

TRACE SUBDIVISION,
PA 2C 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 11.572 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 11.572 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 2C 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: 9.617 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.392 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 1,920 LINEAR FEET.

LOT SUMMARY	
RIGHT-OF-WAY	2.392 ACRES
SINGLE FAMILY LOTS (45)	7.185 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
OPEN SPACE LOTS (1)	0.040 ACRE
TOTAL	9.617 ACRES

TOTAL NUMBER OF LOTS: 46

COMMERCIAL/OTHER: 0

SINGLE FAMILY: 45

OPEN SPACE: 1

PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
CAMINO VERDE	146'	30' F-F	52'
SAGE MEADOWS DRIVE	707'	30' F-F	52'
LYNDON DRIVE	766'	30' F-F	52'
GRAY WOLF DRIVE	301'	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.

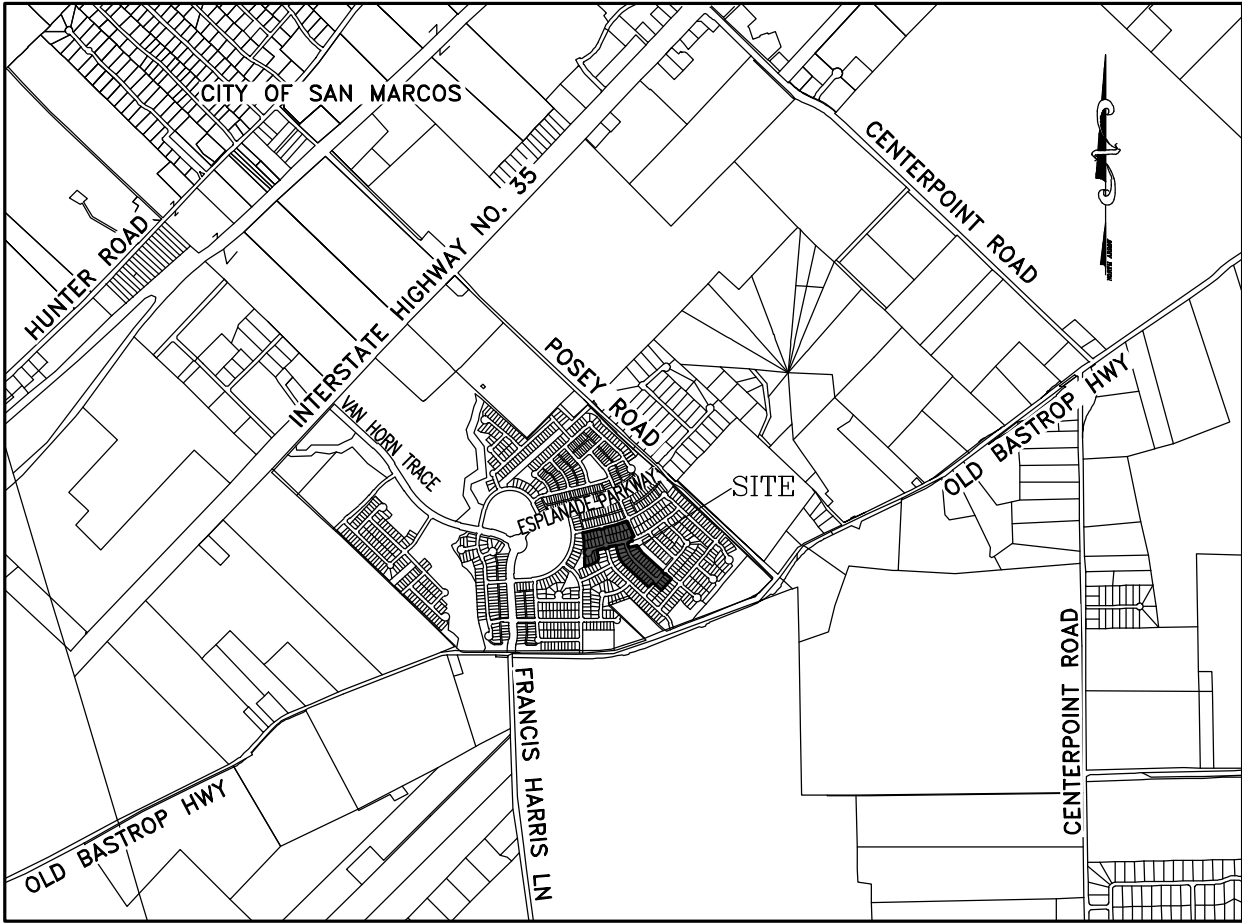
THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BENCHMARK LIST: NAVD 88

BM 070091_452:
AN "X" CUT ON CONCRETE PAD IN LOT 50, BLOCK E, TRACE SUBDIVISION SECTION A, PA 2B, PHASE A, AS SHOWN HEREON.
ELEVATION = 624.79'

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_PA 2C_Section B_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 #: 1197	
1	REVISE LOTS	DZ	10-23-18
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,
PA 2C SECTION B
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 3

TRACE SUBDIVISION,
PA 2C SECTION B
FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 15°52'16" E	52.00'
L2	S 77°10'58" W	10.75'
L3	S 12°49'02" E	62.56'
L4	S 41°28'30" W	16.74'
L5	S 48°31'30" E	52.00'
L6	-----	-----
L7	N 46°27'10" W	49.55'
L8	S 29°54'09" W	48.81'
L9	N 26°35'06" E	21.11'
L10	N 34°42'29" W	33.72'
L11	-----	-----
L12	-----	-----
L13	-----	-----
L14	N 12°49'02" W	15.00'
L15	S 22°59'10" E	52.00'
L16	S 48°31'30" E	105.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	23.56'	S 67°59'10" E	21.21'
C2	15.00'	25.00'	S 24°45'07" W	22.20'
C3	874.00'	21.42'	S 73°25'37" W	21.42'
C4	926.00'	49.35'	S 75°39'21" W	49.35'
C5	15.00'	23.56'	S 32°10'58" W	21.21'
C6	15.00'	23.56'	N 86°28'30" E	21.21'
C7	15.00'	23.56'	S 32°10'58" W	21.21'
C8	15.00'	23.56'	N 57°49'02" W	21.21'
C9	60.00'	89.88'	N 01°26'55" W	81.71'
C10	-----	-----	-----	-----
C11	-----	-----	-----	-----
C12	-----	-----	-----	-----
C13	-----	-----	-----	-----
C14	274.00'	161.20'	S 29°40'19" E	158.89'
C15	274.00'	40.03'	S 17°00'11" E	40.00'
C16	274.00'	79.01'	S 29°26'58" E	78.74'
C17	274.00'	42.16'	S 42°07'06" E	42.12'
C18	15.00'	24.09'	N 87°28'27" E	21.58'
C19	15.00'	23.04'	N 02°31'33" W	20.84'
C20	326.00'	191.80'	S 29°40'19" E	189.04'
C21	326.00'	22.15'	S 44°34'47" E	22.15'
C22	326.00'	47.15'	S 38°29'22" E	47.11'
C23	326.00'	47.15'	S 30°12'09" E	47.11'
C24	326.00'	51.88'	S 21°30'01" E	51.82'
C25	326.00'	23.47'	S 14°52'46" E	23.46'
C26	15.00'	23.56'	N 57°49'02" W	21.21'
C27	25.00'	34.24'	S 37°57'05" W	31.62'
C28	60.00'	270.66'	S 52°02'55" E	92.95'
C29	60.00'	44.22'	N 19°50'04" E	43.23'
C30	60.00'	53.27'	N 66°23'06" E	51.54'
C31	60.00'	45.89'	S 66°16'12" E	44.78'
C32	60.00'	37.40'	S 59°19'24" W	36.80'
C33	15.00'	23.56'	N 32°10'58" E	21.21'
C34	15.00'	23.56'	S 57°49'02" E	21.21'
C35	874.00'	3.59'	N 72°36'27" E	3.59'
C36	874.00'	68.00'	S 74°57'14" W	67.98'
C37	526.00'	10.61'	N 76°36'17" E	10.61'
C38	526.00'	53.01'	N 73°08'23" E	52.99'
C39	526.00'	29.73'	N 68°38'00" E	29.73'
C40	874.00'	46.58'	N 75°39'21" E	46.58'
C41	926.00'	292.70'	N 68°07'39" E	291.48'
C42	926.00'	243.34'	N 66°36'02" E	242.64'

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_PA 2C_Section B_Final Plat.DWG			
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