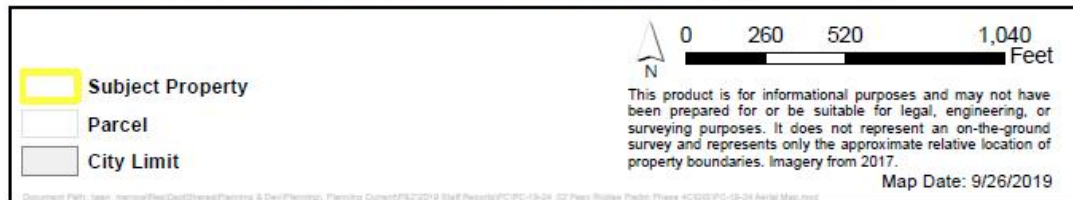
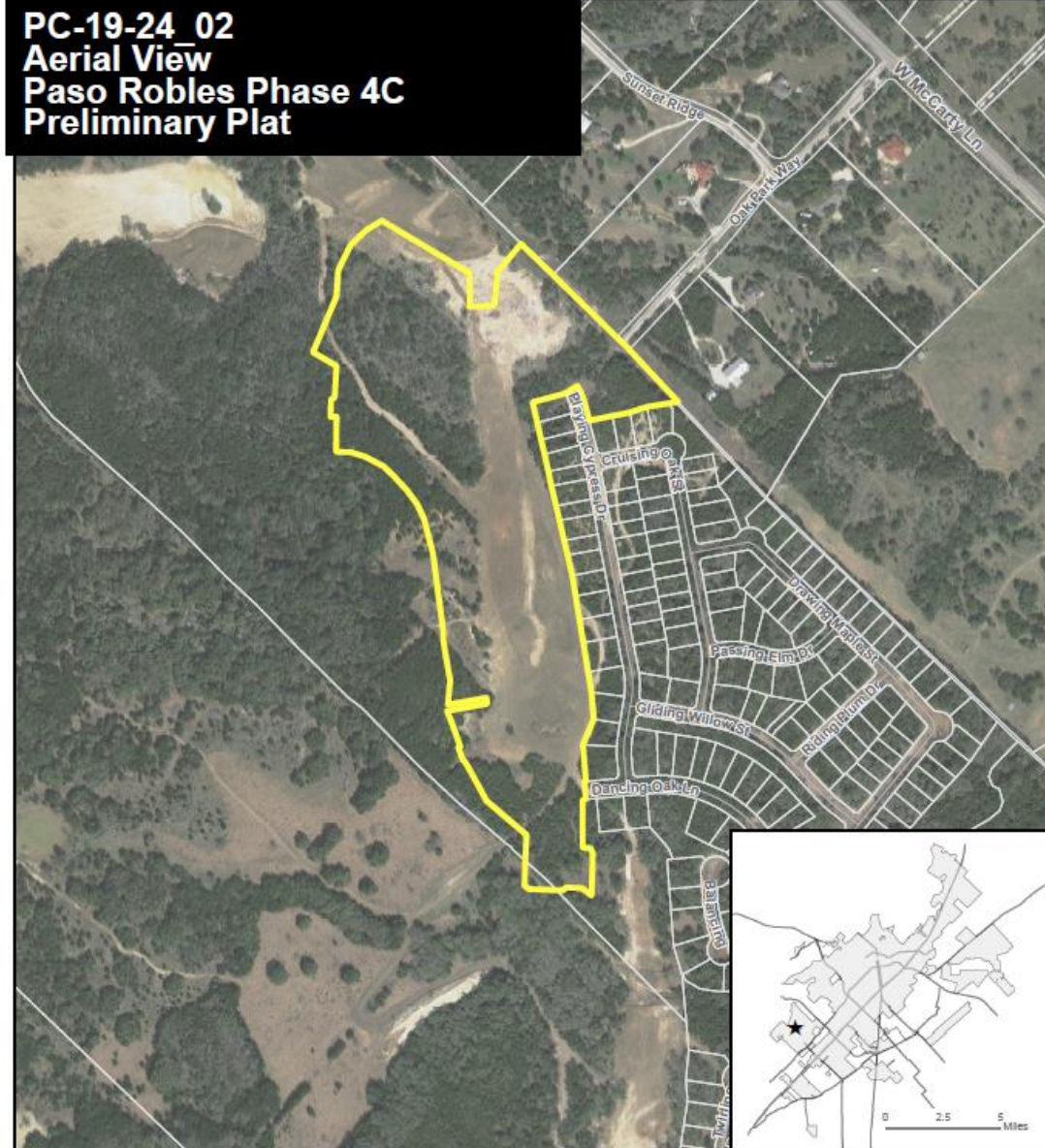


PC-19-24 (Paso Robles – Kissing Tree, Phase 4C)

Consider a request by Pape-Dawson Engineers, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 34.9 acres, more or less, out of the John Williams Survey, Abstract 471, located east of Hunter Road and Centerpoint Road. (T Carpenter)

- +/- 34.9 acres
- Paso Robles PDD
- Located in a Low Intensity Zone as designated on the Preferred Scenario Map.



PASO ROBLES (KISSING TREE) - PHASE 4C

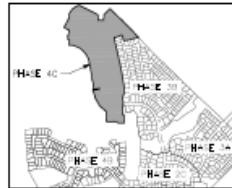
SAN MARCOS, TEXAS

PRELIMINARY SUBDIVISION PLAT

A 34.94 ACRE TRACT OF LAND, BEING A PORTION OF A CALLED 92.835 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3571, PAGE 588, A CALLED 180.033 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 3360, PAGE 411, ALL TRACTS BEING CONVEYED TO CARVA PASO ROBLES, LLC AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ACCESSION NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

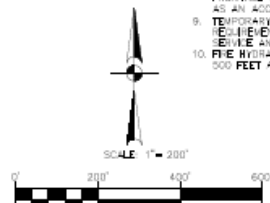
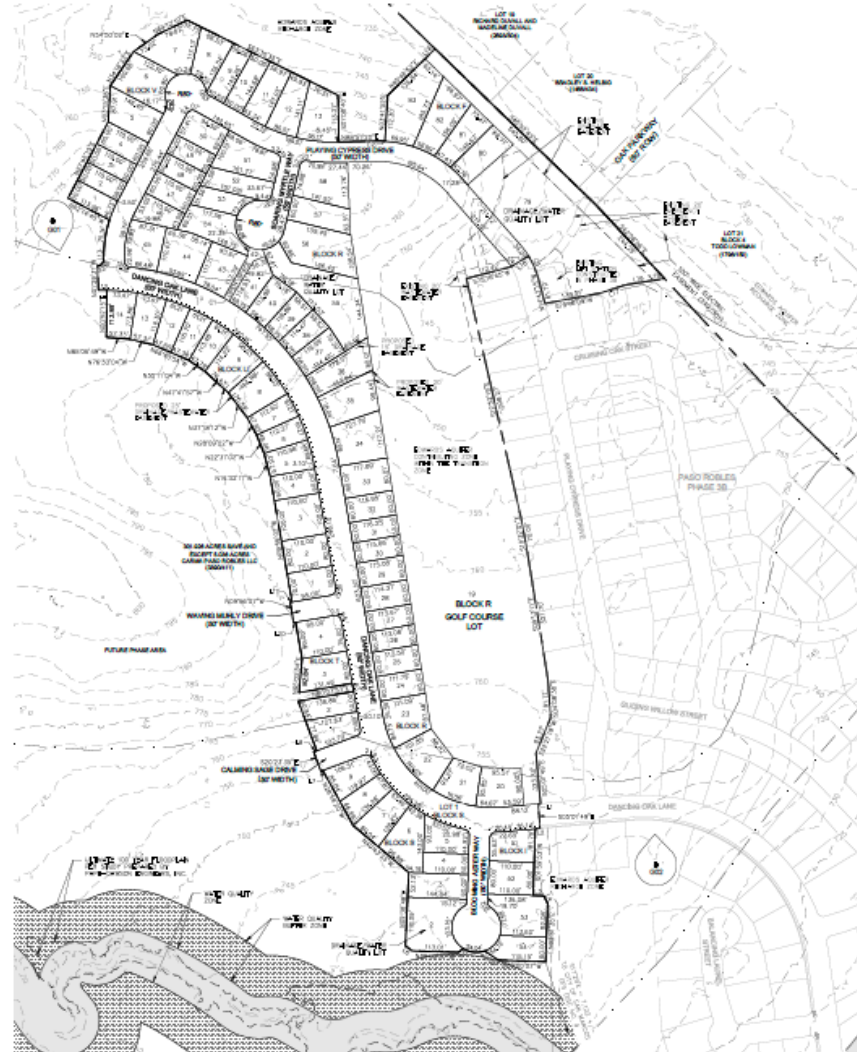


LOCATION MAP
N.T.S.



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°31'38"	S89°06'07"E	15.46'	15.46'
C2	275.00'	004°35'55"	S88°50'43"E	22.07'	22.07'
C3	205.00'	01°05'53"	N23°16'11"W	60.95'	61.18'
C4	155.00'	009°30'24"	N36°34'19"W	25.60'	25.72'

LINE #	LENGTH	BEARING
L1	5.78'	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	15.00'	S51°17'28"W
L6	20.44'	N52°16'59"W
L7	5.00'	S69°36'25"W
L8	111.51'	S69°36'25"W
L9	20.00'	N06°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	22.98'	N02°21'46"E
L14	34.31'	N44°07'13"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'	S88°10'53"W

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	0.31	6%
DRAINAGE/WATER QUALITY	2.23	0.00	0%
OPEN SPACE	0.07	0.00	0%
TOTAL	34.94	8.05	23%

LOT	USAGE TYPE	AREA (AC.)
LOTS 80-83, BLOCK F	SINGLE FAMILY RESIDENTIAL	1.12
LOT 76, BLOCK F	DRAINAGE/WATER QUALITY	2.76
LOTS 51-54, BLOCK I	SINGLE FAMILY RESIDENTIAL	0.86
LOT 19, BLOCK R	GOLF COURSE	9.73
LOTS 30-41, 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	0.63
LOT 1, BLOCK S	PRIVATE STREET	5.52
LOT 2, BLOCK S	DRAINAGE/WATER QUALITY	0.57
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
●	TRUCK TYPE A USE
●	IRON ROD FOUND
●	IRON ROD SET
●	GEOLGIC FEATURE

OWNER:

CARVA PASO ROBLES, LLC
10001 ALPHEA DRIVE
AUSTIN, TX 78758
512-391-1330
JESSICA HINO

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10001 N. MOFAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78758
PHONE: 512-454-8711
FAX: 512-459-8867
STEVEN S. CRAWFORD, P.E.
PAULIE J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAWFORD, P.E. 512-454-8711. ANY OTHER USE OF THIS DOCUMENT FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER TEXAS 137.33(a).



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N. MOFAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78758 | 512-454-8711
TXSPE FIRM REGISTRATION #470 | TXSPE FIRM REGISTRATION #10028601

Recommendation:

Staff has reviewed the request and determined the Preliminary Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-19-24_02 as submitted.