



PC-21-10

Trace PA 2b Section D Final Plat

Consider a request by Caren Williams-Murch, on behalf of Highpoint Trace, LLC, to approve a Final Subdivision Plat, consisting of approximately 14.660 acres, more or less, out of the William H. Van Horn Survey generally located at the intersection of Camino Verde and Sage Meadows Drive, San Marcos, TX. (A.Villalobos)



Property Information

- +/- 14.660 acres
- Proposing 62 single family lots and 4 open space lots
- Located in the Trace Planned Development District (PDD)
- Low Intensity designation on the Comprehensive Plan
- Surrounding uses include single-family, vacant land, and parkland

PC-21-10
Aerial View
Trace PA 2B Sec D — 5818 South Old Bastrop Hwy





TRACE SUBDIVISION,
PA 28 SECTION D
FINAL PLAT

| CITY DATA | | | | |
|-----------|----------|------------------|-----------------|--------------------|
| STATION # | PAVEMENT | ADJ. TO PAVEMENT | CEMENT PAVEMENT | CEMENT TO PAVEMENT |
| 0+00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0+10 | 0.10 | 0.10 | 0.10 | 0.10 |
| 0+20 | 0.20 | 0.20 | 0.20 | 0.20 |
| 0+30 | 0.30 | 0.30 | 0.30 | 0.30 |
| 0+40 | 0.40 | 0.40 | 0.40 | 0.40 |
| 0+50 | 0.50 | 0.50 | 0.50 | 0.50 |
| 0+60 | 0.60 | 0.60 | 0.60 | 0.60 |
| 0+70 | 0.70 | 0.70 | 0.70 | 0.70 |
| 0+80 | 0.80 | 0.80 | 0.80 | 0.80 |
| 0+90 | 0.90 | 0.90 | 0.90 | 0.90 |
| 1+00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1+10 | 1.10 | 1.10 | 1.10 | 1.10 |
| 1+20 | 1.20 | 1.20 | 1.20 | 1.20 |
| 1+30 | 1.30 | 1.30 | 1.30 | 1.30 |
| 1+40 | 1.40 | 1.40 | 1.40 | 1.40 |
| 1+50 | 1.50 | 1.50 | 1.50 | 1.50 |
| 1+60 | 1.60 | 1.60 | 1.60 | 1.60 |
| 1+70 | 1.70 | 1.70 | 1.70 | 1.70 |
| 1+80 | 1.80 | 1.80 | 1.80 | 1.80 |
| 1+90 | 1.90 | 1.90 | 1.90 | 1.90 |
| 2+00 | 2.00 | 2.00 | 2.00 | 2.00 |
| 2+10 | 2.10 | 2.10 | 2.10 | 2.10 |
| 2+20 | 2.20 | 2.20 | 2.20 | 2.20 |
| 2+30 | 2.30 | 2.30 | 2.30 | 2.30 |
| 2+40 | 2.40 | 2.40 | 2.40 | 2.40 |
| 2+50 | 2.50 | 2.50 | 2.50 | 2.50 |
| 2+60 | 2.60 | 2.60 | 2.60 | 2.60 |
| 2+70 | 2.70 | 2.70 | 2.70 | 2.70 |
| 2+80 | 2.80 | 2.80 | 2.80 | 2.80 |
| 2+90 | 2.90 | 2.90 | 2.90 | 2.90 |
| 3+00 | 3.00 | 3.00 | 3.00 | 3.00 |
| 3+10 | 3.10 | 3.10 | 3.10 | 3.10 |
| 3+20 | 3.20 | 3.20 | 3.20 | 3.20 |
| 3+30 | 3.30 | 3.30 | 3.30 | 3.30 |
| 3+40 | 3.40 | 3.40 | 3.40 | 3.40 |
| 3+50 | 3.50 | 3.50 | 3.50 | 3.50 |
| 3+60 | 3.60 | 3.60 | 3.60 | 3.60 |
| 3+70 | 3.70 | 3.70 | 3.70 | 3.70 |
| 3+80 | 3.80 | 3.80 | 3.80 | 3.80 |
| 3+90 | 3.90 | 3.90 | 3.90 | 3.90 |
| 4+00 | 4.00 | 4.00 | 4.00 | 4.00 |
| 4+10 | 4.10 | 4.10 | 4.10 | 4.10 |
| 4+20 | 4.20 | 4.20 | 4.20 | 4.20 |
| 4+30 | 4.30 | 4.30 | 4.30 | 4.30 |
| 4+40 | 4.40 | 4.40 | 4.40 | 4.40 |
| 4+50 | 4.50 | 4.50 | 4.50 | 4.50 |
| 4+60 | 4.60 | 4.60 | 4.60 | 4.60 |
| 4+70 | 4.70 | 4.70 | 4.70 | 4.70 |
| 4+80 | 4.80 | 4.80 | 4.80 | 4.80 |
| 4+90 | 4.90 | 4.90 | 4.90 | 4.90 |
| 5+00 | 5.00 | 5.00 | 5.00 | 5.00 |
| 5+10 | 5.10 | 5.10 | 5.10 | 5.10 |
| 5+20 | 5.20 | 5.20 | 5.20 | 5.20 |
| 5+30 | 5.30 | 5.30 | 5.30 | 5.30 |
| 5+40 | 5.40 | 5.40 | 5.40 | 5.40 |
| 5+50 | 5.50 | 5.50 | 5.50 | 5.50 |
| 5+60 | 5.60 | 5.60 | 5.60 | 5.60 |
| 5+70 | 5.70 | 5.70 | 5.70 | 5.70 |
| 5+80 | 5.80 | 5.80 | 5.80 | 5.80 |
| 5+90 | 5.90 | 5.90 | 5.90 | 5.90 |
| 6+00 | 6.00 | 6.00 | 6.00 | 6.00 |
| 6+10 | 6.10 | 6.10 | 6.10 | 6.10 |
| 6+20 | 6.20 | 6.20 | 6.20 | 6.20 |
| 6+30 | 6.30 | 6.30 | 6.30 | 6.30 |
| 6+40 | 6.40 | 6.40 | 6.40 | 6.40 |
| 6+50 | 6.50 | 6.50 | 6.50 | 6.50 |
| 6+60 | 6.60 | 6.60 | 6.60 | 6.60 |
| 6+70 | 6.70 | 6.70 | 6.70 | 6.70 |
| 6+80 | 6.80 | 6.80 | 6.80 | 6.80 |
| 6+90 | 6.90 | 6.90 | 6.90 | 6.90 |
| 7+00 | 7.00 | 7.00 | 7.00 | 7.00 |
| 7+10 | 7.10 | 7.10 | 7.10 | 7.10 |
| 7+20 | 7.20 | 7.20 | 7.20 | 7.20 |
| 7+30 | 7.30 | 7.30 | 7.30 | 7.30 |
| 7+40 | 7.40 | 7.40 | 7.40 | 7.40 |
| 7+50 | 7.50 | 7.50 | 7.50 | 7.50 |
| 7+60 | 7.60 | 7.60 | 7.60 | 7.60 |
| 7+70 | 7.70 | 7.70 | 7.70 | 7.70 |
| 7+80 | 7.80 | 7.80 | 7.80 | 7.80 |
| 7+90 | 7.90 | 7.90 | 7.90 | 7.90 |
| 8+00 | 8.00 | 8.00 | 8.00 | 8.00 |
| 8+10 | 8.10 | 8.10 | 8.10 | 8.10 |
| 8+20 | 8.20 | 8.20 | 8.20 | 8.20 |
| 8+30 | 8.30 | 8.30 | 8.30 | 8.30 |
| 8+40 | 8.40 | 8.40 | 8.40 | 8.40 |
| 8+50 | 8.50 | 8.50 | 8.50 | 8.50 |
| 8+60 | 8.60 | 8.60 | 8.60 | 8.60 |
| 8+70 | 8.70 | 8.70 | 8.70 | 8.70 |
| 8+80 | 8.80 | 8.80 | 8.80 | 8.80 |
| 8+90 | 8.90 | 8.90 | 8.90 | 8.90 |
| 9+00 | 9.00 | 9.00 | 9.00 | 9.00 |
| 9+10 | 9.10 | 9.10 | 9.10 | 9.10 |
| 9+20 | 9.20 | 9.20 | 9.20 | 9.20 |
| 9+30 | 9.30 | 9.30 | 9.30 | 9.30 |
| 9+40 | 9.40 | 9.40 | 9.40 | 9.40 |
| 9+50 | 9.50 | 9.50 | 9.50 | 9.50 |
| 9+60 | 9.60 | 9.60 | 9.60 | 9.60 |
| 9+70 | 9.70 | 9.70 | 9.70 | 9.70 |
| 9+80 | 9.80 | 9.80 | 9.80 | 9.80 |
| 9+90 | 9.90 | 9.90 | 9.90 | 9.90 |
| 10+00 | 10.00 | 10.00 | 10.00 | 10.00 |
| 10+10 | 10.10 | 10.10 | 10.10 | 10.10 |
| 10+20 | 10.20 | 10.20 | 10.20 | 10.20 |
| 10+30 | 10.30 | 10.30 | 10.30 | 10.30 |
| 10+40 | 10.40 | 10.40 | 10.40 | 10.40 |
| 10+50 | 10.50 | 10.50 | 10.50 | 10.50 |
| 10+60 | 10.60 | 10.60 | 10.60 | 10.60 |
| 10+70 | 10.70 | 10.70 | 10.70 | 10.70 |
| 10+80 | 10.80 | 10.80 | 10.80 | 10.80 |
| 10+90 | 10.90 | 10.90 | 10.90 | 10.90 |
| 11+00 | 11.00 | 11.00 | 11.00 | 11.00 |
| 11+10 | 11.10 | 11.10 | 11.10 | 11.10 |
| 11+20 | 11.20 | 11.20 | 11.20 | 11.20 |
| 11+30 | 11.30 | 11.30 | 11.30 | 11.30 |
| 11+40 | 11.40 | 11.40 | 11.40 | 11.40 |
| 11+50 | 11.50 | 11.50 | 11.50 | 11.50 |
| 11+60 | 11.60 | 11.60 | 11.60 | 11.60 |
| 11+70 | 11.70 | 11.70 | 11.70 | 11.70 |
| 11+80 | 11.80 | 11.80 | 11.80 | 11.80 |
| 11+90 | 11.90 | 11.90 | 11.90 | 11.90 |
| 12+00 | 12.00 | 12.00 | 12.00 | 12.00 |
| 12+10 | 12.10 | 12.10 | 12.10 | 12.10 |
| 12+20 | 12.20 | 12.20 | 12.20 | 12.20 |
| 12+30 | 12.30 | 12.30 | 12.30 | 12.30 |
| 12+40 | 12.40 | 12.40 | 12.40 | 12.40 |
| 12+50 | 12.50 | 12.50 | 12.50 | 12.50 |
| 12+60 | 12.60 | 12.60 | 12.60 | 12.60 |
| 12+70 | 12.70 | 12.70 | 12.70 | 12.70 |
| 12+80 | 12.80 | 12.80 | 12.80 | 12.80 |
| 12+90 | 12.90 | 12.90 | 12.90 | 12.90 |
| 13+00 | 13.00 | 13.00 | 13.00 | 13.00 |
| 13+10 | 13.10 | 13.10 | 13.10 | 13.10 |
| 13+20 | 13.20 | 13.20 | 13.20 | 13.20 |
| 13+30 | 13.30 | 13.30 | 13.30 | 13.30 |
| 13+40 | 13.40 | 13.40 | 13.40 | 13.40 |
| 13+50 | 13.50 | 13.50 | 13.50 | 13.50 |
| 13+60 | 13.60 | 13.60 | 13.60 | 13.60 |
| 13+70 | 13.70 | 13.70 | 13.70 | 13.70 |
| 13+80 | 13.80 | 13.80 | 13.80 | 13.80 |
| 13+90 | 13.90 | 13.90 | 13.90 | 13.90 |
| 14+00 | 14.00 | 14.00 | 14.00 | 14.00 |
| 14+10 | 14.10 | 14.10 | 14.10 | 14.10 |
| 14+20 | 14.20 | 14.20 | 14.20 | 14.20 |
| 14+30 | 14.30 | 14.30 | 14.30 | 14.30 |
| 14+40 | 14.40 | 14.40 | 14.40 | 14.40 |
| 14+50 | 14.50 | 14.50 | 14.50 | 14.50 |
| 14+60 | 14.60 | 14.60 | 14.60 | 14.60 |
| 14+70 | 14.70 | 14.70 | 14.70 | 14.70 |
| 14+80 | 14.80 | 14.80 | 14.80 | 14.80 |
| 14+90 | 14.90 | 14.90 | 14.90 | 14.90 |
| 15+00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 15+10 | 15.10 | 15.10 | 15.10 | 15.10 |
| 15+20 | 15.20 | 15.20 | 15.20 | 15.20 |
| 15+30 | 15.30 | 15.30 | 15.30 | 15.30 |
| 15+40 | 15.40 | 15.40 | 15.40 | 15.40 |
| 15+50 | 15.50 | 15.50 | 15.50 | 15.50 |
| 15+60 | 15.60 | 15.60 | 15.60 | 15.60 |
| 15+70 | 15.70 | 15.70 | 15.70 | 15.70 |
| 15+80 | 15.80 | 15.80 | 15.80 | 15.80 |
| 15+90 | 15.90 | 15.90 | 15.90 | 15.90 |
| 16+00 | 16.00 | 16.00 | 16.00 | 16.00 |
| 16+10 | 16.10 | 16.10 | 16.10 | 16.10 |
| 16+20 | 16.20 | 16.20 | 16.20 | 16.20 |
| 16+30 | 16.30 | 16.30 | 16.30 | 16.30 |
| 16+40 | 16.40 | 16.40 | 16.40 | 16.40 |
| 16+50 | 16.50 | 16.50 | 16.50 | 16.50 |
| 16+60 | 16.60 | 16.60 | 16.60 | 16.60 |
| 16+70 | 16.70 | 16.70 | 16.70 | 16.70 |
| 16+80 | 16.80 | 16.80 | 16.80 | 16.80 |
| 16+90 | 16.90 | 16.90 | 16.90 | 16.90 |
| 17+00 | 17.00 | 17.00 | 17.00 | 17.00 |
| 17+10 | 17.10 | 17.10 | 17.10 | 17.10 |
| 17+20 | 17.20 | 17.20 | 17.20 | 17.20 |
| 17+30 | 17.30 | 17.30 | 17.30 | 17.30 |
| 17+40 | 17.40 | 17.40 | 17.40 | 17.40 |
| 17+50 | 17.50 | 17.50 | 17.50 | 17.50 |
| 17+60 | 17.60 | 17.60 | 17.60 | 17.60 |
| 17+70 | 17.70 | 17.70 | 17.70 | 17.70 |
| 17+80 | 17.80 | 17.80 | 17.80 | 17.80 |
| 17+90 | 17.90 | 17.90 | 17.90 | 17.90 |
| 18+00 | 18.00 | 18.00 | 18.00 | 18.00 |
| 18+10 | 18.10 | 18.10 | 18.10 | 18.10 |
| 18+20 | 18.20 | 18.20 | 18.20 | 18.20 |
| 18+30 | 18.30 | 18.30 | 18.30 | 18.30 |
| 18+40 | 18.40 | 18.40 | 18.40 | 18.40 |
| 18+50 | 18.50 | 18.50 | 18.50 | 18.50 |
| 18+60 | 18.60 | 18.60 | 18.60 | 18.60 |
| 18+70 | 18.70 | 18.70 | 18.70 | 18.70 |
| 18+80 | 18.80 | 18.80 | 18.80 | 18.80 |
| 18+90 | 18.90 | 18.90 | 18.90 | 18.90 |
| 19+00 | 19.00 | 19.00 | 19.00 | 19.00 |
| 19+10 | 19.10 | 19.10 | 19.10 | 19.10 |
| 19+20 | 19.20 | 19.20 | 19.20 | 19.20 |
| 19+30 | 19.30 | 19.30 | 19.30 | 19.30 |
| 19+40 | 19.40 | 19.40 | 19.40 | 19.40 |
| 19+50 | 19.50 | 19.50 | 19.50 | 19.50 |
| 19+60 | 19.60 | 19.60 | 19.60 | 19.60 |
| 19+70 | 19.70 | 19.70 | 19.70 | 19.70 |
| 19+80 | 19.80 | 19.80 | 19.80 | 19.80 |
| 19+90 | 19.90 | 19.90 | 19.90 | 19.90 |
| 20+00 | 20.00 | 20.00 | 20.00 | 20.00 |
| 20+10 | 20.10 | 20.10 | 20.10 | 20.10 |
| 20+20 | 20.20 | 20.20 | 20.20 | 20.20 |
| 20+30 | 20.30 | 20.30 | 20.30 | 20.30 |
| 20+40 | 20.40 | 20.40 | 20.40 | 20.40 |
| 20+50 | 20.50 | 20.50 | 20.50 | 20.50 |
| 20+60 | 20.60 | 20.60 | 20.60 | 20.60 |
| 20+70 | 20.70 | 20.70 | 20.70 | 20.70 |
| 20+80 | 20.80 | 20.80 | 20.80 | 20.80 |
| 20+90 | 20.90 | 20.90 | 20.90 | 20.90 |
| 21+00 | 21.00 | 21.00 | 21.00 | 21.00 |
| 21+10 | 21.10 | 21.10 | 21.10 | 21.10 |
| 21+20 | 21.20 | 21.20 | 21.20 | 21.20 |
| 21+30 | 21.30 | 21.30 | 21.30 | 21.30 |
| 21+40 | 21.40 | 21.40 | 21.40 | 21.40 |
| 21+50 | 21.50 | 21.50 | 21.50 | 21.50 |
| 21+60 | 21.60 | 21.60 | 21.60 | 21.60 |
| 21+70 | 21.70 | 21.70 | 21.70 | 21.70 |
| 21+80 | 21.80 | 21.80 | 21.80 | 21.80 |
| 21+90 | 21.90 | 21.90 | 21.90 | 21.90 |
| 22+00 | 22.00 | 22.00 | 22.00 | 22.00 |
| 22+10 | 22.10 | 22.10 | 22.10 | 22.10 |
| 22+20 | 22.20 | 22.20 | 22.20 | 22.20 |
| 22+30 | 22.30 | 22.30 | 22.30 | 22.30 |
| 22+40 | 22.40 | 22.40 | 22.40 | 22.40 |
| 22+50 | 22.50 | 22.50 | 22.50 | 22.50 |
| 22+60 | 22.60 | 22.60 | 22.60 | 22.60 |
| 22+70 | 22.70 | 22.70 | 22.70 | 22.70 |
| 22+80 | 22.80 | 22.80 | 22.80 | 22.80 |
| 22+90 | 22.90 | 22.90 | 22.90 | 22.90 |
| 23+00 | 23.00 | 23.00 | 23.00 | 23.00 |
| 23+10 | 23.10 | 23.10 | 23.10 | 23.10 |
| 23+20 | 23.20 | 23.20 | 23.20 | 23.20 |
| 23+30 | 23.30 | 23.30 | 23.30 | 23. |



Staff Recommendation

Staff has reviewed the request in accordance with the Development Code and recommends **approval** of PC-21-10.