

## **PC-19-55 (Paso Robles – Kissing Tree Phase 4 D)**

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve the Preliminary Plat, consisting of approximately 34.94 acres, more or less, out of the John Williams Survey. (T. Carpenter)



# PASO ROBLES (KISSING TREE) - PHASE 4D, 4E AND 4F

## SAN MARCOS, TEXAS

### PRELIMINARY SUBDIVISION PLAT

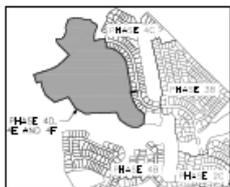
A 52.845 ACRE TRACT OF LAND, BEING A PORTION OF, A CALLED 82.835 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3571, PAGE 588, A CALLED 160.033 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3097, PAGE 318 AND A CALLED 301.926 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3340, PAGE 411, ALL TRACTS BEING CONVEYED TO CARNA PASO ROBLES, LLC AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

#### PLAT NOTES:

1. THIS PLAT (AND LOTS THEREON) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2010-59, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY NAMED EDWARDS AQUIFER RECHARGE ZONE AND CONTROLLING ZONE WITHIN THE TRANSITION ZONE. EASEMENTS WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
4. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET SHALL BE REQUIRED TO PAY ADDITIONAL WAIVER FEES FOR STREET MAINTENANCE AS REQUIRED.
5. WHILE A SPECIFIC DEVELOPMENT PHASING SCHEDULE IS PROPOSED, BROOKFIELD RESERVE WILL RETAIN THE RIGHT TO VARY THE PHASING SCHEDULE AND SUE IN COURT TO MEET ALL CITY OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
6. ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
7. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS INDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO INDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
8. TEMPORARY ROADWAYS (P.U.E. DEPARTING ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN SERVICEABLE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
9. FIRE HYDRANTS PROVIDING THE REQUIRED FIVE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
C1	520.00'	038°05'44"	S85°48'23"W	73.41'	73.47'
C2	325.00'	003°21'07"	S50°13'57"E	19.01'	19.01'
C4	175.00'	037°14'42"	S26°38'08"E	111.77'	113.78'
C7	150.00'	051°11'33"	S54°43'55"E	129.61'	134.02'

L.I.E. TABLE		
LINE #	LENGTH	BEARING
L1	38.23'	S75°39'59"E
L2	84.83'	N40°28'47"W
L3	95.00'	N80°03'53"E
L4	50.00'	N80°03'53"E
L5	20.00'	N09°56'07"W
L6	205.33'	N69°36'26"E
L7	57.73'	N69°36'26"E
L8	31.35'	S87°48'30"W
L9	26.98'	S62°06'12"E
L10	23.42'	N65°07'55"W

NUMBER OF LOTS BY TYPE	
OPEN SPACE LOTS	4
DRAINAGE/WATER	
QUANTITY LOTS	1
PRIVATE STREET LOTS	3
SINGLE FAMILY LOTS	151
CONDOMINIUM LOTS	1
TOTAL NO. OF LOTS	160



#### LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EDWARDS AQUIFER ZONES
- GEOLOGIC FEATURE

#### OWNER:

CARNA PASO ROBLES, LLC  
11001 ALBERTA HWY  
AUSTIN, TX 78758  
512-391-1330

LEONIA KING

#### ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS  
10801 N. MOFAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
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STEVEN S. CRAIGFORD, P.E.  
PARRIS J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAIGFORD, P.E. 06/27/2019 DATE. (IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES. SEE T.E.P.A. 137.33(a))

**PAPE-DAWSON ENGINEERS**

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10801 N. MOFAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512-454-8711  
TDP# FIRM REGISTRATION #403 | TDP# FIRM REGISTRATION #10282801

## Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-55 as submitted.