

TRACE SUBDIVISION,
PA 6A SECTION D
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 4.243 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 4.243 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 6A SECTION D

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 _____, 2020 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: 4.243 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: 27 COMMERCIAL/OTHER: 0 SINGLE FAMILY: 25 OPEN SPACE: 2 PRIVATE STREET: 0	LOT SUMMARY	
	RIGHT-OF-WAY	0 ACRES
	SINGLE FAMILY LOTS (64)	4.100 ACRES
	COMMERCIAL/OTHER (0)	0.000 ACRES
	OPEN SPACE LOTS (6)	0.143 ACRES
	TOTAL	4.243 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.
- OPEN SPACE LOT 16, BLOCK W, AND LOT 20, BLOCK Q SHALL BE MAINTAINED BY THE HOA.
- ALL 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 340:
MAG WITH WASHER SET IN CONCRETE CURB.
ELEVATION = 631.82

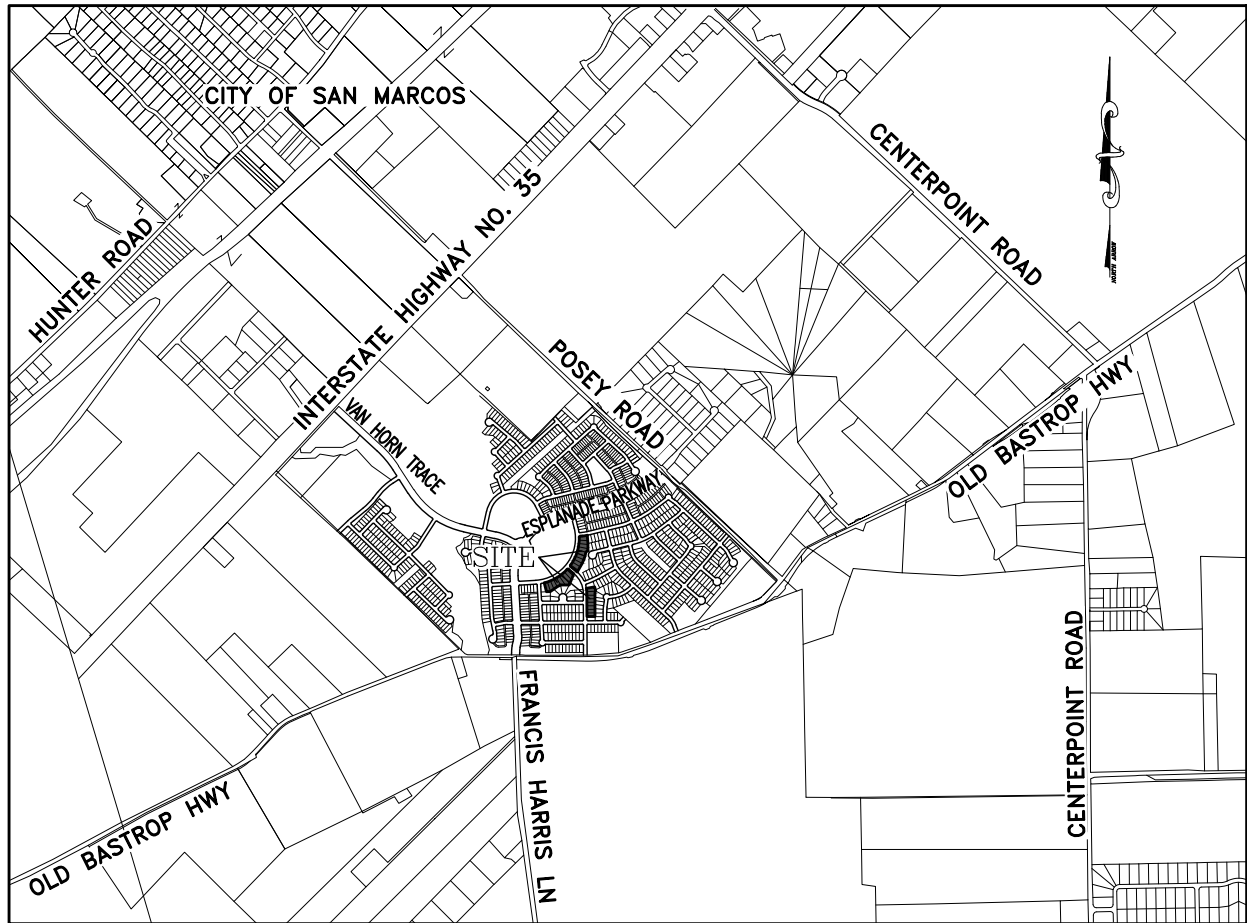
BM 341:
MAG WITH WASHER SET IN CONCRETE CURB SHOWN HEREON.
ELEVATION = 651.49

BM 342:
MAG WITH WASHER SET IN CONCRETE CURB SHOWN HEREON.
ELEVATION = 651.44

TBM 356:
COTTON GIN SPINDLE SET IN EAST BASE OF POWER POLE
ELEVATION = 646.57

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, ELAINE 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 _____, 2020, 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 _____, 2020, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2020, 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 TERRY L. ROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 5493, 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 Plats\Section D\070091-01-004_Trace Subdivision_PA 6A_Section D_Final Plat.dwg			
DATE: 08-27-20	DRAWN BY: DJK	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: RJP	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #:	
NO.	REVISION	BY	DATE

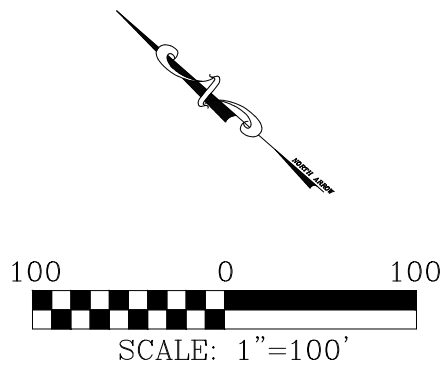
Bowman
CONSULTING

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 6A SECTION D
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

TRACE SUBDIVISION,
PA 6A SECTION D
FINAL PLAT



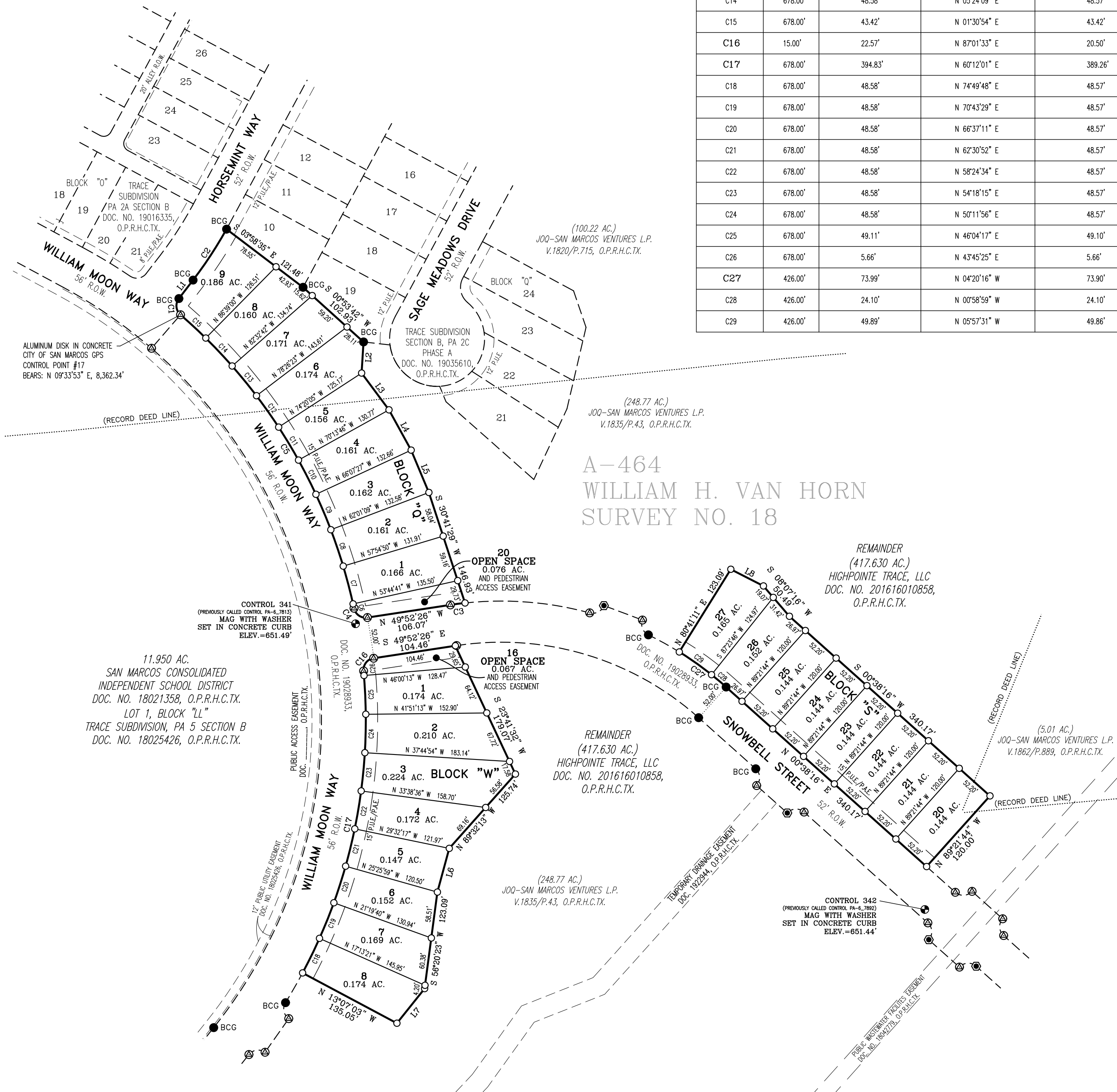
AUGUST, 2020
HAYS COUNTY, TEXAS

LEGEND

- MAG NAIL W/ WASHER STAMPED "BCG" PREVIOUSLY SET
● 60D NAIL W/ WASHER STAMPED "BCG" PREVIOUSLY SET
● BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
○ 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- 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
--- P.U.E. PUBLIC UTILITY EASEMENT
--- P.A.E. PUBLIC ACCESS EASEMENT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 86°17'18" E	29.38'
L2	S 52°16'34" W	39.41'
L3	S 12°11'01" W	58.00'
L4	S 19°57'10" W	58.03'
L5	S 26°00'52" W	58.07'
L6	S 63°59'13" W	57.27'
L7	S 87°28'21" W	56.00'
L8	S 14°02'47" E	46.34'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	22.67'	N 42°59'03" E	20.58'
C2	526.00'	77.15'	N 82°05'11" E	77.08'
C3	426.00'	18.67'	N 48°37'07" W	18.66'
C4	15.00'	22.67'	N 06°34'11" W	20.58'
C5	678.00'	438.47'	N 18°12'26" E	430.87'
C6	678.00'	5.66'	N 36°29'41" E	5.67'
C7	678.00'	49.33'	N 34°10'14" E	49.33'
C8	678.00'	48.58'	N 30°02'00" E	48.57'
C9	678.00'	48.58'	N 25°55'42" E	48.57'
C10	678.00'	48.58'	N 21°49'23" E	48.57'
C11	678.00'	48.58'	N 17°43'05" E	48.57'
C12	678.00'	48.58'	N 13°36'46" E	48.57'
C13	678.00'	48.58'	N 09°30'28" E	48.57'
C14	678.00'	48.58'	N 05°24'09" E	48.57'
C15	678.00'	43.42'	N 01°30'54" E	43.42'
C16	15.00'	22.57'	N 87°01'33" E	20.50'
C17	678.00'	394.83'	N 60°12'01" E	389.26'
C18	678.00'	48.58'	N 74°49'48" E	48.57'
C19	678.00'	48.58'	N 70°43'29" E	48.57'
C20	678.00'	48.58'	N 66°37'11" E	48.57'
C21	678.00'	48.58'	N 62°30'52" E	48.57'
C22	678.00'	48.58'	N 58°24'34" E	48.57'
C23	678.00'	48.58'	N 54°18'15" E	48.57'
C24	678.00'	48.58'	N 50°11'56" E	48.57'
C25	678.00'	49.11'	N 46°04'17" E	49.10'
C26	678.00'	5.66'	N 43°45'25" E	5.66'
C27	426.00'	73.99'	N 04°20'16" W	73.90'
C28	426.00'	24.10'	N 00°58'59" W	24.10'
C29	426.00'	49.89'	N 05°57'31" W	49.86'



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat_Final Plat\Section D\070091-01-004_Trace Subdivision_PA 6A Section D_Final Plat.dwg			
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FINAL PLAT
TRACE SUBDIVISION,
PA 6A SECTION D
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 2

PLOT DATE: Aug 27,2020-3:44pm

PLAN #: _____