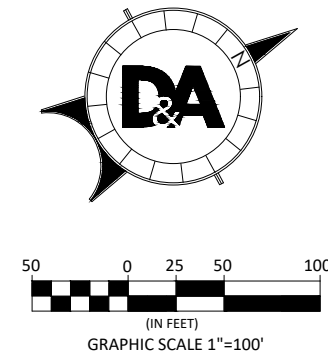


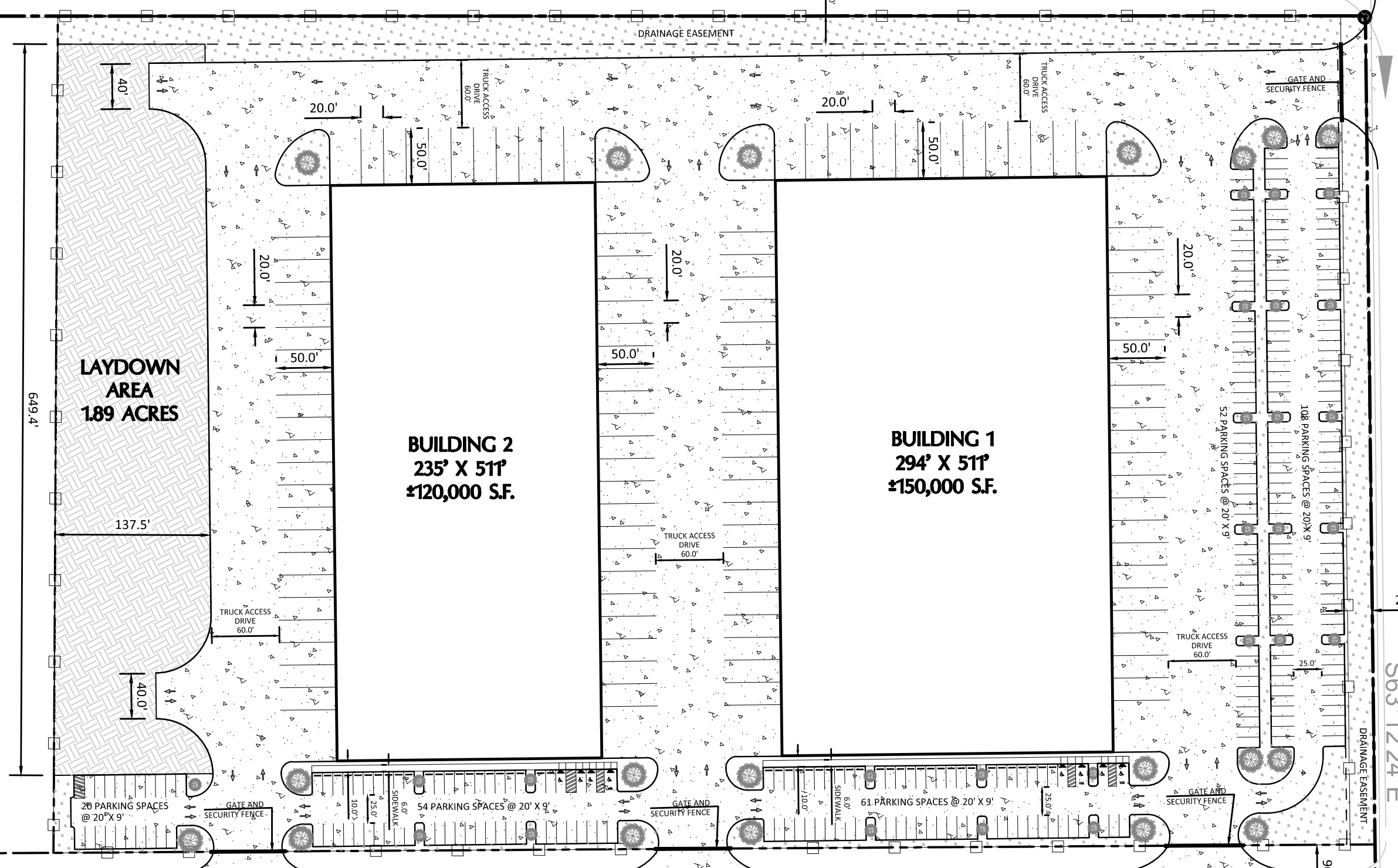
3) C.
 PARTNERSHIP, LTD.
 PG. 872
 RIBED IN
 PG. 1082
 T.C.D.R.



N27°26'59"E 3036.76'

SITE NOTES:

- PROJECT AREA = 19.81 ACRES
- BUILDING 1 AREA = 150,000 S.F.
- BUILDING 2 AREA = 120,000 S.F.
- LAYDOWN AREA = 1.89 ACRES
- PAVEMENT AREA = 9.68 ACRES
- TOTAL PROPOSED I.C. = 17.77 ACRES (89.7%)
- LANDSCAPE AREA = 2.04 ACRES (10.3%)
- PASSENGER CAR PARKING SPACES = 295



24,783 ACRES
 JOHN MCCARTHY
 VOL. 13327, PG. 702
 T.C.D.R.

24,835 ACRES
 MANOR I.S.D.
 VOL. 12597, PG. 1543
 T.C.D.R.

REMAINDER OF 2,020 AC.
 TRAVIS COUNTY
 VOL. 779 PG. 342
 T.C.D.R.

PARCEL 1
 104,823 ACRES
 (4,566,160 SQ. FT.)

CALLED 12.468 ACRES
 LOT 1, BLOCK A
 LAS ENTRADAS NORTH SECTION 2 REPLAT
 DOCUMENT NO. 202000038
 O.P.R.T.C.T.

US HIGHWAY 290
 (VARIABLE R.O.W.)

ENTRADA BLVD.

HILL LANE
 (VARIABLE R.O.W.)

Drawing: C:\pwworking\charlie.pham\mxd\5249\Conceptual Plan.dwg
 User: REXAKK
 Last Modified: Jun 29, 21, 15:33
 Plot Date/Time: Jun 29, 21, 15:33:45

PARCEL
 102.92
 483

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, TX 78735. Tel: (512)-583-2400
 www.doucetengineers.com
 TBPE Firm Number: 3937
 TBPLS Firm Number: 10105800

CONCEPTUAL PLAN

TRANSPAK MANOR, TX

Designed:	RP
Drawn:	JCR
Reviewed:	DS
Date:	6/28/2021
SHEET	
1	
OF 1	
Project No.:	2281-001