

TRACE SUBDIVISION
PID PHASE 2A ESPLANADE PARKWAY
FINAL PLAT

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

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

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

(100.22 AC.)
JOO-SAN MARCOS VENTURES L.P.
V.1820/P.715, 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.

11.950 AC.
SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
DOC. NO. 18021358, O.P.R.H.C.TX.
LOT 1, BLOCK "L"
TRACE SUBDIVISION, PA 5 SECTION B
DOC. NO. 18025426, O.P.R.H.C.TX.

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

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

(249.55 AC.)
(210-3/4 AC. - FIRST TRACT)
MARY EMILY KING
V.108/P.469, D.R.H.C.TX.

ALUMINUM DISK IN
CONCRETE - CITY OF
SAN MARCOS GPS
CONTROL POINT #17
BEARS: N 15°56'32" E,
8,684.67'

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

(417.630 AC.)
HIGHPOINT TRACE, LLC
DOC. NO. 201616010858,
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(249.55 AC.)
(210-3/4 AC. - FIRST TRACT)
MARY EMILY KING
V.108/P.469, D.R.H.C.TX.

100 0 100
SCALE: 1"=100'
MAY, 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
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.H.C.TX. PLAT RECORDS OF HAYS COUNTY, TEXAS
- 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
- DIMENSION LINE

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat\Final Plats\070091-01-004_Trace Subdivision_PID PHASE 2A, Esplanade Parkway_Final Plat.DWG			
DATE: 01-05-18	DRAWN BY: EN	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: J.D.B.	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1200	
1	ADDRESS PLAT COMMENTS	DZ	08-15-18
2	REVISE LANDSCAPE LOTS	DZ	06-28-19
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 2A
ESPLANADE PARKWAY
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 3

TRACE SUBDIVISION
PID PHASE 2A ESPLANADE PARKWAY
FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 29°05'00" E	99.00'
(L1)	(N 29°05'00" W)	(99.00')
L2	S 02°33'39" E	68.10'
L3	S 02°33'39" E	86.00'
L4	S 88°23'39" W	120.02'
L5	N 02°33'39" W	52.00'
L6	N 02°33'39" W	70.10'
L7	N 28°01'51" E	100.00'
L8	S 26°25'26" E	5.01'
L9	N 55°58'44" W	51.72'
L10	S 61°03'18" E	54.47'
L11	N 02°07'17" W	93.00'
L12	N 78°03'21" W	52.57'
L13	S 45°19'23" E	52.69'
L14	N 87°26'21" E	44.00'
L15	S 71°21'00S" E	35.93'
L16	N 54°19'20" W	15.30'
L17	S 02°33'39" E	89.70'
L18	S 87°26'21" W	8.50'
L19	N 02°33'39" E	102.03'
L20	S 63°06'10" E	19.39'
L21	N 02°33'39" W	115.20'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	748.00'	308.81'	S 49°05'22" W	306.62'
C2	15.00'	18.15'	S 02°35'55" W	17.06'
C3	138.50'	289.94'	S 27°54'24" W	239.82'
C4	15.00'	16.94'	S 55°31'03" W	16.06'
C5	640.00'	287.26'	S 10°17'52" W	284.86'
C6	15.00'	23.56'	N 47°33'39" W	21.21'
C7	15.00'	23.56'	N 42°26'21" E	21.21'
C8	760.00'	351.50'	N 10°41'20" E	348.37'
C9	15.00'	15.04'	N 04°46'43" W	14.41'
C10	138.50'	88.17'	N 15°15'32" W	86.69'
C11	15.00'	17.00'	N 29°29'45" W	16.11'
C12	15.00'	17.00'	N 85°33'25" E	16.11'
C13	138.50'	103.68'	N 74°31'41" E	101.27'
C14	15.00'	15.59'	N 66°12'23" E	14.89'
C15	852.00'	364.14'	N 48°41'03" E	361.38'
C16	15.00'	22.93'	N 17°21'42" E	20.76'
C17	15.00'	22.87'	S 17°14'47" W	20.72'
(C17)	(15.00')	(22.87')	(N 17°14'47" E)	(20.72')
C18	792.50'	349.09'	S 48°17'50" W	346.28'
C19	---	---	----	---
C20	141.00'	8.44'	N 37°59'29" E	8.44'
C21	807.50'	347.27'	N 48°35'47" E	344.60'
C22	150.50'	10.05'	S 22°52'59" W	10.05'
C23	683.10'	280.55'	S 09°12'18" W	278.58'
C24	24.50'	38.48'	S 42°26'21" W	34.65'
C25	9.50'	14.92'	N 47°33'39" W	13.44'
C26	501.00'	156.85'	N 06°24'30" E	13.44'
C27	717.13'	153.29'	N 21°30'06" E	153.00'
C53	748.00'	212.36'	S 69°02'59" W	211.64'
(C53)	(748.00')	(212.36')	(S 69°02'59" W)	(211.64')

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