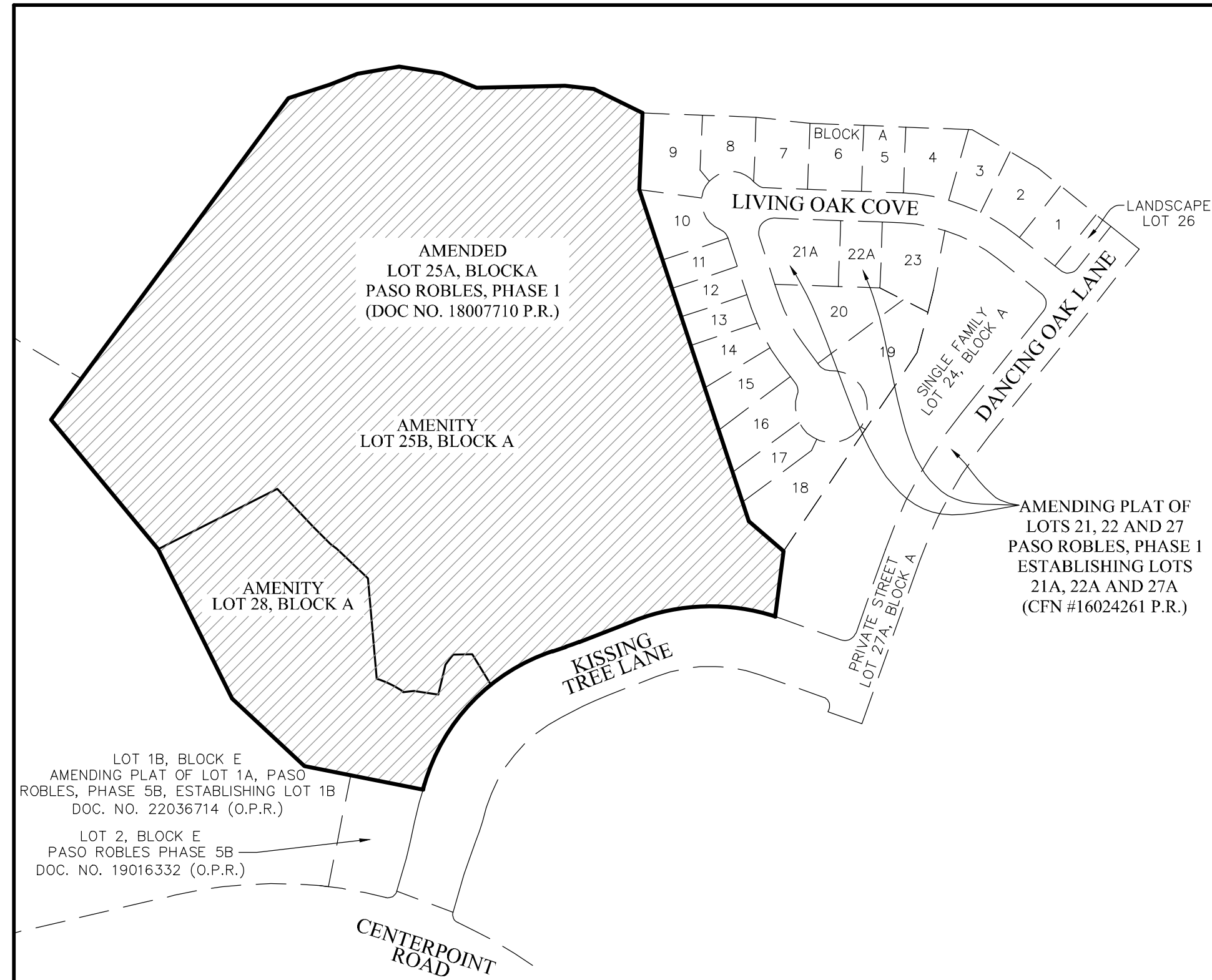
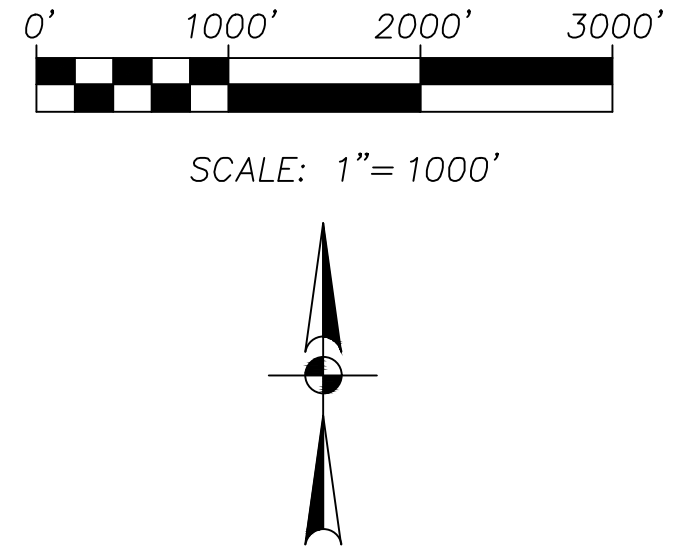


LOCATION MAP
NOT-TO-SCALE

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

A 21.674 ACRE, OR 944,119 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF LOT 25A, BLOCK A (BEING 21.674 ACRE OF LAND) OF THE AMENDING PLAT OF LOT 25, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHING LOT 25A, SUBDIVISION, RECORDED IN DOCUMENT NO. 18007710 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



AREA BEING REPLATED

LOT 25A, BLOCK A OF THE PASO ROBLES, PHASE 1 SUBDIVISION
RECORDED IN DOCUMENT NO. 18007710 OF THE PLAT RECORDS OF
HAYS COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. 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 SURFACE VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000129836855421.
4. 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.
5. THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

SUBDIVISION NOTES:

1. THIS PLAT (AND LOTS THEREIN) 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. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
4. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
5. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE AND REPAIRS.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 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.
7. FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
8. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
9. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
10. THE PURPOSE OF THIS REPLAT IS TO ESTABLISH LOT 25B AND LOT 28, BLOCK A OUT OF LOT 25A, BLOCK A OF THE PASO ROBLES PHASE 1 PLAT.
11. DRAINAGE IMPROVEMENTS WITHIN EASEMENTS WILL BE PRIVATELY MAINTAINED.
12. EACH LOT WILL HAVE THE RIGHT TO ACCESS, MAINTAIN, AND REPLACE ANY EXISTING SERVICES WHICH MAY CROSS LOT LINES.

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

ACREAGE: 21.674 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

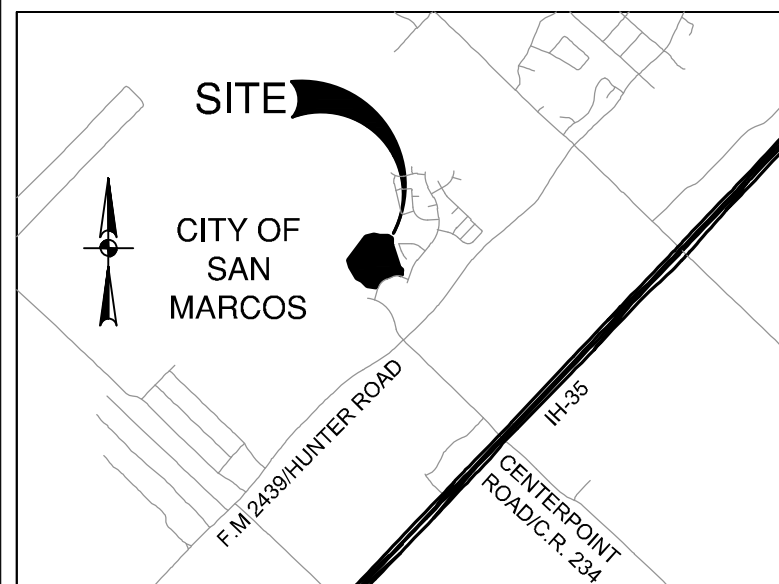
NUMBER OF BLOCKS: 1

SUBMITTAL DATE: _____, 2023

NUMBER OF LOTS BY TYPE:
AMENITY LOTS: 2



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TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801



LOCATION MAP

NOT-TO-SCALE

BLOCK A

| LOT # | AREA (SQ. FT.) | AREA ACREAGE | USAGE TYPE |
|-------|----------------|--------------|------------|
| 25B | 756,586 | 17.369 AC. | AMENITY |
| 28 | 187,533 | 4.305 AC. | AMENITY |

LOT SUMMARY

| LOT | USAGE TYPE | NO. OF LOTS | AREA (AC.) |
|------------------|------------|-------------|--------------|
| LOT 25B, BLOCK A | AMENITY | 1 | 17.369 ACRES |
| LOT 28, BLOCK A | AMENITY | 1 | 4.305 ACRES |
| TOTAL: | | 2 | 21.674 ACRES |

JOHN WILLIAMS SURVEY NO. 1 ABSTRACT NO. 471

160.033 ACRES
CARMA PASO ROBLES LLC
(3087/318-325 O.P.R.)

GRID N: 13855808.5
GRID E: 2286820.9

FD. 1/2" I.R.(PD)

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 9 FOUND CITY OF SAN MARCOS
MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13851094.2
E: 2291476.5
ELEVATION 649.68' (NAVD 1988)
GEOID 12A

PT No. 17 FOUND CITY OF SAN MARCOS
MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13850304.0
E: 2289665.5
ELEVATION 667.72' (NAVD 1988)
GEOID 12A

CURVE TABLE

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|---------|---------|-----------|---------------|---------|---------|
| C1 | 350.00' | 39°15'39" | S88°22'43"W | 235.17' | 239.83' |
| C2 | 460.00' | 2°55'16" | S70°12'32"W | 23.45' | 23.45' |
| C3 | 331.00' | 55°32'54" | S43°53'43"W | 308.48' | 320.90' |
| C4 | 353.00' | 10°07'33" | S63°47'28"E | 62.30' | 62.39' |
| C5 | 331.00' | 16°47'33" | S63°16'23"W | 96.66' | 97.01' |
| C6 | 331.00' | 38°45'20" | S35°29'56"W | 219.65' | 223.89' |

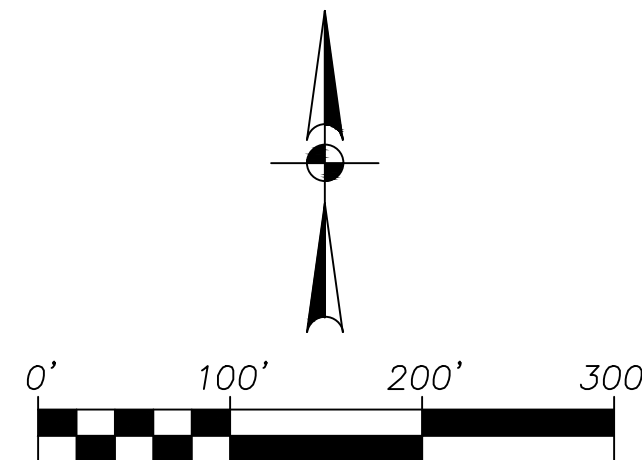
REPLAT OF

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

A 21.674 ACRE, OR 944,119 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF LOT 25A, BLOCK A (BEING 21.674 ACRE OF LAND) OF THE AMENDING PLAT OF LOT 25, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHING LOT 25A, SUBDIVISION, RECORDED IN DOCUMENT NO. 18007710 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

LEGEND

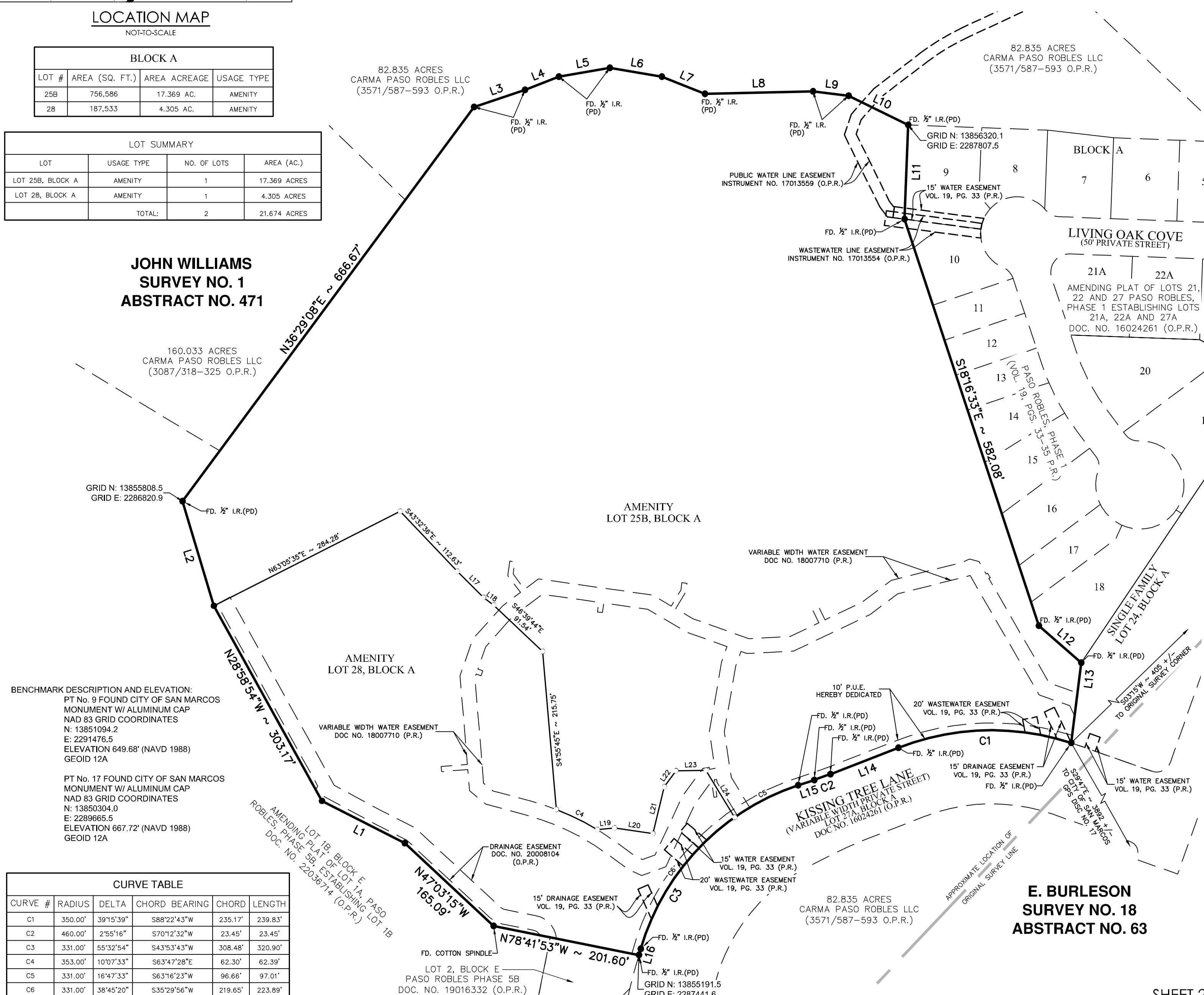
DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS
PR PLAT RECORDS OF HAYS
COUNTY, TEXAS
DR DEED RECORDS OF HAYS
COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL VOLUME
PG PAGE(S)
(PD) (PAPE-DAWSON)
(SURVEYOR) FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
● FD. I.R. (PAPE-DAWSON)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



SCALE: 1" = 100'

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N62°58'04"W | 126.53' |
| L2 | N16°38'35"W | 148.52' |
| L3 | N71°32'46"E | 72.87' |
| L4 | N68°41'25"E | 49.49' |
| L5 | N80°12'02"E | 70.24' |
| L6 | S80°36'12"E | 71.73' |
| L7 | S68°06'07"E | 63.22' |
| L8 | N88°39'36"E | 146.97' |
| L9 | S83°07'17"E | 48.71' |
| L10 | S63°52'38"E | 90.24' |
| L11 | S2°09'31"W | 128.16' |
| L12 | S48°54'24"E | 76.47' |
| L13 | S7°04'18"W | 109.87' |
| L14 | S68°44'54"W | 99.22' |
| L15 | S71°40'10"W | 22.98' |
| L16 | S16°07'16"W | 8.77' |
| L17 | S44°51'52"E | 50.28' |
| L18 | S53°15'27"E | 17.36' |
| L19 | N84°16'39"E | 23.37' |
| L20 | S81°38'57"E | 52.82' |
| L21 | N13°36'49"E | 65.48' |
| L22 | N36°12'55"E | 26.84' |
| L23 | N89°04'09"E | 40.86' |
| L24 | S31°26'03"E | 74.75' |



E. BURLESON SURVEY NO. 18 ABSTRACT NO. 63



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TBP Firm Registration #470 | TBP Firm Registration #10028801

SHEET 2 OF 3

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

A 21.674 ACRE, OR 944,119 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF LOT 25A, BLOCK A (BEING 21.674 ACRE OF LAND) OF THE AMENDING PLAT OF LOT 25, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHING LOT 25A, SUBDIVISION, RECORDED IN DOCUMENT NO. 18007710 OF THE PLAT 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 Lot 25A, Block A, of the Amending Plat of Lot 25, Block A, Paso Robles Phase 1, Establishing Lot 25A, Paso Robles, Phase 1 Subdivision, recorded in Document No. 18007710 of the Plat Records of Hays County, Texas, situated in the John Williams Survey No. 1, Abstract 471, in the City of San Marcos, Hays County, Texas, do hereby subdivide said Lot 25A, 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 **REPLAT OF LOT 25A, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHING LOT 25B AND LOT 28**, 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, CFO
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: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of Lot 25A, Block A, of the Amending Plat of Lot 25, Block A, Paso Robles Phase 1, Establishing Lot 25A, Paso Robles, Phase 1 Subdivision, recorded in Document No. 18007710 of the Plat Records of Hays County, Texas, situated in the John Williams Survey No. 1, Abstract 471, in the City of San Marcos, Hays County, Texas, do hereby subdivide said Lot 25A, 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 **REPLAT OF LOT 25A, BLOCK A PASO ROBLES, PHASE 1, ESTABLISHING LOT 25B AND LOT 28**, 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.

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 §

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 Expressway Building 3, Suite 200
Austin, Texas, 78759

Date

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
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
10801 N. Mopac Expressway Building 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 Department of the City of San Marcos, Texas.

Amanda Hernandez
Director of Planning and Development Services Department

Date

Recording Secretary

Date

CIP and Engineering

Date

Chairman, Planning and Zoning Commission

Date

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Liz Gonzalez, 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.

Liz Gonzalez, County Clerk
Hays County, Texas



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10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801