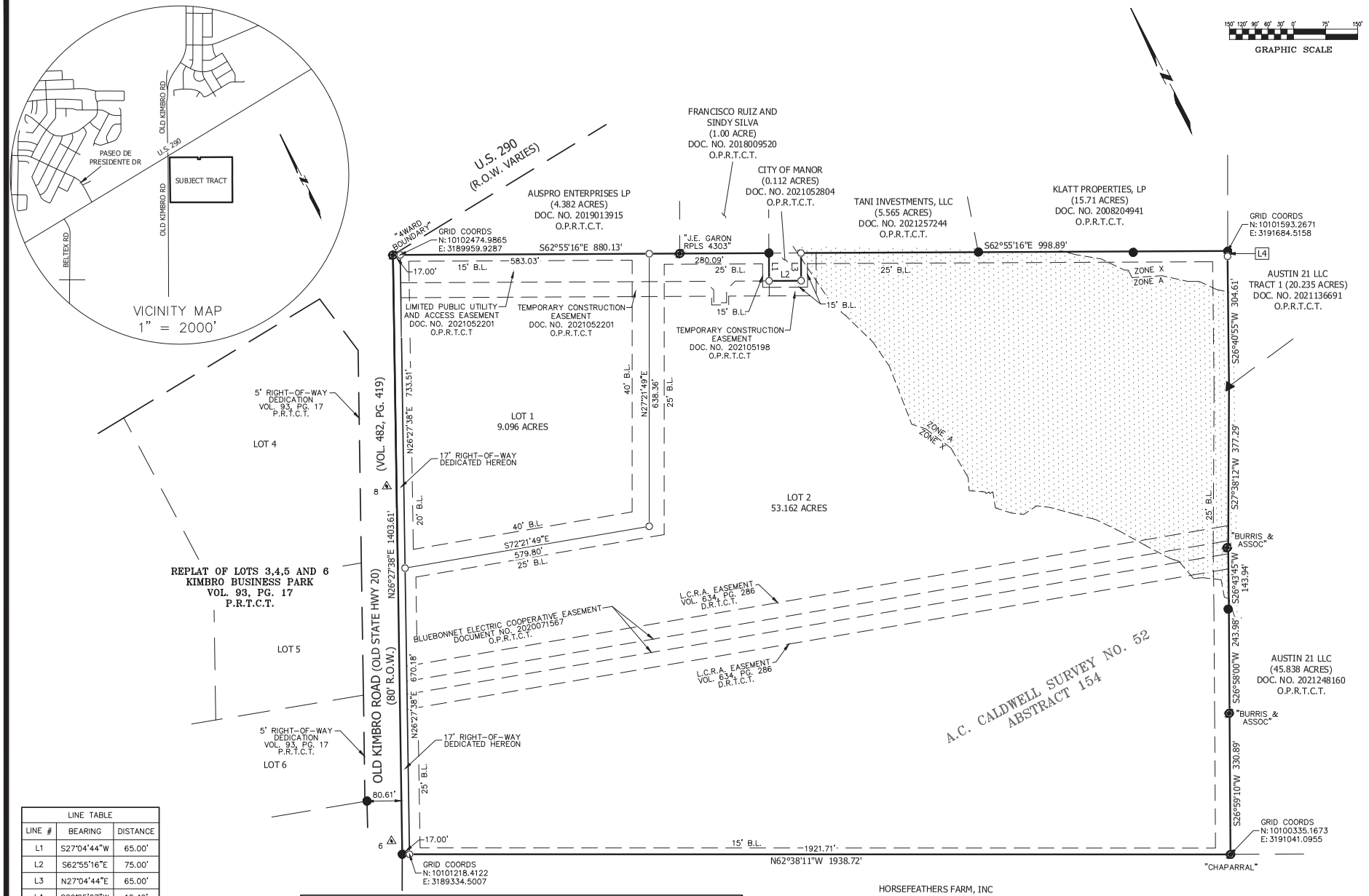

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S27°04'44"W	65.00'
L2	S62°55'16"E	75.00'
L3	N27°04'44"E	65.00'
L4	S29°25'27"W	12.49'

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

Benchmark Table				
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

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

AMAVI MANOR

REVISIONS

DATE	DESCRIPTION

PROJECT NAME: JTM OLD KIMBRO RD
JOB NUMBER: 21-021
DATE: 08/01/2022
SCALE: 1" = 150'
DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\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 01 of 02

DRAWING PATH: K:\21021 - JTM OLD KIMBRO RD\CAD\DWGS\OLD KIMBRO ROAD PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 9/23/2022 9:34 AM PLOT DATE: 9/23/2022 10:37 AM