

TRACE SUBDIVISION,
SECTION A, PA 1A PHASE A-1
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 6.512 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 6.512 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, SECTION A, PA 1A PHASE A-1

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: 6.512 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.885 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1,171 LINEAR FEET.

TOTAL NUMBER OF LOTS: 34
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 30
OPEN SPACE: 4
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	1.885 ACRES
SINGLE FAMILY LOTS (30)	2.896 ACRES
COMMERCIAL/OTHER (0)	0.00 ACRES
OPEN SPACE LOTS (4)	1.731 ACRES
TOTAL	6.512 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
BOSQUE DRIVE	461'	30' F-F	52'
SPINY LIZARD LANE	236'	30' F-F	52'
MEWS VIEW LANE	318'	30' F-F	52'
DUCK CREEK TRAIL	156'	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).

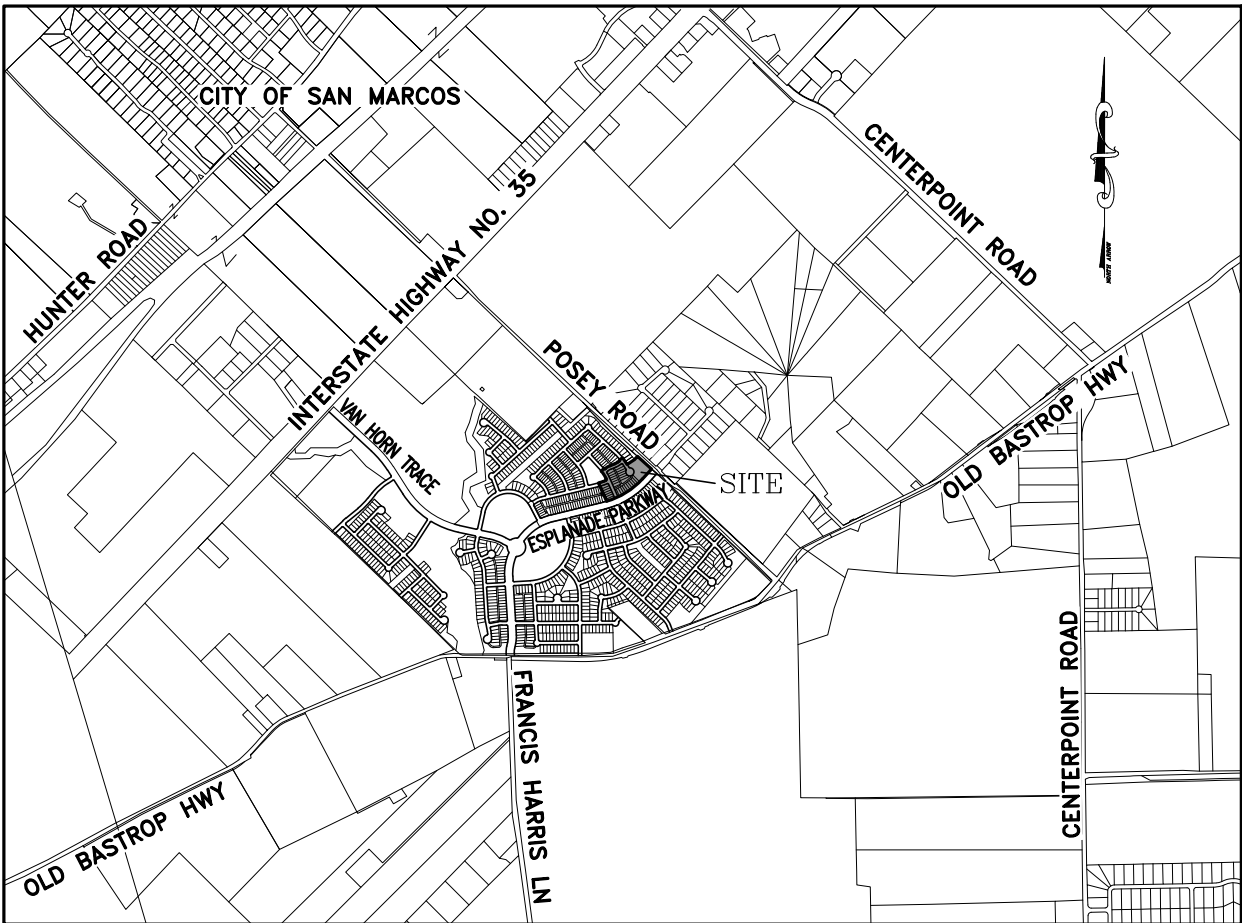
BENCHMARK LIST: NAVD 88

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 WHICH BEARS N 46°38'05" W, A DISTANCE OF 448.84 FEET FROM THE NORTH CORNER OF LOT 28, 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 WHICH BEARS N46°24'18" W, A DISTANCE OF 121.32 FEET FROM THE NORTH CORNER OF LOT 28, 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 _____, 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, Section A, PA 1A_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 #: 1176	
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,
SECTION A, PA 1A PHASE A-1,
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

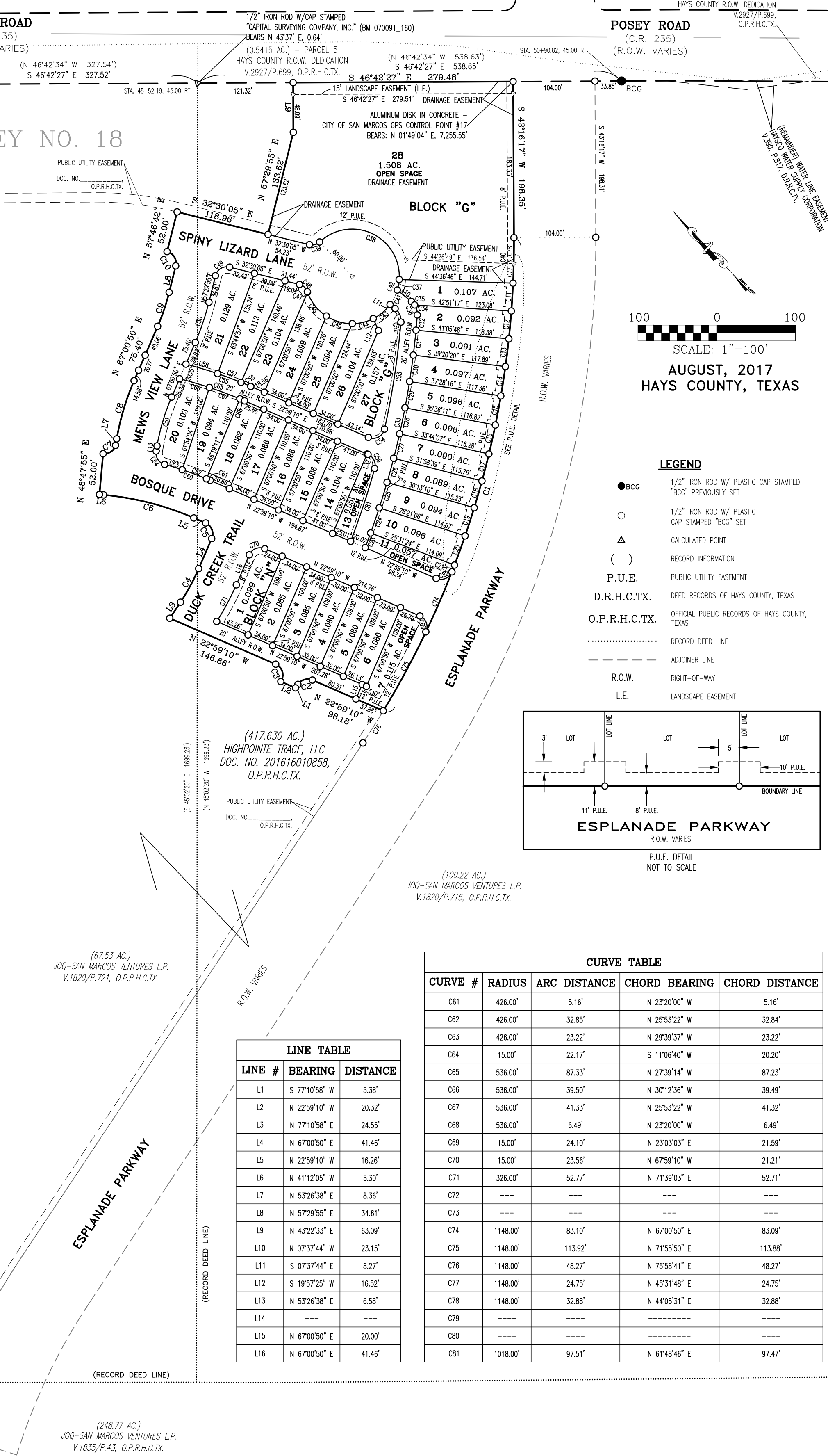
A-492
HENRY WARNELL SURVEY NO. 21

TRACE SUBDIVISION,
SECTION A, PA 1A PHASE A-1
FINAL PLAT

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

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

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1148.00'	631.19'	S 59°01'21" W	623.27'
C2	15.00'	20.90'	N 62°54'06" W	19.25'
C3	15.00'	26.22'	N 27°05'54" E	23.01'
C4	274.00'	48.63'	N 72°05'54" E	48.57'
C5	15.00'	23.56'	N 22°00'50" E	21.21'
C6	374.00'	118.90'	N 32°05'37" W	118.40'
C7	15.00'	20.64'	S 80°11'19" E	19.05'
C8	326.00'	77.21'	S 60°13'44" W	77.03'
C9	274.00'	45.50'	N 62°15'22" E	45.45'
C10	15.00'	23.57'	N 12°28'45" E	21.22'
C11	1148.00'	35.51'	N 47°02'01" E	35.50'
C12	1148.00'	35.49'	N 48°48'19" E	35.49'
C13	1148.00'	35.48'	N 50°34'35" E	35.47'
C14	1148.00'	37.68'	N 52°24'07" E	37.68'
C15	1148.00'	37.66'	N 54°16'55" E	37.66'
C16	1148.00'	37.64'	N 56°09'39" E	37.64'
C17	1148.00'	35.41'	N 57°59'02" E	35.41'
C18	1148.00'	35.40'	N 59°45'03" E	35.39'
C19	1148.00'	37.59'	N 61°34'20" E	37.59'
C20	1148.00'	39.40'	N 63°29'37" E	39.40'
C21	1148.00'	9.28'	N 64°42'30" E	9.28'
C22	15.00'	24.10'	S 69°01'23" E	21.59'
C23	1038.00'	19.79'	N 64°03'28" E	19.79'
C24	1038.00'	33.75'	N 62°34'48" E	33.75'
C25	1038.00'	33.84'	N 60°42'52" E	33.84'
C26	1038.00'	31.85'	N 58°54'06" E	31.85'
C27	1038.00'	31.85'	N 57°08'37" E	31.85'
C28	1038.00'	33.84'	N 55°19'51" E	33.84'
C29	1038.00'	33.84'	N 53°27'46" E	33.84'
C30	1038.00'	33.84'	N 51°35'42" E	33.84'
C31	1038.00'	31.85'	N 49°46'56" E	31.85'
C32	1038.00'	19.42'	N 48°22'02" E	19.42'
C33	1038.00'	303.87'	N 56°13'04" E	302.78'
C34	20.00'	13.34'	N 28°43'07" E	13.10'
C35	20.00'	6.02'	N 00°59'19" E	5.99'
C36	20.00'	19.36'	N 20°06'04" E	18.61'
C37	60.00'	13.68'	N 53°52'59" E	13.65'
C38	60.00'	143.60'	N 21°12'55" W	111.70'
C39	14.00'	14.00'	S 61°08'28" E	13.42'
C40	1148.00'	57.63'	N 44°42'34" E	57.62'
C41	60.00'	20.56'	N 70°13'53" E	20.46'
C42	60.00'	308.46'	N 57°29'55" E	64.86'
C43	60.00'	28.14'	S 86°31'03" E	27.88'
C44	60.00'	27.64'	S 59°53'06" E	27.40'
C45	60.00'	34.75'	S 30°05'50" E	34.26'
C46	60.00'	39.29'	S 05°15'13" W	38.59'
C47	60.00'	0.80'	S 24°23'46" W	0.80'
C48	14.00'	14.00'	N 03°51'42" W	13.42'
C49	15.00'	23.56'	N 77°30'05" W	21.21'
C50	326.00'	54.14'	N 62°15'22" E	54.08'
C51	274.00'	64.89'	S 60°13'44" W	64.74'
C52	20.00'	19.57'	N 20°24'07" E	18.80'
C53	1018.00'	137.53'	N 52°18'10" E	137.43'
C54	15.00'	26.40'	S 73°24'23" E	23.12'
C55	556.00'	87.30'	N 27°29'04" W	87.21'
C56	556.00'	13.44'	N 23°40'42" W	13.44'
C57	556.00'	31.75'	N 26°00'24" W	31.75'
C58	556.00'	42.12'	N 29°48'46" W	42.11'
C59	15.00'	21.48'	N 18°02'28" E	19.69'
C60	426.00'	61.23'	N 27°06'14" W	61.18'



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision, Section A, PA 1A_Final Plat.DWG			
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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
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TBP# Firm No. F-14309 | TPLS Firm No. 101206-00

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

SHEET 2 OF 2