

LOCATION MAP
NOT-TO-SCALE

GRID N: 13856622.3
GRID E: 2288314.9

LOT/RIGHT-OF-WAY SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOTS 47-74, BLOCK A	SINGLE FAMILY	95	17.431 ACRES
LOTS 10-26 & 28-35 BLOCK F			
LOTS 1-18, BLOCK L			
LOTS 1-24, BLOCK K			
LOT 46, BLOCK A & LOT 27, BLOCK F	OPEN SPACE/DRAINAGE	2	4.296 ACRES
LOTS 75-76, BLOCK A & LOTS 36-37, BLOCK F	LANDSCAPE	4	1.319 ACRES
LOT 77, BLOCK A	PRIVATE STREETS	1	6.059 ACRES
	RIGHT-OF-WAY		2.006 ACRES
TOTAL:		102	31.111 ACRES

LOT 27, BLOCK F OPEN SPACE/DRAINAGE LOT WATER QUALITY/BMP

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

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

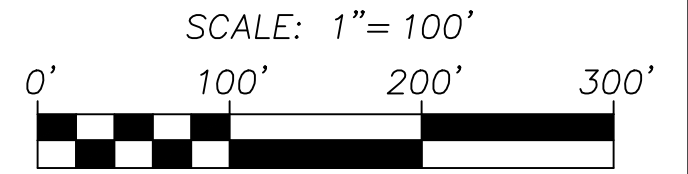
FEMA FLOODPLAIN ZONE "AE" DEFINED
AS: AREAS SUBJECT TO THE 1%
ANNUAL CHANCE FLOOD EVENT PANEL
NO. 48209C0476F, DATED
SEPTEMBER 2, 2005.

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)
- FLOODPLAIN

**FINAL PLAT
OF
PASO ROBLES, PHASE 3A**

A 31.111 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, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD., STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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

ACREAGE: 31.111 ACRES

PRIVATE STREET LOT: 6.059 ACRES
RIGHT-OF-WAY: 2.006 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD, SUITE 220 WEST
AUSTIN, TX 78757
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS:
FLYING ORCHID DRIVE 269'
FREEING OAK STREET 151'
LAUGHING PEAR DRIVE 598'
FLYING ORCHID DRIVE 269'
DISCOVERING CYPRESS DRIVE 746'
DASHING SYCAMORE STREET 433'
LAUGHING PEAR COVE 208'

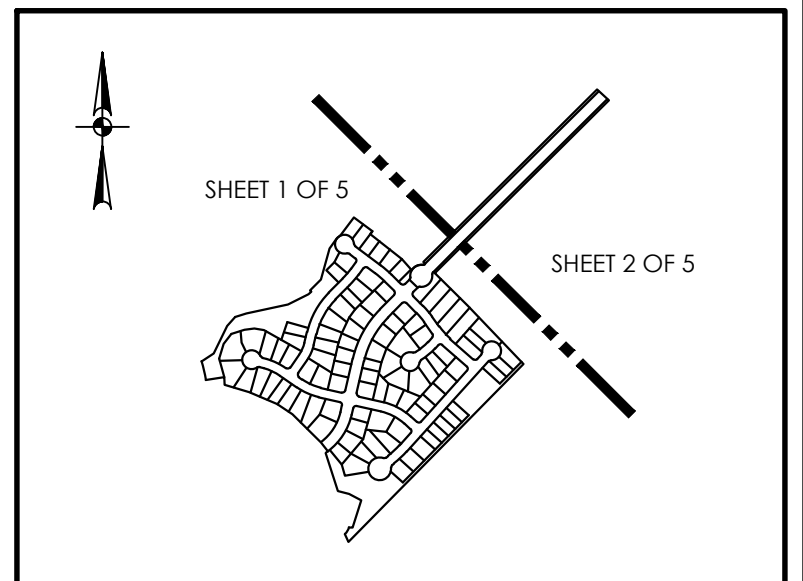
SUBMITTAL DATE: APRIL 18, 2017

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOTS: 1
SINGLE FAMILY LOTS: 95
OPEN SPACE/DRAINAGE LOTS: 2
LANDSCAPE LOTS: 4
BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK 103
SET MAG NAIL IN CONCRETE PAD
NAD 83 GRID COORDINATES
N: 13854272.0
E: 2280201.8
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

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

PORTION OF 117.47 ACRES
THE FIRST BAPTIST CHURCH
OF SAN MARCOS, TEXAS
(1685/68)

SHEET 1 OF 3



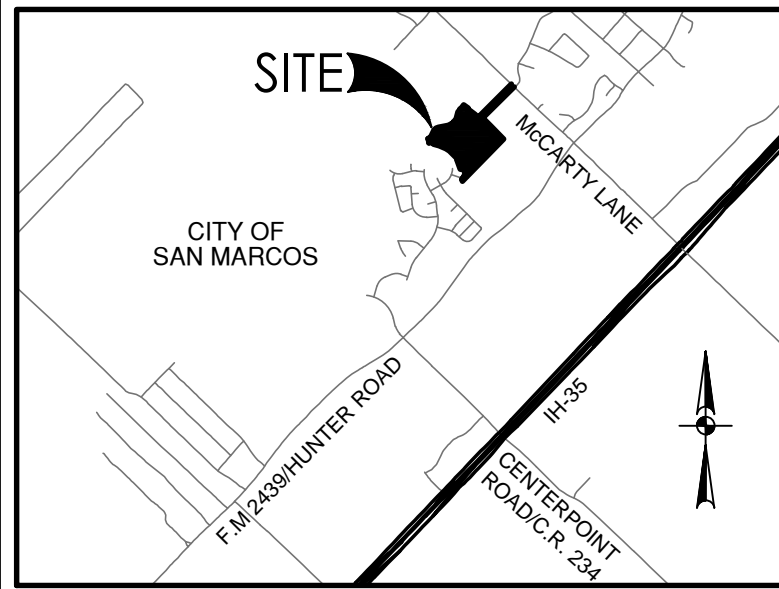
INDEX MAP
NOT TO SCALE



(NO ACREAGE LISTED IN DEED)
HEROLD ABEL, JR., ET UX.
(542/593)

GRID N: 13855681.9
GRID E: 2289080.3

GRID N: 13856609.0
GRID E: 2289991.4



LOCATION MAP
NOT-TO-SCALE

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 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 AND REPAIRS.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48209C0476F AND 48209C0478F EFFECTIVE DATES SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- LOTS 46, 75, AND 76, BLOCK A AND LOTS 27, 36, AND 37, BLOCK F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 46, BLOCK A AND LOT 27, BLOCK F ARE DEDICATED AS CITY OF SAN MARCOS ACCESS, WATER QUALITY, AND DRAINAGE UTILITY EASEMENTS.
- LOT 77, BLOCK A IS DEDICATED AS AN ACCESS AND CITY OF SAN MARCOS DRAINAGE, WATER, AND WASTEWATER UTILITY 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
K	1	LAUGHING PEAR DRIVE
K	24	LAUGHING PEAR DRIVE
L	1	LAUGHING PEAR DRIVE
L	18	LAUGHING PEAR DRIVE

LINE #	BEARING	LENGTH
L1	N56°43'43"W	95.92'
L2	N66°53'29"W	158.52'
L3	N73°28'28"W	132.50'
L4	N02°38'34"W	40.73'
L5	S80°32'52"W	97.84'
L6	N57°41'55"E	75.84'
L7	N25°55'57"E	160.35'
L8	N42°28'25"E	61.77'
L9	N72°48'14"E	61.44'
L10	N63°42'49"E	118.24'
L11	N44°44'42"E	20.11'
L12	N45°15'18"W	8.65'
L13	N44°44'42"E	81.16'
L14	N15°11'41"E	167.68'
L15	N36°47'45"E	63.89'
L16	N36°47'45"E	116.55'
L17	S53°46'28"E	120.01'
L18	S36°47'45"W	18.61'
L19	S40°53'01"E	78.41'
L20	N44°54'18"E	4.47'
L21	N45°57'37"W	13.83'
L22	S46°57'23"E	0.37'
L23	N25°25'26"W	43.57'
L24	S89°52'06"E	18.47'
L25	N17°44'47"E	148.57'
L26	N62°39'56"W	70.99'
L27	N75°31'02"W	60.10'
L28	N37°01'49"W	60.00'

LINE #	BEARING	LENGTH
L29	S47°58'23"E	42.57'
L30	N12°50'24"E	37.04'
L31	N12°50'24"E	37.04'
L32	N54°56'00"W	105.39'
L33	S74°14'15"E	22.86'
L34	S74°14'15"E	22.86'
L35	N12°50'24"E	58.49'
L36	N36°47'45"E	41.82'
L37	S53°12'15"E	37.83'
L38	S45°05'42"E	68.07'
L39	S44°54'18"W	33.00'
L40	S44°54'18"W	33.00'
L41	S45°05'42"E	71.87'
L42	S35°13'22"E	63.19'
L43	S42°01'37"W	31.02'
L44	S51°59'40"W	13.17'
L45	N51°59'40"E	13.17'
L46	S42°01'37"W	84.83'
L47	N47°58'23"W	42.57'
L48	N45°05'42"W	71.87'
L49	N35°13'22"W	74.96'
L50	N42°01'37"E	23.79'
L51	S54°56'00"E	21.73'
L52	S12°50'24"W	58.49'
L53	S36°47'45"W	41.82'
L54	N53°12'15"W	48.83'
L55	N45°05'42"W	68.07'
L56	N44°41'27"W	72.92'

LINE #	BEARING	LENGTH
L57	N13°04'08"E	59.47'
L58	N21°01'53"E	77.94'
L59	N34°01'06"E	87.53'
L60	N42°26'31"E	69.04'
L61	S44°54'18"W	84.99'
L62	S15°18'44"E	60.16'
L63	S83°40'17"E	107.05'
L64	N43°59'53"E	23.81'
L65	N43°47'05"E	58.84'
L66	N27°55'43"E	57.40'
L67	N18°44'03"E	98.55'
L68	S60°21'35"E	119.07'
L69	S60°21'35"E	103.58'
L70	S79°06'48"E	51.19'
L71	N81°35'15"E	53.16'
L72	N72°07'22"E	71.95'
L73	N36°46'15"E	64.46'
L74	N17°08'58"E	80.09'
L75	N15°38'05"W	99.22'
L76	S26°37'32"E	53.58'
L77	N04°07'32"W	60.96'
L78	N19°20'47"E	50.93'
L79	N24°43'17"E	90.85'
L80	N37°18'43"E	54.06'
L81	N42°01'37"E	32.10'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	780.00'	007°24'02"	N13°09'09"W	100.68'	100.75'
C2	50.00'	028°56'55"	N51°16'13"E	24.99'	25.26'
C3	57.50'	067°18'22"	N63°52'08"E	63.73'	67.55'
C4	12.50'	052°37'00"	N71°12'49"E	11.08'	11.48'
C5	2550.00'	001°54'05"	S47°57'46"E	84.61'	84.62'
C6	60.00'	040°40'12"	N30°59'18"E	41.70'	42.59'
C7	330.00'	002°33'56"	N54°15'09"E	14.78'	14.78'
C8	275.00'	029°11'13"	N62°34'00"W	138.58'	140.09'
C9	15.00'	090°00'00"	S57°50'24"W	21.21'	23.56'
C10	330.00'	040°07'47"	N32°54'18"E	226.44'	231.13'
C11	330.00'	040°07'47"	N32°54'18"E	226.44'	231.13'
C12	270.00'	040°07'47"	N32°54'18"E	185.27'	189.11'
C13	15.00'	090°00'00"	N32°09'36"W	21.21'	23.56'
C14	325.00'	022°13'36"	S66°02'48"E	125.29'	126.08'
C15	275.00'	019°18'15"	N64°35'08"W	92.22'	92.65'
C16	15.00'	052°01'12"	S79°45'08"W	13.16'	13.62'
C17	50.00'	284°02'25"	S15°45'45"W	61.54'	247.87'
C18	15.00'	052°01'12"	S48°13'39"E	13.16'	13.62'
C19	325.00'	019°55'19"	N64°16'36"W	112.44'	113.00'
C20	15.00'	090°37'04"	N80°22'32"E	21.33'	23.72'
C21	175.00'	022°13'36"	N23°57'12"E	67.46'	67.89'
C22	425.00'	032°03'54"	S28°52'21"W	234.76'	237.85'
C23	475.00'	008°06'33"	N40°51'02"E	67.17'	67.23'
C24	15.00'	090°00'00"	N08°12'15"W	21.21'	23.56'
C25	15.00'	052°01'12"	N79°12'51"W	13.16'	13.62'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	50.00'	284°02'25"	S36°47'45"W	61.54'	247.87'
C27	15.00'	052°01'12"	S27°11'38"E	13.16'	13.62'
C28	525.00'	008°06'33"	N49°08'58"W	74.24'	74.30'
C29	15.00'	090°00'00"	N89°54'18"E	21.21'	23.56'
C30	12.50'	052°37'00"	N18°35'48"E	11.08'	11.48'
C31	57.50'	105°14'01"	S44°54'18"W	91.38'	105.61'
C32	5030.00'	000°20'57"	S45°04'47"W	30.66'	30.66'
C33	4970.00'	000°20'57"	S45°04'47"W	30.29'	30.29'
C34	12.50'	052°37'00"	S18°35'48"W	11.08'	11.48'
C35	57.50'	105°14'01"	N44°54'18"E	91.38'	105.61'
C36	12.50'	052°37'00"	S71°12'49"W	11.08'	11.48'
C37	15.00'	090°00'00"	S00°05'42"E	21.21'	23.56'
C38	425.00'	009°52'19"	N40°09'32"W	73.14'	73.23'
C39	375.00'	013°11'59"	S41°49'22"E	86.20'	86.39'
C40	15.00'	089°33'02"	N86°48'08"E	21.13'	23.44'
C41	15.00'	052°01'12"	N16°01'00"E	13.16'	13.62'
C42	50.00'	284°02'25"	N47°58'23"W	61.54'	247.87'
C43	15.00'	052°01'12"	S68°02'13"W	13.16'	13.62'
C44	525.00'	009°58'04"	N47°00'39"E	91.22'	91.33'
C45	15.00'	057°46'09"	S23°06'36"W	14.49'	15.12'
C46	60.00'	295°32'17"	S38°00'20"E	64.00'	309.49'
C47	15.00'	057°46'09"	N80°52'45"E	14.49'	15.12'
C48	475.00'	009°58'04"	N47°00'39"E	82.53'	82.64'
C49	15.00'	090°00'00"	N02°58'23"W	21.21'	23.56'
C50	15.00'	090°00'00"	S87°01'37"W	21.21'	23.56'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	325.00'	029°11'13"	S62°34'00"E	163.77'	165.56'
C52	15.00'	090°00'00"	N32°09'36"W	21.21'	23.56'
C53	470.00'	032°03'54"	N28°52'21"E	259.61'	263.03'
C54	15.00'	090°00'00"	N89°54'18"E	21.21'	23.56'
C55	375.00'	009°52'19"	S40°09'32"E	64.53'	64.61'
C56	15.00'	077°14'59"	S03°24'07"W	18.73'	20.22'
C57	275.00'	017°33'46"	S50°48'30"W	83.97'	84.30'
C58	15.00'	049°50'53"	S84°30'49"W	12.64'	13.05'
C59	50.00'	283°59'32"	N32°33'30"W	61.57'	247.83'
C60	15.00'	053°38'19"	N32°15'54"E	13.54'	14.04'
C61	325.00'	017°03'26"	S50°33'20"W	96.40'	96.75'
C62	15.00'	089°33'02"	N86°48'08"E	21.13'	23.44'
C63	15.00'	090°26'58"	S03°11'52"E	21.30'	23.68'
C64	15.00'	090°00'00"	S57°50'24"W	21.21'	23.56'
C65	275.00'	022°13'36"	N66°02'48"W	106.01'	106.68'
C66	15.00'	090°00'00"	N09°56'00"W	21.21'	23.56'
C67	225.00'	022°13'36"	S23°57'12"W	86.74'	87.28'
C68	375.00'	032°03'54"	N28°52'21"E	207.14'	209.87'
C69	525.00'	008°06'33"	N40°51'02"E	74.24'	74.30'
C70	15.00'	090°00'00"	N81°47'45"E	21.21'	23.56'
C71	475.00'	008°06'33"	S49°08'58"E	67.17'	67.23'
C72	15.00'	090°00'00"	S00°05'42"E	21.21'	23.56'
C73	530.00'	032°03'54"	N28°52'21"E	292.75'	296.61'

MATCHLINE - SEE SHEET 1 OF 3

PORTION OF 117.47 ACRES
THE FIRST BAPTIST CHURCH
OF SAN MARCOS, TEXAS
(1685/68)

JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471

N45°13'32"E ~ 1273.68'

30' TEMPORARY
CONSTRUCTION
EASEMENT
(2820/844)

S45°13'08"W ~ 1277.69'

PORTION OF 117.47 ACRES
THE FIRST BAPTIST CHURCH
OF SAN MARCOS, TEXAS
(1685/68)

JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471

LOT 37,
BLOCK F
LANDSCAPE

FLYING ORCHID DRIVE
(60' PUBLIC ROW)

LOT 76,
BLOCK A
LANDSCAPE

40' DRAINAGE
EASEMENT
(12/397)

SEWER
EASEMENT
(2820/830)

GRID N: 13858037.5
GRID E: 2290374.4

12.64'

60.30'

11.88'

GRID N: 13857980.6
GRID E: 2290437.5

SEWER
EASEMENT
(2820/830)

McCARTY LANE
(ROW VARIES)

FINAL PLAT
OF
PASO ROBLES, PHASE 3A

A 31.111 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, SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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 (NAD2011) 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 1.00013.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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 L

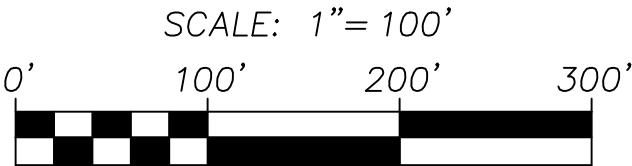
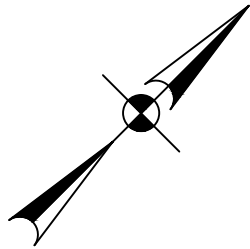
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 1	6,252	0.144 AC.	SINGLE FAMILY
LOT 2	9,294	0.213 AC.	SINGLE FAMILY
LOT 3	8,350	0.192 AC.	SINGLE FAMILY
LOT 4	7,482	0.172 AC.	SINGLE FAMILY
LOT 5	6,109	0.140 AC.	SINGLE FAMILY
LOT 6	6,514	0.150 AC.	SINGLE FAMILY
LOT 7	6,300	0.145 AC.	SINGLE FAMILY
LOT 8	7,602	0.175 AC.	SINGLE FAMILY
LOT 9	8,982	0.206 AC.	SINGLE FAMILY
LOT 10	8,176	0.188 AC.	SINGLE FAMILY
LOT 11	9,524	0.219 AC.	SINGLE FAMILY
LOT 12	7,826	0.180 AC.	SINGLE FAMILY
LOT 13	8,038	0.185 AC.	SINGLE FAMILY
LOT 14	9,968	0.229 AC.	SINGLE FAMILY
LOT 15	9,879	0.227 AC.	SINGLE FAMILY
LOT 16	5,500	0.126 AC.	SINGLE FAMILY
LOT 17	8,203	0.188 AC.	SINGLE FAMILY
LOT 18	9,585	0.220 AC.	SINGLE FAMILY

LINE TABLE

LINE #	BEARING	LENGTH
L1	N56°43'43"W	95.92'
L2	N66°53'29"W	158.52'
L3	N73°28'28"W	132.50'
L4	N02°38'34"W	40.73'
L5	S80°32'52"W	97.84'
L6	N57°41'55"E	75.84'
L7	N25°55'57"E	160.35'
L8	N42°28'25"E	61.77'
L9	N72°48'14"E	61.44'
L10	N63°42'49"E	118.24'
L11	N44°44'42"E	20.11'
L12	N45°15'18"W	8.65'
L13	N44°44'42"E	81.16'
L14	N15°11'41"E	167.68'
L15	N36°47'45"E	63.89'
L16	N36°47'45"E	116.55'
L17	S53°46'28"E	120.01'
L18	S36°47'45"W	18.61'
L19	S40°53'01"E	78.41'
L20	N44°54'18"E	4.47'
L21	N45°57'37"W	13.83'
L22	S46°57'23"E	0.37'
L23	S25°25'26"W	43.57'
L24	S89°52'06"E	18.47'
L25	N17°44'47"E	148.57'
L26	N62°39'56"W	70.99'
L27	N75°31'02"W	60.10'
L28	N37°01'49"W	60.00'

FINAL PLAT
OF
PASO ROBLES, PHASE 3A

A 31.111 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, SITUATED IN THE
JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471 IN THE CITY OF SAN
MARCOS, HAYS COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

STATE OF TEXAS §
COUNTY OF HAYS §

That Carma Paso Robles, LLC, as the owner of a called 272.027 acre tract, recorded in Volume 3144, Page 658 of the Official Public Records of Hays County, Texas, situated in the John Williams Survey No. 1, Abstract 471, in the City of San Marcos, Hays County, Texas, do hereby subdivide said 272.027 acre tract of land, pursuant to public notification and hearing provisions of Chapter 212 of the Texas local Government Code, in accordance with this plat, to be known as **PASO ROBLES, PHASE 3A**, and do hereby dedicate to the public the use of the easements shown hereon subject to any easements, covenants or restrictions heretofore granted and not released.

Shaun Cranston, Senior Vice President
Carma Paso Robles, LLC

THE STATE OF TEXAS §
COUNTY OF HAYS §

Before me, the undersigned authority on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he/she acknowledged to me that he/she executed the same for the purpose and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of _____, A.D. 20____.

Notary Public, State of Texas

Printed Notary's Name
My Commission Expires: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Parker J. Graham, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision and that the monuments were properly placed under my supervision.

Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Michael S. Fisher, do hereby certify that proper engineering has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the development code.

Michael S. Fisher
Registered Professional Engineer No. 87704
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

Date

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the ____ day of _____, 20__ by the Planning and Zoning Commission of the City of San Marcos, Texas.

Chairman, Planning and Zoning Commission Date

Shannon Mattingly Date
Director of Development Services

Recording Secretary Date

CIP and Engineering Date

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Liz Gonzalez, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of Writing, with its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M. in the plat records of Hays County, Texas in CFN: _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 20____, A.D.

Liz Gonzalez, County Clerk
Hays County, Texas