

## **PC-19-06\_03 (Paso Robles Phase 5B)**

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve Paso Robles Phase 5B Final Plat, consisting of approximately 16.73 acres, more or less, out of the John Williams Survey. (T. Carpenter)

- +/- 16.73 acres
- Paso Robles Planned Development District
- One Condominium Lot
- One Open Space Lot

**PC-19-06\_03  
Aerial View  
Paso Robles Phase 5B**



- 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: 4/9/2019



LOCATION MAP  
NOT-TO-SCALE

OWNER: CARMA PASO ROBLES, LLC  
11501 ALTEIRA 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. MOFAC EXPY. BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 454-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOFAC EXPY. BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
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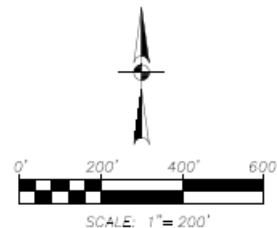
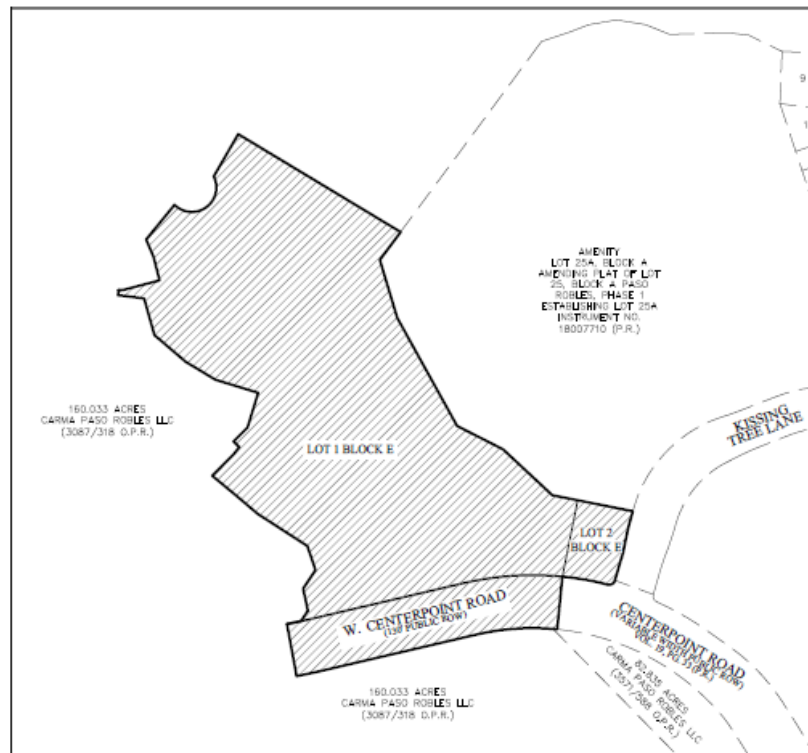
NUMBER OF BLOCKS: 1

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 726,757 SQUARE FOOT, TRACT OF LAND, BEING A PORTION OF A CALLED 180.033 ACRE TRACT, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 82.825 ACRE TRACT, RECORDED IN VOLUME 3571, PAGE 988 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 L. 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 (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.
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 (NAD2011) 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 POD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-50, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES POD, 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 ENCRUMBED 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 4808000401P EFFECTIVE DATE SEPTEMBER 2, 2008, FOR HAYS COUNTY, TEXAS.
7. FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNERS 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 HOMEOWNERS 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.

**PAPE-DAWSON ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N. MOFAC EXPY. BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | TEL: (512) 454-8711  
FAX: (512) 454-8867 | WWW.PAPE-DAWSON.COM | E: INFO@PAPE-DAWSON.COM

## 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-19-06\_03 as submitted.