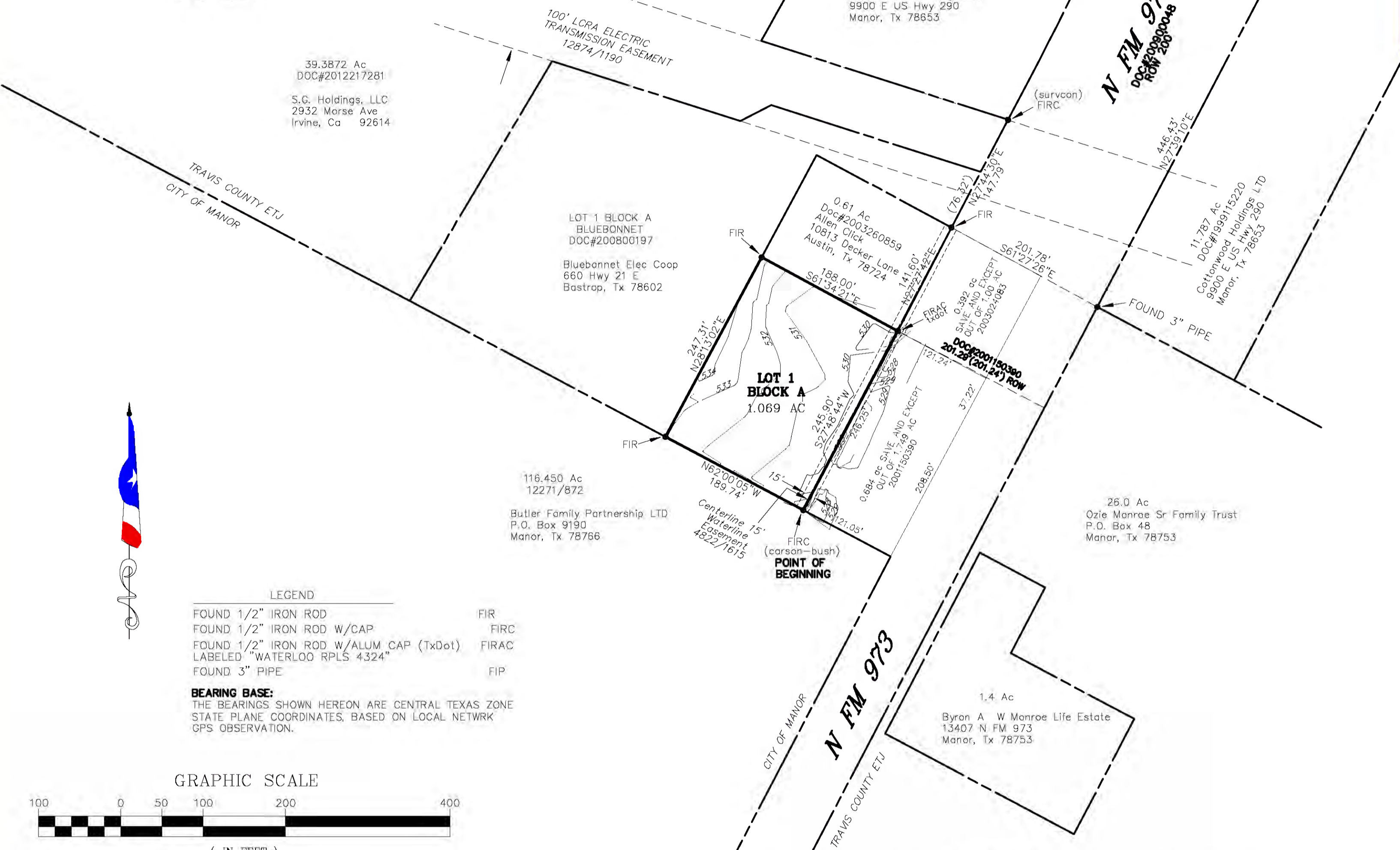
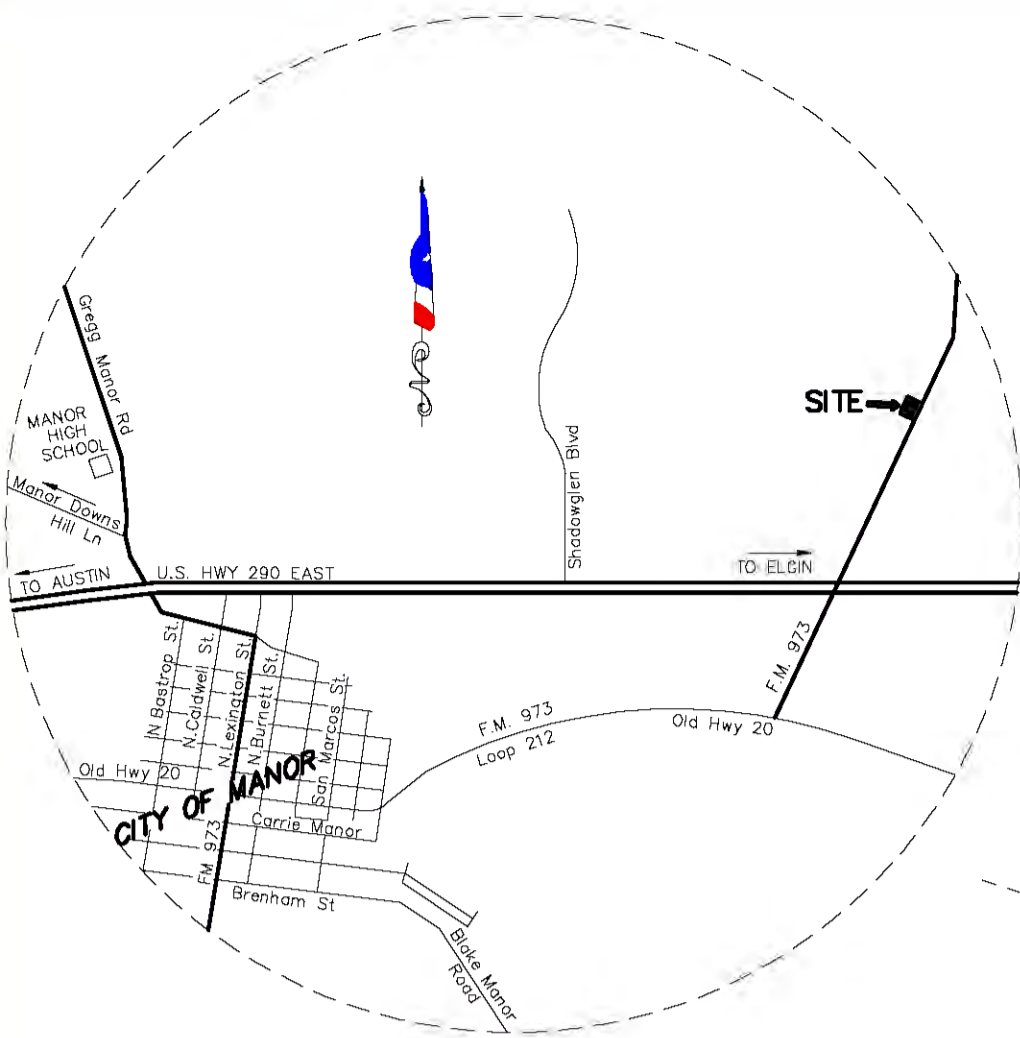


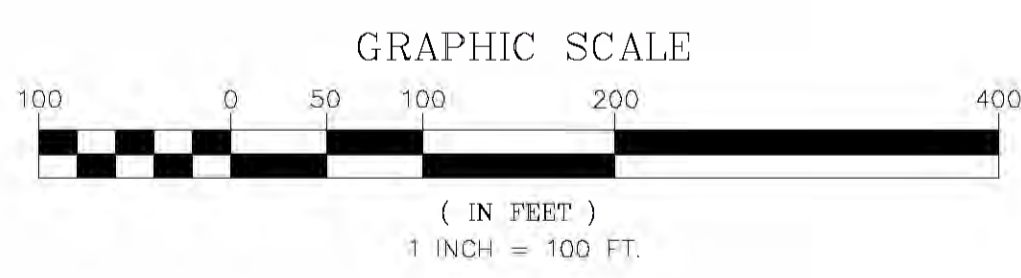
# PRELIMINARY PLAN MIRELES PARK



**LEGEND**

FOUND 1/2" IRON ROD	FIR
FOUND 1/2" IRON ROD W/CAP	FIRC
FOUND 1/2" IRON ROD w/ALUM CAP (TxDot)	FIRAC
LABELLED "WATERLOO RPLS 4324"	FIP
FOUND 3" PIPE	FIP

**BEARING BASE:**  
THE BEARINGS SHOWN HEREON ARE CENTRAL TEXAS ZONE STATE PLANE COORDINATES, BASED ON LOCAL NETWORK GPS OBSERVATION.



**FIELD NOTES**  
BEING 1.069 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 1.069 ACRES CONVEYED TO JULIO C. MIRELES BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013171610, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTIONS BY METES AND BOUNDS IS AS FOLLOWS.

BEGINNING at an iron rod found with cap(carson/bush) in the west right of way of N FM 973 at the SE corner of that certain 1.069 acre of land described in Document No. 2013171610, Official Public Records, Travis County, Texas, same being the north line of a 116.45 acre tract conveyed to Butler Family Partnership, LTD., by deed recorded in Volume 12271, Page 875, Real Property Records, for the SE corner hereof;

THENCE N62°00'05"W for a distance of 189.74 feet to a 1/2" iron rod found at the SE corner of Lot 1, Block A, Bluebonnet, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200800197, Official Public Records, for the SE corner hereof;

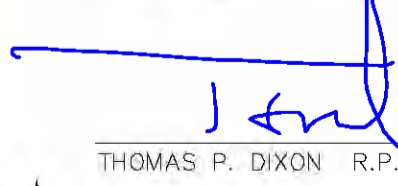
THENCE N28°13'02"E along the NW line hereof for a distance of 247.31 feet to a 1/2" iron rod found at the SW corner of a 0.61 acre tract conveyed to Allen Click by deed recorded in Document No. 2003260859, Official Public Records, for the NW corner hereof;

THENCE S61°34'21"E for a distance of 188.00 feet to a 1/2" iron rod with aluminum cap(txdat) found in the west line of N FM 973 at the SE corner of said Click tract, for the NE corner hereof;

THENCE S27°48'44"W along the west ROW of N FM 973 for a distance of 245.90 feet to the POINT OF BEGINNING of this tract, containing 1.069 acres of land, more or less.

**Surveyors Certification**  
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE TRAVIS COUNTY SUBDIVISION ORDINANCE, AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, MARCH 2, 2017.

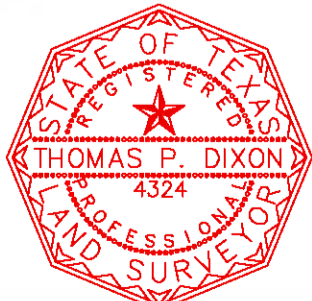
NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL NO. 48453C0485H, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

  
THOMAS P. DIXON R.P.L.S. #4324 DATE 3/24/2017

**OWNER:**  
JULIO C. MIRELES  
13500 N FM 973  
MANOR, TEXAS 78653

**LEGAL DESCRIPTION:**  
BEING 1.069 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS.(ETJ MANOR)  
ACRES: 1.0692 ACRES, MORE OR LESS  
PROPOSED 1 COMMERCIAL LOT  
PREPARATION DATE: MARCH 23, 2017

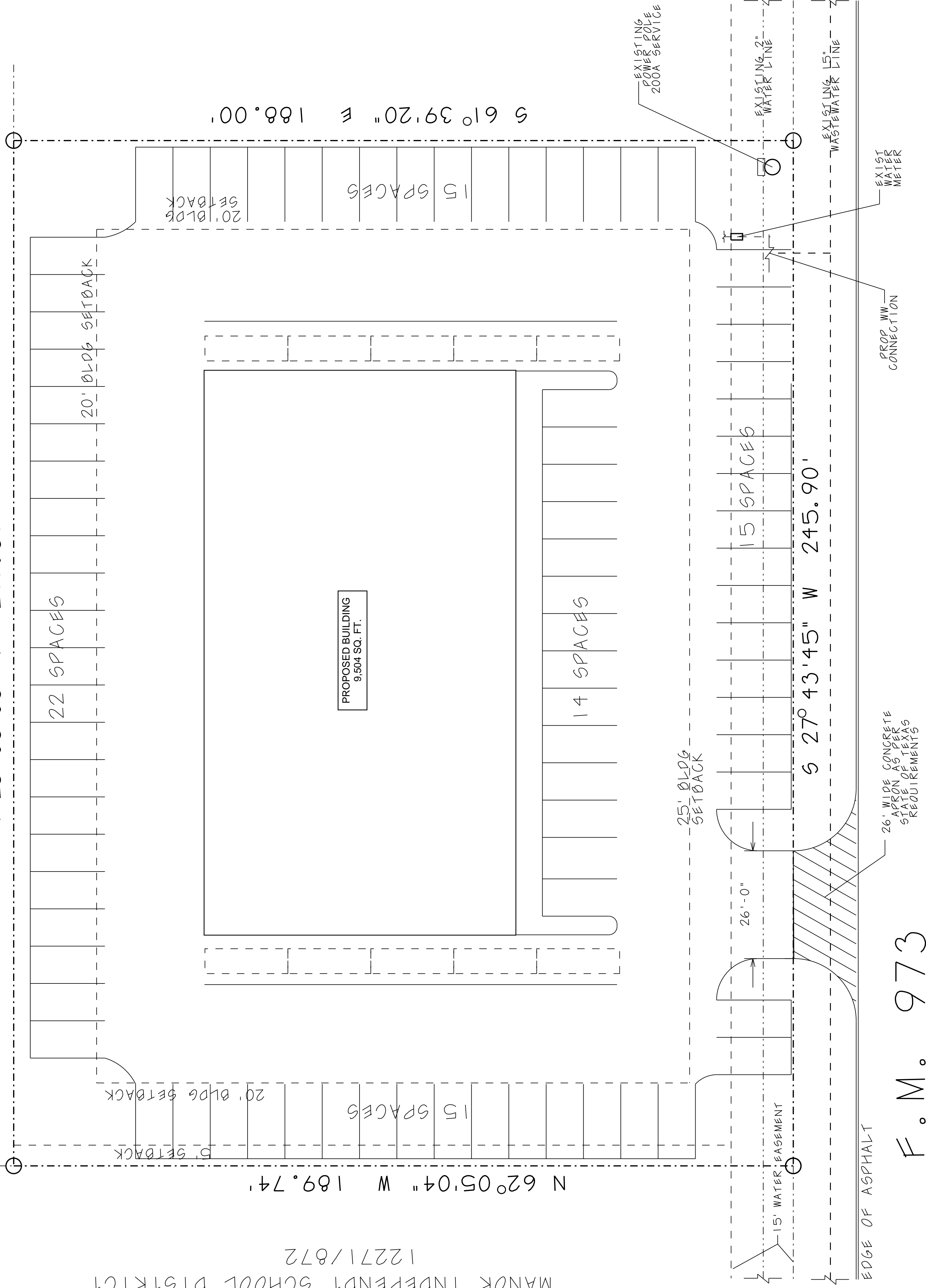
WATERLOO SURVEYORS INC.  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400





BLUEBONNET ELECTRIC COOPERATIVE INC.

N 28° 08' 03" E 247.31'



26" WIDE CONCRETE APRON AS PER STATE OF TEXAS REQUIREMENTS

PROP. WW CONNECTION

EXIST. WATER METER

EXISTING 15" WASTE WATER LINE

EXISTING 2" WATER LINE

EXISTING POWER POLE 200A SERVICE

EDGE OF ASPHALT

F.M. 973

MANOR INDEPENDT SCHOOL DISTRICT 12271/872

N 62° 05' 04" W 189.74'

15 SPACES

PROPOSED BUILDING 9,504 SQ. FT.

14 SPACES

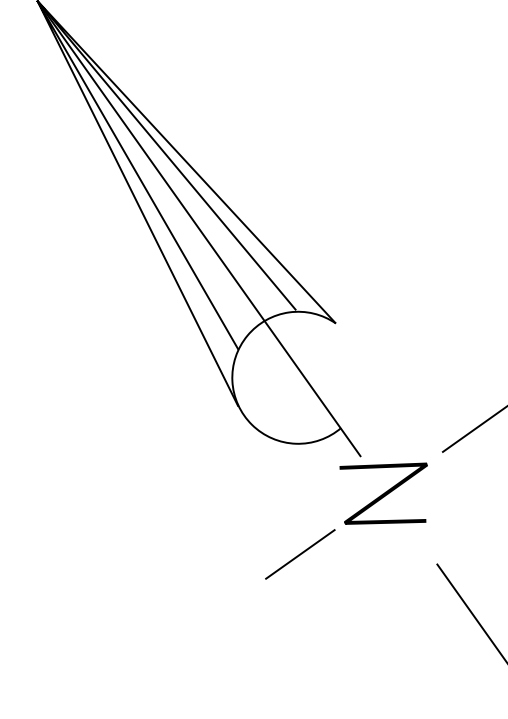
22 SPACES

20' BLDG SETBACK

20' BLDG SETBACK

15 SPACES

S 61° 39' 20" E 188.00'



ALLEN GLICK  
DOC# 2003260859

LEGAL DESCRIPTION

1.069 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT CERTAIN 1.062 ACRES OF LAND CONVEYED TO MICHAEL JAMES PACUK, BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2013171610, DEED RECORDS TRAVIS COUNTY

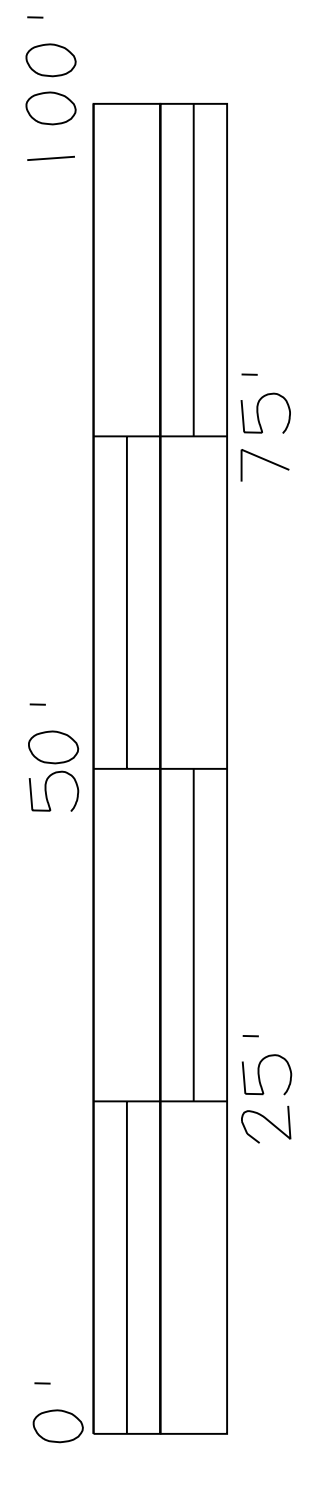
ABS 315 SUR 63 GATES 6  
ACR - 1.0690 AC

PROPERTY ID: 786707

OWNER: JULIO G. MIRELES  
13500 N. FM 973  
MANOR, TEXAS 78753  
\*512\* 775-0773

PROJECT INFORMATION:

LOT SIZE = 1.0690 ACR = 46,565.14 SQ. FT.  
PROPOSED BUILDING = 9,504 SQ. FT.  
PROPOSED BUILDING COVERAGE = 10.7 %  
PROPOSED PARKING/DRIVE = 50. FT.  
TOTAL PROPOSED IMPERVIOUS COVER = 50. FT.  
PROPOSED IMPERVIOUS COVER = %



SITE PLAN

SCALE: 1" = 30'-0"

REVISIONS:	DESCRIPTION:
DATE	

LG Architecture  
Luis Garcia, Architect  
(512) 784-6467  
Austin, Texas

JM Plumbing  
13500 N. FM 973  
Manor, Texas

SHEET NAME:  
Site Plan

SHEET NUMBER:

SP 1-0