

TRACE SUBDIVISION
PID PHASE 1B
VAN HORN TRACE
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 3.789 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 3.348 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PID SECTION 1B, VAN HORN TRACE

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 _____, 2018 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: 3.348 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 3.348 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1437 LINEAR FEET.

TOTAL NUMBER OF LOTS: 0
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 0
LANDSPACE LOTS: 3
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	2.934 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
LANDSPACE LOTS (3)	0.414 ACRES
TOTAL	3.348 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
VAN HORN TRACE	1437'	32' F-F	100'

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.

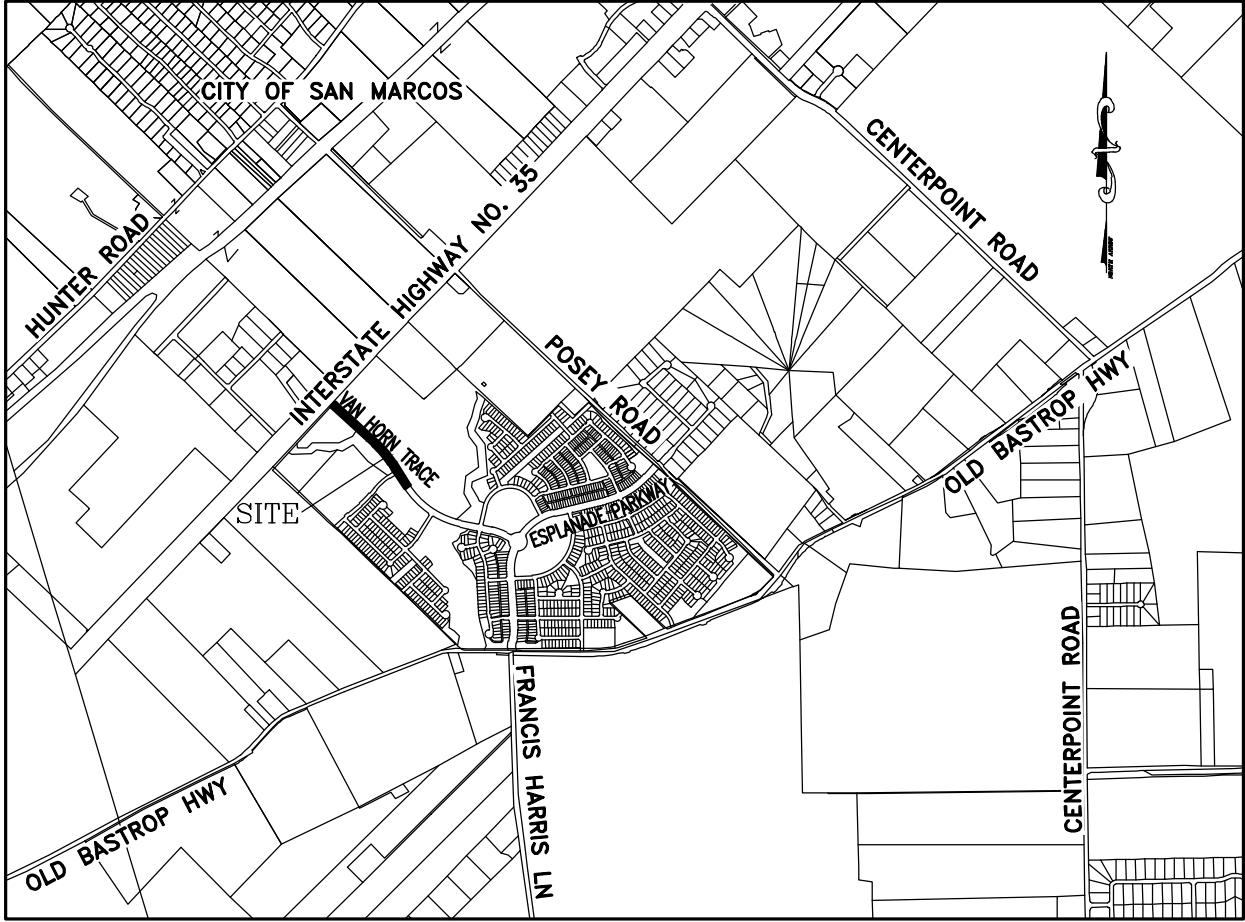
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BENCHMARK LIST: NAVD 88

BM: 070091_308
3/4" IRON ROD SET IN SOUTHEAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35, BEARS N 43°34'40" E, 1569.15' AND S 46°25'20" E, 2.5' FROM THE INTERSECTION OF THE EAST R.O.W. LINE OF INTERSTATE HIGHWAY NO. 35 AND THE NORTH R.O.W. LINE OF VAN HORN TRACE SHOWN HEREON.
ELEVATION = 651.37'

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 _____, 2018, 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 _____, 2018, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2018, 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 1B_Van Horn Trace_Final Plat.DWG			
DATE: 10-10-16	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1174	
1	ADDRESS CITY COMMENTS	DZ	5-16-18
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 1B
VAN HORN TRACE
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

INTERSTATE HIGHWAY NO. 35
(R.O.W. VARIES)

(6.681 AC.)
STATE OF TEXAS
V.166/P.373, O.P.R.H.C.TX.

(2.016 AC.)
STATE OF TEXAS
V.188/P.363, O.P.R.H.C.TX.

(4.705 AC.)
STATE OF TEXAS
V.166/P.357,
O.P.R.H.C.TX.

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

1" IRON PIPE FOUND BEARS:
S 46°26' E, 0.10'

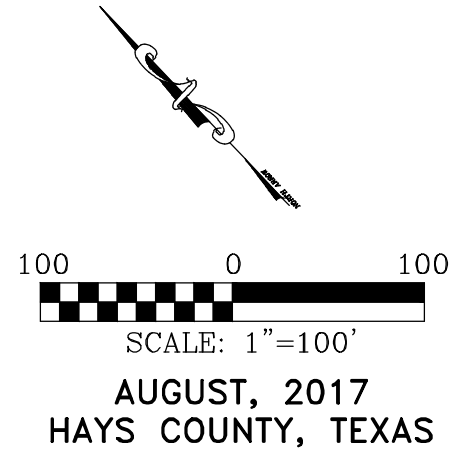
(85.00 AC. - TRACT 1)
SAN MARCOS 197 ACRE ASSOCIATES
V.459/P.78, D.R.H.C.TX.

(14.86 AC.)
KIMBERLEY GUNNARSON
V.3281 / P.47, O.P.R.H.C.TX.

AT 14.64' PASS A 1/2" IRON ROD FOUND
AT ANGLE POINT IN NORTHEAST LINE OF 248.77 AC.
AT THE WEST CORNER OF 67.53 AC. TRACT
APPROXIMATE ANGLE POINT IN NORTHEAST LINE OF 258.44 AC. TRACT
NEAR THE NORTH CORNER OF 210-3/4 AC. FIRST TRACT

(67.53 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1820/P.721, O.P.R.H.C.TX.

TRACE SUBDIVISION PID PHASE 1B VAN HORN TRACE FINAL PLAT



CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1550.00'	391.46'	S 39°11'20" E	390.42'
C2	15.00'	23.56'	S 76°57'14" E	21.21'
C3	15.00'	23.56'	S 13°02'46" W	21.21'
C4	15.00'	23.56'	N 76°57'14" W	21.21'
C5	15.00'	23.56'	N 13°02'46" E	21.21'
C6	1450.00'	366.21'	N 39°11'20" W	365.23'
C7	17.75'	7.44'	S 58°25'54" E	7.39'
C8	49.50'	15.33'	S 37°33'05" E	15.27'
C9	150.50'	46.61'	S 37°33'05" E	46.43'
C10	2.00'	6.28'	S 43°34'33" W	4.00'
C11	300.00'	47.25'	N 50°56'10" W	47.20'
C12	600.00'	94.50'	N 50°56'10" W	94.40'
C13	17.75'	7.44'	N 34°25'01" W	7.39'
C14	300.00'	38.54'	S 50°06'16" E	38.51'
C15	600.00'	77.08'	S 50°06'16" E	77.03'
C16	1510.00'	381.36'	S 39°11'20" E	380.35'
C17	2.00'	6.28'	S 58°02'46" W	4.00'
C18	300.00'	59.93'	N 37°40'37" W	59.83'
C19	300.00'	26.51'	N 40°52'06" W	26.51'
C20	1490.00'	210.33'	N 42°22'49" W	210.15'
C21	2.00'	6.28'	N 43°35'30" E	4.00'
C22	2.00'	6.28'	N 58°02'46" E	4.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 31°57'14" E	64.00'
L2	S 31°57'14" E	13.00'
L3	N 31°57'14" W	13.00'
L4	N 31°57'14" W	64.00'
L5	S 46°25'27" E	34.45'
L6	S 28°40'44" E	19.96'
L7	N 46°25'27" W	76.33'
L8	N 55°26'53" W	30.35'
L9	N 46°25'27" W	128.45'
L10	N 43°34'33" E	32.43'
L11	S 46°25'27" E	74.81'
L12	S 53°47'05" E	67.00'
L13	S 46°25'27" E	118.73'
L14	S 31°57'14" E	101.60'
L15	N 31°57'14" W	106.64'
L16	N 43°24'01" W	76.40'
L17	N 31°57'14" W	18.00'
L18	S 31°57'14" E	18.00'

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

(248.77 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1835/P.43, O.P.R.H.C.TX.

ALUMINUM DISK IN CONCRETE -
CITY OF SAN MARCOS GPS CONTROL POINT #17
BEARS: N 38°02'48" E, 7.953.75'

VAN HORN TRACE

VAN HORN TRACE

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

(249.55 AC.)
(38.8 AC. - SECOND TRACT)
MARY EMILY KING
V.108/P.463, D.R.H.C.TX.

LEGEND

- 1/2" IRON ROD FOUND
- ⊗ FENCE POST (TYPE & SIZE NOTED)
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BOG" SET
- ⊕ BENCHMARK
- △ 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

FILE: P:\070091 - Trace Subdivision\Survey\Working\Plat\Final Plats\070091-01-004 Trace Subdivision PID PHASE 1B Van Horn Trace Final Plat.DWG									
DATE: 10-10-16	DRAWN BY: EN	CREW: CAF, MK	CHECKED BY: J.D.B.	FB #:	PLAN #: 1174	DZ	5-16-18		
JOB #:	070091	DRAWING: PLAT	1	ADDRESS CITY COMMENTS					
NO.		REVISION	BY	DATE					

PLOT DATE: May 24, 2018 - 10:12am

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.

TBE Firm No. F-1439 | TBE'S Firm No. 101206-00

SHEET 2 OF 2

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

PLAN #: 1174.1