

LOCATION MAP
NOT-TO-SCALE

OWNER: CARMA PASO ROBLES, LLC
9600 N. MOPAC EXPY., SUITE 750
AUSTIN, TX 78759
512-391-1330 P
512-391-1333 F

ACREAGE: 1.919 ACRES
PRIVATE STREET LOT: 0.407 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
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NUMBER OF BLOCKS: 1

SUBMITTAL DATE: DECEMBER 19, 2022

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOT: 1
SINGLE FAMILY LOTS: 6

LINEAR FEET OF NEW STREETS:
PRIVATE STREET: 188'

BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK 103
SET MAG NAIL IN CONCRETE PAD
NAD 83 GRID COORDINATES
N: 13854272.0
E: 2288201.8
ELEVATION 712.49' (NAVD 1988) GEOID 12A

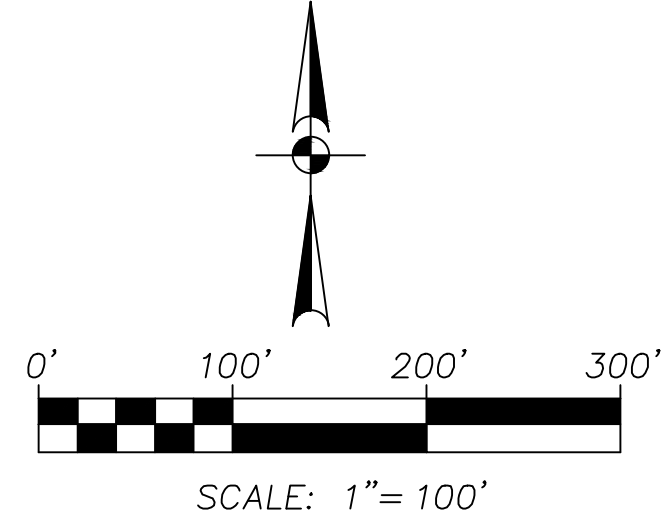
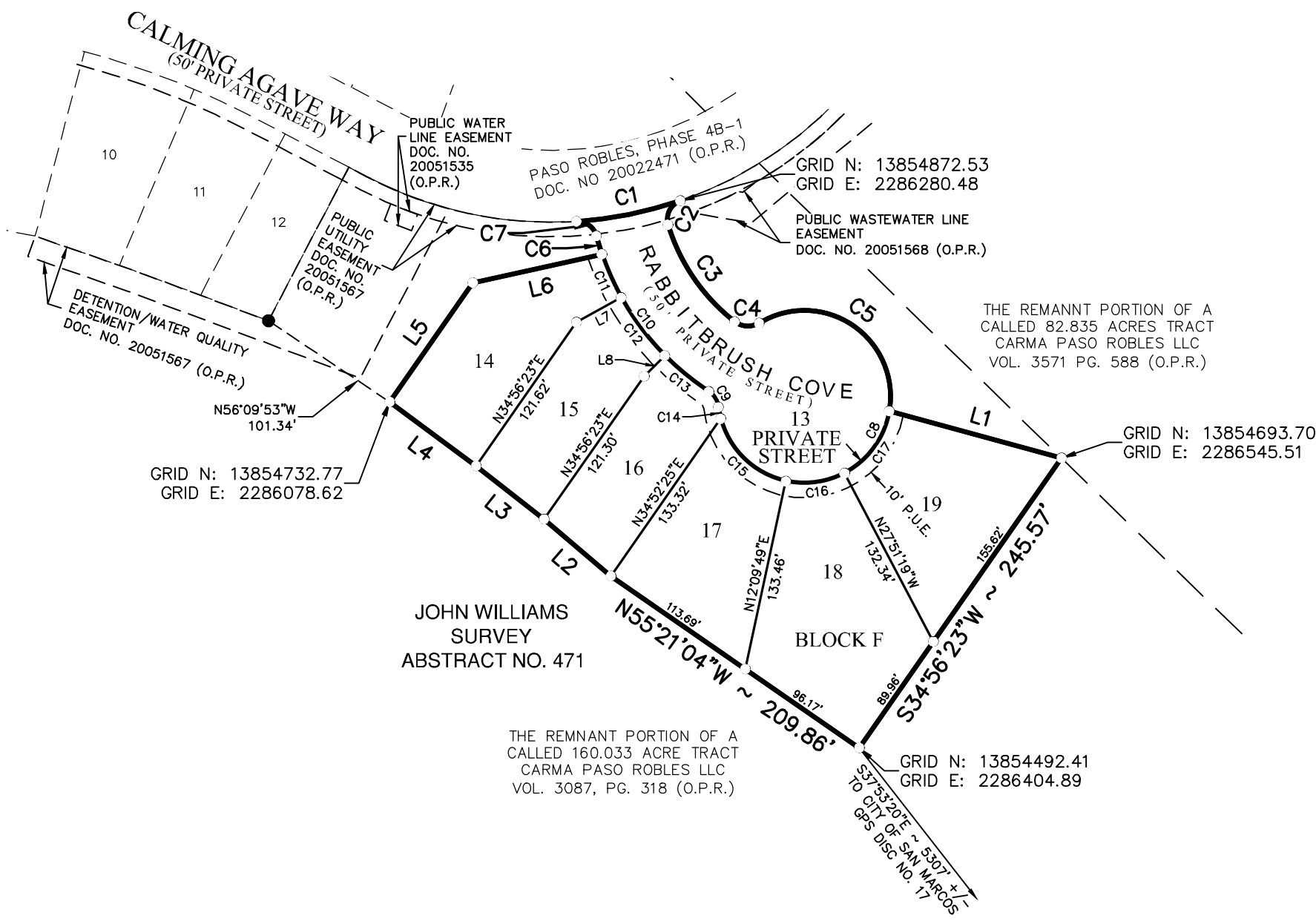
BENCHMARK 101
CHISELED SQUARE ON CONCRETE DRAINAGE STRUCTURE
NAD 83 GRID COORDINATES
N: 13854108.7
E: 2289351.8
ELEVATION: 692.49' (NAVD 1988) GEOID 12A

LEGEND

- OFN CLERK'S FILE NUMBER
- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR PLAT RECORDS OF HAYS COUNTY, TEXAS
- DR DEED RECORDS OF HAYS COUNTY, TEXAS
- MFPE MINIMUM FINISHED FLOOR ELEVATION
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- (SURVEYOR) ● FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)

FINAL PLAT
OF
PASO ROBLES, PHASE 4B-4

A 1.919 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



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 LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
- EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE AND REPAIRS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREA 'AE', DEFINED AS AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48209C0478F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- LOT 13, BLOCK F IS DEDICATED AS AN ACCESS AND CITY OF SAN MARCOS DRAINAGE, WATER, AND WASTEWATER EASEMENT FOR PRIVATE STREETS AND MAY BE USED FOR UTILITIES. THE USE OF THIS LOT BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- SIDEWALKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD.
- ALL OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	015°22'02"	N78°41'47"E	73.54'	73.76'
C2	13.50'	087°49'18"	S27°06'07"W	18.73'	20.69'
C3	135.00'	035°18'19"	S34°27'41"E	81.88'	83.19'
C4	14.98'	069°21'43"	S86°44'59"E	17.05'	18.14'
C5	60.00'	130°46'25"	S55°59'56"E	109.10'	136.95'
C6	185.00'	004°06'47"	N16°43'25"W	13.28'	13.28'
C7	13.50'	078°38'28"	N53°59'19"W	17.11'	18.53'
C8	60.00'	294°34'53"	S25°54'18"W	64.85'	308.48'
C9	15.00'	050°08'09"	N31°52'20"W	12.71'	13.13'
C10	185.00'	042°16'22"	N35°48'13"W	133.42'	136.49'
C11	185.00'	010°13'16"	S23°53'27"E	32.96'	33.00'
C12	185.00'	015°42'26"	S36°51'18"E	50.56'	50.72'
C13	185.00'	012°13'53"	S50°49'28"E	39.42'	39.49'
C14	60.00'	007°46'42"	S10°41'36"E	8.14'	8.15'
C15	60.00'	063°15'13"	S46°12'34"E	62.93'	66.24'
C16	60.00'	040°01'08"	N82°09'15"E	41.06'	41.91'
C17	60.00'	052°45'25"	N35°45'59"E	53.32'	55.25'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S74°43'54"E	124.18'
L2	N49°30'07"W	60.86'
L3	N51°51'44"W	60.09'
L4	N53°31'38"W	74.76'
L5	N34°56'23"E	101.05'
L6	N77°34'05"E	91.71'
L7	S60°59'55"W	35.46'
L8	N45°17'29"E	20.06'

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOTS 14-19, BLOCK F	SINGLE FAMILY	6	1.512 ACRES
LOT 13, BLOCK F	PRIVATE STREET	1	0.407 ACRES
TOTAL		7	1.919 ACRES



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028801

FINAL PLAT
OF
PASO ROBLES, PHASE 4B-4

A 1.919 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT CARMA PASO ROBLES, LLC, AS THE OWNER OF A REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID REMNANT PORTION, 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 PASO ROBLES, PHASE 4B-4, 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.

CHAD MATHESON, C.F.O.
CARMA PASO ROBLES, LLC

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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 TRAVIS §

THAT I, STEVEN S. CRAUFORD, 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.

STEVEN S. CRAUFORD
REGISTERED PROFESSIONAL ENGINEER NO. 92677
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, PARKER J. GRAHAM, 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.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____ BY THE PLANNING AND DEVELOPMENT SERVICES OF THE CITY OF SAN MARCOS, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

DIRECTOR OF DEVELOPMENT SERVICES DATE

RECORDING SECRETARY DATE

CIP AND ENGINEERING DATE

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, ELAINE H. CÁRDENAS, 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 ____ 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 HAYS COUNTY, TEXAS IN CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE ____ DAY OF _____, 20____, A.D.

ELAINE H. CÁRDENAS, COUNTY CLERK
HAYS COUNTY, TEXAS



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