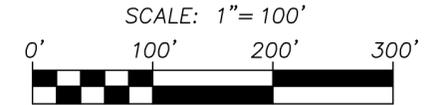




LOCATION MAP
NOT-TO-SCALE

FINAL PLAT
OF
PASO ROBLES, PHASE 4D

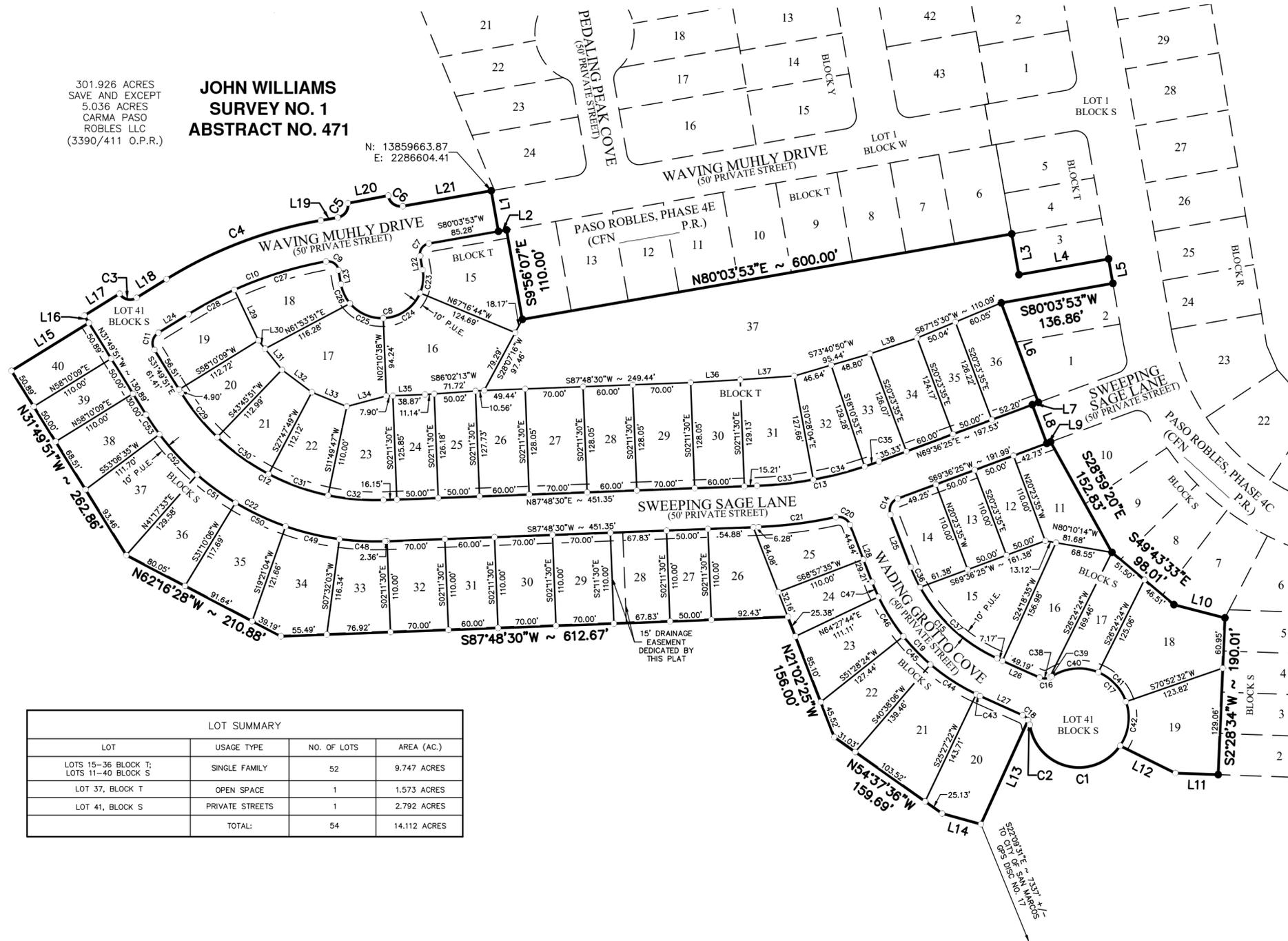
A 14.112 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A 301.926 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



301.926 ACRES
SAVE AND EXCEPT
5.036 ACRES
CARMA PASO
ROBLES LLC
(3390/411 O.P.R.)

**JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471**

N: 13859663.87
E: 2286604.41



- LEGEND**
- CFN 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
 - MFFE 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)

OWNER: CARMA PASO ROBLES, LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TX 78758
512-391-1330 P
512-391-1333 F

ACREAGE: 14.112 ACRES
PRIVATE STREET LOT: 2.792 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.
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREETS:
SWEEPING SAGE LANE 1265'
WAVING MUHLY DRIVE 483'
WADING GROTTTO COVE 465'

SUBMITTAL DATE: DECEMBER 21, 2020

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOTS: 1
SINGLE FAMILY LOTS: 52
OPEN SPACE LOT: 1

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

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOTS 15-36 BLOCK T; LOTS 11-40 BLOCK S	SINGLE FAMILY	52	9.747 ACRES
LOT 37, BLOCK T	OPEN SPACE	1	1.573 ACRES
LOT 41, BLOCK S	PRIVATE STREETS	1	2.792 ACRES
TOTAL:		54	14.112 ACRES



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10801 N. MOPAC EXPY, BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT OF PASO ROBLES, PHASE 4D

A 14.112 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A 301.926 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

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 CONTRIBUTING AND RECHARGE ZONES.
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 ENCRONCHED BY 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 48209C0476F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
7. LOT 37 BLOCK T, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. LOT 41, BLOCK S 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.
9. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
10. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
11. THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW:

BLOCK	LOT	SIDE CORNER FRONTAGE
S	14	WADING GROTTO COVE
S	25	SWEEPING SAGE LANE
S	15	WAVING MUHLY DRIVE
T	18	WAVING MUHLY DRIVE
T	19	WAVING MUHLY DRIVE

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 GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000129837.
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.

BLOCK T			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
15	10,413	0.239 AC.	SINGLE FAMILY
16	14,070	0.323 AC.	SINGLE FAMILY
17	11,758	0.270 AC.	SINGLE FAMILY
18	8,546	0.196 AC.	SINGLE FAMILY
19	8,216	0.189 AC.	SINGLE FAMILY
20	6,802	0.156 AC.	SINGLE FAMILY
21	6,908	0.159 AC.	SINGLE FAMILY
22	6,841	0.157 AC.	SINGLE FAMILY
23	8,259	0.190 AC.	SINGLE FAMILY
24	6,294	0.144 AC.	SINGLE FAMILY
25	6,348	0.146 AC.	SINGLE FAMILY
26	7,682	0.176 AC.	SINGLE FAMILY
27	8,964	0.206 AC.	SINGLE FAMILY
28	7,683	0.176 AC.	SINGLE FAMILY
29	8,964	0.206 AC.	SINGLE FAMILY
30	7,716	0.177 AC.	SINGLE FAMILY
31	9,629	0.221 AC.	SINGLE FAMILY
32	7,129	0.164 AC.	SINGLE FAMILY
33	6,543	0.150 AC.	SINGLE FAMILY
34	7,507	0.172 AC.	SINGLE FAMILY
35	6,260	0.144 AC.	SINGLE FAMILY
36	7,647	0.176 AC.	SINGLE FAMILY
37	68,508	1.573 AC.	OPEN SPACE

BLOCK S			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
11	7,488	0.172 AC.	SINGLE FAMILY
12	5,500	0.126 AC.	SINGLE FAMILY
13	5,500	0.126 AC.	SINGLE FAMILY
14	6,953	0.160 AC.	SINGLE FAMILY
15	11,554	0.265 AC.	SINGLE FAMILY
16	10,418	0.239 AC.	SINGLE FAMILY
17	7,058	0.162 AC.	SINGLE FAMILY
18	13,233	0.304 AC.	SINGLE FAMILY
19	11,277	0.259 AC.	SINGLE FAMILY
20	10,356	0.238 AC.	SINGLE FAMILY
21	11,795	0.271 AC.	SINGLE FAMILY
22	8,300	0.191 AC.	SINGLE FAMILY
23	8,233	0.189 AC.	SINGLE FAMILY
24	5,857	0.134 AC.	SINGLE FAMILY
25	7,552	0.173 AC.	SINGLE FAMILY
26	8,102	0.186 AC.	SINGLE FAMILY
27	5,500	0.126 AC.	SINGLE FAMILY
28	7,461	0.171 AC.	SINGLE FAMILY
29	7,700	0.177 AC.	SINGLE FAMILY
30	7,700	0.177 AC.	SINGLE FAMILY
31	6,600	0.152 AC.	SINGLE FAMILY
32	7,700	0.177 AC.	SINGLE FAMILY
33	7,511	0.172 AC.	SINGLE FAMILY
34	9,835	0.226 AC.	SINGLE FAMILY
35	9,354	0.215 AC.	SINGLE FAMILY
36	8,355	0.192 AC.	SINGLE FAMILY
37	9,434	0.217 AC.	SINGLE FAMILY
38	7,013	0.161 AC.	SINGLE FAMILY
39	5,500	0.126 AC.	SINGLE FAMILY
40	5,597	0.128 AC.	SINGLE FAMILY
41	121,607	2.792 AC.	PRIVATE STREET

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S9°56'07"E	50.00'
L2	N80°03'53"E	10.00'
L3	S9°56'07"E	50.00'
L4	N80°03'53"E	110.00'
L5	S9°56'07"E	30.00'
L6	S20°23'35"E	128.68'
L7	S69°36'25"W	7.80'
L8	S20°23'35"E	50.00'
L9	N69°36'25"E	5.00'
L10	S75°25'47"E	63.77'
L11	N88°00'07"W	51.69'
L12	N63°30'37"W	74.59'
L13	S24°18'35"W	138.33'
L14	N74°27'50"W	48.71'
L15	N58°10'09"E	110.00'
L16	N31°49'51"W	10.53'
L17	N58°10'09"E	50.00'
L18	N58°10'09"E	42.53'
L19	N80°03'53"E	20.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L20	N79°16'14"E	49.75'
L21	N80°03'53"E	108.56'
L22	S9°56'07"E	17.04'
L23	N9°56'07"W	17.04'
L24	S58°10'09"W	42.53'
L25	S21°02'25"E	68.08'
L26	S65°41'25"E	56.36'
L27	N65°41'25"W	56.36'
L28	N21°02'25"W	74.15'
L29	N25°18'53"W	67.77'
L30	N38°36'00"W	12.87'
L31	N38°36'00"W	32.65'
L32	N53°07'14"W	45.13'
L33	N67°32'50"W	45.59'
L34	S75°02'03"W	49.45'
L35	S87°49'22"W	46.77'
L36	S86°46'39"W	60.01'
L37	S85°55'49"W	65.24'
L38	S71°25'32"W	60.03'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	137°58'17"	N76°54'25"W	112.02'	144.48'
C2	15.00'	22°56'17"	N19°23'25"W	5.97'	6.01'
C3	15.00'	90°00'00"	S78°49'51"E	21.21'	23.56'
C4	525.00'	21°53'44"	N69°07'01"E	199.41'	200.63'
C5	15.00'	90°00'00"	N35°03'53"E	21.21'	23.56'
C6	15.00'	92°38'06"	S53°37'04"E	21.70'	24.25'
C7	13.00'	90°00'00"	S35°03'53"W	18.38'	20.42'
C8	50.00'	180°00'00"	S80°03'53"W	100.00'	157.08'
C9	13.00'	90°17'11"	N55°04'42"W	18.43'	20.49'
C10	475.00'	21°36'33"	S68°58'26"W	178.09'	179.15'
C11	15.00'	90°00'00"	S13°10'09"W	21.21'	23.56'
C12	275.00'	60°21'39"	S62°00'40"E	276.50'	289.71'
C13	475.00'	18°12'05"	N78°42'28"E	150.26'	150.90'
C14	15.00'	90°38'50"	N24°17'00"E	21.33'	23.73'
C15	200.00'	44°39'01"	S43°21'55"E	151.94'	155.86'
C16	15.00'	57°46'09"	N85°25'30"E	14.49'	15.12'
C17	60.00'	157°34'01"	S44°40'34"E	117.71'	165.00'
C18	15.00'	34°49'51"	N48°16'30"W	8.98'	9.12'
C19	250.00'	44°39'01"	N43°21'55"W	189.93'	194.82'
C20	15.00'	81°25'15"	N61°45'02"W	19.57'	21.32'
C21	525.00'	10°16'10"	S82°40'25"W	93.97'	94.10'
C22	325.00'	60°21'39"	N62°00'40"W	326.77'	342.39'
C23	50.00'	32°39'23"	S6°23'35"W	28.11'	28.50'
C24	50.00'	65°06'05"	S55°16'19"W	53.80'	56.81'
C25	50.00'	52°12'26"	N66°04'25"W	44.00'	45.56'
C26	50.00'	30°02'05"	N24°57'09"W	25.91'	26.21'
C27	475.00'	14°00'06"	S72°46'39"W	115.79'	116.08'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	475.00'	7°36'27"	S61°58'23"W	63.02'	63.07'
C29	275.00'	14°24'19"	S39°02'00"E	68.96'	69.14'
C30	275.00'	15°58'02"	S54°13'10"E	76.39'	76.64'
C31	275.00'	15°58'02"	S70°11'12"E	76.39'	76.64'
C32	275.00'	14°01'17"	S85°10'51"E	67.13'	67.30'
C33	475.00'	8°16'34"	N83°40'13"E	68.55'	68.61'
C34	475.00'	7°42'48"	N75°40'31"E	63.90'	63.95'
C35	475.00'	2°12'42"	N70°42'46"E	18.33'	18.34'
C36	200.00'	7°41'39"	N24°53'14"W	26.84'	26.86'
C37	200.00'	36°57'22"	N47°12'44"W	126.78'	129.00'
C38	15.00'	47°03'33"	N89°13'12"W	11.98'	12.32'
C39	15.00'	10°42'35"	S61°53'44"W	2.80'	2.80'
C40	60.00'	56°30'22"	S84°47'37"W	56.80'	59.17'
C41	60.00'	47°49'44"	N43°02'20"W	48.64'	50.09'
C42	60.00'	53°13'55"	N7°29'29"E	53.76'	55.74'
C43	250.00'	1°08'47"	S65°07'02"E	5.00'	5.00'
C44	250.00'	15°10'45"	S56°57'16"E	66.04'	66.23'
C45	250.00'	10°50'18"	S43°56'45"E	47.22'	47.29'
C46	250.00'	12°59'20"	S32°01'56"E	56.55'	56.67'
C47	250.00'	4°29'52"	S23°17'20"E	19.62'	19.62'
C48	325.00'	9°43'33"	S87°19'44"E	55.10'	55.17'
C49	325.00'	11°49'02"	S76°33'27"E	66.91'	67.03'
C50	325.00'	11°49'02"	S64°44'25"E	66.91'	67.03'
C51	325.00'	10°07'27"	S53°46'11"E	57.35'	57.43'
C52	325.00'	11°49'02"	S42°47'56"E	66.91'	67.03'
C53	325.00'	5°03'35"	S34°21'38"E	28.69'	28.70'



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Date: Apr 22, 2021, 9:56am, User: DJ.Donohue

