

# TRACE SUBDIVISION, PA 1B SECTION B FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

HIGHPOINTE POSEY L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 5.060 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 417.630 ACRE TRACT DESCRIBED IN THE DEED TO HIGHPOINTE TRACE, LLC OF RECORD IN DOCUMENT NO. 201616010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 5.060 ACRES TO BE KNOWN AS:

**TRACE SUBDIVISION, PA 1B SECTION B**

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGING MEMBER:  
HIGHPOINTE TRACE, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HIGHPOINTE POSEY, L.P., A CALIFORNIA  
LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: HIGHPOINTE INVESTMENTS, INC.,  
A CALIFORNIA CORPORATION, ITS  
GENERAL PARTNER

BY: \_\_\_\_\_  
TIMOTHY D. ENGLAND, SVP

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2018 BY TIMOTHY D. ENGLAND, SVP.

NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**PROJECT ADDRESS:**

5818 S. OLD BASTROP HWY.  
SAN MARCOS, TEXAS 78666

**AREA TABLE:**

- TOTAL ACREAGE: 7.406 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.123 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 896 LINEAR FEET.

TOTAL NUMBER OF LOTS: 42  
COMMERCIAL/OTHER: 0  
SINGLE FAMILY: 41  
OPEN SPACE: 1  
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	1.123 ACRES
SINGLE FAMILY LOTS (41)	5.452 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
OPEN SPACE LOTS (1)	0.831 ACRES
TOTAL	7.406 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
REXROAT ROAD	155'	30' F-F	52'
SPINY LIZARD LANE	741'	30' F-F	52'

**NOTES:**

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- SIDEWALKS WILL BE PROVIDED AS CALLED FOR IN THE TRACE PLANNED DEVELOPMENT DISTRICT. (OCTOBER 21, 2015)
- FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINTE TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
- OPEN SPACE LOTS TO BE MAINTAINED BY TRACE HOA.

**SURVEY NOTES:**

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

**AQUIFER NOTE:**

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTRIBUTING ZONE.

**FLOOD NOTE:**

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48209C0486F, REVISED SEPTEMBER 02, 2005.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

**BENCHMARK LIST: NAVD 88**

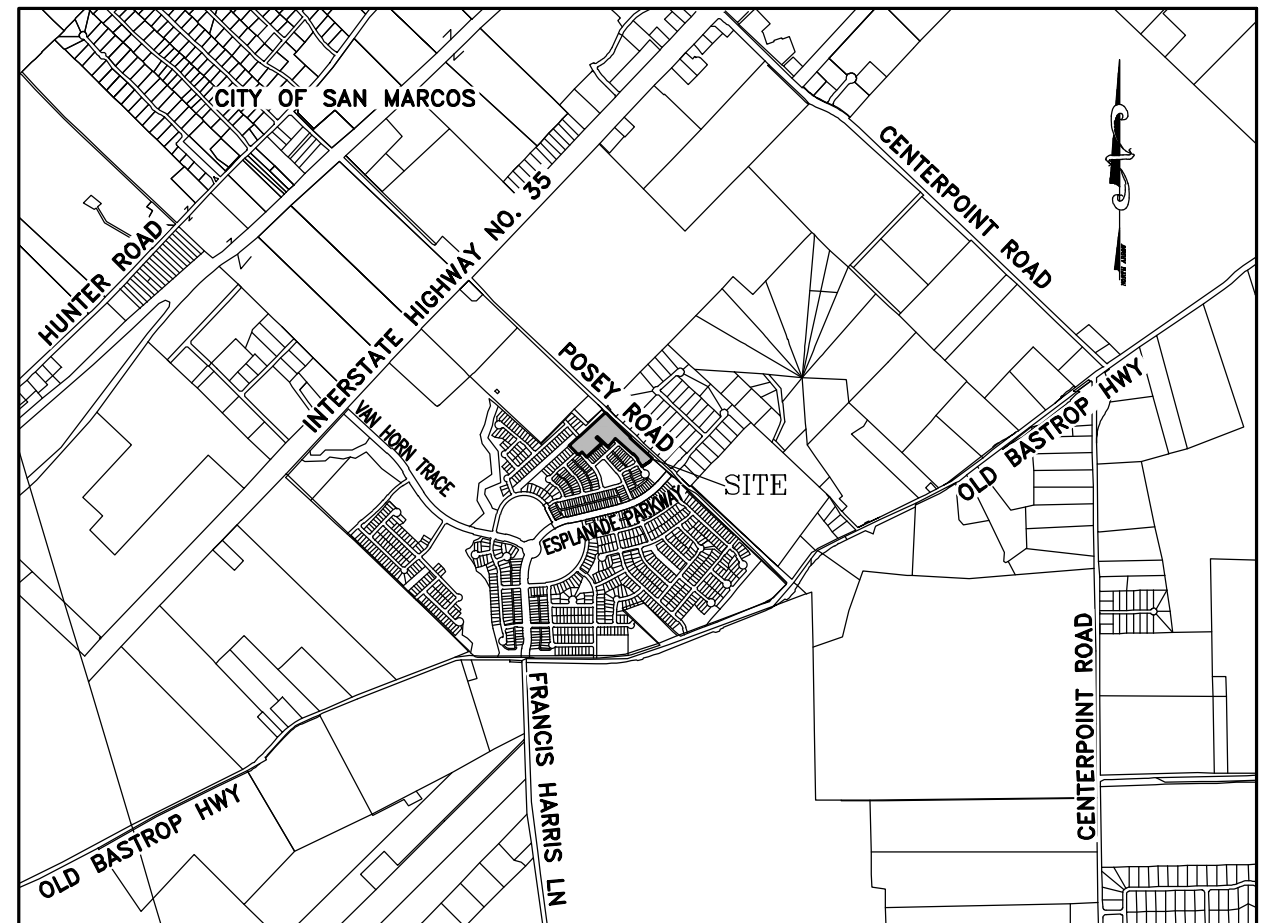
BM 070091\_159:  
1/2" IRON ROD W/PLASTIC CAP STAMPED "CAPITOL SURVEYING CO. INC." FOUND IN SOUTHWEST R.O.W. LINE OF POSEY ROAD BEARS N 21°47'38" W, A DISTANCE OF 458.63 FEET FROM THE SOUTH CORNER OF LOT 29, BLOCK G SHOWN HEREON. ELEVATION = 656.36'

BM 070091\_160:  
1/2" IRON ROD W/PLASTIC CAP STAMPED "CAPITOL SURVEYING CO. INC." FOUND IN SOUTHWEST R.O.W. LINE OF POSEY ROAD BEARS N 18°42'22" E, A DISTANCE OF 212.54 FEET FROM THE SOUTH CORNER OF LOT 29, BLOCK G SHOWN HEREON. ELEVATION = 650.51'

**UTILITY NOTE:**

WATER/WASTE WATER: CITY OF SAN MARCOS  
630 EAST HOPKINS STREET  
SAN MARCOS, TEXAS 78666

ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE  
1810 FM 150 WEST,  
KYLE, TEXAS 78640



VICINITY MAP  
NOT TO SCALE

**CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL**

APPROVED AND AUTHORIZED TO BE RECORDED ON \_\_\_\_\_  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

RECORDING SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

SHANNON MATTINGLY, AICP  
DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CIP & ENGINEERING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HAYS**

THAT, LIZ GONZALEZ, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

BY: \_\_\_\_\_  
LIZ GONZALEZ  
COUNTY CLERK  
HAYS COUNTY, TEXAS

**STATE OF TEXAS §  
COUNTY OF HAYS §**

I, JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN D. BARNARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5749 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
1120 S. CAPITAL OF TEXAS HWY,  
BUILDING 3, SUITE 220  
AUSTIN, TEXAS 78746  
512-327-1180

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working\Plat\Final Plats\070091-01-004_Trace Subdivision_PA 1B_Section B Final Plat.DWG			
DATE: 12-11-17	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1199	
1	REVISE PLAT	DZ	05-22-18
2	REVISE PLAT	DZ	06-13-18
3	REVISE LOTS 12-14, BLK 1	DZ	06-25-18
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.  
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746  
Phone: (512) 327-1180 Fax: (512) 327-4862  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

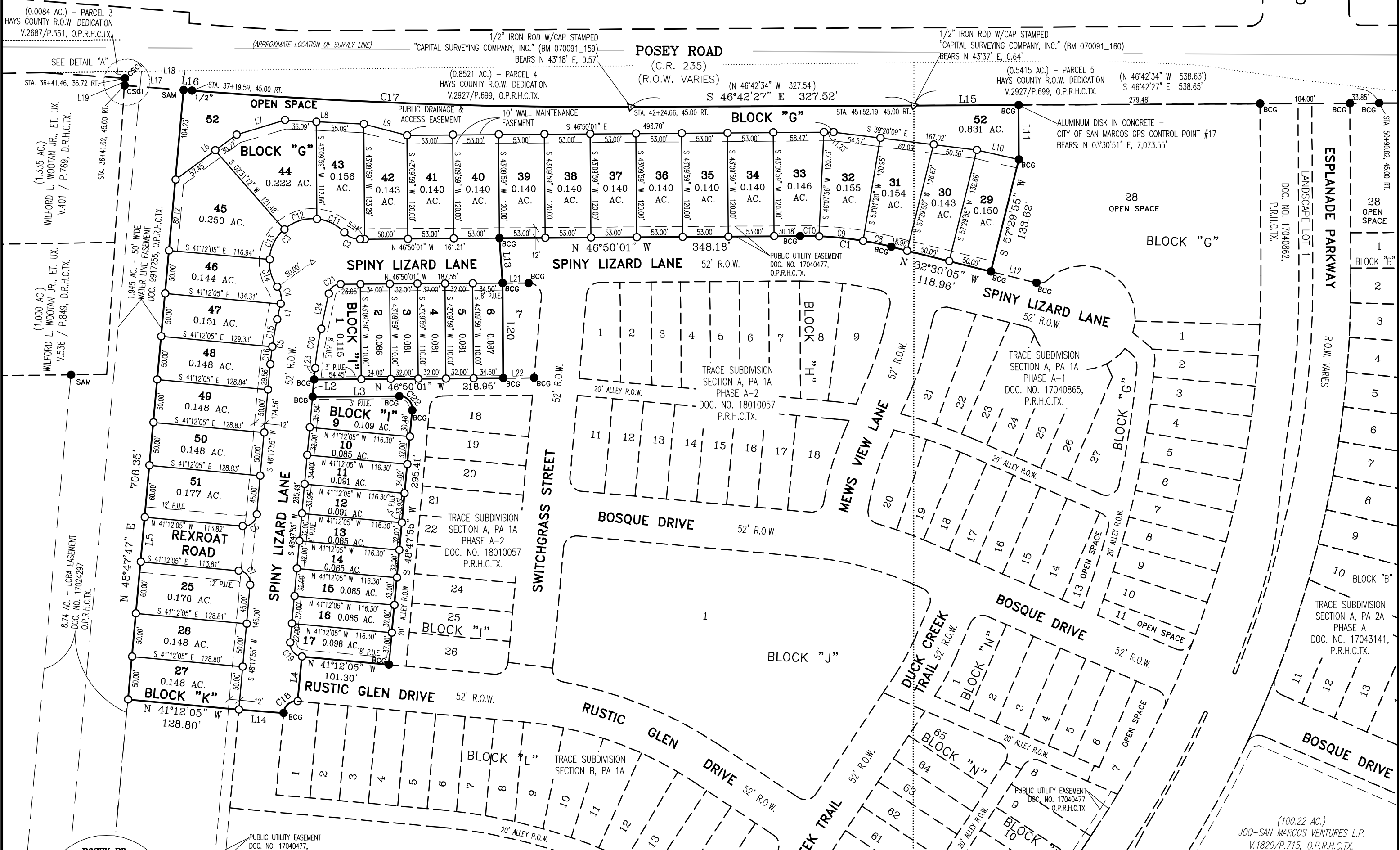
SHEET 1 OF 2

**FINAL PLAT**  
**TRACE SUBDIVISION,**  
**PA 1B SECTION B**  
**WILLIAM H. VAN HORN SURVEY NO. 18,**  
**ABSTRACT NO. 464**  
**HAYS COUNTY, TEXAS**

A-492  
HENRY WARNELL  
SURVEY NO. 21

TRACE SUBDIVISION,  
PA 1B SECTION B  
FINAL PLAT

COFFEE ROAD  
(100' R.O.W.)



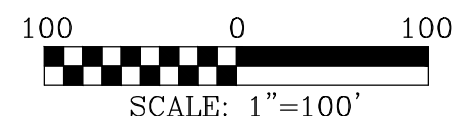
A-464  
WILLIAM H. VAN HORN  
SURVEY NO. 18

(67.53 AC.)  
JOO-SAN MARCOS VENTURES L.P.  
V.1820/P.721, O.P.R.H.C.T.X.

REMAINDER  
(417.630 AC.)  
HIGHPOINT TRACE, LLC  
DOC. NO. 201616010858,  
O.P.R.H.C.T.X.

LINE #	BEARING	DISTANCE
L1	S 55°50'35" W	18.68'
L2	S 48°47'55" W	20.10'
L3	S 46°50'01" E	100.31'
L4	S 48°47'55" W	52.00'
L5	N 48°47'34" E	52.00'
L6	S 82°46'16" E	87.72'
L7	S 63°11'04" E	58.75'
L8	S 43°36'50" E	91.17'
L9	S 31°56'47" E	51.74'
L10	S 33°35'51" E	50.01'
L11	S 43°22'33" W	63.09'
L12	N 32°30'05" W	54.23'
L13	N 39°29'02" E	52.11'
L14	N 42°12'17" W	52.01'
L15	S 46°42'27" E	121.32'
L16	S 41°54'59" E	9.57'
L17	N 41°54'59" W	68.75'
L18	S 41°54'59" E	78.32'
(L18)	(N 41°54'38" W)	(77.99')
L19	S 47°03'17" W	8.14'
(L19)	(S 47°01'01" W)	(8.06')
L20	S 43°09'59" W	110.00'
L21	N 46°50'01" W	29.97'
L22	N 46°50'01" W	35.67'
L23	S 48°47'55" W	13.12'
L24	S 55°50'35" W	41.67'

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	426.00'	106.56'	N 39°40'03" W	106.28'
C2	25.00'	20.58'	N 23°15'20" W	20.00'
C3	50.00'	149.78'	N 85°29'43" W	99.73'
C4	25.00'	20.58'	S 32°15'53" W	20.00'
C5	426.00'	52.37'	S 52°19'15" W	52.34'
C6	15.00'	23.56'	N 86°12'05" W	21.21'
C7	15.00'	23.56'	S 03°47'55" W	21.21'
C8	426.00'	33.28'	N 34°44'22" W	33.27'
C9	426.00'	51.23'	N 40°25'22" W	51.20'
C10	426.00'	22.05'	N 45°21'03" W	22.05'
C11	50.00'	35.94'	N 20°16'03" W	35.17'
C12	50.00'	40.69'	N 64°10'08" W	39.57'
C13	50.00'	39.88'	S 69°40'21" W	38.83'
C14	50.00'	33.28'	S 27°45'20" W	32.67'
C15	426.00'	31.92'	S 53°41'46" W	31.92'
C16	426.00'	20.45'	S 50°10'27" W	20.45'
C17	6075.00'	508.69'	S 44°18'08" E	508.54'
(C17)	(6075.00')	(508.83')	(N 44°18'36" W)	(508.68')
C18	15.00'	23.50'	N 86°05'09" W	21.17'
C19	15.00'	23.56'	N 03°47'55" E	21.21'
C20	374.00'	45.98'	N 52°19'15" E	45.95'
C21	14.00'	18.89'	S 85°29'43" E	17.49'
C22	15.00'	25.04'	S 00°58'57" W	22.23'



JANUARY, 2018  
HAYS COUNTY, TEXAS

- LEGEND**
- csci 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CSCI" FOUND
  - bccg 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCCG" PREVIOUSLY SET
  - 1/2" 1/2" IRON ROD FOUND
  - sam 5/8" IRON ROD W/ PLASTIC CAP STAMPED "SAM" FOUND
  - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCCG" SET
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - P.R.H.C.T.X. PLAT RECORDS OF HAYS COUNTY, TEXAS
  - D.R.H.C.T.X. DEED RECORDS OF HAYS COUNTY, TEXAS
  - O.P.R.H.C.T.X. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
  - DIMENSION LINE
  - RECORD DEED LINE
  - ADJOINER LINE

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NO.	REVISION	BY	DATE



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1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746  
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

**FINAL PLAT**  
TRACE SUBDIVISION,  
PA 1B SECTION B  
WILLIAM H. VAN HORN SURVEY NO. 18,  
ABSTRACT NO. 464  
HAYS COUNTY, TEXAS

SHEET 2 OF 2

PL01 DATE: Jun 25, 2018-9:45am

PLAN #: 1199.3

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT