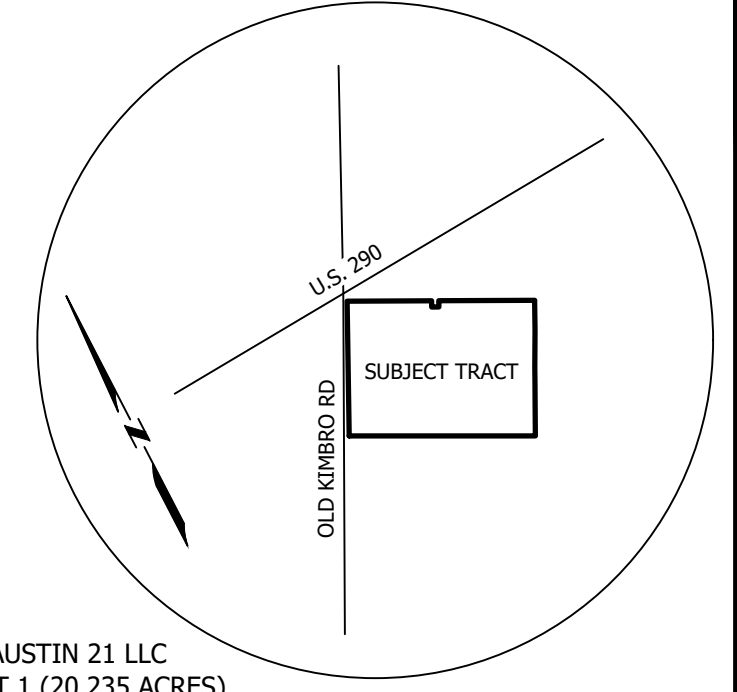
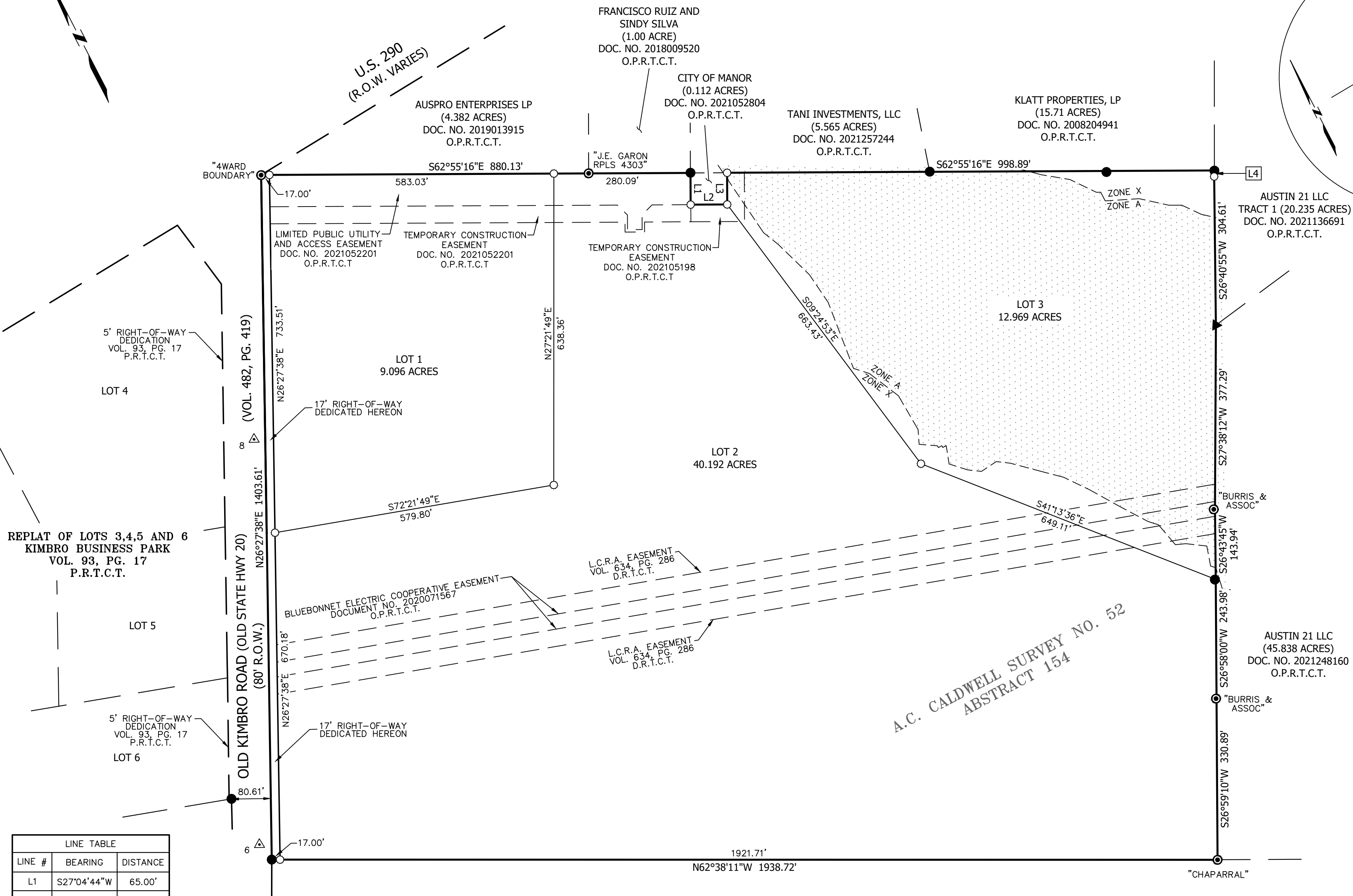


VICINITY MAP
1" = 2000'



AMAVI MANOR



LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S27°04'44"W | 65.00' |
| L2 | S62°55'16"E | 75.00' |
| L3 | N27°04'44"E | 65.00' |
| L4 | S29°25'27"W | 12.49' |

Benchmark Table

| Point # | Northing | Easting | Elevation | Raw Description |
|---------|-------------|------------|-----------|---|
| 6 | 10101806.54 | 3189482.08 | 545.97 | 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET |
| 8 | 10102549.39 | 3189853.86 | 510.70 | 1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET |

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP FOUND (AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - ▲ 60D NAIL FOUND (OR AS NOTED)
 - △ CALCULATED POINT NOT SET
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LAND USE SUMMARY: OLD KIMBRO ROAD PLAT

| | | |
|---------------------|---|--------------|
| TOTAL LOTS: | 3 | 9.096 ACRES |
| NUMBER OF BLOCKS: | 1 | 40.192 ACRES |
| LOT 1 (ZONED C-2) | | 9.096 ACRES |
| LOT 2 (ZONED TH) | | 40.192 ACRES |
| LOT 3 (COMMON AREA) | | 12.969 ACRES |
| R.O.W. DEDICATION | | 0.548 ACRES |
| TOTAL ACREAGE: | | 62.805 ACRES |

OWNER: JEFFERSON TRIANGLE MARINE, L.P.
SURVEYOR: LANDESIGN SERVICES, INC.
ENGINEER: KIMLEY-HORN

REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |
| | |
| | |

PROJECT NAME: JTM OLD KIMBRO RD
JOB NUMBER: 21-021
DATE: 08/01/2022 SCALE: 1" = 150'
DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CADD\GSD\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH: N/A
RPLS: FWF TECH: JRM PARTYCHIEF: JE
CHECKED BY: HAS FIELDBOOK: 362