



**FINAL PLAT**  
OF  
**PASO ROBLES, PHASE 4E**  
ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

A 15.98 ACRE TRACT OF LAND BEING OUT OF A REMAINDER PORTION OF A 272.027 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BEING OUT OF A REMAINDER PORTION OF A 1.000 ACRE TRACT RECORDED IN VOLUME 3144, PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

**SUBDIVISION NOTES:**

- THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PFD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-69, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES POOL, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING 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 SPECIAL FLOOD HAZARD AREAS MANAGED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON 08/01/2010. THE 1% ANNUAL CHANCE FLOODPLAIN NUMBER IS 480904785 EFFECTIVE DATE SEPTEMBER 2, 2005, FOR HAYS COUNTY, TEXAS.
- LOT 2 BLOCK Y SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 1, BLOCK Y IS DESIGNATED AS AN ACCESS AND DRIVE OF SAN MARCOS RAINWATER UTILITY AND VESSEMENT EASEMENT FOR PRIVATE STREETS AND MAY BE USED FOR UTILITIES THE USE OF THIS LOT BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNERS ASSOCIATION.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY AND PRIVATE STREET LOTS.
- USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNERS ASSOCIATION.
- THE FOLLOWING CORNER LOTS HAVE DESIGNATED SIDE FRONTAGE AS SHOWN IN THE TABLE BELOW:

BLOCK	LOT	SIDE CORNER FRONTAGE
U	25	NOTHING BEAR LINE
U	26	NOTHING BEAR LINE
U	43	WAVING HAZEL DRIVE
Y	16	WAVING HAZEL DRIVE
Y	18	WAVING HAZEL DRIVE
Y	24	WAVING HAZEL DRIVE

**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) (NAD83) AND THE STATE PLANNING SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL REGION OF THE UNITED STATES DERIVED FROM THE 1983 CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE WITH A COMBINED SCALE FACTOR OF 1/100,000.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (NAD83) AND THE STATE PLANNING SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL REGION OF THE UNITED STATES DERIVED FROM THE 1983 CORS NETWORK.
- THE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS.



PAPE-DAWSON ENGINEERS  
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10001 N. MOORE EXP., SUITE 200 | AUSTIN, TX 78759 | 512-441-1111  
THESE PLANS REQUIRE AN O.C. 4402 | TEXAS PLANNING RECORDS DIVISION #1000000

**BLOCK U**

LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
17	6,336	0.145 AC.	SINGLE FAMILY
18	6,387	0.145 AC.	SINGLE FAMILY
19	6,222	0.143 AC.	SINGLE FAMILY
20	7,489	0.171 AC.	SINGLE FAMILY
21	7,379	0.169 AC.	SINGLE FAMILY
22	6,008	0.140 AC.	SINGLE FAMILY
23	5,743	0.132 AC.	SINGLE FAMILY
24	6,000	0.139 AC.	SINGLE FAMILY
25	6,583	0.151 AC.	SINGLE FAMILY
26	7,452	0.170 AC.	SINGLE FAMILY
27	6,699	0.152 AC.	SINGLE FAMILY
28	6,208	0.143 AC.	SINGLE FAMILY
29	6,200	0.140 AC.	SINGLE FAMILY
30	6,048	0.138 AC.	SINGLE FAMILY
31	6,714	0.154 AC.	SINGLE FAMILY
32	7,301	0.170 AC.	SINGLE FAMILY
33	6,669	0.152 AC.	SINGLE FAMILY
34	7,032	0.162 AC.	SINGLE FAMILY
35	7,142	0.164 AC.	SINGLE FAMILY
36	10,200	0.244 AC.	SINGLE FAMILY
37	10,625	0.247 AC.	SINGLE FAMILY
38	9,485	0.217 AC.	SINGLE FAMILY
39	7,550	0.173 AC.	SINGLE FAMILY
40	5,940	0.136 AC.	SINGLE FAMILY
41	5,940	0.136 AC.	SINGLE FAMILY
42	6,600	0.152 AC.	SINGLE FAMILY
43	9,743	0.224 AC.	SINGLE FAMILY

**BLOCK V**

LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	9,388	0.215 AC.	SINGLE FAMILY
2	7,125	0.162 AC.	OPEN SPACE
3	8,348	0.190 AC.	SINGLE FAMILY
4	9,288	0.213 AC.	SINGLE FAMILY
5	9,222	0.212 AC.	SINGLE FAMILY
6	7,740	0.178 AC.	SINGLE FAMILY
7	9,450	0.217 AC.	SINGLE FAMILY
8	11,078	0.254 AC.	SINGLE FAMILY
9	9,389	0.215 AC.	SINGLE FAMILY
10	7,540	0.173 AC.	SINGLE FAMILY
11	7,442	0.171 AC.	SINGLE FAMILY
12	6,217	0.143 AC.	SINGLE FAMILY
13	7,278	0.172 AC.	SINGLE FAMILY
14	6,247	0.143 AC.	SINGLE FAMILY
15	8,093	0.186 AC.	SINGLE FAMILY
16	10,665	0.244 AC.	SINGLE FAMILY
17	7,795	0.179 AC.	SINGLE FAMILY
18	6,442	0.148 AC.	SINGLE FAMILY
19	7,852	0.181 AC.	SINGLE FAMILY
20	9,310	0.214 AC.	SINGLE FAMILY
21	7,650	0.175 AC.	SINGLE FAMILY
22	5,545	0.128 AC.	SINGLE FAMILY
23	6,742	0.155 AC.	SINGLE FAMILY
24	8,528	0.196 AC.	SINGLE FAMILY

**BLOCK W**

LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
1	154,191	3.540 AC.	PRIVATE STREET

**BLOCK T**

LOT #	AREA (SQ. FT.)	AREA ACREAGE	USAGE TYPE
6	7,700	0.177 AC.	SINGLE FAMILY
7	6,000	0.139 AC.	SINGLE FAMILY
8	7,150	0.164 AC.	SINGLE FAMILY
9	6,250	0.144 AC.	SINGLE FAMILY
10	7,150	0.164 AC.	SINGLE FAMILY
11	6,000	0.139 AC.	SINGLE FAMILY
12	6,000	0.139 AC.	SINGLE FAMILY
13	7,700	0.177 AC.	SINGLE FAMILY
14	6,000	0.139 AC.	SINGLE FAMILY

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S79°31'W	60.00'
L2	S02°27'W	113.89'
L3	S80°06'32"E	51.58'
L4	S75°33'11"E	61.95'
L5	S70°34'11"E	51.95'
L6	S62°29'07"E	61.11'
L7	S03°29'24"E	51.27'
L8	S45°10'22"E	61.82'
L9	S02°17'17"E	50.29'
L10	S29°29'14"E	50.29'
L11	S02°22'37"E	46.07'
L12	S16°38'35"E	46.07'
L13	S62°03'53"W	5.00'
L14	S59°20'07"E	5.00'
L15	S59°20'07"E	5.00'
L16	N80°03'53"E	5.00'
L17	S74°47'47"W	10.00'
L18	S80°03'53"W	10.00'
L19	N89°50'07"W	50.00'
L20	N80°03'53"E	3.81'
L21	N60°43'17"W	72.44'

**LINE TABLE**

LINE #	BEARING	LENGTH
L22	N19°43'52"E	81.22'
L23	N42°22'28"W	97.74'
L24	N44°44'41"E	100.00'
L25	N45°12'52"W	95.00'
L26	N45°12'52"W	95.00'
L27	N45°12'52"W	95.00'
L28	N45°12'52"W	95.00'
L29	N45°12'52"W	95.00'
L30	N45°12'52"W	95.00'
L31	N44°44'41"E	113.89'
L32	N44°44'41"E	113.89'
L33	N44°44'41"E	113.89'
L34	N44°44'41"E	113.89'
L35	N44°44'41"E	113.89'
L36	N44°44'41"E	113.89'
L37	S84°07'24"W	47.80'
L38	S74°47'47"W	47.80'
L39	S67°42'28"W	57.62'
L40	S59°21'17"W	57.62'
L41	S42°23'17"W	48.14'
L42	S45°45'46"W	48.22'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	520.00'	27°14'6"	N89°41'22"E	21.44'
C2	60.00'	68°42'00"	N59°57'07"W	68.68'
C3	15.00'	60°00'00"	S84°34'31"W	21.21'
C4	15.00'	47°45'58"	N62°57'53"E	43.25'
C5	15.00'	60°00'00"	N39°03'53"E	21.21'
C6	15.00'	57°00'00"	N80°03'53"E	14.48'
C7	60.00'	28°12'37"	N80°03'53"E	61.02'
C8	15.00'	57°00'00"	S19°06'07"E	14.48'
C9	15.00'	60°00'00"	S49°06'07"E	21.21'
C10	15.00'	60°00'00"	N35°03'53"E	21.21'
C11	260.00'	12°19'12"	N72°23'46"W	449.18'
C12	15.00'	52°01'12"	N81°19'57"W	13.18'
C13	50.00'	102°02'25"	S89°14'57"W	99.25'
C14	15.00'	52°01'12"	N81°19'57"W	13.18'
C15	15.00'	43°45'58"	S67°51'25"E	30.76'
C16	15.00'	60°00'00"	S01°29'27"E	21.21'
C17	15.00'	60°00'00"	N89°41'22"E	21.21'
C18	310.00'	192°19'23"	S56°14'31"E	678.06'
C19	15.00'	60°00'00"	S49°06'07"E	21.21'
C20	60.00'	31°14'46"	S64°03'21"E	3.40'
C21	60.00'	50°54'32"	S39°31'11"E	54.84'
C22	60.00'	42°07'44"	S12°19'57"W	43.13'
C23	60.00'	42°07'44"	S54°47'02"W	43.13'
C24	60.00'	30°03'06"	N82°53'40"W	37.22'
C25	60.00'	57°03'17"	N39°04'57"W	57.62'
C26	60.00'	65°24'32"	N62°02'38"E	43.94'
C27	60.00'	31°14'46"	N49°10'08"E	3.40'
C28	260.00'	14°22'04"	S17°07'30"E	65.04'

**CURVE TABLE**

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C29	260.00'	30°29'02"	S34°47'27"E	94.55'
C30	260.00'	32°29'38"	S37°04'27"E	110.55'
C31	260.00'	29°29'02"	S80°14'09"E	94.55'
C32	260.00'	17°29'46"	N61°03'30"E	78.09'
C33	260.00'	20°29'02"	N47°04'29"E	94.55'
C34	260.00'	60°00'00"	N47°04'29"E	27.67'
C35	50.00'	17°02'32"	N41°16'18"W	10.61'
C36	50.00'	18°19'37"	S84°10'03"E	98.86'
C37	50.00'	42°03'22"	S80°14'09"E	40.12'
C38	50.00'	42°03'22"	S80°14'09"E	40.12'
C39	50.00'	42°03'22"	S80°14'09"E	40.12'
C40	50.00'	42°03'22"	S80°14'09"E	40.12'
C41	50.00'	42°03'22"	S80°14'09"E	40.12'
C42	50.00'	42°03'22"	S80°14'09"E	40.12'
C43	50.00'	42°03'22"	S80°14'09"E	40.12'
C44	50.00'	42°03'22"	S80°14'09"E	40.12'
C45	50.00'	42°03'22"	S80°14'09"E	40.12'
C46	50.00'	42°03'22"	S80°14'09"E	40.12'
C47	50.00'	42°03'22"	S80°14'09"E	40.12'
C48	50.00'	42°03'22"	S80°14'09"E	40.12'
C49	50.00'	42°03'22"	S80°14'09"E	40.12'
C50	50.00'	42°03'22"	S80°14'09"E	40.12'
C51	50.00'	42°03'22"	S80°14'09"E	40.12'
C52	50.00'	42°03'22"	S80°14'09"E	40.12'
C53	50.00'	42°03'22"	S80°14'09"E	40.12'
C54	50.00'	42°03'22"	S80°14'09"E	40.12'
C55	50.00'	42°03'22"	S80°14'09"E	40.12'
C56	50.00'	42°03'22"	S80°14'09"E	40.12'
C57	50.00'	42°03'22"	S80°14'09"E	40.12'
C58	50.00'	42°03'22"	S80°14'09"E	40.12'

FINAL PLAT OF PASO ROBLES, PHASE 4E

A 15.58 ACRES TRACT OF LAND BEING OUT OF A REMAINT PORTION OF A 272,027 ACRES TRACT OF LAND BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND BEING OUT OF A REMAINT PORTION OF A 272,027 ACRES TRACT OF LAND BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SITUATED IN THE JOHN WILLIAMS SURVEY, ABSTRACT NO. 471 IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF TRAVIS

That Camo Pappas, LLC, as the owner of a certain 272,027 acre tract, recorded in Volume 3144, Page 688 of the Official Public Records of Hays County, Texas, and being owner of a certain 201.506 acre tract, recorded in Vol. 3501, Page 411 of the Official Public Records of Hays County, Texas, situated in the John Williams Survey, Abstract 471, in the City of San Marcos, Hays County, Texas, do hereby subscribe said 272,027 acre tract and said 201.506 acre tract of land, pursuant to such conditions and terms of said 272,027 acre tract and said 201.506 acre tract of land, as set forth in the plat to be known as PASO ROBLES, PHASE 4E, and do hereby authorize and empower the undersigned to execute and deliver to the proper authorities, any and all instruments, contracts, or other documents, and to do all things necessary to carry out the purposes and intent of this instrument, and to do all things necessary to carry out the purposes and intent of this instrument, and to do all things necessary to carry out the purposes and intent of this instrument.

Cam Pappas, LLC Central Paso Robles, LLC

THE STATE OF TEXAS COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared Chad Moskenson, 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 purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this day of July, 2021, A.D. 2021.

Chad Moskenson My Commission Expires: 03/10/2025



THE STATE OF TEXAS COUNTY OF TRAVIS

I, Parker J. Graham, am authorized under the laws of the State of Texas to prepare 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 measurements were properly placed under my supervision.

Parker J. Graham Registered Professional Land Surveyor No. 5556

07/07/2021 Date



TPPE, Firm Registration No. 470 Austin, Texas, 78759

THE STATE OF TEXAS COUNTY OF TRAVIS

That I, Steven S. Crawford, do hereby certify that these engineering plans have been shown this plat to the matters of streets, lots and drainage system, to the best of my knowledge this plat conforms to all requirements of the development code.

Steven S. Crawford Registered Professional Engineer No. 52677 State of Texas

7/7/21 Date



TPPE, Firm Registration No. 470 10801 N. Moore Bldg. 3, Suite 200 Austin, Texas, 78759

CITY OF SAN MARCOS CERTIFICATE OF APPROVAL

Approved and authorized to be recorded on the 10th day of October, 2021, by the Planning and Zoning Commission of the City of San Marcos, Texas.

City Clerk, Planning and Zoning Commission Date 10/4/21

Sharon H. Hensley Director of Development Services Date 10/4/21

Record Manager Date 9/27/21

City Engineer Date 10/4/21

THE STATE OF TEXAS COUNTY OF HAYS

I, Elaine H. Carstens, 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 10th day of October, 2021, A.D., at 9:53 o'clock A.M. and duly recorded on the 10th day of October, 2021, A.D., at 9:53 o'clock A.M., in the plat records of Hays County, Texas in CEN. 21055165.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this 10th day of October, 2021, A.D.

Elaine H. Carstens by Myraoul, Deputy Hays County, Texas



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS 10801 N. MOORE BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 817-264-8771 THE FINAL REGISTRATION AND 1-THE-CD FIRM REGISTRATION #1028901