



PC-22-77

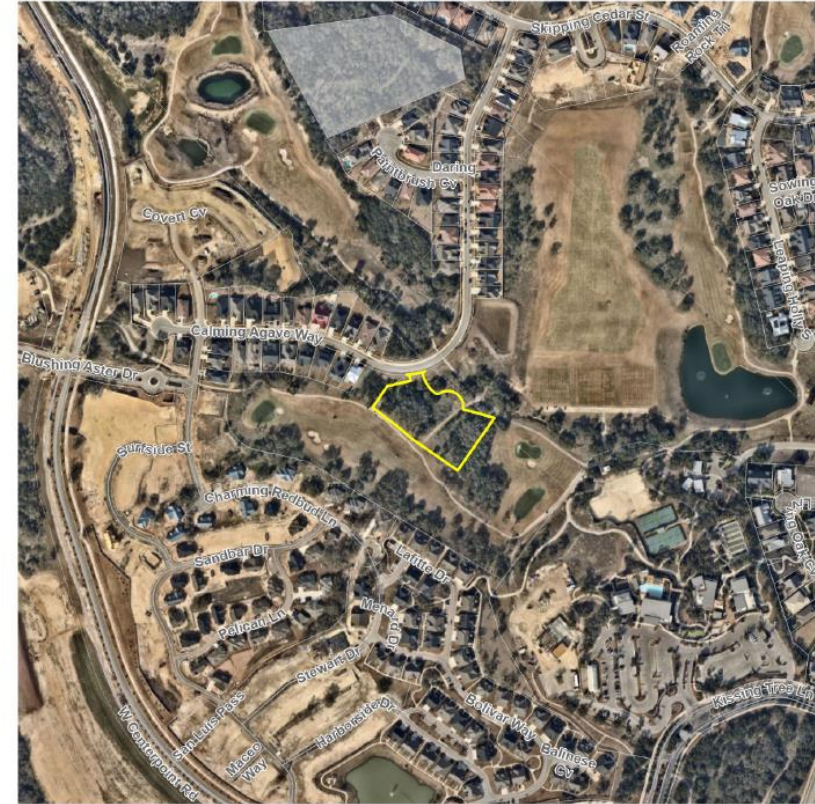
Paso Robles Ph 4B, Section 4 Preliminary Plat

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a preliminary subdivision plat of approximately 1.91 acres out of the John Williams Survey No. 1, Abstract 471, generally located 1,500' east of the W. Centerpoint Rd and Blushing Aster Dr intersection. (W. Rugeley)



Property Information

- Approximately 2 acres
- 6 single family lots proposed
- Ordinance 2010-059 (10/5/2010)

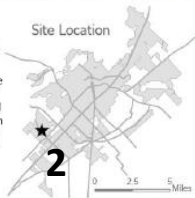


- Subject Property
- Parcel
- ETJ



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.

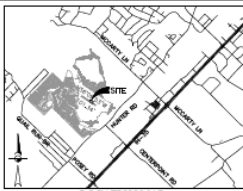
Date: 3/21/2023



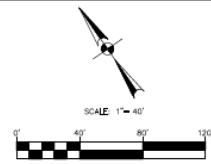
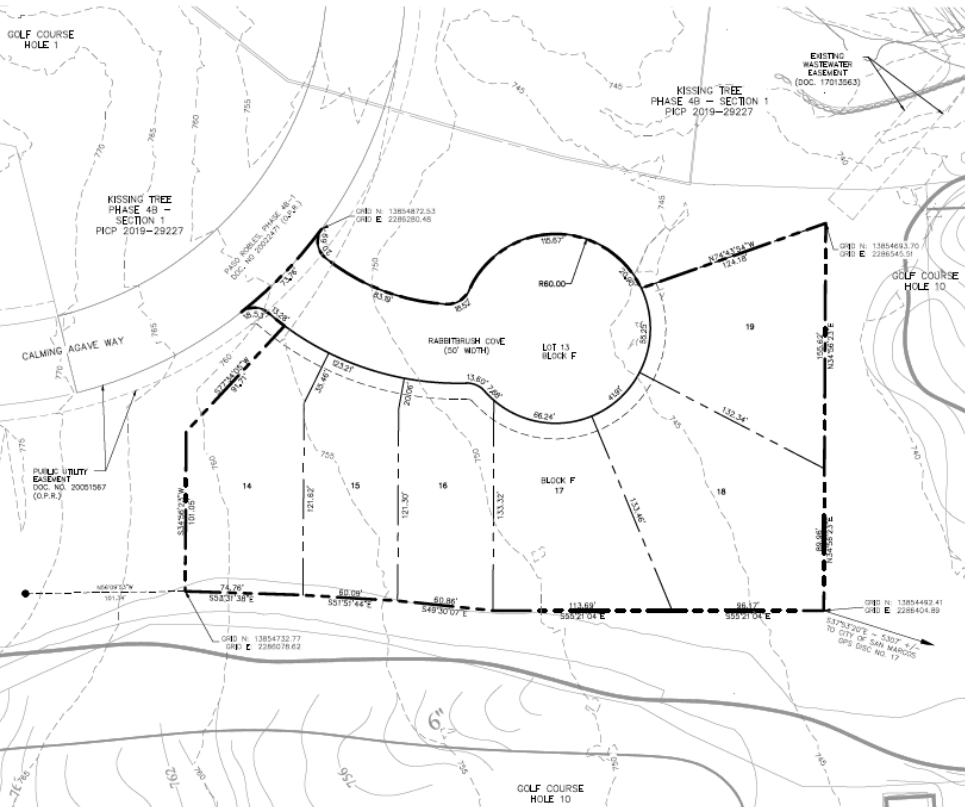


PASO ROBLES (KISSING TREE) - PHASE 4B SECTION 4 SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 1.01 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A 160.033 ACRE TRACT RECORDED IN VOLUME 3067, PAGE 338 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.



LOCATION MAP
N.T.S.



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

- ⊙ TYPED TYPE II DISC
- IRON ROD FOUND
- IRON ROD SET

NUMBER OF LOTS BY TYPE

PRIVATE STREET LOTS:	1
SINGLE FAMILY LOTS:	5
TOTAL NO. OF LOTS:	7

BENCHMARK DESCRIPTION AND ELEVATION:

BENCHMARK 103
STANDARD IN CONCRETE PAD
NAD 83 GRID COORDINATES
N: 13866772
E: 22862018
ELEVATION: 212.49' (NAVD 1988) GRID 12A

BENCHMARK 101
CHISEL SQUARE ON CONCRETE DRAINAGE STRUCTURE
NAD 83 GRID COORDINATES
N: 13864198
E: 22861118
ELEVATION: 692.49' (NAVD 1988) GRID 12A

PLAT NOTES:

- THIS PLAT (AND LOTS HEREIN) IS SUBJECT TO THE POB AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2019-06, APPROVED OCTOBER 5, 2019.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES POB, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MARKED 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 UNITS OF THIS PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO PRIVATE STREET WILL BE ASSIGNED ADDITIONAL HOA FEES FOR STREET MAINTENANCE & REPAIRS.
- UNLESS A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROWNFIELD 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 EGRESS, 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.
- THE HIGHWAYS PROVIDING THE REQUIRED FIVE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.
- THE OWNERS SHALL MAINTAIN THE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000/3.000/3.7.
- ALL OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL PROPOSED SIGNAGE AND LANDSCAPING WILL BE IN CONFORMANCE WITH THE POB AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2019-06, APPROVED OCTOBER 5, 2019.
- BASES OF BEARINGS FOR THIS PRELIMINARY PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

OWNER
CARNA PASO ROBLES, LLC
9800 N MOPAC EXPY.
SUITE 750
AUSTIN, TX 78759
912-391-1330

CHRIS HASTY
ENGINEER / SURVEYOR:
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
PHONE: 912-454-8711
FAX: 912-459-8887

STEVEN S. CRAUFORD, P.E.
PARLER & GRAMM, S.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAUFORD, P.E. #26777 DATE: JANUARY 17, 2023. IT IS NOT TO BE USED FOR RECORD, CONSTRUCTION OR PERMITTING PURPOSES. PER TEP A. 137.33(c)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
9801 N MOPAC EXPY, BLDG 3, SUITE 200 | AUSTIN, TX 78759 | 912-454-8711
TSPS ERM REGISTRATION #4011 | TSPS LRM REGISTRATION #100602

arcostx.gov



Recommendation

- Staff recommends approval of PC-22-77 as presented.