

TRACE SUBDIVISION,
PA 1A SECTION B
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 7.467 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 7.467 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 1A SECTION B

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, 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 TEXAS
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2018 BY TIMOTHY D. ENGLAND, SVP.

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: 5.256 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 1.748 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1,194 LINEAR FEET.

TOTAL NUMBER OF LOTS: 39 COMMERCIAL/OTHER: 0 SINGLE FAMILY: 39 OPEN SPACE: 0 PRIVATE STREET: 0	LOT SUMMARY	
	RIGHT-OF-WAY	1.748 ACRES
	SINGLE FAMILY LOTS (39)	3.508 ACRES
	COMMERCIAL/OTHER (0)	0.000 ACRES
	OPEN SPACE LOTS (0)	0.000 ACRES
	TOTAL	5.256 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
SWITCHGRASS STREET	40'	30' F-F	52'
DUCK CREEK TRAIL	360'	30' F-F	52'
RUSTIC GLEN DRIVE	679'	30' F-F	52'
SPINY LIZARD LANE	115'	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).

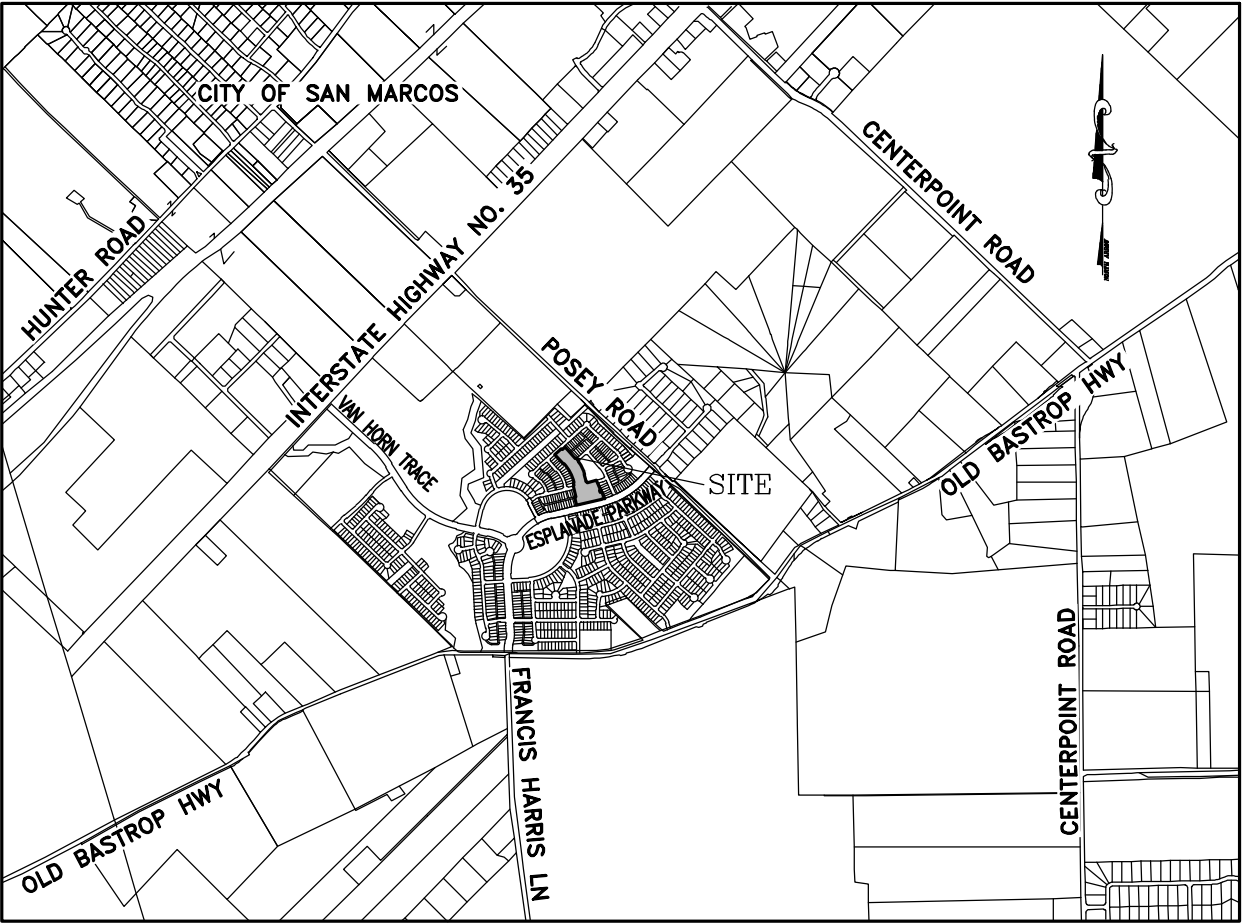
BENCHMARK LIST: NAVD 88

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 BEARS N 88°32'04" E, A DISTANCE OF 215.51 FEET FROM THE NORTHEAST TERMINUS OF SPINY LIZARD LANE AS 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 BEARS S 64°14'22" E, A DISTANCE OF 503.97 FEET FROM THE NORTHEAST TERMINUS OF SPINY LIZARD LANE AS 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 _____, 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 Plots\070091-01-004_Trace Subdivision_PA 1A, SECTION B Final Plat.DWG			
DATE: 12-08-17	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1198	
1	REVISE PLAT	DZ	05-22-18
2	REVISE PLAT	DZ	05-24-18
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) 327-4862
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

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

SHEET 1 OF 3

TRACE SUBDIVISION,
PA 1A SECTION B
FINAL PLAT

A-492
HENRY WARNELL SURVEY NO. 21

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

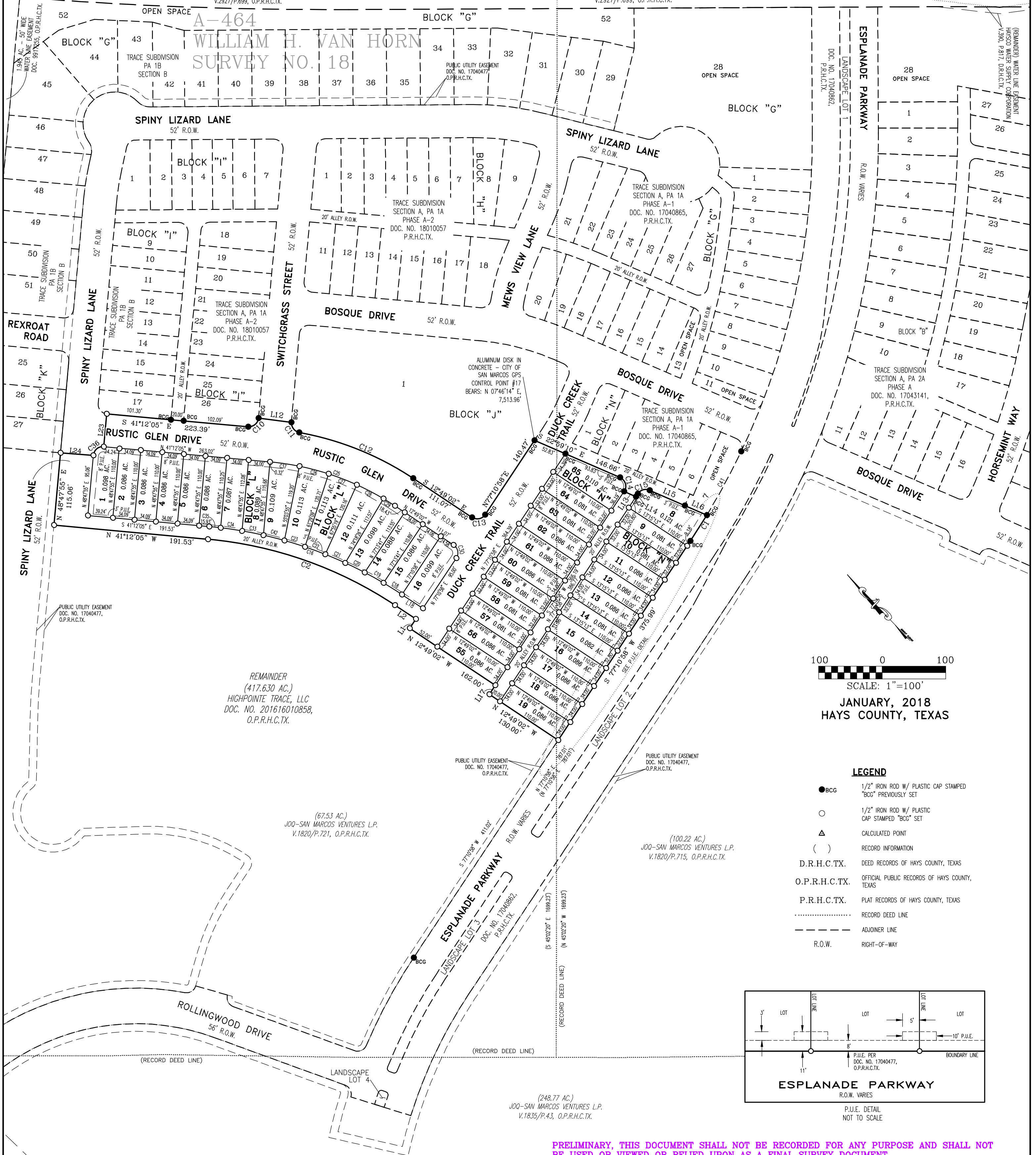
POSEY ROAD
(C.R. 235)
(R.O.W. VARIES)

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

(0.8521 AC.) - PARCEL 4
HAYS COUNTY R.O.W. DEDICATION
V.2927/P.699, O.P.R.H.C.TX.

(0.5415 AC.) - PARCEL 5
HAYS COUNTY R.O.W. DEDICATION
V.2927/P.699, O.P.R.H.C.TX.

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

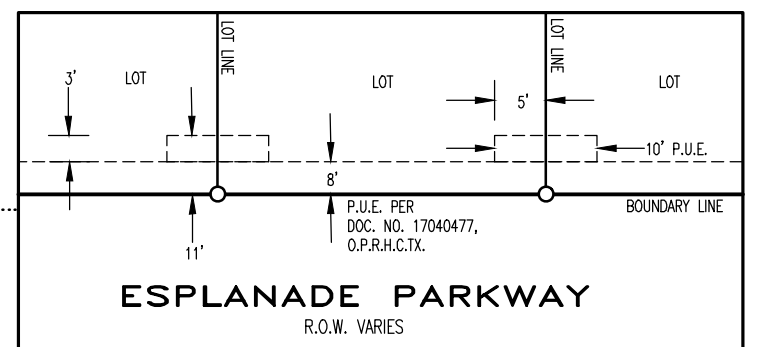


100 0 100
SCALE: 1"=100'

JANUARY, 2018
HAYS COUNTY, TEXAS

LEGEND

- 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
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- RECORD DEED LINE
- ADJOINER LINE
- R.O.W. RIGHT-OF-WAY



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1	REVISE PLAT	DZ	05-22-18
2	REVISE PLAT	DZ	05-24-18
NO.	REVISION	BY	DATE

Bowman
CONSULTING

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1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

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

SHEET 2 OF 3

TRACE SUBDIVISION,
PA 1A SECTION B
FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 77°10'58" E	17.60'
L2	N 12°49'02" W	39.58'
L3	----	--
L4	----	--
L5	----	--
L6	----	--
L7	----	--
L8	----	--
L9	----	--
L10	----	--
L11	----	--
L12	S 39°11'00" E	52.03'
L13	S 22°59'10" E	20.32'
L14	N 77°10'58" E	5.38'
L15	S 22°59'10" E	60.31'
L16	S 22°59'10" E	37.86'
L17	N 77°10'58" E	16.99'
L18	S 12°49'02" E	39.58'
L19	----	--
L20	----	--
L21	----	--
L22	----	--
L23	N 48°47'55" E	52.00'
L24	S 42°12'17" E	52.01'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1148.00'	48.27'	S 75°58'41" W	48.27'
C2	636.00'	315.07'	N 27°00'33" W	311.86'
C3	--	--	----	--
C4	--	--	----	--
C5	--	--	----	--
C6	--	--	----	--
C7	--	--	----	--
C8	--	--	----	--
C9	--	--	----	--
C10	15.00'	23.56'	S 86°12'05" E	21.21'
C11	15.00'	22.27'	S 06°16'27" W	20.28'
C12	476.00'	194.68'	S 24°32'01" E	193.32'
C13	15.00'	23.56'	S 57°49'02" E	21.21'
C14	15.00'	26.22'	S 27°05'54" W	23.01'
C15	15.00'	20.90'	S 62°54'06" E	19.25'
C16	656.00'	324.98'	N 27°00'33" W	321.67'
C17	--	--	----	--
C18	656.00'	34.17'	N 14°38'33" W	34.16'
C19	656.00'	34.11'	N 17°17'27" W	34.11'
C20	656.00'	34.00'	N 20°15'55" W	34.00'
C21	656.00'	34.09'	N 23°14'20" W	34.09'
C22	656.00'	34.09'	N 26°12'59" W	34.09'
C23	656.00'	34.09'	N 29°11'37" W	34.09'
C24	--	--	----	--
C25	424.00'	210.05'	S 27°00'33" E	207.91'
C26	424.00'	47.51'	S 31°43'28" E	47.49'
C27	424.00'	47.63'	S 25°17'46" E	47.60'
C28	424.00'	47.25'	S 18°53'08" E	47.23'
C29	424.00'	21.28'	S 14°15'18" E	21.28'
C30	15.00'	23.56'	N 32°10'58" E	21.21'
C31	--	--	----	--
C32	656.00'	76.39'	N 37°51'55" W	76.34'
C33	656.00'	34.19'	N 35°08'49" W	34.19'
C34	656.00'	34.05'	N 38°07'39" W	34.05'
C35	656.00'	18.17'	N 40°24'28" W	18.17'
C36	15.00'	23.50'	N 86°05'09" W	21.17'
C37	424.00'	46.37'	S 28°04'05" E	46.35'
C38	--	--	----	--
C39	--	--	----	--
C40	--	--	----	--
C41	1148.00'	113.92'	N 71°55'50" E	113.88'
(C41)	(1148.00')	(113.92')	(N 71°55'50" E)	(113.88')
C42	656.00'	34.02'	N 32°10'05" W	34.02'

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