

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DRAINAGE EASEMENT

Date: MAY 9, 2017

Grantor: Carma Paso Robles, LLC; 11501 Alterra Parkway, Suite #100; Austin, Texas 78758

Grantee: City of San Marcos, Texas, 630 East Hopkins Street, San Marcos, Hays County, Texas 78666

Easement Area: A 6.776 acre, or 295,142 square feet tract of land situated in the John Williams Survey No. 1, Abstract No. 471, and in the I. Lowe Survey No. 2, Abstract No. 287, in the City of San Marcos, Hays County, Texas being out of a called 160.033 acre tract conveyed to Carma Paso Robles LLC recorded in Volume 3087, Page 318 of the Official Public Records of Hays County, Texas, being out of a remnant portion of a called 82.835 acre tract conveyed to Carma Paso Robles LLC recorded in Volume 3571, Page 588 of the Official Public Records of Hays County, Texas, and being out of a called 464.870 acre tract conveyed to Carma Paso Robles LLC recorded in Volume 3122, Page 356 of the Official Public Records of Hays County, Texas and more fully described by metes and bounds in the attached Exhibit "A," made a part hereof for all purposes.

Consideration: Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Reservations from and Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants and conveys to Grantee an easement for stormwater drainage purposes along, within, across, over and through the Easement Area, together with the right to construct, reconstruct, excavate, fill, grade and regrade, install, maintain and operate drainage ways, drainage channels and drainage, water quality, and detention facilities, and all related equipment and appurtenances upon, across, over and within the Easement Area, together with a right of ingress and egress at all times upon and across the Easement Area for these purposes and for the purposes of clearing or removing any obstructions interfering with the purposes of this easement, TO HAVE AND TO HOLD this easement to Grantee, its successors and assigns, forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular this easement to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

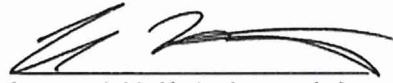
The Grantor covenants for itself and its successors and assigns, not to place or maintain any building,

structure, or any other obstruction on or within the Easement Area, or to use the surface of the Easement Area for any purpose that would interfere with or prevent the use of the Easement Area for the purposes set forth herein without the consent of Grantee. Grantee shall have the right to remove any building, structure or other improvements in the Easement Area to which it has not consented, together with the right to cut, trim, and control the growth of trees and other vegetation in the Easement Area.

When the context requires, singular nouns and pronouns include the plural.

CARMA PASO ROBLES, LLC

By:



[name and title if a business entity]

CHAD MATHESON, CFO

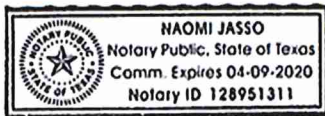
ACKNOWLEDGMENT FOR ENTITY

The State of Texas §

§

County of Travis §

This instrument was acknowledged before me on May 9, 2017 by Chad Matheson, CFO of Carma Paso Robles, LLC, in such capacity on behalf of said entity.



Naomi Jasso
Notary Public, State of Texas

ACKNOWLEDGMENT FOR INDIVIDUAL

The State of Texas §

§

County of _____ §

This instrument was acknowledged before me on _____ by _____

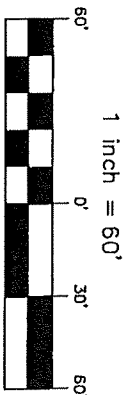
Notary Public, State of Texas

LEGEND:

- D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
- P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- FD. FOUND
- I.R. IRON ROD
- FOUND I.R. (PAPE-DAWSON)

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



MATCHLINE SEE SHEET 2 OF 2

6.776 ACRES (295,142 SQUARE FEET)

A CALLED 160.033 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3087 PG. 318 (O.P.R.)

A CALLED 160.033 ACRE TRACT
OWNER: CARMA PASO ROBLES LLC.
VOL. 3087 PG. 318 (O.P.R.)

1. LOWE SURVEY NO. 2
ABSTRACT NO. 287

A REMNANT PORTION OF A
CALLED 82.835 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3571 PG. 588 (O.P.R.)

A REMNANT PORTION OF A
CALLED 82.835 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3571 PG. 588 (O.P.R.)

JOHN WILLIAMS
SURVEY NO. 1
ABSTRACT NO. 471

W. CENTERPOINT
ROAD
(VARIABLE WIDTH
RIGHT OF WAY)
PASO ROBLES PHASE 1
VOL. 19, PG. 33 (P.R.)

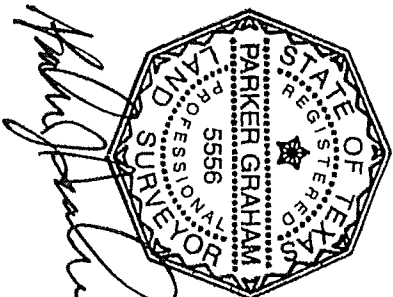
P.O.B.

EXHIBIT OF

A 6.776 ACRES, OR 295,142 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, AND IN THE 1. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS BEING OUT OF A CALLED 160.033 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A REMNANT PORTION OF A CALLED 82.835 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 464.870 ACRE TRACT CONVEYED TO CARMA PASO ROBLES RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

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7800 SHOL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601



Parker Graham

FEBRUARY 3, 2017

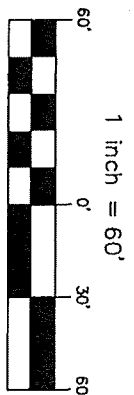
JOB No.:

SHEET 1 OF 2
50848-00

A CALLED 5.004
ACRE TRACT
OWNER: CARMA
PASO ROBLES, LLC
VOL. 3510 PG. 565
(O.P.R.)

EXHIBIT OF

A 6.776 ACRES, OR 295,142 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, AND IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS BEING OUT OF A CALLED 160.033 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A REMNANT PORTION OF A CALLED 82,835 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 464,870 ACRE TRACT CONVEYED TO CARMA PASO ROBLES RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.



LINE TABLE	
LINE	BEARING LENGTH
L1	S69°27'17"W 90.82'
L2	S82°32'49"W 107.37'
L3	S72°37'12"W 89.07'
L4	S73°09'07"W 243.10'
L5	S69°49'00"W 280.65'
L6	N79°28'49"W 204.56'
L7	N72°36'20"W 133.37'
L8	N67°56'30"W 297.39'
L9	N28°11'22"E 148.76'
L10	S68°03'51"E 108.22'
L11	S81°43'15"E 216.98'
L12	N89°58'22"E 218.01'
L13	N39°35'30"E 129.51'
L14	N56°22'07"E 94.49'
L15	N65°22'52"E 108.64'
L16	S35°29'43"E 109.55'
L17	N86°01'57"E 197.78'
L18	S68°09'22"E 88.99'
L19	N84°28'00"E 86.01'
L20	S85°50'28"E 103.00'
L21	S05°39'45"W 130.00'

A CALLED 160.033 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3087 PG. 318 (O.P.R.)

I. LOWE SURVEY NO. 2
ABSTRACT NO. 287

6.776 ACRES
(295,142 SQUARE FEET)

A CALLED 160.033 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3087 PG. 318 (O.P.R.)

A CALLED 464,870 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3122 PG. 356 (O.P.R.)

LEGEND:
D.R. DEED RECORDS OF HAYS COUNTY, TEXAS
P.R. PLAT RECORDS OF HAYS COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
FD. FOUND
IRON ROD
I.R. FOUND I.R. (PAPE-DAWSON)

NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHILOH GREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 812.454.2711
TYPE FIRM REGISTRATION #470 | TEXAS FIRM REGISTRATION #1002601



FIELD NOTES

FOR

A 6.776 ACRES, OR 295,142 SQUARE FEET TRACT OF LAND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTRACT NO. 471, AND IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS BEING OUT OF A CALLED 160.033 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A REMNANT PORTION OF A CALLED 82.835 ACRE TRACT CONVEYED TO CARMA PASO ROBLES LLC RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A CALLED 464.870 ACRE TRACT CONVEYED TO CARMA PASO ROBLES RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS. SAID 6.776 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the westernmost southwest terminus of W. Centerpoint Road, a variable width right-of-way in Paso Robles, Phase 1 recorded in Volume 19, Page 33 of the Plat Records of Hays County, Texas for the southeast corner hereof and **POINT OF BEGINNING** hereof;

THENCE departing the right-of-way line of said W. Centerpoint Road, through the interior of a Remnant Portion of said 82.835 acre tract, in part through the interior of said 160.033 acre tract and in part through the interior of said 464.870 acre tract the following twenty (20) courses and distances:

1. S 89°27'17" W, a distance of **90.82 feet** to a calculated angle point hereof,
2. S 82°32'49" W, a distance of **107.37 feet** to a calculated angle point hereof,
3. S 72°37'12" W, a distance of **89.07 feet** to a calculated angle point hereof,
4. S 73°09'07" W, a distance of **243.10 feet** to a calculated angle point hereof,
5. S 69°49'00" W, a distance of **280.65 feet** to a calculated angle point hereof,
6. N 79°28'49" W, a distance of **204.56 feet** to a calculated angle point hereof,
7. N 72°36'20" W, a distance of **133.37 feet** to a calculated angle point hereof,

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801

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Transportation | Water Resources | Land Development | Surveying | Environmental

7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com

8. **N 67°56'30" W**, a distance of **297.39 feet** to a calculated point for the southwest corner hereof,
9. **N 28°11'22" E**, a distance of **148.76 feet** to a calculated point for the northwest corner hereof, from which a ½" iron rod found bearing through the interior of said 160.033 acre tract at the southeast corner of a called 5.004 acre tract conveyed to Carma Paso Robles, LLC recorded in Volume 3510, Page 565 of the Official Public Records of Hays County, Texas, same being a northwest corner of said 160.033 acre tract bears N 04°35'16" W, 701.02 feet;
10. **S 68°03'51" E**, a distance of **108.22 feet** to a calculated angle point hereof,
11. **S 81°43'15" E**, a distance of **216.98 feet** to a calculated angle point hereof,
12. **N 89°58'22" E**, a distance of **218.01 feet** to a calculated angle point hereof,
13. **N 39°35'30" E**, a distance of **129.51 feet** to a calculated angle point hereof,
14. **N 56°22'07" E**, a distance of **94.49 feet** to a calculated angle point hereof,
15. **N 65°22'52" E**, a distance of **108.64 feet** to a calculated angle point hereof,
16. **S 35°29'43" E**, a distance of **109.55 feet** to a calculated angle point hereof,
17. **N 86°01'57" E**, a distance of **197.78 feet** to a calculated angle point hereof,
18. **S 68°09'22" E**, a distance of **88.99 feet** to a calculated angle point hereof,
19. **N 84°28'00" E**, a distance of **86.01 feet** to a calculated angle point hereof,
20. **S 85°50'28" E**, a distance of **103.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest terminus of said W. Centerpoint Road for the northeast corner hereof;

THENCE S 05°39'45" W, with the west right-of-way line of said W. Centerpoint Road, a distance of **130.00 feet** to the **POINT OF BEGINNING** and containing 6.776 acres in the City of San Marcos, Hays County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc. under Job No. 50848-00.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 3, 2017
JOB No.: 50848-00
DOC.ID.: H:\survey\CIVIL\50848-00\Easements\Word\50848-00_6.776_TempDrainageEsmt.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

