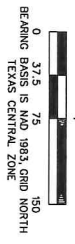


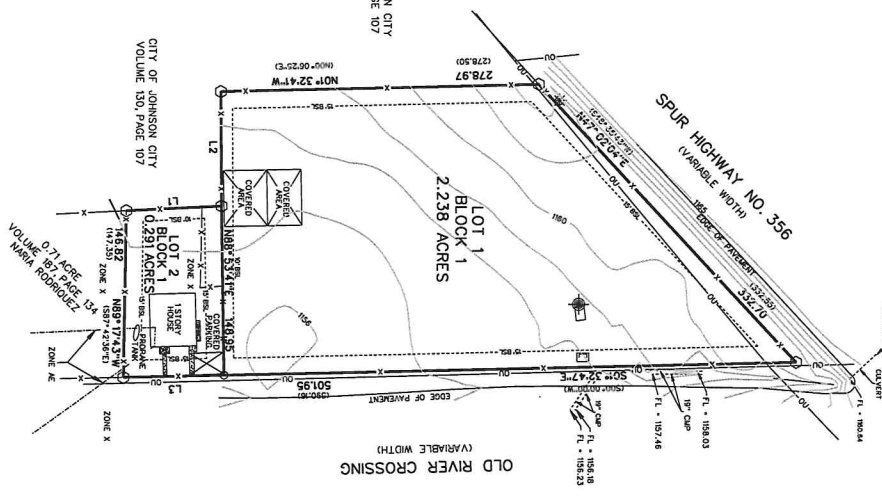
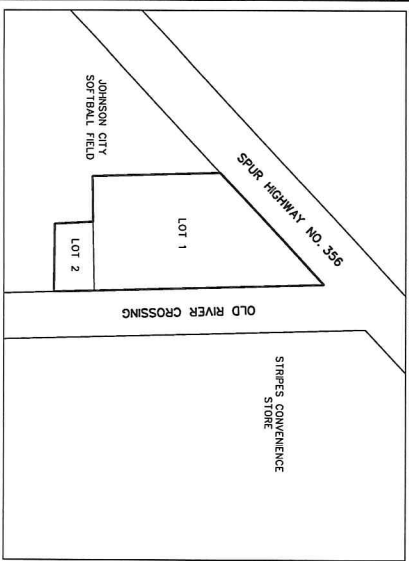
- LEGEND**
- 1/2" IRON ROD SET
  - OPEN END UTILITIES
  - (-)- RECORD INFORMATION
  - BUILDING SETBACK LINE
  - WATER METER
  - FIRE HYDRANT
  - METAL POST

LINE	DIRECTION	DISTANCE
L1	S89°26'30"W	100.56
L2	S51°32'47"E	98.19
L3	S01°32'47"E	98.19



**GENERAL NOTES:**  
 THIS AREA DOES NOT LIE WITHIN A DEFINED FLOODPLAIN. THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS PREVIOUSLY INCORPORATED.  
 A CURRENT TITLE SEARCH WAS NOT PROVIDED FOR THE PURPOSE OF MATTERS OF RECORD MAY NOT BE SHOWN HEREON. THIS SURVEYOR DOES NOT CERTIFY THAT ALL APPLICABLE COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF RECORD ARE SHOWN HEREON.  
 PROPERTY ADDRESS IS 127 OLD RIVER CROSSING OVERHEAD UTILITIES (ELECTRIC) SHOWN HEREON ARE CONTAINED WITHIN BLANKET TITLE EASEMENTS WITH NO DEFINED WIDTH.

**WATER SUPPLY NOTES:**  
 A. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER WELL, A TCCO APPROVED PUBLIC WATER SUPPLY SYSTEM, OR OTHER DOMESTIC WATER SUPPLY IN ACCORDANCE WITH CITY CODE CHAPTER 13 UTILITIES.  
 B. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WASTEWATER SYSTEM, OR OTHER WASTEWATER SYSTEM IN ACCORDANCE WITH CITY CODE CHAPTER 13 UTILITIES.  
**IMPACT FEE NOTE:**  
 A. MUNICIPAL WATER/WASTEWATER IMPACT FEES NOT PAID AT TIME OF PLATTING.



**FEMA NOTE**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS, THIS PARCEL IS ZONED X, EFFECTIVE FEBRUARY 6, 1991, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE XE.

MINOR PLAT ESTABLISHING  
 "OLD RIVER CROSSING ACRES SUBDIVISION"  
 COMPRISED OF A 2,529 ACRE TRACT OF LAND BEING  
 DESCRIBED IN DOCUMENT NO. 243140 OF THE  
 OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS

**HAMBRIGHT LAND SURVEYING**  
 700 BOYD STREET  
 JOHNSON CITY, TEXAS 76836  
 PHONE (830) 888-2574  
 EMAIL HAMBRIGHTSURVEY@GMAIL.COM  
 TEXAS FIRM NO. 059597-00

THE STATE OF TEXAS :  
 COUNTY OF BLANCO : KNOW ALL MEN BY THESE PRESENTS:

That JOHNSON CITY BUSINESS PARK, LLC, being the owner of that certain 2,529 ACRE Tract of land described in Document No. 243140 of the Official Public Records of Blanco County, Texas DO HEREBY PLAT said 2,529 ACRES to be known as OLD RIVER CROSSING ACRES SUBDIVISION subject to any restrictions hereof or granted.

JOHNSON CITY BUSINESS PARK, LLC. DATE \_\_\_\_\_  
 CALEN MONETTI (MANAGING MEMBER)

This instrument was acknowledged before me on \_\_\_\_\_, A.D., 2025, by

Notary \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Johnson City, Texas with the exceptions of such variance, if any, as are noted on the plat and that it has been approved for recording in the office of the County Clerk.

CHIEF ADMINISTRATIVE OFFICER, RICK SCHROEDER DATE \_\_\_\_\_  
 CITY SECRETARY, WHITNEY WALSTON DATE \_\_\_\_\_

THE STATE OF TEXAS :  
 COUNTY OF BLANCO : Know all men:

That I, Randall H. Hambright, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made and was prepared from an action on the ground survey made under my direction and supervision.

*Randall H. Hambright* 11-01-24 DATE \_\_\_\_\_  
 Randall Hambright, R.P.L.S. No. 5263  
 State of Texas Certificate No. 5263  
 County Surveyor, Blanco County, Texas



RESERVED FOR COUNTY CLERK