

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: 23.671 ACRES
PRIVATE STREET LOT: 6.976 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

NUMBER OF BLOCKS: 6

SUBMITTAL DATE: FEBRUARY 5, 2020

NUMBER OF LOTS BY TYPE:
PRIVATE STREET LOT: 2
SINGLE FAMILY LOTS: 75
NEIGHBORHOOD COMMERCIAL LOTS: 1
OPEN SPACE LOTS: 3

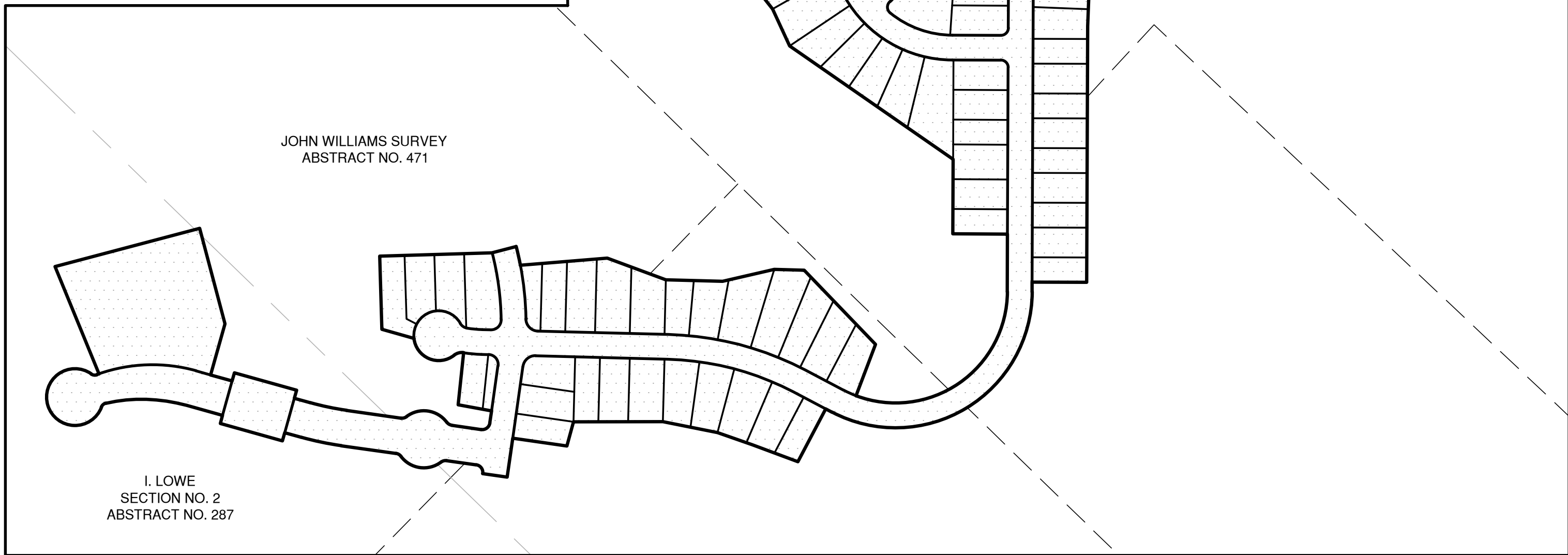
LINEAR FEET OF NEW STREETS:
CALMING AGAVE WAY: 2448'
SKIPPING CEDAR STREET: 1033'
CHARMING REDBUD LANE: 459'
DARING PAINTBRUSH COVE: 410'
BLUSHING ASTER DRIVE: 799'
SOARING BLUESTEM COVE: 126'
W. CENTERPOINT ROAD: 106'

BENCHMARK DESCRIPTION AND ELEVATION:
BENCHMARK 100
CHISELED SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 13854025.9
E: 2288196.3
ELEVATION 709.06' (NAVD 1988) GEOID 12A

BENCHMARK 101
CHISELED SQUARE ON CONCRETE DRAINAGE
STRUCTURE
NAD 83 GRID COORDINATES
N: 13854108.7
E: 2289351.8
ELEVATION: 692.49' (NAVD 1988) GEOID 12A

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 ENCROACHED BY SPECIAL FLOOD HAZARD AREA "AE", DEFINED AS AREAS SUBJECT TO 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. LOT 48, BLOCK C, LOT 1, BLOCK G, AND LOT 1, BLOCK H SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

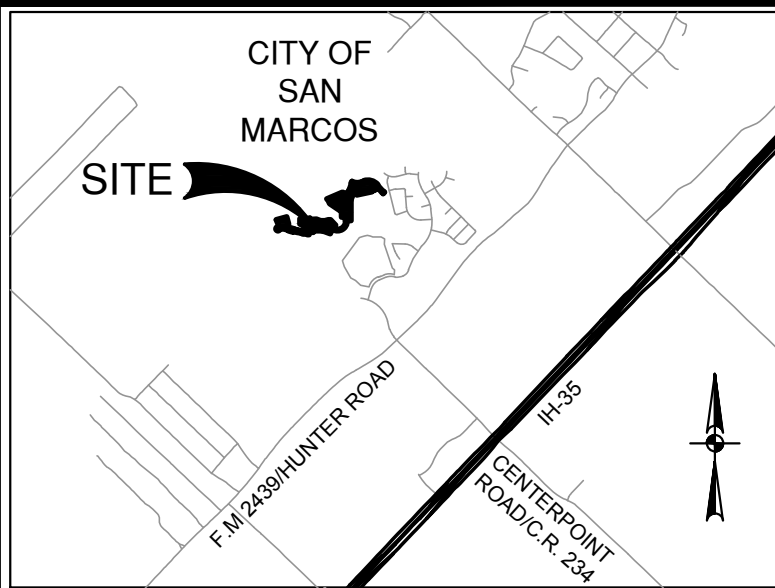
8. LOT 1, BLOCK F, AND LOT 1, BLOCK L IS DEDICATED AS AN ACCESS AND CITY OF SAN MARCOS DRAINAGE, WATER, AND WASTEWATER UTILITY EASEMENT FOR PRIVATE STREETS AND MAY BE USED FOR UTILITIES. THE USE OF THIS LOT BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
9. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
10. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
11. THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN ON THE TABLE BELOW:

BLOCK	LOT	SIDE CORNER FRONTAGE
A	18	SKIPPING CEDAR STREET
A	19	SKIPPING CEDAR STREET
A	25	SOARING BLUESTEM COVE
C	44	DARING PAINTBRUSH COVE
C	45	DARING PAINTBRUSH COVE
C	55	DARING PAINTBRUSH COVE
F	4	CALMING AGAVE WAY
G	6	CHARMING REDBUD LANE

LOT SUMMARY			
LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOT 1, BLOCK G; LOT 1, BLOCK H; LOT 48, BLOCK C	OPEN SPACE	3	0.718 ACRES
LOT 2, BLOCK L	NEIGHBORHOOD COMMERCIAL	1	1.620 ACRES
LOTS 1-29, BLOCK A; LOTS 41-47 & 49-60, BLOCK C; LOTS 2-12, BLOCK H; LOTS 2-12, BLOCK F; LOTS 2-6, BLOCK G	SINGLE FAMILY	75	14.041 ACRES
LOT 1, BLOCK L; LOT 1, BLOCK F	PRIVATE STREETS	2	6.976 ACRES
-	R.O.W.	-	0.316 ACRES
TOTAL:		81	23.671 ACRES

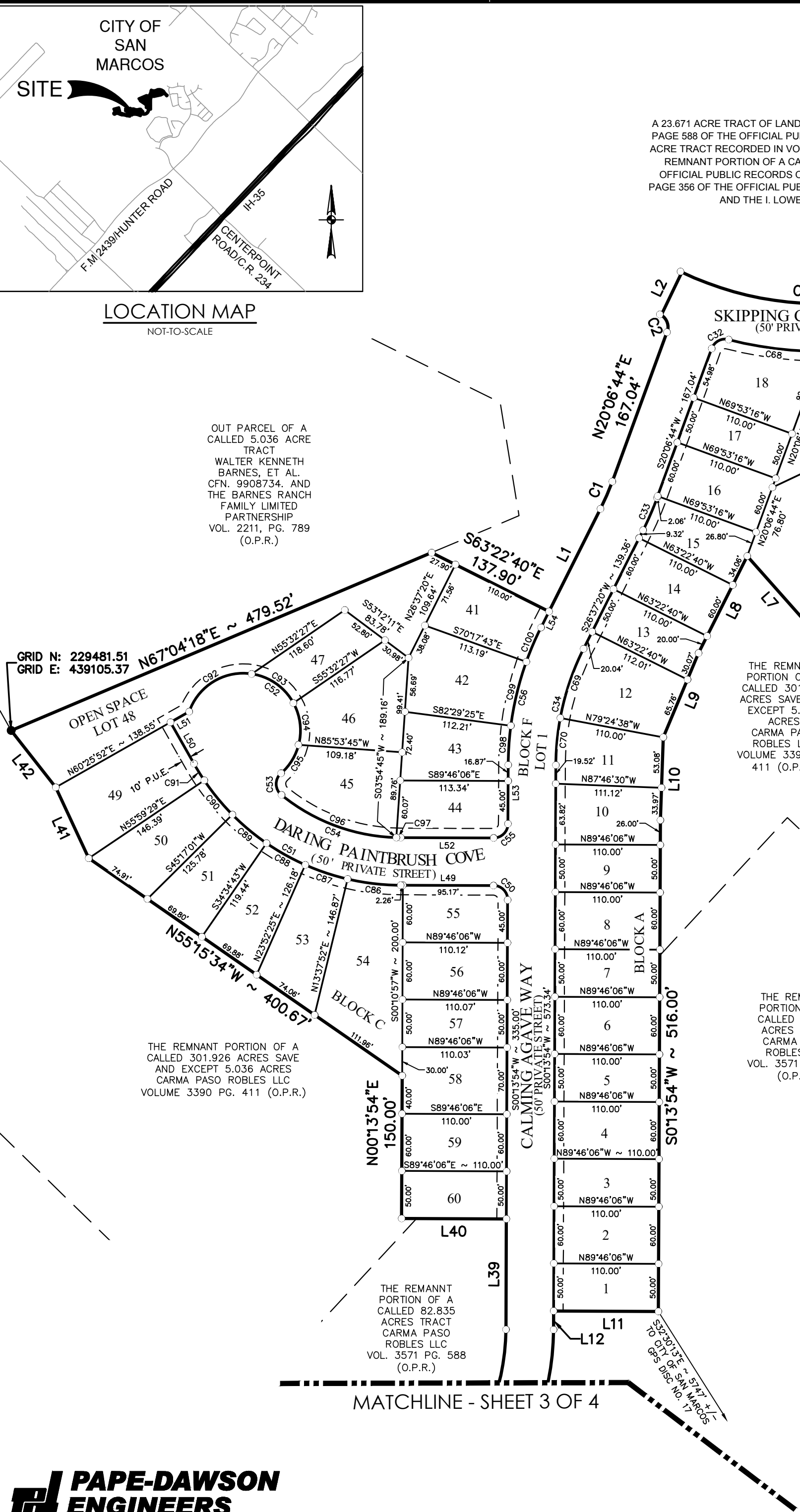


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP
NOT-TO-SCALE

OUT PARCEL OF A
CALLED 5.036 ACRE
TRACT
WALTER KENNETH
BARNES, ET AL.
CFN. 9908734, AND
THE BARNES RANCH
FAMILY LIMITED
PARTNERSHIP
VOL. 2211, PG. 789
(O.P.R.)

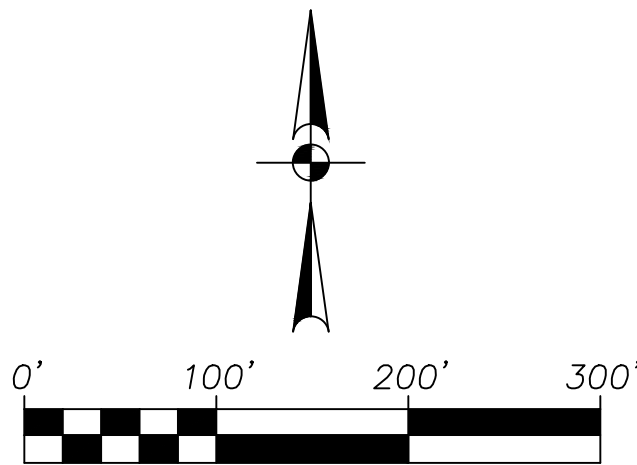


FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 180.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

LEGEND

DOC. NO. DOCUMENT NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF
HAYS COUNTY, TEXAS
P.R. PLAT RECORDS OF HAYS
COUNTY, TEXAS
D.R. DEED RECORDS OF HAYS
COUNTY, TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL. VOLUME
PG. PAGE
(PD) PAPE-DAWSON
(SURVEYOR) FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
● FD. I.R. (PAPE-DAWSON)
○ SET 3/4" IRON ROD WITH
YELLOW CAP MARKED
"PAPE-DAWSON"



SCALE: 1" = 100'

BLOCK F			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	276,325	6.344 AC.	PRIVATE STREET
2	5,668	0.130 AC.	SINGLE FAMILY
3	6,789	0.156 AC.	SINGLE FAMILY
4	6,681	0.153 AC.	SINGLE FAMILY
5	6,502	0.149 AC.	SINGLE FAMILY
6	7,712	0.177 AC.	SINGLE FAMILY
7	8,872	0.204 AC.	SINGLE FAMILY
8	8,225	0.189 AC.	SINGLE FAMILY
9	8,479	0.195 AC.	SINGLE FAMILY
10	9,523	0.219 AC.	SINGLE FAMILY
11	8,496	0.195 AC.	SINGLE FAMILY
12	6,178	0.142 AC.	SINGLE FAMILY

BLOCK H			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	4,502	0.103 AC.	OPEN SPACE
2	6,951	0.160 AC.	SINGLE FAMILY
3	8,702	0.200 AC.	SINGLE FAMILY
4	10,105	0.232 AC.	SINGLE FAMILY
5	8,534	0.196 AC.	SINGLE FAMILY
6	5,813	0.133 AC.	SINGLE FAMILY
7	7,381	0.169 AC.	SINGLE FAMILY
8	10,854	0.249 AC.	SINGLE FAMILY
9	11,654	0.268 AC.	SINGLE FAMILY
10	8,931	0.205 AC.	SINGLE FAMILY
11	8,512	0.195 AC.	SINGLE FAMILY
12	7,132	0.164 AC.	SINGLE FAMILY

BLOCK G			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	2,169	0.050 AC.	OPEN SPACE
2	5,375	0.123 AC.	SINGLE FAMILY
3	8,305	0.191 AC.	SINGLE FAMILY
4	7,554	0.173 AC.	SINGLE FAMILY
5	7,565	0.174 AC.	SINGLE FAMILY
6	10,119	0.232 AC.	SINGLE FAMILY

BLOCK C			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
41	7,169	0.165 AC.	SINGLE FAMILY
42	9,411	0.216 AC.	SINGLE FAMILY
43	7,303	0.168 AC.	SINGLE FAMILY
44	6,868	0.158 AC.	SINGLE FAMILY
45	9,825	0.221 AC.	SINGLE FAMILY
46	9,798	0.225 AC.	SINGLE FAMILY
47	5,658	0.130 AC.	SINGLE FAMILY
48	24,594	0.565 AC.	OPEN SPACE
49	10,803	0.248 AC.	SINGLE FAMILY
50	7,998	0.184 AC.	SINGLE FAMILY
51	7,055	0.162 AC.	SINGLE FAMILY
52	7,069	0.162 AC.	SINGLE FAMILY
53	7,980	0.183 AC.	SINGLE FAMILY
54	13,409	0.308 AC.	SINGLE FAMILY
55	6,560	0.151 AC.	SINGLE FAMILY
56	6,606	0.152 AC.	SINGLE FAMILY
57	5,502	0.126 AC.	SINGLE FAMILY
58	7,700	0.177 AC.	SINGLE FAMILY
59	6,600	0.152 AC.	SINGLE FAMILY
60	5,500	0.126 AC.	SINGLE FAMILY

BLOCK A			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	5,500	0.126 AC.	SINGLE FAMILY
2	6,600	0.152 AC.	SINGLE FAMILY
3	5,500	0.126 AC.	SINGLE FAMILY
4	6,600	0.152 AC.	SINGLE FAMILY
5	5,500	0.126 AC.	SINGLE FAMILY
6	6,600	0.152 AC.	SINGLE FAMILY
7	5,500	0.126 AC.	SINGLE FAMILY
8	6,600	0.152 AC.	SINGLE FAMILY
9	5,500	0.126 AC.	SINGLE FAMILY
10	6,828	0.157 AC.	SINGLE FAMILY
11	6,805	0.156 AC.	SINGLE FAMILY
12	9,156	0.210 AC.	SINGLE FAMILY
13	5,530	0.127 AC.	SINGLE FAMILY
14	6,600	0.152 AC.	SINGLE FAMILY
15	6,013	0.138 AC.	SINGLE FAMILY
16	6,600	0.152 AC.	SINGLE FAMILY
17	5,500	0.126 AC.	SINGLE FAMILY
18	8,505	0.195 AC.	SINGLE FAMILY
19	12,319	0.283 AC.	SINGLE FAMILY
20	23,616	0.542 AC.	SINGLE FAMILY
21	12,003	0.276 AC.	SINGLE FAMILY
22	7,406	0.170 AC.	SINGLE FAMILY
23	10,829	0.249 AC.	SINGLE FAMILY
24	16,566	0.380 AC.	SINGLE FAMILY
25	8,709	0.200 AC.	SINGLE FAMILY
26	9,465	0.217 AC.	SINGLE FAMILY
27	7,940	0.182 AC.	SINGLE FAMILY
28	11,162	0.256 AC.	SINGLE FAMILY
29	10,242	0.235 AC.	SINGLE FAMILY

BLOCK L			
LOT #	AREA (SQ. FT.)	AREA (AC.)	USAGE TYPE
1	28,236	0.648 AC.	PRIVATE STREET
2	70,580	1.620 AC.	NEIGHBORHOOD COMMERCIAL

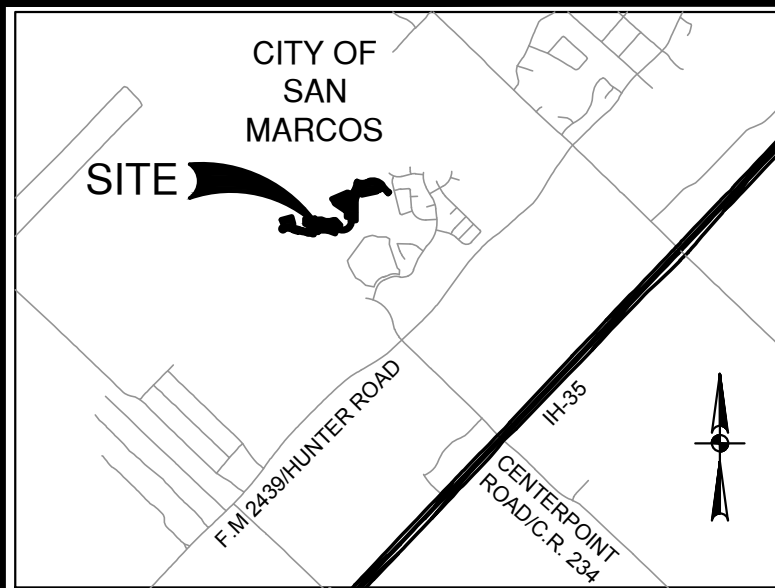
Total Area in Recharge Zone (ac)*:	204.98
Total Allowable Impervious Cover (ac)*:	41.00

Plat	Total Area in EARZ (ac)	Impervious Cover (ac)	% I.C. Per Plat (ac)	Cumulative I.C. (ac)	Cumulative I.C. (%)
Kissing Tree Phase 3B	9.72	4.47	46%	4.47	2.2%
Remaining Areas	195.26	36.53			
Kissing Tree Phase 4B-1	5.77	2.64	46%	7.10	3.5%
Remaining Areas	189.49	33.89			

*Per Paso Robles PDD

**PAPE-DAWSON
ENGINEERS**

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

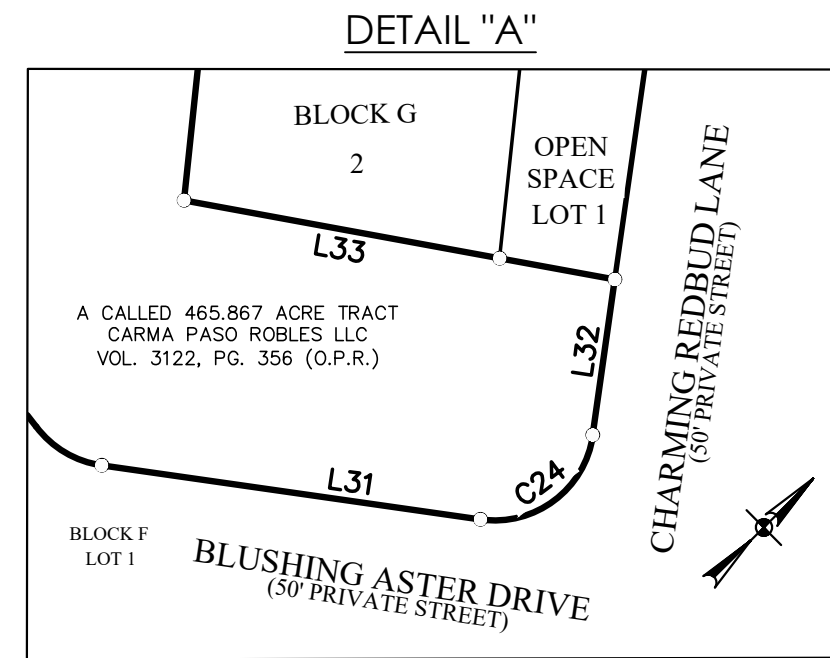


LOCATION MAP
NOT-TO-SCALE

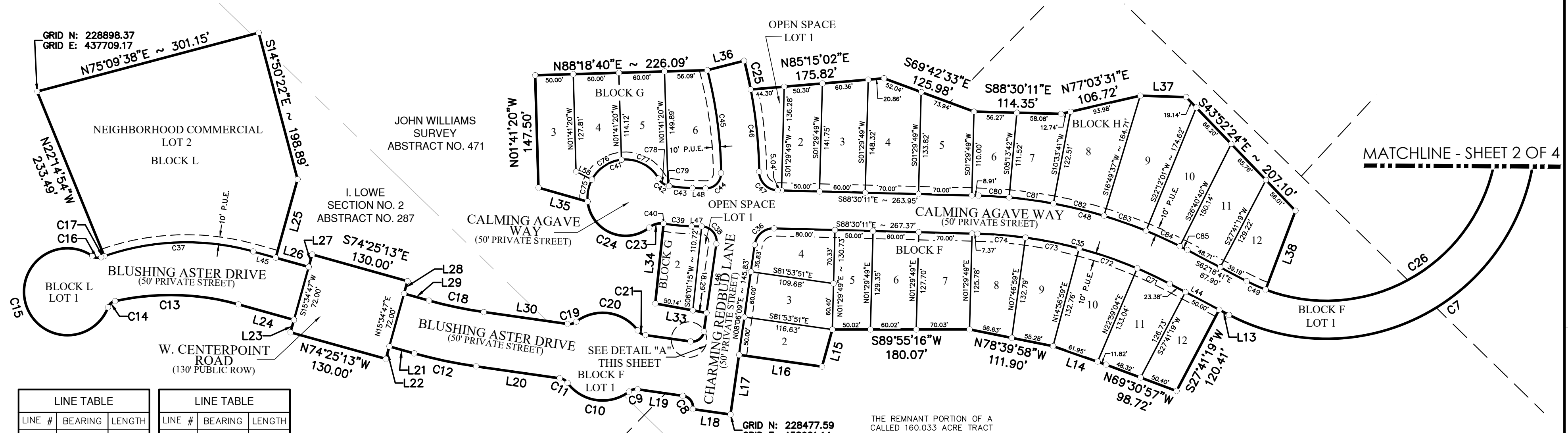
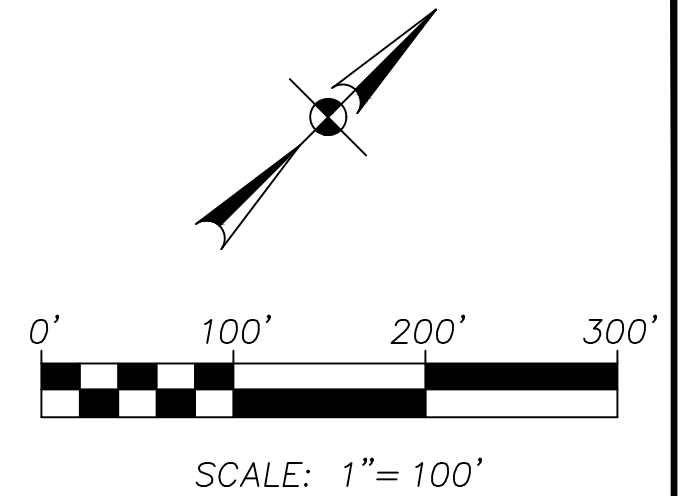
LEGEND	
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
P.R.	PLAT RECORDS OF HAYS COUNTY, TEXAS
D.R.	DEED RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
(PD)	PAPE-DAWSON
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	FD. I.R. (PAPE-DAWSON)
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

FINAL PLAT OF PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



SCALE 1" = 30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N26°37'20"E	120.58'
L2	N25°46'49"E	50.00'
L3	N71°15'46"E	70.20'
L4	S42°51'18"W	50.00'
L5	N84°23'34"W	69.15'
L6	S02°43'41"W	44.02'
L7	N41°28'30"W	101.61'
L8	S26°37'20"W	114.06'
L9	S22°46'55"W	95.83'
L10	S02°00'06"W	87.05'
L11	N89°46'06"W	110.00'
L12	S00°13'54"W	19.63'
L13	N62°18'41"W	14.52'
L14	N70°46'38"W	73.76'
L15	S15°32'47"W	50.42'
L16	N81°53'51"W	110.10'
L17	S08°06'09"W	79.10'
L18	N82°00'46"W	50.00'
L19	N81°53'51"W	59.77'
L20	N81°53'51"W	110.96'
L21	N74°25'13"W	33.97'
L22	S15°34'47"W	17.00'
L23	N15°34'47"E	17.00'
L24	N74°25'13"W	75.63'
L25	S15°34'41"W	106.95'
L26	S74°25'13"E	44.99'
L27	N15°34'47"E	17.00'
L28	S15°34'47"W	17.00'
L29	S74°25'13"E	33.97'

LINE TABLE		
LINE #	BEARING	LENGTH
L30	S81°53'51"E	110.96'
L31	S81°53'51"E	59.77'
L32	N08°06'09"E	24.54'
L33	N79°35'05"W	68.44'
L34	N05°58'21"E	105.35'
L35	N74°10'16"W	67.12'
L36	N75°33'05"E	50.00'
L37	S88°19'59"E	60.29'
L38	S20°47'41"W	110.65'
L39	N00°13'54"E	116.10'
L40	N89°46'06"W	110.00'
L41	N24°54'04"W	82.11'
L42	N38°08'54"W	75.94'
L43	N40°52'12"W	55.81'
L44	S62°18'41"E	73.38'
L45	N74°25'13"W	30.64'
L46	N08°06'09"E	91.52'
L47	N88°30'11"W	13.53'
L48	S88°30'11"E	17.13'
L49	S89°46'06"E	97.43'
L50	S29°34'08"E	50.00'
L51	S60°25'52"W	22.57'
L52	N89°46'06"W	97.43'
L53	S00°13'54"W	61.87'
L54	S26°37'20"W	18.79'
L55	N15°28'50"E	35.84'
L56	N73°34'14"W	55.56'
L57	N54°26'53"E	67.02'
L58	N62°55'14"W	23.39'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	006°30'36"	N23°22'02"E	31.23'	31.25'
C2	15.00'	084°19'55"	N22°03'14"W	20.14'	22.08'
C3	340.00'	044°31'02"	S86°28'43"E	257.58'	264.17'
C4	365.00'	067°52'01"	S74°48'13"E	407.51'	432.34'
C5	275.00'	006°16'30"	S44°00'27"E	30.10'	30.12'
C6	325.00'	006°16'30"	N44°00'27"W	35.58'	35.59'
C7	275.00'	117°27'25"	S58°57'36"W	470.09'	563.75'
C8	15.50'	090°00'00"	N36°53'51"W	21.92'	24.35'
C9	15.50'	045°07'54"	S75°32'12"W	11.90'	12.21'
C10	57.50'	090°15'48"	N81°53'51"W	81.50'	90.59'
C11	15.50'	045°07'54"	N59°19'54"W	11.90'	12.21'
C12	636.00'	007°28'38"	N78°09'32"W	82.94'	83.00'
C13	333.00'	028°09'32"	N88°29'59"W	162.02'	163.66'
C14	13.00'	056°37'43"	S49°06'24"W	12.33'	12.85'
C15	57.00'	283°58'19"	N17°13'18"W	70.21'	282.51'
C16	13.00'	054°44'35"	S82°36'26"E	11.95'	12.42'
C17	327.00'	000°46'18"	N70°24'26"E	4.40'	4.40'
C18	564.00'	007°28'38"	S78°09'32"E	73.55'	73.60'
C19	15.50'	045°07'54"	N75°32'12"E	11.90'	12.21'
C20	57.50'	090°15'48"	S81°53'51"E	81.50'	90.59'
C21	15.50'	045°07'54"	S59°19'54"E	11.90'	12.21'
C22	15.50'	090°00'00"	N53°06'09"E	21.92'	24.35'
C23	25.00'	046°30'03"	S74°55'07"W	19.74'	20.29'
C24	50.00'	122°21'34"	N67°09'08"W	87.61'	106.78'
C25	625.00'	003°32'25"	S12°40'43"E	38.61'	38.62'
C26	225.00'	110°30'27"	N55°29'07"E	369.76'	433.96'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	315.00'	064°24'22"	N73°04'24"W	335.74'	354.09'
C28	15.00'	093°27'39"	S27°59'36"W	21.84'	24.47'
C29	60.00'	180°00'00"	S71°15'46"W	120.00'	188.50'
C30	15.00'	081°14'20"	N59°21'24"W	19.53'	21.27'
C31	390.00'	024°25'12"	N87°45'58"W	164.97'	166.22'
C32	15.00'	084°19'55"	S62°16'41"W	20.14'	22.08'
C33	325.00'	006°30'36"	S23°22'02"W	36.91'	36.93'
C34	275.00'	026°23'26"	S13°25'37"W	125.55'	126.67'
C35	575.00'	026°11'30"	S75°24'26"E	260.57'	262.85'
C36	25.00'	083°23'41"	N49°47'59"E	33.26'	36.39'
C37	327.00'	034°47'12"	S88°11'11"W	195.50'	198.54'
C38	20.00'	096°36'19"	N40°12'01"W	29.87'	33.72'
C39	275.00'	007°33'06"	N84°43'37"W	36.22'	36.25'
C40	25.00'	047°22'51"	S75°21'30"W	20.09'	20.67'
C41	50.00'	278°12'23"	N10°46'16"E	65.47'	242.78'
C42	20.00'	050°34'02"	S55°24'33"E	17.08'	17.65'
C43	225.00'	007°48'36"	S84°35'52"E	30.65'	30.67'
C44	20.00'	092°21'21"	N45°19'09"E	28.86'	32.24'
C45	575.00'	013°35'24"	N07°39'13"W	136.06'	136.38'
C46	625.00'	009°57'11"	S05°55'55"E	108.43'	108.57'
C47	25.00'	087°32'51"	S44°43'45"E	34.59'	38.20'
C48	625.00'	026°11'30"	S75°24'26"E	283.22'	285.71'
C49	225.00'	006°56'58"	S65°47'10"E	27.27'	27.29'
C50	15.00'	090°00'00"	S44°46'06"E	21.21'	23.56'
C51	250.00'	060°28'40"	S59°31'56"E	251.78'	263.86'
C52	60.00'	209°12'55"	N56°10'06"W	116.12'	219.09'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C53	15.00'	099°20'42"	N01°13'59"W	22.87'	26.01'
C54	200.00'	038°51'46"	N70°20'13"W	133.07'	135.66'
C55	15.00'	090°00'00"	S45°13'54"W	21.21'	23.56'
C56	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C57	315.00'	002°34'57"	N42°09'41"W	14.20'	14.20'
C58	315.00'	020°05'36"	N53°29'58"W	109.90'	110.47'
C59	315.00'	013°03'00"	N70°04'16"W	71.59'	71.75'
C60	315.00'	015°40'30"	N84°26'00"W	85.91'	86.18'
C61	315.00'	013°00'20"	S81°13'35"W	71.35'	71.50'
C62	60.00'	010°44'41"	S13°21'53"E	11.24'	11.25'
C63	60.00'	027°09'24"	S05°35'09"W	28.17'	28.44'
C64	60.00'	039°09'16"	S38°44'29"W	40.21'	41.00'
C65	60.00'	061°05'02"	S88°51'39"W	60.98'	63.97'
C66	60.00'	034°34'21"	N43°18'40"W	35.66'	36.20'
C67	390.00'	009°50'09"	S84°56'31"W	66.87'	66.95'
C68	390.00'	014°35'03"	N82°50'53"W	99.00'	99.27'
C69	275.00'	016°01'58"	S18°36'21"W	76.70'	76.95'
C70	275.00'	010°21'28"	S05°24'38"W	49.65'	49.71'
C71	575.00'	004°42'15"	S64°39'48"E	47.20'	47.21'
C72	575.00'	008°02'06"	S71°01'58"E	80.57'	80.64'
C73	575.00'	007°10'00"	S78°38'01"E	71.87'	71.92'
C74	575.00'	006°17'09"	S85°21'36"E	63.05'	63.08'
C75	50.00'	034°09'10"	N11°06'14"E	29.36'	29.80'
C76	50.00'	055°41'55"	N56°01'46"E	46.71'	48.61'
C77	50.00'	065°59'44"	S63°07'24"E	54.46'	57.59'
C78	20.00'	045°50'43"	S53°02'54"E	15.58'	16.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C79	20.00'	004°43'19"	S78°19'55"E	1.65'	1.65'
C80	625.00'	003°40'43"	S86°39'49"E	40.12'	40.13'
C81	625.00'	005°23'09"	S82°07'53"E	58.73'	58.75'
C82	625.00'	006°15'55"	S76°18'21"E	68.31'	68.34'
C83	625.00'	005°22'24"	S70°29'11"E	58.59'	58.62'
C84	625.00'	004°28'39"	S65°33'40"E	48.83'	48.84'
C85	625.00'	001°00'39"	S62°49'01"E	11.03'	11.03'
C86	250.00'	012°53'44"	S83°19'14"E	56.15'	56.27'
C87	250.00'	010°44'47"	S71°29'59"E	46.82'	46.89'
C88	250.00'	010°42'18"	S60°46'26"E	46.64'	46.71'
C89	250.00'	010°42'18"	S50°04'08"E	46.64'	46.71'
C90	250.00'	010°42'28"	S39°21'45"E	46.65'	46.72'
C91	250.00'	004°42'44"	S31°39'09"E	20.56'	20.56'
C92	60.00'	079°16'52"	S58°51'52"W	76.56'	83.02'
C93	60.00'	052°51'52"	N55°03'46"W	53.42'	55.36'
C94	60.00'	043°12'28"	N07°01'36"W	44.18'	45.25'
C95	60.00'	033°51'44"	N31°30'30"E	34.95'	35.46'
C96	200.00'	037°29'54"	N69°39'17"W	128.57'	130.89'
C97	200.00'	001°21'52"	N89°05'10"W	4.76'	4.76'
C98	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C99	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C100	325.00'	026°23'26"	S13°25'37"W	148.38'	149.70'
C101	60.00'	007°17'16"	N22°22'52"W	7.63'	7.63'

FINAL PLAT
OF
PASO ROBLES, PHASE 4B-1

A 23.671 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 82.835 ACRE TRACT RECORDED IN VOLUME 3571, PAGE 588 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 301.926 ACRES SAVE AND EXCEPT 5.036 ACRES RECORDED IN VOLUME 3390, PAGE 411 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, BEING OUT OF A CALLED 465.867 ACRE TRACT RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLAIMS SURVEY, ABSTRACT NO. 287 AND THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of called 82.835 acre tract, recorded in Volume 3571, Page 588 of the Official Public Records of Hays County, Texas and as the owner of called 160.033 acre tract, recorded in Volume 3087, Page 318 of the Official Public Records of Hays County, Texas, being out of a called 5.112 acre tract recorded in Volume 3395, Page 388 of the Official Public Records of Hays County, Texas, being out of the Remnant Portion of a called 397.73 acre tract recorded in Volume 3122, Page 356 of the Official Public Records of Hays County, Texas, and being all of called 0.6509 acre tract recorded in Volume 4668, Page 157 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 23.671 acres out of said 82.835 acre tract of land, a 160.033 acre tract of land, a 5.112 acre tract of land, a 397.73 acre tract of land, and a 0.6509 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 4B-1**, 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

Planning and 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



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