

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

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY ROAD, L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 28.909 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. 2016-16010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 28.909 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 7, SECTION E

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 ROAD, L.P., A CALIFORNIA
LIMITED PARTNERSHIP, ITS MANAGING MEMBER

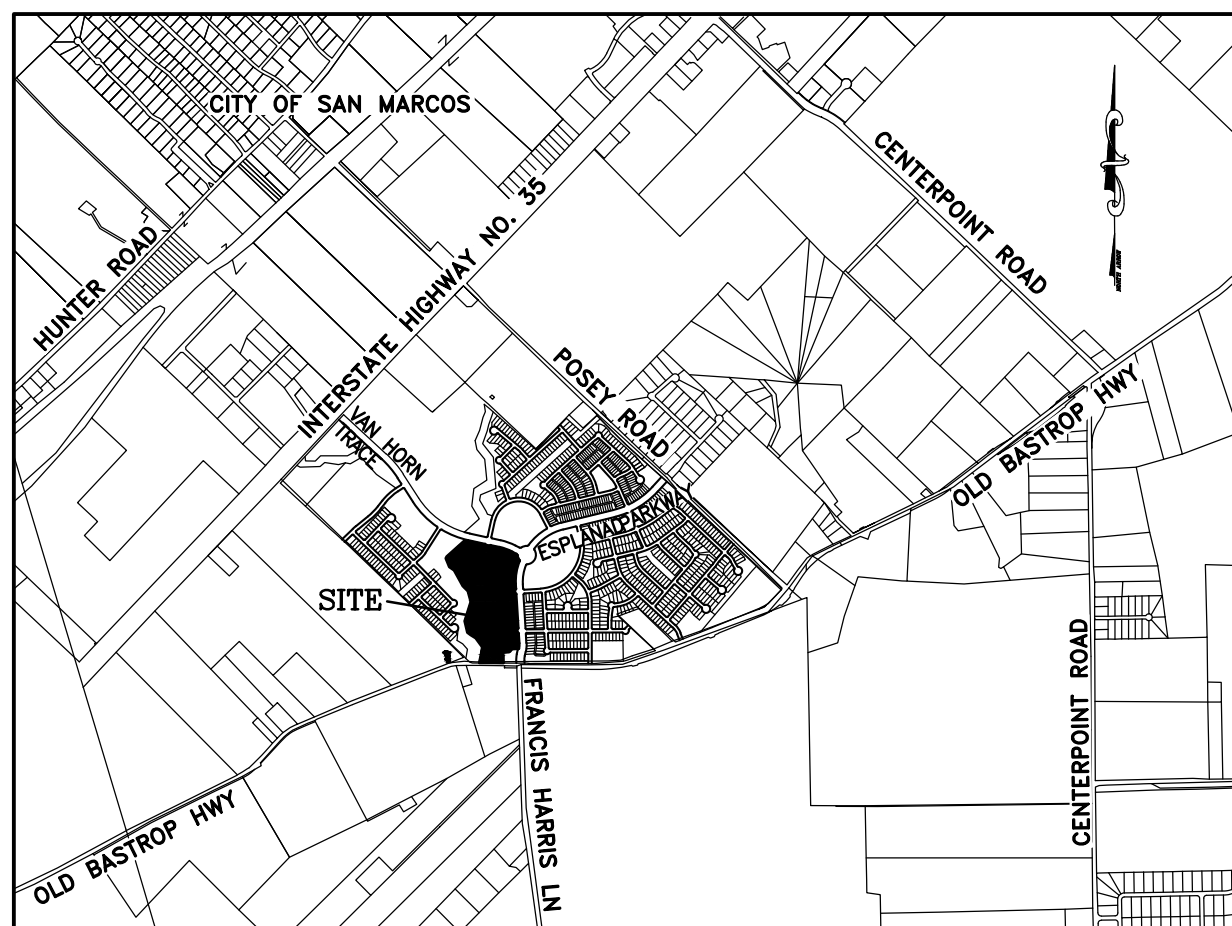
BY: HIGHPOINTE INVESTMENTS, INC.,
A CALIFORNIA CORPORATION, ITS
GENERAL PARTNER

BY: _____
TIMOTHY D. ENGLAND, SVP

STATE OF CALIFORNIA
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2023 BY TIMOTHY D. ENGLAND, SVP.

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



VICINITY MAP
NOT TO SCALE

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

AREA TABLE:

- TOTAL ACREAGE: 28.909 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 3.865 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,260 LINEAR FEET.

LOT SUMMARY	
RIGHT-OF-WAY	3.865 ACRES
SINGLE FAMILY LOTS (89)	11.959 ACRES
COMMERCIAL/OTHER (1)	0.304 ACRES
OPEN SPACE (2)	12.781 ACRES
TOTAL	28.909 ACRES

TOTAL NUMBER OF LOTS: 92
COMMERCIAL/OTHER: 1
SINGLE FAMILY: 89
OPEN SPACE: 2
PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
FALLING STAR CIRCLE	157'	32' F-F	52' RIGHT OF WAY
JANE LONG DRIVE	256'	32' F-F	52' RIGHT OF WAY
SALAMANDER STREET	1,576'	32' F-F	52' RIGHT OF WAY
WILLIAM MOON WAY	271'	32' F-F	52' RIGHT OF WAY

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 LOT 24 BLOCK BB SHALL BE MAINTAINED BY THE CITY. OPEN SPACE LOT 9 BLOCK AA SHALL BE MAINTAINED BY THE HOA.

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(2011)(EPOCH:2010.0000), GRID. CONTROL NETWORK CONSTRAINED TO OPUS, NGS CORS (SAM2, TXBO TXJC, TXSE, TXSM), NGS BENCHMARK (SMA2), SMARTNET USA CORS (G4SM, LCAS, LCF, LCJC, LCLU, SG1, TXMS), LCRA SUB-HARN CONTROL (A106), AND TxDOT CONTROL FOR I-35 AT POSEY ROAD (CSJ NO.: 0016-03-103)(JULY 2013) (CONTROL POINT 10038, CONTROL POINT 10039).
- 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

VERTICAL DATUM CONSTRAINED TO: LCRA SUB-HARN CONTROL (A106, A770) AND TxDOT CONTROL FOR I-35 AT POSEY ROAD (CSJ NO.: 0016-03-103)(JULY 2013) (CONTROL POINT 10038, CONTROL POINT 10039, CONTROL POINT 10040).

SEE SHEET 2 OF 4 FOR BENCHMARK LIST.

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

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES DATE

CIP & ENGINEERING DEPARTMENT DATE

PLANNING & ZONING COMMISSION CHAIRMAN DATE

STATE OF TEXAS
COUNTY OF HAYS

THAT, ELAINE H. CARDENAS, 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 _____, 2023, 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 _____, 2023, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2023, A.D.

BY _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, JASON PARKER, 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 _____

JASON PARKER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6643 - 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) - TraceSubdivision\Survey\Working\Plat\Final Plats\Section E\070091-01-004_Trace Subdivision_PA 7 Section E_Final Plat			
DATE: 07/11/2023	DRAWN BY: L.T./SKH	CREW:	
SCALE: 1"=60'	CHECKED BY: J.P.	FB #:	
JOB #: 070091	DRAWING: FINAL PLAT	PLAN #:	
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) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

FINAL PLAT
TRACE SUBDIVISION
PA 7, SECTION E
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 4

PLAN #: PC-22-31

TRACE SUBDIVISION
PA 7, SECTION E
FINAL PLAT

FUTURE
TRACE PID PHASE 3
VAN HORN TRACE

FINAL PLAT
TRACE SUBDIVISION
PA 7, SECTION E
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
www.bowmanconsulting.com
TBP# Firm No. T-14309 | TBP#s Firm No. 101206-00

BENCHMARK LIST: NAVD 88 - GEOID 12A

REPEAT MEASUREMENTS MADE TO BENCHMARKS IN THIS AREA INDICATE POSSIBLE VERTICAL MOVEMENT.

CITY OF SAN MARCOS GPS MONUMENT NO. 17
(APRIL 2005 DATASHEET, GEOID MODEL NOT LISTED)
PUBLISHED GRID NORTHING: 13850303.88
PUBLISHED GRID EASTING: 2289665.49
PUBLISHED NAVD88 ELEVATION: 667.82
MEASURED GRID NORTHING: 13850304.01
MEASURED GRID EASTING: 2289665.54
MEASURED NAVD88 (GEOID 12A) ELEVATION: 667.52

BM:070091-340
MAGNAIL WITH WASHER STAMPED (BCG) PREVIOUSLY SET IN CONCRETE CURB, AS SHOWN HEREON.
ELEVATION = 631.86'

BM:070091-343
MAGNAIL WITH WASHER STAMPED (BCG) PREVIOUSLY SET IN CONCRETE CURB INLET, AS SHOWN HEREON.
ELEVATION = 637.46'

BM:070091-50057
5/8" IRON ROD WITH CAP STAMPED (LAI) PREVIOUSLY SET IN THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP HIGHWAY, AS SHOWN HEREON.
ELEVATION = 609.47'

BM:070091-50121:
1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF OLD BASTROP HIGHWAY, AS SHOWN HEREON.
ELEVATION = 628.15'

24
BLOCK BB
OPEN SPACE
DRAINAGE, PUBLIC UTILITY
AND PUBLIC ACCESS EASEMENT
12.540 ACRES

- LEGEND**
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
 - MACIAS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MACIAS" FOUND
 - 1/2" IRON ROD FOUND
 - MAG NAIL W/ WASHER STAMPED "BCG" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
 - △ CALCULATED POINT
 - ⊙ 1" IRON PIPE
 - ⊙ BENCHMARK
 - () RECORD INFORMATION
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
 - D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
 - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
 - ADJOINER LINE



MARCH, 2022
SAN MARCOS, TEXAS
HAYS COUNTY, TEXAS

0.5718 AC.
CENTERPOINT ENERGY
GAS UTILITY ESMT
DOC. 19021158
O.P.R.H.C.TX.

CITY OF SAN MARCOS
WASTEWATER LINE EASEMENT
DOC. 19004268, O.P.R.H.C.TX.

MATCHLINE SHEET 3 OF 4

LANDSCAPE
LOT 2

ESPLANADE PARKWAY
R.O.W. VARIES

LANDSCAPE LOT 3

11,950 AC.
SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
DOC. NO. 18021388, O.P.R.H.C.TX.
LOT 1, BLOCK "LL"
TRACE SUBDIVISION, PA 5 SECTION B
DOC. NO. 18025426, O.P.R.H.C.TX.

PUBLIC ACCESS
EASEMENT
DOC. 21017594
O.P.R.H.C.TX.

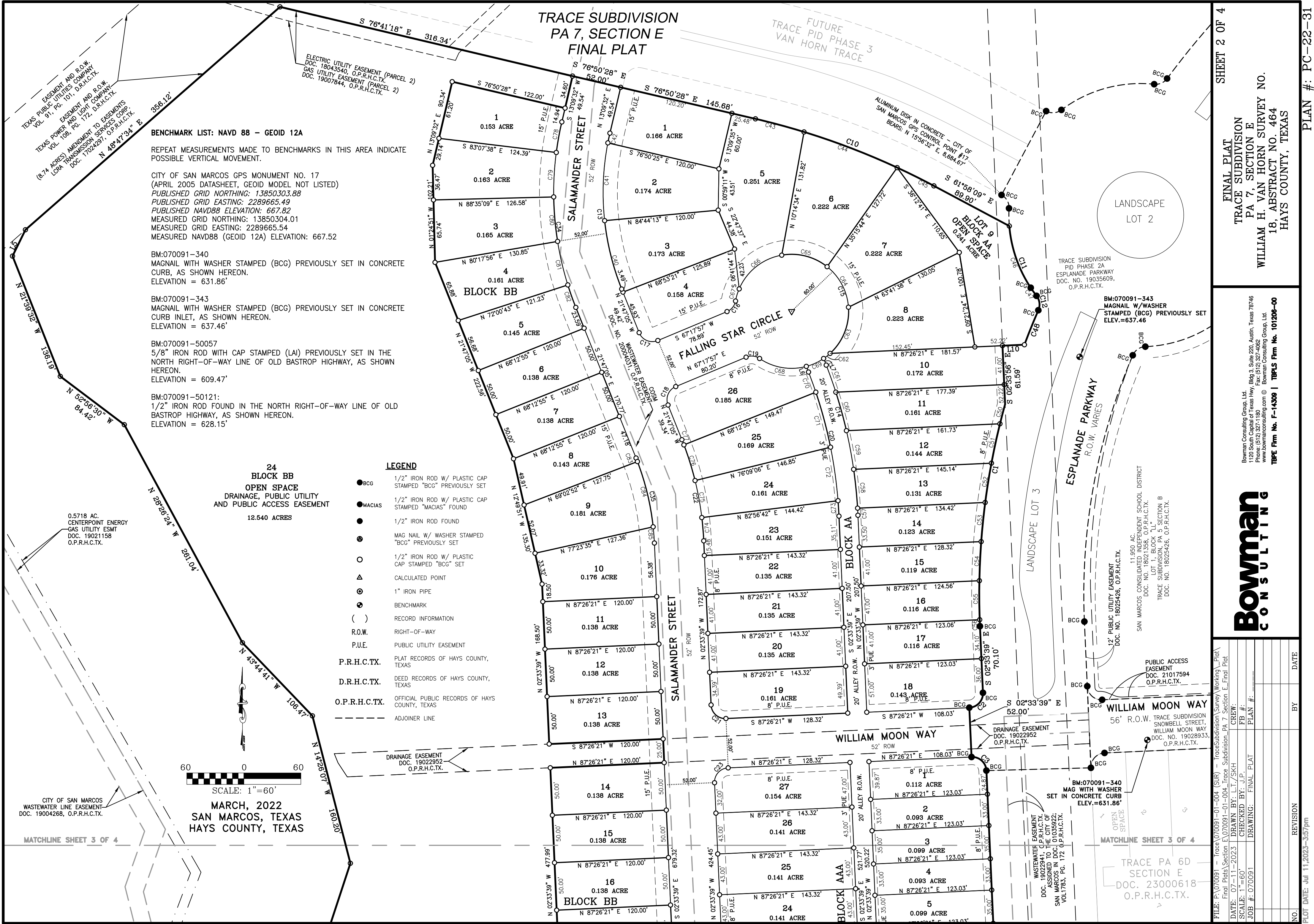
WILLIAM MOON WAY
56' R.O.W. TRACE SUBDIVISION
SNOWBELL STREET
WILLIAM MOON WAY
DOC. NO. 19028933,
O.P.R.H.C.TX.

DRAINAGE EASEMENT
DOC. 19022952
O.P.R.H.C.TX.

WASTEWATER EASEMENT
DOC. 19022941, O.P.R.H.C.TX.
ASSIGNED TO THE CITY OF
SAN MARCOS IN DOC. 01035922;
VOL. 783, PG. 172 O.P.R.H.C.TX.

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

MATCHLINE SHEET 3 OF 4



FILE: P:\070091 - Trace\070091-01-004 (SUR) - TraceSubdivision\Survey\Working\Plat1
Final Plats\Section E\070091-01-004 Trace Subdivision, PA 7 Section E, Final Plat

DATE: 07-11-2023 DRAWN BY: L.T./SKH
SCALE: 1"=60' CHECKED BY: J.P.
JOB #: 070091 DRAWING: FINAL PLAT

NO. REVISION BY DATE

MATCHLINE SHEET 2 OF 4

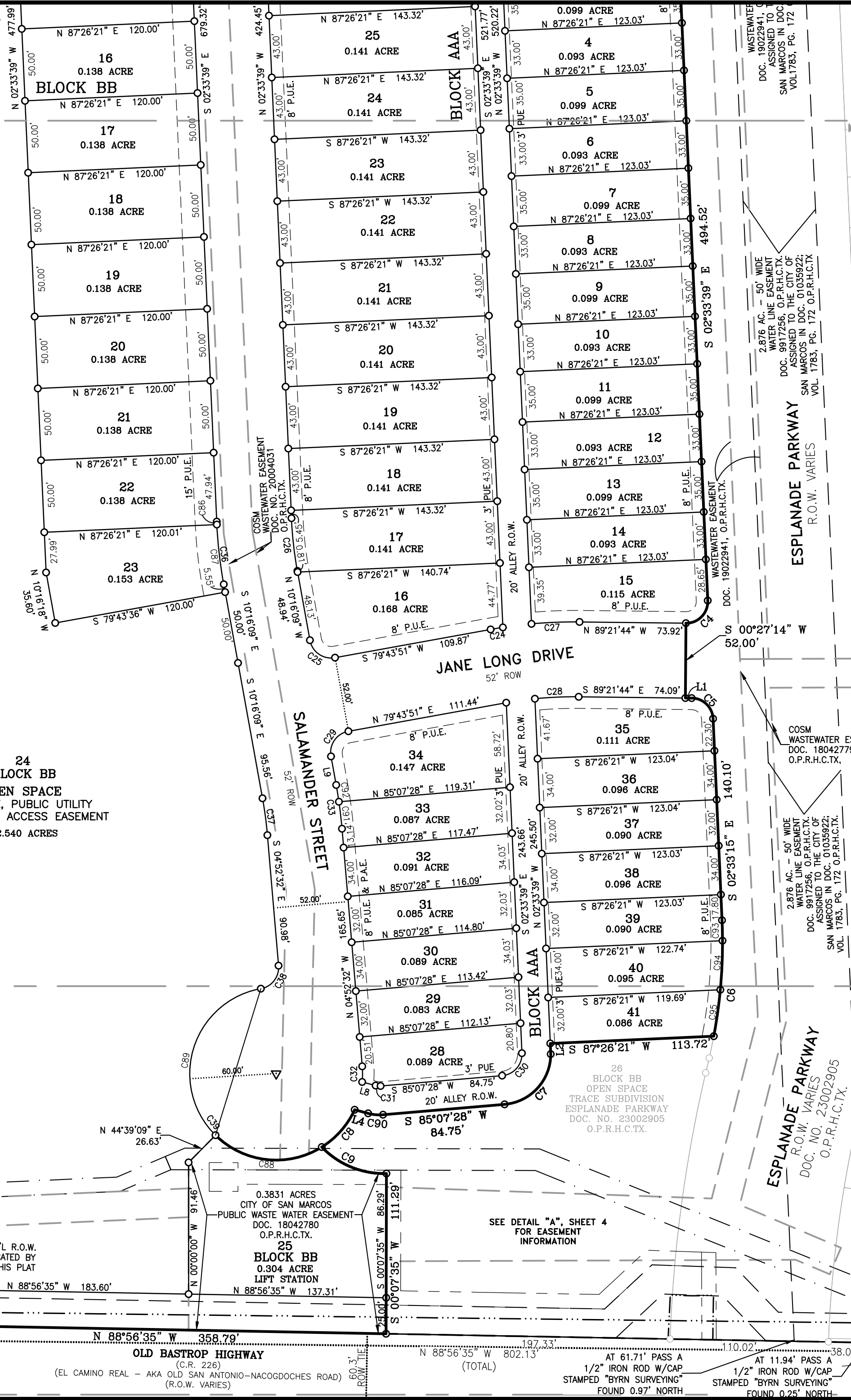


MARCH, 2022
SAN MARCOS, TEXAS
HAYS COUNTY, TEXAS

TRACE SUBDIVISION PA 7, SECTION E FINAL PLAT

LEGEND

- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- MACIAS 1/2" IRON ROD W/ PLASTIC CAP STAMPED "MACIAS" FOUND
- 1/2" IRON ROD FOUND
- ⊙ MAG NAIL W/ WASHER STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- ⊙ 1" IRON PIPE
- ⊙ BENCHMARK
- () RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- - - ADJOINER LINE



MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 2 OF 4

SHEET 3 OF 4

FINAL PLAT
TRACE SUBDIVISION
PA 7, SECTION E
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
(737) 454-1120
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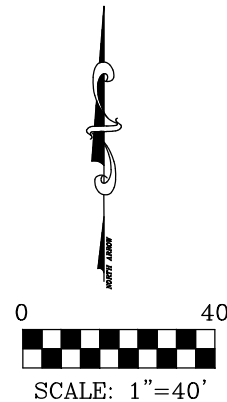
TFPE Firm No. F-14309 | TFPS Firm No. 101206-00



NO.	REVISION	BY	DATE

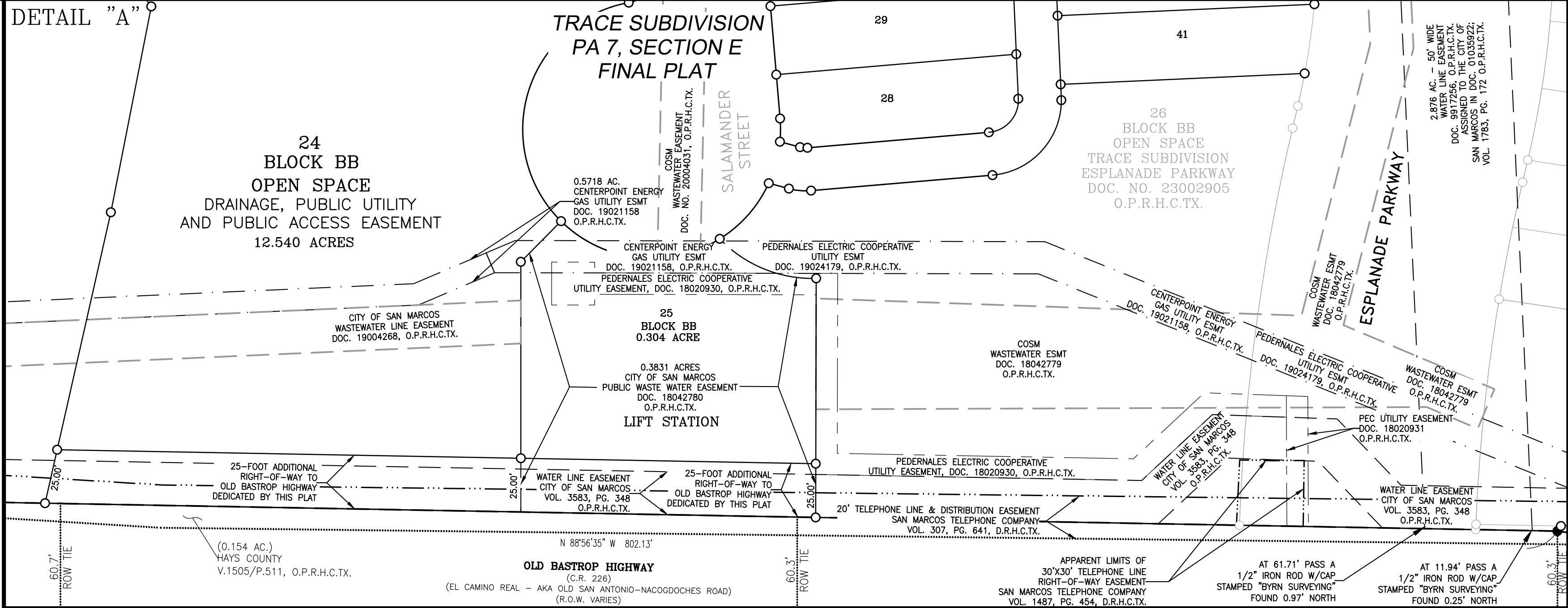
FILE: P:\070091 - Trace\070091-01-004 (SUR) - TraceSubdivision\Survey\Working\Plat1 Final Plats\Section E\070091-01-004 Trace Subdivision PA 7 Section E Final Plat
DATE: 07-11-2023 DRAWN BY: L.T./SKH
SCALE: 1"=60' CHECKED BY: J.P.
JOB #: 070091 DRAWING: FINAL PLAT PLAN #:

PLAN #: PC-22-31



MARCH, 2022
SAN MARCOS, TEXAS
HAYS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°21'44" E	4.43'
L2	S 02°17'24" E	7.40'
---	---	---
L4	N 74°56'39" W	9.70'
L5	N 26°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 TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	750.00'	236.19'	S 06°27'40" W	235.21'
C2	15.00'	23.56'	S 42°26'21" W	21.21'
C3	15.00'	23.56'	S 47°33'39" E	21.21'
C4	15.00'	24.40'	S 44°02'19" W	21.80'
C5	15.00'	22.73'	S 45°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 69°24'19" E	200.60'
C11	138.50'	79.96'	S 21°17'42" E	78.85'
C12	15.00'	16.06'	S 07°10'05" E	15.30'
C13	274.00'	167.11'	N 04°18'47" W	164.53'
C14	496.00'	162.22'	N 11°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°45'26" E	21.04'
C19	15.00'	14.89'	S 84°16'12" E	14.28'
C20	476.00'	155.68'	S 11°55'49" E	154.99'
C21	15.00'	23.56'	N 47°33'39" 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'	8.60'	S 80°29'11" W	8.60'
C25	15.00'	23.56'	N 55°16'09" W	21.21'
C26	274.00'	36.86'	N 06°24'54" W	36.84'
C27	326.00'	33.40'	S 87°42'11" W	33.38'
C28	274.00'	30.50'	N 87°26'58" E	30.48'
C29	15.00'	23.56'	N 34°43'51" E	21.21'
C30	15.00'	22.96'	S 41°16'55" W	20.78'
C31	10.00'	3.48'	N 84°54'35" W	3.46'
C32	60.00'	10.83'	N 00°17'35" E	10.81'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C33	326.00'	30.69'	N 07°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 06°24'54" E	43.83'
C37	274.00'	25.79'	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'	52.91'	S 74°53'07" E	52.90'
C44	775.00'	105.05'	S 69°02'46" E	104.97'
C45	775.00'	43.20'	S 63°33'58" E	43.19'
C46	138.50'	69.47'	S 19°07'33" E	68.75'
C47	138.50'	10.49'	S 35°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 00°27'59" E	41.03'
C56	750.00'	6.90'	S 02°17'50" E	6.90'
C57	496.00'	7.50'	N 02°59'39" W	7.50'
C58	496.00'	41.08'	N 05°48'00" W	41.07'
C59	496.00'	41.42'	N 10°33'53" W	41.40'
C60	496.00'	42.06'	N 15°23'10" W	42.05'
C61	496.00'	30.16'	N 19°33'28" W	30.16'
C62	60.00'	8.68'	N 51°41'04" E	8.67'
C63	60.00'	54.14'	N 21°41'22" E	52.32'
C64	60.00'	49.62'	N 27°51'06" W	48.21'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C65	60.00'	50.75'	N 75°46'17" W	49.25'
C66	60.00'	59.50'	S 51°35'24" W	57.09'
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°56'39" E	56.89'
C73	476.00'	16.26'	N 03°32'22" W	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°16'22" 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	46.97'
C81	326.00'	47.08'	S 13°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 13°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'	80.16'	S 83°37'07" E	74.33'
C89	60.00'	131.02'	S 17°12'39" W	106.50'
C90	30.00'	10.44'	N 84°54'35" W	10.38'
C91	326.00'	18.87'	N 06°32'01" W	18.86'
C92	326.00'	11.82'	N 09°13'49" W	11.82'
C93	350.00'	14.21'	S 01°23'52" E	14.21'
C94	350.00'	34.15'	S 02°33'38" W	34.14'
C95	350.00'	32.57'	S 08°01'16" W	32.55'

SHEET 4 OF 4

FINAL PLAT
TRACE SUBDIVISION
PA 7, SECTION E
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
www.bowmanconsulting.com
Bowman Consulting Group, Ltd.
TBP# Firm No. T-14309 | TBP# Firm No. 101206-00



FILE: P:\070091 - Trace\070091-01-004 (SUR) - TraceSubdivision_Survey_Working_Plat1
Final Plats\Section E\070091-01-004 Trace Subdivision PA 7 Section E_Final Plat

DATE: 07-11-2023	DRAWN BY: L.T./SKH	CREW:	DATE:
SCALE: 1"=60'	CHECKED BY: J.P.	FILE #:	
JOB #: 070091	DRAWING: FINAL PLAT	PLAN #:	
NO.	REVISION	BY	DATE

PLAN #: PC-22-31
PLOT DATE: Jul 11, 2023 - 3:57pm