, a distance of **99.48** feet to the most northeasterly corner of said tract, also being in the southwesterly right-of-way line of Riverway Avenue;

8. Thence, following the southwesterly right-of-way of Riverway Avenue, **S 46°05'09" E**, a distance of **849.13** feet, to the **Point of Beginning** containing **663,552** square feet **or 15.2331** acres.



PORTION OF LOT 1, BLOCK F  
 BLANCO RIVERWALK SUBDIVISION  
 SAN MARCOS, TX 78666

**VIGIL & ASSOC.**  
 FIRM REGISTRATION NO. F-4768  
 P.O. BOX 163314, AUSTIN, TEXAS 78716-3314  
 TEL 512-326-2667



REVISION		DATE
NO.	DESCRIPTION	

COPYRIGHT: 2020  
 Surveyed by: [Signature]  
 Date: 10/27/20

APPROVED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 10/27/20  
 SHEET 1 of 1