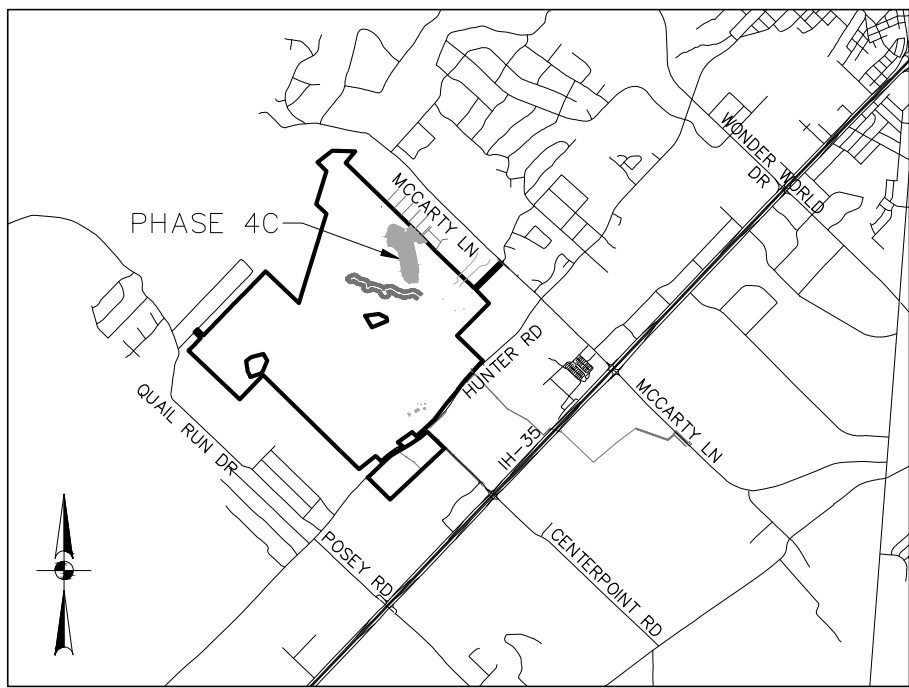
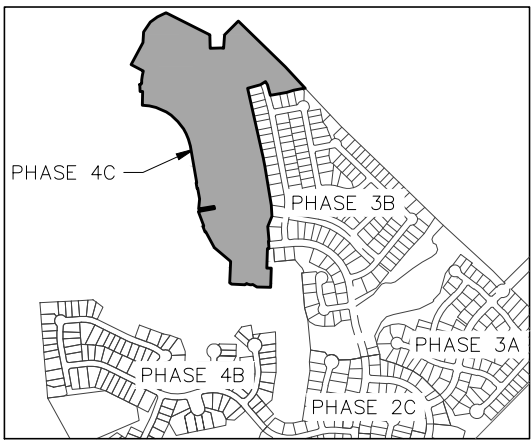


PASO ROBLES (KISSING TREE) - PHASE 4C
SAN MARCOS, TEXAS
PRELIMINARY SUBDIVISION PLAT

A 34.94 ACRE TRACT OF LAND, BEING A PORTION OF: A CALLED 82.835 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3571, PAGE 588, A CALLED 160.033 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3087, PAGE 318 AND A CALLED 301.926 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3390, PAGE 411, ALL TRACTS BEING CONVEYED TO CARMA PASO ROBLES, LLC AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTARCT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

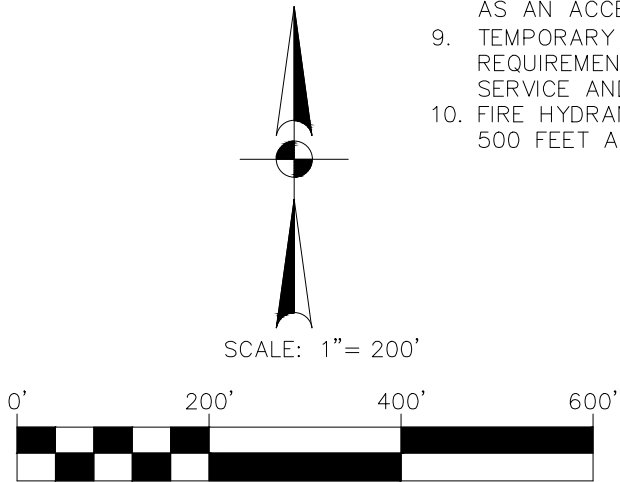
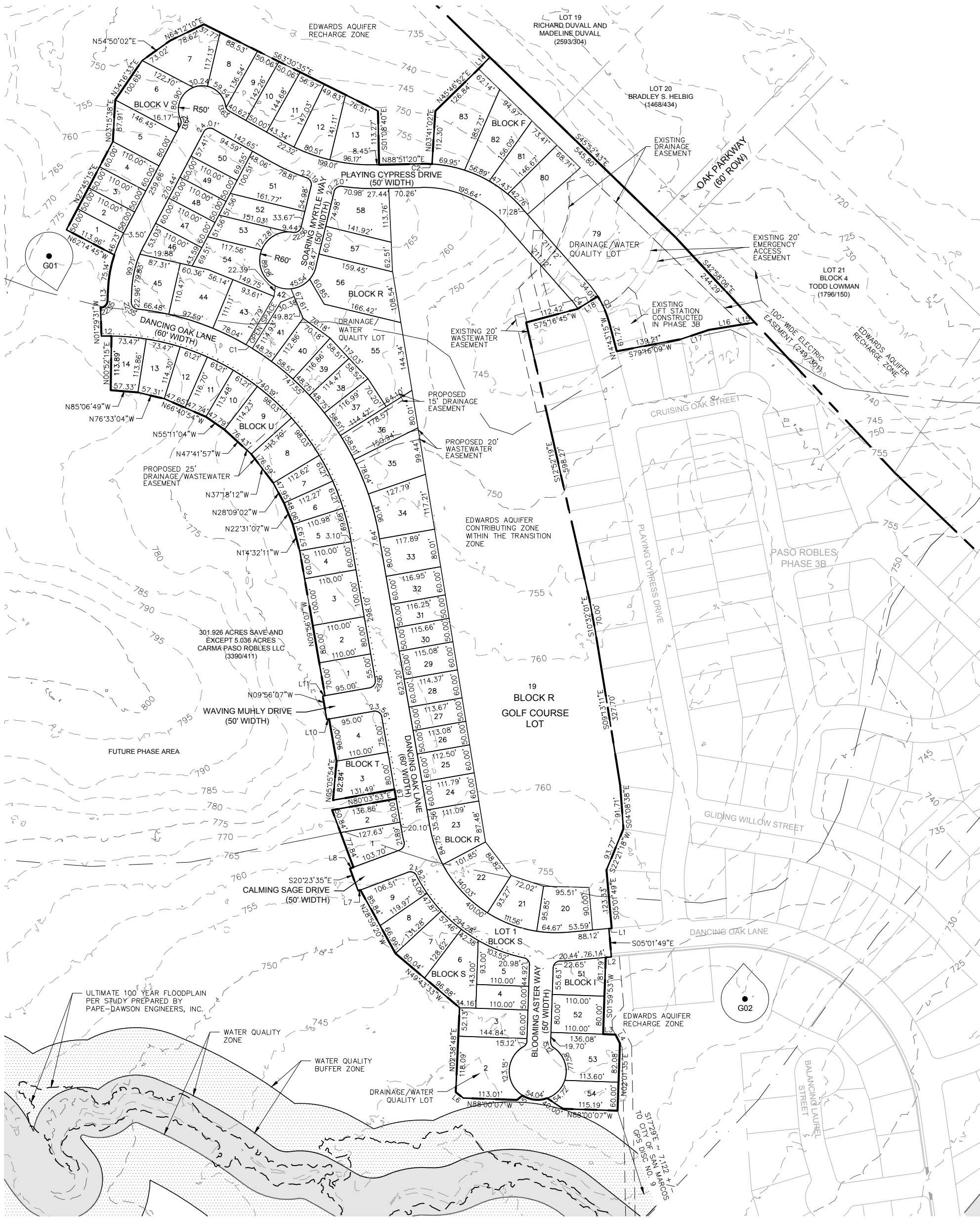


LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

NUMBER OF LOTS BY TYPE	
OPEN SPACE LOTS:	1
DRAINAGE/WATER	
QUALITY LOTS:	3
GOLF COURSE LOTS:	1
PRIVATE STREET LOTS:	1
SINGLE FAMILY LOTS:	84
TOTAL NO. OF LOTS:	90



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	580.00'	001°31'36"	S59°06'07"E	15.46'	15.46'
C2	275.00'	004°35'55"	S88°50'43"E	22.07'	22.07'
C3	205.00'	017°05'53"	N23°16'11"W	60.95'	61.18'
C4	155.00'	009°30'24"	N36°34'19"W	25.69'	25.72'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	5.79'	S84°58'11"W
L2	11.98'	S84°58'11"W
L3	136.08'	N88°00'07"W
L4	20.60'	N27°31'49"W
L5	15.06'	S51°17'28"W
L6	20.44'	N52°18'59"W
L7	5.00'	S69°36'25"W
L8	111.51'	S69°36'25"W
L9	20.00'	N09°56'07"W
L10	5.00'	S80°03'53"W
L11	5.00'	N80°03'53"E
L12	21.44'	S89°41'22"W
L13	22.96'	N02°21'46"E
L14	34.31'	N44°07'17"E
L15	27.31'	S80°38'33"W
L16	70.71'	S80°38'33"W
L17	60.53'	S71°42'24"W
L18	50.00'	S58°10'53"W

PLAT 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.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE 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 & REPAIRS.
- WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
- ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
- TEMPORARY ROADWAYS (FIRE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADII. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
- FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.

IMPERVIOUS COVER CALCULATION			
USAGE TYPE	AREA (AC.)	IC (AC.)	IC %
SINGLE FAMILY RESIDENTIAL	16.39	7.54	46%
GOLF COURSE	9.73	0.19	2%
PRIVATE STREETS	5.52	3.31	60%
DRAINAGE/WATER QUALITY	3.23	0.00	0%
OPEN SPACE	0.07	0.00	0%
TOTAL	34.94	11.05	32%

LAND USE TABLE		
LOT	USAGE TYPE	AREA (AC.)
LOTS 80-83, BLOCK F	SINGLE FAMILY RESIDENTIAL	1.12
LOT 79, BLOCK F	DRAINAGE/WATER QUALITY	2.26
LOTS 51-54, BLOCK I	SINGLE FAMILY RESIDENTIAL	0.86
LOT 19, BLOCK R	GOLF COURSE	9.73
LOTS 20-41, 43-54, 56-58, BLOCK R	SINGLE FAMILY RESIDENTIAL	7.30
LOT 42, BLOCK R	OPEN SPACE	0.07
LOT 55, BLOCK R	DRAINAGE/WATER QUALITY	0.61
LOT 1, BLOCK S	PRIVATE STREET	5.52
LOT 2, BLOCK S	DRAINAGE/WATER QUALITY	0.37
LOTS 3-9, BLOCK S	SINGLE FAMILY RESIDENTIAL	1.33
LOTS 1-4, BLOCK T	SINGLE FAMILY RESIDENTIAL	0.78
LOTS 1-14, BLOCK U	SINGLE FAMILY RESIDENTIAL	2.47
LOTS 1-13, BLOCK V	SINGLE FAMILY RESIDENTIAL	2.54
TOTAL AREA		34.94

LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PUBLIC PARK ACCESS
- MAIN TRAIL
- EDWARDS AQUIFER ZONES
- TXDOT TYPE II DISC
- IRON ROD FOUND
- IRON ROD SET
- GEOLOGIC FEATURE

OWNER:

CARMA PASO ROBLES, LLC
11501 ALTERRA PKWY
AUSTIN, TX 78758
512-391-1330

JESSICA KING

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
PHONE: 512-454-8711
FAX: 512-459-8867

STEVEN S. CRAUFORD, P.E.
PARKER J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAUFORD, P.E. #92677 DATE: August 13, 2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(e)



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

AUGUST 2019

SHEET 1 OF 1