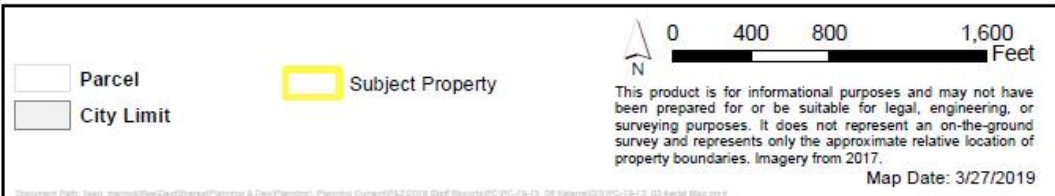
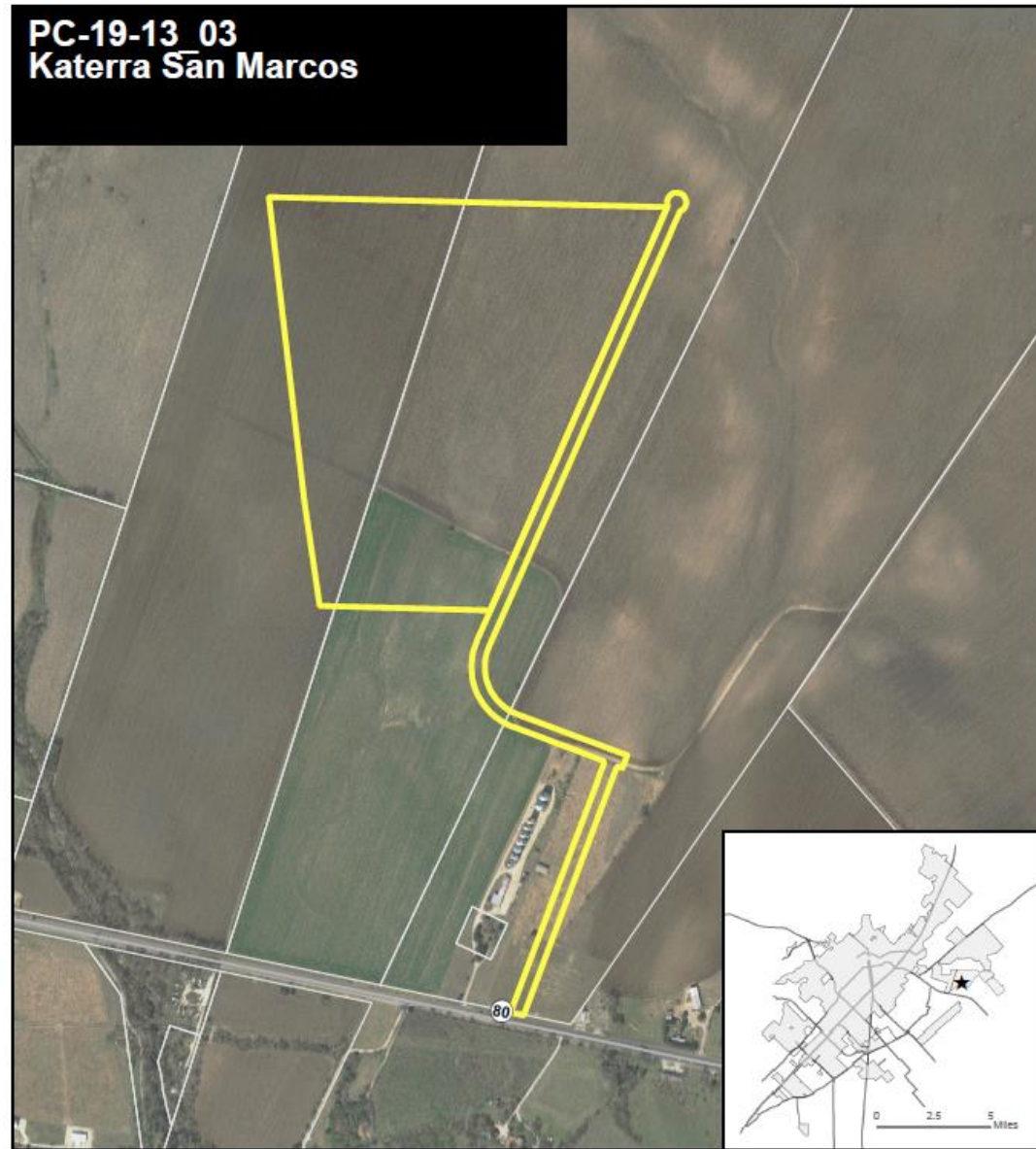
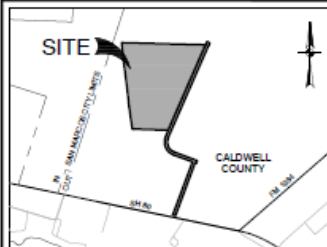


PC-19-13_03 (Katerra San Marcos)

Consider a request by Chris Chaffee, on behalf of Curby Ohnheiser, Carolyn Scurlock, and Diane Deringer, to approve the Katerra San Marcos Final Plat, consisting of approximately 81.33 acres, more or less, out of the William Pettus Survey. (T. Carpenter)

- +/- 81.33 acres
- S.M.A.R.T. Terminal 380 Agreement
- 2 new streets





LOCATION MAP
NOT TO SCALE

OWNER: CURRY OHNEISER
12330 SAN MARCOS HWY
SAN MARCOS, TX 78666
(512) 754-0000 P

ACREAGE: 81.83 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
(210) 375-0000 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
(210) 375-0000 P

SUBMITTAL DATE: 1/14/19

MAINTENANCE NOTE:

ALL STORM WATER INFRASTRUCTURE WITHIN DRAINAGE
EASEMENT SHALL BE MAINTAINED BY PROPERTY
OWNER.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 87°10'29"E	9.88
L2	S 23°31'11"W	70.00
L3	N 69°25'40"W	15.00
L4	N 70°08'38"W	70.81
L5	N 23°40'29"E	176.84
L6	N 87°10'29"W	11.37
L7	S 88°19'31"E	10.42
L8	N 23°45'23"E	17.00
L9	N 69°12'20"W	10.42
L10	S 89°22'40"E	12.80
L11	N 23°37'30"E	13.67
L12	N 69°22'40"W	12.79

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00	39°42'54"	N 87°10'29"E	10.19
C2	50.00	25°42'54"	S 88°19'31"E	26.82
C3	15.00	39°42'54"	S 87°31'11"W	10.19
C4	260.00	5°57'51"	S 23°31'11"E	284.84
C5	15.00	39°42'54"	N 69°25'40"E	21.21
C6	15.00	39°42'54"	N 70°08'38"E	21.21
C7	330.00	5°57'51"	N 23°40'29"E	344.66
C8	260.00	5°57'51"	N 87°10'29"E	284.84
C9	40.00	38°24'10"	N 23°45'23"E	24.86
C10	40.00	24°32'20"	N 69°12'20"E	49.27

N: 1386775.43
E: 2324117.79
WILLIAM PETTUS
SURVEY
ABSTRACT 21

UNPLATTED
160.2 ACRES
CURRY D. OHNEISER
(VOL. 283, PGS 366-371, OPR)

UNPLATTED
171.80 ACRES
CURRY OHNEISER (1A-C)
IN DENIED AND
CAROLYN J. SCURLOCK
(DOC 2017-000864, OPR)

TEXAS PUBLIC UTILITY COMPANY EASEMENT
(VOL. 105, PGS 870-875, OPR)

UTILITY EASEMENT
24" W-8" E
(2104 AC)

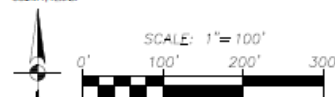
LOT 1
(73.62 ACRES)

MATCHLINE "B" - SEE SHEET 3 OF 5

SHEET 1 OF 5

FINAL PLAT OF KATERRA SAN MARCOS

BEING A TOTAL OF 81.83 ACRES, COMPRISED OF 77.44 ACRES OUT OF A 160.2 ACRE TRACT OF LAND RECORDED IN VOLUME 283, PAGES 366-371 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, 51.46 ACRES OUT OF A 111.86 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017-000864 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND 1.93 ACRES OUT OF A 204.86 ACRE TRACT OF LAND RECORDED IN VOLUME 566, PAGES 566-567 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT 21, IN THE CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

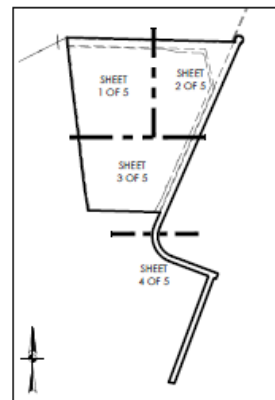
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000
TYPE I/II REGISTRATION AND TYPE I/II REGISTRATION PROGRAM

DATE OF PREPARATION: February 20, 2019

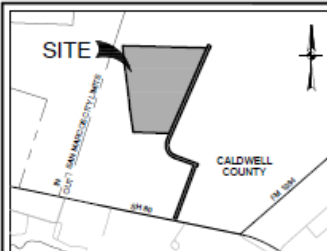
LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DR	DEED RECORDS OF CALDWELL COUNTY, TEXAS	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS	ROW	RIGHT-OF-WAY
OPR	DEED AND PLAT RECORDS OF CALDWELL COUNTY, TEXAS	ROW	ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	DEED AND PLAT RECORDS OF CALDWELL COUNTY, TEXAS	ROW	SET 1/2" IRON ROD (PD)

--- EFFECTIVE EXISTING FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

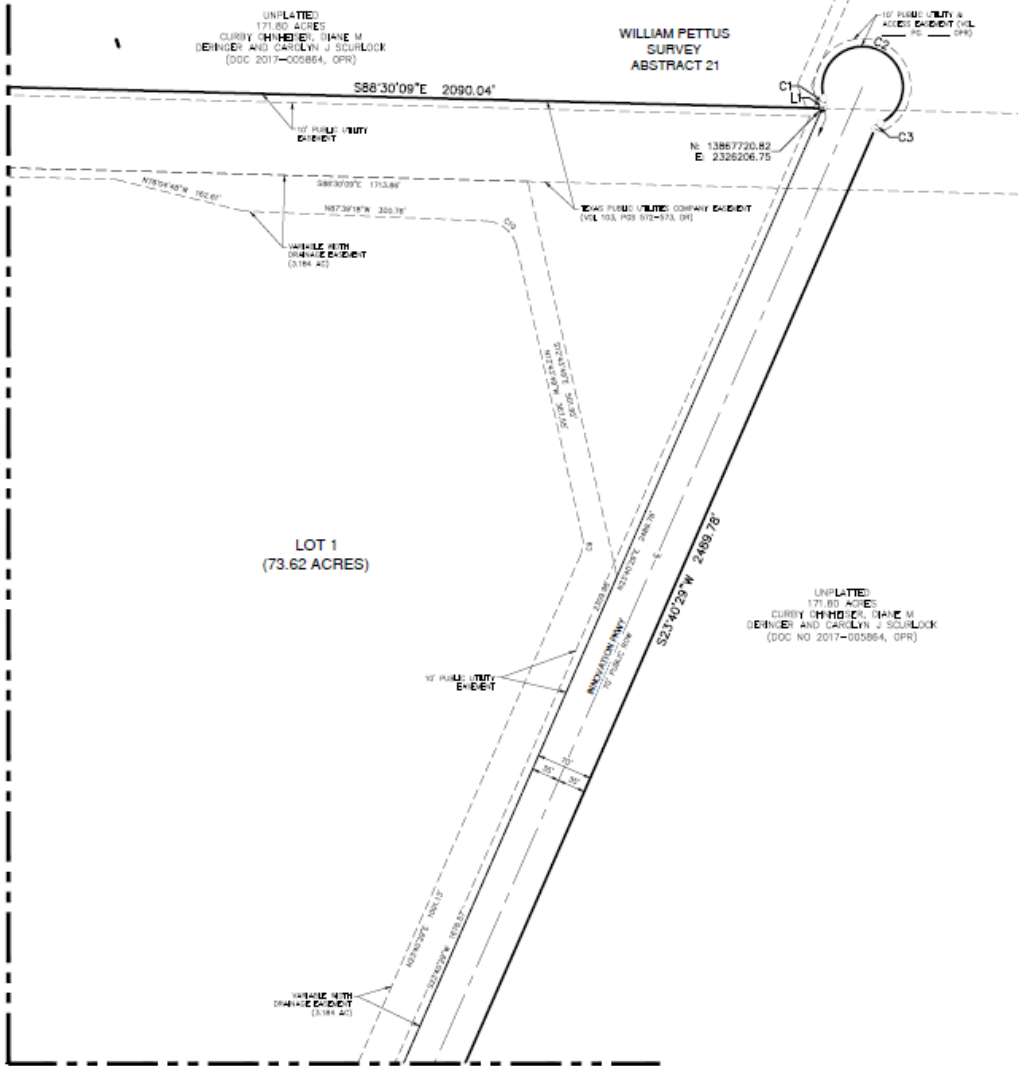


INDEX MAP
SCALE: 1"=100'



LOCATION MAP
NOT-TO-SCALE

MATCHLINE "A" - SEE SHEET 1 OF 5



MATCHLINE "C" - SEE SHEET 3 OF 5

SHEET 2 OF 5

FINAL PLAT OF KATERRA SAN MARCOS

BEING A TOTAL OF 61.80 ACRES, COMPRISED OF 27.44 ACRES OUT OF A 116.2 ACRES TRACT OF LAND RECORDED IN VOLUME 565, PAGES 590-271 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, 51.26 ACRES OUT OF A 171.00 ACRES TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017-005864 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND 3.10 ACRES OUT OF A 20.28 ACRES TRACT OF LAND RECORDED IN VOLUME 565, PAGES 590-271 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT 21, IN THE CITY OF SAN MARCOS, CALDWELL COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

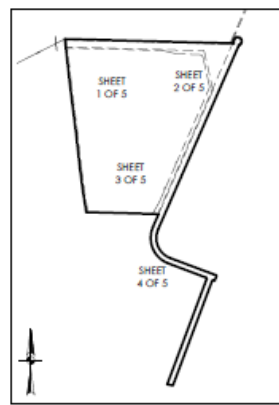
SAN ANTONIO | AUSTIN | DALLAS | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPED AND RECORDED AND 1 TRAILER RECORDED PROVISION
DATE OF PREPARATION: February 20, 2019

LEGEND

DOC	DOCUMENT NUMBER	VOL	VOLUME
DR	DEED RECORDS OF CALDWELL COUNTY, TEXAS	PG	PAGES
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS	ROW	RIGHT-OF-WAY
OPR	DEED AND PLAT RECORDS OF CALDWELL COUNTY, TEXAS		ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PG)
			EFFECTIVE EXISTING FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

MAINTENANCE NOTE:

ALL STORM WATER INFRASTRUCTURE WITHIN DRAINAGE EASEMENT SHALL BE MAINTAINED BY PROPERTY OWNER.



INDEX MAP
SCALE: 1"=100'

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-19-13_03 as submitted.