



PC-22-31

Trace Planning Area 7 Section E Final

Consider a request by Caren Williams-Murch, on behalf of Highpointe Trace, LLC for approval of a Final Subdivision Plat of approximately 28.9 acres out of the William H. Van Horn Survey No. 18, Abstract No. 464, generally located at the intersection of Van Horn Trace and Esplanade Parkway. (J. Cleary)



Property Information

- Approximately 28.9 acres
- 89 single family lots, one lift station lot and two open space lots proposed.
- Subject to the Trace PDD and a Preliminary Plat (PC-18-29_02)



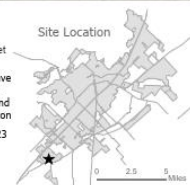
- Subject Property
- Parcel
- ETJ



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/10/2023

SAN MARCOS Planning and Development Services

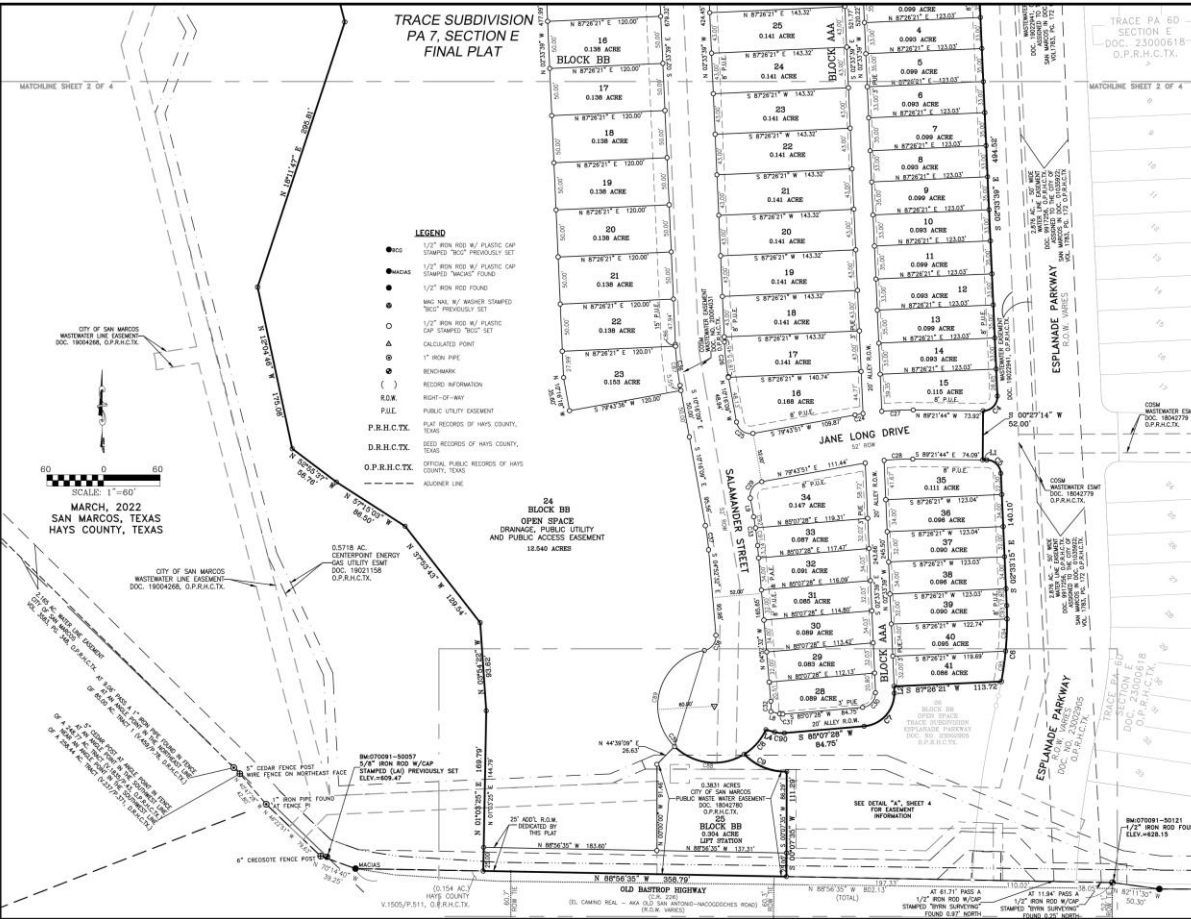




**TRACE SUBDIVISION
PA 7, SECTION E
FINAL PLAT**

LEGEND

- R.O.C. 1/2" IRON ROD W/ PLASTIC CAP STAMPED "R.O.C." PREVIOUSLY SET
- M.A.C.S. 1/2" IRON ROD W/ PLASTIC CAP STAMPED "M.A.C.S." FOUND
- R.O.C. FOUND
- M.A.C.S. FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "R.O.C." PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "M.A.C.S." SET
- CALCULATED POINT
- ▲ 1" IRON PIPE
- △ BENCHMARK
- () RECORD INFORMATION
- R.O.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- 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
- - - ALIGNMENT LINE



CITY OF SAN MARCOS WATERMETER LINE EASEMENT DOC. 180048, O.P.R.H.C.T.X.

0.5718 AC. CENTERPOINT ENERGY GAS UTILITY EASEMENT DOC. 180215, O.P.R.H.C.T.X.

5" CEDAR FENCE POST W/ 1/2" IRON ROD ON INTERSECT FACE

3" X 3" IRON ROD W/ CAP STAMPED (L&R) PREVIOUSLY SET ELEV. 409.47

25' A.C. R.O.M. REQUIRED BY THIS PLAT

6" CROSSBOW FENCE POST

50' X 14' A.C. HAYS COUNTY V.1505/9.514, O.P.R.H.C.T.X.

0.3631 ACRES CITY OF SAN MARCOS PUBLIC UTILITY WATER EASEMENT DOC. 180252, O.P.R.H.C.T.X.

25' IRON ROD FOUND

25' IRON ROD FOUND

25' IRON ROD FOUND

25' IRON ROD FOUND

25' IRON ROD FOUND

25' IRON ROD FOUND

TRACE PA 6D
SECTION E
DOC. 23000618
O.P.R.H.C.T.X.

TRACE SUBDIVISION
TRACE SECTION E
WILLIAM H. VAN HOON SURVEY NO. 18,
HAYS COUNTY, TEXAS

SCALE: 1"=60'

BOWMAN
CONSULTANTS

RECORDS OF HAYS COUNTY, TEXAS

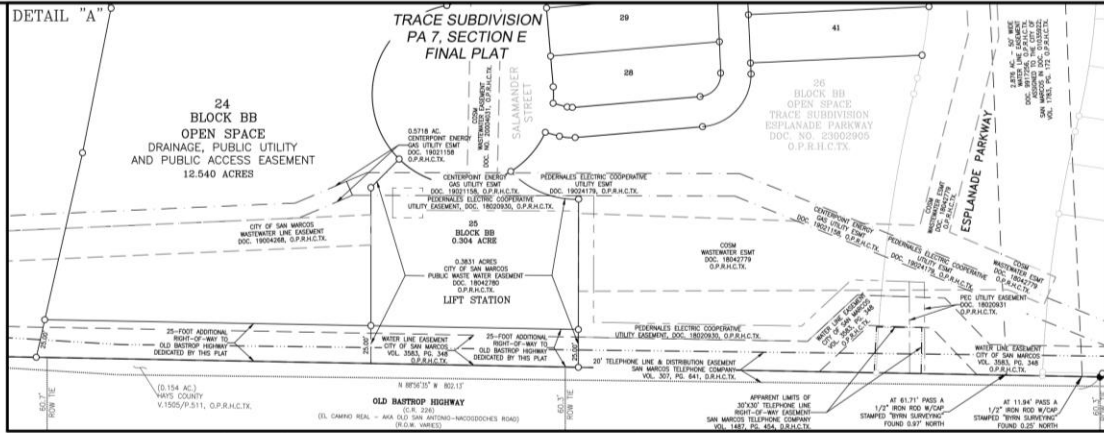
PLAT NO. 2022-00131
RECORDS OF HAYS COUNTY, TEXAS

PLAT 7



0 10 20 30 40
 SCALE: 1"=40'
 MARCH, 2022
 SAN MARCOS, TEXAS
 HAYS COUNTY, TEXAS

LINE #	BEARING	DISTANCE
L1	S 89°21'44" E	4.43'
L2	S 02°17'24" E	7.40'
L3	-----	-----
L4	N 74°56'39" W	9.70'
L5	N 28°06'04" E	30.82'
L6	S 21°18'00" E	6.35'
L7	N 21°18'00" W	7.49'
L8	N 74°56'39" W	9.70'
L9	N 10°16'09" W	20.16'
L10	S 87°26'21" W	23.10'



CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	750.00'	236.19'	S 06°27'40" W	335.21'
C2	15.00'	23.56'	S 42°26'21" W	21.21'
C3	15.00'	23.56'	S 47°53'39" E	21.21'
C4	15.00'	24.40'	S 44°02'19" W	21.80'
C5	15.00'	22.73'	S 49°57'31" E	20.61'
C6	350.00'	80.92'	S 04°03'47" W	80.74'
C7	35.00'	52.00'	S 42°33'44" W	47.35'
C8	60.00'	35.04'	S 41°22'48" W	34.54'
C9	60.00'	49.94'	S 67°43'32" E	48.52'
C10	775.00'	201.16'	S 89°24'19" E	200.60'
C11	138.50'	79.96'	S 21°17'42" E	78.85'
C12	15.00'	16.96'	S 07°10'05" E	15.30'
C13	274.00'	187.11'	N 04°18'47" W	164.53'
C14	496.00'	182.22'	N 1°55'49" W	161.50'
C15	60.00'	307.59'	N 22°42'03" W	65.60'
C16	15.00'	14.89'	S 38°52'07" W	14.28'
C17	15.00'	23.80'	N 67°14'34" W	21.38'
C18	15.00'	23.32'	N 22°45'28" E	21.04'
C19	15.00'	14.89'	S 84°18'12" E	14.28'
C20	476.00'	155.68'	S 1°55'49" E	154.99'
C21	15.00'	23.56'	N 47°53'39" W	21.21'
C22	326.00'	109.38'	N 12°10'22" W	108.87'
C23	15.00'	23.56'	N 42°26'21" E	21.21'
C24	326.00'	8.40'	S 67°50'11" W	8.40'
C25	15.00'	23.56'	N 50°19'07" W	21.21'
C26	274.00'	36.84'	N 08°23'54" W	36.84'
C27	326.00'	33.40'	S 87°42'11" W	33.38'
C28	274.00'	30.50'	N 87°56'58" E	30.48'
C29	15.00'	23.56'	N 34°43'51" E	21.21'
C30	15.00'	22.96'	S 41°16'50" W	20.78'
C31	10.00'	3.44'	N 84°54'35" W	3.44'
C32	60.00'	10.83'	N 00°17'35" E	10.81'

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C33	326.00'	30.69'	N 87°34'20" W	30.68'
C34	326.00'	198.82'	S 04°18'47" E	195.75'
C35	274.00'	91.93'	S 12°10'22" E	91.50'
C36	326.00'	43.86'	S 08°24'54" E	43.83'
C37	274.00'	35.79'	S 07°34'20" E	25.78'
C38	15.00'	22.16'	S 37°26'48" W	20.20'
C39	60.00'	246.22'	S 37°47'26" E	106.38'
C40	274.00'	74.43'	N 14°00'08" W	74.20'
C41	274.00'	82.21'	N 02°22'31" E	81.90'
C42	274.00'	10.47'	N 12°03'53" E	10.46'
C43	775.00'	53.91'	S 74°53'07" E	52.90'
C44	775.00'	105.05'	S 69°02'48" E	104.97'
C45	775.00'	43.20'	S 67°33'58" E	43.19'
C46	138.50'	69.47'	S 19°07'33" E	68.75'
C47	138.50'	10.49'	S 30°39'54" E	10.48'
C48	750.00'	39.12'	S 22°00'14" W	39.11'
C49	-----	-----	-----	-----
C50	750.00'	21.36'	S 14°40'00" W	21.36'
C51	750.00'	42.41'	S 12°13'50" W	42.41'
C52	750.00'	41.86'	S 09°00'42" W	41.85'
C53	750.00'	41.45'	S 05°49'47" W	41.44'
C54	750.00'	41.18'	S 02°40'25" W	41.17'
C55	750.00'	41.03'	S 02°27'59" E	41.03'
C56	750.00'	8.90'	S 02°17'50" E	8.90'
C57	496.00'	7.50'	N 89°19'38" W	7.50'
C58	496.00'	41.08'	N 08°48'00" W	41.07'
C59	496.00'	41.42'	N 10°23'53" W	41.40'
C60	496.00'	42.96'	N 10°23'10" W	43.05'
C61	496.00'	30.16'	N 10°33'28" W	30.16'
C62	60.00'	8.68'	N 81°41'04" E	8.67'
C63	60.00'	34.14'	N 21°41'22" E	52.32'
C64	60.00'	49.62'	N 27°51'06" W	49.21'

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C65	60.00'	50.75'	N 75°46'17" W	49.25'
C66	60.00'	58.50'	S 51°35'24" W	57.00'
C67	60.00'	13.34'	S 16°48'34" W	13.32'
C68	60.00'	51.43'	S 80°23'46" E	49.87'
C69	60.00'	20.13'	N 65°26'15" E	20.03'
C70	476.00'	22.54'	S 19°56'36" E	22.54'
C71	476.00'	59.96'	S 14°58'42" E	59.92'
C72	476.00'	56.92'	S 07°56'30" E	56.89'
C73	476.00'	16.26'	N 03°32'22" E	16.26'
C74	326.00'	24.59'	N 04°43'17" W	24.58'
C75	326.00'	39.60'	N 10°21'45" W	39.58'
C76	326.00'	39.36'	N 17°18'06" W	39.34'
C77	1686.61'	5.83'	N 21°18'22" W	5.83'
C78	326.00'	32.70'	S 10°17'06" W	32.69'
C79	326.00'	46.94'	S 03°17'11" W	46.90'
C80	326.00'	47.01'	S 04°58'12" E	46.87'
C81	326.00'	47.08'	S 17°14'18" E	47.04'
C82	326.00'	25.09'	S 19°34'49" E	25.08'
C83	274.00'	3.98'	S 21°22'06" E	3.98'
C84	274.00'	70.82'	S 17°32'53" E	70.62'
C85	274.00'	17.14'	S 04°21'09" E	17.13'
C86	326.00'	2.06'	S 02°44'30" E	2.06'
C87	326.00'	41.80'	S 06°35'45" E	41.77'
C88	60.00'	60.16'	S 82°07'07" E	74.33'
C89	60.00'	13.02'	S 17°02'58" W	108.50'
C90	30.00'	10.44'	N 84°54'35" W	10.38'
C91	326.00'	18.87'	N 06°30'17" W	18.86'
C92	326.00'	11.82'	N 09°15'49" W	11.82'
C93	350.00'	14.21'	S 01°23'54" E	14.21'
C94	350.00'	34.19'	S 02°37'58" W	34.14'
C95	350.00'	32.57'	S 08°01'14" W	32.55'

SHEET 4 OF 4
 FINAL PLAT
 TRACE SUBDIVISION
 ESPLANADE PARKWAY
 WILLIAM H. VAN HORN SURVEY NO.
 16, ABSTRACT NO. 464
 HAYS COUNTY, TEXAS
 PREPARED BY
 BOWMAN CONSULTANTS, L.L.P.
 1000 W. 10TH STREET, SUITE 100
 SAN MARCOS, TEXAS 78682
 PHONE: (512) 388-1100 FAX: (512) 388-1101
 WWW.BOWMANCONSULTANTS.COM



PLAN #: PC-22-31



Recommendation

- Staff recommends approval of the plat as presented.