

TRACE SUBDIVISION,
SECTION A, PA 2B
PHASE A
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 11.633 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 11.633 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, SECTION A, PA 2B PHASE A

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: 11.633 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.811 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,159 LINEAR FEET.

TOTAL NUMBER OF LOTS: 45 COMMERCIAL/OTHER: 1 SINGLE FAMILY: 42 OPEN SPACE: 2 PRIVATE STREET: 0	LOT SUMMARY	
	RIGHT-OF-WAY	2.811 ACRES
	SINGLE FAMILY LOTS (42)	6.767 ACRES
	COMMERCIAL/OTHER (0)	0.110 ACRES
	OPEN SPACE LOTS (2)	1.945 ACRES
	TOTAL	11.633 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
GRAY WOLF DRIVE	1,002'	30' F-F	52'
CYPRESS HILLS ROAD	539'	30' F-F	52'
GOLDFINCH DRIVE	618'	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

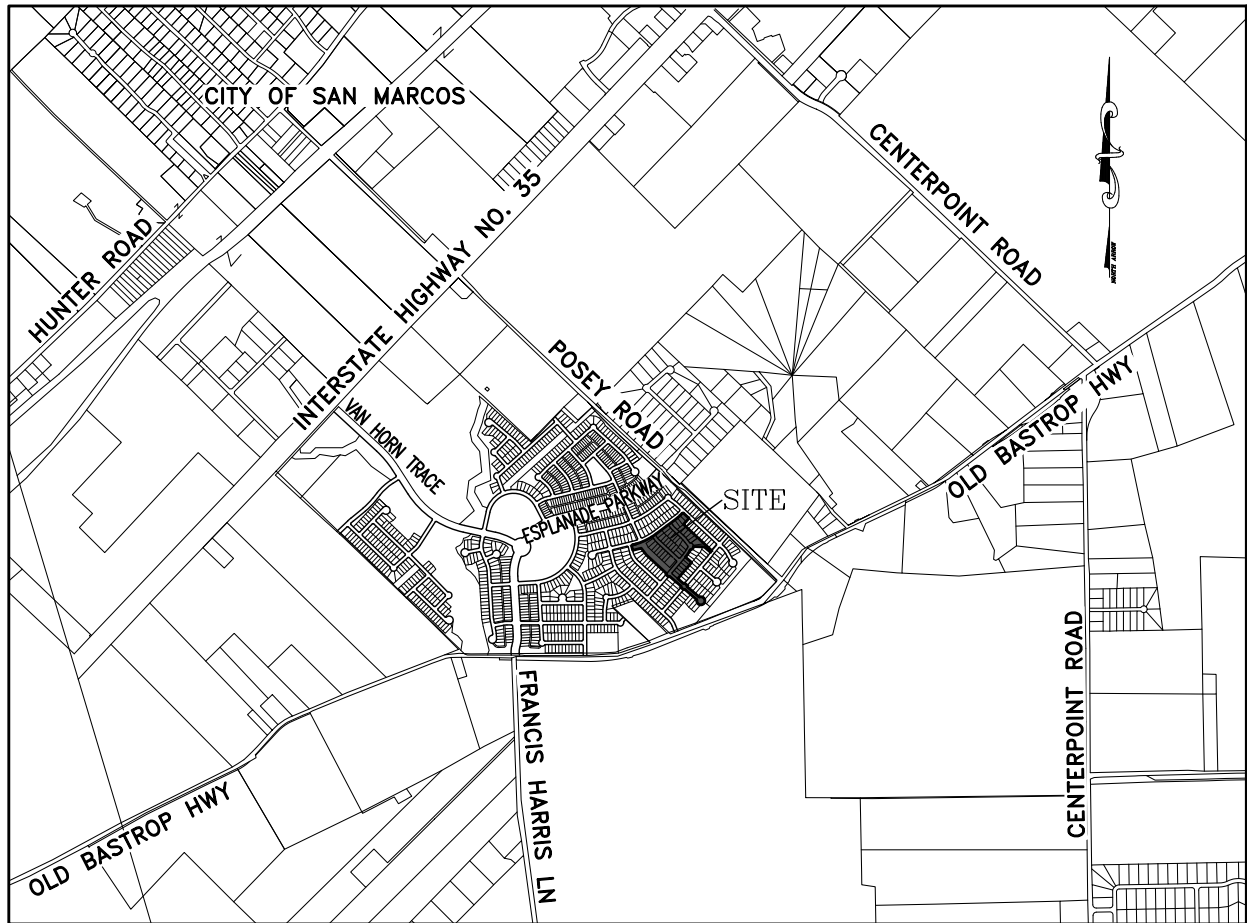
BM 070091_15:
5/8" IRON ROD W/PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET IN SOUTHWEST R.O.W. OF POSEY ROAD
ELEVATION = 641.86'

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, N 36°57'23" W, 1263.43 FEET FROM THE EAST CORNER OF LOT 1, BLOCK C 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 2B_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 #: 1178	
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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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
TRACE SUBDIVISION, SECTION A, PA 2B
PHASE A
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 3

TRACE SUBDIVISION,
SECTION A, PA 2B
PHASE A
FINAL PLAT

A-492 HENRY WARNELL SURVEY NO. 21

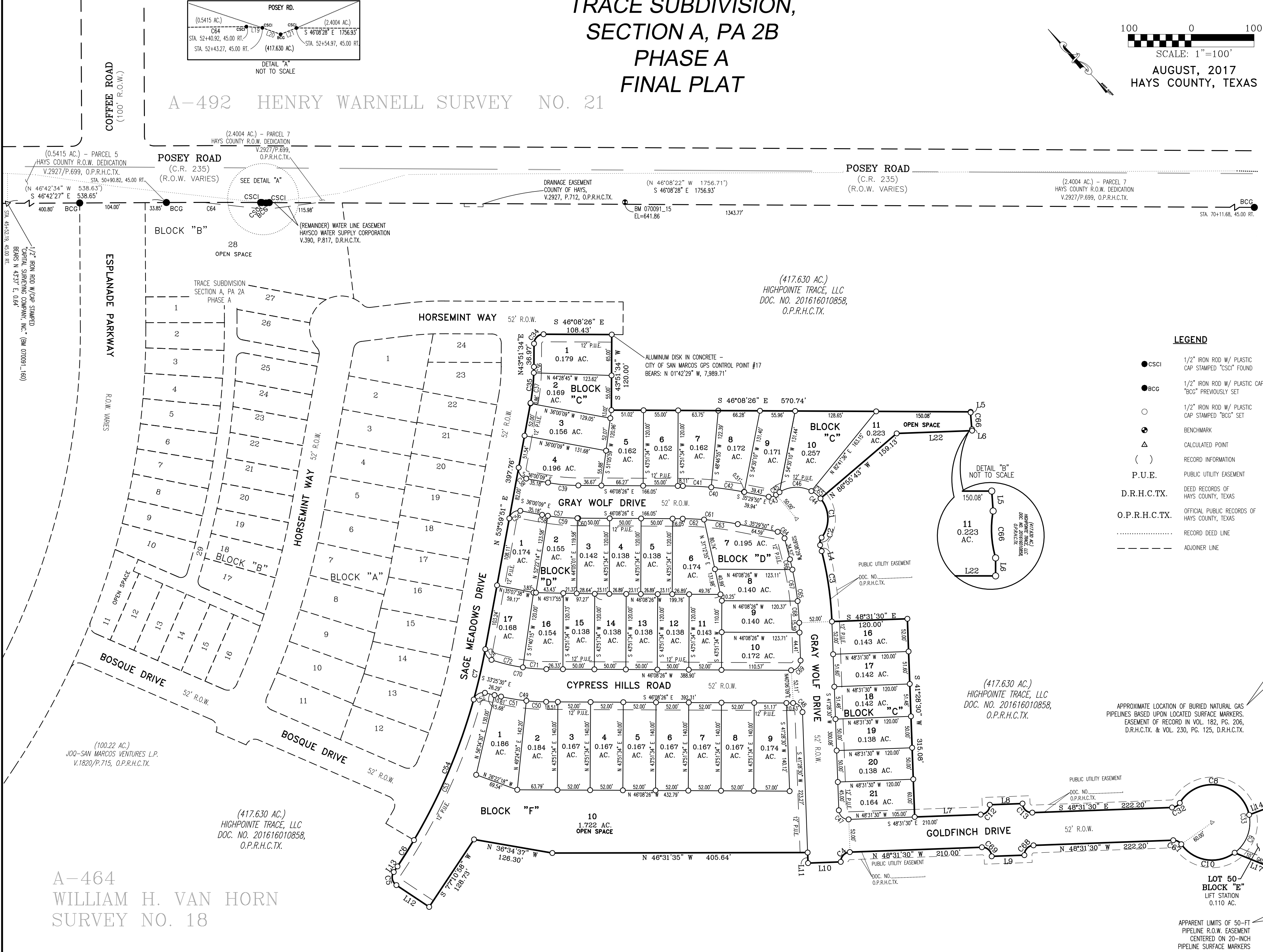
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AUGUST, 2017
HAYS COUNTY, TEXAS

SHEET 2 OF 3

FINAL PLAT
TRACE SUBDIVISION, SECTION A, PA 2B
PHASE A

WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

PLAN #: 1178



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
- BENCHMARK
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT
- 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
- RECORD DEED LINE
- ADJOINER LINE

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Bowman
CONSULTING

NO.	REVISION	BY	DATE

FILE: P:\070091 - Trace Subdivision\Survey\Working\Plat\Final
Plat\070091-01-004 Trace Subdivision Section A, PA 2B Final Plat.DWG
DATE: 10-07-16 DRAWN BY: EN CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: J.D.B. FB #: 1178
JOB #: 070091 DRAWING: PLAT PLAN #: 1178

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	-----	----
L2	-----	----
L3	-----	----
L4	S 29°08'29" W	9.92'
L5	S 41°21'17" W	1.17'
L6	S 36°40'54" W	2.24'
L7	S 48°31'30" E	105.00'
L8	S 48°31'30" E	52.00'
L9	N 48°31'30" W	52.00'
L10	N 48°31'30" W	52.00'
L11	N 41°28'30" E	16.74'
L12	N 12°49'02" W	62.56'
L13	N 77°10'58" E	10.75'
L14	S 67°10'55" E	32.58'
L15	S 48°47'50" E	17.38'
L16	S 41°09'12" W	102.86'
L17	N 24°25'58" W	81.10'
L18	-----	----
L19	S 44°38'48" E	2.29'
(L19)	(N 46°08'22" W)	(2.36')
L20	S 40°30'12" E	6.48'
(L20)	(N 40°19'52" E)	(6.61')
L21	S 53°49'22" E	5.05'
(L21)	(S 53°34'38" E)	(5.17')
L22	N 48°31'30" W	120.01'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	67.16'	S 41°58'40" W	62.23'
C2	14.00'	12.54'	S 54°48'01" W	12.12'
C3	526.00'	113.23'	S 35°18'30" W	113.01'
C4	15.00'	23.56'	S 86°28'30" W	21.21'
C5	15.00'	23.56'	N 32°10'58" E	21.21'
C6	926.00'	49.35'	N 75°39'21" E	49.35'
C7	926.00'	82.04'	N 56°32'03" E	82.02'
C8	60.00'	143.95'	S 36°39'30" E	111.82'
C9	60.00'	67.96'	N 64°31'12" E	64.39'
C10	60.00'	95.68'	N 37°20'48" E	85.86'
C11	----	----	-----	----
C12	15.00'	23.56'	N 86°28'30" E	21.21'
C13	15.00'	23.56'	S 03°31'30" E	21.21'
C14	----	----	-----	----
C15	----	----	-----	----
C16	----	----	-----	----
C17	----	----	-----	----
C18	----	----	-----	----
C19	----	----	-----	----
C20	----	----	-----	----
C21	----	----	-----	----
C22	----	----	-----	----
C23	----	----	-----	----
C24	----	----	-----	----
C25	----	----	-----	----
C26	----	----	-----	----
C27	----	----	-----	----
C28	----	----	-----	----
C29	----	----	-----	----
C30	----	----	-----	----
C31	----	----	-----	----
C32	15.00'	14.89'	S 76°57'21" E	14.28'
C33	60.00'	307.59'	S 41°28'30" W	65.60'
C34	15.00'	23.56'	N 88°51'34" E	21.21'
C35	326.00'	57.68'	N 48°55'43" E	57.61'
C36	326.00'	9.45'	N 44°41'24" E	9.45'
C37	326.00'	48.23'	N 49°45'33" E	48.19'
C38	15.00'	23.56'	S 08°59'51" W	21.21'
C39	274.00'	48.48'	S 41°04'17" E	48.42'
C40	526.00'	97.71'	N 40°49'08" W	97.57'
C41	526.00'	45.19'	N 43°40'45" W	45.18'
C42	526.00'	52.52'	N 38°21'27" W	52.50'
C43	14.00'	12.54'	S 61°09'22" E	12.12'
C44	50.00'	145.97'	N 03°10'40" W	99.38'
C45	50.00'	6.87'	N 82°52'52" W	6.86'
C46	50.00'	53.13'	N 48°30'31" W	50.66'
C47	15.00'	23.56'	S 03°31'30" E	21.21'
C48	15.00'	22.94'	N 02°19'58" W	20.77'
C49	326.00'	72.35'	S 39°46'58" E	72.20'
C50	326.00'	31.58'	S 43°21'55" E	31.57'
C51	326.00'	40.77'	S 37°00'27" E	40.74'
C52	15.00'	22.91'	N 77°10'35" W	20.75'
C53	926.00'	292.70'	N 68°07'39" E	291.48'
C54	926.00'	243.34'	N 66°36'02" E	242.64'
C55	15.00'	21.36'	S 13°12'21" W	19.60'
C56	15.00'	23.56'	N 81°00'09" W	21.21'
C57	326.00'	57.68'	S 41°04'17" E	57.61'
C58	326.00'	9.26'	S 36°48'58" E	9.26'
C59	326.00'	47.15'	S 41°46'23" E	47.11'
C60	326.00'	1.27'	S 46°01'43" E	1.27'
C61	474.00'	88.05'	N 40°49'08" W	87.92'
C62	474.00'	33.98'	N 44°05'13" W	33.97'
C63	474.00'	54.07'	N 38°45'55" W	54.04'
C64	15031.48'	149.59'	S 46°25'26" E	149.59'
(C64)	(15031.48')	(149.65')	(N 46°25'27" W)	(149.65')
C65	50.00'	18.82'	S 07°17'11" E	18.71'
C66	326.00'	26.59'	S 39°01'06" W	26.58'
C67	15.00'	14.89'	N 20°05'39" W	14.28'
C68	15.00'	23.56'	S 86°28'30" W	21.21'
C69	15.00'	23.56'	N 03°31'30" W	21.21'

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_SECTION A, PA 2B_Final Plat.DWG			
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FINAL PLAT

SHEET 3 OF 3

TRACE SUBDIVISION, SECTION A, PA 2B

PHASE A

WILLIAM H. VAN HORN SURVEY NO. 18,

ABSTRACT NO. 464

HAYS COUNTY, TEXAS