

LOCATION MAP

NOT-TO-SCALE

OWNER: CARMA PASO ROBLES, LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TX 78759
512-391-1330 P
512-391-1333 F

ACREAGE: 16.730 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
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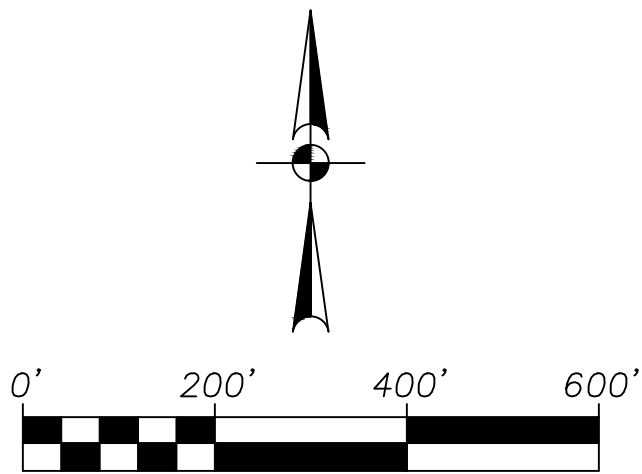
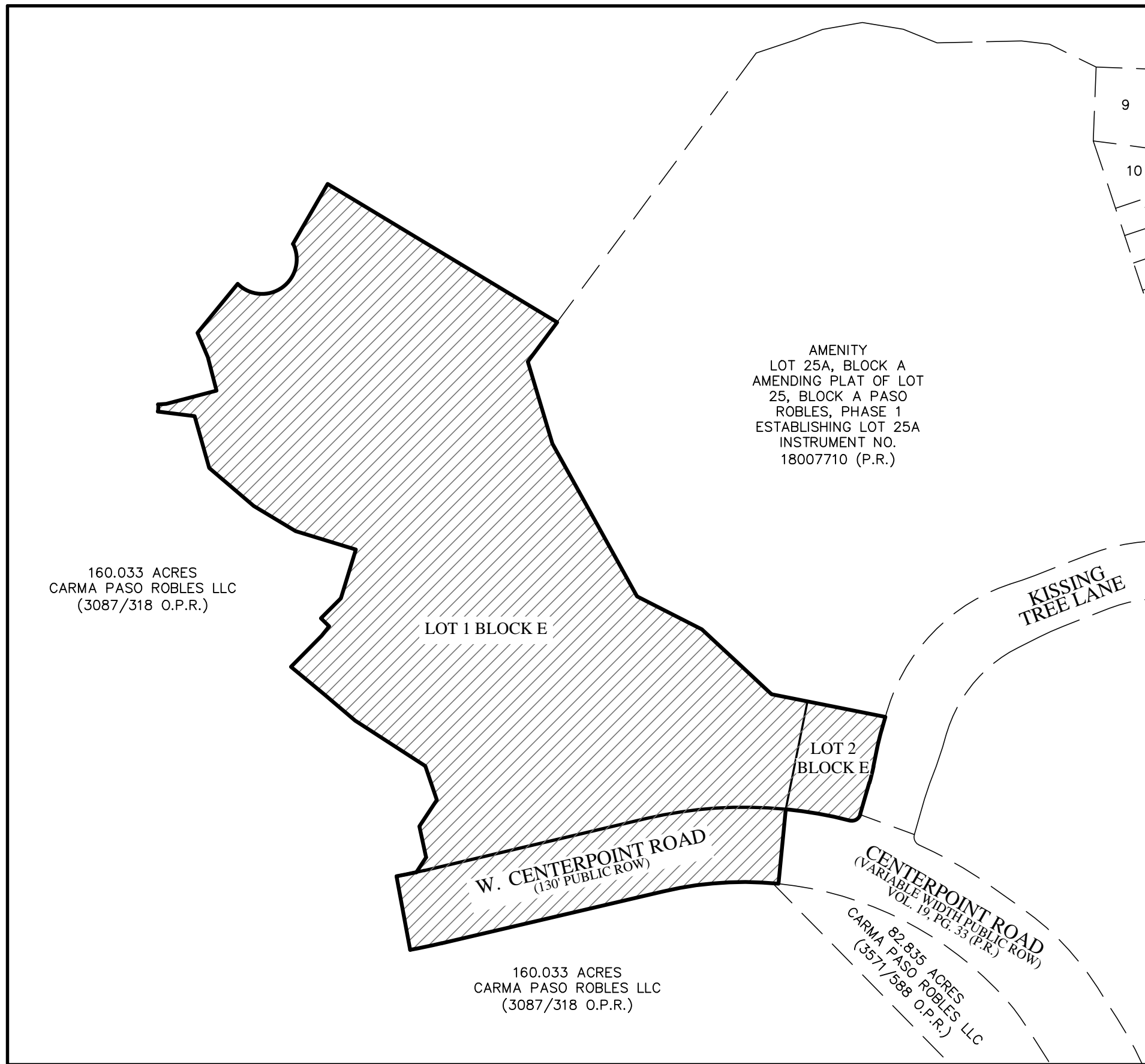
NUMBER OF BLOCKS: 1

SUBMITTAL DATE: NOVEMBER 30, 2018

NUMBER OF LOTS BY TYPE:
CONDOMINIUM LOTS: 1
OPEN SPACE LOTS: 1

FINAL PLAT OF PASO ROBLES PHASE 5B

A 16.730 ACRE, OR 728,757 SQUARE FOOT, TRACT OF LAND, BEING A PORTION OF A CALLED 160.033 ACRE TRACT, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 82.835 ACRE TRACT, RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND THE I. LOWE SURVEY, ABSTRACT NO. 287 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SURVEYOR'S NOTES:

1. 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.

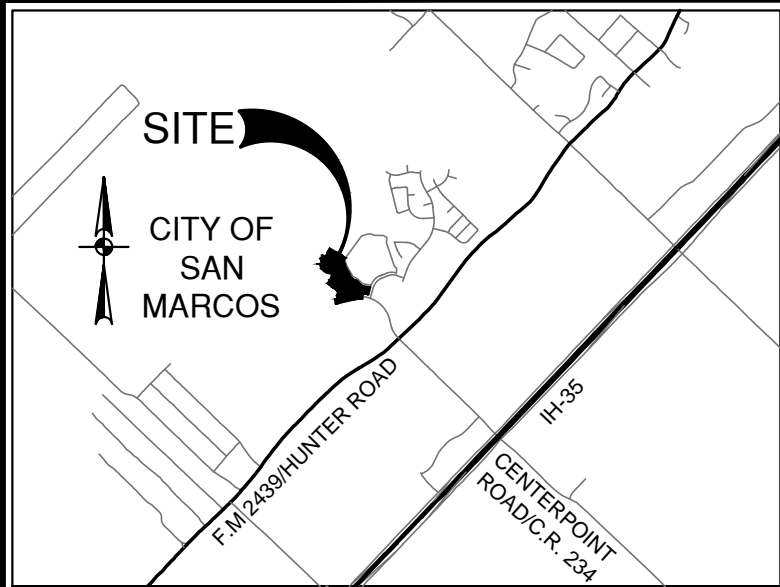
SUBDIVISION NOTES:

1. 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.
5. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE AND REPAIRS.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY 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 NUMBER 48209C0478F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
7. FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
8. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
9. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
10. LOT 2 BLOCK E, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. RESIDENTIAL DENSITY OF LOT 1 BLOCK E, SHALL NOT EXCEED 15 UNITS PER ACRE.



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SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

BLOCK E			
LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
LOT 1	616,505	14.153 AC.	CONDOMINIUM
LOT 2	25,044	0.575 AC.	OPEN SPACE

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOT 1, BLOCK E	CONDOMINIUM	1	14.153 ACRES
LOT 2, BLOCK E	OPEN SPACE	1	0.575 ACRES
—	RIGHT OF WAY	—	2.002 ACRES
TOTAL:		2	16.730 ACRES

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 9 FOUND CITY OF SAN MARCOS
MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13851094.2
E: 2291476.5
ELEVATION 649.68' (NAVD 1988)
GEOID 12

PT No. 17 FOUND CITY OF SAN MARCOS
MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13850304.0
E: 2289665.5
ELEVATION 667.72' (NAVD 1988)
GEOID 12

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	4°31'35"	S13°51'29"W	34.75'	34.76'
C2	360.00'	4°31'35"	S13°51'29"W	28.43'	28.44'
C3	15.00'	88°16'03"	S60°15'17"W	20.89'	23.11'
C4	740.00'	8°43'34"	N79°58'28"W	112.59'	112.70'
C5	610.00'	18°51'43"	S86°13'54"W	199.91'	200.81'
C6	1165.00'	2°42'17"	S78°09'11"W	54.99'	55.00'
C7	1035.00'	1°56'18"	N78°32'10"E	35.01'	35.01'
C8	50.00'	14°14'50"	N2°05'19"E	12.40'	12.43'
C9	60.00'	160°53'31"	N54°08'22"E	118.34'	168.49'
C10	740.00'	18°51'43"	S86°13'54"W	242.51'	243.61'
C11	1035.00'	2°42'17"	S78°09'11"W	48.85'	48.86'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S16°07'16"W	22.75'
L2	S11°35'41"W	31.74'
L3	S16°07'16"W	57.41'
L4	S5°39'45"W	130.00'
L5	N10°29'41"W	130.00'
L6	N33°10'36"E	30.85'
L7	N11°57'16"W	55.35'
L8	N33°35'55"E	54.99'
L9	N18°51'59"W	62.08'
L10	N49°34'47"W	69.71'
L11	N50°20'47"W	75.42'
L12	N44°43'07"E	75.73'
L13	N38°12'32"E	21.09'
L14	N45°56'17"W	19.95'
L15	N44°57'54"E	49.04'
L16	N16°57'40"E	88.63'
L17	N73°02'20"W	109.31'
L18	N59°01'12"W	84.76'
L19	N49°36'59"W	101.67'
L20	N15°37'13"W	93.72'
L21	N82°55'37"W	64.51'
L22	N86°39'49"E	14.29'
L23	N75°17'34"E	90.41'
L24	N14°43'32"W	60.00'
L25	N22°57'35"W	45.90'
L26	S36°29'08"W	85.25'
L27	S16°38'35"E	148.52'
L28	S62°58'04"E	126.53'
L29	S47°03'15"E	165.09'

FINAL PLAT OF PASO ROBLES PHASE 5B

A 16.730 ACRE, OR 728,757 SQUARE FOOT, TRACT OF LAND, BEING A PORTION OF A CALLED 160.033 ACRE TRACT, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 82.835 ACRE TRACT, RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, AND THE I. LOWE SURVEY, ABSTRACT NO. 287 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

JOHN WILLIAMS SURVEY NO. 1 ABSTRACT NO. 471

160.033 ACRES
CARMA PASO ROBLES LLC
(3087/318 O.P.R.)

GRID N: 13854318.6
GRID E: 2286176.3

APPROXIMATE SURVEY LINE
(NOT FIELD LOCATED)

160.033 ACRES
ARMA PASO ROBLES LLC
(3087/318 O.P.R.)

LOT 1
BLOCK E
CONDOMINIUM LOT
14.153 Ac

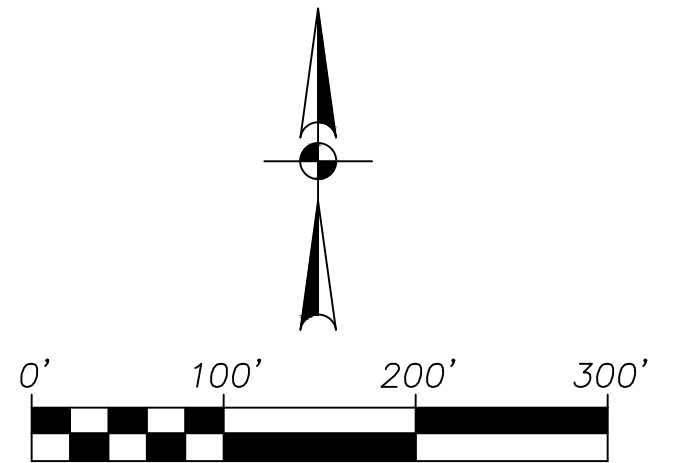
AMENITY
LOT 25, BLOCK A
AMENDING PLAT OF LOT 25, BLOCK
A PASO ROBLES, PHASE 1
ESTABLISHING LOT 25A
INSTRUMENT NO. 18007710 (P.R.)

160.033 ACRES
CARMA PASO ROBLES LLC
(3087/318 O.P.R.)

I. LOWE SURVEY NO. 2 ABSTRACT NO. 287

GRID N: 13852988.3
GRID E: 2286319.6

W. CENTERPOINT ROAD
(130' PUBLIC ROW)
2.002 Ac



SCALE: 1" = 100'

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, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- (PD) (PAPE-DAWSON)
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FD, I.R. (PAPE-DAWSON)
- SET 1/2" IRON ROD (PAPE-DAWSON)
- FLOODPLAIN

KISSING TREE LANE
(VARIABLE WIDTH PRIVATE STREET)

PRIVATE STREET
LOT 27, BLOCK A

FD. COTTON SPINDLE
S78°41'53"E
201.60'

GRID N: 13853392.8
GRID E: 2287144.6
FD. 1/2" I.R.(PD)

LOT 2
BLOCK E
OPEN SPACE
LOT
0.575 Ac

FD. 1/2" I.R.(PD)
C1
FD. 1/2" I.R.(PD)
C2
FD. 1/2" I.R.(PD)
C3
FD. 1/2" I.R.(PD)

FD. 1/2" I.R.(PD)
C4
FD. 1/2" I.R.(PD)
C5
FD. 1/2" I.R.(PD)

FD. I.R.(RPLS)
C6
FD. I.R.(RPLS)
C7
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C8
FD. I.R.(RPLS)
C9
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C10
FD. I.R.(RPLS)
C11
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C12
FD. I.R.(RPLS)
C13
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C14
FD. I.R.(RPLS)
C15
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C16
FD. I.R.(RPLS)
C17
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C18
FD. I.R.(RPLS)
C19
FD. I.R.(RPLS)

FD. I.R.(RPLS)
C20
FD. I.R.(RPLS)
C21
FD. I.R.(RPLS)



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FINAL PLAT
OF
PASO ROBLES PHASE 5B

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STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of called 160.033 acre tract, recorded in Volume 3087, Page 318 of the Official Public Records of Hays County, Texas and as the owner of called 82.835 acre tract, recorded in Volume 3571, Page 588 of the Official Public Records of Hays County, Texas, situated in the John Williams Survey, Abstract 471, and in the I. Lowe Survey, Abstract No. 287, both in the City of San Marcos, Hays County, Texas, do hereby subdivide 16.730 acres out of said 160.033 acre tract of land and out of said 82.835 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 5B**, 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, CFO
Carma Paso Robles, LLC

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Chad Matheson, 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 Expressway Building 3, Suite 200
Austin, Texas, 78759

Date

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

That I, Steven S. Crauford, 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.

Steven S. Crauford
Registered Professional Engineer No. 92677
Pape-Dawson Engineers, Inc.
TBPE, Firm Registration No. 470
TBPLS, Firm Registration No. 10028801
10801 N. MoPac Expressway Building 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.

Shannon Mattingly
Director of Development Services

Date

Jim Garber
Planning & Zoning Commission Chair

Date

Recording Secretary

Date

CIP and Engineering

Date

THE STATE OF TEXAS §
COUNTY OF HAYS §

I, Elaine H. Cárdenas, 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.

Elaine H. Cárdenas, County Clerk
Hays County, Texas



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