

TRACE SUBDIVISION
PID PHASE 1A
ESPLANADE PARKWAY
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 5.459 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 5.459 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PID SECTION 1A, ESPLANADE PARKWAY

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

MANAGER
HIGHPOINTE TRACE, LLC
2 VENTURE, SUITE 350
IRVINE, CA 92618

STATE OF TEXAS
COUNTY OF _____,

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017 BY _____

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: 5.459 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 4.926 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,636 LINEAR FEET.

TOTAL NUMBER OF LOTS: 0
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 0
LANDSCAPE LOTS: 4
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	4.926 ACRES
SINGLE FAMILY LOTS (0)	0.00 ACRES
COMMERCIAL/OTHER (0)	0.00 ACRES
LANDSCAPE LOTS 4	0.533 ACRES
TOTAL	5.459 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
ESPLANADE PARKWAY	1923'	20' F-F	RIGHT-OF-WAY VARIES
ROLLINGWOOD DRIVE	713'	32' F-F	56'

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.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL MAINTAIN IMPROVEMENTS IN THE LANDSCAPE LOTS AND THE LANDSCAPE EASEMENTS.
- LICENSE AGREEMENT DOCUMENT #_____ APPLIES TO THIS PLAT.

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).

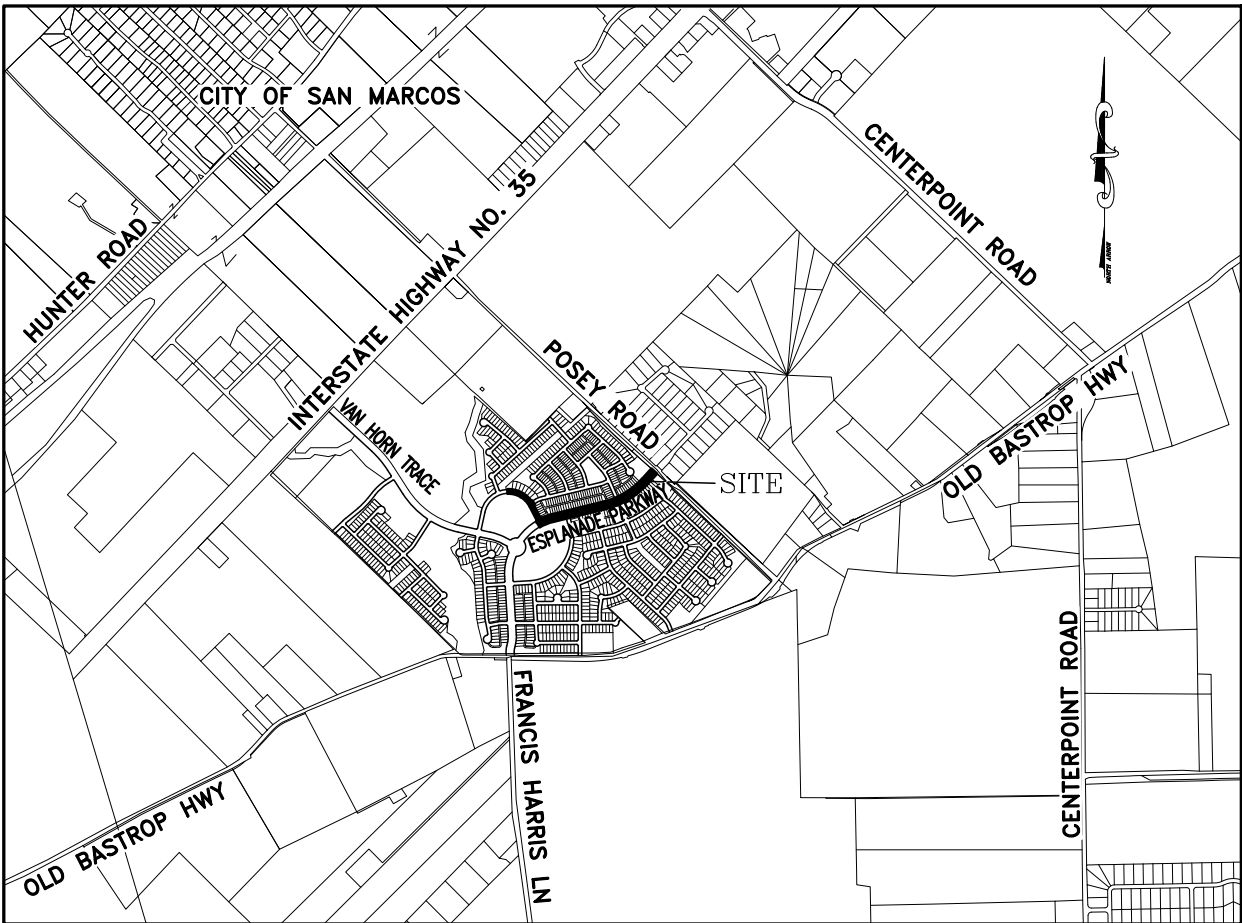
BENCHMARK LIST: NAVD 88

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
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
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 _____, 2017, 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 _____, 2017, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2017, 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_PID PHASE 1A, Esplanade Parkway_Final Plat.DWG			
DATE: 10-07-16	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1175	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

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. 101206-00

FINAL PLAT
TRACE SUBDIVISION
PID PHASE 1A
ESPLANADE PARKWAY
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

A-492
HENRY WARNELL SURVEY NO. 21

TRACE SUBDIVISION
PID PHASE 1A ESPLANADE PARKWAY
FINAL PLAT

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

POSEY ROAD
(C.R. 235)
(R.O.W. VARIES)

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1252.00'	478.29'	S 54°12'55" W	475.38'
C2	1252.00'	81.04'	S 67°00'50" W	81.03'
C3	1252.00'	181.69'	S 73°01'32" W	181.53'
C4	748.00'	212.36'	S 69°02'59" W	211.64'
C5	15.00'	22.87'	N 17°14'47" E	20.72'
C6	356.00'	400.15'	N 58°37'27" W	379.41'
C7	15.00'	22.14'	S 78°01'55" E	20.18'
C8	15.00'	22.54'	S 16°37'51" W	20.48'
C9	15.00'	22.77'	S 69°54'11" E	20.64'
C10	852.00'	157.11'	N 71°54'01" E	156.88'
C11	1148.00'	162.20'	N 73°08'07" E	162.06'
C12	1148.00'	83.10'	N 67°00'50" E	83.09'
C13	1148.00'	434.16'	N 54°06'21" E	431.58'
C14	412.00'	396.38'	S 63°18'39" E	381.27'
C15	1208.00'	471.69'	S 54°27'27" W	468.70'
C16	2.00'	6.28'	N 24°21'18" W	4.00'
C17	1204.00'	122.07'	N 62°44'21" E	122.02'
C18	300.00'	52.21'	N 54°50'57" E	52.14'
C19	300.00'	14.13'	N 51°12'47" E	14.13'
C20	1192.00'	193.30'	N 47°55'01" E	193.09'
C21	2.00'	6.28'	S 21°36'58" E	4.00'
C22	1196.00'	140.32'	S 71°44'42" W	140.24'
C23	300.00'	20.71'	S 73°07'40" W	20.71'
C24	300.00'	31.59'	S 74°09'58" W	31.57'
C25	5.00'	7.85'	N 57°49'02" W	7.07'
C26	5.00'	7.85'	N 32°10'58" E	7.07'
C27	1192.00'	183.06'	N 72°47'00" E	182.88'
C28	5.00'	7.85'	S 32°10'58" W	7.07'
C29	792.00'	164.23'	S 71°14'32" W	163.94'
C30	5.00'	7.70'	N 70°33'39" W	6.96'
C31	5.00'	8.00'	N 19°25'59" E	7.18'
C32	808.00'	167.73'	N 71°14'09" E	167.43'
C33	5.00'	7.85'	S 57°49'02" E	7.07'
C34	808.00'	19.39'	N 61°36'15" E	19.39'
C35	5.00'	7.97'	S 72°03'58" E	7.15'
C36	5.00'	7.74'	S 17°55'46" W	6.99'
C37	792.00'	18.88'	S 61°35'58" W	18.88'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 46°42'27" E	104.00'
L2	N 29°05'00" W	99.00'
L3	N 01°10'39" W	56.00'
L4	S 30°24'09" E	52.00'
L5	N 12°49'02" W	6.00'
L6	S 12°49'02" E	6.00'
L7	N 26°25'26" W	6.00'
L8	S 26°25'26" E	6.00'
L12	S 46°43'43" E	44.00'
L13	S 37°49'12" E	45.22'
L14	N 10°14'43" W	57.83'
L15	N 46°43'43" W	44.00'
L16	S 10°51'20" E	56.98'
L17	S 15°25'11" E	44.05'
L18	N 39°21'08" W	46.29'
L19	S 10°09'04" E	44.08'
L20	N 00°25'11" W	48.02'

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

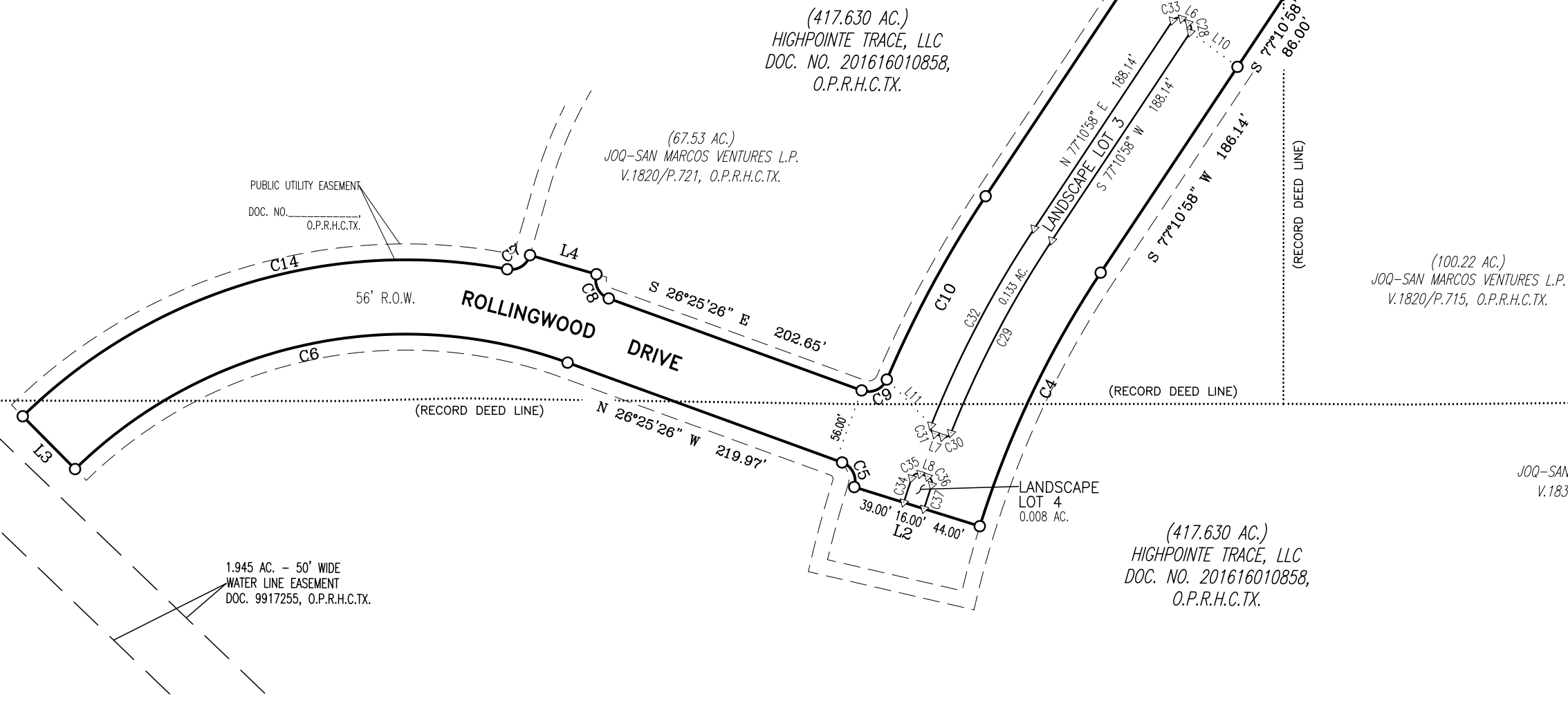
(417.630 AC.)
HIGHPOINT TRACE, LLC
DOC. NO. 201616010858,
O.P.R.H.C.TX.



AUGUST, 2017
HAYS COUNTY, TEXAS

LEGEND

- CSCI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CSCI" FOUND
- BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- RECORD DEED LINE
- ADJOINER LINE
- R.O.W. RIGHT-OF-WAY



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plots\070091-01-004_Trace Subdivision_PID PHASE 1A, Esplanade Parkway_Final Plat.DWG			
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Bowman
CONSULTING

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1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4062
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

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PID PHASE 1A
ESPLANADE PARKWAY
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 2