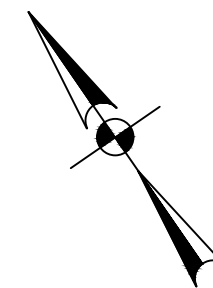


PASO ROBLES (KISSING TREE) - PHASE 4B SECTION 4 SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 1.91 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATION IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SCALE: 1" = 40'



LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- MAIN TRAIL
- EDWARDS AQUIFER ZONES
- WATER QUALITY ZONE
- TXDOT TYPE II DISC
- IRON ROD FOUND
- IRON ROD SET

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

NUMBER OF LOTS BY TYPE

PRIVATE STREET LOTS:	1
SINGLE FAMILY LOTS:	6
TOTAL NO. OF LOTS:	7

PLAT 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.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE. PORTIONS OF THIS PROPERTY FALL WITHIN THE COTTONWOOD CREEK WATERSHED. THIS PROPERTY DOES NOT FALL WITHIN THE CITY OF SAN MARCOS RIVER CORRIDOR.
- 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 & REPAIRS.
- WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
- ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
- TEMPORARY ROADWAYS (FIRE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
- FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.
- THE DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000129837.
- ALL OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL PROPOSED SIDEWALKS AND LANDSCAPING WILL BE IN CONFORMANCE WITH THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
- BASES OF BEARINGS FOR THIS PRELIMINARY PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

OWNER

CARMA PASO ROBLES, LLC
9600 N MOPAC EXPY.
SUITE 750
AUSTIN, TX 78759
512-391-1330

CHRIS MASTIN

ENGINEER / SURVEYOR:

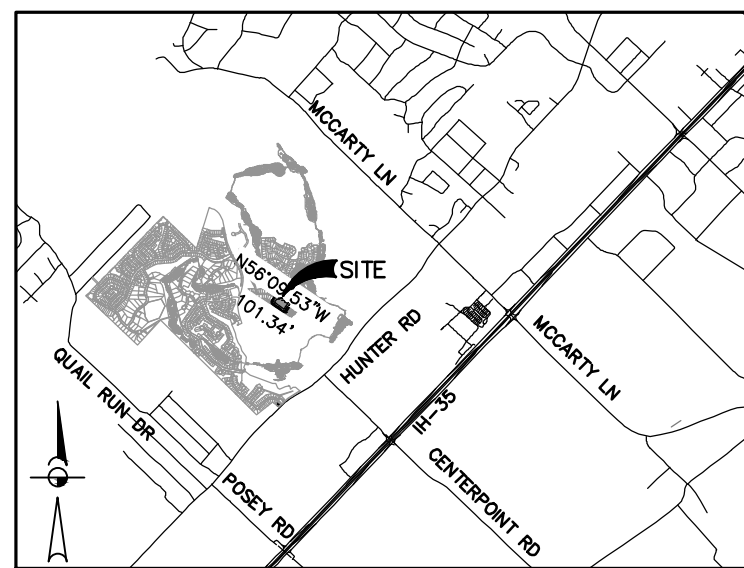
PAPE-DAWSON ENGINEERS
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PHONE: 512-454-8711
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STEVEN S. CRAUFORD, P.E.
PARKER J. GRAHAM, R.P.L.S.

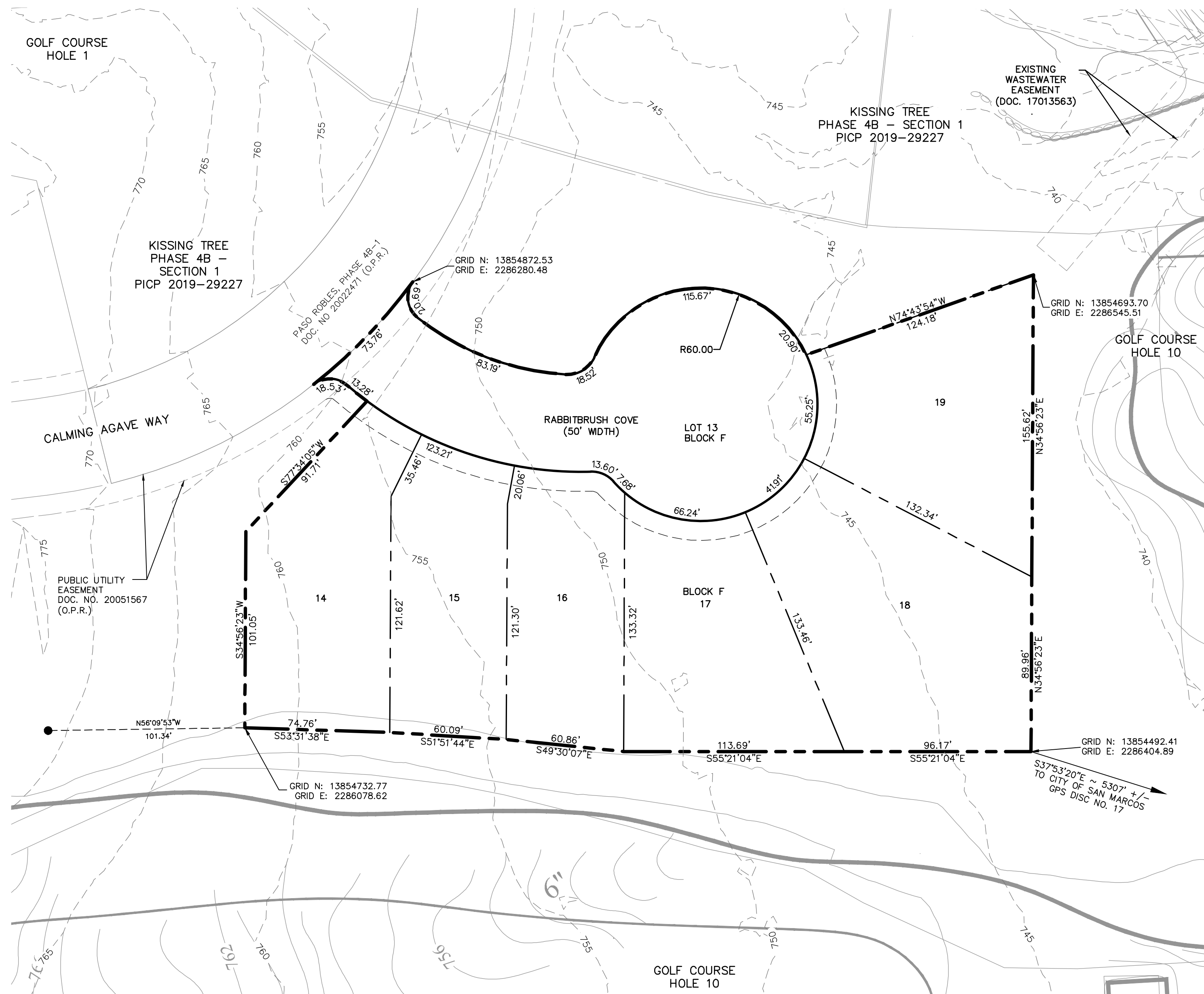
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AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP
N.T.S.



Date: Jan 17, 2023, 8:16am User ID: jbennett File: H:\Projects\508148\PHASE 4B-SECTION 4-122 Preliminary\Civil\PP508148-40-4.dwg