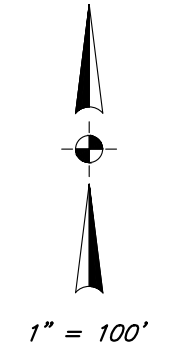
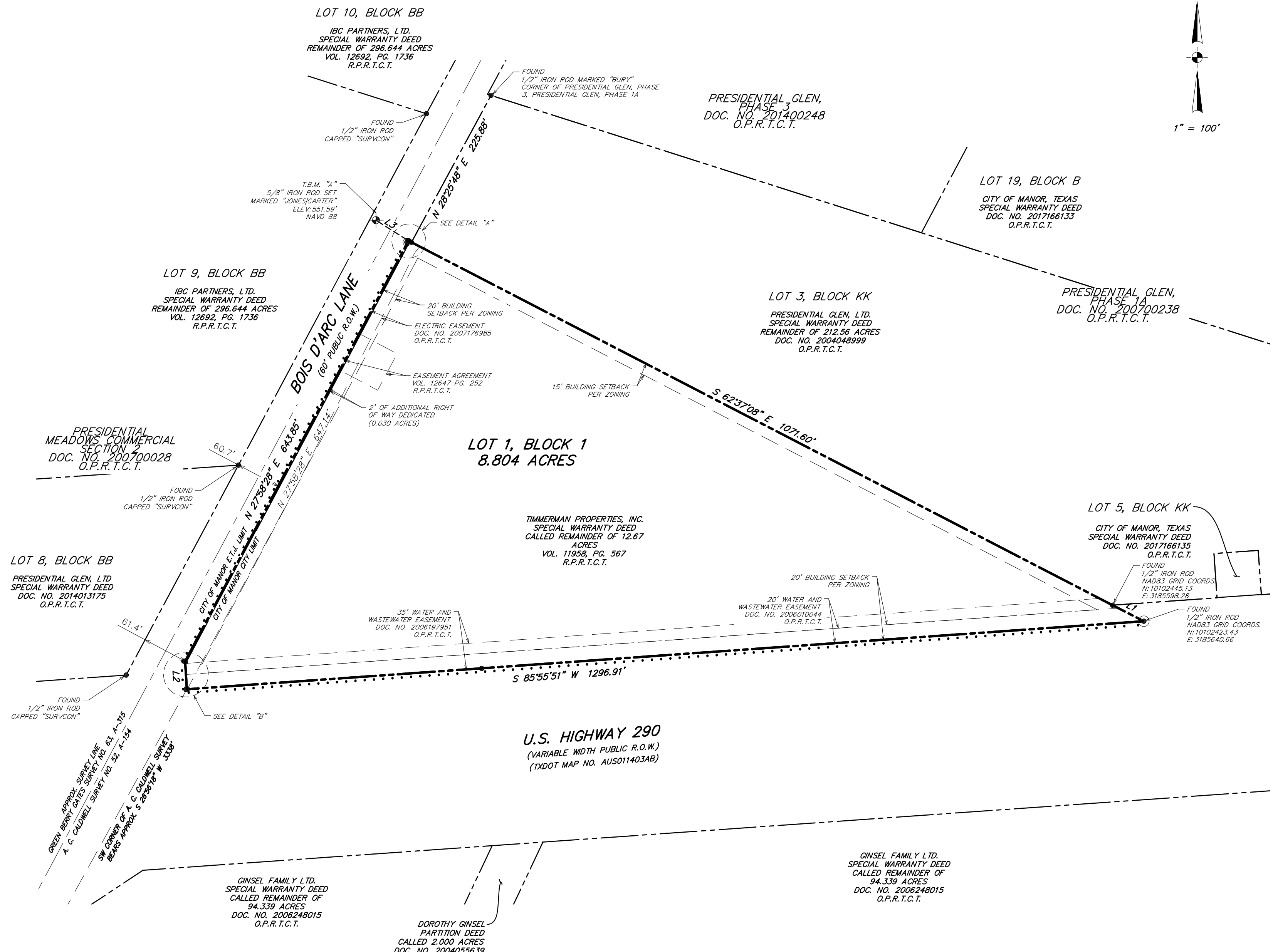
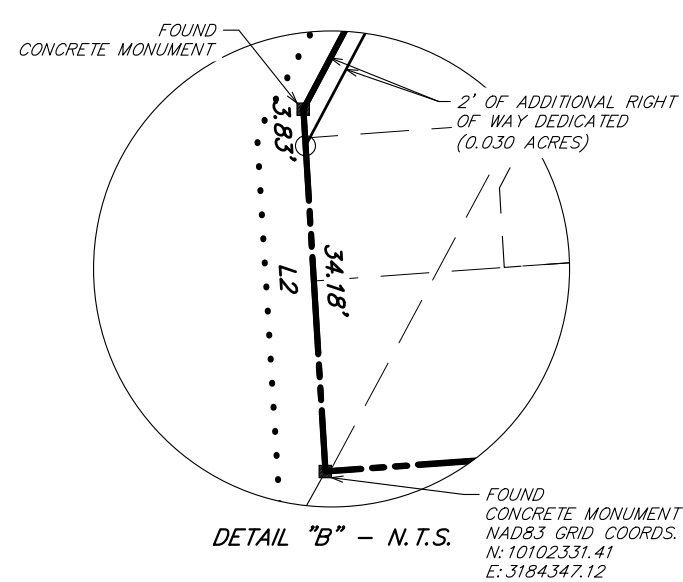
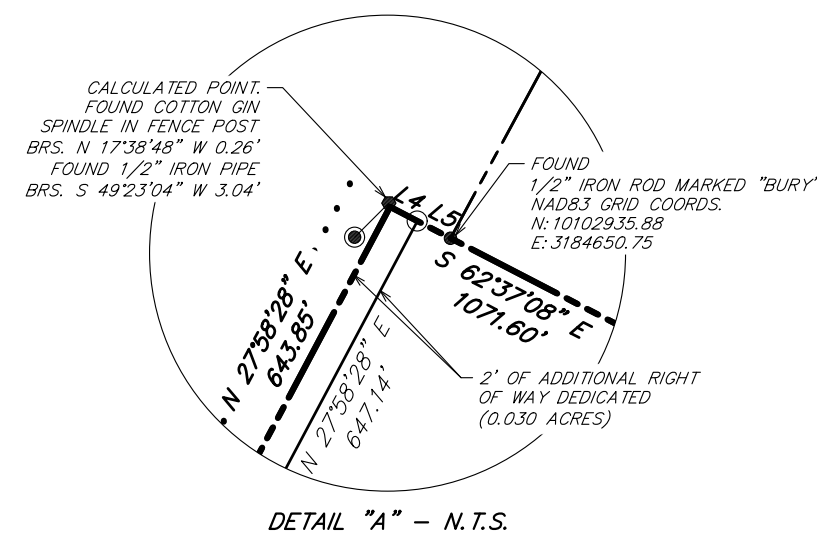


VICINITY MAP - 1" = 2000'



DEVELOPER:
RYPER, LLC
10025 DIANELLA LANE
AUSTIN, TX, 78759

RECORD OWNER:
TIMMERMAN PROPERTIES, INC.
115 FRANKLIN BLVD
AUSTIN, TX, 78751
512-453-1327

ENGINEER:
PROFESSIONAL STRUCIVL ENGINEERS, INC.
2205 W. PARMER LN, STE 201
AUSTIN, TX, 78727
512-238-6422
ATTN: MIRZA TAHIR BAIG, P.E.

SURVEYOR:
JONES CARTER, INC.
3100 ALVIN DEVANE BLVD, STE 150
AUSTIN, TX, 78741
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

LOT ACREAGE	LAND USE
8.804 ACRES	MEDIUM COMMERCIAL

LINE	BEARING	DISTANCE
L1	S 62°53'35" E	47.62'
L2	N 03°29'20" W	38.01'
L3	N 57°47'07" W	52.05'
L4	S 62°37'08" E	2.00'
L5	S 62°37'08" E	2.44'

LEGEND

- 5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- APPROX. LOCATION OF SIDEWALKS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FILE: K:\17252\17252-0001-00 RYPER, LLC - NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG	
JOB NO:	17252-0001-00
DATE:	September 20, 2021
SCALE:	1" = 100'
DRAWN BY:	TJS
CHECKED BY:	RLH
REVISED:	



RYPER SUBDIVISION
FINAL PLAT