

LOT 10, BLOCK V, TRACE SUBDIVISION PLANNING AREA
6B, SECTION D RECORDED IN INSTRUMENT NO.
22027502, PLAT RECORDS, HAYS COUNTY, TEXAS.

SURVEY NOTES:

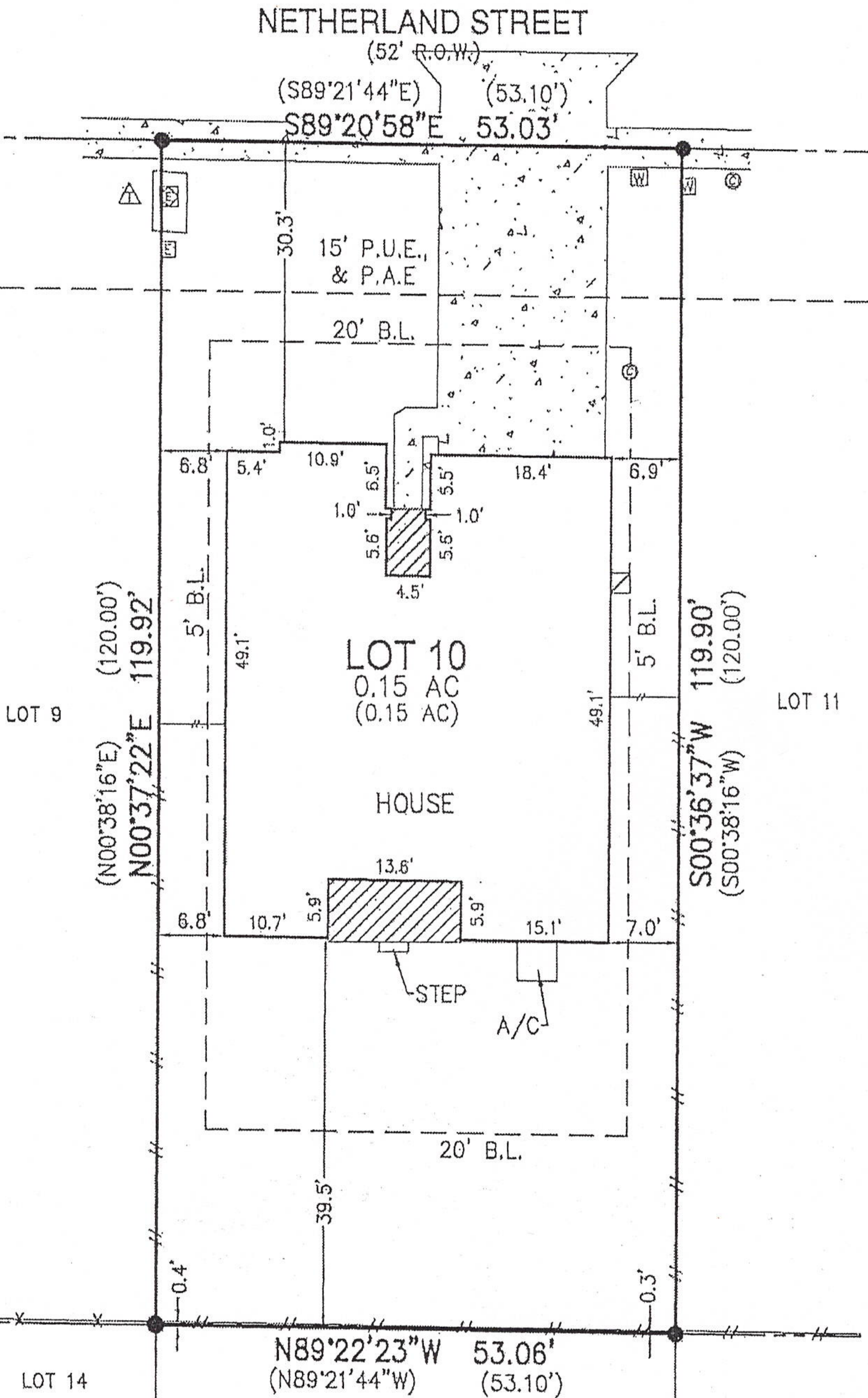
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH
CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS
WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED
LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE
ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

LEGEND:

- = FND 1/2" IRON PIN W/
CAP STAMPED "DOUCET"
UNLESS OTHERWISE NOTED
- ⊗ = SET "X" IN CONCRETE
- B.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- () = RECORD CALLS
- P.R.H.C.T. = PLAT RECORDS OF
HAYS COUNTY, TEXAS
- ⊠ = TRANSFORMER
- ⊞ = WATER METER
- ⊙ = CLEAN OUT
- ⊞ = ELECTRIC METER
- ⊞ = TELEPHONE PEDESTAL
- //— = WOOD FENCE
- ▨ = CONCRETE
- ▨ = COVERED CONCRETE
- ⊞ = GAS METER

SCALE: 1"=20'



REFERENCE RESTRICTIONS RECORDED IN DOCUMENT NO(S).
17042179, 17042379, 17042380, 17043487, 19022956, 21026705,
22029824, 22029825, 22029868, 22030192, 22046569, OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND THOSE SET OUT
ON THE PLAT RECORDED IN DOCUMENT NO. 22027502, OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

10(i) EASEMENT AND RIGHT OF WAY, TOGETHER WITH ALL RIGHTS
GRANTED THEREIN, CONVEYED TO UNITED GAS PIPE LINE
COMPANY AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME
177, PAGE 175 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS.

10(g) EASEMENT AND RIGHT OF WAY, TOGETHER WITH ALL RIGHTS
GRANTED THEREIN, CONVEYED TO UNITED GAS PIPE LINE
COMPANY AS DESCRIBED IN DOCUMENT RECORDED IN VOLUME
177, PAGE 288 OF THE DEED RECORDS OF HAYS COUNTY,
TEXAS.

10(h) GRAVE ACCESS EASEMENT RECORDED ON NOVEMBER 11,
1915 IN INSTRUMENT RECORDED IN VOLUME 68, PAGE 294, ALSO
REFERENCED IN VOLUME 269, PAGE 648, DEED RECORDS OF
HAYS COUNTY, TEXAS.

10(i) TERMS AND CONDITIONS OF THAT CERTAIN LANDOWNER
AGREEMENT AND NOTICE OF SPECIAL ASSESSMENTS AGREEMENT
REGARDING TRACE PUBLIC IMPROVEMENT DISTRICT, DATED
OCTOBER 18, 2016, RECORDED IN DOCUMENT NO. 17006517 OF
THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS,
EXECUTED BY AND BETWEEN AS AFFECTED BY ORDINANCE NO.
2016-42, RECORDED IN DOCUMENT NO. 19001714, OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY, TEXAS AND BY CERTIFICATE
OF ORDINANCE RECORDED IN DOCUMENT NO. 19002069, OFFICIAL
PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

10(j) TERMS AND CONDITIONS OF THAT CERTAIN LICENSE
AGREEMENT DATED JUNE 6, 2022, RECORDED IN DOCUMENT NO.
22028896 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY,
TEXAS, EXECUTED BY AND BETWEEN HIGHPOINTE TRACE, LLC AND
THE CITY OF SAN MARCOS.

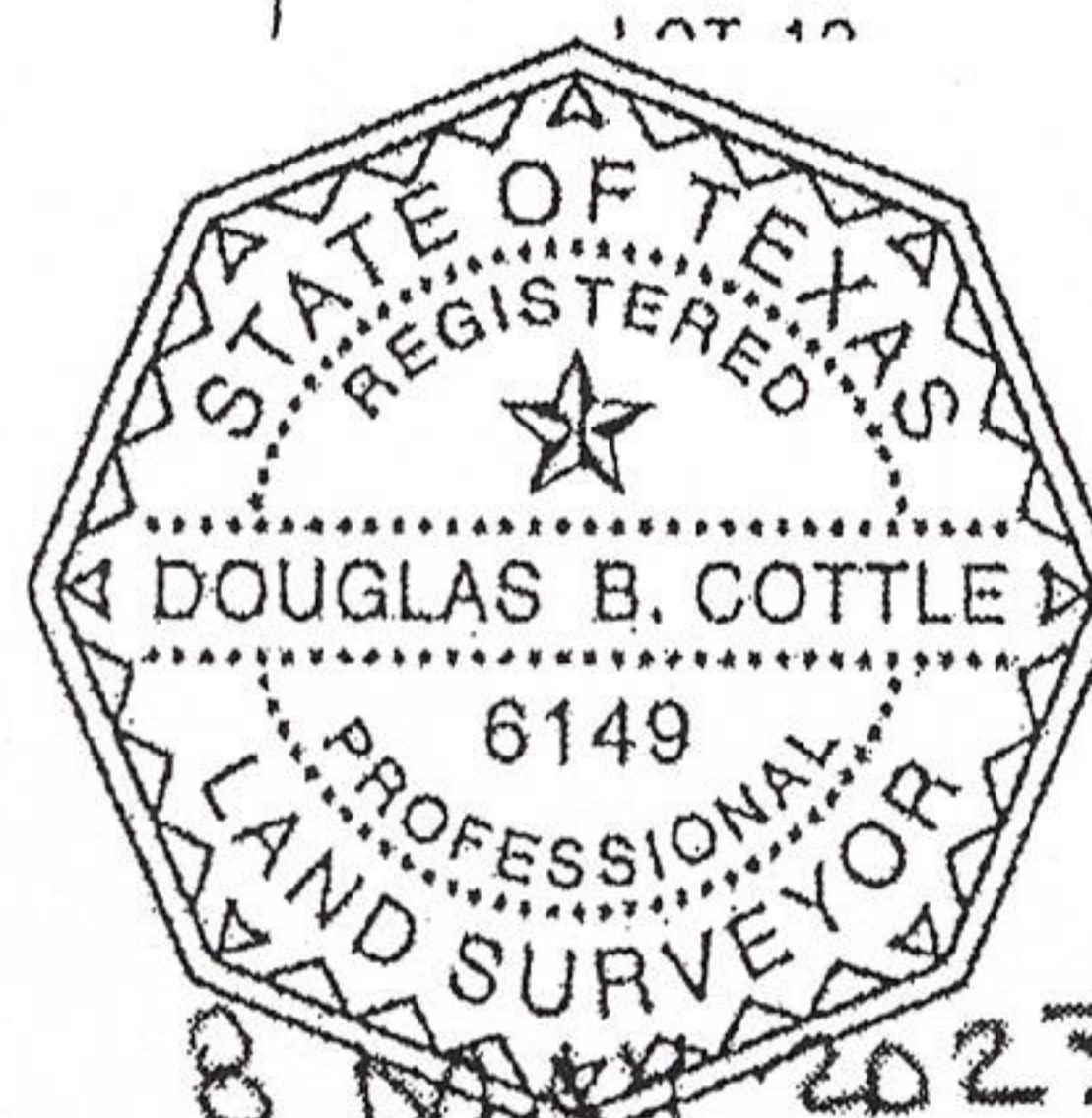
109 NETHERLAND STREET
SAN MARCOS, TEXAS

THIS SURVEY IS CERTIFIED TO:
DHI TITLE

DRAWN BY: GRS
FIELD CREW: JEJ



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS
SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON
THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE
OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE
OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE
ABOVE PREMISES ARE SHOWN

THIS 3RD DAY OF APRIL 2023

DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

22-0929

Signature