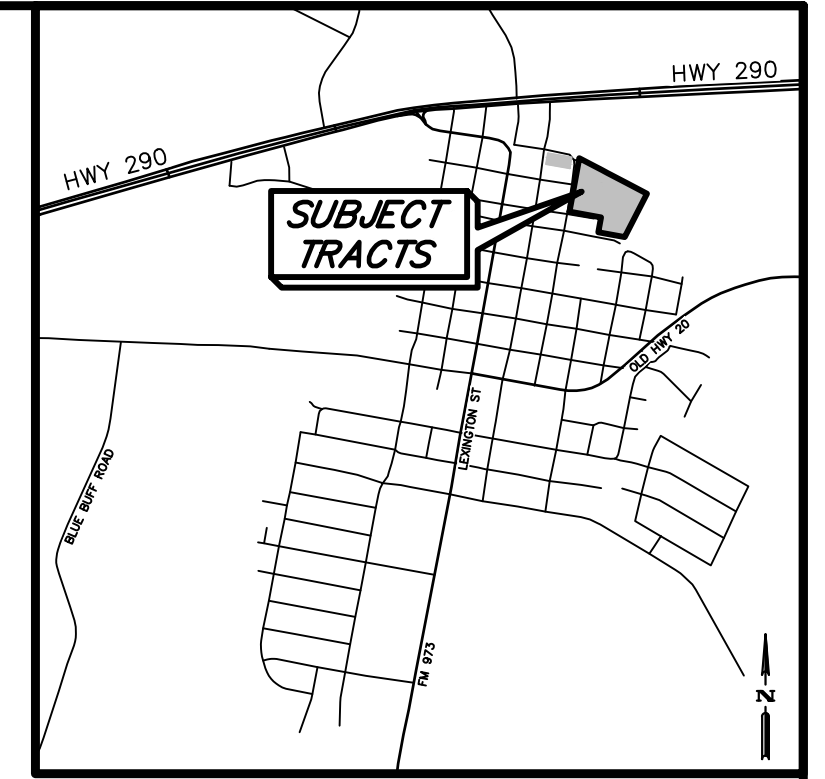
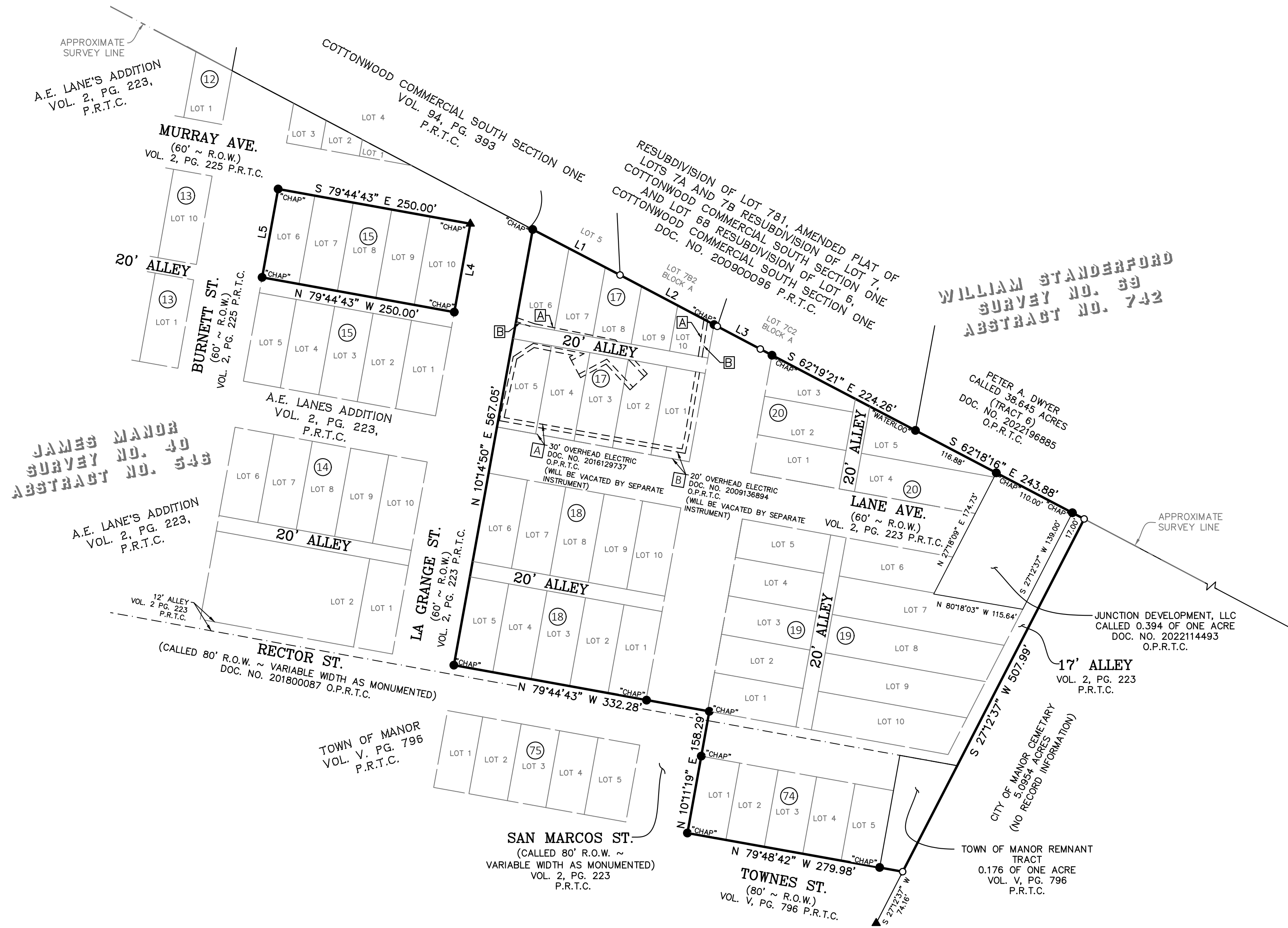
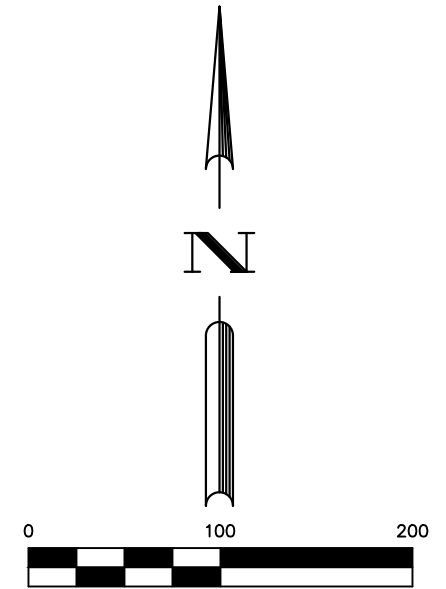


AREA BEING REPLATTED



VICINITY MAP
1" = 2000'



SHORT FORM FINAL PLAT: THE JUNCTION

RESUBDIVISION OF ALL OF LOTS 6-10, BLOCK 15, ALL OF BLOCKS 17, 18, 19 & 20 AND PORTIONS OF THE RIGHTS-OF-WAY OF E. LANE AVE. AND SAN MARCOS STREET., A.E. LANE ADDITION REPLAT, VOL. 2, PG. 223, P.R.T.C. RESUBDIVISION OF ALL LOTS 1-5, BLOCK 74, AND A PORTION OF RECTOR STREET, THE CITY OF MANOR, VOL. V, PG. 796, P.R.T.C. AND PLATTING OF A CALLED 0.397 OF ONE ACRE TRACT OF LAND, DOC. NO. 2022114493, O.P.R.T.C., AND A REMNANT TRACT OF LAND AS SHOWN ON VOL V, PG. 796, P.R.T.C.

A SUBDIVISION OF 9.202 ACRES OF LAND
LOCATED IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS

LEGEND

- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C. PLAT RECORD TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- FOUND 1/2" IRON ROD
- CHAP" FOUND 1/2" IRON ROD W/CAP STAMPED "CHAPARRAL"
- WATERLOO" FOUND 1/2" IRON ROD W/CAP STAMPED "WATERLOO"
- ▲ FOUND MAG NAIL W/WASHER STAMPED MANOR CEMETERY S/W CORNER
- ▲CHAP" FOUND MAG NAIL WITH CAP STAMPED "CHAPARRAL"
- SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
- △ CALCULATED POINT
- DENOTES SAME REFERENCE



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Legacy\Performance Capital\10659-00-The Junction\06_Survey\04-Finals\Drawings\Plat\10659-00-The Junction Plat.dwg, 10/10/2023, 8:26 AM, Garret Neumann