

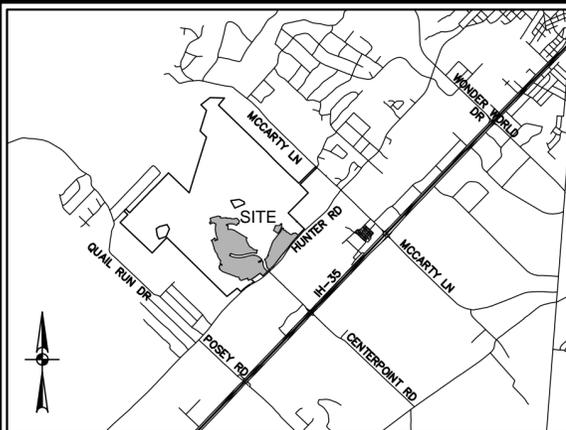


# PASO ROBLES (KISSING TREE) - PHASES 3E, 4 AND 5

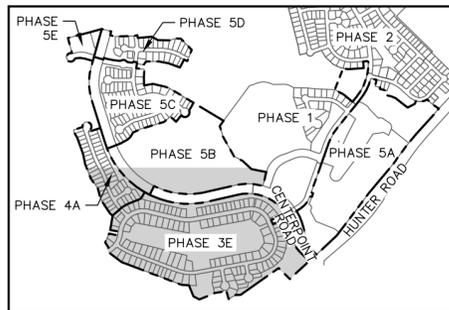
## SAN MARCOS, TEXAS

### PRELIMINARY SUBDIVISION PLAT

A 181.09 ACRE TRACT BEING ALL OF A CALLED 5.122 ACRE TRACT, CONVEYED TO CARMA PASO ROBLES LLC. RECORDED IN VOLUME 3395, PAGE 388, BEING A PORTION OF A CALLED 0.6509 ACRE TRACT RECORDED IN VOLUME 4668, PAGE 157, BEING A PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318, BEING A PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588, BEING A PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318, BEING ALL OF A CALLED 5.004 ACRE TRACT OF LAND RECORDED IN VOLUME 3510, PAGE 565, BEING A PORTION OF A CALLED 464.870 ACRE TRACT OF LAND, SAVE AND EXCEPT 9.123 ACRES RECORDED IN VOLUME 3122, PAGE 356; ALL TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

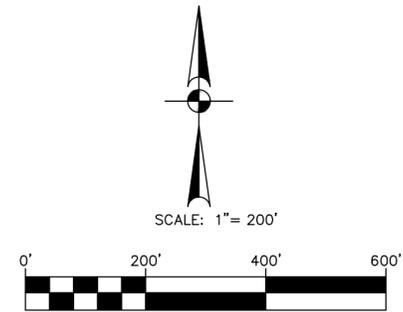


LOCATION MAP  
N.T.S.

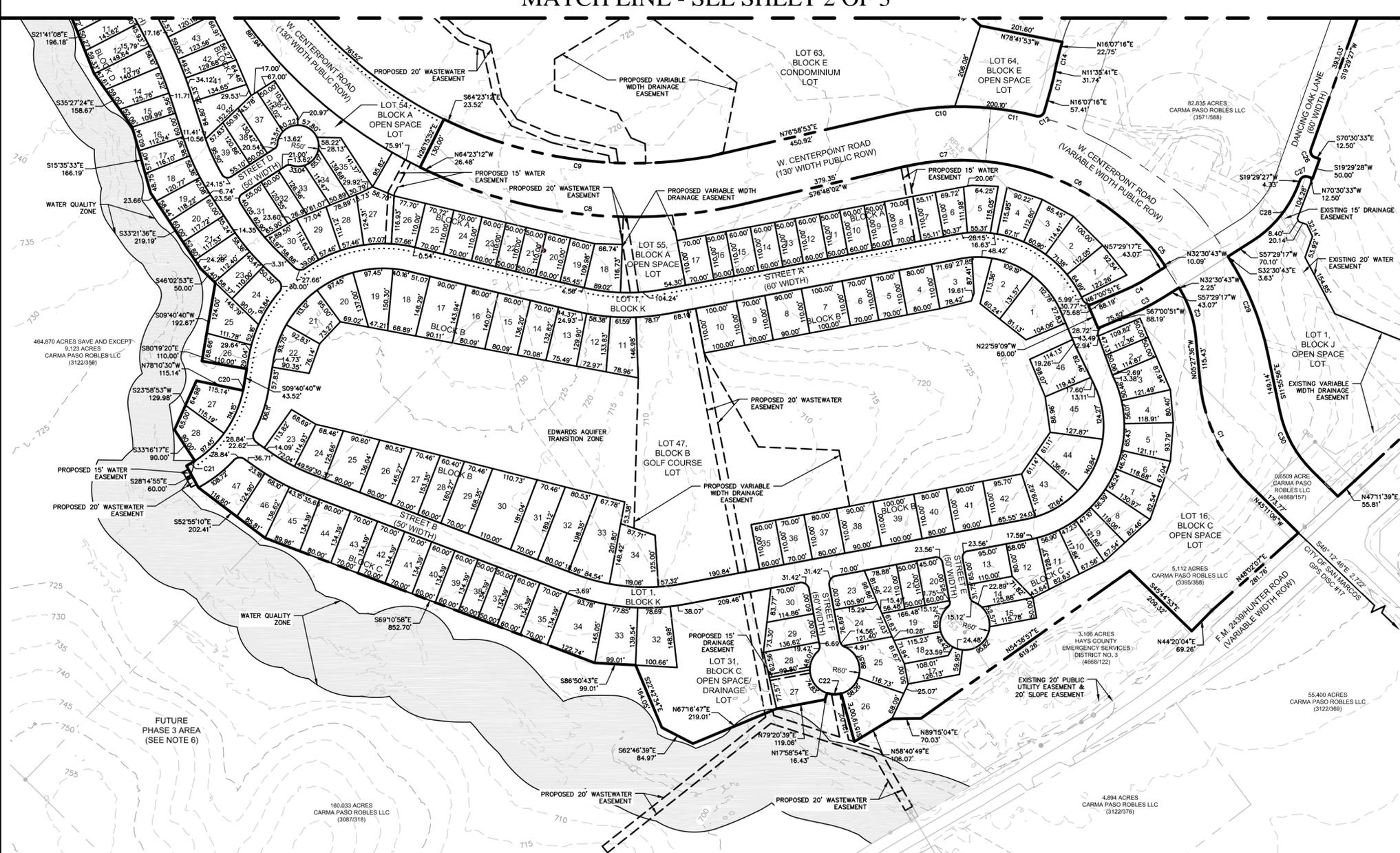


KEY MAP  
N.T.S.

- LEGEND:**
- EXISTING 5' CONTOUR LINE
  - EXISTING PROPERTY BOUNDARY
  - EXISTING EASEMENT
  - PROPOSED SUBDIVISION BOUNDARY
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - PUBLIC PARK ACCESS
  - MAIN TRAIL
  - EDWARDS AQUIFER ZONES
  - FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48209C0478F, EFFECTIVE 09/02/2005)
  - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
  - WATER QUALITY ZONE
  - BUFFER ZONE
  - FEMA FLOODWAY (PANEL NO. 48209C0478F, EFFECTIVE 09/02/2005)
  - TXDOT TYPE II DISC
  - IRON ROD FOUND
  - IRON ROD SET



MATCH LINE - SEE SHEET 2 OF 3



MATCH LINE - SEE SHEET 3 OF 3

**OWNER:**  
CARMA PASO ROBLES, LLC  
11501 ALTERRA PKWY  
AUSTIN, TX 78758  
512-391-1330  
JESSICA KING

**ENGINEER / SURVEYOR:**  
PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY.  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
PHONE: 512-454-8711  
FAX: 512-459-8867  
STEVEN S. CRAUFORD, P.E.  
PARKER J. GRAHAM, R.P.L.S.

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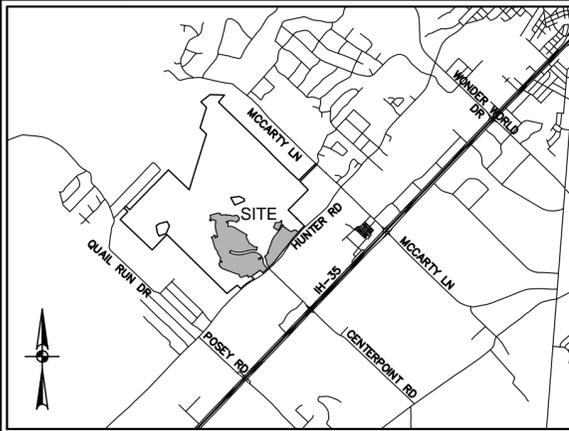


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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

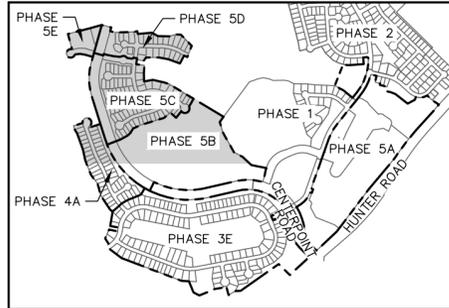
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# PASO ROBLES (KISSING TREE) - PHASES 3E, 4 AND 5 SAN MARCOS, TEXAS PRELIMINARY SUBDIVISION PLAT

A 181.09 ACRE TRACT BEING ALL OF A CALLED 5.122 ACRE TRACT, CONVEYED TO CARMA PASO ROBLES LLC, RECORDED IN VOLUME 3395, PAGE 388, BEING A PORTION OF A CALLED 0.6509 ACRE TRACT RECORDED IN VOLUME 4668, PAGE 157, BEING A PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318, BEING A PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588, BEING A PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318, BEING ALL OF A CALLED 5.004 ACRE TRACT OF LAND RECORDED IN VOLUME 3510, PAGE 565, BEING A PORTION OF A CALLED 464.870 ACRE TRACT OF LAND, SAVE AND EXCEPT 9.123 ACRES RECORDED IN VOLUME 3122, PAGE 356; ALL TRACTS BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN EDWARD BURLESON SURVEY NO. 18, ABSTRACT NO. 63, IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, AND IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



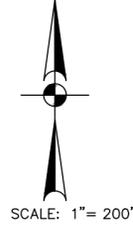
LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

NUMBER OF LOTS BY TYPE

OPEN SPACE LOTS:	9
GOLF COURSE LOTS:	3
PRIVATE STREET LOTS:	3
SINGLE FAMILY LOTS:	271
CONDOMINIUM LOTS:	3
TOTAL NO. OF LOTS:	289



SCALE: 1" = 200'



PLAT 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.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER TRANSITION ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION 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 & REPAIRS.
- WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD 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 ACCESS, 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.
- FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.

IMPERVIOUS COVER CALCULATION			
USAGE TYPE	AREA (AC.)	IC (AC.)	IC %
SINGLE FAMILY RESIDENTIAL	51.28	23.59	46%
CONDOMINIUM	49.66	29.80	60%
GOLF COURSE	26.03	0.52	2%
PRIVATE STREETS	16.35	9.81	60%
OPEN SPACE	19.12	0.00	0%
PUBLIC ROW	7.24	4.71	65%
PARKLAND	11.41	0.57	5%
TOTAL	181.09	68.99	38%

LAND USE TABLE

LOT	USAGE TYPE	AREA (AC.)
LOTS 1-53, BLOCK A	SINGLE FAMILY RESIDENTIAL	8.71
LOTS 54-55, BLOCK A	OPEN SPACE	4.98
LOTS 1-46, BLOCK B	SINGLE FAMILY RESIDENTIAL	11.40
LOT 47, BLOCK B	GOLF COURSE	16.13
LOTS 1-15, 17-30, 32-47, BLOCK C	SINGLE FAMILY RESIDENTIAL	9.05
LOT 16, BLOCK C	OPEN SPACE	4.23
LOT 31, BLOCK C	OPEN SPACE/DRAINAGE	1.90
LOTS 1-28, BLOCK D	SINGLE FAMILY RESIDENTIAL	4.62
LOT 1, BLOCK E	OPEN SPACE	1.48
LOTS 2-61, BLOCK E	SINGLE FAMILY RESIDENTIAL	9.43
LOT 62, BLOCK E	CONDOMINIUM	30.33
LOT 64, BLOCK E	OPEN SPACE	0.91
LOTS 1-22, BLOCK F	SINGLE FAMILY RESIDENTIAL	4.60
LOT 1, BLOCK G	OPEN SPACE	1.27
LOTS 2-7, BLOCK G	SINGLE FAMILY RESIDENTIAL	1.20
LOTS 1-11, BLOCK H	SINGLE FAMILY RESIDENTIAL	2.27
LOT 1, BLOCK I	PRIVATE STREETS	6.18
LOT 1, BLOCK J	OPEN SPACE	3.88
LOTS 2-3, BLOCK J	CONDOMINIUM	19.33
LOT 4, BLOCK J	GOLF COURSE	8.12
LOT 5, BLOCK J	PARKLAND	8.36
LOT 1, BLOCK K	PRIVATE STREETS	9.47
LOT 1, BLOCK L	PRIVATE STREETS	0.70
LOT 2, BLOCK L	GOLF COURSE	1.78
LOT 3, BLOCK L	OPEN SPACE	0.47
LOT 1, BLOCK M	PARKLAND	3.05
W. CENTERPOINT ROAD	PUBLIC ROW	7.24
TOTAL AREA		181.09

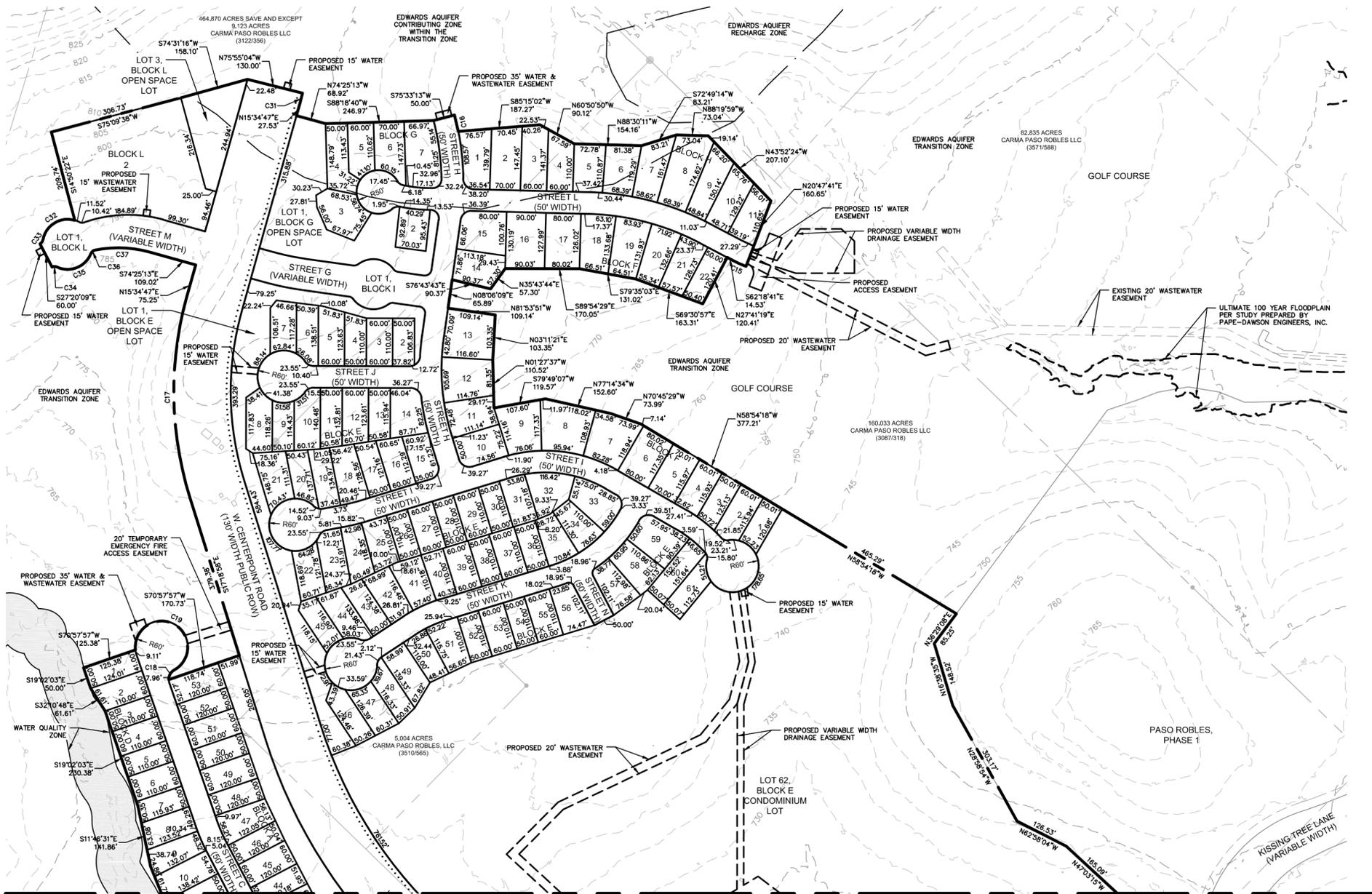
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



MATCH LINE - SEE SHEET 1 OF 3

JULY 2018

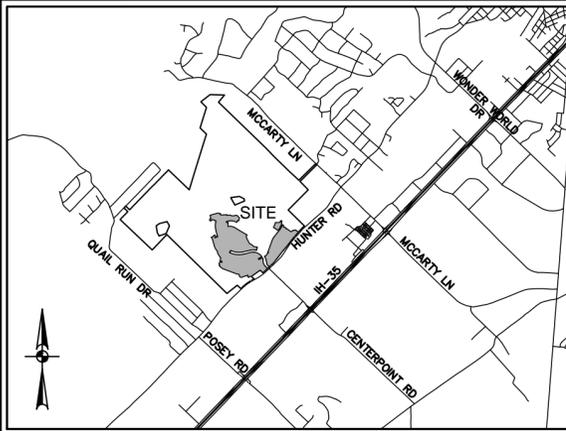
SHEET 2 OF 3

# PASO ROBLES (KISSING TREE) - PHASES 3E, 4 AND 5

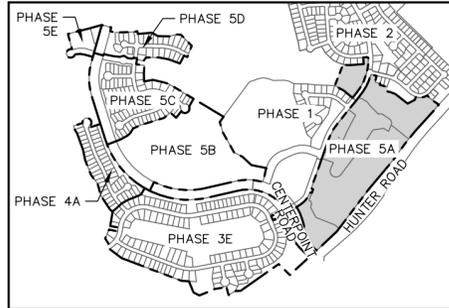
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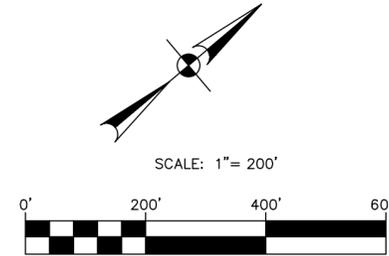


LOCATION MAP  
N.T.S.

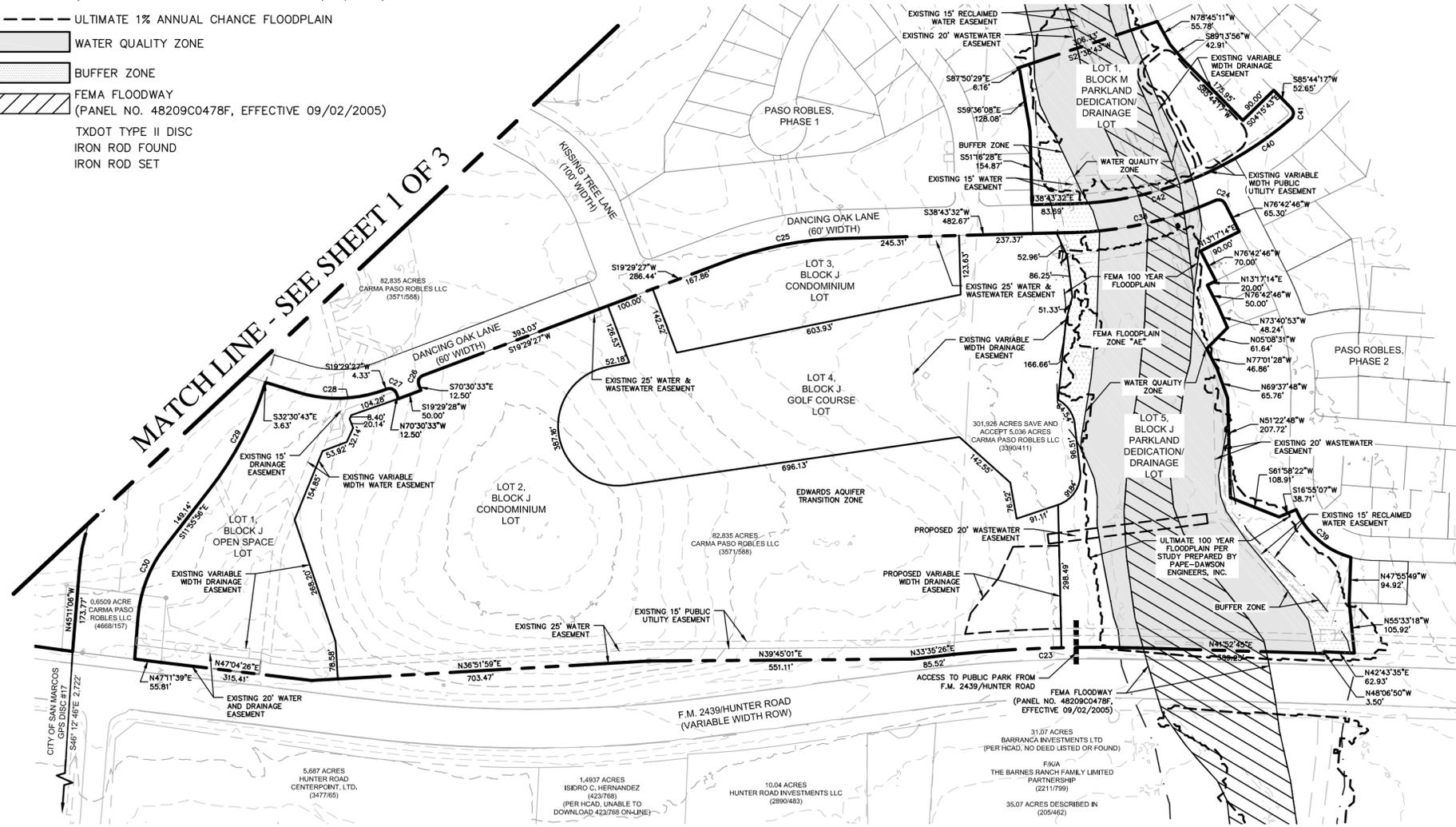


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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	394.25'	039°43'30"	N25°19'21"W	267.90'	273.35'
C2	255.75'	027°03'07"	N18°59'09"W	119.63'	120.75'
C3	530.00'	009°31'34"	S62°15'04"W	88.02'	88.12'
C4	470.00'	009°31'34"	N62°15'04"E	78.05'	78.14'
C5	355.75'	009°04'16"	N37°02'51"W	56.26'	56.32'
C6	610.00'	042°45'16"	N62°57'37"W	444.70'	455.19'
C7	610.00'	018°51'43"	S86°13'54"W	199.91'	200.81'
C8	1165.00'	039°01'01"	N84°32'10"W	778.10'	793.34'
C9	1035.00'	035°09'32"	S82°37'01"E	625.20'	635.11'
C10	740.00'	018°51'43"	N86°13'54"E	242.51'	243.61'
C11	740.00'	008°43'34"	S79°58'28"E	112.59'	112.70'
C12	15.00'	088°16'03"	N60°15'17"E	20.89'	23.11'
C13	360.00'	004°31'35"	N13°51'29"E	28.43'	28.44'
C14	440.00'	004°31'35"	N13°51'29"E	34.75'	34.76'
C15	275.00'	006°56'22"	S65°46'52"E	33.29'	33.31'
C16	625.00'	003°32'24"	N12°40'43"W	38.61'	38.62'
C17	815.00'	032°53'45"	S00°52'06"E	461.52'	467.92'
C18	25.00'	061°28'15"	N29°56'59"E	25.55'	26.82'
C19	60.00'	246°42'17"	N62°40'02"W	100.24'	258.35'
C20	270.00'	002°08'49"	S10°45'05"W	10.12'	10.12'
C21	270.00'	005°01'22"	S59°14'24"W	23.66'	23.67'
C22	60.00'	033°07'42"	S88°45'08"E	34.21'	34.69'
C23	2929.79'	007°29'35"	N38°09'58"E	382.88'	383.15'
C24	15.00'	087°06'58"	S59°43'45"W	20.67'	22.81'
C25	720.00'	019°14'05"	S29°06'29"W	240.58'	241.71'
C26	15.00'	090°00'00"	S25°30'33"E	21.21'	23.56'
C27	15.00'	090°00'00"	S64°29'27"W	21.21'	23.56'
C28	280.00'	037°59'50"	S38°29'22"W	182.31'	185.69'
C29	694.25'	020°34'47"	S22°13'19"E	248.02'	249.36'
C30	280.00'	033°15'09"	S28°33'31"E	160.23'	162.50'
C31	990.00'	001°29'51"	N14°49'51"E	25.87'	25.88'
C32	57.50'	096°28'15"	S58°19'01"W	85.78'	96.81'
C33	12.50'	052°48'52"	S36°29'19"W	11.12'	11.52'
C34	12.50'	052°39'03"	N88°59'23"E	11.09'	11.49'
C35	57.50'	094°02'53"	N68°17'28"E	84.14'	94.38'
C36	12.50'	057°27'07"	N49°59'35"E	12.02'	12.53'
C37	270.00'	026°51'38"	S87°51'02"E	125.42'	126.58'
C38	780.00'	022°33'15"	S27°26'54"W	305.06'	307.04'
C39	175.00'	051°14'10"	S81°18'02"W	151.33'	156.49'
C40	720.00'	011°24'45"	N04°41'49"E	143.18'	143.42'
C41	15.00'	093°15'09"	N47°38'08"W	21.81'	24.41'
C42	720.00'	028°19'20"	N24°33'52"E	352.29'	355.91'



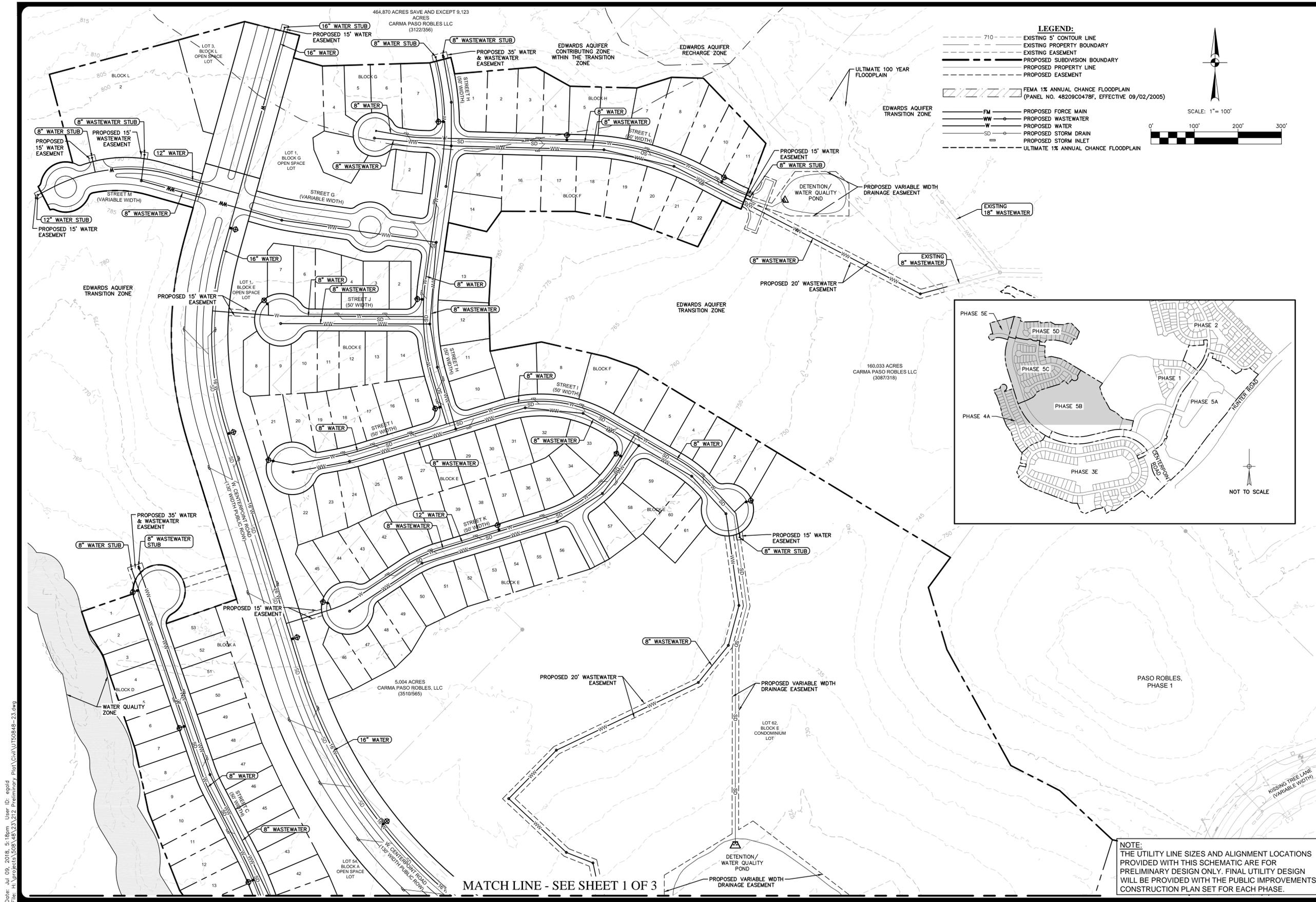
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**LEGEND:**

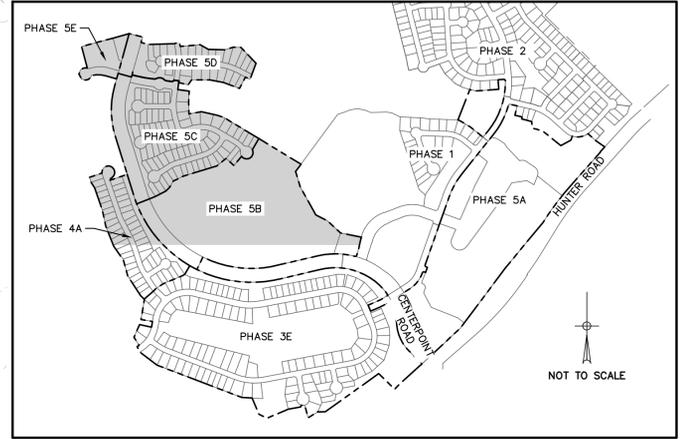
- 710 --- EXISTING 5' CONTOUR LINE
- - - - - EXISTING PROPERTY BOUNDARY
- - - - - EXISTING EASEMENT
- ==== PROPOSED SUBDIVISION BOUNDARY
- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED EASEMENT
- ▨▨▨▨▨ FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48209C0478F, EFFECTIVE 09/02/2005)
- FM --- PROPOSED FORCE MAIN
- WW --- PROPOSED WASTEWATER
- W --- PROPOSED WATER
- SD --- PROPOSED STORM DRAIN
- PROPOSED STORM INLET
- - - - - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN

SCALE: 1" = 100'

0' 100' 200' 300'

DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_



**NOTE:**  
 THE UTILITY LINE SIZES AND ALIGNMENT LOCATIONS PROVIDED WITH THIS SCHEMATIC ARE FOR PRELIMINARY DESIGN ONLY. FINAL UTILITY DESIGN WILL BE PROVIDED WITH THE PUBLIC IMPROVEMENTS CONSTRUCTION PLAN SET FOR EACH PHASE.

MATCH LINE - SEE SHEET 1 OF 3

Date: Jul 09, 2018, 5:48am User: ID: egsd01  
 File: H:\projects\50848\50848.dwg Plot: Utility\50848-23.dwg

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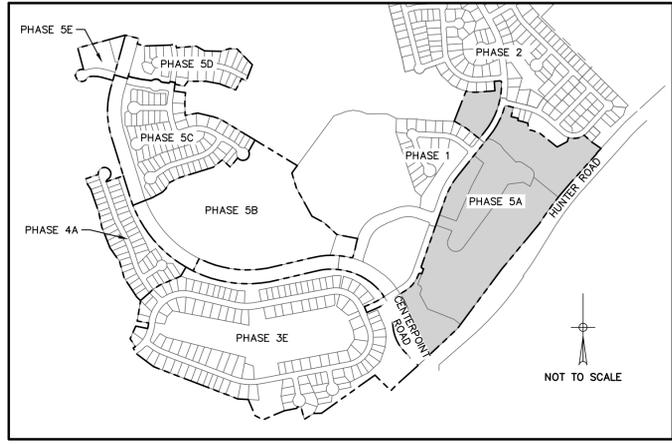
**PAPE-DAWSON ENGINEERS**

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 10801 N. MOPAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711  
 TDP# FIRM REGISTRATION 4470-1, TDP#S FIRM REGISTRATION #10088901

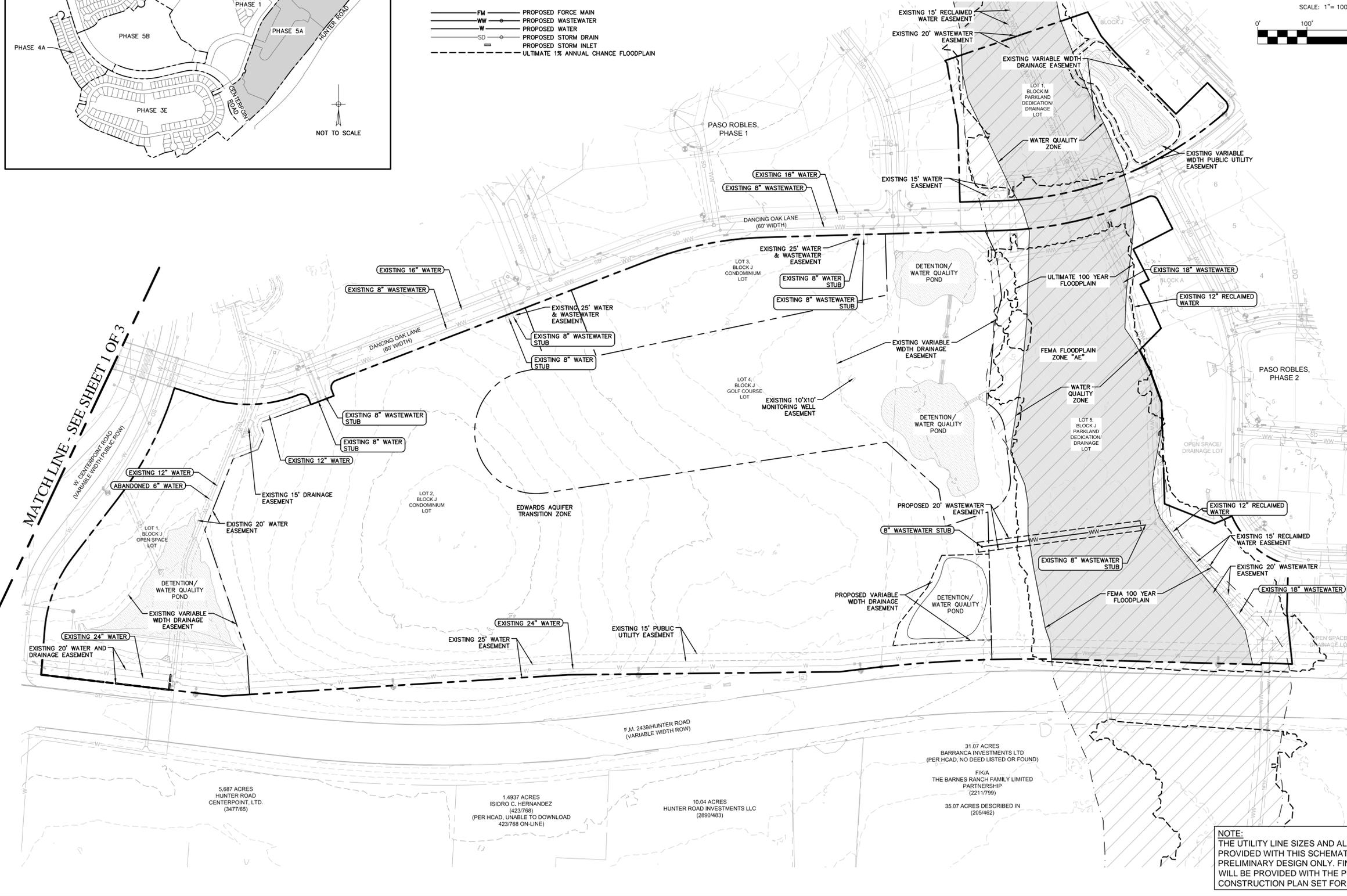
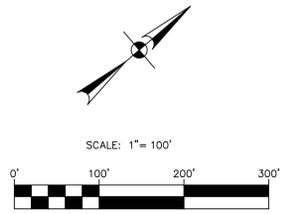
**PASO ROBLES (KISSING TREE) - PHASES 3E, 4 & 5**  
 SAN MARCOS, TEXAS  
 UTILITY EXHIBIT

CITY NO. \_\_\_\_\_  
 JOB NO. 50848-23  
 DATE JULY 2018  
 DESIGNER \_\_\_\_\_  
 CHECKED \_\_\_\_\_ DRAWN EG  
 SHEET 2 OF 3

XXXXXXXXXX



- LEGEND:**
- 710 --- EXISTING 5' CONTOUR LINE
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  - ==== ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN



**NOTE:**  
 THE UTILITY LINE SIZES AND ALIGNMENT LOCATIONS PROVIDED WITH THIS SCHEMATIC ARE FOR PRELIMINARY DESIGN ONLY. FINAL UTILITY DESIGN WILL BE PROVIDED WITH THE PUBLIC IMPROVEMENTS CONSTRUCTION PLAN SET FOR EACH PHASE.

NO.	REVISION	DATE

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**PAPE-DAWSON ENGINEERS**  
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
 10801 N. MOPEC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TDP# FIRM REGISTRATION 44270 | TDP# FIRM REGISTRATION #10088901

**PASO ROBLES (KISSING TREE) - PHASES 3E, 4 & 5**  
 SAN MARCOS, TEXAS  
 UTILITY EXHIBIT

CITY NO.	
JOB NO.	50848-23
DATE	JULY 2018
DESIGNER	
CHECKED	DRAWN EG.
SHEET	3 OF 3

Date: Jul 09, 2018, 5:48am User: ID: egsd01  
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