

TRACE SUBDIVISION
SECTION A, PA 12
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

HIGHPOINTE POSEY ROAD L.P., MANAGING MEMBER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 21.758 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 21.758 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, SECTION A, PA 12

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: 21.758 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 0.000 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 0 LINEAR FEET.

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

LOT SUMMARY	
RIGHT-OF-WAY	1.364 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
LOTS (1)	16.376 ACRES
OPEN SPACE LOTS (2)	4.095 ACRES
TOTAL	21.835 ACRES

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.
- RESIDENTIAL DENSITY ON LOT 1 SHALL NOT EXCEED 24 UNITS PER ACRE.
- OPEN SPACE LOT 2 SHALL BE MAINTAINED BY THE CITY. OPEN SPACE LOT 3 SHALL BE MAINTAINED BY THE HOA.
- BOTH OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.

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).

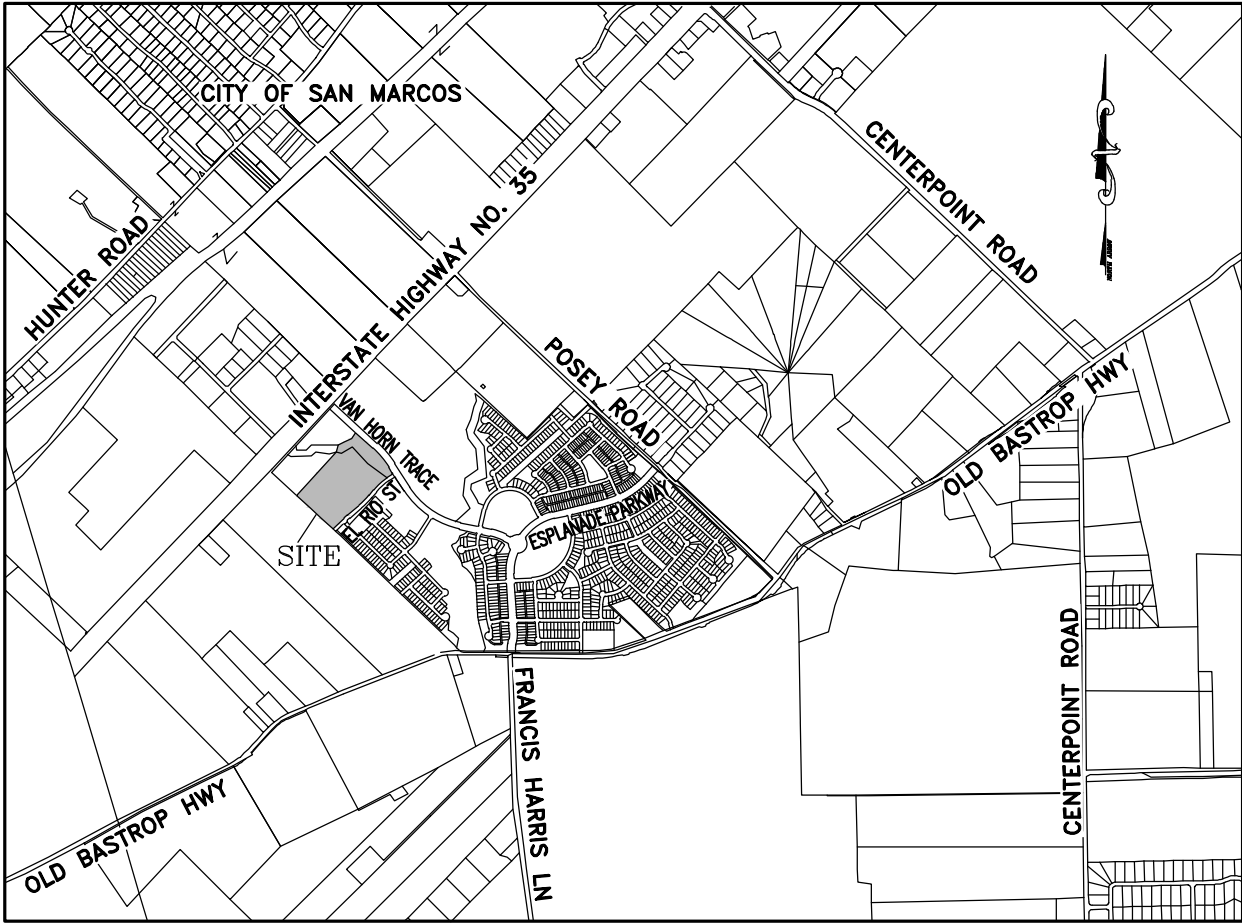
BENCHMARK LIST: NAVD 88

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, ELEAINE H. CARDENAS, 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: _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, RUDOLF J. PATA, JR, 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 THE DIRECTION AND SUPERVISION OF JOHN D. BARNARD, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5749, 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 _____
RUDOLF J. PATA, JR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5388 - 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_Section A PA 12_Final Plat.DWG

DATE: 04-15-20	DRAWN BY: DZ	CREW: CAF, MK
SCALE: 1"=100'	CHECKED BY: R.J.P.	FB #:
JOB #: 070091	DRAWING: PLAT	PLAN #: 1224
NO.	REVISION	BY DATE

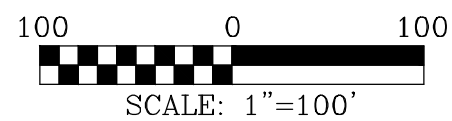
Bowman
CONSULTING

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
SECTION A, PA 12
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

TRACE SUBDIVISION
SECTION A, PA 12
FINAL PLAT



APRIL, 2020
HAYS COUNTY, TEXAS

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

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

(RECORD DEED LINE)

ALUMINUM DISK IN CONCRETE -
CITY OF SAN MARCOS GPS CONTROL POINT #17
BEARS: N 34°29'43" E, 8,143.81'

DRAINAGE EASEMENT
DOC. NO. 19004267

LANDSCAPE LOT
DOC. NO. 18042942

LANDSCAPE LOT
DOC. NO. 18042942

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 58°02'46" W	126.47'
L2	S 39°11'26" W	158.46'
L3	N 46°46'16" W	111.40'
L4	N 63°29'28" E	39.63'
L5	N 67°56'28" E	55.18'
L6	N 72°42'06" E	29.74'
L7	N 49°05'34" E	5.33'
L8	N 36°07'01" E	77.38'
L9	S 31°57'14" E	110.10'
L10	S 83°26'36" E	66.47'
L11	N 72°33'10" E	34.81'
L12	N 34°46'40" E	27.16'
L13	N 53°04'48" E	70.01'
L14	N 69°36'50" E	83.94'
L15	S 36°56'59" E	18.44'
L16	S 13°05'38" E	24.24'
L17	S 23°31'06" E	37.69'
L18	S 34°55'28" E	52.61'
L19	S 50°20'14" E	17.75'
L20	S 23°59'47" E	39.11'
L21	S 05°33'41" E	43.05'
L22	S 18°10'09" E	39.19'
L23	S 36°40'48" E	93.50'
L24	S 51°58'52" E	59.66'
L25	S 58°09'15" E	57.31'
L26	S 20°55'04" E	83.28'
L27	S 40°38'40" E	42.70'
L28	S 59°22'38" E	68.77'
L29	S 68°44'21" E	24.38'
L30	N 46°25'27" W	168.00'
L31	S 20°44'37" E	38.65'
L32	S 50°32'21" E	27.64'
L33	S 27°17'15" E	88.38'
L34	S 19°38'22" E	53.59'
L35	S 08°48'21" E	36.73'
L36	S 31°19'13" E	50.08'
L37	S 57°49'13" E	85.96'
L38	S 46°42'09" E	55.26'

BLOCK "JJ"

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.

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

1
16.376 AC.

METAL T-POST
WIRE FENCE ON
NORTHEAST FACE

2.165 AC.
WATER LINE EASEMENT
CITY OF SAN MARCOS
VOL. 3583, PG. 348, O.P.R.H.C.TX.

1.364 AC.
PROPOSED ROW
HEREBY DEDICATED TO
CITY OF SAN MARCOS

4-1/2" CEDAR
FENCE POST ON
SOUTHWEST FACE

6-1/2" CREOSOTE
FENCE POST WIRE
FENCE ON
SOUTHWEST FACE

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

LEGEND

- BCG
-
- 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
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- W.Q.Z. WATER QUALITY ZONE

LINE TABLE		
LINE #	BEARING	DISTANCE
L39	S 25°03'29" E	42.27'
L40	S 15°25'58" E	46.32'
L41	S 61°20'20" E	33.10'
L42	S 84°12'19" E	33.95'
L43	S 72°55'07" E	65.73'
L44	N 31°57'14" W	24.02'
L45	S 46°25'27" E	168.00'
L46	S 31°57'14" E	86.08'
L47	N 46°25'36" W	43.00'
L48	N 43°33'00" E	78.00'
L49	N 46°25'36" W	43.00'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	528.50'	173.92'	S 48°37'06" W	173.14'
C2	967.50'	207.34'	S 45°19'48" W	206.95'
C3	882.50'	64.17'	S 49°23'11" W	64.15'
C4	1425.00'	359.89'	S 39°11'20" E	358.94'
C5	528.50'	114.87'	S 45°25'02" W	114.64'
C6	528.50'	59.06'	S 54°50'42" W	59.03'

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working\Plat\Final
Plats\070091-01-004_Trace Subdivision_Section A PA 12_Final Plat.DWG

DATE: 04-15-20 DRAWN BY: DZ CREW: CAF, MK
SCALE: 1"=100' CHECKED BY: R.J.P. FB #:
JOB #: 070091 DRAWING: PLAT PLAN #: 1224

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
SECTION A, PA 12
WILLIAM H. VAN HORN SURVEY NO.
18, ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 2