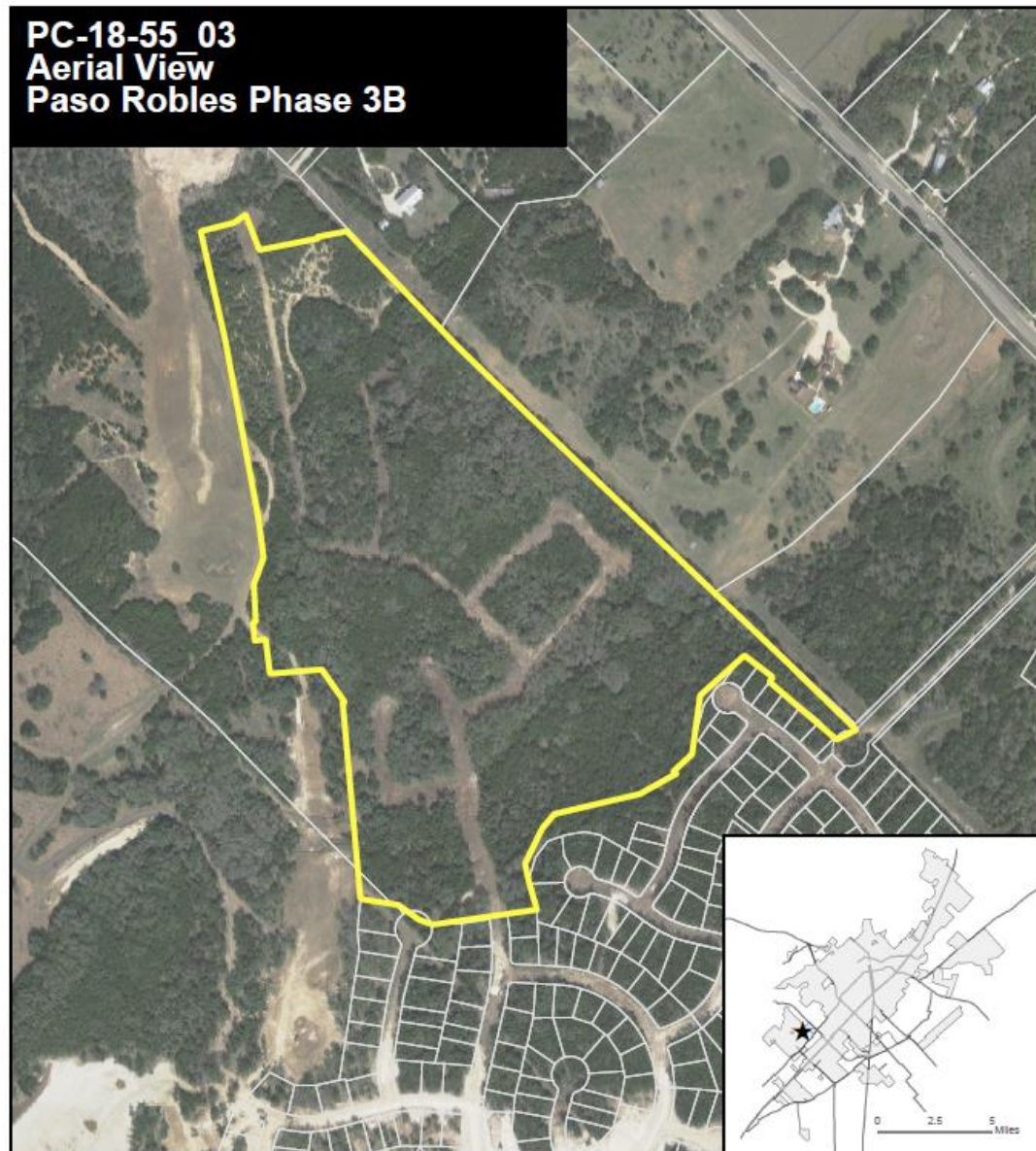


PC-18-55 (Paso Robles Phase 3B)

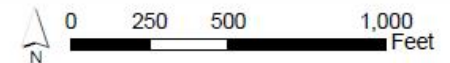
Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 3B Final Plat, consisting of approximately 51.651 acres, more or less, out of the John Williams Survey. (T. Carpenter)

- +/- 51.651 acres
- Paso Robles Planned Development District
- 147 Residential Lots

**PC-18-55 03
Aerial View
Paso Robles Phase 3B**

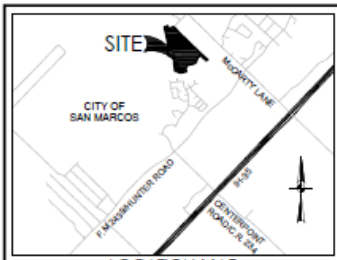


-  Subject Property
-  Parcel
-  City Limit



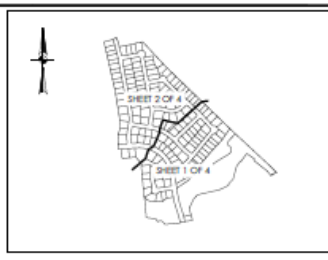
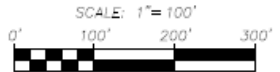
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 1/30/2019



FINAL PLAT OF PASO ROBLES, PHASE 3B

A 51.891 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 898 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A 301.028 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.



LOCATION MAP

JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471

REMANANT PORTION
OF A
272.027 ACRE TRACT
CARMA PASO ROBLES, LLC
(3144/898 O.P.R.)

301.028 ACRES
S.A.E. AND EXIST
5.036 ACRES
CARMA PASO
ROBLES, LLC
(3390/411 O.P.R.)

LOT 38, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 39, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 40, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 41, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 42, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 43, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 44, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 45, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 46, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 47, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 48, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

LOT 49, BLOCK 1
OPEN SPACE LOT
WHILE WITH
WATERED DRAINAGE
LOT
DOC. NO. 18027832
(O.P.R.)

MATCHLINE - SHEET 2 OF 4

MATCHLINE - SHEET 2 OF 4

INDEX MAP

LEGEND

- CL: CLIENT'S FILE NUMBER
- DOC: DOCUMENT NUMBER
- OPR: OPEN PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- PR: PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- DR: DEED RECORDS OF HAYS COUNTY, TEXAS
- WFE: MINIMUM FINISHED FLOOR ELEVATION
- FL: FOUND IRON ROD
- ROW: RIGHT OF WAY
- VOL: VOLUME
- PAGE: PAGE(S)
- FOUND 1/2" IRON ROD (P.O.): (P.O. NOTED OTHERWISE)
- SET 1/2" IRON ROD (P.O.): (P.O. NOTED OTHERWISE)
- FLOODPLAIN

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

ACREAGE: 51.891 ACRES
PRIVATE STREET LOT: 9.788 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10001 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TX 78758
(512) 454-6111 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10001 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TX 78758
(512) 454-6111 P

NUMBER OF BLOCKS: 8
LINEAR FEET OF NEW STREETS:
DANCING OAK LANE: 2172'
CRUISING CYPRESS DRIVE: 1430'
CRUISING OAK STREET: 1172'
DRAWING MAPLE STREET: 1112'
GOLDING WILLOW STREET: 852'
BALANCING LAUREL DRIVE: 531'
PASSING ELM DRIVE: 477'
RIDING PLUM DRIVE: 444'

SUBMITTAL DATE: NOVEMBER 27, 2018

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOTS: 1
SINGLE FAMILY LOTS: 147
OPEN SPACE/DRAINAGE LOT: 1
PARKLAND LOT: 1
OPEN SPACE LOTS: 4
OPEN SPACE/DRAINAGE/WATER QUALITY/BMP: 1

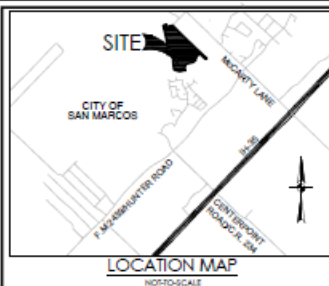
BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK 101
SET MAG NAIL IN CONCRETE PAD
NAD 83 GRID COORDINATES
N: 1385472.0
E: 228501.8
ELEVATION: 712.47' (NAVD 1988) GEOID 12A

BENCHMARK 101
CHISELED SQUARE ON CONCRETE DRAINAGE
STRUCTURE
NAD 83 GRID COORDINATES
N: 1385410.7
E: 228501.8
ELEVATION: 802.49' (NAVD 1988) GEOID 12A



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N. MOPAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78758 | 512-454-6111
TELEPHONE: 512-454-6111 | FAX: 512-454-6111

LOT SUMMARY			
LOT	SPACE TYPE	NO. OF LOTS	AREA (AC)
LOT 30-36 & 40-49 BLOCK 1			
LOT 30, 41-73 & 79-80 BLOCK F	DRIVE PAVES	147	27,620 ACRES
LOT 31, 42-74 & 81-82 BLOCK F			
LOT 32, 43-75 & 83-84 BLOCK F			
LOT 33, 44-76 & 85-86 BLOCK F			
LOT 34, 45-77 & 87-88 BLOCK F			
LOT 35, 46-78 & 89-90 BLOCK F			
LOT 4, BLOCK 2	OPEN SPACE/PAVEMENT	1	0.008 ACRES
LOT 40, BLOCK F	OPEN SPACE/PAVEMENT/PAVED WATER QUALITY BMP	1	0.339 ACRES
LOT 35, BLOCK F	PAVED ROAD	1	7.884 ACRES
LOT 36, 75-78 & 81-84 BLOCK 10	OPEN SPACE	4	4.524 ACRES
LOT 40, BLOCK 1	PRIVATE STREETS	1	9.780 ACRES
TOTAL		150	50,055 ACRES



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 301.526 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 ACRE/IN	USAGE TYPE	
1	9,415	0.216 AC.	RESIDE FAMILY	
2	8,800	0.202 AC.	RESIDE FAMILY	
3	9,660	0.220 AC.	RESIDE FAMILY	
4	8,840	0.202 AC.	RESIDE FAMILY	
5	9,746	0.223 AC.	RESIDE FAMILY	
6	9,992	0.229 AC.	RESIDE FAMILY	
7	8,917	0.205 AC.	RESIDE FAMILY	
8	8,354	0.191 AC.	RESIDE FAMILY	
9	8,824	0.199 AC.	RESIDE FAMILY	
10	6,584	0.151 AC.	RESIDE FAMILY	
11	7,329	0.167 AC.	RESIDE FAMILY	
12	6,476	0.149 AC.	RESIDE FAMILY	

BLOCK C				
LIT #	AREA	(SQ. FT.)	AREA	ESTATE TYPE
1	9,183		0.98 AC.	HOUSE POOL
2	7,320		0.98 AC.	HOUSE POOL
3	8,650		0.93 AC.	HOUSE POOL
4	8,849		0.93 AC.	HOUSE POOL
5	7,912		0.92 AC.	HOUSE POOL
6	3,876		0.48 AC.	HOUSE POOL POOL POOL
7	8,407		0.93 AC.	HOUSE POOL
8	5,591		0.63 AC.	HOUSE POOL
9	11,181		0.97 AC.	HOUSE POOL
10	11,622		0.98 AC.	HOUSE POOL
11	7,670		0.79 AC.	HOUSE POOL
12	11,230		0.95 AC.	HOUSE POOL
13	10,598		0.93 AC.	HOUSE POOL
14	10,028		0.93 AC.	HOUSE POOL

BLOCK N				
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE	
1	17,636	0.405 AC	INDUS	INDUS
2	8,589	0.198 AC	INDUS	INDUS
3	8,328	0.21 AC	INDUS	INDUS
4	5,787	0.133 AC	INDUS	INDUS
5	8,328	0.21 AC	INDUS	INDUS
6	7,787	0.179 AC	INDUS	INDUS
7	8,328	0.21 AC	INDUS	INDUS
8	7,787	0.179 AC	INDUS	INDUS
9	8,328	0.21 AC	INDUS	INDUS
10	8,091	0.185 AC	INDUS	INDUS
11	13,813	0.305 AC	INDUS	INDUS
12	36,879	0.847 AC	OFFIC	OFFIC

BLOCK P				
LIT #	AREA (SQ. FT.)	AREA + AREA/E	USAGE TYPE	
1	7,228	0.177 AC	THICK POOL	
2	10,938	0.251 AC	THICK POOL	
3	8,593	0.197 AC	THICK POOL	
4	11,038	0.253 AC	THICK POOL	
5	8,844	0.203 AC	THICK POOL	
6	8,600	0.192 AC	THICK POOL	
7	7,358	0.166 AC	THICK POOL	
8	8,701	0.200 AC	THICK POOL	
9	5,500	0.126 AC	THICK POOL	
10	4,600	0.105 AC	THICK POOL	
11	5,500	0.126 AC	THICK POOL	
12	4,600	0.105 AC	THICK POOL	

BLOCK 1				
LIT #	AREA	(SQ. FT.)	AREA ACRES	USAGE TYPE
30	104,081		2.385 AC.	OPEN SPACE
31	7,185		0.164 AC.	TRAIL FACILITY
32	8,615		0.197 AC.	TRAIL FACILITY
33	8,050		0.183 AC.	TRAIL FACILITY
34	10,418		0.236 AC.	TRAIL FACILITY
35	16,063		0.351 AC.	TRAIL FACILITY
36	12,692		0.281 AC.	TRAIL FACILITY
37	7,591		0.171 AC.	TRAIL FACILITY
38	11,491		0.254 AC.	TRAIL FACILITY
39	9,439		0.210 AC.	TRAIL FACILITY
40	15,993		0.351 AC.	TRAIL FACILITY
41	1,993		0.044 AC.	TRAIL FACILITY
42	7,827		0.170 AC.	TRAIL FACILITY
43	8,230		0.183 AC.	TRAIL FACILITY
44	7,306		0.160 AC.	TRAIL FACILITY
45	8,230		0.183 AC.	TRAIL FACILITY
46	13,055		0.290 AC.	TRAIL FACILITY
47	56,134		1.254 AC.	OPEN SPACE
48	9,521		0.211 AC.	TRAIL FACILITY
49	10,148		0.223 AC.	TRAIL FACILITY

BLOCK F			
LIT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
32	509.427	7.404 AC.	PAYLOAD
33	6,040	0.150 AC.	
40	93,730	2.150 AC.	OPEN SPACE/PAVEMENT
41	33,878	0.317 AC.	PAVING, LIGHTING, SIG.
42	15,112	0.347 AC.	PAVING FAIRLY
43	11,207	0.257 AC.	PAVING FAIRLY
44	8,161	0.187 AC.	PAVING FAIRLY
45	5,888	0.150 AC.	PAVING FAIRLY
46	7,152	0.164 AC.	PAVING FAIRLY
47	7,237	0.166 AC.	PAVING FAIRLY
48	7,438	0.171 AC.	PAVING FAIRLY
49	6,795	0.147 AC.	PAVING FAIRLY
50	9,058	0.207 AC.	PAVING FAIRLY
51	7,005	0.170 AC.	PAVING FAIRLY
52	12,518	0.301 AC.	PAVING FAIRLY
53	10,578	0.243 AC.	PAVING FAIRLY
54	8,285	0.215 AC.	PAVING FAIRLY
55	7,824	0.180 AC.	PAVING FAIRLY
56	5,772	0.155 AC.	PAVING FAIRLY
57	6,025	0.150 AC.	PAVING FAIRLY
58	5,533	0.127 AC.	PAVING FAIRLY
59	6,054	0.153 AC.	PAVING FAIRLY
60	5,555	0.128 AC.	PAVING FAIRLY
61	6,683	0.153 AC.	PAVING FAIRLY
62	5,560	0.128 AC.	PAVING FAIRLY
63	6,075	0.153 AC.	PAVING FAIRLY
64	5,565	0.128 AC.	PAVING FAIRLY
65	7,795	0.179 AC.	PAVING FAIRLY
66	7,750	0.176 AC.	PAVING FAIRLY
67	7,768	0.176 AC.	PAVING FAIRLY
68	14,855	0.340 AC.	PAVING FAIRLY
69	8,888	0.204 AC.	PAVING FAIRLY
70	5,888	0.127 AC.	PAVING FAIRLY
71	6,181	0.151 AC.	PAVING FAIRLY
72	6,690	0.150 AC.	PAVING FAIRLY
73	5,497	0.128 AC.	PAVING FAIRLY
74	18,341	0.444 AC.	OPEN SPACE
75	8,270	0.190 AC.	PAVING FAIRLY
76	7,318	0.166 AC.	PAVING FAIRLY
77	7,080	0.163 AC.	PAVING FAIRLY
78	8,827	0.203 AC.	PAVING FAIRLY



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
13001 N. MOJAVE EXPY, BLDG. 3, SUITE 200 | AUSTIN, TX 78758 | 512.454.871
TREE FIRM REGISTRATION #433 | TURF FIRM REGISTRATION #1002065



SHEET 2 OF 4

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-18-55_03 as submitted.