

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: 14.325 ACRES

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

NUMBER OF BLOCKS: 1

SUBMITTAL DATE: MAY 9, 2020

NUMBER OF LOTS BY TYPE:
CONDOMINIUM LOTS: 1

BENCHMARK DESCRIPTION AND ELEVATION:

PT No. 9 FOUND CITY OF SAN MARCOS MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13851094.2
E: 2291476.5
ELEVATION 649.68' (NAVD 1988)
GEOID 12A

PT No. 17 FOUND CITY OF SAN MARCOS MONUMENT W/ ALUMINUM CAP
NAD 83 GRID COORDINATES
N: 13850304.0
E: 2289665.5
ELEVATION 667.72' (NAVD 1988)
GEOID 12A

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

SUBDIVISION NOTES:

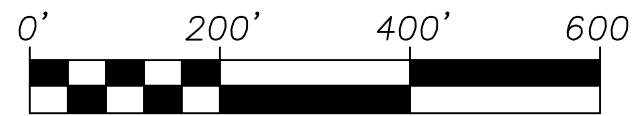
- THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER 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 AND REPAIRS.
- 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.
- FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHTS-OF-WAY AND PRIVATE STREET LOTS.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
- RESIDENTIAL DENSITY OF LOT 4, BLOCK E SHALL NOT EXCEED 15 UNITS PER ACRE.

FINAL PLAT
OF
PASO ROBLES PHASE 5C

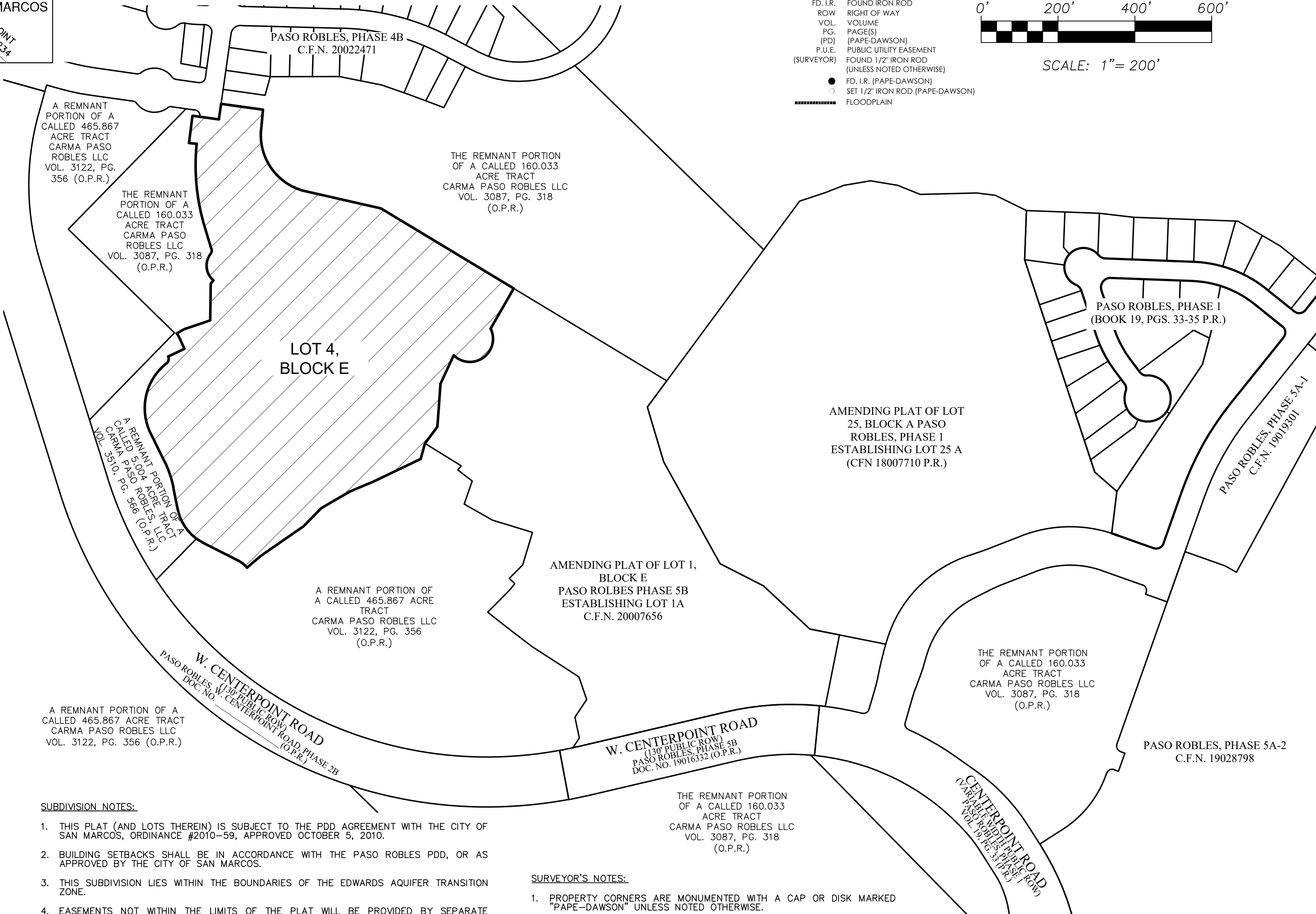
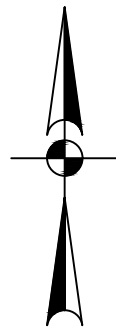
A 14.325 ACRE TRACT OF LAND, SITUATED IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287 AND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, BEING OUT OF THE REMNANT PORTION OF A CALLED 160.033 ACRE TRACT OF LAND RECORDED IN VOLUME 3087, PAGE 318, AND BEING OUT OF A REMNANT PORTION OF A CALLED 5.004 ACRE TRACT RECORDED IN VOLUME 3510, PAGE 566, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, 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
C.F.N.	COUNTY FILING RECORDS OF HAYS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
(PD)	(PAPE-DAWSON)
P.U.E.	PUBLIC UTILITY EASEMENT
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	FD. I.R. (PAPE-DAWSON)
	SET 1/2" IRON ROD (PAPE-DAWSON)
	FLOODPLAIN



SCALE: 1"= 200'



SURVEYOR'S NOTES:

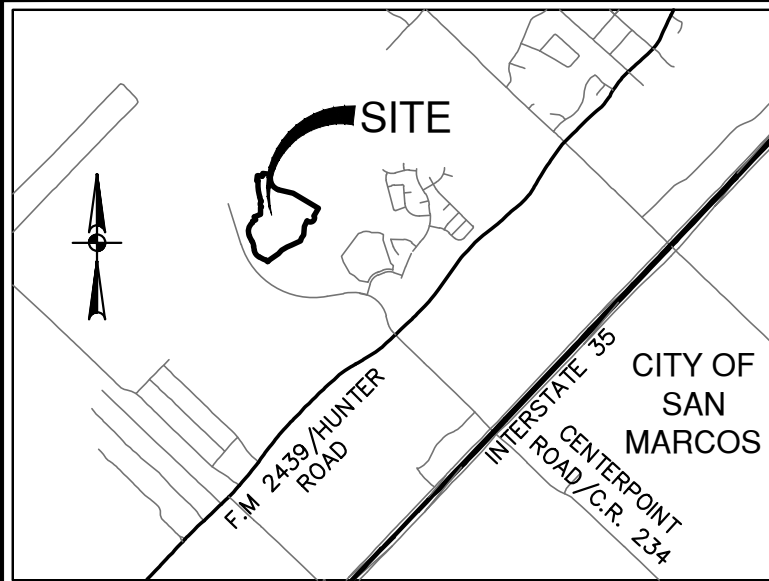
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1.00013.
- 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.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.

LOT SUMMARY

LOT	USAGE TYPE	NO. OF LOTS	AREA (AC.)
LOT 4, BLOCK E	CONDOMINIUM	1	14.325 ACRES
TOTAL:		1	14.325 ACRES



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LOCATION MAP
NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°00'46"E	50.00'
L2	N08°06'09"E	41.03'
L3	S82°04'26"E	110.29'
L4	S05°32'50"W	61.78'
L5	S29°57'33"W	120.68'
L6	S24°57'23"W	81.85'
L7	S04°06'53"W	112.12'
L8	S36°37'35"W	54.04'
L9	S15°38'34"W	41.89'
L10	S64°20'07"W	136.19'
L11	S67°15'16"W	66.09'
L12	S59°48'33"W	86.53'
L13	S44°22'46"W	66.20'
L14	S55°13'27"W	135.65'
L15	S49°40'27"W	47.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N63°02'12"W	34.79'
L17	N63°02'12"W	67.73'
L18	N11°14'18"W	57.84'
L19	N26°11'36"W	81.86'
L20	N65°00'12"E	47.00'
L21	N24°41'56"W	25.30'
L22	N59°58'06"E	22.21'
L23	N71°18'41"E	71.45'
L24	N00°49'06"E	95.71'
L25	N40°26'29"E	10.90'
L26	N16°58'02"W	58.50'
L27	N84°10'50"W	20.15'
L28	N07°13'14"E	71.73'
L29	S81°53'51"E	19.30'

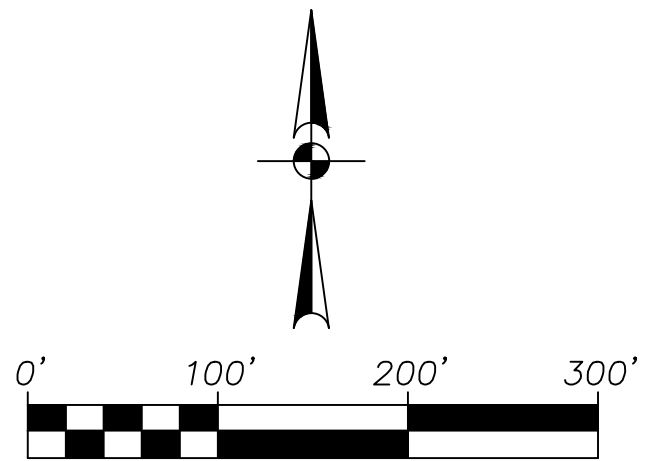
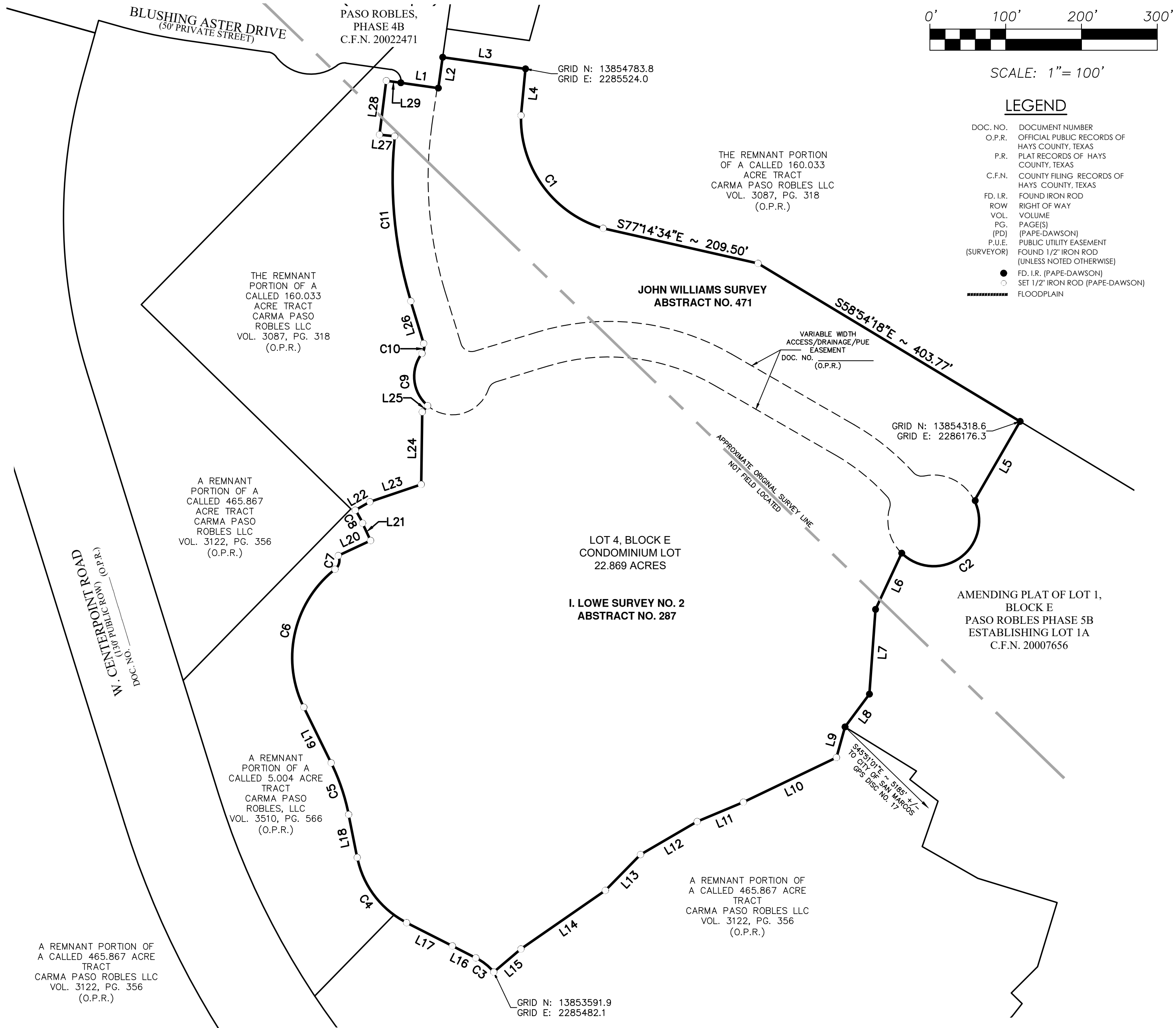
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	150.60'	75°26'10"	S36°01'16"E	184.26'
C2	60.00'	160°53'31"	S54°08'22"W	118.34'
C3	76.50'	22°42'39"	N51°40'53"W	30.12'
C4	123.50'	51°47'54"	N37°08'15"W	107.89'
C5	276.50'	14°57'18"	N18°42'57"W	71.97'
C6	148.50'	77°52'25"	N12°44'39"E	186.66'
C7	15.00'	76°22'47"	N13°29'28"E	18.55'
C8	123.50'	9°05'03"	N29°14'27"W	19.56'
C9	50.50'	86°48'56"	N06°09'03"W	69.41'
C10	14.50'	54°13'27"	N10°08'42"E	13.22'
C11	553.50'	22°47'12"	N05°34'26"W	218.68'



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FINAL PLAT OF PASO ROBLES PHASE 5C

A 14.325 ACRE TRACT OF LAND, SITUATED IN THE I. LOWE SURVEY NO. 2, ABSTRACT NO. 287
AND IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471, BEING OUT OF THE REMNANT
PORTION OF A CALLED 160.033 ACRE TRACT OF LAND RECORDED IN VOLUME 3087, PAGE 318,
AND BEING OUT OF A REMNANT PORTION OF A CALLED 5.004 ACRE TRACT RECORDED IN
VOLUME 3510, PAGE 566, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS, 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
- C.F.N. COUNTY FILING RECORDS OF HAYS COUNTY, TEXAS
- FD.I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- (PD) (PAPE-DAWSON)
- P.U.E. PUBLIC UTILITY EASEMENT
- (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FD. I.R. (PAPE-DAWSON)
- SET 1/2" IRON ROD (PAPE-DAWSON)
- ===== FLOODPLAIN

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OF
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VOLUME 3510, PAGE 566, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS
COUNTY, TEXAS, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That Carma Paso Robles, LLC, as the owner of the remnant portion of a called 160.033 acre tract of land recorded in Volume 3087, Page 318, and being out of a remnant portion of a called 5.004 acre tract recorded in Volume 3510, Page 566, all recorded in the Official Public Records of Hays County, Texas, situated in the I. Lowe Survey No. 2, Abstract No. 287 and in the John Williams Survey, Abstract No. 471, do hereby subdivide 14.325 acres out of said 160.033 acre tract of land, and out of said 5.004 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 5C, 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

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

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

Planning and Zoning Commission Chair

Recording Secretary

CIP and Engineering

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



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