



# PC-24-03

## Replat of the Lot25A, Block A Paso Robles, Phase 1

Hold a public hearing and consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, for approval of a Replat of Paso Robles, Phase 1, Lot 25A, Establishing Paso Robles, Phase 1, Lots 25B and Lot 28, consisting of approximately 21.674 acres and located north of the intersection of Kissing Tree Lane and Centerpoint Road. (C. Garrison)

# Property Information

Approximately 21.6 acres

Creating two lots out of one lot.

Subject to Kissing Tree PDD

PC-24-03

Kissing Tree Amenity Center Replat -  
201 Kissing Tree Ln

Aerial



Subject Property  
Parcel

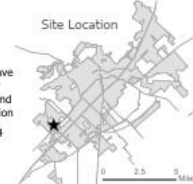
0 100 200 400 Feet

Site Location

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

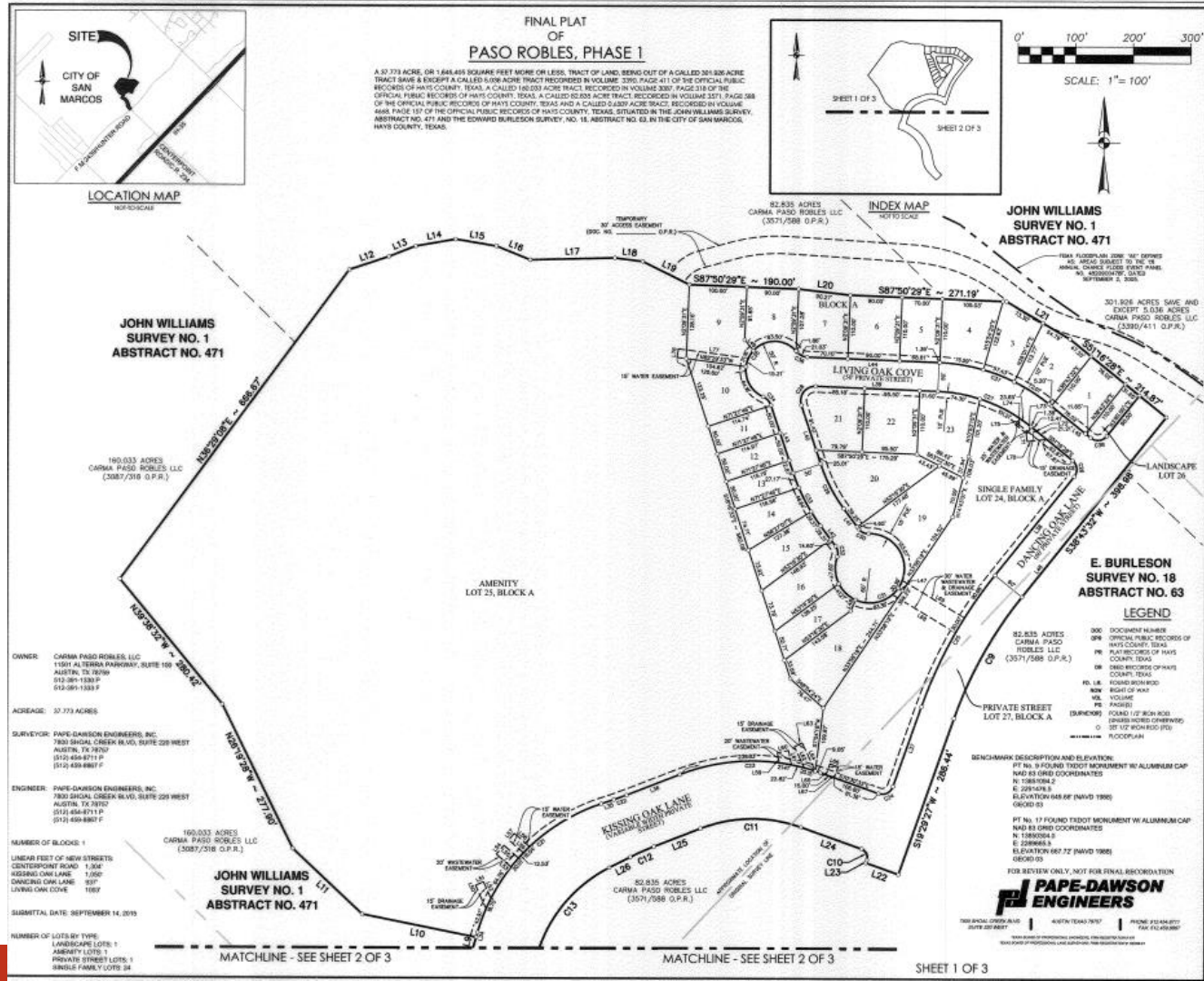
Date: 6/3/2024

SAN MARCOS Planning and Development Services

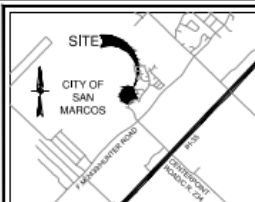


stx.gov

# Existing Plat



# Proposed Replat



LOCATION MAP

BLOCK A			
LOT #	AREA (SQ. FT.)	AREA (ACRES)	USAGE TYPE
228	78,000	1.789 AC.	AMENITY
28	78,000	1.789 AC.	AMENITY

LOT SUMMARY			
LOT #	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOT 28, BLOCK A	AMENITY	1	1.789 ACRES
LOT 28, BLOCK A	AMENITY	1	1.789 ACRES
TOTAL		2	3.578 ACRES

JOHN WILLIAMS  
SURVEY NO. 1  
ABSTRACT NO. 471

160,033 ACRES  
CARNA PASO ROBLES LLC  
(3571/587-583 O.P.R.)

BENCHMARK DESCRIPTION AND ELEVATION:  
PT. 10, FOUND CITY OF SAN MARCOS  
MONUMENT TO ALUMINUM CAP  
NAD 83 GRID COORDINATES  
N: 13091094.2  
E: 220149.0  
ELEVATION 849.5' (NAVD 1983)  
GEOID 12A

PT. 11, FOUND CITY OF SAN MARCOS  
MONUMENT TO ALUMINUM CAP  
NAD 83 GRID COORDINATES  
N: 13096394.0  
E: 220999.0  
ELEVATION 841.0' (NAVD 1983)  
GEOID 12A

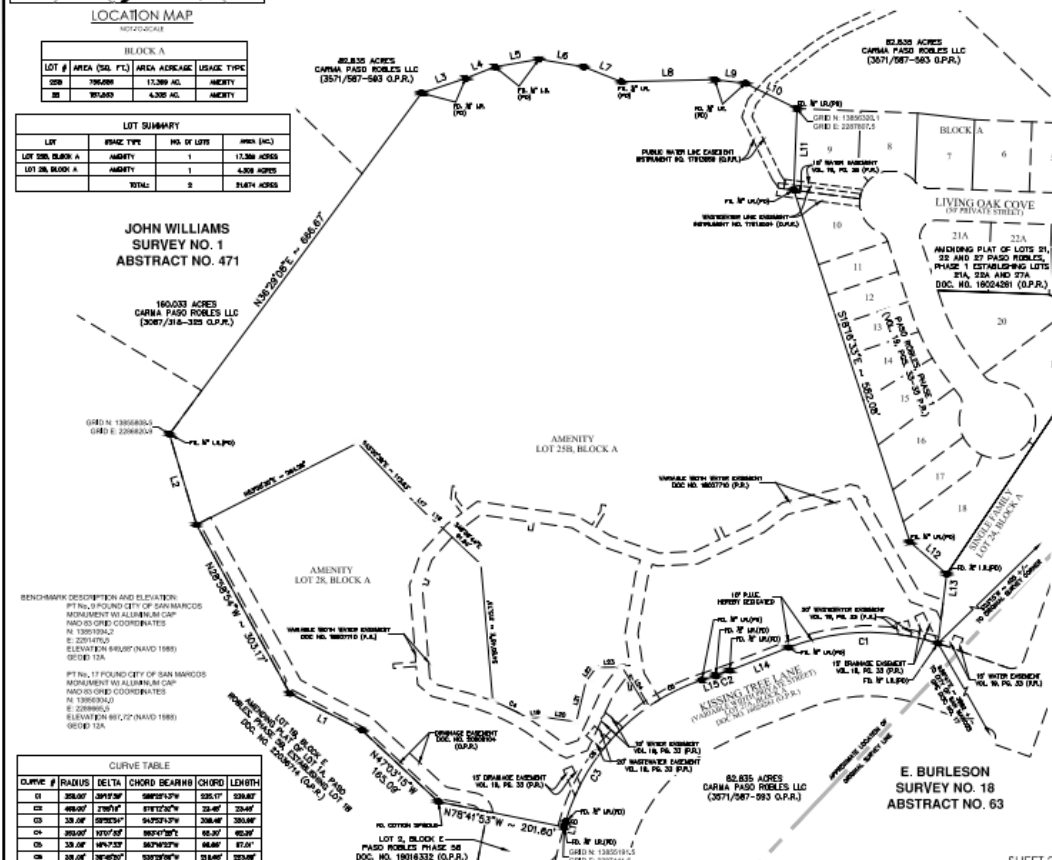
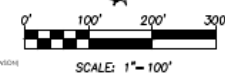
CURVE TABLE					
CLUMP #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	35.00'	30°15'00"	S89°15'00"W	55.07'	55.07'
C2	45.00'	27°00'00"	S71°15'00"W	33.47'	33.47'
C3	35.00'	30°15'00"	S49°15'00"W	55.07'	55.07'
C4	35.00'	30°15'00"	S67°15'00"W	55.07'	55.07'
C5	35.00'	30°15'00"	S49°15'00"W	55.07'	55.07'
C6	35.00'	30°15'00"	S67°15'00"W	55.07'	55.07'

## REPLAT OF LOT 25A, BLOCK A PASO ROBLES, PHASE 1 ESTABLISHING LOT 25B AND LOT 28

A 21,074 ACRES, OR 944,119 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF LOT 25A, BLOCK A (BEING 21,074 ACRES OF LAND OF THE ANDERSON PLAT OF LOT 25, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHED LOT 25A, SURVEY, RECORDED IN DOCUMENT NO. 1807718 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, INITIATED BY THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

LEGEND	
DOC.	DOCUMENT NUMBER
CPL.	OWNER'S PLAT RECORDS OF HAYS COUNTY, TEXAS
PL.	PLAT RECORDS OF HAYS COUNTY, TEXAS
DE.	DEED RECORDS OF HAYS COUNTY, TEXAS
PL. 1/2	PLAT 1/2 RECORD
PL. 1/4	PLAT 1/4 RECORD
PL. 1/8	PLAT 1/8 RECORD
PL. 1/16	PLAT 1/16 RECORD
PL. 1/32	PLAT 1/32 RECORD
PL. 1/64	PLAT 1/64 RECORD
PL. 1/128	PLAT 1/128 RECORD
PL. 1/256	PLAT 1/256 RECORD
PL. 1/512	PLAT 1/512 RECORD
PL. 1/1024	PLAT 1/1024 RECORD

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°15'00"W	156.67'
L2	N89°15'00"W	156.67'
L3	N89°15'00"W	156.67'
L4	N89°15'00"W	156.67'
L5	N89°15'00"W	156.67'
L6	N89°15'00"W	156.67'
L7	N89°15'00"W	156.67'
L8	N89°15'00"W	156.67'
L9	N89°15'00"W	156.67'
L10	N89°15'00"W	156.67'
L11	N89°15'00"W	156.67'
L12	N89°15'00"W	156.67'
L13	N89°15'00"W	156.67'
L14	N89°15'00"W	156.67'
L15	N89°15'00"W	156.67'
L16	N89°15'00"W	156.67'
L17	N89°15'00"W	156.67'
L18	N89°15'00"W	156.67'
L19	N89°15'00"W	156.67'
L20	N89°15'00"W	156.67'
L21	N89°15'00"W	156.67'
L22	N89°15'00"W	156.67'
L23	N89°15'00"W	156.67'
L24	N89°15'00"W	156.67'



**PAPE-DAWSON ENGINEERS**

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# Recommendation

Staff recommends approval of PC-24-03, as presented.