

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 13.861 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. 16010858, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 13.861 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 1A SECTION C

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 ROAD, 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 CALIFORNIA
COUNTY OF _____,

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY
TIMOTHY D. ENGLAND, SVP.

NOTARY PUBLIC, STATE OF CALIFORNIA
PRINTED NAME: _____
MY COMMISSION EXPIRES:_____

PROJECT ADDRESS:

5818 S. OLD BASTROP HWY.
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACREAGE: 13.861 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.921 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2005 LINEAR FEET.

TOTAL NUMBER OF LOTS: 93 COMMERCIAL/OTHER: 0 SINGLE FAMILY: 91 OPEN SPACE: 2	LOT SUMMARY	
	RIGHT-OF-WAY	2.928 ACRES
	SINGLE FAMILY LOTS (91)	10.816 ACRES
	COMMERCIAL/OTHER (0)	0.000 ACRES
	OPEN SPACE LOTS (1)	0.117 ACRES
	TOTAL	13.861 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
DUCK CREEK TRAIL	651'	30' F-F	52'
TORTOISE TRAIL	531'	30' F-F	52'
SPINY LIZARD LANE	823'	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.
- 5 FEET OFF OF EACH PROPERTY LINE MAY BE RESERVED FOR UTILITIES.

SURVEY NOTES:

BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, GRID.

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000110012. 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 N83°53'49"E 899.54' FROM THE NORTHEAST MOST NORTH CORNER OF THIS SUBDIVISION 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 N54°12'53"E 1021.59', FROM THE SOUTHEAST TERMINUS OF DUCK CREEK TRAIL AS SHOWN HEREON.
ELEVATION = 650.51'

UTILITY NOTE:

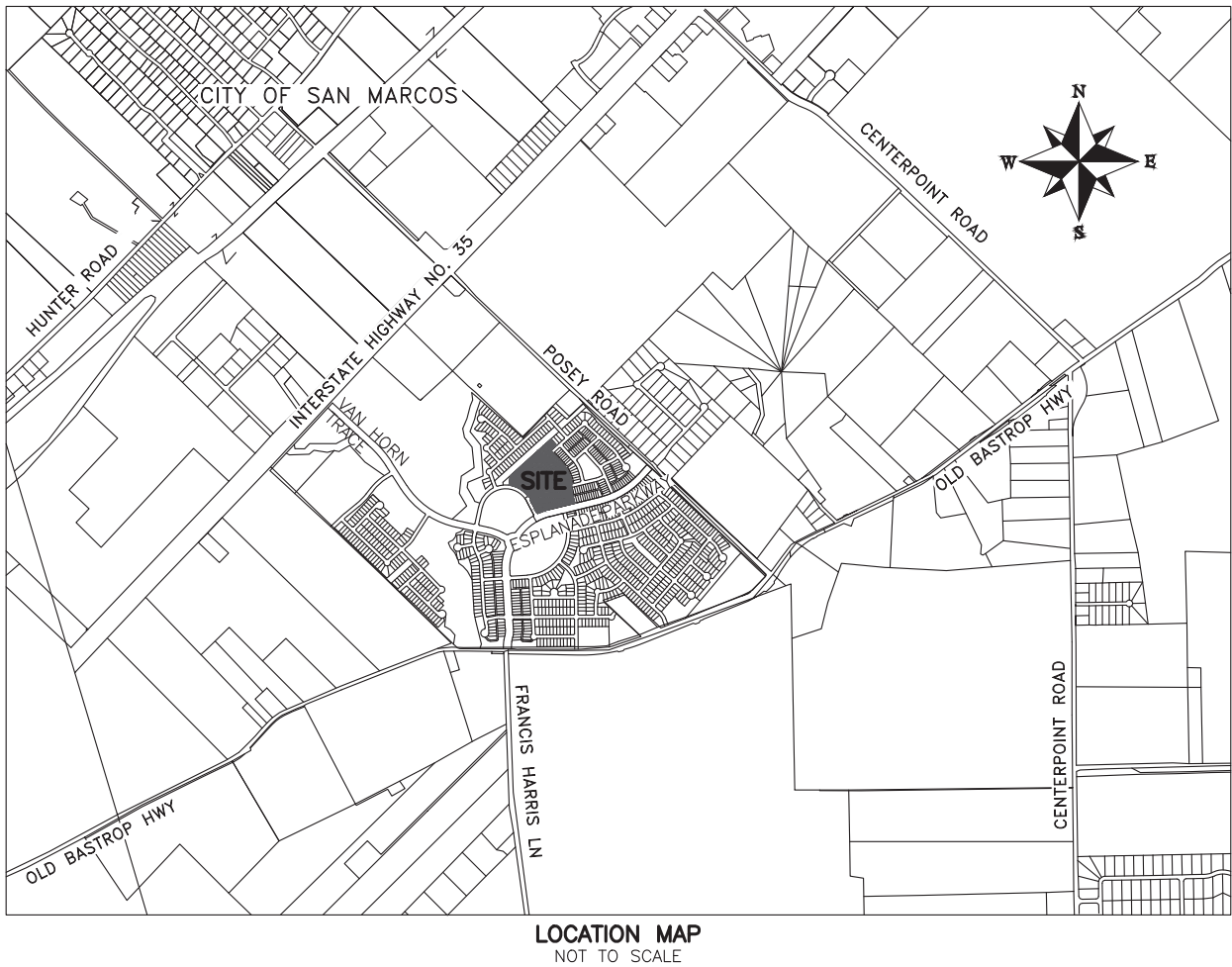
WATER/WASTE WATER: CITY OF SAN MARCOS
COOPERATIVE

ELECTRIC: PEDERNALES ELECTRIC

630 EAST HOPKINS STREET
SAN MARCOS, TEXAS 78666

1810 FM 150 WEST,
KYLE, TEXAS 78640

TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT



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 _____, 2019, 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 _____, 2019, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2019, A.D.

BY _____
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

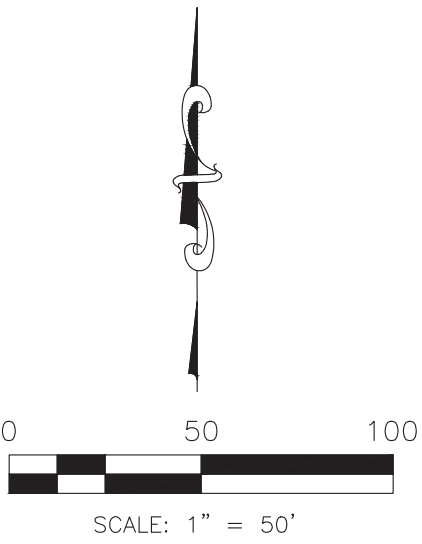
I, ERIC J. DANNHEIM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

BY: _____ DATE _____
ERIC J. DANNHEIM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6075 - STATE OF TEXAS
PAYNE INDUSTRIES, LLC.
302 W. Hopkins, Ste. 1A
SAN MARCOS, TEXAS 78666
(979) 567-4500

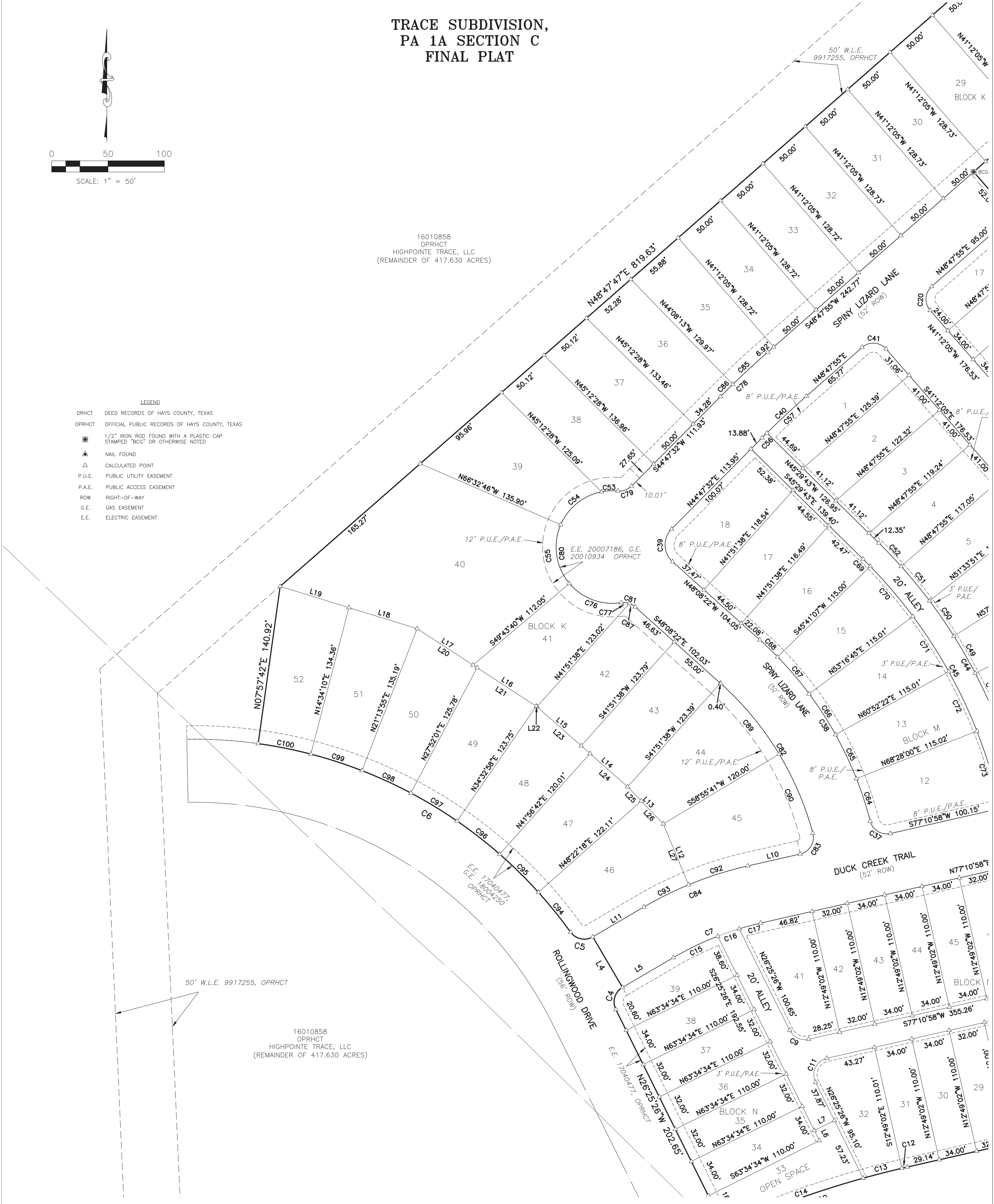
ADDRESS: 5818 S. OLD BASTROP HWY.
JOB NUMBER: 1844-001
DWG NO.: 1844-001-PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT



16010858
OPRHCT
HIGHPOINTE TRACE, LLC
(REMAINDER OF 417.630 ACRES)

- LEGEND**
- DRHCT DEED RECORDS OF HAYS COUNTY, TEXAS
OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP
STAMPED "BCG" OR OTHERWISE NOTED
- NAIL FOUND
- CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
P.A.E. PUBLIC ACCESS EASEMENT
ROW RIGHT-OF-WAY
G.E. GAS EASEMENT
E.E. ELECTRIC EASEMENT



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SHEET 2 OF 5

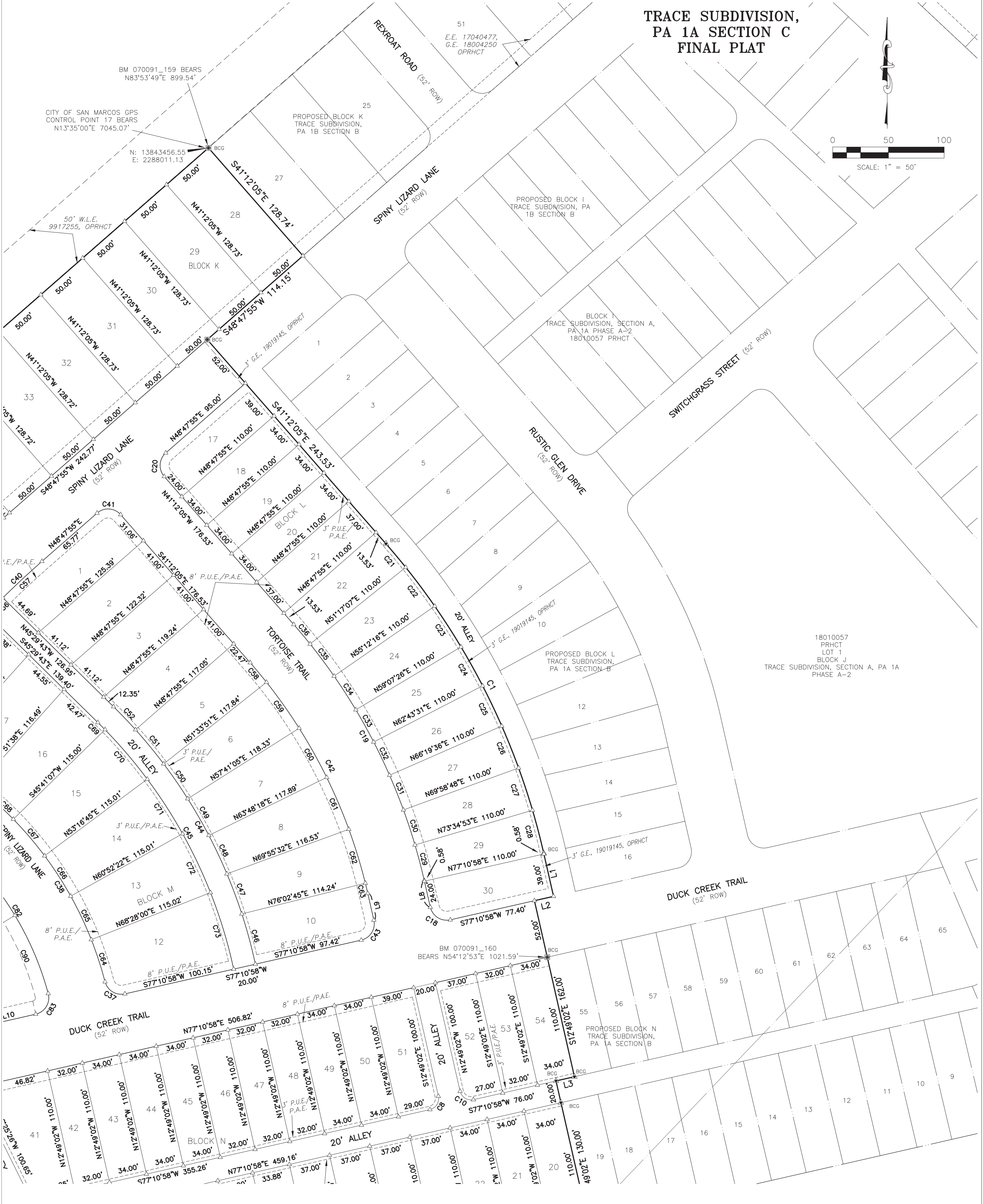
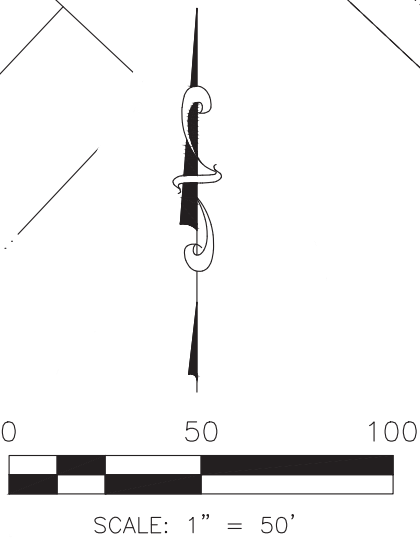
SAN MARCOS,
HAYS COUNTY, TEXAS



PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500

TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT



**TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT**

The map displays the following details:

- Blocks:** BLOCK K, BLOCK M, BLOCK N, PROPOSED BLOCK L.
- Streets:** ROLLINGWOOD DRIVE, DUCK CREEK TRAIL, ESPLANADE PARKWAY, SPINY UZARD LANE, 20' ALLEY.
- Lots:** Lots are numbered (e.g., 1-48 in Block M, 1-30 in Block N) with precise boundary measurements.
- Easements:** Various easements are shown, including utility easements (P.U.E./P.A.E.) and right-of-way (ROW) areas.
- Survey Points:** BM 070091_160 and other benchmark points are indicated.
- Adjacent Owners:** JOQ-SAN MARCOS VENTURES L.P., HIGHPOINTE TRACE, LLC, and others are noted around the perimeter.
- Scale:** 1" = 50'

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666 (512) 749-2878	(979) 567-4500
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TRACE SUBDIVISION,
PA 1A SECTION C
FINAL PLAT

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	28°23'05"	636.00'	315.08'	S27°00'33"E	311.87'
C2	10°33'56"	852.00'	157.11'	S71°54'01"W	156.89'
C3	86°57'38"	15.00'	22.77'	N69°54'11"W	20.64'
C4	86°06'40"	15.00'	22.54'	N16°37'51"E	20.48'
C5	84°34'00"	15.00'	22.14'	N78°01'55"W	20.18'
C6	46°17'24"	412.00'	332.86'	N58°53'38"W	323.88'
C7	17°29'50"	274.00'	83.68'	N68°26'03"E	83.35'
C8	90°00'00"	10.00'	15.71'	S32°10'58"W	14.14'
C9	76°23'36"	15.00'	20.00'	N64°37'14"W	18.55'
C10	90°00'00"	10.00'	15.71'	N57°49'02"W	14.14'
C11	103°36'24"	15.00'	27.12'	N25°22'46"E	23.58'
C12	0°19'37"	852.00'	4.86'	S77°01'10"W	4.86'
C13	2°23'14"	852.00'	35.50'	S75°39'45"W	35.49'
C14	7°51'05"	852.00'	116.75'	S70°32'35"W	116.66'
C15	9°09'31"	274.00'	43.80'	N64°15'54"E	43.75'
C16	4°13'05"	274.00'	20.17'	N70°57'12"E	20.17'
C17	4°07'14"	274.00'	19.71'	N75°07'21"E	19.70'
C18	90°00'00"	15.00'	23.56'	N57°49'02"W	21.21'
C19	28°23'03"	526.00'	260.58'	S27°00'33"W	257.93'
C20	90°00'00"	15.00'	23.56'	N03°47'55"E	21.21'
C21	2°29'11"	636.00'	27.60'	S39°57'30"E	27.60'
C22	3°55'10"	636.00'	43.51'	S36°45'19"E	43.50'
C23	3°55'10"	636.00'	43.51'	S32°50'09"E	43.50'
C24	3°36'05"	636.00'	39.98'	S29°04'32"E	39.97'
C25	3°36'05"	636.00'	39.98'	S25°28'26"E	39.97'
C26	3°39'12"	636.00'	40.55'	S21°50'48"E	40.55'
C27	3°36'05"	636.00'	39.98'	S18°13'09"E	39.97'
C28	3°36'05"	636.00'	39.98'	S14°37'04"E	39.97'
C29	3°36'05"	526.00'	33.06'	N14°37'05"W	33.06'
C30	3°36'05"	526.00'	33.06'	N18°13'10"W	33.06'
C31	3°39'12"	526.00'	33.54'	N21°50'48"W	33.53'
C32	3°36'05"	526.00'	33.06'	N25°28'26"W	33.06'
C33	3°36'05"	526.00'	33.06'	N29°04'32"W	33.06'
C34	3°55'10"	526.00'	35.98'	N32°50'09"W	35.97'
C35	3°55'10"	526.00'	35.98'	N36°45'19"W	35.97'
C36	2°29'11"	526.00'	22.83'	N39°57'29"W	22.83'
C37	88°16'47"	15.00'	23.11'	S58°40'38"E	20.89'
C38	33°36'07"	326.00'	191.19'	N31°20'18"W	188.46'
C39	92°55'53"	20.00'	32.44'	S01°40'25"E	29.00'
C40	4°00'24"	774.00'	54.12'	S46°47'44"W	54.11'
C41	90°00'00"	15.00'	23.56'	S86°12'05"E	21.21'
C42	28°23'03"	474.00'	234.82'	S27°00'33"E	232.42'
C43	90°00'00"	15.00'	23.56'	S32°10'58"W	21.21'
C44	33°16'15"	461.00'	267.70'	N28°51'55"W	263.95'
C45	33°17'52"	441.00'	256.29'	N28°51'09"W	252.70'
C46	5°48'48"	461.00'	46.77'	N15°08'11"W	46.75'
C47	4°46'07"	461.00'	38.37'	N20°25'39"W	38.36'
C48	4°44'20"	461.00'	38.13'	N25°10'53"W	38.12'
C49	4°43'28"	461.00'	38.01'	N29°54'47"W	38.00'
C50	4°43'29"	461.00'	38.02'	N34°38'15"W	38.00'

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C51	4°55'56"	461.00'	39.68'	N39°27'58"W	39.67'
C52	3°34'07"	461.00'	28.71'	N43°42'59"W	28.71'
C53	16°43'08"	50.00'	14.59'	S87°19'33"W	14.54'
C54	55°30'44"	50.00'	48.44'	S51°12'37"W	46.57'
C55	63°43'34"	50.00'	55.61'	S08°24'33"E	52.79'
C56	0°27'11"	774.00'	6.12'	S45°01'07"W	6.12'
C57	3°33'13"	774.00'	48.01'	S47°01'19"W	48.00'
C58	2°45'56"	474.00'	22.88'	N39°49'07"W	22.88'
C59	6°07'14"	474.00'	50.63'	N35°22'32"W	50.61'
C60	6°07'14"	474.00'	50.63'	N29°15'19"W	50.61'
C61	6°07'14"	474.00'	50.63'	N23°08'05"W	50.61'
C62	6°07'14"	474.00'	50.63'	N17°00'52"W	50.61'
C63	1°08'13"	474.00'	9.41'	N13°23'08"W	9.41'
C64	6°59'45"	326.00'	39.80'	N18°02'07"W	39.78'
C65	7°35'38"	326.00'	43.21'	N25°19'49"W	43.18'
C66	7°35'38"	326.00'	43.21'	N32°55'27"W	43.18'
C67	7°35'38"	326.00'	43.21'	N40°31'04"W	43.18'
C68	3°49'29"	326.00'	21.76'	N46°13'38"W	21.76'
C69	1°10'50"	441.00'	9.09'	N44°54'40"W	9.09'
C70	7°35'38"	441.00'	58.45'	N40°31'26"W	58.41'
C71	7°35'38"	441.00'	58.45'	N32°55'48"W	58.41'
C72	7°35'39"	441.00'	58.45'	N25°20'09"W	58.41'
C73	9°20'07"	441.00'	71.85'	N16°52'16"W	71.77'
C74	5°42'55"	436.00'	43.49'	S30°39'01"E	43.47'
C75	5°22'43"	436.00'	40.93'	S25°06'12"E	40.91'
C76	58°45'37"	50.00'	51.28'	S69°39'08"E	49.06'
C77	28°15'13"	15.00'	7.40'	S84°54'21"E	7.32'
C78	4°00'24"	826.00'	57.76'	S46°47'44"W	57.75'
C79	50°53'35"	15.00'	13.32'	N70°14'19"E	12.89'
C80	194°38'13"	50.00'	169.85'	S01°40'25"E	99.19'
C81	50°53'35"	15.00'	13.32'	N73°35'09"W	12.89'
C82	33°03'25"	274.00'	158.09'	N31°36'39"W	155.90'
C83	92°15'55"	15.00'	24.15'	N31°03'01"E	21.63'
C84	17°29'50"	326.00'	99.56'	S68°26'03"W	99.17'
C85	2°56'09"	826.00'	42.32'	S47°19'51"W	42.32'
C86	1°04'15"	826.00'	15.44'	S45°19'39"W	15.44'
C87	22°38'23"	15.00'	5.93'	S59°27'33"E	5.89'
C88	165°00'50"	50.00'	144.00'	S16°31'32"E	99.15'
C89	17°04'03"	274.00'	81.62'	S39°36'20"E	81.32'
C90	15°59'23"	274.00'	76.47'	S23°04'38"E	76.22'
C91	5°49'19"	274.00'	27.84'	N17°59'36"W	27.83'
C92	9°41'47"	326.00'	55.17'	S72°20'05"W	55.10'
C93	7°48'03"	326.00'	44.39'	S63°35'10"W	44.35'
C94	6°19'25"	412.00'	45.47'	N38°54'38"W	45.45'
C95	6°43'01"	412.00'	48.30'	N45°25'52"W	48.27'
C96	6°39'39"	412.00'	47.89'	N52°07'12"W	47.87'
C97	6°40'57"	412.00'	48.05'	N58°47'30"W	48.02'
C98	6°38'07"	412.00'	47.71'	N65°27'02"W	47.69'
C99	6°38'10"	412.00'	47.72'	N72°05'10"W	47.69'
C100	6°38'05"	412.00'	47.71'	N78°43'17"W	47.68'

LINE	BEARING	DISTANCE
L1	S12°49'02"E	39.58'
L2	S77°10'58"W	17.60'
L3	S77°10'58"W	16.99'
L4	N30°24'09"W	52.00'
L5	N59°41'08"E	52.39'
L6	S26°25'26"E	10.05'
L7	N63°34'34"E	20.00'
L8	N12°49'02"W	24.58'
L9	S12°49'02"E	24.58'
L10	S77°10'58"W	47.79'
L11	S59°41'08"W	52.47'
L12	N22°30'49"W	58.50'
L13	N43°52'48"W	45.72'
L14	N48°33'42"W	55.00'
L15	N48°33'42"W	52.41'
L16	N56°56'18"W	67.64'
L17	N56°56'18"W	59.26'
L18	S72°50'23"E	63.36'
L19	S72°50'23"E	63.88'
L20	S56°56'18"E	63.49'
L21	S56°56'18"E	62.60'
L22	S56°56'18"E	0.82'
L23	S48°33'42"E	62.87'
L24	S48°33'42"E	44.54'
L25	S43°52'48"E	17.39'
L26	S43°52'48"E	28.33'
L27	S22°30'49"E	58.50'

ADDRESS: 5818 S. OLD BASTROP HWY.
JOB NUMBER: 1844--001
DWG NO.: 1844--001--PA 1A-C
CLIENT: COSTELLO ENG.
DATE: 3/27/2020
FIELD CREW: DJ,ZB
OFFICE: BBP/EJD

SHEET 5 OF 5

SAN MARCOS,
HAYS COUNTY, TEXAS



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500