

#### LOCATION MAP

#### NOT-TO-SCALE

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

(SURVEYOR) ● FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD) FLOODPLAIN

		BLOCK F	
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
38	326,427	7.494 AC.	PARKLAND
39	6,040	0.139 AC.	SINGLE FAMILY
40	93,170	2.139 AC.	OPEN SPACE/DRAINAGE, WATER QUALITY/ BMP
41	13,815	0.317 AC.	SINGLE FAMILY
42	15,112	0.347 AC.	SINGLE FAMILY
43	11,207	0.257 AC.	SINGLE FAMILY
44	8,161	0.187 AC.	SINGLE FAMILY
45	5,898	0.135 AC.	SINGLE FAMILY
46	7,152	0.164 AC.	SINGLE FAMILY
47	7,237	0.166 AC.	SINGLE FAMILY
48	7,436	0.171 AC.	SINGLE FAMILY
49	6,395	0.147 AC.	SINGLE FAMILY
50	9,008	0.207 AC.	SINGLE FAMILY
51	7,605	0.175 AC.	SINGLE FAMILY
52	13,118	0.301 AC.	SINGLE FAMILY
53	10,578	0.243 AC.	SINGLE FAMILY
54	9,285	0.213 AC.	SINGLE FAMILY
55	7,824	0.180 AC.	SINGLE FAMILY
56	5,772	0.133 AC.	SINGLE FAMILY
57	6,625	0.152 AC.	SINGLE FAMILY
58	5,533	0.127 AC.	SINGLE FAMILY
59	6,654	0.153 AC.	SINGLE FAMILY
60	5,555	0.128 AC.	SINGLE FAMILY
61	6,669	0.153 AC.	SINGLE FAMILY
62	5,560	0.128 AC.	SINGLE FAMILY
63	6,675	0.153 AC.	SINGLE FAMILY
64	5,565	0.128 AC.	SINGLE FAMILY
65	7,795	0.179 AC.	SINGLE FAMILY
66	7,750	0.178 AC.	SINGLE FAMILY
67	7,788	0.179 AC.	SINGLE FAMILY
68	14,899	0.342 AC.	SINGLE FAMILY
69	8,898	0.204 AC.	SINGLE FAMILY
70	9,896	0.227 AC.	SINGLE FAMILY
71	6,161	0.141 AC.	SINGLE FAMILY
72	6,600	0.152 AC.	SINGLE FAMILY
73	5,497	0.126 AC.	SINGLE FAMILY
74	19,341	0.444 AC.	OPEN SPACE
75	8,270	0.190 AC.	SINGLE FAMILY
76	7,319	0.168 AC.	SINGLE FAMILY
77	7,080	0.163 AC.	SINGLE FAMILY
	l		<del> </del>

## PAPE-DAWSON ENGINEERS

0.203 AC. SINGLE FAMILY

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

#### FINAL PLAT

OF

### PASO ROBLES, PHASE 3B

A 51.651 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, AND 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.

	BLOCK M							
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE					
1	9,415	0.216 AC.	SINGLE FAMILY					
2	6,600	0.152 AC.	SINGLE FAMILY					
3	5,500	0.126 AC.	SINGLE FAMILY					
4	6,640	0.152 AC.	SINGLE FAMILY					
5	5,746	0.132 AC.	SINGLE FAMILY					
6	9,982	0.229 AC.	SINGLE FAMILY					
7	8,917	0.205 AC.	SINGLE FAMILY					
8	8,394	0.193 AC.	SINGLE FAMILY					
9	5,834	0.134 AC.	SINGLE FAMILY					
10	6,594	0.151 AC.	SINGLE FAMILY					
11	7,109	0.163 AC.	SINGLE FAMILY					
12	6,475	0.149 AC.	SINGLE FAMILY					

	BLOCK N					
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE			
1	17,636	0.405 AC.	SINGLE FAMILY			
2	8,186	0.188 AC.	SINGLE FAMILY			
3	9,328	0.214 AC.	SINGLE FAMILY			
4	7,787	0.179 AC.	SINGLE FAMILY			
5	9,328	0.214 AC.	SINGLE FAMILY			
6	7,787	0.179 AC.	SINGLE FAMILY			
7	9,328	0.214 AC.	SINGLE FAMILY			
8	7,787	0.179 AC.	SINGLE FAMILY			
9	9,328	0.214 AC.	SINGLE FAMILY			
10	8,051	0.185 AC.	SINGLE FAMILY			
11	13,317	0.306 AC.	SINGLE FAMILY			
12	39,519	0.907 AC.	OPEN SPACE			

BLOCK I

2.389 AC.

0.164 AC.

0.147 AC.

0.185 AC.

0.239 AC.

0.231 AC.

0.291 AC.

0.177 AC.

0.264 AC.

0.216 AC.

0.241 AC.

0.183 AC.

0.180 AC.

0.168 AC.

0.189 AC.

0.300 AC.

0.784 AC.

0.207 AC.

0.233 AC.

20' WIDTH WASTEWATER -EASEMENT

USAGE TYPE

OPEN SPACE

SINGLE FAMILY

SINGLE FAMILY SINGLE FAMILY

SINGLE FAMILY

OPEN SPACE

SINGLE FAMILY

SINGLE FAMILY

LOT # AREA (SQ. FT.) AREA ACREAGE

104,081

7,155

6,415

8,050

10,418

10,063

12,682

7,701

11,481

9,426

10,493

7,982

8,230

7,308

8,230

13,055

9,021

10,148

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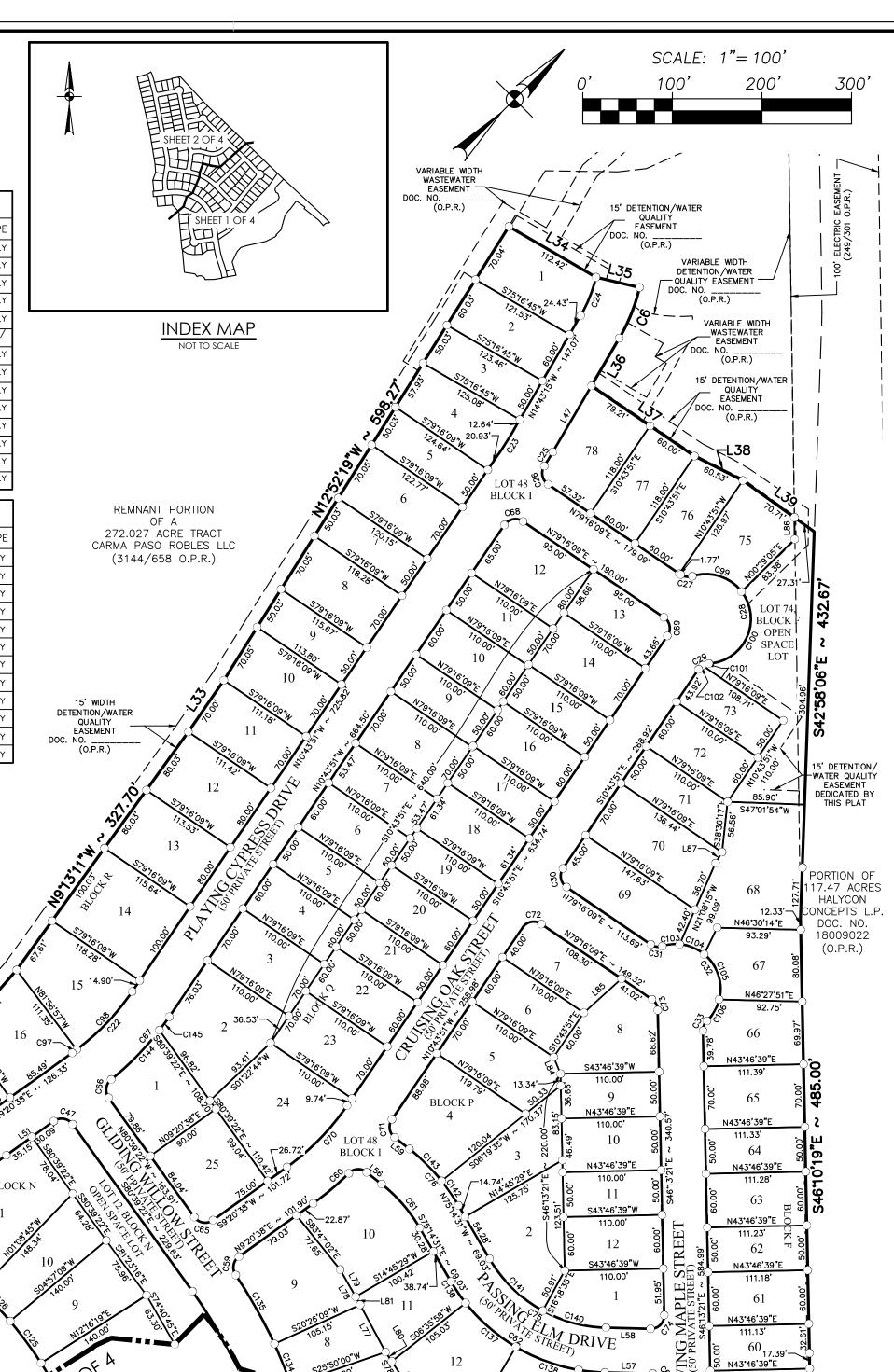
45

49

	BLOCK O						
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE				
1	8,183	0.188 AC.	SINGLE FAMILY				
2	7,335	0.168 AC.	SINGLE FAMILY				
3	6,650	0.153 AC.	SINGLE FAMILY				
4	6,669	0.153 AC.	SINGLE FAMILY				
5	7,912	0.182 AC.	SINGLE FAMILY				
6	3,876	0.089 AC.	OPEN SPACE/ DRAINAGE				
7	8,487	0.195 AC.	SINGLE FAMILY				
8	5,891	0.135 AC.	SINGLE FAMILY				
9	11,181	0.257 AC.	SINGLE FAMILY				
10	11,602	0.266 AC.	SINGLE FAMILY				
11	7,678	0.176 AC.	SINGLE FAMILY				
12	11,230	0.258 AC.	SINGLE FAMILY				
13	10,385	0.238 AC.	SINGLE FAMILY				
14	10,028	0.230 AC.	SINGLE FAMILY				

BLOCK P						
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE			
1	7,728	0.177 AC.	SINGLE FAMILY			
2	10,928	0.251 AC.	SINGLE FAMILY			
3	8,593	0.197 AC.	SINGLE FAMILY			
4	11,038	0.253 AC.	SINGLE FAMILY			
5	8,844	0.203 AC.	SINGLE FAMILY			
6	6,600	0.152 AC.	SINGLE FAMILY			
7	6,368	0.146 AC.	SINGLE FAMILY			
8	8,701	0.200 AC.	SINGLE FAMILY			
9	5,500	0.126 AC.	SINGLE FAMILY			
10	6,600	0.152 AC.	SINGLE FAMILY			
11	5,500	0.126 AC.	SINGLE FAMILY			
12	6,600	0.152 AC.	SINGLE FAMILY			

	14	10,020	0.230 Ac.				2		BLO	T 48 50 5	/s 77 s/	14	<b>\</b> 'y.	
TYPE		B1	LOCK P		]	REMNANT PORTION	, and a second s	\$ 5x	<b>— — — — — — — — — —</b>	0CK I 35,		76 <i>Š</i>	2020	ıl
FAMILY	LOT #	AREA (SQ. FT.)		LISAGE TYPE	27	OF A 72.027 ACRE TRACT		20 76 00 m		10 N N N N N N N N N N N N N N N N N N N	00.E00.	& <b>/</b> &	, B	
FAMILY	1	7,728	0.177 AC.	SINGLE FAMILY		MA PASO ROBLES LLO 3144/658 O.P.R.)	C /	\$>0.		N>0.76.00.7E	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	/ /	3	
FAMILY	2	10,928	0.251 AC.	SINGLE FAMILY	(	3144/038 O.F.K.)		118.28.7W		12	190.00,	-1.77' C99	2012 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(
FAMILY	3	8,593	0.197 AC.	SINGLE FAMILY				8	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	70. / S / S	95	C27	27.31'	67,
FAMILY	4	11,038	0.253 AC.	SINGLE FAMILY			\$ 529		8 70		13	, 8,	LOT 74,	432.(
FAMILY	5	8,844	0.203 AC.	SINGLE FAMILY			175	Sin A	1 1 20 y		<u>کې</u>	690	BLOCK F OPEN	4
FAMILY	6	6,600	0.152 AC.	SINGLE FAMILY		,	is 55/3.				70.00, W 28		SPACE	2
FAMILY	7	6,368	0.146 AC.	SINGLE FAMILY		//	S S S S S S S S S S S S S S S S S S S		10	14		C10	n LOT	m
FAMILY	8	8,701	0.200 AC.	SINGLE FAMILY		A	10 W		110.00°E	\$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	è	(i) (V2)	%   w	8,06
FAMILY	9	5,500	0.126 AC.	SINGLE FAMILY	15' WIDTH		1, 600. S		<b>₹</b>	15.00.00		2 - C102 708	>>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<b>.</b> 58
SPACE	10	6,600	0.152 AC.	SINGLE FAMILY	DETENTION/WA QUALITY EASEMENT	ATER AO.	11 78: 1		10.00; E. J. S.	110000		9,		42
	11	5,500	0.126 AC.	SINGLE FAMILY	DOC. NO	\space space	11			16.00.m		110.00.15		S
	12	6,600	0.152 AC.	SINGLE FAMILY	(O.P.R.)			170 00 m				1/2. 72		15' DETENTION
						12		3/37 10.00.9°E	, S,	O. O. W. S		110.00; E		15' DETENTION, -WATER QUALIT' EASEMENT DEDICATED BY THIS PLAT
AGE TYPE						12 S		N>9.16.0	Sozo	30.	<b>2</b> / \ .	71	85.90'	DEDICATED BY
PEN SPACE	$\dashv$				λ	7/3.53.500 N		10.00.00	170.00	in S	6/6 N/29.7	20 × 1.5 S	547°01′54″W	
GLE FAMILY	$\dashv$				ر ۶			S. 6 50 T	18			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	1	
GLE FAMILY	$\dashv$				- the	13			1100000		70	L87—	<u> </u>	
GLE FAMILY					5 8 A	14 S S S S S S S S S S S S S S S S S S S	75 / N/20.	5 × / 3	>, 19.00. W	6 8 C	147.63.E	.e/		PORTION OF
GLE FAMILY						0.64. W	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		10.00.W 8 5	, v <sub>&gt;0</sub> ,	69	, 5, 5; Z, 2, 5;	68 7.1	17.47 ACRE HALYCON
GLE FAMILY						14	<i>N</i> >0.	$\sim$ 2		C72		\$ 50 S	12.33'—C( 16°30'14"E	ONCEPTS L. DOC. NO.
GLE FAMILY					\$>9761		\$ 110.00°E /	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	69	×./ <	93.29'	18009022
GLE FAMILY				/	118.28° W		3	21.00.		\$\frac{\sqrt{0}}{\sqrt{0}}\frac{\sqrt{0}}{\sqr	2° C31		, <b>8</b>	(0.P.R.)
GLE FAMILY	_				of a second		1/20 /. /5	1100000	à \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1/20,7	200	Cts Cros	67 °.	
GLE FAMILY	_			13/	15 14.90'-		110.00°E 100°E	22.00.	%\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	170.00°E	85 A1.03.05		N46°27'51"E	
GLE FAMILY GLE FAMILY				2,1	1/8: 05/1 08/		36.53'-	\$ 20.76.0	200 V	. 6		20/00	92.75'	
GLE FAMILY			, 31		16	C145 2	<b>y</b> ~ ,	10.00° W 8	Q. 10.		8 .		66 69	
GLE FAMILY			33.11	188.	C97	Chr. B.	$\sqrt{s}$		zio. 5		68.6	ος ος νς N43*	46'39"E	
GLE FAMILY				17	85. <sup>49</sup> 06.33		93 70 00 1000 1000 1000 1000 1000 1000 10		N>0,	× -	3°46'39"W	<u> </u>	11.39'	O
GLE FAMILY		40	182	17	1 3 N	1 2	•		is 1/9.70.75	13.34	110.00'	,00	ं	rų.
GLE FAMILY				40.80	C47		24 <sup>9.74</sup> '		BLOCK P	50 In Ma	3°46'39"E	ř		<b>4</b>
EN SPACE		L297//	10		Service Co	16 8. 00 20 30 N	Ė	5			10.00,	( )	1.33'	
GLE FAMILY		Jo Nog.	18		15.15 P. 15		6 - C26.72'	BLOCK I	70.0735***	220.00° 220.00° 83 46.49°	10 00 ×	.00,	64 8	О
GLE FAMILY		No. A. Story	S	CVE	18 July 18 18 18 18 18 18 18 18 18 18 18 18 18	25	₹.	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	500	N4 N4	13°46'39"E ₽		3°46'39"E	
			, jø	BLOG	CKN KO	18. 7. 7. 6. 1°F.	15.00 101.71		7 (14.74' N		110.00' .00' .5' .5' .5' .5' .5' .5' .5' .5' .5' .5		111.28	61
		Ses of	00 C20	11	( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )		0.38"W 101.90	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	3		13°46'39"W	60.0		S4
	.40		500 S			2 1 1 2 1 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2	138 E 33 V82	22.87' <b>\</b>		2   2   2	110.00'	N43*	<u>46'39"E</u> ○	}
	$-\sqrt{2}$	0.00.55	377 700 3	<u>,                                    </u>			N9:20 19:0 7			00.00	12 6	E STREET REET) E ~ 584.99' 50.00' F 50.00'	62 × .00	
	//	49	100 S S S S S S S S S S S S S S S S S S	7000	10,09,74			V. 45,532,74	12 92	s.	43°46'39"W	T 5 8 N4	3°46'39"E	<b>)</b>
/ r+		rio de	10 A TO A T	1/2 × 1	504,570,00	8.104	9	517,00.42	74'		110.00'		111.18'	
			T L	Cita	9		C. St.	L81 11	(50,0)		1 <u>2</u>	PI 221" 221" 60.0	61 %	
/	\	180	48	/ b	27.6.79.76	8. 18. 16. 18.	\$20.26.0	5 4		12 E/ N = C140			'46'39"E	5
/		125	11.2	20'	140.00 Mil 140.00		100.	3 -1\359	1/0p.	ATELM DRI	$VE^{L58}$	G S S S S S S S S S S S S S S S S S S S	11.13' 5 60 17.39' 7	L
15' DETEN	TION/	00.	185	<i>§</i>	L A	•	C. C	50'00"W	12	C138	L57 C	<u> </u>	17.39'— '46'39"E	ζ
15' DETEN WATER QU EASEME	ALITY —— NT		d/	7 "\	OFA			111.80 7 7 8 8 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	, <i>i</i>	C13			11.03' Ö	ĺ
DOC. NO (O.P.R	.)	LOT 47,	SENSITIVE FEATURE BUFFER—	ATCHLINE	LEE		<b>_</b>	/ 7.5%		13		DR4	59 6	1
	C	BLOCK I  OPEN SPACE	BUFFER—G25	1.5	, 21, , ,				17	3578 97.5	BLOCK O	9 N43	3°46′39″E	\$
		LOT	925	HIME					<b></b> ,		- ω · ω	<u>†</u> 00:	110.77' . 58 e	1
				CK,					MATCH	LINE - SHE	ET 1 OF 4	, <u>R</u>	ري اور	<u> </u>
	- × × × ×		" N	<b>,</b>								7 3 1 1		J <b></b>



SHEET 2 OF 4

PASO ROBLES, PHASE

Civil Job No. 50848-19; Survey Job No. 50848-19

BLOCK Q							
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE				
1	8,877	0.204 AC.	SINGLE FAMILY				
2	11,680	0.268 AC.	SINGLE FAMILY				
3	7,700	0.177 AC.	SINGLE FAMILY				
4	6,600	0.152 AC.	SINGLE FAMILY				
5	5,500	0.126 AC.	SINGLE FAMILY				
6	6,600	0.152 AC.	SINGLE FAMILY				
7	5,881	0.135 AC.	SINGLE FAMILY				
8	7,700	0.177 AC.	SINGLE FAMILY				
9	5,500	0.126 AC.	SINGLE FAMILY				
10	6,600	0.152 AC.	SINGLE FAMILY				
11	5,500	0.126 AC.	SINGLE FAMILY				
12	8,752	0.201 AC.	SINGLE FAMILY				
13	6,405	0.147 AC.	SINGLE FAMILY				
14	7,700	0.177 AC.	SINGLE FAMILY				
15	5,500	0.126 AC.	SINGLE FAMILY				
16	6,600	0.152 AC.	SINGLE FAMILY				
17	5,500	0.126 AC.	SINGLE FAMILY				
18	6,747	0.155 AC.	SINGLE FAMILY				
19	5,500	0.126 AC.	SINGLE FAMILY				
20	6,600	0.152 AC.	SINGLE FAMILY				
21	5,500	0.126 AC.	SINGLE FAMILY				
22	6,600	0.152 AC.	SINGLE FAMILY				
23	7,700	0.177 AC.	SINGLE FAMILY				
24	12,834	0.295 AC.	SINGLE FAMILY				
25	8,865	0.204 AC.	SINGLE FAMILY				

I	LINE TABL	Æ		L	INE TABL	Æ
LINE #	BEARING	LENGTH	LINE	#	BEARING	LENGTH
L1	S44°54'18"W	4.47'	L48		S73°00'30"W	39.07'
L2	N40°53'01"W	78.41'	L49		S84 <b>°</b> 58'11"W	37.06'
L3	N36*47'45"E	18.61'	L50		N5*01'49"W	49.00'
L4	N53°46'28"W	120.01'	L51		N9*20'38"E	65.24'
L5	S36°47'45"W	116.55'	L52		S50°50'53"E	55.00'
L6	S36*47'45"W	63.89'	L53		S39°09'07"W	14.96'
L7	S15*11'41"W	167.68'	L54		S73°00'30"W	39.07'
L8	S44*44'42"W	81.16'	L55		N50*50'53"W	55.00'
L9	S45°15'18"E	8.65'	L56		N83°23'28"E	21.25'
L10	S44*44'42"W	20.11'	L57		N46°27'51"E	53.46'
L11	S63*42'49"W	118.24'	L58		S46*27'51"W	49.71
L12	S72°48'14"W	61.44'	L59		S83°23'28"W	20.89'
L13	S42°28'25"W	61.77	L60		N34°36′50″W	25.14'
L14	S25*55'57"W	129.81'	L61		S41*19'20"E	18.47'
L15	S15*38'05"E	155.72'	L62		N86*00'02"E	59.59'
L16	S80*32'52"W	157.84'	L63		N89*33'06"E	15.67'
L17	S9"13'43"E	5.62'	L64		N39*09'07"E	56.85'
L18	S80°59'43"W	90.00'	L65		N68*53'32"E	34.27'
L19	S88*24'39"W	100.89'	L66		S87*10'32"E	47.43'
L20	N36°20'49"W	37.06'	L67		N76 <b>*</b> 00'57"E	35.47
L21	N81°15'39"W	120.78'	L68		N21 <b>°</b> 51'52"E	33.60'
L22	N16°05'07"W	101.60'	L69		N15*55'01"W	44.84'
L23	N84°15'53"E	18.45'	L70		N63°22'13"W	25.10'
L24	N41°43'53"W	66.64	L71		N22*36'47"W	33.02'
L25	S84*58'11"W	170.00'	L72		N19*55'41"E	29.50'
L26	N5°01'49"W	112.76'	L73		S33°56'31"W	21.61'
L27	S84°58'11"W	36.65'	L74		N33°56'31"E	24.95'
L28	N5*01'49"W	60.00'	L75		N81*36'32"W	31.76
L29	N84°58'11"E	5.79'	L76		N81°36'32"W	22.98'
L30	N5°01'49"W	123.33'	L77		S73°13'28"E	60.02'
L31	N22*21'18"E	93.77	L78		S74°40'08"E	34.87'
L32	N4*08'38"W	91.71	L79		S74°40'08"E	34.87
L33	N10°32'01"W	70.00'	L80		S78*40'50"E	12.47'
L34	N75°16'45"E	112.42'	L81		S74°40'08"E	10.22
L35	N58°10'53"E	50.00'	L82		N46°27'51"E	2.78'
L36	S14°43'15"E	61.72'	L83		N81*36'32"W	31.76
L37	N79"6'09"E	139.21	L84		S67*28'34"E	20.10'
L38	N71°42'24"E	60.53	L85		S2*52'02"W	56.59'
L39	N80°38'33"E	98.02'	L86		N45*52'33"W	24.40'
L40	S45*15'25"E	130.55'	L87		N14*30'54"W	14.27
L41	S45*57'37"E	13.83'	L88		N39*09'07"E	22.50'
L42	N7°56'51"W	48.84	L89	_	S50*50'53"E	68.12
L43	N16*46'24"W	43.74'	L90		S86°23'32"E	73.27'
L44	S4°30'50"E	42.48'	L91		S39*36'56"W	20.03'
L45	S16*46'24"E	60.70'	L92	_	N86*23'32"W	77.34
L46	N5°01'49"W	49.00'	L93		N50*50'53"W	62.43'
1.47	\$1.4°4.3'15"E	95 35'				

L47 S14\*43'15"E 85.35'

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- 2. 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.
- 3. DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- 4. 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.
- 5. THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

FINAL PLAT OF

#### PASO ROBLES, PHASE 3B

A 51.651 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, AND 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.
- 2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- 3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER TRANSITION ZONE.
- 4. 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.
- 6. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS INDENTIFIED 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.
- 7. LOTS 40 & 74 BLOCK F; LOTS 30 & 47 BLOCK I; LOT 6, BLOCK O; AND LOT 12, BLOCK N, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 40, BLOCK F IS DEDICATED AS CITY OF SAN MARCOS ACCESS, WATER QUALITY, AND DRAINAGE UTILITY EASEMENTS. LOT 38, BLOCK F IS HEREBY DEDICATED TO THE CITY OF SAN MARCOS AS PARKLAND; THIS LOT AND ALL PARKLAND AMENITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 8. LOT 48, BLOCK I 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.
- 9. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
- 10. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- 11. THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW:

			CUR	VE TABLE		
JRVE :	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		12.50'	52 <b>°</b> 37 <b>'</b> 00"	S71°12'49"W	11.08'	11.48'
C2		57.50'	67*18'22"	S63°52'08"W	63.73'	67.55'
C3		50.00'	28 <b>*</b> 56'55"	S51*16'13"W	24.99'	25.26'
C4		60.00'	107*09'20"	N69°17'01"W	96.56'	112.21'
C5		125.00'	30°17'44"	N2819'45"W	65.33'	66.09'
C6		205.00'	17*05'53"	S23*16'11"E	60.95'	61.18'
C7		720.00'	9 <b>*</b> 16'11"	N14°05'14"W	116.36'	116.49'
C8		830.00'	10°46'28"	N13°20'05"W	155.85'	156.08'
C9		15.00'	90°00'00"	N52°56'51"W	21.21'	23.56'
C10		15.00'	52*01'12"	S56°02'32"W	13.16'	13.62'
C11		50.00'	185*12'52"	N57*21'38"W	99.90'	161.63
C12		15.00'	52*01'12"	N9*14'12"E	13.16'	13.62'
C13		325.00'	12°15'35"	N10°38'37"W	69.41	69.54'
C14		52.00'	260 <b>°</b> 15'25"	S54°23'07"E	79.52'	236.20'
C15		13.00'	80 <b>°</b> 15'25"	S35*36'53"W	16.76	18.21
C16		275.00'	1245'35"	S10°38'37"E	58.73'	58.84'
C17		15.00'	81"10'27"	S57°21'38"E	19.52	21.25'
C18		15.00'	90°00'00"	N37°03'09"E	21.21'	23.56'
C19		395.00'	87*04'57"	N51°29'20"W	544.21	600.35
C20		15.00'	90°00'00"	N39 <b>°</b> 58'11"E	21.21'	23.56'
C21		325.00'	14°22'27"	N2°09'25"E	81.32	81.54'
C22		275.00'	20°04'29"	N0*41'36"W	95.86'	96.35'
C23		475.00'	3*59'24"	N12*43'33"W	33.07'	33.08'
C24		155.00'	17°05'53"	N23°16'11"W	46.08'	46.25'
C25		525.00'	2*00'28"	S13°43'01"E	18.40'	18.40'
C26		15.00'	88*01'04"	S56*43'19"E	20.84'	23.04'
C27		15.00'	52*01'12"	N53¶5'33"E	13.16'	13.62'
C28		50.00'	194°02'25"	S55°43'51"E	99.25'	169.33'
C29		15.00'	52*01'12"	S15*16'46"W	13.16'	13.62'
C30		15.00'	90°00'00"	S55*43'51"E	21.21'	23.56'
C31		15.00'	51 <b>°</b> 36'09"	N53*28'05"E	13.06'	13.51'
C32		50.00'	152 <b>*</b> 52 <b>'</b> 10"	S75*53'55"E	97.21	133.40'
C33		15.00'	46°45'32"	S22°50'35"E	11.90'	12.24'
C34		775.00'	3*37'21"	S44°24'41"E	48.99'	49.00'
C35	_	15.00'	52°01'12"	S68°36'37"E	13.16'	13.62'
C36		50.00'	185 <b>°</b> 47'33"	S1°43'27"E	99.87'	162.13'
C37		15.00'	52 <b>°</b> 01'12"	S65°09'44"W	13.16'	13.62'
C38		325.00'	33°51'23"	S56°04'49"W	189.26	192.04
C39		15.00'	85*07'04"	S30°26'58"W	20.29'	22.28'
C40		455.00'	4*09'43"	S10*01'43"E	33.04'	33.05'
C41	$\dashv$	770.00'	10*46'28"	S13°20'05"E	144.58'	144.80'
C42	_	780.00'	9°16'11"	S14°05'14"E	126.05'	126.19'
C43	$\downarrow$	15.00'	85°07'04"	N64°25'58"W	20.29'	22.28'
C44	$\dashv$	455.00'	73'09'23"	N58*27'07"W	542.29'	580.95'
C45	$\dashv$	15.00'	90'00'00"	N50°01'49"W	21.21'	23.56'
C46	$\dashv$	275.00'	14*22'27"	N2*09'25"E	68.81	68.99'
C47	$\dashv$	15.00'	90°00'00"	N54°20'38"E	21.21'	23.56'
C48	4	475.00'	37*07'12"	S62*05'45"E	302.38'	307.74
C49		525.00'	7"18'44"	S47°11'31"E	66.96'	67.00'

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C50	15.00'	90°00'00"	S5°50'53"E	21.21'	23.56'
C51	275.00'	33*51'23"	S56*04'48"W	160.15	162.50'
C52	15.00'	90°00'00"	S84*09'07"W	21.21'	23.56'
C53	475.00'	7"18'44"	N47*11'31"W	60.58'	60.62'
C54	15.00'	90°00'00"	N1°27'51"E	21.21'	23.56'
C55	15.00'	90*56'08"	S88*04'05"E	21.39'	23.81
C56	15.00'	81*45'08"	S1°43'27"E	19.63'	21.40'
C57	15.00'	85°54'36"	S89*25'09"W	20.44'	22.49'
C58	525.00'	31°34'15"	N63°24'41"W	285.64	289.28'
C59	15.00'	88*32'27"	N34°55'35"W	20.94'	23.18'
C60	325.00'	911'48"	N4*44'45"E	52.11'	52.17'
C61	175.00'	21*22'01"	S85*55'31"E	64.88'	65.26'
C62	205.00'	5817'38"	N75°36'40"E	199.69'	208.57'
C63	15.00'	8718'48"	S89*52'45"E	20.71	22.86'
C64	15.00'	92*41'12"	S0*07'15"W	21.70'	24.27
C65	15.00'	90°00'00"	S54°20'38"W	21.21'	23.56'
C66	15.00'	86°48'43"	N37°15'00"W	20.61	22.73'
C67	325.00'	16 <b>°</b> 53'13"	N2*17'14"W	95.44'	95.79'
C68	15.00'	90°00'00"	N34¶6'09"E	21.21'	23.56'
C69	15.00'	90°00'00"	S55*43'51"E	21.21'	23.56'
C70	275.00'	20°04'29"	S0°41'36"E	95.86'	96.35'
C71	15.00'	85*52'41"	N53°40'11"W	20.44'	22.48'
C72	15.00'	90°00'00"	N34*16'09"E	21.21'	23.56'
C73	15.00'	54*30'29"	S73°28'36"E	13.74	14.27
C74	15.00'	92*41'12"	S0°07'15"W	21.70'	24.27
C75	155.00'	5817'38"	S75*36'40"W	150.99	157.70'
C76	225.00'	21°22'01"	N85*55'31"W	83.42'	83.91'
C77	830.00'	8°58'05"	N14°14'16"W	129.78	129.91'
C78	830.00'	1°48'23"	N8*51'03"W	26.16	26.17
C79	50.00'	51°39'24"	S55*51'38"W	43.57'	45.08'
C80	50.00'	60*23'13"	N68°07'03"W	50.29'	52.70'
C81	50.00'	73 <b>'</b> 10'15"	N1*20'19"W	59.60'	63.85
C82	325.00'	10 <b>°</b> 58′32″	N11°17'08"W	62.16'	62.26
C83	325.00'	1"17'03"	N5°09'21"W	7.28'	7.28'
C84	52.00'	5311'29"	N22°04'55"E	46.56'	48.28'
C85	395.00'	22*56'59"	N83°33'19"W	157.16'	158.22'
C86	52.00'	175*44'49"	S43°26'56"E	103.93	159.50'
C87	395.00'	18 <b>°</b> 20'45"	N62°54'27"W	125.94'	126.48'
C88	395.00'	12*33'31"	N47°27'20"W	86.41	86.58'
C89	395.00'	12*33'31"	N34*53'49"W	86.41	86.58'
C90	395.00'	14*21'41"	N21°26'13"W	98.75'	99.01'
C91	395.00'	6°18'30"	N11°06'07"W	43.47'	43.49'
C92	275.00'	5*20'49"	S14°06'00"E	25.65'	25.66'
C93	275.00'	6*54'46"	S7*58'13"E	33.16'	33.18'
C94	52.00'	31°19'07"	S60°05'02"W	28.07'	28.42'
C95	325.00'	7*46'00"	N1°08'49"W	44.02'	44.06'
C96	325.00'	6*36'27"	N6°02'25"E	37.46'	37.48'
C97	275.00'	117'36"	N8*41'51"E	6.21'	6.21'
C98	275.00'	18*46'53"	N1*20'24"W	89.74'	90.14

01101/5 //	T		VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C99	50.00'	70 <b>°</b> 05'53"	N62*17'53"E	57.43'	61.17
C100	50.00'	123 <b>°</b> 56'32"	S20°40'54"E	88.27'	108.16
C101	15.00'	28*06'38"	S27*14'03"W	7.29'	7.36'
C102	15.00'	23°54'34"	S1"13'26"W	6.21'	6.26'
C103	50.00'	22*28'05"	N38*54'03"E	19.48'	19.61
C104	50.00'	34 <b>'</b> 22'39"	N67*19'25"E	29.55'	30.00'
C105	50.00'	64 <b>°</b> 06'47"	S63*25'52"E	53.08'	55.95'
C106	50.00'	31*54'39"	S15°25'09"E	27.49'	27.85'
C107	775.00'	1°01'41"	S45*42'31"E	13.91'	13.91'
C108	775.00'	2*35'40"	S43°53'50"E	35.09'	35.09'
C109	50.00'	52 <b>*</b> 51 <b>'</b> 54"	S68"11'16"E	44.51'	46.13
C110	50.00'	38*48'43"	S22*20'58"E	33.23'	33.87'
C111	50.00'	74*05'32"	S34°06'10"W	60.25	64.66
C112	50.00'	20*01'24"	S81*09'38"W	17.38'	17.47
C113	325.00'	12 <b>°</b> 25'32"	S45°21'53"W	70.34	70.48
C114	325.00'	16 <b>°</b> 51'26"	S60°00'22"W	95.28'	95.62'
C115	325.00'	4°34'25"	S70°43'18"W	25.94'	25.94
C116	455.00'	9°30'13"	S26*37'32"E	75.39'	75.47
C117	275.00'	28 <b>*</b> 35'07"	N58*42'57"E	135.78'	137.20'
C118	455.00'	6°05'53"	S34°25'36"E	48.40'	48.43'
C119	455.00'	7 <b>°</b> 19'10"	S41°08'07"E	58.09'	58.12
C120	455.00'	6°05'53"	S47*50'39"E	48.40'	48.43
C121	455.00'	7*19'10"	S54*33'10"E	58.09'	58.12
C122	455.00'	6°05'53"	S61°15'42"E	48.40'	48.43
C123	455.00'	7"19'10"	S67*58'13"E	58.09'	58.12
C124	455.00'	6°05'53"	S74°40'45"E	48.40'	48.43'
C125	455.00'	71910"	S81*23'16"E	58.09'	58.12
C126	455.00'	6°05'53"	S88°05'48"E	48.40'	48.43
C127	455.00'	3°53'04"	N86*54'43"E	30.84	30.85
C128	275.00'	5 <b>°</b> 16'17"	N41°47'15"E	25.29'	25.30'
C129	475.00'	6*34'00"	N47*33'53"W	54.41	54.44
C130	475.00'	0*44'44"	N43*54'31"W	6.18'	6.18
C131	525.00'	8°25'55"	S51°50'31"E	77.19	77.26
C132	525.00'	2°43'46"	S57*25'22"E	25.01'	25.01
C133	525.00'	5*22'46"	S61°28'37"E	49.27'	49.29'
C134	525.00'	5°23'51"	S66°51'56"E	49.44	49.46
C135	525.00'	9°37'57"	S74*22'49"E	88.16	88.26
C136	205.00'	8*09'31"	N79*19'16"W	29.17	29.19
C137	205.00'	20*57'05"	S86°07'26"W	74.55	74.96
C138	205.00'	20*57'05"	S65"10"21"W	74.55	74.96
C139	205.00'	8°13'58"	S50*34'50"W	29.43'	29.46
C140	155.00'	27°13'34"	S60°04'38"W	72.96	73.65
C141	155.00'	31°04'04"	S89"3'27"W	83.02'	84.05
C142	225.00'	8'25'54"	N79*27'28"W	33.08'	33.11
C143	225.00'	12*56'07"	S89°51'32"W	50.69	50.80
C144	325.00	13*36'25"	S0°38'51"E	77.00'	77.18
C145	325.00	3°16'47"	S9*05'27"E	18.60'	18.60'
C146	780.00	4*23'55"	S11*39'06"E	59.87	59.88

BLOCK	LOT	SIDE CORNER FRONTAGE
М	1	DRAWING MAPLE STREET
М	6	GLIDING WILLOW STREET
М	7	GLIDING WILLOW STREET
М	12	DRAWING MAPLE STREET
N	1	DRAWING MAPLE STREET
N	11	PLAYING CYPRESS DRIVE
I	40	BALANCING LAUREL DRIVE
1	41	BALANCING LAUREL DRIVE
0	1	DRAWING MAPLE STREET
0	5	GLIDING WILLOW STREET
0	9	CRUISING OAK STREET
0	10	CRUISING OAK STREET
0	14	DRAWING MAPLE STREET
Q	1	GLIDING WILLOW STREET
Q	12	CRUISING OAK STREET
Q	13	CRUISING OAK STREET
Q	25	GLIDING WILLOW STREET

BLOCK R					
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE		
1	8,325	0.191 AC.	SINGLE FAMILY		
2	7,350	0.169 AC.	SINGLE FAMILY		
3	6,214	0.143 AC.	SINGLE FAMILY		
4	7,806	0.179 AC.	SINGLE FAMILY		
5	6,185	0.142 AC.	SINGLE FAMILY		
6	8,502	0.195 AC.	SINGLE FAMILY		
7	5,961	0.137 AC.	SINGLE FAMILY		
8	8,188	0.188 AC.	SINGLE FAMILY		
9	5,737	0.132 AC.	SINGLE FAMILY		
10	7,874	0.181 AC.	SINGLE FAMILY		
11	7,791	0.179 AC.	SINGLE FAMILY		
12	8,998	0.207 AC.	SINGLE FAMILY		
13	9,167	0.210 AC.	SINGLE FAMILY		
14	11,696	0.269 AC.	SINGLE FAMILY		
15	10,041	0.231 AC.	SINGLE FAMILY		
16	9,120	0.209 AC.	SINGLE FAMILY		
17	8,499	0.195 AC.	SINGLE FAMILY		
18	12,737	0.292 AC.	SINGLE FAMILY		



# FINAL PLAT OF PASO ROBLES, PHASE 3B

A 51.651 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, AND 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.

10801 N MoPac Expy. Bldg. 3, Suite 200

Austin, Texas, 78759

STATE OF TEXAS § COUNTY OF TRAVIS §
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 <b>PASO ROBLES, PHASE 3B</b> , 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:

Parker J. Graham	Date
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	
THE STATE OF TEXAS §	
COUNTY OF TRAVIS §	
That I, Steven S. Crauford, do hereby certify that proper of drainage layout. To the best of my knowledge this plat cor	engineering has been given this plat to the matters of streets, lots a forms to all requirements of the development code.
Steven S. Crauford	Date
Registered Professional Engineer No. 92677	
State of Texas	
Pape-Dawson Engineers, Inc.	
TBPE, Firm Registration No. 470	
TBPLS, Firm Registration No. 10028801	

CITY OF SAN MARCOS CERTIFICATE OF APPROVAL			
Approved and authorized to be recorded on the day of Zoning Commission of the City of San Marcos, Texas.		_, 20	_ by the Planning and
Chairman, Planning and Zoning Commission	Date		
Shannon Mattingly Director of Development Services	Date	_	
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 theday
of, 20, A.D., at o'clockM. and duly recorded on theday of
, 20, A.D., ato'clockM. in the plat records of Hays County, Texas in
CFN:
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County theday of
, 20, A.D.

Liz Gonzalez, County Clerk
Hays County, Texas



AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

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