



# PC-22-37

## Paso Robles South Preliminary Plat

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC for approval of a preliminary subdivision plat of approximately 459.60 acres out of the I. Lowe Survey No. 2, Abstract 287, the Edward Burleson Survey No. 18, Abstract 63, and the John Williams Survey No. 1, Abstract 471, generally located 1-mile northwest of the Hunter Rd. & W. Centerpoint Rd. intersection along the west side of W. Centerpoint Rd. (W. Rugeley)



# Property Information

- Approximately 460 acres
- 927 single family lots proposed
- Ordinance 2010-059 (10/5/2010)



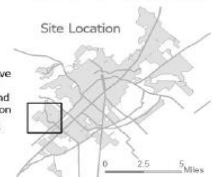
- Subject Property
- Parcel
- ETJ



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: 8/1/2023

**SAN MARCOS** Planning and Development Services



[sanmarcostx.gov](http://sanmarcostx.gov)

# PASO ROBLES (KISSING TREE) - SOUTH SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 459.6 ACRES TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 464.870 ACRES TRACT OF LAND, SAVE AND EXCEPT 9.123 ACRES RECORDED IN VOLUME 3132, PAGE 356, AND BEING ALL OF THE REMNANT PORTION OF A CALLED 301.526 ACRES TRACT, BOTH TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE LOWER SURVEY NO. 2, ABSTRACT NO. 302, IN THE EDWARDS BUREAU SURVEY NO. 18, ABSTRACT NO. 65, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 474, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



- LEGEND:**
- EXISTING 5' CONTOUR LINE
  - - - EXISTING PROPERTY BOUNDARY
  - - - EXISTING EASEMENT
  - - - PROPOSED SUBMERION BOUNDARY
  - - - PROPOSED PROPERTY LINE
  - - - PROPOSED EASEMENT
  - - - MAIN PAVL
  - - - EDWARDS ACQUIRE ZONES
- WATER QUALITY ZONE  
 TRIBUT FIVE 1 DBC  
 IRON ROD FOUND  
 IRON ROD SET

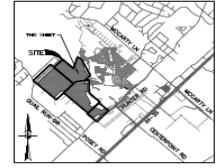
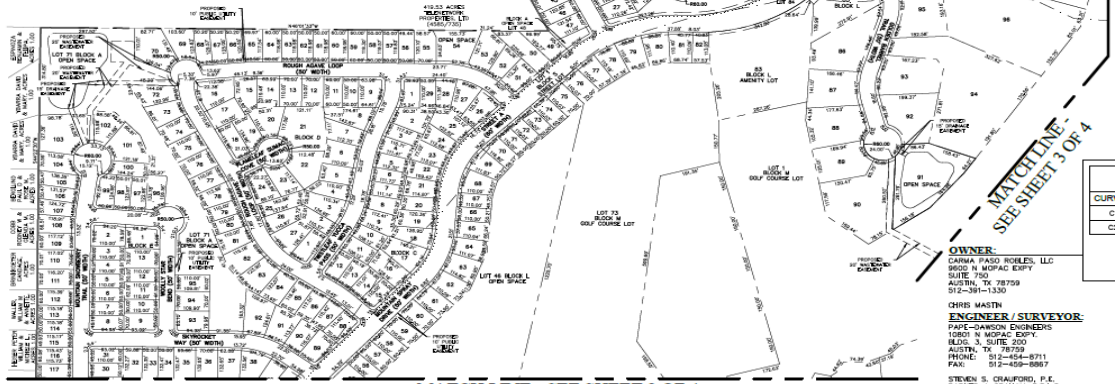


**NUMBER OF LOTS BY TYPE**

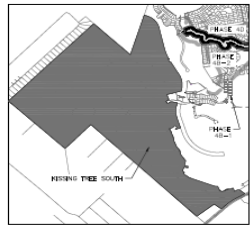
OPEN SPACE LOTS:	30
GOLF COURSE LOTS:	3
PRIVATE STREET LOTS:	2
SINGLE FAMILY LOTS:	927
APARTY LOTS LOTS:	1
TOTAL NO. OF LOTS:	963

**PLAT NOTES:**

1. THIS PLAT (AND LOTS THEREON) IS SUBJECT TO THE PUD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-08, APPROVED OCTOBER 3, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PUD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MARKED EDWARDS ACQUIRE ZONATION ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSPORTATION ZONATION PORTIONS OF THIS PROPERTY FALL WITHIN THE JURISDICTION OF THE COTTOWOOD GREEN AND MELLOW SPRINGS CREEK WATERSHEDS. THIS PROPERTY DOES NOT FALL WITHIN THE CITY OF SAN MARCOS HIGHWAY CORRIDOR.
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 ASSSESSED ADDITIONAL HOA FEE FOR STREET MAINTENANCE & REPAIRS.
6. WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROADFIELD RESIDENTIAL RESERVE THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET RULES OR MARKET REQUIREMENTS, AS LONG AS THE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
7. ALL PROPOSED STREETS ARE PRIVATE STREETS UNLESS OTHERWISE INDICATED.
8. A BENEFIT LOT (LOT 100) BEING A LOT IS IDENTIFIED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS UNLESS OTHERWISE NOTED. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
9. TEMPORARY ROADWAYS (DRIVE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
10. FIRE HYDRANTS PROVIDING THE REQUIRED FIVE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.
11. THE DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.000125837.
12. ALL OPEN SPACE AND DRAINAGE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. ALL PROPOSED SETBACKS SHALL BE IN ACCORDANCE WITH THE PUD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-08, APPROVED OCTOBER 3, 2010.
14. BASE OF BEARINGS FOR THIS PRELIMINARY PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.



**LOCATION MAP**  
N.T.S.



**KEY MAP**  
N.T.S.

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	586.00'	056°30'55"	N41°11'37"W	553.92'	577.03'
C2	1968.00'	017°27'31"	N21°39'55"W	476.03'	476.87'

**OWNER:**  
CARMA PASO ROBLES, LLC  
8900 N. MOPAC EXPY.  
SUITE 750  
AUSTIN, TX 78759  
512-391-1330

**CHRIS WARTH  
ENGINEER / SURVEYOR:**  
PAPE-DAWSON ENGINEERS  
10801 N. MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
PHONE: 512-454-8711  
FAX: 512-458-1987

STEVEN S. CHALFORD, P.E.  
PARKER J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CHALFORD, P.E. #202672. DATE: APRIL 19, 2023. IT IS NOT TO BE USED FOR BEYOND CONSTRUCTION OR PERMITTING PURPOSES. P.E. T.E.P.A. 137.33(e)

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MOPAC EXPY, BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711  
TOLPE FIRM REGISTRATION #475 | TOLPE FIRM REGISTRATION #1008891

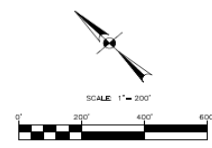
MATCH LINE - SEE SHEET 2 OF 4

MATCHLINE - SEE SHEET 3 OF 4

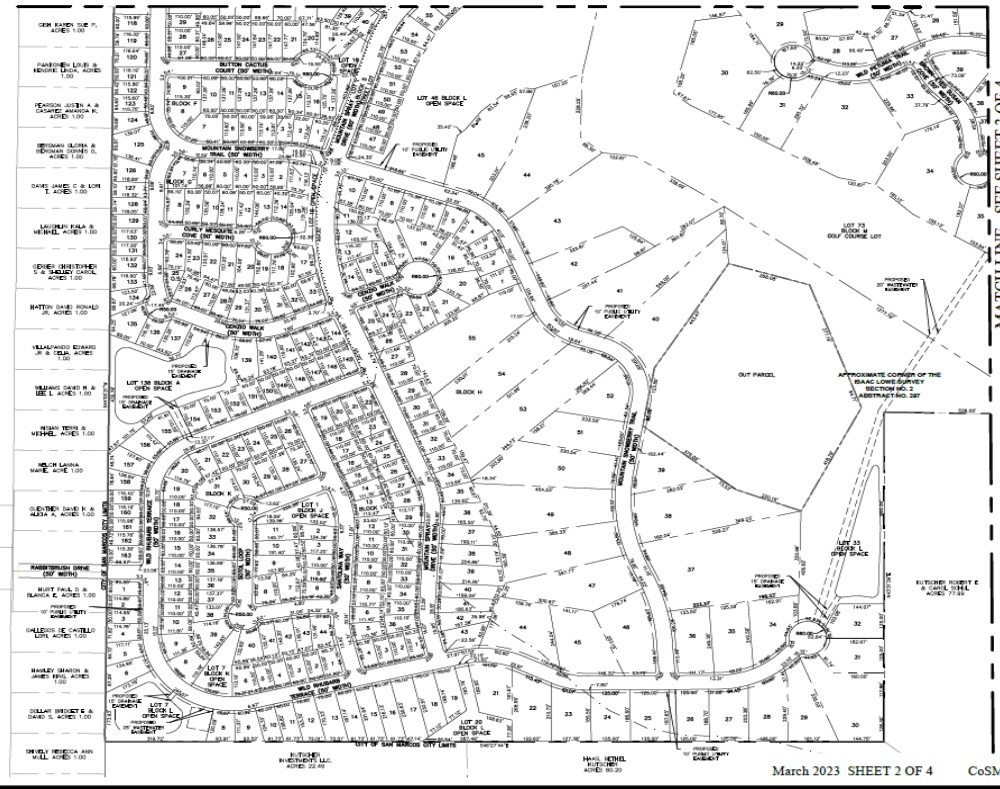
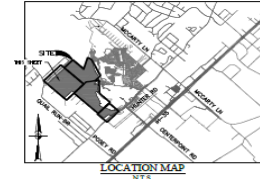
# PASO ROBLES (KISSING TREE) - SOUTH SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 459.6 ACRE TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 464.870 ACRE TRACT OF LAND, SAVE AND EXCEPT 9.123 ACRES RECORDED IN VOLUME 3122, PAGE 356, AND BEING ALL OF THE REMNANT PORTION OF A CALLED 301.506 ACRE TRACT, BOTH TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE L.OWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE EDWARDS BUILDING SURVEY NO. 18, ABSTRACT NO. 61, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

MATCH LINE - SEE SHEET 1 OF 4



- LEGEND:**
- EXISTING 5' CONTIGUOUS UNDEVELOPED PROPERTY BOUNDARY
  - - - EXISTING PROPERTY BOUNDARY
  - - - EXISTING EASEMENT
  - - - PROPOSED SUBDIVISION BOUNDARY
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - WARE TRAIL
  - EDWARDS ACQUIFER ZONES
  - WATER QUALITY ZONE
  - TRIBUT TYPE I DEB
  - IRON ROD FOUND
  - IRON ROD SET

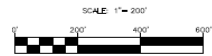


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**PAPE-DAWSON ENGINEERS**  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N. MOYAC EXPY, BLDG. 3, STE 202 | AUSTIN, TX 78790 | 512.454.8711  
TELEPHONE REGISTRATION #431 | TITLE PHONE REGISTRATION #1036883

# PASO ROBLES (KISSING TREE) - SOUTH SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

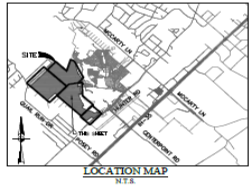
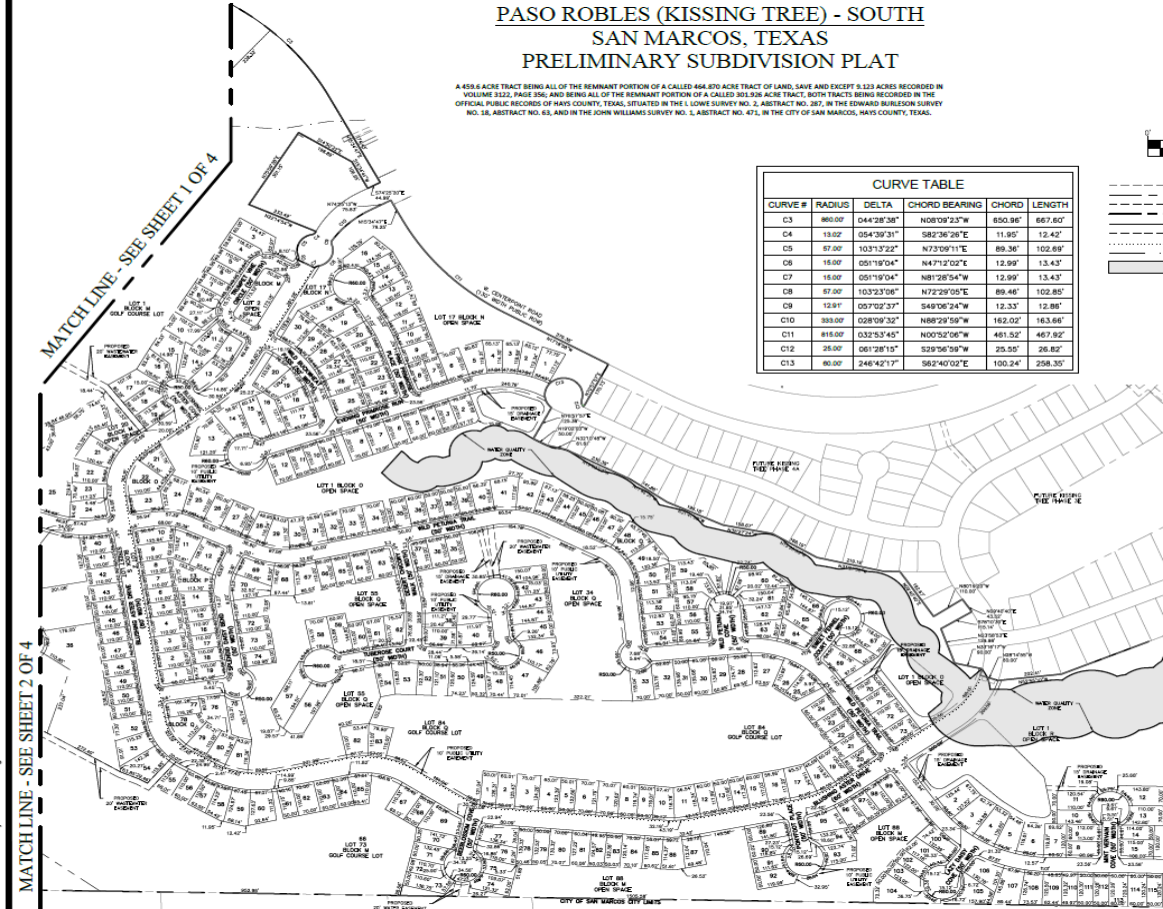
A 459.6 ACRES TRACT BEING ALL OF THE REMAINT PORTION OF A CALLED 456.870 ACRES TRACT OF LAND, SAVE AND EXCEPT 5.223 ACRES RECORDED IN VOLUME 3122, PAGE 356, AND BEING ALL OF THE REMAINT PORTION OF A CALLED 361.926 ACRES TRACT, BOTH TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE L-ONE SURVEY NO. 2, ABSTRACT NO. 207, IN THE EDWARDS BURDISON SURVEY NO. 18, ABSTRACT NO. 63, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



**LEGEND:**

- EXISTING 5' CONTOUR LINE
- - - - EXISTING PROPERTY BOUNDARY
- - - - EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- MARK TRAIL
- EDWARDS ACQUFER ZONES
- WATER QUALITY ZONE
- TYPICAL B DISC
- HIGH RISE FOUND
- IRON ROD SET

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C3	860.00'	044°28'36"	N08°08'23"W	850.96'	667.60'
C4	13.02'	054°39'31"	S82°36'28"E	11.95'	12.42'
C5	87.00'	103°13'22"	N73°09'11"E	89.36'	102.89'
C6	19.00'	051°19'04"	N47°12'02"E	12.99'	13.42'
C7	16.00'	051°19'04"	N47°12'02"W	12.99'	13.42'
C8	87.00'	103°13'06"	N72°29'05"E	89.46'	102.86'
C9	12.91'	057°02'37"	S49°06'24"W	12.33'	12.88'
C10	393.00'	028°09'32"	N89°29'59"W	162.02'	163.66'
C11	816.00'	032°53'45"	N00°52'06"W	461.52'	467.82'
C12	25.00'	081°28'10"	S29°56'09"W	25.50'	26.82'
C13	60.00'	248°42'17"	S62°40'02"E	100.24'	208.30'



MATCH LINE - SEE SHEET 4 OF 4

MATCH LINE - SEE SHEET 2 OF 4

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HITCHCOCK ROBERT E  
4000 S. CHASE  
AUSTIN, TEXAS 78704

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CoSM PC-22-37

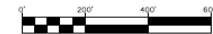
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1001 N MOPAC EXP. BLDG. 3, STE 203 | AUSTIN, TX 78701 | 512.454.8711  
TYPE FIRM REGISTRATION 4478 | TEXAS FIRM REGISTRATION 131028861

**PASO ROBLES (KISSING TREE) - SOUTH  
SAN MARCOS, TEXAS  
PRELIMINARY SUBDIVISION PLAT**

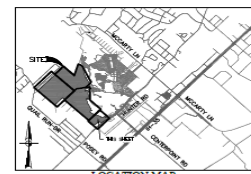
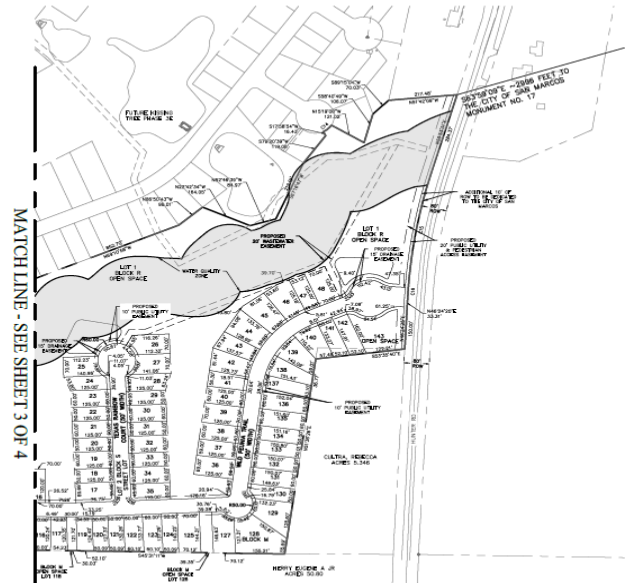
A 656.6 ACRE TRACT BEING ALL OF THE REMNANT PORTION OF A CALLED 464.870 ACRE TRACT OF LAND, SAVE AND EXCEPT 9.123 ACRES RECORDED IN VOLUME 3122, PAGE 356, AND BEING ALL OF THE REMNANT PORTION OF A CALLED 303.526 ACRE TRACT, BOTH TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE LOWE SURVEY NO. 12, ABSTRACT NO. 307, IN THE EDWARDS BUILDING SURVEY NO. 18, ABSTRACT NO. 63, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SCALE: 1" = 200'



- 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
  - TPOOT TYPE I DEC
  - IRON ROD FOUND
  - IRON ROD SET



**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C14	60.00'	033°07'42"	N88°40'08"W	34.21'	34.69'
C15	1650.00'	012°24'26"	N03°41'16"E	421.45'	422.28'
C16	1650.00'	001°04'41"	N46°56'45"E	36.69'	36.69'

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF SECTION 5, CHAPTER 9, § 202.077 DATE: 04/19/2023. IT IS NOT TO BE USED FOR DESIGN, CONSTRUCTION OR PERMITTING PURPOSES. PER T.E.P.A. 137.33(a)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
1001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78709 | 512.454.8711  
TSP# PFM REGISTRATION #470 | TSP#LS PFM REGISTRATION #1028801

March 2023 SHEET 4 OF 4

CoSM PC-22-37



# Recommendation

- Staff recommends approval of PC-22-37 as presented.