

OWNER: CURBY OHNHEISER
19330 SAN MARCOS HWY
SAN MARCOS, TX 78666
(512) 754-4800 P

ACREAGE: 81.83 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
(210) 375-9000 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
(210) 375-9000 P

SUBMITTAL DATE: 3/29/19

MAINTENANCE NOTE:

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

GENERAL NOTE:

THE PLATTED PUBLIC ROW SHALL BE DEDICATED TO CALDWELL COUNTY PER THE SMART TERMINAL 380 AGREEMENT AND SECTION 251.012 OF THE TEXAS TRANSPORTATION CODE.

ALL BUILDING PLANS SHALL BE SUBJECT TO REVIEW BY THE CITY OF SAN MARCOS TO ENSURE COMPLIANCE WITH FEDERAL AVIATION ADMINISTRATION RULES AND STANDARDS FOR DEVELOPMENT ADJACENT TO THE SAN MARCOS MUNICIPAL AIRPORT. NO STRUCTURES SHALL OBSTRUCT OVERFLIGHT IN THE AIRSPACE ABOVE THE PROPERTY OR RESTRICT THE RIGHT TO CREATE SUCH NOISE OR OTHER EFFECTS AS MAY RESULT FROM THE LAWFUL OPERATION OF AIRCRAFT WITHIN SAID AIRSPACE.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N23°40'29"E	2.86'
L2	S20°31'11"W	70.00'
L3	N69°28'49"W	15.00'
L4	N78°09'36"W	70.81'
L5	N23°40'29"E	176.94'
L6	N6°18'29"W	11.10'
L7	S66°19'31"E	10.42'
L8	N23°40'21"E	17.00'
L9	N66°19'39"W	10.42'
L10	S66°22'40"E	12.80'
L11	N23°37'20"E	13.87'
L12	N66°22'40"W	12.79'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	39°42'54"	N3°49'02"E	10.19'	10.40'
C2	50.00'	259°25'49"	S66°19'31"E	76.92'	226.40'
C3	15.00'	39°42'54"	S43°31'56"W	10.19'	10.40'
C4	265.00'	93°09'18"	S22°54'10"E	384.94'	430.85'
C5	15.00'	90°00'00"	S65°31'11"W	21.21'	23.56'
C6	15.00'	90°00'00"	N24°28'49"W	21.21'	23.56'
C7	335.00'	93°09'18"	N22°54'10"W	486.62'	544.66'
C8	7956.00'	3°57'08"	N8°17'10"W	548.69'	548.79'
C9	40.00'	36°24'19"	N5°28'20"E	24.99'	25.42'
C10	40.50'	74°55'29"	N50°11'34"W	49.27'	52.96'

N 13850303.95
E 2289665.53
S63°06'34"W
38635.71
SAN MARCOS
MONUMENT 17

N: 13867775.43
E: 2324117.79

WILLIAM PETTUS
SURVEY
ABSTRACT 21

UNPLATTED
160.2 ACRES
CURBY D OHNHEISER
(VOL 283, PGS 366-371, OPR)

UNPLATTED
171.80 ACRES
CURBY OHNHEISER, DIANE
M. DERINGER AND
CAROLYN J. SCURLOCK
(DOC 2017-005864, OPR)

S88°30'09"E 2090.04'

10' PUBLIC UTILITY
EASEMENT

S88°30'09"E 1713.86'

N88°30'09"W 1202.72'

VARIABLE WIDTH
DRAINAGE EASEMENT
(3.184 AC)

TEXAS PUBLIC UTILITIES COMPANY EASEMENT
(VOL 103, PGS 572-573, DR)
NO WIDTH OF ESMT GIVEN IN DOCUMENT

N06°18'36"W 562.19'

S06°18'35"E 450.18'

20' PUBLIC UTILITY
& PEDESTRIAN
ACCESS EASEMENT

UNPLATTED
160.2 ACRES
CURBY D OHNHEISER
(VOL 283, PGS 366-371, OPR)

N07°15'53"W 600.08'

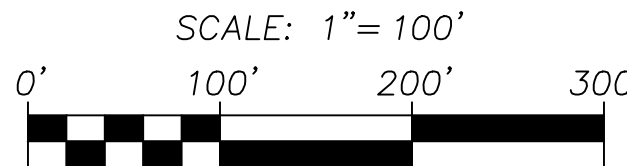
LOT 1
(73.62 ACRES)

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 27.44 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, 51.05 ACRES OUT OF A 171.80 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017-005864 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND 3.34 ACRES OUT OF A 237.06 ACRE TRACT OF LAND RECORDED IN VOLUME 560, PAGES 840-845 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**

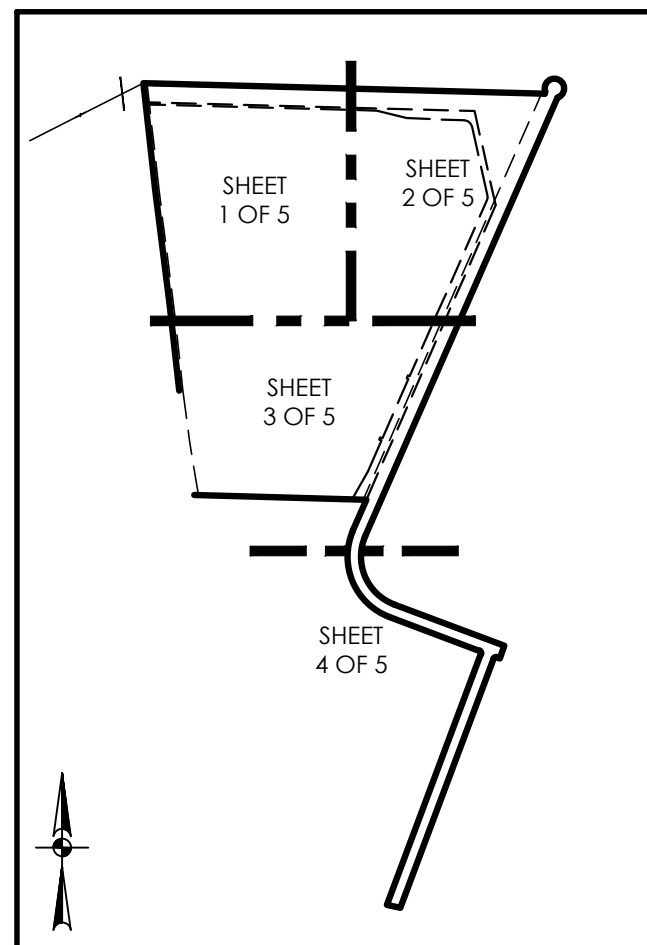
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 29, 2019

LEGEND

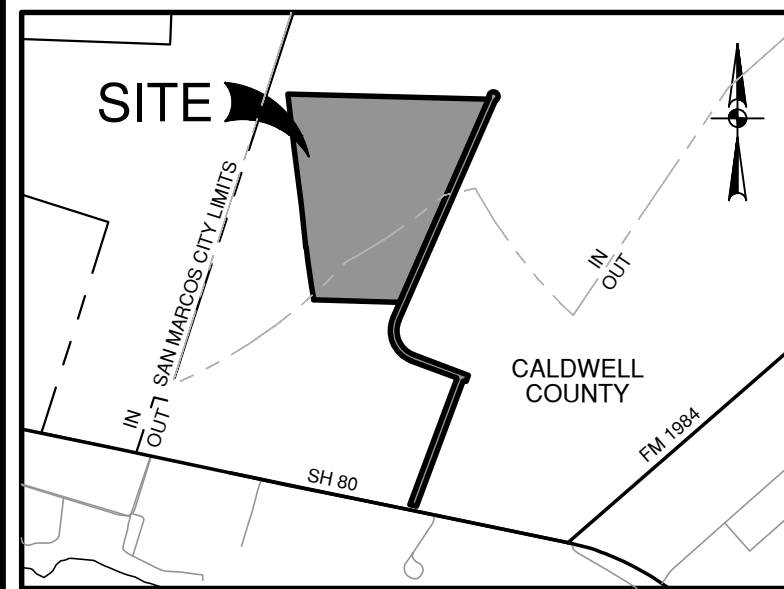
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DPR	DEED AND PLAT RECORDS OF CALDWELL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)

--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- CITY OF SAN MARCOS ETJ



INDEX MAP

SCALE: 1"= 1000'



LOCATION MAP
NOT-TO-SCALE

MATCHLINE "A" - SEE SHEET 1 OF 5

UNPLATTED
171.80 ACRES
CURBY OHNHEISER, DIANE M
DERINGER AND CAROLYN J SCURLOCK
(DOC 2017-005864, OPR)

WILLIAM PETTUS
SURVEY
ABSTRACT 21

S88°30'09"E 2090.04'

10' PUBLIC UTILITY
EASEMENT

N: 13867720.82
E: 2326206.75

N76°04'48"W 162.61'

S88°30'09"E 1713.86'

N87°39'18"W 300.76'

VARIABLE WIDTH
DRAINAGE EASEMENT
(3.184 AC)

TEXAS PUBLIC UTILITIES COMPANY EASEMENT
(VOL 103, PGS 572-573, DR)
NO WIDTH OF ESMT GIVEN IN DOCUMENT

LOT 1
(73.62 ACRES)

VARIABLE WIDTH
DRAINAGE EASEMENT
(3.184 AC)

15' PUBLIC UTILITY
EASEMENT

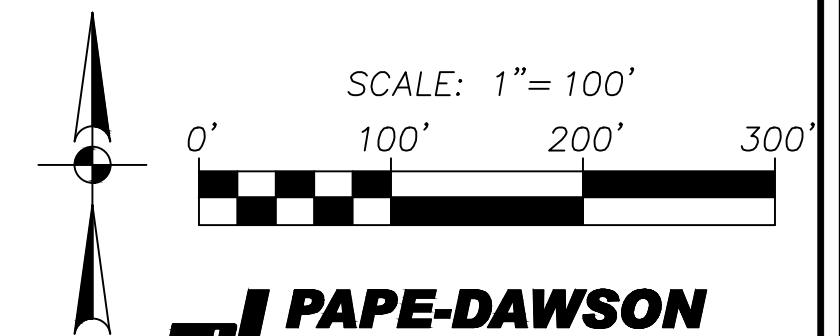
UNPLATTED
171.80 ACRES
CURBY OHNHEISER, DIANE M
DERINGER AND CAROLYN J SCURLOCK
(DOC NO 2017-005864, OPR)

MATCHLINE "C" - SEE SHEET 3 OF 5

SHEET 2 OF 5

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			SET 1/2" IRON ROD (PD)

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---	CITY OF SAN MARCOS ETJ

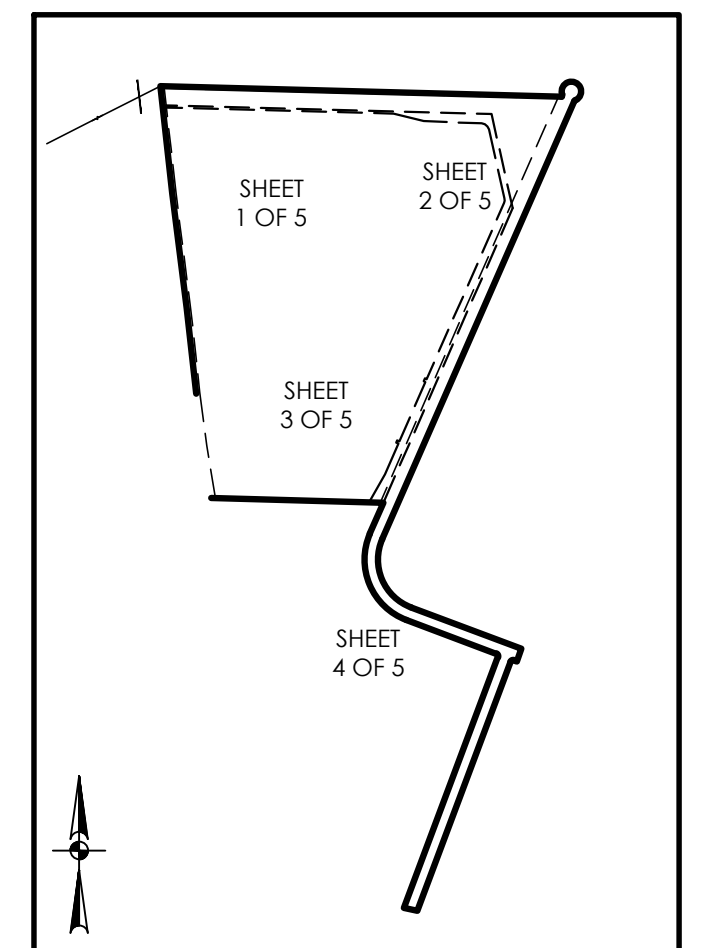
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GENERAL NOTE:

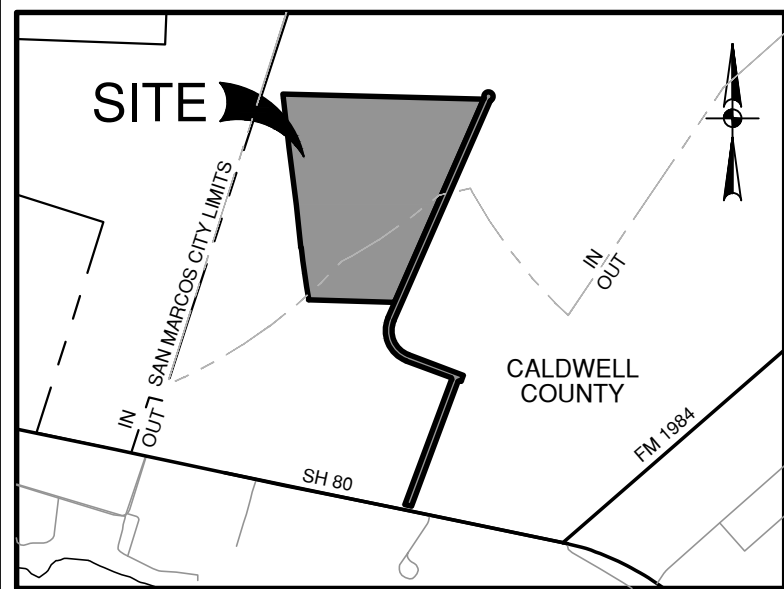
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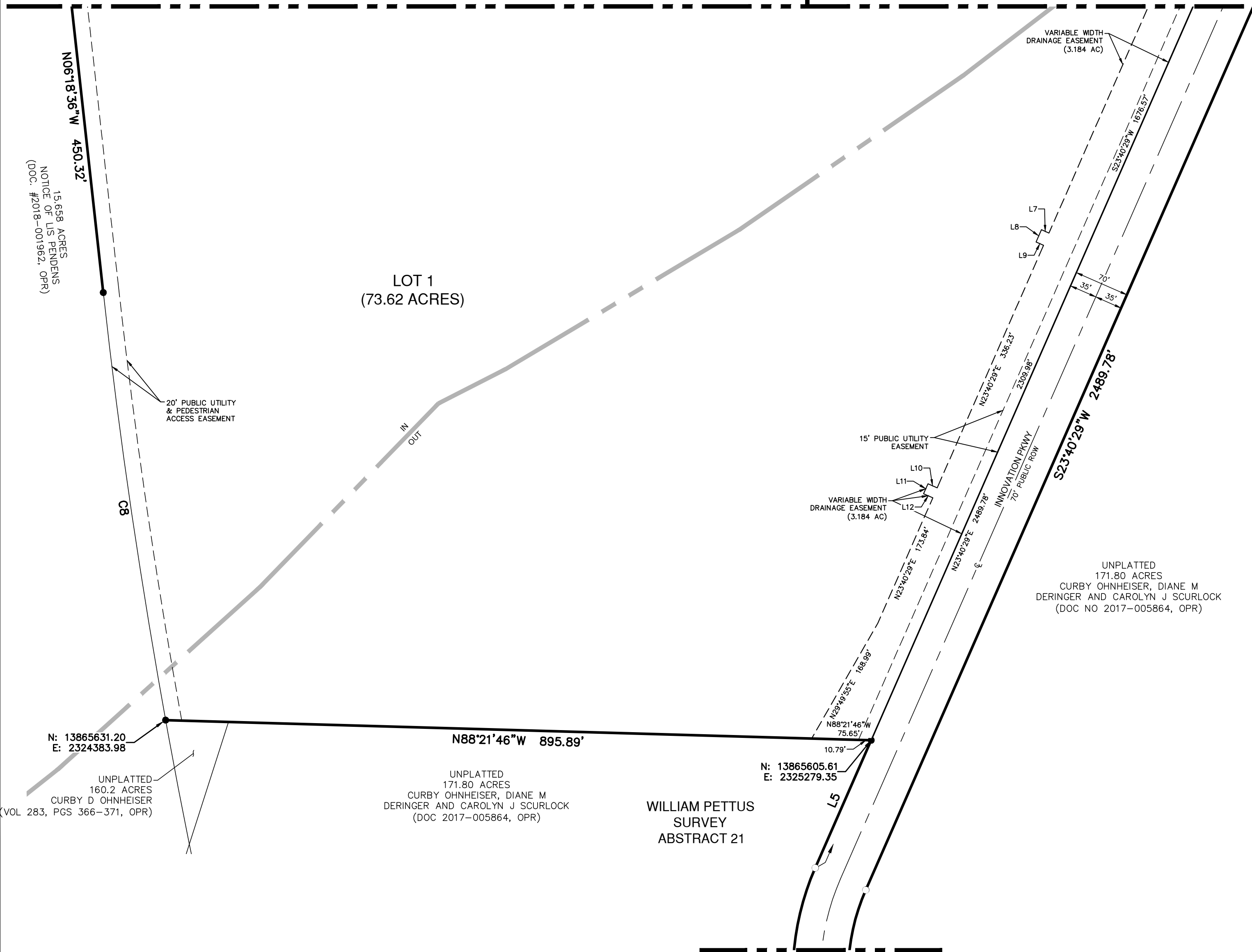
SCALE: 1"= 1000'



LOCATION MAP
NOT-TO-SCALE

MATCHLINE "B" - SEE SHEET 1 OF 5

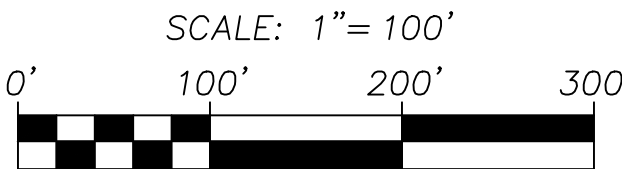
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MATCHLINE "D" -
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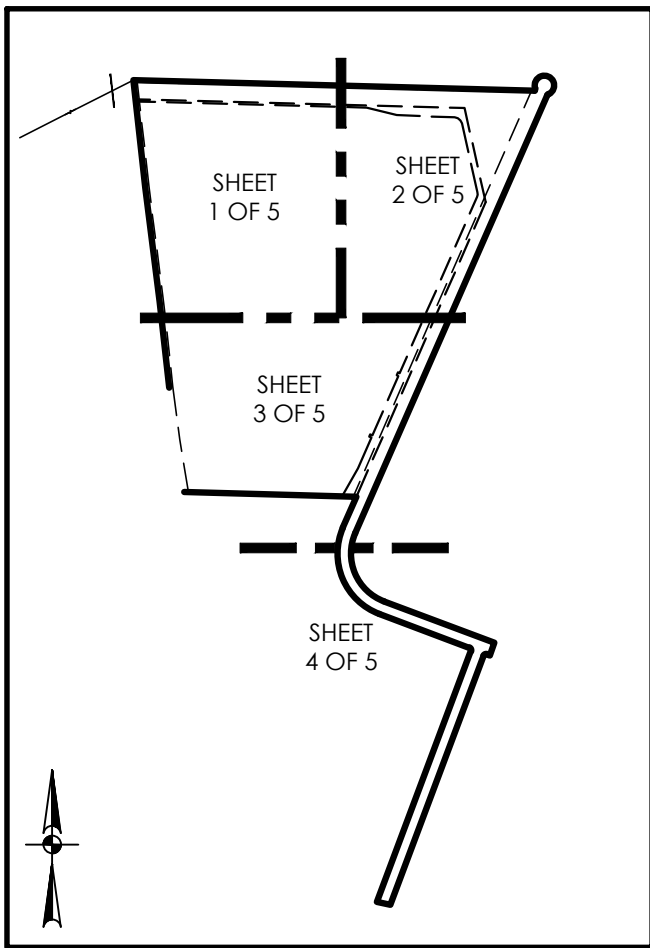
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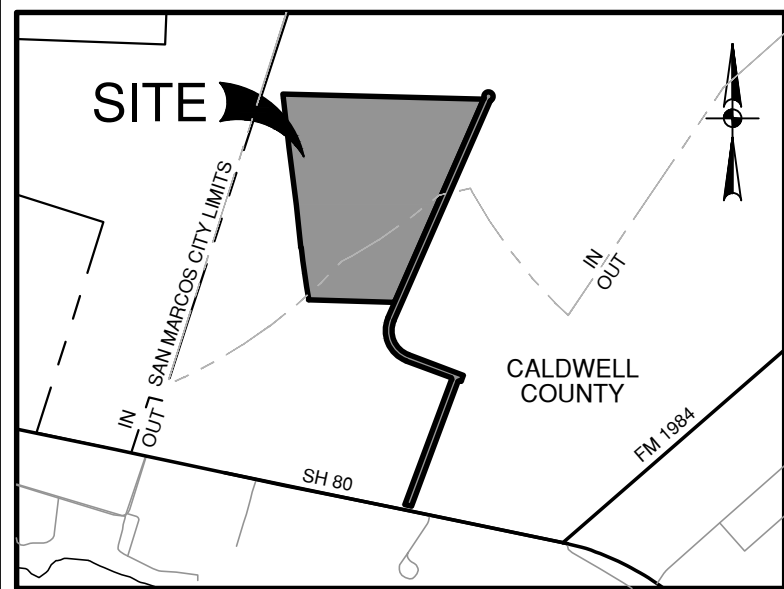
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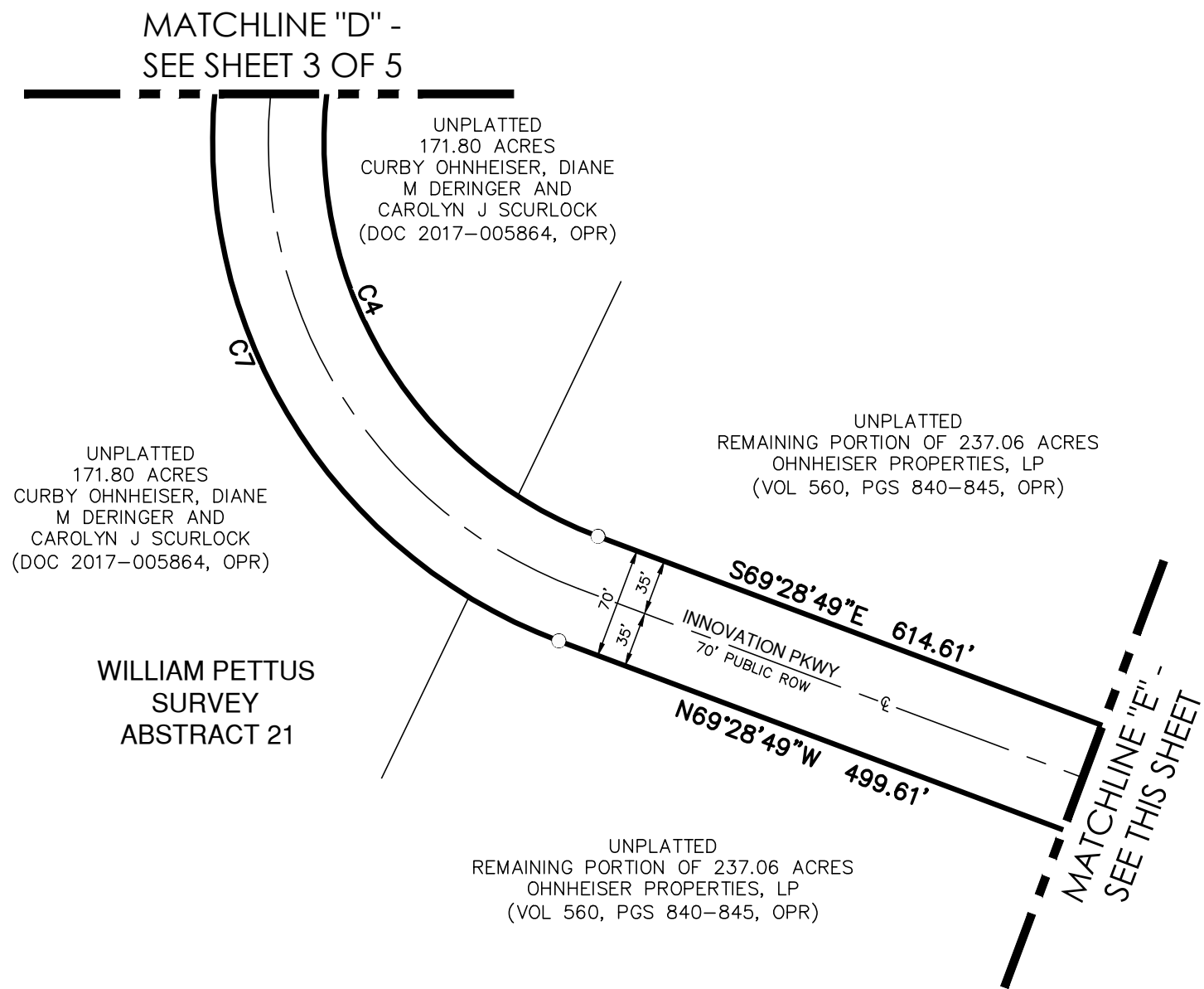
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SHEET 3 OF 5



LOCATION MAP
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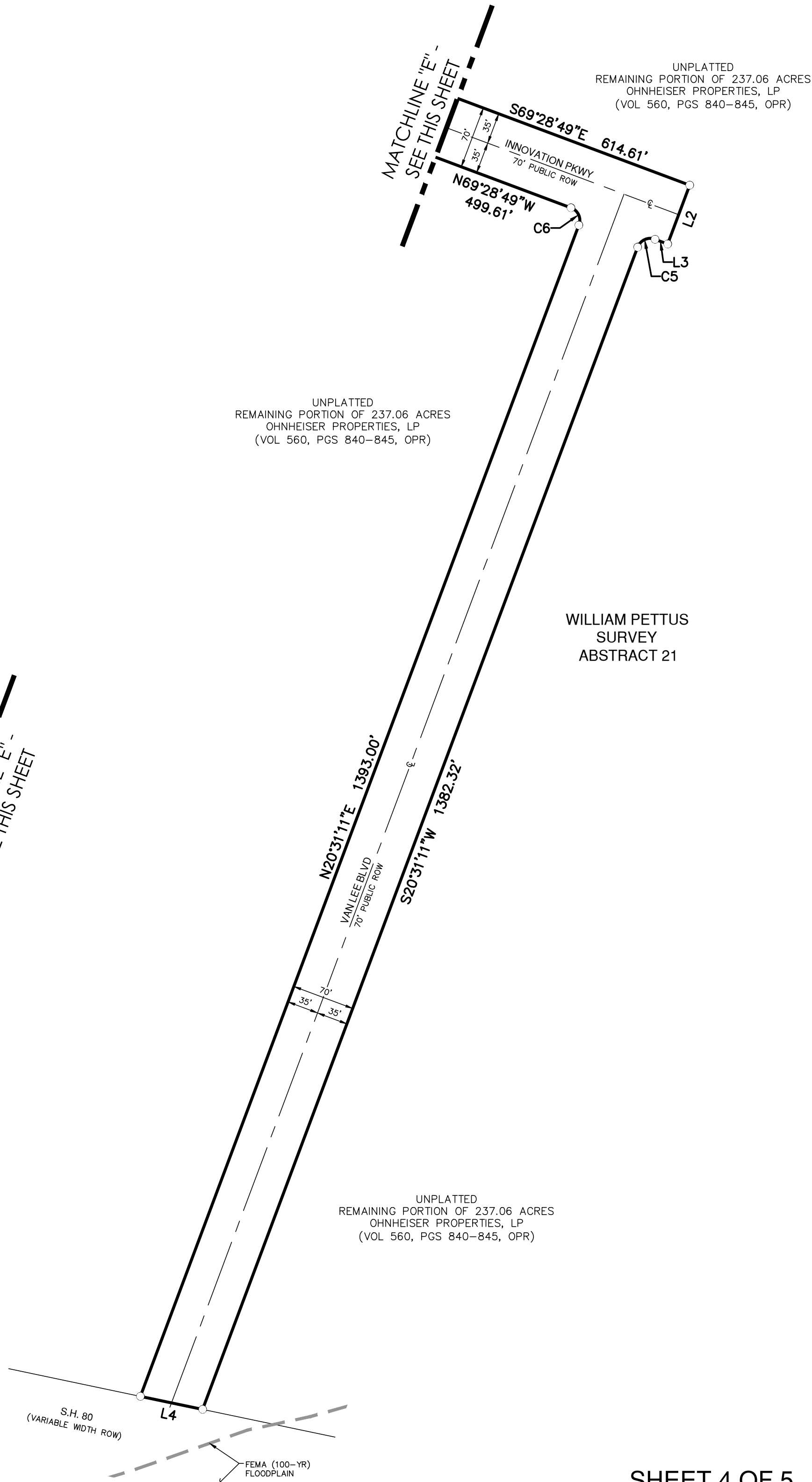
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WILLIAM PETTUS
SURVEY
ABSTRACT 21

UNPLATTED
REMAINING PORTION OF 237.06 ACRES
OHNHEISER PROPERTIES, LP
(VOL 560, PGS 840-845, OPR)

UNPLATTED
REMAINING PORTION OF 237.06 ACRES
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UNPLATTED
REMAINING PORTION OF 237.06 ACRES
OHNHEISER PROPERTIES, LP
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UNPLATTED
171.80 ACRES
CURBY OHNHEISER, DIANE
M. DERINGER AND
CAROLYN J. SCURLOCK
(DOC 2017-005864, OPR)

UNPLATTED
171.80 ACRES
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ABSTRACT 21

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REMAINING PORTION OF 237.06 ACRES
OHNHEISER PROPERTIES, LP
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UNPLATTED
REMAINING PORTION OF 237.06 ACRES
OHNHEISER PROPERTIES, LP
(VOL 560, PGS 840-845, OPR)

S69°28'49"E 614.61'
INNOVATION PKWY
70' PUBLIC ROW
N69°28'49"W 499.61'

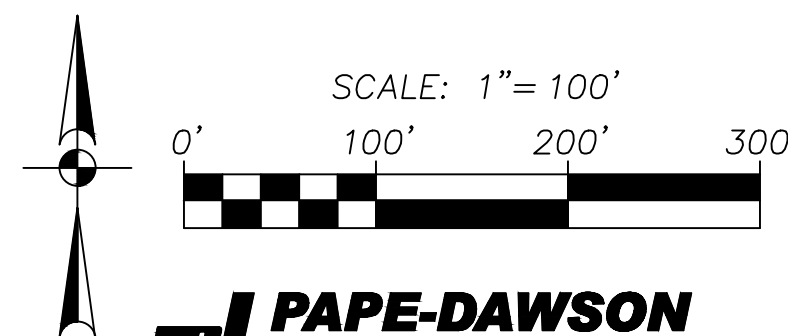
N20°31'11"E 1393.00'
VAN LEE BLVD
70' PUBLIC ROW
S20°31'11"W 1382.32'

S.H. 80
(VARIABLE WIDTH ROW)

FEMA (100-YR)
FLOODPLAIN

FINAL PLAT OF KATERRA SAN MARCOS

BEING A TOTAL OF 81.83 ACRES, COMPRISED OF 27.44 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, 51.05 ACRES OUT OF A 171.80 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017-005864 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND 3.34 ACRES OUT OF A 237.06 ACRE TRACT OF LAND RECORDED IN VOLUME 560, PAGES 840-845 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.



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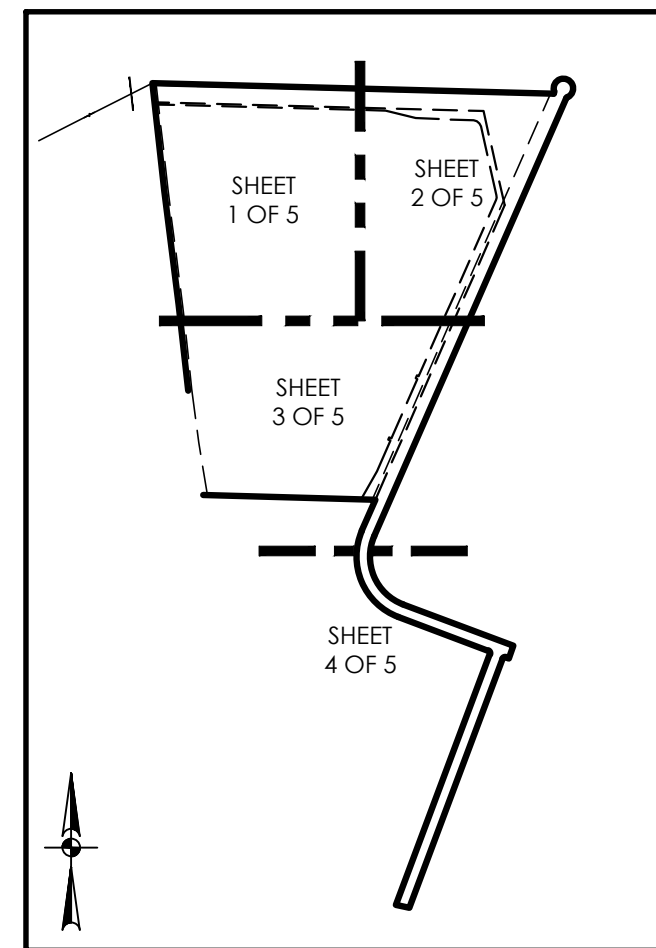
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
--- CITY OF SAN MARCOS ETJ

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

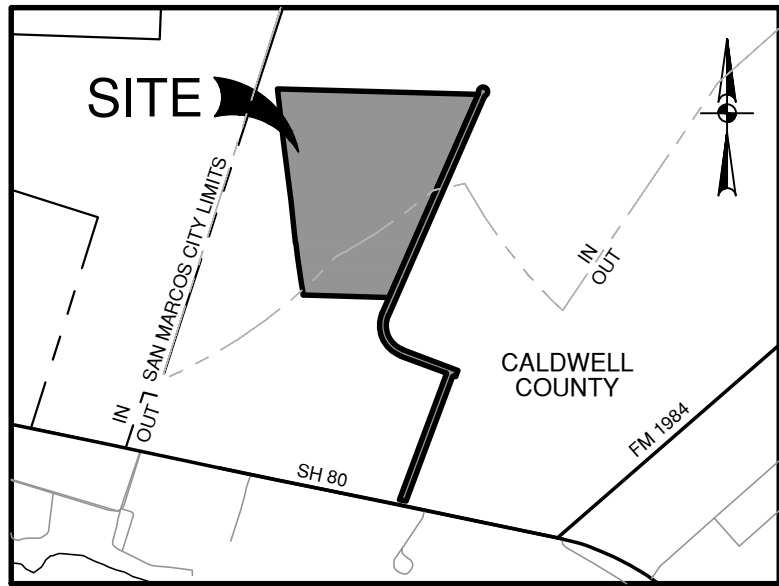
- THIS PLAT (AND LOT THEREIN) IS SUBJECT TO THE (KATERRA & SMART TERMINAL) AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #___, APPROVED___ [DATE]
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE (SMART TERMINAL) AGREEMENT, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.



INDEX MAP

SCALE: 1"= 1000'

SHEET 4 OF 5



LOCATION MAP
NOT-TO-SCALE

STATE OF TEXAS §
COUNTY OF _____ §

That Curby Ohnheiser, as the owner of a 27.44 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, out of the William Pettus Survey, Abstract 21, in the City of San Marcos, Caldwell County, Texas, do hereby subdivide said 27.44 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **KATERRA SAN MARCOS**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Owner:
Curby Ohnheiser

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, G.E. Buchanan, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

G.E. Buchanan
Registered Professional Land Surveyor No. 4999
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028800
2000 NW Loop 410
San Antonio, Texas, 78213

THE STATE OF TEXAS §
COUNTY OF BEXAR §

That I, W.R. Wood, do hereby certify that proper engineering has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the development code.

W.R. Wood
Licensed Professional Engineer No. 65364
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028800
2000 NW Loop 410
San Antonio, Texas, 78213

STATE OF TEXAS §
COUNTY OF _____ §

That Curby Ohnheiser, as the owner of a 51.05 acres out of a 171.80 acre tract of land recorded in document number 2017-005864 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, do hereby subdivide said 51.05 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **KATERRA SAN MARCOS**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Owner:
Curby Ohnheiser

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

That Diane M. Deringer, as the owner of a 51.05 acres out of a 171.80 acre tract of land recorded in document number 2017-005864 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, do hereby subdivide said 51.05 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **KATERRA SAN MARCOS**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Owner:
Diane M. Deringer

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

That Carolyn J. Scurlock, as the owner of a 51.05 acres out of a 171.80 acre tract of land recorded in document number 2017-005864 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, do hereby subdivide said 51.05 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **KATERRA SAN MARCOS**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Owner:
Carolyn J. Scurlock

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

FINAL PLAT OF KATERRA SAN MARCOS

BEING A TOTAL OF 81.83 ACRES, COMPRISED OF 27.44 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, 51.05 ACRES OUT OF A 171.80 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2017-005864 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND 3.34 ACRES OUT OF A 237.06 ACRE TRACT OF LAND RECORDED IN VOLUME 560, PAGES 840-845 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.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: March 29, 2019

STATE OF TEXAS §
COUNTY OF _____ §

That Curby Ohnheiser, as the owner of a 3.34 acres out of a 237.06 acre tract of land recorded in document number Volume 560, Pages 840-845 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, do hereby subdivide said 3.34 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **KATERRA SAN MARCOS**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Owner/Agent:
Curby Ohnheiser

THE STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 20____ by the Planning and Zoning Commission of the City of San Marcos, Texas.

Chairman, Planning and Zoning Commission Date

Shannon Mattingly Date
Director of Development Services

Recording Secretary Date

CIP and Engineering Date

THE STATE OF TEXAS §
COUNTY OF CALDWELL §

I, Teresa Rodriguez, County Clerk of Caldwell 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 _____, 20____, A.D., at ____ o'clock ____M. and duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock ____M. in the plat records of Caldwell County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 20____, A.D.

Teresa Rodriguez, County Clerk
Caldwell County, Texas