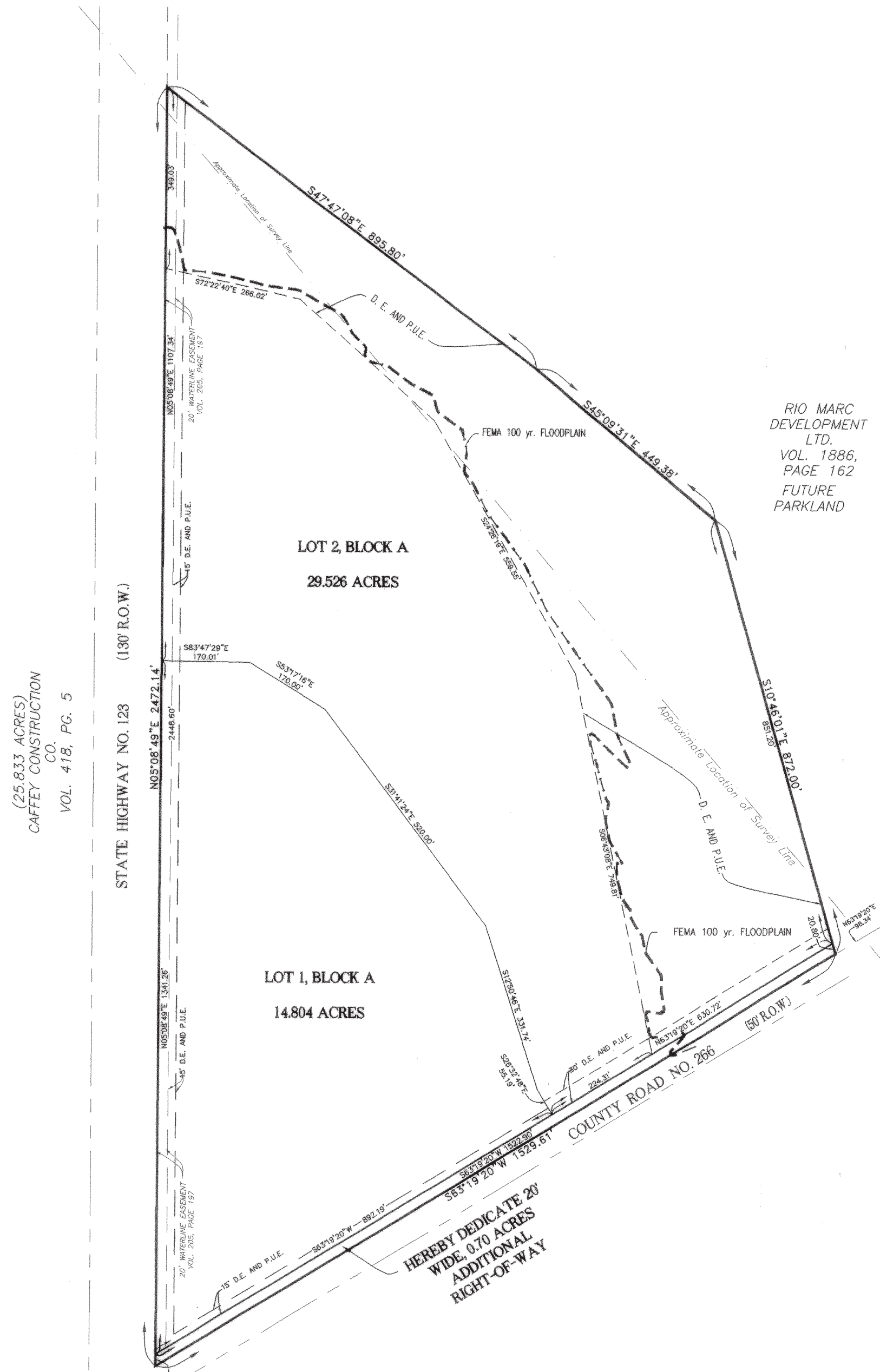


EL CAMINO REAL PHASE 5 FINAL PLAT



RIO MARC
DEVELOPMENT
LTD.
VOL. 1886,
PAGE 162
FUTURE
PARKLAND

(25.833 ACRES)
CAFFEY CONSTRUCTION
CO.
VOL. 418, PG. 5



SCALE: 1" = 200'

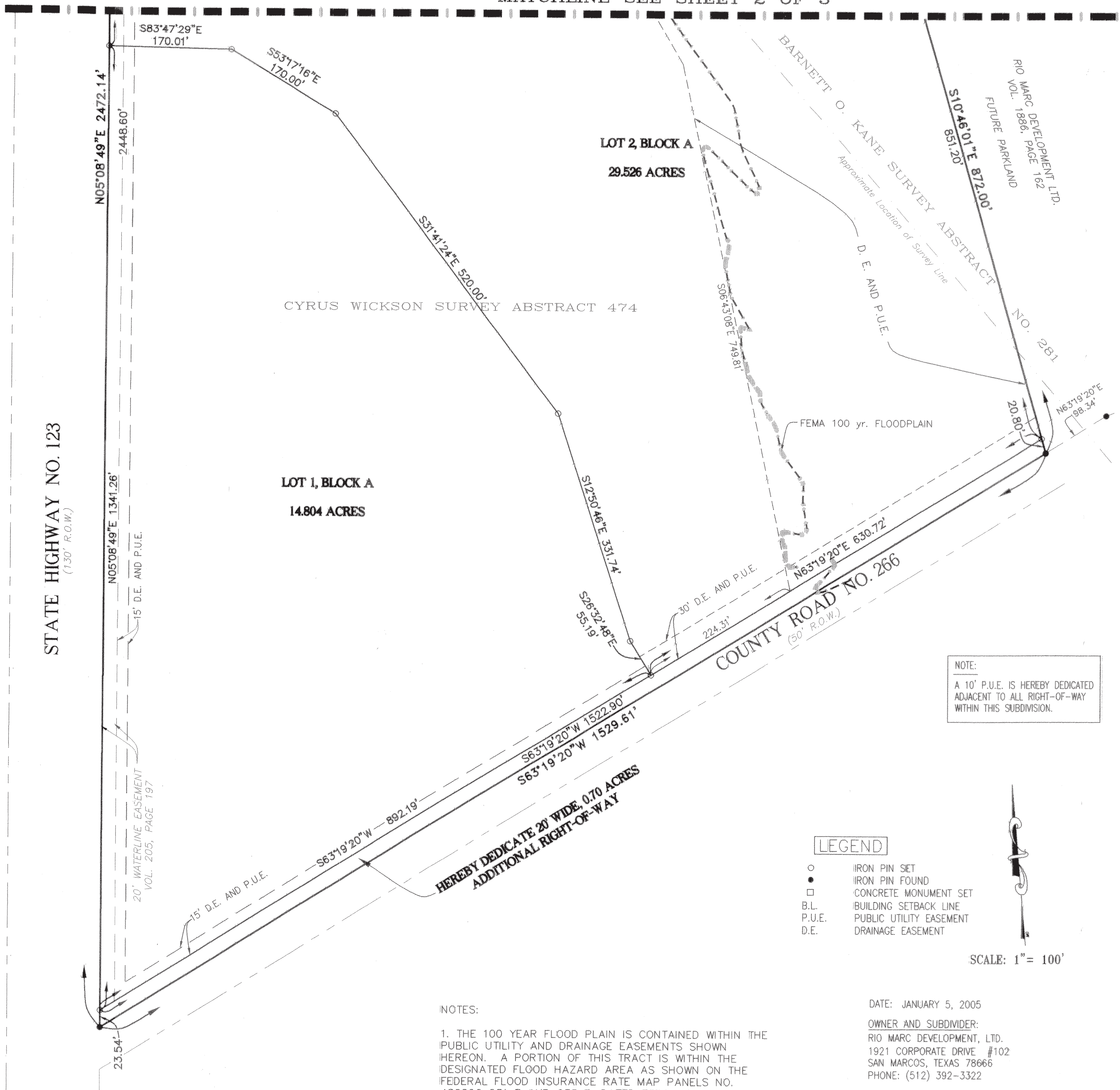
SHEET 1 OF 4

C B D Carlson, Brigance & Doering, Inc.
Civil Engineering Surveying
3401 Slaughter Lane West Austin, Texas 78746

PATH: G:\PROJ\3954\PLAT.DWG

EL CAMINO REAL PHASE 5 FINAL PLAT

MATCHLINE SEE SHEET 2 OF 3



NOTE:
A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY WITHIN THIS SUBDIVISION.

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

SCALE: 1" = 100'

NOTES:

1. THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP PANELS NO. 48209C 231 E AND 233 E, DATED FEBRUARY 18, 1998 FOR HAYS COUNTY, TEXAS.
2. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF SAN MARCOS WATER AND WASTEWATER SERVICE.
3. THE COMPLETION OF THE EL CAMINO REAL TRANSMISSION MAIN PHASE I C.I.P. PROJECT IS REQUIRED TO PROVIDE ADEQUATE FIRE FLOW TO THIS AREA. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE EL CAMINO REAL WATER TRANSMISSION MAIN HAS BEEN COMPLETED BY THE CITY OF SAN MARCOS.
4. A SINGLE BORED CONNECTION UNDER HWY 123 TO THE PUBLIC WASTEWATER SYSTEM WILL BE MADE BY THE DEVELOPER TO SERVE ALL THE LOTS IN THIS SUBDIVISION. PLANS FOR THIS CONNECTION WILL BE SUBMITTED AT DEVELOPMENT OF THE FIRST LOT FOR REVIEW AND APPROVAL BY THE CITY OF SAN MARCOS.
5. A SHARED ACCESS DRIVEWAY FOR LOTS 1 AND 2 IS REQUIRED ACROSS FROM THE HWY 123/CLOVIS-BARKER INTERSECTION. AN APPROPRIATE SHARED ACCESS PLAN FOR LOTS 1 AND 2, DEMONSTRATING INTERNAL CONNECTIVITY FOR ACCESS TO HWY 123 AND COUNTY ROAD 266, IS REQUIRED AT THE TIME OF SITE DEVELOPMENT TO MINIMIZE CURB CUTS. INTERNAL SHARED ACCESS BETWEEN THE LOTS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT OF THE FIRST LOT.

DATE: JANUARY 5, 2005

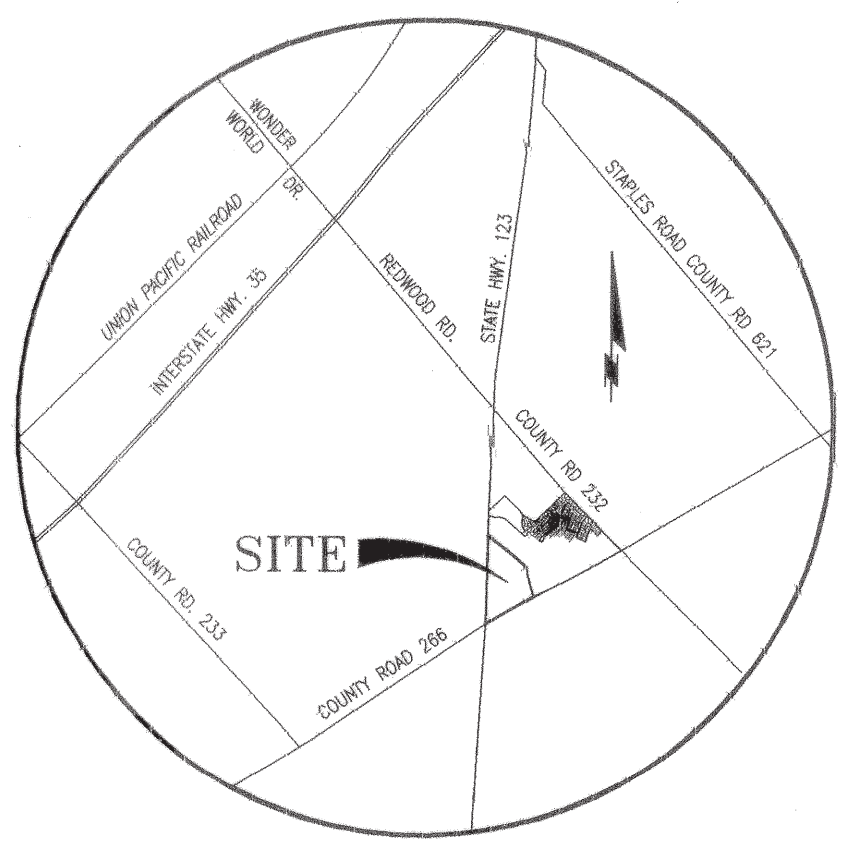
OWNER AND SUBDIVIDER:
RIO MARC DEVELOPMENT, LTD.
1921 CORPORATE DRIVE #102
SAN MARCOS, TEXAS 78666
PHONE: (512) 392-3322

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160
PHONE: (512) 280-5165

AOREAGE: 45.030 ACRES
SURVEYS:
BARNETT Q. KANE SURVEY ABSTRACT NO. 281
CYRUS WICKSON SURVEY ABSTRACT 474

NO. OF COMMERCIAL LOT: 1
NO. OF MULTI-FAMILY LOT: 1
NO. OF BLOCKS: 1

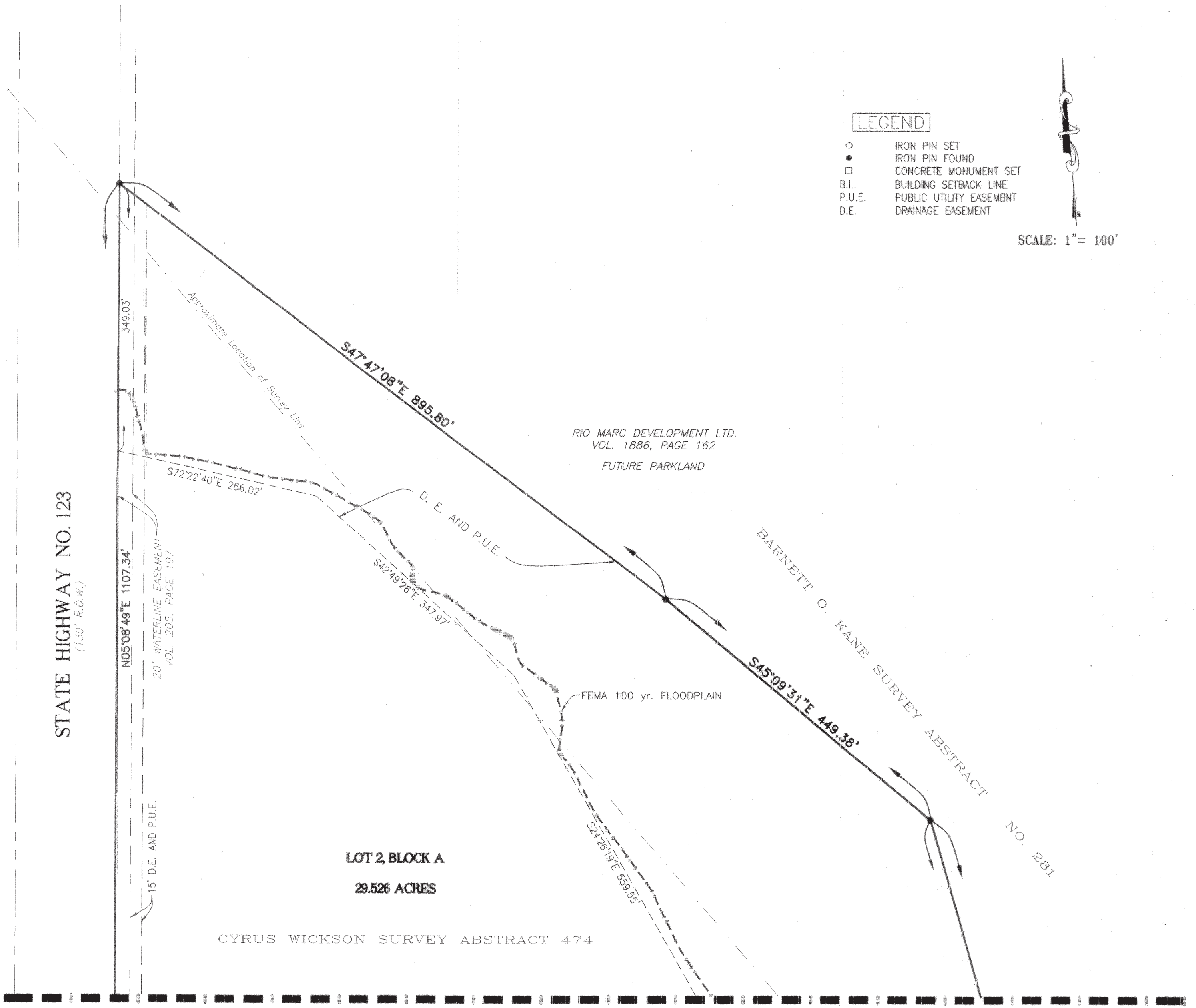
F.E.M.A. MAP NO.48209C 231 E AND 233 E
HAYS COUNTY, TEXAS DATED: FEBRUARY 18, 1998



LOCATION MAP
NOT TO SCALE

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PATH: G:\PROJ\3954\PLAT.DWG

EL CAMINO REAL PHASE 5 FINAL PLAT



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



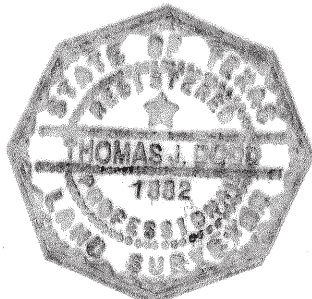
SCALE: 1" = 100'

MATCHLINE SEE SHEET 1 OF 3

STATE OF TEXAS }
COUNTY OF TRAVIS }

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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

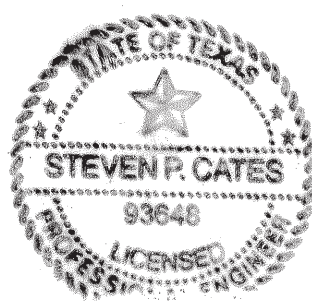
Thomas J. Dodd 1.10.05
 THOMAS J. DODD, R.P.L.S. NO. 1882
 CARLSON, BRIGANCE & DOERING, INC.
 3401 SLAUGHTER LANE WEST
 AUSTIN, TEXAS 78748



STATE OF TEXAS }
COUNTY OF TRAVIS }

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

Steven P. Cates, P.E. 1.10.05
 STEVEN P. CATES, P.E. NO. 93648
 CARLSON, BRIGANCE & DOERING, INC.
 3401 SLAUGHTER LANE WEST
 AUSTIN, TEXAS 78748



SHEET 3 OF 4

Carlson, Brigance & Doering, Inc.
 Civil Engineering • Surveying
 3401 Slaughter Lane West • Austin, Texas 78748
 PATH: G:\PROJ\3954\PLAT.DWG

EL CAMINO REAL PHASE 5 FINAL PLAT


STATE OF TEXAS }
COUNTY OF HAYS }

WE, RIO MARC DEVELOPMENT, LTD., HAVING AN OFFICE IN SAN MARCOS, TEXAS AT 1921 CORPORATE DRIVE, SUITE 102, SAN MARCOS, HAYS COUNTY, TEXAS 78666, ACTING HEREIN BY AND THROUGH CORRIDOR VILLAGE COMPANY, L.L.C., ITS GENERAL PARTNER, BY REAGAN LEHMANN, MEMBER OF CORRIDOR VILLAGE COMPANY, L.L.C., AND BEING THE OWNERS OF 133.371 ACRES OF LAND OUT OF THE BARNETT O. KANE SURVEY, ABSTRACT , HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED DATED OCTOBER 1, 2001 AND RECORDED IN VOLUME 1886, PAGE 162, HAYS COUNTY DEED RECORDS, DO HEREBY SUBDIVIDE 45.030 ACRES OF LAND, TO BE KNOWN AS

EL CAMINO REAL PHASE 5


IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT.

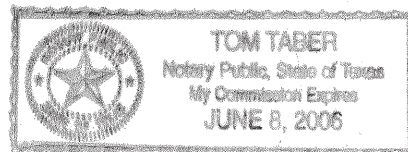
RIO MARC DEVELOPMENT, LTD.
BY: MEMBER OF CORRIDOR VILLAGE COMPANY, L.L.C.
ITS GENERAL PARTNER

BY: 
REAGAN LEHMANN
MEMBER OF CORRIDOR VILLAGE COMPANY, L.L.C.

STATE OF TEXAS }
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-12-05 BY REAGAN LEHMANN RIO MARC DEVELOPMENT, LTD., ON BEHALF OF SAID CORPORATION.


NOTARY PUBLIC, STATE OF TEXAS



APPROVED AND AUTHORIZED TO BE RECORDED ON DECEMBER 14, 2004 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS. DATED THIS 25th DAY OF JANUARY, 2005, A.D.


CHAIRPERSON


SECRETARY

APPROVED:


DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

1/21/05
DATE

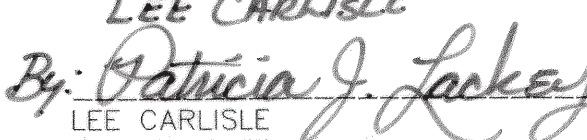

DIRECTOR OF ENGINEERING

1/13/05
DATE

STATE OF TEXAS }
COUNTY OF HAYS }

I, LEE CARLISLE, 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 26th DAY OF JANUARY, 2005, A.D., AND DULY RECORDED ON THE 26th DAY OF JANUARY, 2005 A.D., AT 10:04 O'CLOCK A.M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN BOOK 12, PAGE(S) 130-133, AND DOCUMENT NUMBER 5002294

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 26th DAY OF JANUARY, 2005, A.D.

LEE CARLISLE
By: 
LEE CARLISLE
COUNTY CLERK
HAYS COUNTY, TEXAS
Deputy

