

VICINITY MAP

SCALE: 1" = 2000'

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE MARCH 25, 2021, STATIC DATA PROCESSED BY O.P.U.S.

LOT SUMMARY:
TOTAL NUMBER OF LOTS : 2

LOT 1	30.5778 ACRES	(1,331,970 SQ. FT.)
LOT 2	15.7138 ACRES	(684,493 SQ. FT.)
R.O.W. DEDICATION	0.1578 ACRE	(6,872 SQ. FT.)
TOTAL	46.4494 ACRES	(2,023,335 SQ. FT.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°24'06"W	511.25'
L2	S62°14'20"E	1,375.18'
L3	N26°57'52"E	40.79'
L4	N63°02'08"W	119.97'
L5	S43°49'52"W	5,141.23'

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE		
C1	3,760.84'	314.40'	4°47'23"	N40°48'24"E	314.31'		

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV. = 538.52'

GRID N: 10,103,635.37
GRID E: 3,167,944.55

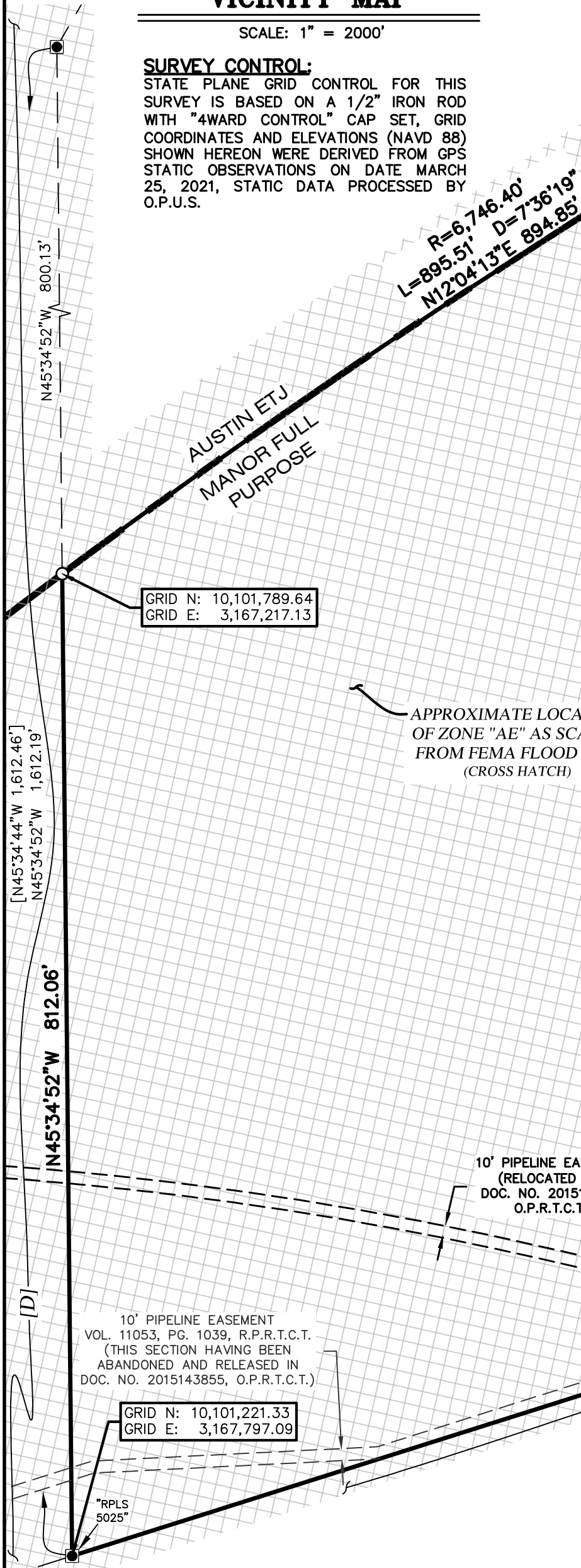
7.0' (0.1578 ACRE)
RIGHT-OF-WAY DEDICATION

JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546

LOT 2 LIGHT INDUSTRIAL

LOT 1 LIGHT INDUSTRIAL

HILL LANE (R.O.W. VARIES)
CALLED 24.811 ACRES
2020 ADELANTE, LLC
DOC. NO. 2020246195, O.P.R.T.C.T.



R=6,746.40'
L=895.51'
N12°04'13"E 894.85'

GRID N: 10,101,789.64
GRID E: 3,167,217.13

APPROXIMATE LOCATION OF ZONE "AE" AS SCALED FROM FEMA FLOOD MAP (CROSS HATCH)

APPROXIMATE LOCATION OF ZONE "X" (SHADED) AS SCALED FROM FEMA FLOOD MAP (SOLID HATCH)

10' PIPELINE EASEMENT
VOL. 11053, PG. 1039, R.P.R.T.C.T.;
DOC. NO. 2011042154, O.P.R.T.C.T.;
DOC. NO. 2011147986, O.P.R.T.C.T.;
DOC. NO. 2015143855, O.P.R.T.C.T.

10' PIPELINE EASEMENT (RELOCATED PER DOC. NO. 2015143855 O.P.R.T.C.T.)

10' PIPELINE EASEMENT VOL. 11053, PG. 1039, R.P.R.T.C.T. (THIS SECTION HAVING BEEN ABANDONED AND RELEASED IN DOC. NO. 2015143855, O.P.R.T.C.T.)

GRID N: 10,101,221.33
GRID E: 3,167,797.09

REMAINDER OF A CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOC. NO. 2007002485, O.P.R.T.C.T.

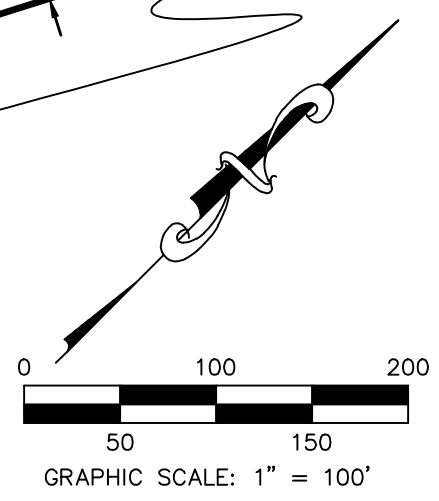
FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON F.I.R.M. MAP NO. 48453C0480J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081326605.

LOT 1, BLOCK A
0.132 ACRE
R.O.W. DEDICATION



LEGEND

—	PROPERTY LINE	▲	SURVEY CONTROL POINT	●	1/2" IRON ROD FOUND (UNLESS NOTED)	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
- - -	EXISTING PROPERTY LINES	○	VOL./PG. VOLUME, PAGE	○	3/4" IRON PIPE FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT VOL. 4282 PG. 1082
- · - · -	EXISTING EASEMENTS	○	DOC. NO. DOCUMENT NUMBER	○	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2018018641
○	IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)	○	R.O.W. RIGHT-OF-WAY	○	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	{.....}	RECORD INFORMATION PER PLAT DOC. NO. 202000038
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	○	B.L. BUILDING LINE	○			
△	CALCULATED POINT						

FINAL PLAT OF HILL INDUSTRIAL City of Manor, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	8/10/2021
Project:	01228
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	TS/JTC
Survey Date:	JUNE 2021
Sheet:	1 OF X

#C8J-2021-00XX.0A