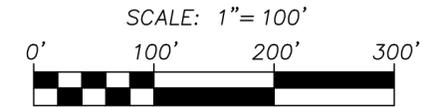


LOCATION MAP
NOT-TO-SCALE

FINAL PLAT OF PASO ROBLES, PHASE 4F

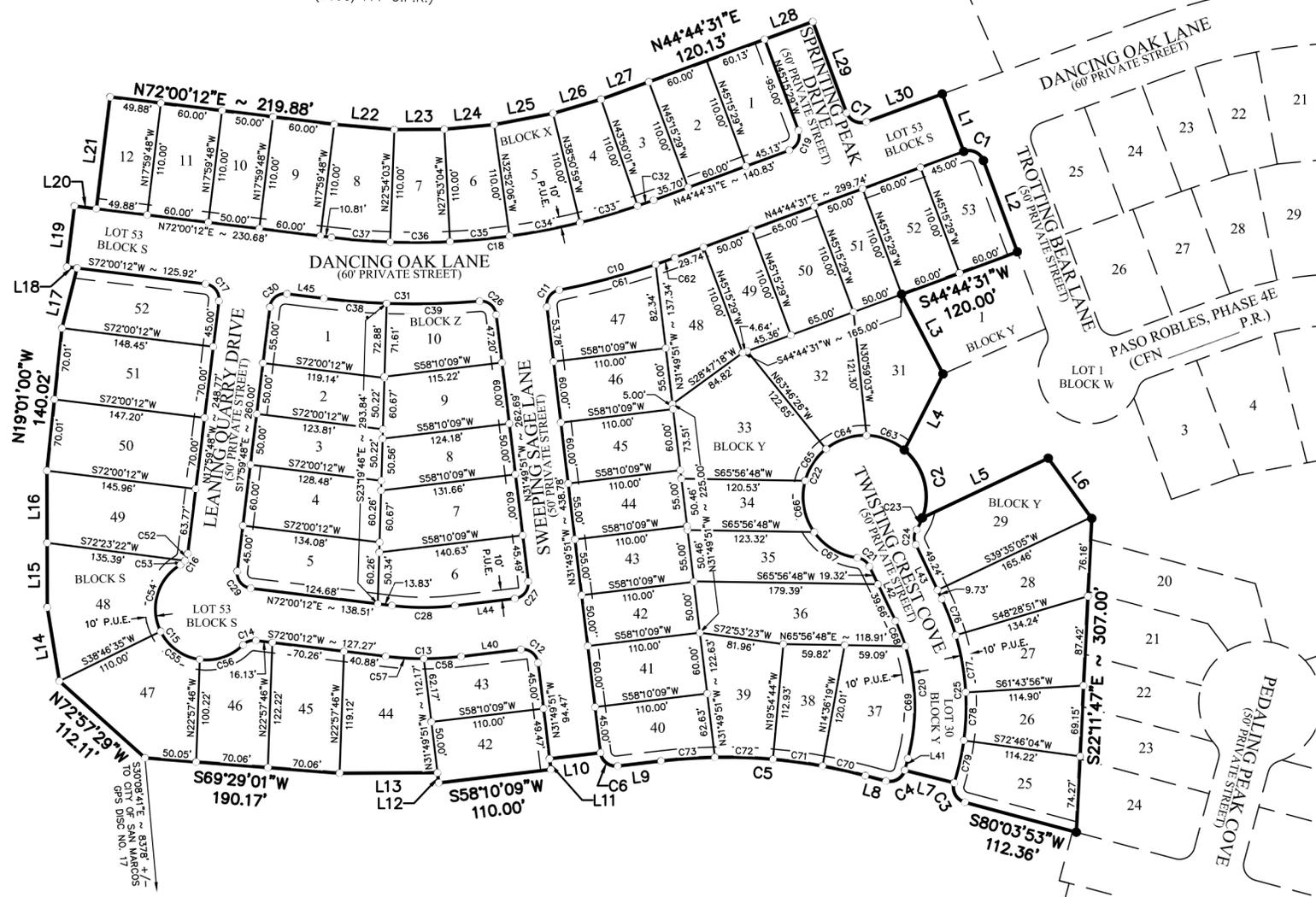
A 13.800 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A 301.926 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



JOHN WILLIAMS SURVEY NO. 1 ABSTRACT NO. 471

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

REMNANT PORTION
OF A
272.027 ACRE TRACT
CARMA PASO ROBLES LLC
(3144/658 O.P.R.)



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: 13.800 ACRES
PRIVATE STREET LOT: 3.231 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: 4

LINEAR FEET OF NEW STREETS:
DANCING OAK LANE 885'
LEANING QUARRY COVE 673'
SWEEPING SAGE LANE 482'
TWISTING CREST COVE 289'
SPRINTING PEAK DRIVE 140'

SUBMITTAL DATE: DECEMBER 21, 2020

NUMBER OF LOTS BY TYPE:
SINGLE FAMILY LOTS: 61
PRIVATE STREET LOTS: 2

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 41-51, BLOCK S; LOTS 1-12, BLOCK X; LOTS 25-52, BLOCK Y; LOTS 1-10, BLOCK Z	SINGLE FAMILY	61	10.569 ACRES
LOT 53, BLOCK S; LOT 30, BLOCK Y	PRIVATE STREETS	2	3.231 ACRES
TOTAL:		63	13.800 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

DATE: APR 22, 2021, 9:08AM, USER: DJ.DRHOAGANZ

FINAL PLAT OF PASO ROBLES, PHASE 4F

A 13.800 ACRE TRACT OF LAND, 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:

- 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.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- 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 AND REPAIRS.
- NO PORTION OF THIS TRACT IS ENCLOSED 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.
- LOT 53 BLOCK S & LOT 30, BLOCK Y ARE 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.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW:

BLOCK	LOT	SIDE CORNER FRONTAGE
S	43	LEANING QUARRY DRIVE
S	52	DANCING OAK LANE
X	1	SPRINTING PEAK DRIVE
Y	25	WAVING MUHLY DRIVE
Y	37	TWISTING CREST COVE
Y	40	WAVING MUHLY DRIVE
Y	47	DANCING OAK LANE
Y	53	TROTTING BEAR LANE
Z	1	DANCING OAK LANE
Z	5	LEANING QUARRY DRIVE
Z	6	LEANING QUARRY DRIVE
Z	10	DANCING OAK LANE

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 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.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000129837.
- 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.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

BLOCK S			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
42	6,600	0.152 AC.	SINGLE FAMILY
43	6,578	0.151 AC.	SINGLE FAMILY
44	9,889	0.227 AC.	SINGLE FAMILY
45	8,447	0.194 AC.	SINGLE FAMILY
46	7,841	0.180 AC.	SINGLE FAMILY
47	10,612	0.244 AC.	SINGLE FAMILY
48	11,453	0.263 AC.	SINGLE FAMILY
49	9,968	0.229 AC.	SINGLE FAMILY
50	10,261	0.236 AC.	SINGLE FAMILY
51	10,348	0.238 AC.	SINGLE FAMILY
52	8,633	0.198 AC.	SINGLE FAMILY
53	116,254	2.669 AC.	PRIVATE STREET

BLOCK X			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	6,566	0.151 AC.	SINGLE FAMILY
2	6,600	0.152 AC.	SINGLE FAMILY
3	5,613	0.129 AC.	SINGLE FAMILY
4	5,902	0.135 AC.	SINGLE FAMILY
5	7,092	0.163 AC.	SINGLE FAMILY
6	5,902	0.135 AC.	SINGLE FAMILY
7	5,902	0.135 AC.	SINGLE FAMILY
8	7,007	0.161 AC.	SINGLE FAMILY
9	6,600	0.152 AC.	SINGLE FAMILY
10	5,500	0.126 AC.	SINGLE FAMILY
11	6,600	0.152 AC.	SINGLE FAMILY
12	5,486	0.126 AC.	SINGLE FAMILY

BLOCK Y			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
25	7,836	0.180 AC.	SINGLE FAMILY
26	6,593	0.151 AC.	SINGLE FAMILY
27	8,702	0.200 AC.	SINGLE FAMILY
28	8,843	0.203 AC.	SINGLE FAMILY
29	11,010	0.253 AC.	SINGLE FAMILY
30	22,895	0.526 AC.	PRIVATE STREET
31	8,606	0.198 AC.	SINGLE FAMILY
32	8,773	0.201 AC.	SINGLE FAMILY
33	12,607	0.289 AC.	SINGLE FAMILY
34	5,902	0.135 AC.	SINGLE FAMILY
35	7,774	0.178 AC.	SINGLE FAMILY
36	10,996	0.252 AC.	SINGLE FAMILY
37	9,616	0.221 AC.	SINGLE FAMILY
38	6,264	0.144 AC.	SINGLE FAMILY
39	8,024	0.184 AC.	SINGLE FAMILY
40	6,598	0.151 AC.	SINGLE FAMILY
41	6,600	0.152 AC.	SINGLE FAMILY
42	5,500	0.126 AC.	SINGLE FAMILY
43	6,050	0.139 AC.	SINGLE FAMILY
44	6,050	0.139 AC.	SINGLE FAMILY
45	6,600	0.152 AC.	SINGLE FAMILY
46	6,600	0.152 AC.	SINGLE FAMILY
47	8,063	0.185 AC.	SINGLE FAMILY
48	7,801	0.179 AC.	SINGLE FAMILY
49	5,500	0.126 AC.	SINGLE FAMILY
50	7,150	0.164 AC.	SINGLE FAMILY
51	5,500	0.126 AC.	SINGLE FAMILY
52	6,600	0.152 AC.	SINGLE FAMILY
53	6,552	0.150 AC.	SINGLE FAMILY

BLOCK Z			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	8,116	0.186 AC.	SINGLE FAMILY
2	6,074	0.139 AC.	SINGLE FAMILY
3	6,307	0.145 AC.	SINGLE FAMILY
4	7,877	0.181 AC.	SINGLE FAMILY
5	8,165	0.187 AC.	SINGLE FAMILY
6	8,452	0.194 AC.	SINGLE FAMILY
7	8,169	0.188 AC.	SINGLE FAMILY
8	6,396	0.147 AC.	SINGLE FAMILY
9	7,182	0.165 AC.	SINGLE FAMILY
10	7,138	0.164 AC.	SINGLE FAMILY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S45°15'29"E	60.00'
L2	S45°15'29"E	95.00'
L3	S52°22'59"E	87.74'
L4	S1°54'35"W	83.22'
L5	N39°35'05"E	135.57'
L6	S60°43'01"E	72.44'
L7	S79°16'14"W	49.75'
L8	S80°03'53"W	20.69'
L9	S58°10'09"W	42.53'
L10	S58°10'09"W	50.00'
L11	S31°49'51"E	10.53'
L12	N31°49'51"W	10.00'
L13	S64°45'03"W	95.28'
L14	N34°18'29"W	73.04'
L15	N25°08'03"W	63.07'
L16	N25°08'03"W	70.54'
L17	N10°50'52"W	60.47'
L18	S72°00'12"W	10.00'
L19	N17°59'48"W	60.00'
L20	N72°00'12"E	21.45'
L21	N17°59'48"W	110.00'
L22	N70°00'09"E	58.72'
L23	N64°36'26"E	48.70'
L24	N59°37'25"E	48.70'
L25	N54°08'27"E	58.43'
L26	N48°39'30"E	48.70'
L27	N44°56'30"E	49.63'
L28	N44°44'31"E	50.00'
L29	S45°15'29"E	95.00'
L30	N44°44'31"E	78.91'
L40	S58°10'09"W	58.67'
L41	S9°56'07"E	11.95'
L42	S50°24'55"E	58.98'
L43	N50°24'55"W	58.98'
L44	N58°10'09"E	58.67'
L45	S72°00'12"W	36.21'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	N89°44'31"E	21.21'	23.56'
C2	60.00'	69°42'33"	S39°55'07"E	68.58'	73.00'
C3	15.00'	92°38'06"	N53°37'04"W	21.70'	24.25'
C4	15.00'	90°00'00"	S35°03'53"W	21.21'	23.56'
C5	525.00'	21°53'44"	S69°07'01"W	199.41'	200.63'
C6	15.00'	90°00'00"	N76°49'51"W	21.21'	23.56'
C7	15.00'	90°00'00"	N89°44'31"E	21.21'	23.56'
C10	730.00'	9°11'15"	N49°20'08"E	116.93'	117.06'
C11	15.00'	85°45'36"	N11°02'57"E	20.41'	22.45'
C12	15.00'	90°00'00"	N76°49'51"W	21.21'	23.56'
C13	305.00'	13°50'03"	S65°05'11"W	73.46'	73.64'
C14	15.00'	52°01'12"	S45°59'36"W	13.16'	13.62'
C15	50.00'	194°02'25"	N62°59'48"W	99.25'	169.33'
C16	15.00'	52°01'12"	N8°00'48"E	13.16'	13.62'
C17	15.00'	90°00'00"	N62°59'48"W	21.21'	23.56'
C18	670.00'	27°15'41"	N58°22'21"E	315.79'	318.79'
C19	15.00'	90°00'00"	N01°52'29"W	21.21'	23.56'
C20	195.00'	40°28'48"	S30°10'31"E	134.92'	137.77'
C21	15.00'	57°46'09"	S79°17'59"E	14.49'	15.12'
C22	60.00'	213°24'40"	S1°28'43"E	114.94'	223.48'
C23	60.00'	12°25'04"	N1°08'42"E	12.98'	13.00'
C24	15.00'	57°46'09"	N21°31'51"W	14.49'	15.12'
C25	245.00'	43°06'54"	N28°51'28"W	180.04'	184.36'
C26	15.00'	88°04'59"	N75°52'20"W	20.86'	23.06'
C27	15.00'	90°00'00"	N13°10'09"E	21.21'	23.56'
C28	255.00'	13°50'03"	N65°05'11"E	61.42'	61.57'
C29	15.00'	90°00'00"	S62°59'48"E	21.21'	23.56'
C30	15.00'	90°00'00"	S27°00'12"W	21.21'	23.56'
C31	730.00'	11°55'02"	S66°02'41"W	151.56'	151.84'
C32	670.00'	1°25'28"	N45°27'15"E	16.66'	16.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C33	670.00'	4°59'02"	N48°39'30"E	58.26'	58.28'
C34	670.00'	5°58'53"	N54°08'27"E	69.91'	69.94'
C35	670.00'	4°59'02"	N59°37'25"E	58.26'	58.28'
C36	670.00'	4°59'02"	N64°36'26"E	58.26'	58.28'
C37	670.00'	4°54'15"	N69°33'05"E	57.33'	57.35'
C38	730.00'	4°48'22"	S69°36'01"W	61.22'	61.23'
C39	730.00'	7°06'40"	S63°38'30"W	90.54'	90.60'
C52	15.00'	28°25'08"	N3°47'14"W	7.36'	7.44'
C53	15.00'	23°36'05"	N22°13'22"E	6.14'	6.18'
C54	50.00'	85°14'50"	N8°36'01"W	67.72'	74.39'
C55	50.00'	55°56'18"	N79°11'34"W	46.90'	48.82'
C56	50.00'	52°51'17"	S46°24'38"W	44.51'	46.12'
C57	305.00'	6°59'34"	S68°30'25"W	37.20'	37.23'
C58	305.00'	6°50'28"	S61°35'23"W	36.40'	36.42'
C61	730.00'	7°37'27"	N50°07'02"E	97.07'	97.14'
C62	730.00'	1°33'48"	N45°31'25"E	19.92'	19.92'
C63	60.00'	38°30'42"	S85°58'16"W	39.57'	40.33'
C64	60.00'	40°29'20"	S46°28'15"W	41.52'	42.40'
C65	60.00'	36°03'17"	S81°15'56"W	37.14'	37.76'
C66	60.00'	50°12'44"	S34°56'05"E	50.92'	52.58'
C67	60.00'	48°08'37"	S84°06'45"E	48.95'	50.42'
C70	525.00'	4°40'12"	S77°43'47"W	42.78'	42.79'
C71	525.00'	5°18'25"	S72°44'29"W	48.61'	48.63'
C72	525.00'	6°10'57"	S66°59'48"W	56.62'	56.65'
C73	525.00'	5°44'10"	S61°02'14"W	52.54'	52.56'
C76	245.00'	8°53'45"	N45°58'02"W	38.00'	38.04'
C77	245.00'	13°15'06"	N34°53'37"W	56.54'	56.66'
C78	245.00'	11°02'08"	N22°45'00"W	47.12'	47.19'
C79	245.00'	9°55'55"	N12°15'59"W	42.42'	42.47'



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

DATE: APR 22, 2021, 9:08AM, USER: DJ DRONOGARZ

