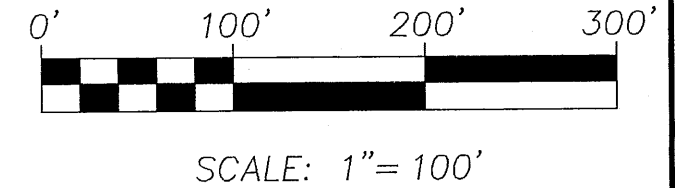


LOCATION MAP
NOT-TO-SCALE

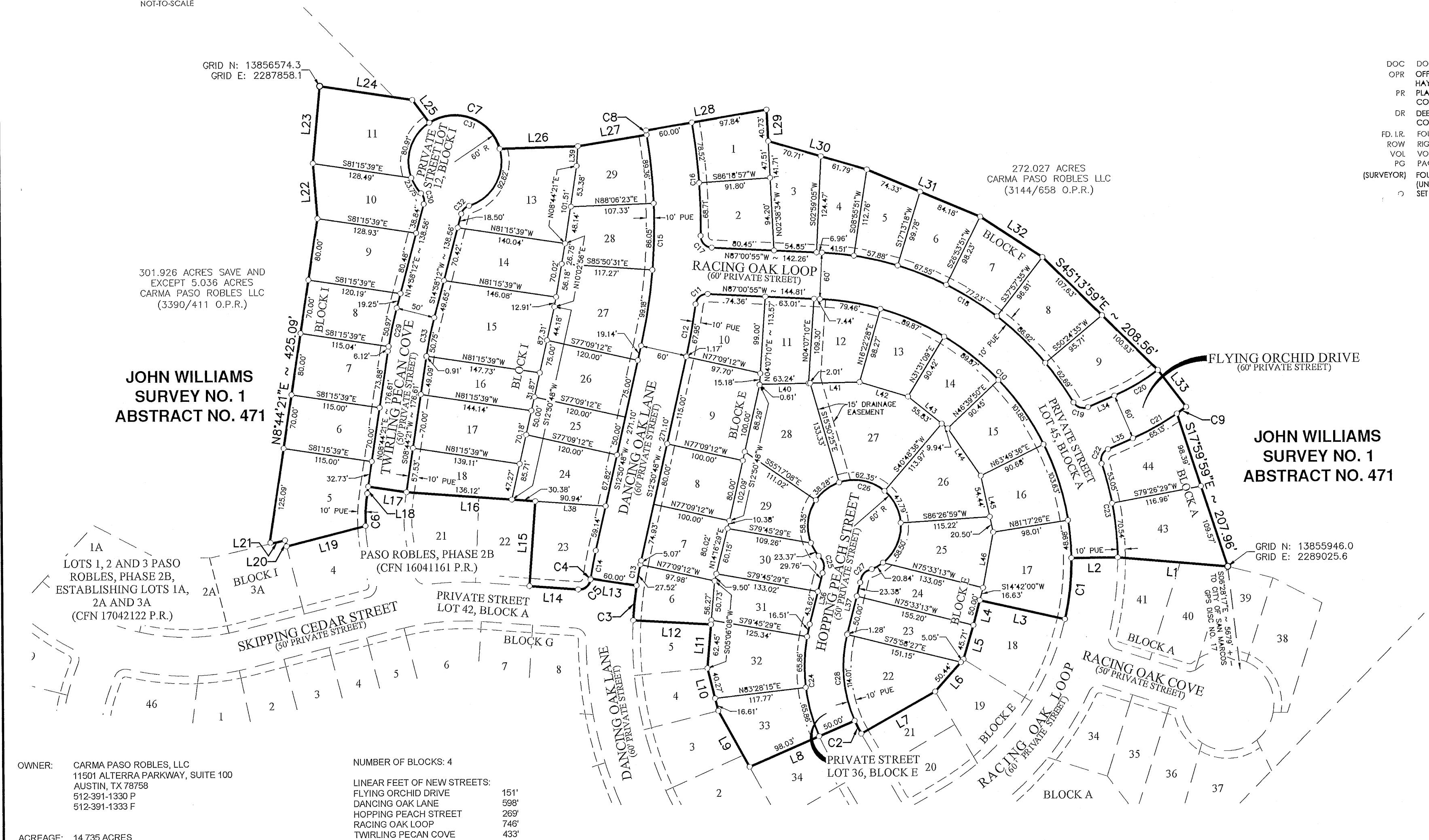
FINAL PLAT
OF
PASO ROBLES, PHASE 2C

A 14.735 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND 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.



LEGEND

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
FD, LR	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
(SURVEYOR)	FOUND 1/2" IRON ROD (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: 14.735 ACRES

PRIVATE STREET LOT: 3.174 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 4

LINEAR FEET OF NEW STREETS:
FLYING ORCHID DRIVE 151'
DANCING OAK LANE 598'
HOPPING PEACH STREET 269'
RACING OAK LOOP 746'
TWIRLING PECAN COVE 433'

SUBMITTAL DATE: OCTOBER 14, 2016

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOTS: 3
SINGLE FAMILY LOTS: 55

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

**PAPE-DAWSON
ENGINEERS**

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

FINAL PLAT
OF
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A 14.735 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT
RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	340.00'	013°24'12"	S06°14'47"W	79.36'	79.54'
C2	175.00'	006°09'55"	N26°22'59"W	18.82'	18.83'
C3	470.00'	005°30'16"	N06°07'19"E	45.14'	45.15'
C4	530.00'	000°07'28"	S08°48'44"W	1.15'	1.15'
C5	15.00'	085°37'00"	S51°33'30"W	20.39'	22.41'
C6	225.00'	010°47'01"	S03°20'50"W	42.28'	42.35'
C7	60.00'	107°09'20"	S69°17'01"E	96.56'	112.21'
C8	720.00'	000°26'51"	N09°13'43"W	5.62'	5.62'
C9	330.00'	002°33'56"	S54°15'09"W	14.78'	14.78'
C10	340.00'	086°33'36"	N43°44'07"W	466.18'	513.66'
C11	15.00'	085°07'46"	S50°25'12"W	20.29'	22.29'
C12	780.00'	004°59'29"	N10°21'04"E	67.93'	67.95'
C13	470.00'	003°58'21"	S10°51'38"W	32.58'	32.59'
C14	530.00'	003°58'21"	S10°51'38"W	36.74'	36.75'
C15	720.00'	022°17'57"	N01°41'50"E	278.45'	280.22'
C16	780.00'	010°48'55"	N04°02'41"W	147.02'	147.23'
C17	15.00'	088°22'42"	S42°49'34"E	20.91'	23.14'
C18	400.00'	056°24'19"	N58°48'46"W	378.07'	393.78'
C19	15.00'	082°32'45"	S71°52'59"E	19.79'	21.61'
C20	270.00'	013°52'27"	N59°54'25"E	65.22'	65.38'
C21	330.00'	013°52'27"	N59°54'25"E	79.72'	79.91'
C22	15.00'	085°00'04"	S24°20'37"W	20.27'	22.25'
C23	400.00'	017°42'07"	N09°18'22"W	123.09'	123.58'
C24	225.00'	037°44'48"	S04°25'37"E	145.56'	148.23'
C25	15.00'	057°46'09"	N14°26'18"W	14.49'	15.12'
C26	60.00'	295°32'17"	N75°33'13"W	64.00'	309.49'
C27	15.00'	057°46'09"	S43°19'51"W	14.49'	15.12'
C28	175.00'	037°44'48"	S04°25'37"E	113.22'	115.29'
C29	525.00'	006°13'51"	S11°51'17"W	57.07'	57.09'
C30	15.00'	057°46'09"	N13°54'52"W	14.49'	15.12'
C31	60.00'	295°32'17"	N75°01'48"W	64.00'	309.49'
C32	15.00'	057°46'09"	S43°51'17"W	14.49'	15.12'
C33	475.00'	006°13'51"	S11°51'17"W	51.63'	51.66'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N84°54'43"W	142.64'
L2	S89°32'41"W	60.00'
L3	N77°03'07"W	112.82'
L4	S14°42'00"W	33.37'
L5	S16°38'38"W	45.71'
L6	S41°32'23"W	55.49'
L7	S60°32'04"W	110.00'
L8	S66°41'59"W	148.03'
L9	N28°43'45"W	82.89'
L10	N14°01'19"W	56.87'
L11	N05°06'08"E	56.90'
L12	N86°37'49"W	100.55'
L13	N81°07'33"W	60.00'
L14	N85°38'00"W	63.02'
L15	N04°22'00"E	110.00'
L16	N85°38'00"W	166.50'
L17	N81°15'39"W	50.00'
L18	S08°44'21"W	9.06'
L19	S75°47'13"W	105.06'
L20	N14°12'47"W	8.00'
L21	S77°04'20"W	20.57'
L22	N04°15'19"W	71.84'
L23	N05°21'58"E	100.17'

LINE TABLE		
LINE #	BEARING	LENGTH
L24	S81°15'39"E	120.84'
L25	S36°20'49"E	37.06'
L26	N88°24'39"E	100.89'
L27	N80°59'43"E	90.00'
L28	N80°32'52"E	157.84'
L29	S02°38'34"E	40.73'
L30	S73°28'28"E	132.50'
L31	S66°53'29"E	158.52'
L32	S56°43'43"E	95.92'
L33	S37°01'49"E	60.00'
L34	S66°50'39"W	37.16'
L35	S66°50'39"W	35.23'
L36	N14°26'47"E	73.38'
L37	S14°26'47"W	73.38'
L38	S85°38'00"E	90.94'
L39	N04°00'16"E	25.67'
L40	N89°06'52"E	65.25'
L41	N89°06'52"E	63.73'
L42	N72°54'28"W	65.21'
L43	N50°52'27"W	65.77'
L44	N34°35'09"W	74.44'
L45	S11°53'14"E	74.94'
L46	N10°45'18"E	72.74'

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 1.00013.
- 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.

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.
- 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 NUMBERS 48209C0476F AND 48209C0478F EFFECTIVE DATES SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- LOT 45, BLOCK A, LOT 36, BLOCK E AND LOT 12, BLOCK I ARE 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.

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOTS 43 & 44, BLOCK A	SINGLE FAMILY	55	11.561 ACRES
LOTS 6-17 & 22-33, BLOCK E			
LOTS 1-9, BLOCK F			
LOTS 5-11, 13-18, 23-29 BLOCK I			
LOT 45, BLOCK A, LOT 36, BLOCK E & LOT 12, BLOCK I	PRIVATE STREETS	3	3.174 ACRES
		TOTAL: 58	14.735 ACRES

BLOCK A			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 43	11,219	0.258 AC.	SINGLE FAMILY
LOT 44	9,111	0.209 AC.	SINGLE FAMILY
LOT 45	86,315	1.982 AC.	PRIVATE STREET

BLOCK E			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 6	6,439	0.148 AC.	SINGLE FAMILY
LOT 7	7,920	0.182 AC.	SINGLE FAMILY
LOT 8	8,000	0.184 AC.	SINGLE FAMILY
LOT 9	11,483	0.264 AC.	SINGLE FAMILY
LOT 10	8,309	0.191 AC.	SINGLE FAMILY
LOT 11	7,020	0.161 AC.	SINGLE FAMILY
LOT 12	7,960	0.183 AC.	SINGLE FAMILY
LOT 13	7,397	0.170 AC.	SINGLE FAMILY
LOT 14	7,142	0.164 AC.	SINGLE FAMILY
LOT 15	8,134	0.187 AC.	SINGLE FAMILY
LOT 16	8,564	0.197 AC.	SINGLE FAMILY
LOT 17	11,662	0.268 AC.	SINGLE FAMILY
LOT 22	11,090	0.255 AC.	SINGLE FAMILY
LOT 23	7,818	0.179 AC.	SINGLE FAMILY
LOT 24	7,522	0.173 AC.	SINGLE FAMILY

BLOCK E			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 25	8,934	0.205 AC.	SINGLE FAMILY
LOT 26	10,519	0.241 AC.	SINGLE FAMILY
LOT 27	14,986	0.344 AC.	SINGLE FAMILY
LOT 28	11,763	0.270 AC.	SINGLE FAMILY
LOT 29	8,047	0.185 AC.	SINGLE FAMILY
LOT 30	7,675	0.176 AC.	SINGLE FAMILY
LOT 31	7,774	0.178 AC.	SINGLE FAMILY
LOT 32	10,328	0.237 AC.	SINGLE FAMILY
LOT 33	8,740	0.201 AC.	SINGLE FAMILY
LOT 36	21,853	0.502 AC.	PRIVATE STREET

BLOCK F			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 1	7,833	0.180 AC.	SINGLE FAMILY
LOT 2	8,169	0.188 AC.	SINGLE FAMILY
LOT 3	8,146	0.187 AC.	SINGLE FAMILY
LOT 4	6,443	0.148 AC.	SINGLE FAMILY
LOT 5	6,900	0.158 AC.	SINGLE FAMILY
LOT 6	7,415	0.170 AC.	SINGLE FAMILY
LOT 7	8,301	0.191 AC.	SINGLE FAMILY
LOT 8	9,164	0.210 AC.	SINGLE FAMILY
LOT 9	9,306	0.214 AC.	SINGLE FAMILY

BLOCK I			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 5	12,516	0.287 AC.	SINGLE FAMILY
LOT 6	8,050	0.185 AC.	SINGLE FAMILY
LOT 7	9,200	0.211 AC.	SINGLE FAMILY
LOT 8	8,188	0.188 AC.	SINGLE FAMILY
LOT 9	9,965	0.229 AC.	SINGLE FAMILY
LOT 10	9,529	0.219 AC.	SINGLE FAMILY
LOT 11	12,930	0.297 AC.	SINGLE FAMILY
LOT 12	30,073	0.690 AC.	PRIVATE STREET
LOT 13	13,191	0.303 AC.	SINGLE FAMILY
LOT 14	10,014	0.230 AC.	SINGLE FAMILY
LOT 15	14,808	0.340 AC.	SINGLE FAMILY
LOT 16	7,297	0.168 AC.	SINGLE FAMILY
LOT 17	9,914	0.228 AC.	SINGLE FAMILY
LOT 18	7,183	0.165 AC.	SINGLE FAMILY
LOT 23	9,105	0.209 AC.	SINGLE FAMILY
LOT 24	9,212	0.211 AC.	SINGLE FAMILY
LOT 25	6,000	0.138 AC.	SINGLE FAMILY
LOT 26	9,000	0.207 AC.	SINGLE FAMILY
LOT 27	13,036	0.299 AC.	SINGLE FAMILY
LOT 28	9,040	0.208 AC.	SINGLE FAMILY
LOT 29	8,222	0.189 AC.	SINGLE FAMILY



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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FINAL PLAT
OF
PASO ROBLES, PHASE 2C

A 14.735 ACRE TRACT OF LAND, BEING OUT OF A CALLED 301.926 ACRE TRACT SAVE & EXCEPT A CALLED 5.036 ACRE TRACT
RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND 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.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of a called 301.926 acre tract, Save & Except a called 5.036 acre tract, recorded
in Volume 3390, Page 411 of the Official Public Records of Hays County, Texas, and 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 301.926 acre tract of land and
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 2C**, 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.

Chad Matheson, C.F.O.
Carma Paso Robles, LLC

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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
10801 N MoPac Expy. Bldg. 3 Suite 200
Austin, Texas, 78759

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
10801 N MoPac Expy. Bldg. 3 Suite 200
Austin, Texas, 78759

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

Francis Serna Date
Recording Secretary

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



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