

TRACE SUBDIVISION,
PA 2B 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 14.660 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 14.660 ACRES TO BE KNOWN AS:

TRACE SUBDIVISION, PA 2B 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 _____, 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: 14.660 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.977 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2,342 LINEAR FEET.

LOT SUMMARY	
RIGHT-OF-WAY	2.977 ACRES
SINGLE FAMILY LOTS (62)	10.161 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
OPEN SPACE LOTS (4)	1.522 ACRES
TOTAL	14.660 ACRES

TOTAL NUMBER OF LOTS: 66

COMMERCIAL/OTHER: 0

SINGLE FAMILY: 62

OPEN SPACE: 4

PRIVATE STREET: 0

STREET SUMMARY			
STREET NAME	STREET LENGTH (L.F.)	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
CAMINO VERDE	854'	32' F-F	52'
ROSA ROAD	160'	32' F-F	52'
PAUL PENA DRIVE	819'	32' F-F	52'
JANE LONG DRIVE	508'	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 25, BLOCK Q, LOT 31, BLOCK R, LOT 26, BLOCK T, AND LOT 1, BLOCK TT, 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(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).

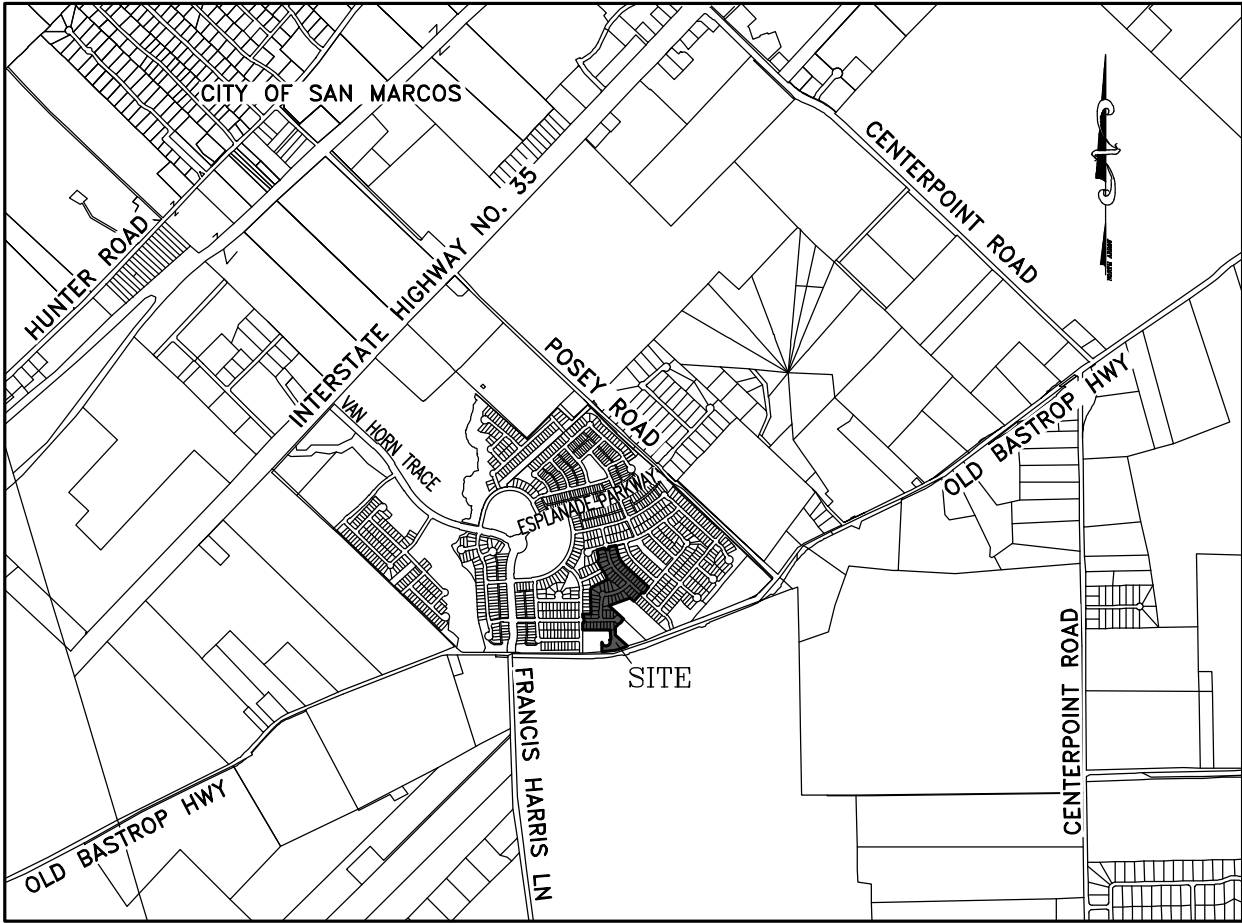
BENCHMARK LIST: NAVD 88 - GEOID 12A

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 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.

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\070091-01-034_Trace Subdivision_PA 2B_Section D_Final Plat.dwg			
DATE: 08-31-20	DRAWN BY: JA	CREW: CAF, MK	
SCALE: 1"=100'	CHECKED BY: TLR	FB #:	
JOB #: 070091	DRAWING: PLAT	PLAN #: 1240	
1	UPDATED ROW AND EASEMENTS ON PLAT	L.T.	05-07-21
2			
3			
NO.	REVISION	BY	DATE

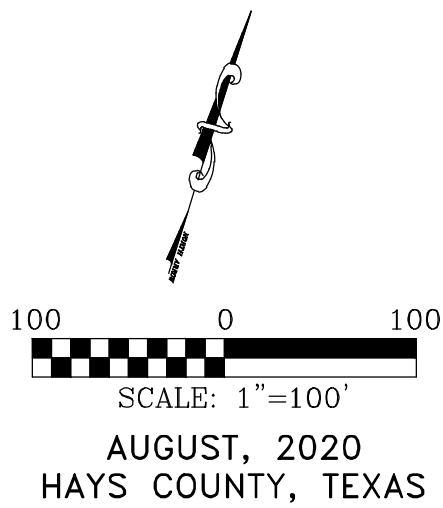
Bowman
CONSULTING

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

FINAL PLAT
TRACE SUBDIVISION,
PA 2B SECTION D
WILLIAM H. VAN HORN SURVEY NO. 18,
ABSTRACT NO. 464
HAYS COUNTY, TEXAS

SHEET 1 OF 3

TRACE SUBDIVISION, PA 2B SECTION D FINAL PLAT



LEGEND	
	FENCE CORNER POST
	1/2" IRON ROD W/ PLASTIC CAP STAMPED "CAPITAL SURVEY CO. INC." FOUND
	5/8" IRON ROD W/ PLASTIC CAP STAMPED "SAM INC." FOUND
	1/2" IRON ROD FOUND
	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
---	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working\Plat_Final			
Plats\Section B\070091-01-034_Trace Subdivision_PA 2B_Section D_Final Plat.dwg			
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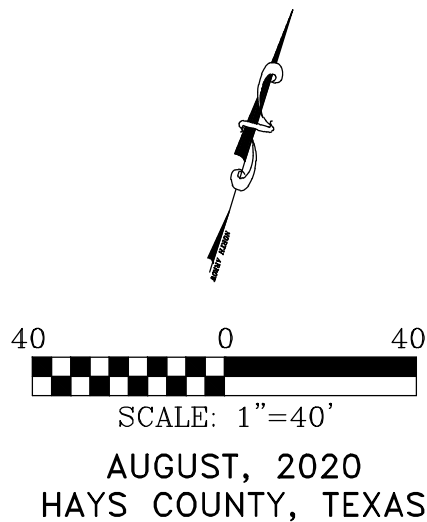
SHEET 2 OF 3

TRACE SUBDIVISION,
PA 2B SECTION D
FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	60.00'	211.02'	N 74°31'23" E	117.89'
C2	15.00'	23.56'	N 45°38'16" E	21.21'
C3	15.00'	23.56'	N 44°21'44" W	21.21'
C4	15.00'	23.56'	S 57°49'02" E	21.21'
C5	15.00'	23.56'	N 32°10'58" E	21.21'
C6	15.00'	22.08'	S 83°39'03" W	20.14'
C7	60.00'	58.38'	S 43°38'28" W	56.10'
C8	426.00'	73.49'	S 17°45'34" E	73.40'
C9	426.00'	25.21'	S 14°30'45" E	25.21'
C10	426.00'	48.28'	S 19°27'17" E	48.26'
C11	15.00'	22.17'	S 19°37'51" W	20.20'
C12	15.00'	22.17'	S 75°42'13" E	20.20'
C13	426.00'	97.81'	S 39°56'55" E	97.60'
C14	426.00'	42.51'	S 36°13'47" E	42.49'
C15	426.00'	47.78'	S 42°18'06" E	47.76'
C16	426.00'	7.52'	S 46°01'15" E	7.52'
C17	15.00'	23.71'	S 01°14'54" E	21.32'
C18	424.00'	296.01'	S 64°01'47" W	290.03'
C19	424.00'	106.09'	N 51°11'53" E	105.81'
C20	424.00'	107.29'	N 65°36'56" E	107.01'
C21	424.00'	72.06'	N 77°44'01" E	71.98'
C22	424.00'	10.56'	N 83°18'58" E	10.56'
C23	14.00'	12.54'	N 70°18'41" W	12.12'
C24	14.00'	5.07'	S 85°36'18" E	5.04'
C25	14.00'	7.47'	S 59°56'46" E	7.39'
C26	50.00'	155.02'	S 46°31'37" W	99.98'
C27	50.00'	52.72'	N 74°51'31" W	50.31'
C28	50.00'	38.83'	S 52°41'24" W	37.86'
C29	50.00'	44.58'	S 04°53'59" W	43.12'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C30	50.00'	18.89'	S 31°28'10" E	18.78'
C31	14.00'	12.54'	S 16°38'04" E	12.12'
C32	526.00'	76.99'	S 04°49'52" W	76.92'
C33	526.00'	38.31'	S 06°56'16" W	38.30'
C34	526.00'	38.68'	S 02°44'40" W	38.67'
C35	15.00'	23.56'	S 45°38'16" W	21.21'
C36	15.00'	12.56'	S 65°22'15" E	12.20'
C37	60.00'	306.72'	N 07°49'39" W	66.32'
C38	60.00'	70.27'	S 74°55'55" E	66.32'
C39	60.00'	178.07'	N 69°15'16" W	119.55'
C40	15.00'	16.99'	S 58°10'56" W	16.10'
C41	15.00'	23.57'	N 44°22'33" W	21.22'
C42	474.00'	69.38'	N 04°49'52" E	69.32'
C43	474.00'	40.18'	S 03°03'59" W	40.17'
C44	474.00'	29.20'	S 07°15'35" W	29.19'
C45	15.00'	19.64'	N 46°31'37" E	18.26'
C46	476.00'	333.08'	N 63°59'00" E	326.33'
C47	476.00'	38.58'	N 81°42'27" E	38.57'
C48	476.00'	48.00'	N 76°29'46" E	47.98'
C49	476.00'	48.00'	N 70°43'05" E	47.98'
C50	476.00'	48.00'	N 64°56'23" E	47.98'
C51	476.00'	44.39'	N 59°22'45" E	44.37'
C52	476.00'	106.10'	N 50°19'20" E	105.88'
C53	15.00'	23.44'	N 88°42'19" E	21.13'
C54	374.00'	220.04'	N 29°40'19" W	216.88'
C55	374.00'	8.38'	S 45°53'03" E	8.38'
C56	374.00'	68.34'	S 40°00'25" E	68.25'
C57	374.00'	68.34'	S 29°32'13" E	68.25'
C58	374.03'	70.12'	S 18°55'53" E	70.02'
C59	374.00'	4.85'	S 13°11'20" E	4.85'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 72°26'37" W	43.14'
L2	S 75°33'54" W	46.15'
L3	N 63°46'02" E	17.72'
L4	N 00°38'16" E	52.00'
L5	N 00°38'16" E	48.63'
L6	N 08°07'16" E	50.49'
L7	S 61°57'49" W	8.88'
L8	N 29°54'09" E	48.81'
L9	N 77°10'58" E	105.00'
L10	N 77°10'58" E	52.00'
L11	N 77°10'58" E	105.00'
L12	S 46°27'10" E	49.55'
L13	N 47°01'58" W	15.10'
L14	S 43°38'28" W	34.42'
L15	S 84°01'47" W	39.52'
L16	N 84°01'47" E	58.02'



BENCHMARK LIST: NAVD 88 – GEOID 12A

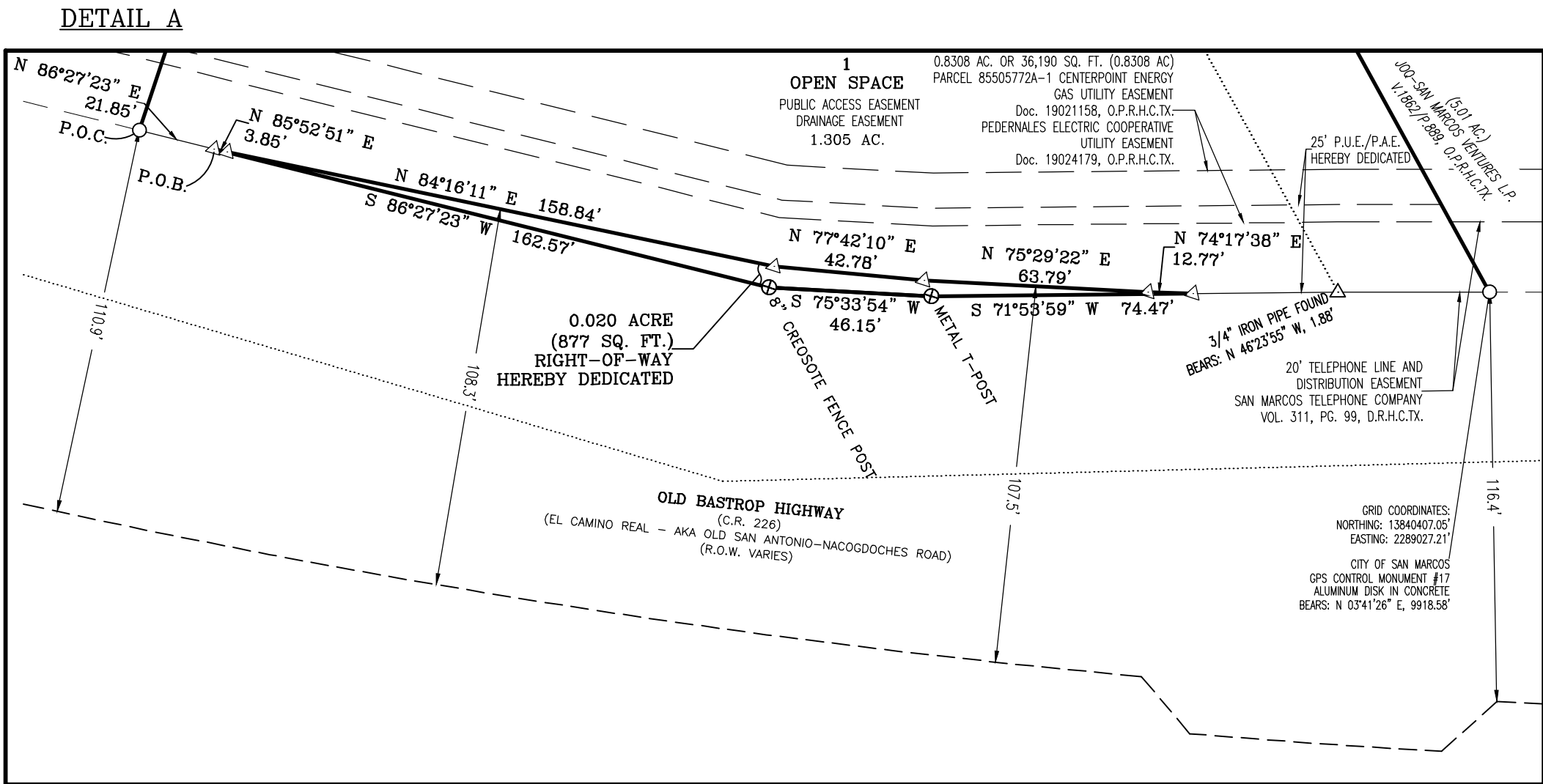
REPEAT MEASUREMENTS MADE TO BENCHMARKS IN THIS AREA INDICATE POSSIBLE VERTICAL MOVEMENT.

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

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

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



FILE: P:\070091 - Trace\070091-01-004 (SUR) - Trace Subdivision\Survey\Working_Plat_Final Plats\Section B\070091-01-034_Trace Subdivision_PA 2B_Section D_Final Plat.dwg			
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SHEET 3 OF 3