

LOCATION MAP
NOT-TO-SCALE

FINAL PLAT
OF
PASO ROBLES, W. CENTERPOINT ROAD, PHASE 2B

A 7.981 ACRE, OR 347,646 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 160.033 ACRE TRACT, RECORDED IN VOLUME 3087, PAGE 318 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A REMNANT PORTION OF A CALLED 465.867 ACRE TRACT, RECORDED IN VOLUME 3122, PAGE 356 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, ALSO BEING OUT OF A CALLED 5.004 ACRE TRACT, RECORDED IN VOLUME 3510, PAGE 565 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE I. LOWE SURVEY, ABSTRACT NO. 287 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

OWNER: CARMA PASO ROBLES, LLC
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TX 78759
512-391-1330 P
512-391-1333 F

ACREAGE: 7.981 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

BENCHMARK DESCRIPTION AND ELEVATION:
PT No. 100
CHISELED SQUARE ON CURB INLET AT
NORTHEAST CORNER OF CENTER POINT ROAD
AND HUNTER ROAD
NAD 83 GRID COORDINATES
N: 13852227.3
E: 2287898.7
ELEVATION 709.06' (NAVD 1988)
GEOID 12A

PT No. 103
SET MAG NAIL ON CONCRETE PAD AT THE
SOUTH CORNER OF LOT 1, BLOCK A AND THE
NORTH LINE OF LIVING OAK COVE, A 50'
PRIVATE STREET AS DEPICTED IN PASO
ROBLES, PHASE 1
NAD 83 GRID COORDINATES
N: 13854272.0
E: 2288201.8
ELEVATION 712.49' (NAVD 1988)
GEOID 12A

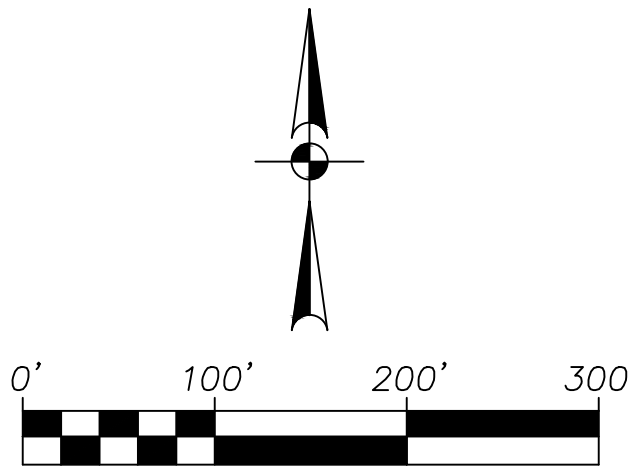
LINEAR FEET OF NEW STREETS:
W. CENTERPOINT ROAD: 2674

SUBMITTAL DATE: APRIL 24, 2020

NUMBER OF LOTS BY TYPE:
PUBLIC ROW LOTS: 1

LEGEND

DOC. 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(S)
(SURVEYOR) ● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)



SCALE: 1" = 100'

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|----------|----------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1165.00' | 83°10'42" | N58°54'19"W | 1546.62' | 1691.27' |
| C2 | 815.00' | 32°53'45" | N0°52'06"W | 461.52' | 467.92' |
| C3 | 685.00' | 32°53'45" | S0°52'06"E | 387.91' | 393.29' |
| C4 | 1035.00' | 83°10'42" | S58°54'19"E | 1374.04' | 1502.55' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N15°34'47"E | 62.25' |
| L2 | S74°25'13"E | 130.00' |
| L3 | S15°34'47"W | 62.25' |
| L4 | S10°29'41"E | 130.00' |

MATCHLINE - SHEET 2 OF 3

THE REMNANT PORTION
OF 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

LOT 1A
CONDOMINIUM LOT
BLOCK E

PASO ROBLES, PHASE 5B
DOC. NO. 20007656 (O.P.R.)

W. CENTERPOINT ROAD
(130' PUBLIC ROW)
DOC. NO. 19016332 (O.P.R.)

N: 13853116.1
E: 2286296.0

N: 13852988.3
E: 2286319.6

S81°15'39"E ± 4200 ± 1'
TO CORNER OF SAN MARCOS
GIS DISC NO. 17

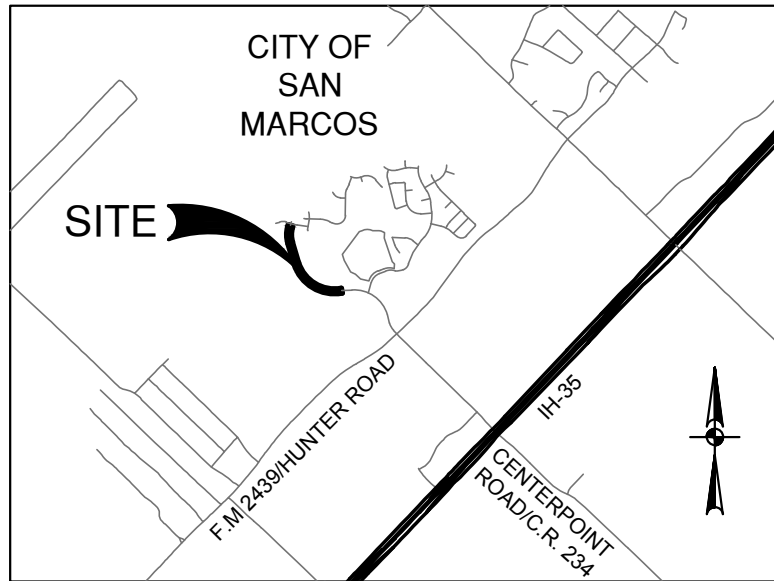
A CALLED 465.867 ACRE TRACT
CARMA PASO ROBLES LLC
VOL. 3122, PG. 356 (O.P.R.)

160.033 ACRES
CARMA PASO ROBLES LLC
(3087/318 O.P.R.)

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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



LOCATION MAP
NOT-TO-SCALE

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:

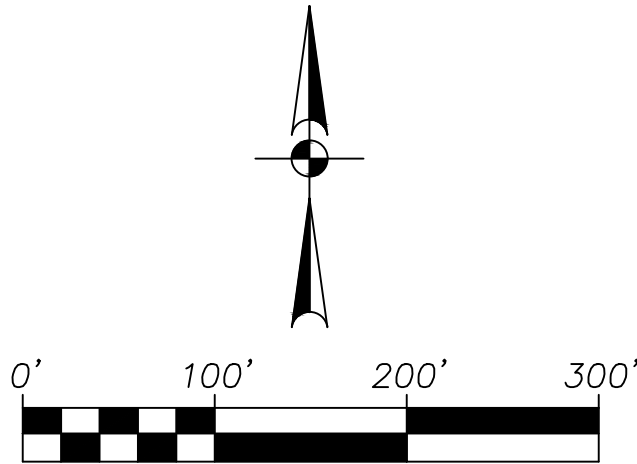
1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF 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 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 48209C0478F EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
7. FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S 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 HOMEOWNER'S ASSOCIATION.

FINAL PLAT
OF
PASO ROBLES, W. CENTERPOINT ROAD, PHASE 2B

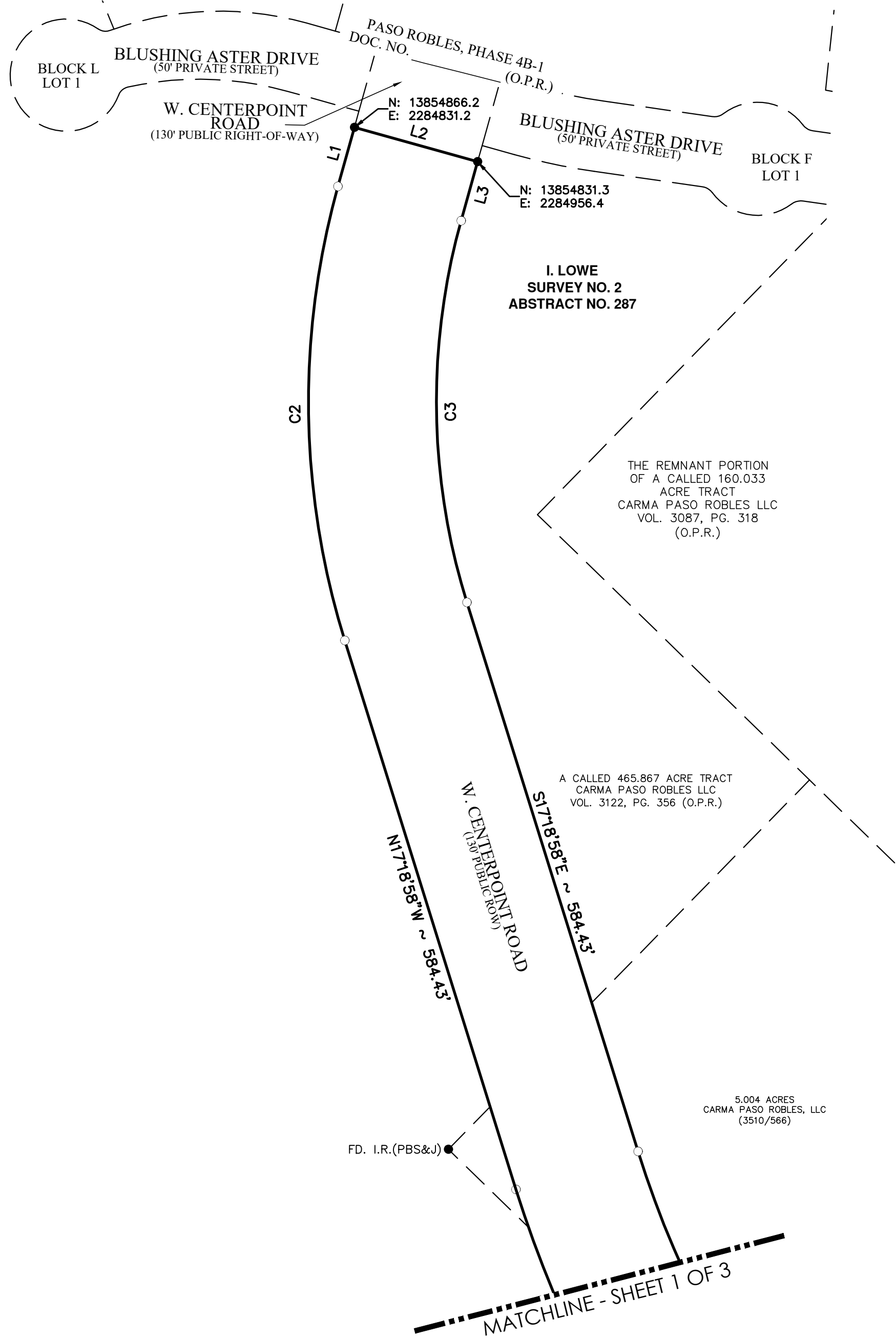
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LEGEND

| | |
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| FD. I.R. | FOUND IRON ROD |
| ROW | RIGHT OF WAY |
| VOL. | VOLUME |
| PG. | PAGE(S) |
| (SURVEYOR) | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | ○ SET 1/2" IRON ROD (PD) |



SCALE: 1" = 100'



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STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owners 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, the Remnant Portion of a called 465.867 acre tract, recorded in Volume 3122, Page 356 of the Official Public Records of Hays County, Texas, a called 5.004 acre tract, recorded in Volume 3510, Page 565 of the Official Public Records of Hays County, Texas, situated in the I. Lowe Survey, Abstract No. 287 in the city of San Marcos, Hays County, Texas, 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, W. CENTERPOINT ROAD, PHASE 2B**, 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