

TRACE SUBDIVISION,
PA 1B SECTION C
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 28.453 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 28.453 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 1B 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 _____, 2021 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: 28.453 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 3.857 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 3,085 LINEAR FEET.

LOT SUMMARY		
RIGHT-OF-WAY		3.857 ACRES
SINGLE FAMILY LOTS (64)		9.881 ACRES
COMMERCIAL/OTHER (0)		0.000 ACRES
OPEN SPACE LOTS (8)		14.715 ACRES
TOTAL		28.453 ACRES

TOTAL NUMBER OF LOTS: 71
COMMERCIAL/OTHER: 0
SINGLE FAMILY: 63
OPEN SPACE: 8
PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
REXROAT ROAD	326'	32' F-F	52'
SHUGART STREET	1437'	32' F-F	52'
EDWARD R. GAYTAN STREET	712'	32' F-F	52'
THUNDER OAK	610'	32' 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 LOT 1, BLOCK YY, SHALL BE MAINTAINED BY THE CITY. OPEN SPACE LOTS 5, 10, 16, 25, AND 26, BLOCK Z, LOT 24, BLOCK K, AND LOT 53, BLOCK G, SHALL BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.
- FOR LOTS 1-16, BLOCK Z, FENCE OPENINGS SHALL BE PROVIDED AT SIDE PROPERTY LINE FENCES WHERE INTERSECTING DRAINAGE EASEMENT TO PROVIDE ADEQUATE DRAINAGE CONVEYANCE. REAR PROPERTY LINE FENCES SHALL NOT HINDER OFF-SITE DRAINAGE FLOW FROM ENTERING INTO DRAINAGE EASEMENT.

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, LCFL, 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).

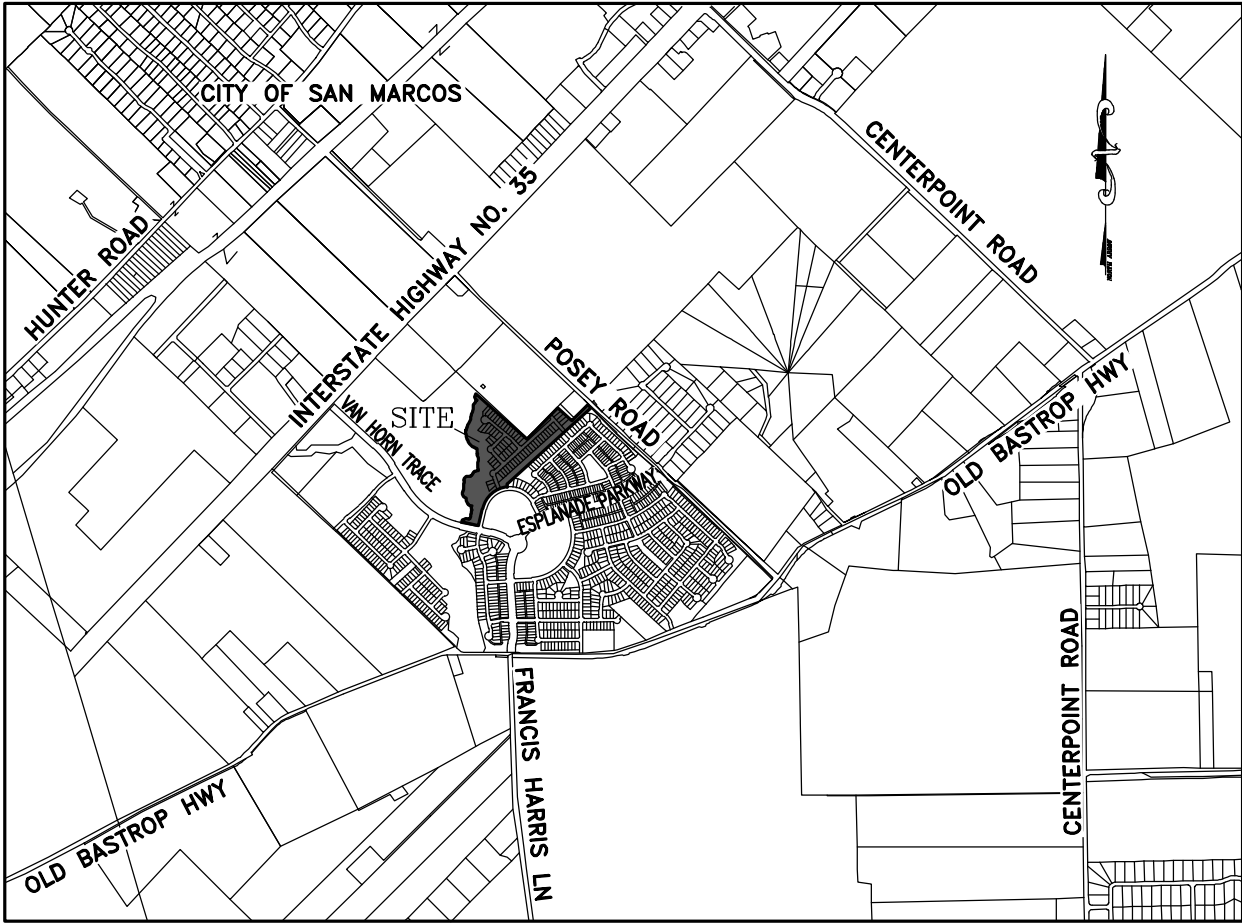
BENCHMARK LIST: NAVD 88 - GEOID 12A

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 3 OF 3 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, 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 _____, 2021, 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 _____, 2021, A.D.

FILED FOR RECORD AT _____ O'CLOCK ____M. THIS THE _____ DAY OF _____, 2021, A.D.

BY _____
ELAINE H. CARDENAS
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §

I, TERRY L. ROWE, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

BY: _____ DATE _____
TERRY L. ROWE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5493 - 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\Section B\070091-01-004_Trace Subdivision_PA 1B_Section C_Final Plat.dwg			
DATE: 03-18-20	DRAWN BY: DJK	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: TLR	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1234	
1	UPDATE BENCHMARKS AND ADD GRID COORDINATES	C.T.	05-11-20
2	UPDATE PUE/PAE'S	C.T.	06-01-20
3	ADDRESS COMMENTS	C.T.	06-23-20
4	REVISE LOTS / OPEN SPACE. ADD DRAINAGE EASE.	DB	01-11-21
NO.	REVISION	BY	DATE

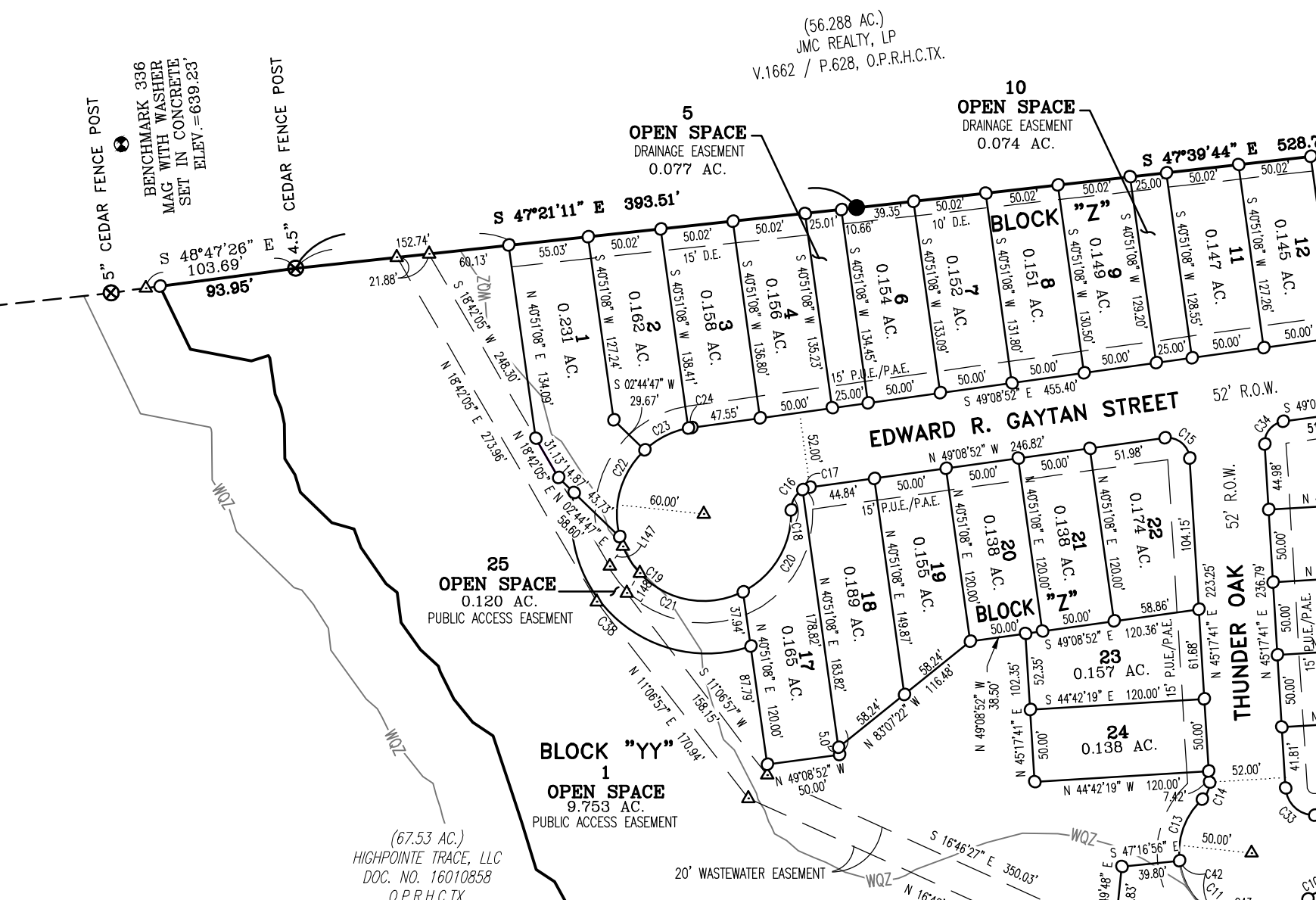
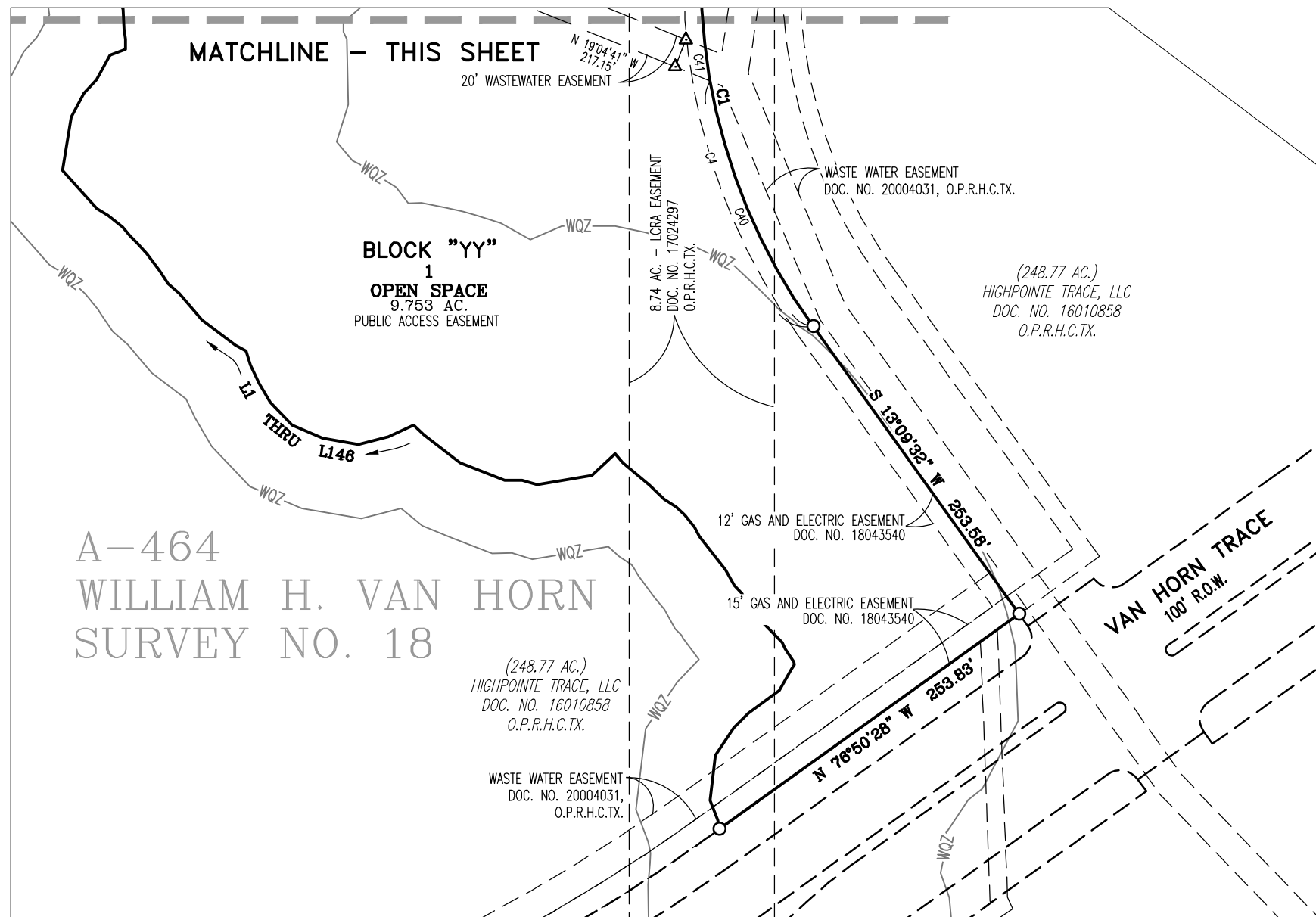
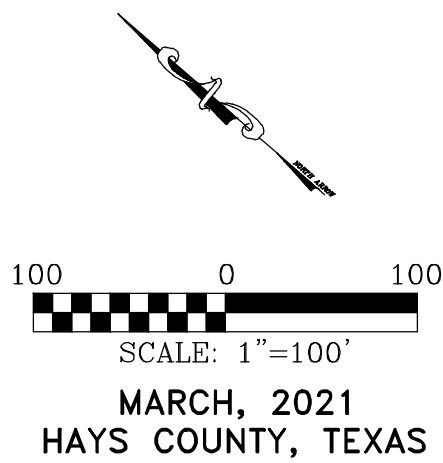
Bowman
CONSULTING

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,
PA 1B SECTION C
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

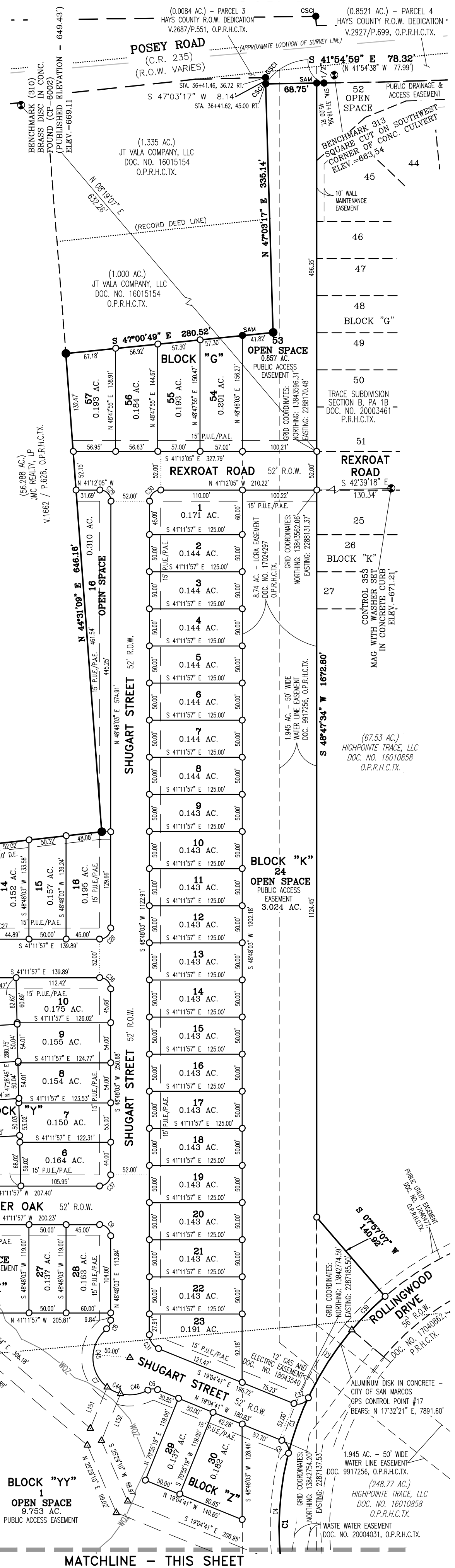
SHEET 1 OF 3

TRACE SUBDIVISION,
PA 1B SECTION C
FINAL PLAT



- LEGEND**
- ⊗ FENCE CORNER POST
 - CSCI 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CAPITAL SURVEY CO. INC." FOUND
 - SAM 5/8" IRON ROD W/ PLASTIC CAP STAMPED "SAM INC." FOUND
 - 1/2" IRON ROD FOUND
 - BCG 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- D.R.H.C.TX. DEED RECORDS OF HAYS COUNTY, TEXAS
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
D.E. DRAINAGE EASEMENT

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



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat_V_Final Plats\Section B\070091-01-004_Trace Subdivision_PA 1B_Section C_Final Plat.dwg			
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SCALE: 1"=100'	CHECKED BY: TLR	FB #:	
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4	REVISE LOTS / OPEN SPACE. ADD DRAINAGE EASE.	DB	01-11-21
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
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FINAL PLAT
TRACE SUBDIVISION,
PA 1B SECTION C
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 2 OF 3

PLAN #: 1234

TRACE SUBDIVISION,
PA 1B SECTION C
FINAL PLAT

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 37°07'50" E	17.15'
L2	N 27°45'31" E	14.54'
L3	N 55°42'47" E	31.46'
L4	N 82°52'30" E	22.58'
L5	S 87°30'38" E	14.20'
L6	S 77°35'08" E	26.38'
L7	N 78°23'40" E	16.87'
L8	N 88°24'32" E	3.61'
L9	N 31°11'06" E	2.12'
L10	N 15°07'26" E	10.85'
L11	N 24°54'17" E	4.66'
L12	N 04°40'16" E	19.29'
L13	N 10°47'03" E	19.54'
L14	N 23°57'45" E	4.96'
L15	N 04°38'08" E	7.83'
L16	N 19°51'19" E	12.22'
L17	N 10°51'06" E	29.36'
L18	N 20°19'23" E	6.99'
L19	N 09°36'55" E	10.72'
L20	N 03°47'56" E	8.16'
L21	N 08°44'46" W	9.97'
L22	N 02°39'47" E	13.79'
L23	N 01°06'38" W	23.88'
L24	N 07°21'09" E	8.41'
L25	N 84°33'35" W	22.02'
L26	N 50°43'59" W	38.06'
L27	N 24°37'25" W	10.79'
L28	N 41°52'40" W	11.97'
L29	N 19°40'00" W	33.12'
L30	N 03°32'15" W	31.49'
L31	N 02°47'15" E	9.71'
L32	N 65°58'21" W	18.93'
L33	N 55°42'47" W	21.63'
L34	N 31°15'49" W	24.99'
L35	N 18°26'06" W	22.78'
L36	N 05°26'25" E	21.76'
L37	N 18°26'06" E	15.19'
L38	N 23°11'55" E	13.79'
L39	N 31°49'39" E	10.26'
L40	N 13°14'26" W	8.17'
L41	N 03°55'47" W	28.97'
L42	N 07°59'43" E	23.96'
L43	NORTH	10.44'
L44	N 15°15'18" E	10.18'
L45	N 11°35'04" E	14.91'
L46	N 07°07'30" E	9.38'
L47	N 03°56'43" E	7.08'
L48	N 08°45'11" E	8.44'
L49	N 03°25'34" W	12.81'

LINE TABLE		
LINE #	BEARING	DISTANCE
L50	N 08°44'46" W	8.88'
L51	N 06°47'20" E	35.60'
L52	N 58°25'20" E	37.19'
L53	N 77°04'26" E	18.25'
L54	S 89°56'22" E	12.77'
L55	N 78°41'24" E	19.32'
L56	S 62°29'17" E	11.39'
L57	N 48°37'33" E	7.06'
L58	N 39°14'15" E	7.04'
L59	N 45°47'37" E	13.78'
L60	N 37°33'45" E	28.82'
L61	N 35°06'18" E	8.96'
L62	N 29°32'20" E	4.29'
L63	N 37°52'30" E	22.73'
L64	N 69°26'38" E	22.12'
L65	N 74°58'54" E	20.87'
L66	S 74°03'17" E	16.77'
L67	N 05°06'08" E	2.84'
L68	N 18°01'24" E	13.44'
L69	N 00°08'09" E	6.37'
L70	N 45°00'00" W	2.17'
L71	N 23°25'43" W	18.82'
L72	N 10°10'33" W	18.99'
L73	NORTH	11.51'
L74	N 08°04'39" E	26.01'
L75	N 07°14'46" E	16.98'
L76	N 16°30'16" E	7.14'
L77	N 05°29'32" E	4.98'
L78	N 01°16'23" W	4.85'
L79	N 05°24'14" E	14.63'
L80	N 13°44'11" E	5.29'
L81	N 06°00'32" E	12.73'
L82	N 28°22'09" E	13.55'
L83	N 09°38'15" W	8.39'
L84	N 08°07'48" E	2.87'
L85	N 19°26'24" W	5.61'
L86	N 28°10'36" W	21.22'
L87	N 16°49'17" W	18.35'
L88	N 02°01'26" E	22.35'
L89	N 14°47'48" E	4.15'
L90	N 06°23'18" W	7.33'
L91	N 17°45'53" W	11.66'
L92	N 02°10'52" W	14.06'
L93	N 07°36'56" W	28.71'
L94	N 00°52'05" E	13.54'
L95	N 64°19'23" W	9.43'
L96	N 60°01'11" W	14.70'
L97	N 66°10'30" W	26.76'
L98	N 58°42'25" W	13.82'

LINE TABLE		
LINE #	BEARING	DISTANCE
L99	N 50°46'34" W	28.15'
L100	N 45°13'37" W	8.73'
L101	N 59°44'37" W	9.06'
L102	N 41°33'33" W	28.10'
L103	N 29°20'07" W	24.27'
L104	N 18°06'14" W	13.08'
L105	N 11°18'36" W	4.85'
L106	N 24°00'26" W	26.71'
L107	N 09°27'44" W	12.96'
L108	N 18°09'04" W	29.92'
L109	N 12°01'50" W	12.57'
L110	N 06°47'20" W	9.84'
L111	NORTH	7.45'
L112	N 12°31'23" W	14.51'
L113	NORTH	15.57'
L114	N 08°16'33" E	7.85'
L115	N 00°32'35" E	20.06'
L116	N 15°34'21" E	7.03'
L117	N 15°34'21" E	15.42'
L118	N 37°20'58" E	10.30'
L119	N 24°25'00" E	18.01'
L120	N 20°18'19" E	16.14'
L121	N 07°54'26" W	15.12'
L122	N 31°47'51" E	33.98'
L123	N 30°37'36" E	25.50'
L124	N 30°23'50" E	36.96'
L125	N 07°43'19" W	16.93'
L126	N 10°09'15" E	20.61'
L127	N 21°55'08" E	20.87'
L128	N 31°32'05" E	4.24'
L129	N 01°04'26" E	16.72'
L130	N 12°59'41" E	22.97'
L131	N 41°59'14" E	21.05'
L132	N 03°18'07" W	9.79'
L133	N 13°54'02" E	30.44'
L134	N 28°22'56" E	13.46'
L135	N 25°38'28" W	16.02'
L136	N 02°56'08" E	29.91'
L137	N 31°56'27" E	12.73'
L138	N 16°13'56" E	13.09'
L139	N 47°46'07" E	23.78'
L140	N 38°03'03" E	11.46'
L141	N 24°41'30" E	9.91'
L142	N 40°17'59" E	25.56'
L143	N 18°03'17" E	1.63'
L144	N 58°17'55" W	12.37'
L145	N 30°20'36" W	42.75'
L146	N 23°03'53" E	48.12'
L147	N 82°19'10" E	16.38'
L148	S 82°19'40" W	16.36'
L149	N 48°48'03" E	43.37'
L150	S 48°48'03" W	52.34'
L151	N 70°56'19" E	59.99'
L152	S 70°56'19" W	68.25'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	412.00'	522.31'	S 49°28'36" W	488.02'
C2	412.00'	109.30'	S 81°31'40" W	108.98'
C3	412.00'	79.32'	S 68°24'46" W	79.20'
C4	412.00'	357.66'	N 38°01'41" E	346.53'
C5	15.00'	21.46'	N 21°54'35" E	19.68'
C6	15.00'	13.32'	N 44°31'29" W	12.89'
C7	50.00'	148.06'	N 14°51'41" E	99.59'
C8	15.00'	13.32'	N 74°14'51" E	12.89'
C9	15.00'	23.56'	N 03°48'03" E	21.21'
C10	15.00'	13.32'	N 66°38'45" W	12.89'
C11	50.00'	164.31'	N 02°02'52" E	99.74'
C12	50.00'	117.65'	N 24°41'14" W	92.32'
C13	50.00'	46.66'	N 69°27'10" E	44.99'
C14	15.00'	13.32'	N 70°44'28" E	12.89'
C15	15.00'	24.73'	N 01°55'36" W	22.02'
C16	15.00'	22.16'	S 88°31'47" W	20.20'
C17	15.00'	5.27'	N 59°12'17" W	5.24'
C18	15.00'	16.89'	S 78°28'22" W	16.02'
C19	60.00'	277.14'	N 01°28'12" W	88.72'
C20	60.00'	68.76'	S 79°02'23" W	65.06'
C21	60.00'	106.72'	N 17°10'28" W	93.20'
C22	60.00'	65.34'	N 64°58'36" E	62.16'
C23	60.00'	33.87'	S 67°39'17" E	33.42'
C24	60.00'	2.45'	S 50°18'56" E	2.45'
C25	326.00'	45.23'	S 45°10'25" E	45.19'
C26	326.00'	40.34'	S 45°36'12" E	40.31'
C27	326.00'	4.89'	S 41°37'44" E	4.89'
C28	15.00'	23.56'	S 86°11'57" E	21.21'
C29	15.00'	23.56'	N 03°47'59" E	21.21'
C30	15.00'	23.56'	N 86°12'01" W	21.21'
C31	20.00'	23.69'	S 14°51'41" W	22.33'
C32	15.00'	22.77'	S 62°34'30" E	20.65'
C33	20.00'	30.19'	N 02°02'52" E	27.41'
C34	15.00'	22.40'	N 88°04'24" E	20.38'
C35	15.00'	23.56'	S 03°48'03" W	21.21'
C35	274.00'	38.01'	S 45°10'25" E	37.98'
C36	15.00'	23.56'	N 86°11'57" W	21.21'
C36	15.00'	23.56'	S 03°48'03" W	21.21'
C37	15.00'	23.56'	N 86°11'57" W	21.21'
C38	93.19'	195.20'	S 00°12'55" E	161.42'
C39	412.20'	63.52'	N 86°27'22" W	63.46'
C40	412.00'	184.64'	N 25°59'50" E	183.09'
C41	412.00'	23.21'	N 40°26'58" E	23.21'
C42	50.00'	58.31'	S 09°18'36" W	55.06'
C43	50.00'	18.29'	S 34°34'47" E	18.19'
C44	50.00'	20.18'	S 15°07'28" E	20.05'
C45	50.00'	90.11'	S 48°04'02" W	78.40'
C46	50.00'	37.77'	S 48°19'48" E	36.88'

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: 070091–310
BRASS DISC IN CONCRETE FOUND (CP–6002)
(PUBLISHED ELEVATION = 649.43 FEET)
ELEVATION = 669.11 FEET

BM: 070091–313
SQUARE CUT ON SOUTHWEST CORNER OF CONCRETE CULVERT.
ELEVATION = 663.54 FEET

BM: 070091–336
MAGNAIL WITH WASHER SET IN CONCRETE
ELEVATION = 639.23 FEET

BM: 070091–353
MAGNAIL WITH WASHER SET IN CONCRETE CURB
ELEVATION = 671.21 FEET

FILE: P:\070091 – Trace\070091–01–004 (SUR) – Trace Subdivision\Survey\Working_Plat_Final Plats\Section B\070091–01–004_Trace Subdivision_PA 1B_Section C_Final Plat.dwg			
DATE: 03–18–20	DRAWN BY: DJK	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: TLR	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1234	
1	UPDATE BENCHMARKS AND ADD GRID COORDINATES	C.T.	05–11–20
2	UPDATE PUE/PAE'S	C.T.	06–01–20
3	ADDRESS COMMENTS	C.T.	06–23–20
4	REVISE LOTS / OPEN SPACE. ADD DRAINAGE EASE.	DB	01–11–21
NO.	REVISION	BY	DATE



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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

FINAL PLAT
TRACE SUBDIVISION,
PA 1B SECTION C
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS