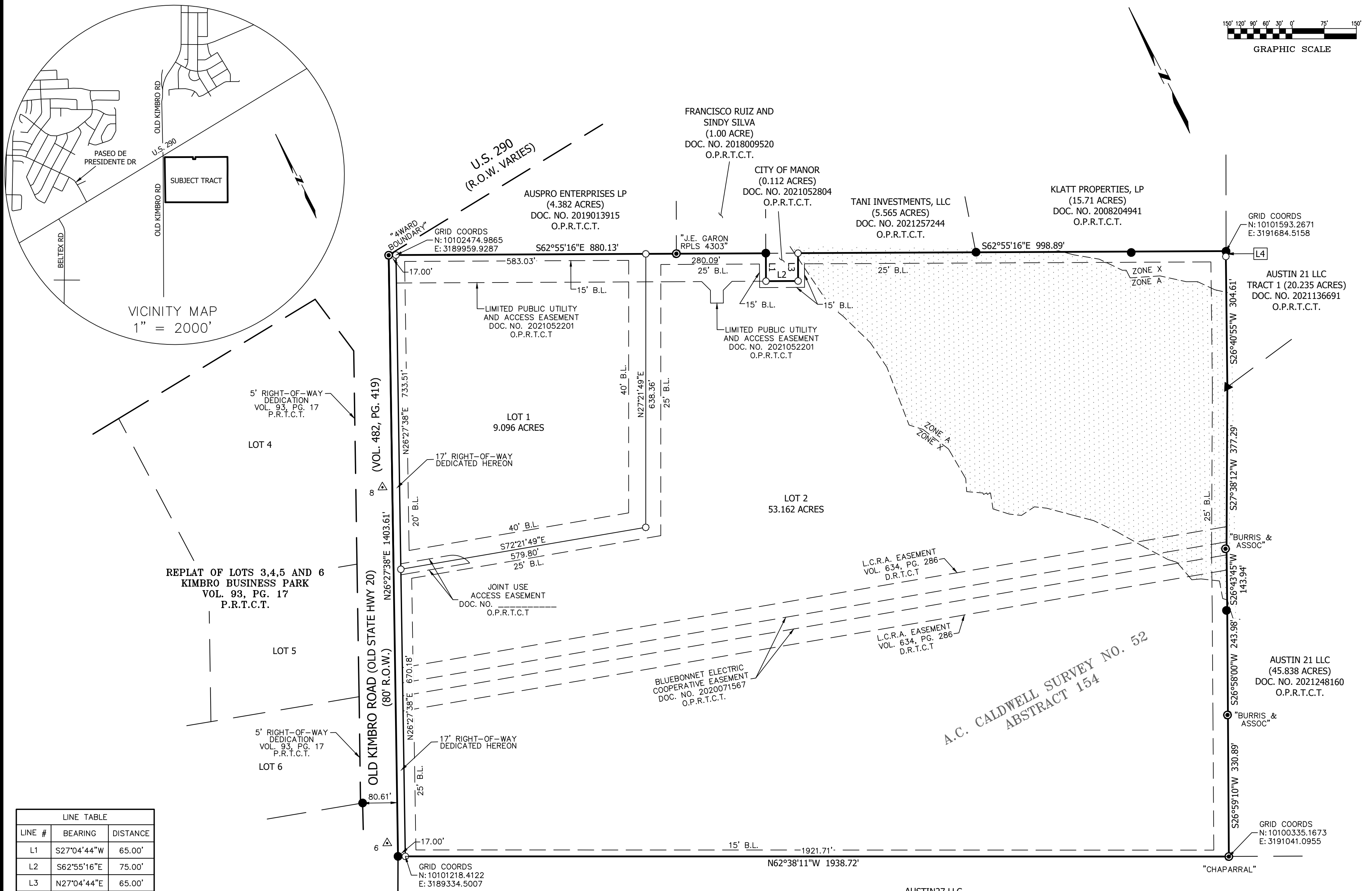


# AMAVI MANOR



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'

- 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
  - B.L. BUILDING SETBACK LINE

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

**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
NUMBER OF BLOCKS:	1
LOT 1 (ZONED C-2)	9.096 ACRES
LOT 2 (ZONED TH)	53.162 ACRES
R.O.W. DEDICATION	0.548 ACRES
TOTAL ACREAGE:	62.806 ACRES
OWNER: JEFFERSON TRIANGLE MARINE, L.P.	
SURVEYOR: LANDESIGN SERVICES, INC.	
ENGINEER: KIMLEY-HORN	

REVISIONS	DESCRIPTION	DATE

PROJECT NAME:	JTM OLD KIMBRO RD
JOB NUMBER:	21-021
DATE:	10/20/2023
DRAWING FILE PATH:	K:\21021 - JTM OLD KIMBRO RD\CADD\DWG\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH:	N/A
RPLS:	FWF
TECH:	JRM
PARTYCHIEF:	JE
CHECKED BY:	HAS
FIELDBOOK:	362

**DRAWING NAME:**  
OLD KIMBRO ROAD PLAT

**SHEET**  
01 of 02

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

THAT JEFFERSON TRIANGLE MARINE, L.P., AS THE OWNER OF 62.8431 ACRES OF LAND, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 62.8431 ACRE TRACT, RECORDED IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

AMAVI MANOR

NAME (TITLE)  
JEFFERSON TRIANGLE MARINE, L.P.  
5930 STAR LANE, SUITE A  
HOUSTON, TEXAS 77057

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF \_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC-STATE OF \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ENGINEER'S CERTIFICATION:

THAT I, MICHAEL LEE, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

MICHAEL LEE, P.E. NO. 138483  
KIMLEY-HORN  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735  
(512) 646-2237  
TBPELS FIRM REGISTRATION NO. 928

LAND SURVEYOR'S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803 DATE \_\_\_\_\_

LANDESIGN SERVICES, INC.  
10090 W HIGHWAY 29  
LIBERTY HILL, TEXAS 78642  
TBPELS FIRM REGISTRATION NO. 10001800  
(512) 238-7901

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

\_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

\_\_\_\_\_  
HONORABLE DR. CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



AMAVI MANOR

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: JTM\_OLD KIMBRO RD  
JOB NUMBER: 21-021  
DATE: 10/20/2023 SCALE: 1" = 150'  
DRAWING FILE PATH: K:\21021 - JTM\_OLD KIMBRO RD\CADD\DWGS\OLD KIMBRO ROAD PLAT.DWG  
FIELDNOTE FILE PATH: N/A  
RPLS: FWF TECH: JRM PARTYCHIEF: JE  
CHECKED BY: HAS FIELDBOOK: 362

DRAWING NAME:  
OLD KIMBRO ROAD  
PLAT

SHEET  
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