

TRACE SUBDIVISION
PID PHASE 3
VAN HORN TRACE
FINAL PLAT

STATE OF TEXAS
COUNTY OF HAYS

I, _____, MANAGER OF HIGHPOINTE TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 6.048 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 6.048 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PID PHASE 3, VAN HORN TRACE

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 TEXAS
COUNTY OF _____

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020 BY

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: 6.048 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVSION IS 3.836 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVSION IS 1947 LINEAR FEET.

TOTAL NUMBER OF LOTS: 0
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 0
LANDSCAPE LOTS: 5
PRIVATE STREET: 0

LOT SUMMARY	
RIGHT-OF-WAY	3.836 ACRES
SINGLE FAMILY LOTS (0)	0.000 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
LANDSPACE LOTS (5)	2.626 ACRES
TOTAL	6.462 ACRES

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
VAN HORN TRACE	1947'	VARIES	VARIES

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.
- THE HOME OWNERS ASSOCIATION (HOA) SHALL MAINTAIN IMPROVEMENTS IN THE LANDSCAPE LOTS AND THE LANDSCAPE EASEMENTS.
- LICENSE AGREEMENT DOCUMENT # _____ APPLIES TO THIS PLAT.

SURVEY NOTES:

- BEARING BASIS IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(2011)(EPOCH:2010.0000), GRID. CONTROL NETWORK CONSTRAINED TO: OPUS, NGS CORS (SAM2, TXBO TXJC, TXSE, TXSM), NGS BENCHMARK (SMA2), SMARTNET USA CORS (G4SM, LCAS, LCLF, LCJC, LCLU, SGI1, TXMS), LCRA SUB-HARN CONTROL (A106), AND TxDOT CONTROL FOR I-35 AT POSEY ROAD (CSJ NO.: 0016-03-103)(JULY 2013) (CONTROL POINT 10038, CONTROL POINT 10039).
- 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 - GEOID 12A

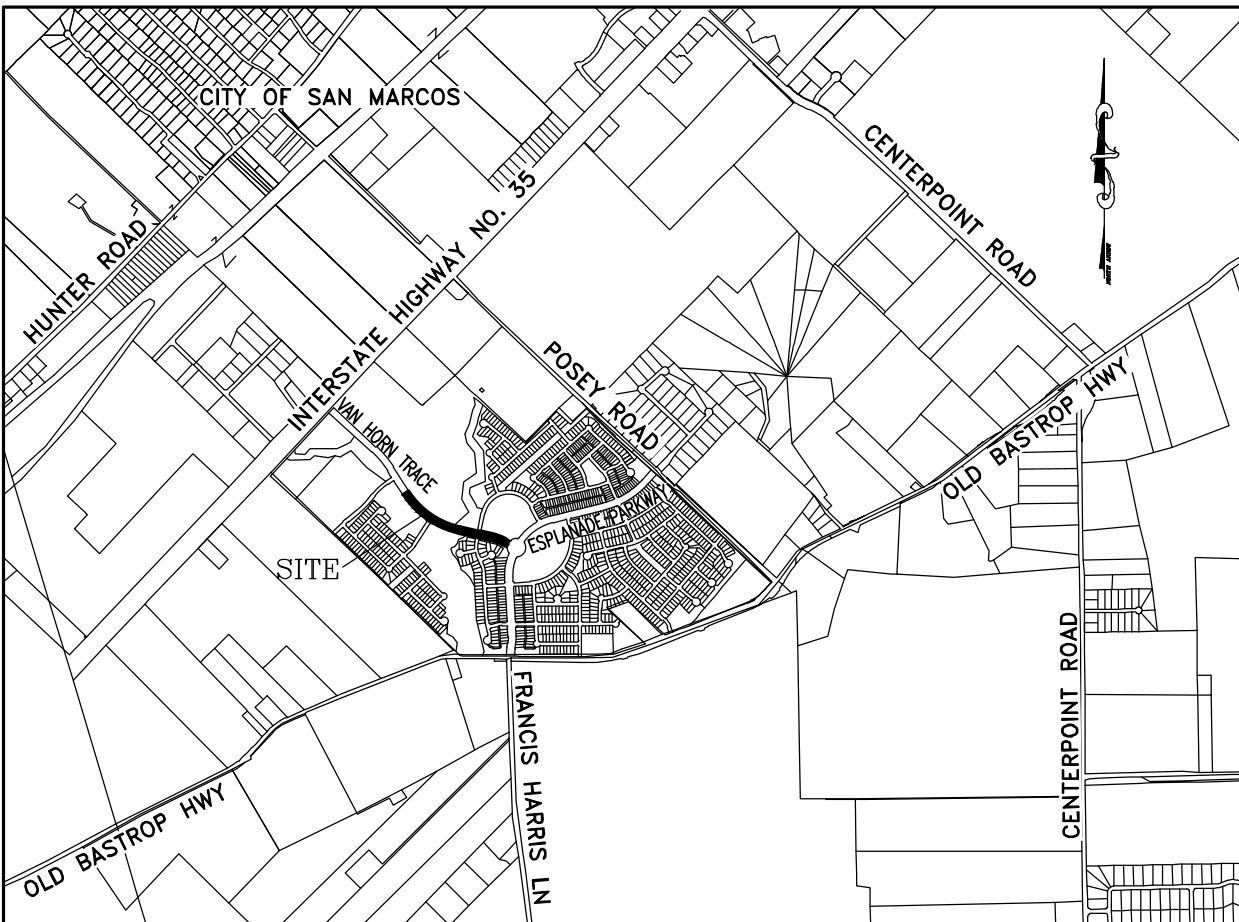
VERTICAL DATUM CONSTRAINED TO: LCRA SUB-HARN CONTROL (A106, A770) AND TxDOT CONTROL FOR I-35 AT POSEY ROAD (CSJ NO.: 0016-03-103)(JULY 2013) (CONTROL POINT 10038, CONTROL POINT 10039, CONTROL POINT 10040).

SEE SHEET 2 OF 2 FOR BENCHMARK LIST.

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 _____, 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: _____
LIZ GONZALEZ
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 MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

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

FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat_Final Plats\070091-01-004_Trace Subdivision_PID Phase 3_Van Horn Trace_Final Plat.dwg			
DATE: 1-13-20	DRAWN BY: DJK	CREW:	
SCALE: 1"=100'	CHECKED BY: TR	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1229	
1	ADDRESS COMMENTS	D.J.K.	04-07-20
2	ADDRESS COMMENTS	D.J.K.	04-17-20
3	ADD BENCHMARKS, METADATA, RECORD EASEMENTS	C.T. / G.T.	04-23-20
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 3
VAN HORN TRACE
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 2

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1200.00'	940.12'	S 54°23'51" E	916.26'
C2	15.00'	23.56'	N 58°09'32" E	21.21'
C3	15.00'	23.56'	S 31°50'28" E	21.21'
C4	900.00'	233.61'	S 69°24'19" E	232.95'
C5	800.00'	207.65'	N 69°24'19" W	207.07'
C6	15.00'	23.56'	S 58°09'32" W	21.21'
C7	15.00'	23.56'	N 31°50'28" W	21.21'
C8	1300.00'	1018.46'	N 54°23'51" W	992.62'
C9	15.00'	23.56'	N 13°02'46" E	21.21'
C10	1175.00'	920.53'	S 54°23'51" E	897.17'
C11	15.00'	17.00'	S 29°29'45" E	16.11'
C12	138.50'	18.70'	S 00°53'21" E	18.68'
C13	775.00'	201.16'	N 69°24'19" W	200.60'
C14	1325.00'	1038.05'	N 54°23'51" W	1011.70'
C15	15.00'	23.56'	S 76°57'14" E	21.21'
C35	300.00'	57.58'	S 37°27'08" E	57.49'
C36	600.00'	100.81'	S 38°08'14" E	100.69'
C37	1240.00'	941.80'	S 55°04'57" E	919.33'
C38	4.00'	12.57'	S 13°09'32" W	8.00'
C39	300.00'	39.60'	N 80°37'21" W	39.57'
C40	340.00'	63.41'	N 79°03'40" W	63.32'
C41	1260.00'	918.45'	N 52°50'10" W	898.25'
C42	840.00'	218.03'	N 69°24'19" W	217.42'
C43	4.00'	12.57'	N 13°09'32" E	8.00'
C44	300.00'	27.71'	S 79°29'14" E	27.70'
C45	300.00'	74.91'	S 74°58'47" E	74.72'
C46	860.00'	87.91'	S 64°53'51" E	87.87'

BENCHMARK LIST: NAVD 88 – GEOID 12A

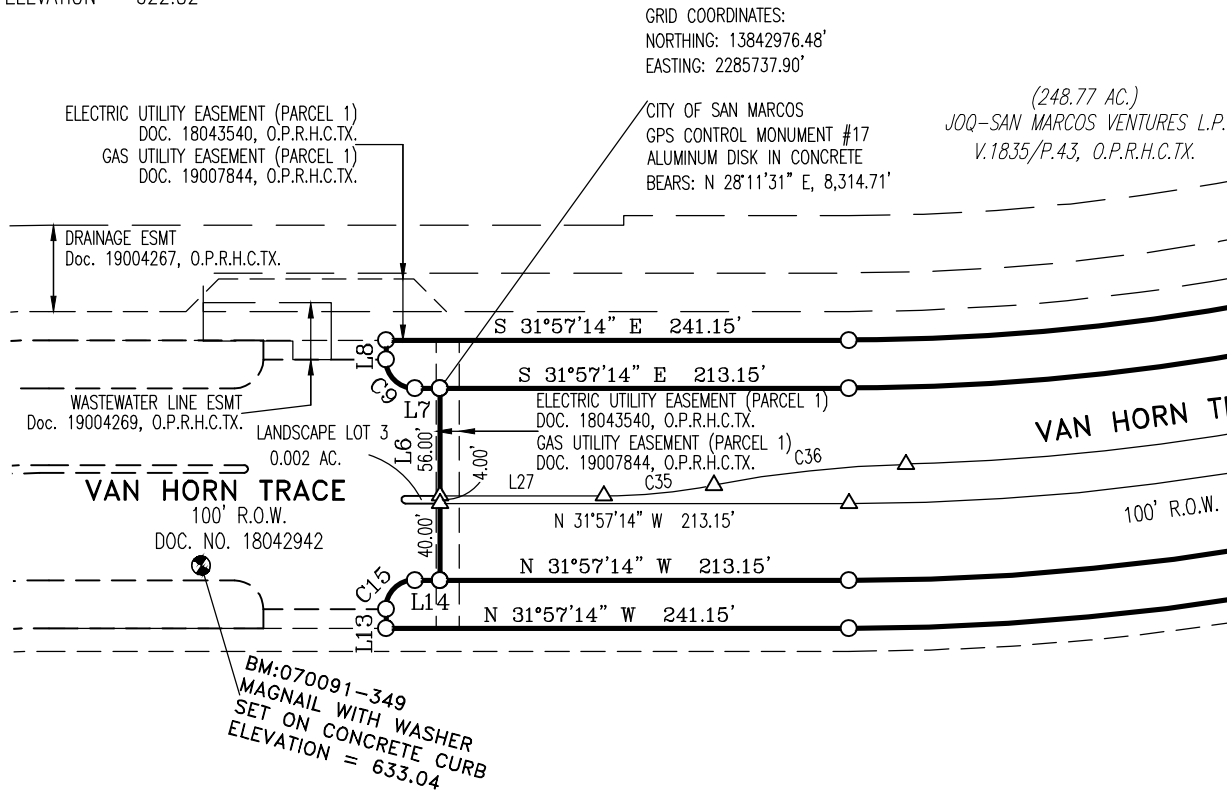
REPEAT MEASUREMENTS MADE TO BENCHMARKS IN THIS AREA INDICATE POSSIBLE VERTICAL MOVEMENT.

CITY OF SAN MARCOS GPS MONUMENT NO. 17
(APRIL 2005 DATASHEET, GEOID MODEL NOT LISTED)
PUBLISHED GRID NORTHING: 13850303.88
PUBLISHED GRID EASTING: 2289665.49
PUBLISHED NAVD88 ELEVATION: 667.82
MEASURED GRID NORTHING: 13850304.01
MEASURED GRID EASTING: 2289665.54
MEASURED NAVD88 (GEOID 12A) ELEVATION: 667.52

BM:070091-343
MAGNAIL WITH WASHER SET ON A CONCRETE CURB INLET, WEST SIDE OF A MEDIAN ON ESPLANADE PARKWAY, SOUTH SIDE OF THE INTERSECTION WITH VAN HORN TRACE, AS SHOWN HEREON.
ELEVATION = 637.42

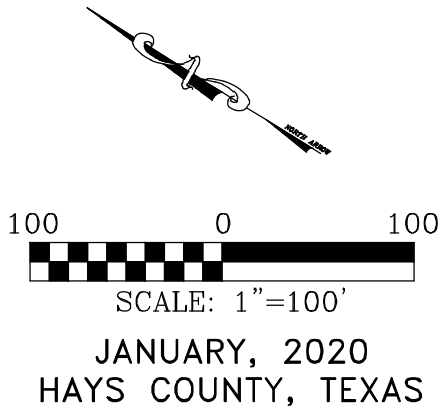
BM:070091-349
MAGNAIL WITH WASHER SET ON CONCRETE CURB, ALONG THE SOUTH SIDE OF VAN HORN TRACE, AS SHOWN HEREON.
ELEVATION = 633.04

BM: 070091-355
(X) SCRIBED ON A FIRE HYDRANT FLANGE BOLT, ALONG THE NORTH SIDE OF VAN HORN TRACE, AS SHOWN HEREON.
ELEVATION = 622.52



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 76°50'28" E	56.00'
L2	S 61°58'09" E	67.28'
L3	S 28°01'51" W	100.00'
L4	N 61°58'09" W	67.28'
L5	N 76°50'28" W	56.00'
L6	N 58°02'46" E	100.00'
L7	N 31°57'14" W	13.00'
L8	N 58°02'46" E	10.00'
L9	S 13°09'32" W	10.00'
L10	N 61°58'09" W	89.90'
L11	N 13°09'32" E	10.00'
L12	S 13°09'32" W	10.00'
L13	N 58°02'46" E	10.00'
L14	S 31°57'14" E	13.00'
L27	S 31°57'14" E	85.47'
L28	N 84°24'14" W	38.50'
L29	N 61°58'09" W	67.28'
L30	N 76°50'28" W	128.68'
L31	S 76°50'28" E	133.84'
L32	S 82°08'00" E	27.37'
L33	S 61°58'09" E	67.28'

TRACE SUBDIVISION PID PHASE 3 VAN HORN TRACE FINAL PLAT



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

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

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

(417.630 AC.)
HIGHPOINTE TRACE, LLC
DOC. NO. 201616010858,
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.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- △ CALCULATED POINT
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
- - - O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- - - ADJOINER LINE

SHEET 2 OF 2

FINAL PLAT
TRACE SUBDIVISION
PID PHASE 3
VAN HORN TRACE
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

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.
TPE Firm No. F-14330 | TPE Firm No. 101208-00

Bowman
CONSULTING

FILE: P:\070091 - Trace Subdivision Survey Working\Plat\Final Plat\070091-01-004_Trace Subdivision_PID Phase 3_Van Horn Trace_Final Plat.dwg			
DATE: 1-13-20	DRAWN BY: DJK	CREW:	
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1 ADDRESS COMMENTS		D.J.K.	04-07-20
2 ADDRESS COMMENTS		D.J.K.	04-17-20
3 ADD BENCHMARKS, METADATA, RECORD EASEMENTS		C.T. / G.T.	04-23-20
NO.	REVISION	BY	DATE

PLOT DATE: Apr 27 2020-8:13pm