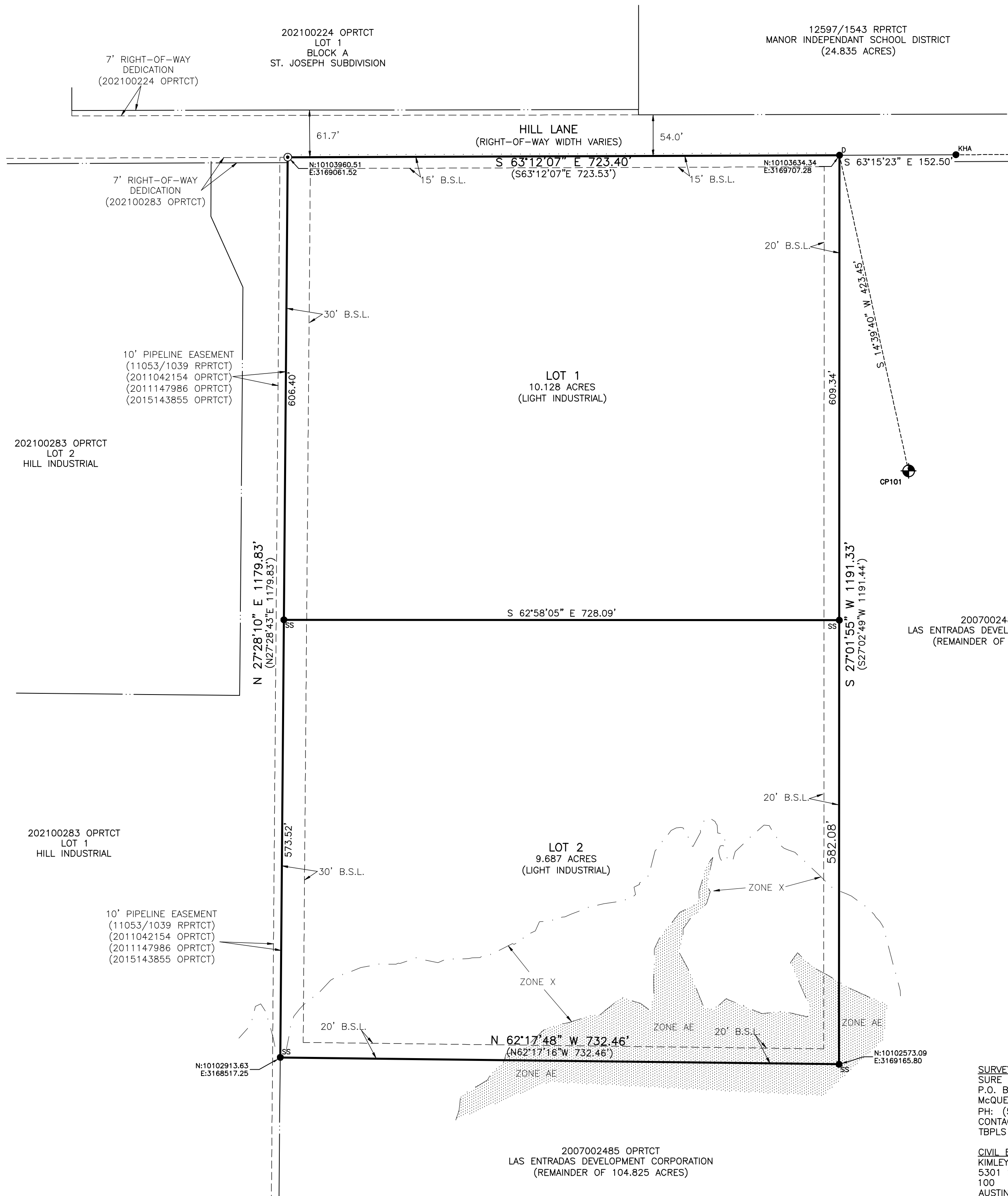
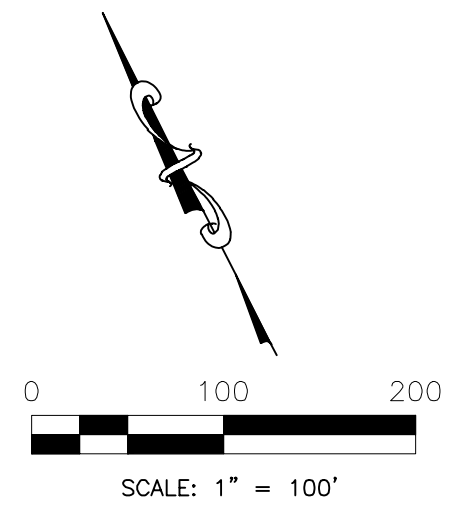


VICINITY MAP  
SCALE: 1" = 2000'

LOT SUMMARY:	
TOTAL NUMBER OF LOTS:	2
LOT 1 (ZONED IN-1)	10.128 ACRES (441,162 SQ. FT.)
LOT 2 (ZONED IN-1)	9.687 ACRES (421,956 SQ. FT.)
TOTAL	19.814 ACRES (863,131 SQ. FT.)



**CONTROL/BEARING BASIS INFORMATION**

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011) EPOCH 2010, CENTRAL ZONE, BASED ON GPS MEASUREMENTS.

POINT 101 (CP101).

1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAYNE CONTROL"

TEXAS STATE PLANE COORDINATES:  
N 10103224.68  
E 3169600.10

COMBINED SCALE FACTOR= 0.9999233788  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR= 1.00007662706  
(FOR GRID TO SURFACE CONVERSION)

**FLOODPLAIN NOTES**

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48453C0480J, DATED AUGUST 18, 2014, A PORTION OF THIS TRACT LIES WITHIN ZONE "X", (OTHER FLOOD AREAS: AREA OF 0.2% ANNUAL CHANCE FLOOD) AND ZONE "AE", (BASE FLOOD ELEVATION DETERMINED THE ANNUAL FLOOD (110 YEAR FLOOD), ALSO KNOWN AS BASE FLOOD IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.)

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**LEGEND**

OPRTCT	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
RPRPCT	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
● <sup>D</sup>	1/2" REBAR WITH "DOUCET" CAP
● <sup>KHA</sup>	1/2" REBAR WITH "KHA" CAP
● <sup>SS</sup>	1/2" REBAR WITH "SURE SHOTT BOUNDARY" CAP
⊙	3/4" IRON PIPE FOUND (OR AS NOTED)
⊙	CONTROL POINT/BENCHMARK LOCATION
---	PUBLIC SIDEWALK
( )	RECORD INFORMATION

**SURVEYOR:**  
SURE SHOTT SITE SOLUTIONS  
P.O. BOX 767  
MCQUEENEY, TEXAS 78123  
PH: (512) 56-4030  
CONTACT: MARK PAULSON, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10194784

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 646-2237  
CONTACT: MEGAN A. MCPHERSON, P.E.

**OWNER/DEVELOPER:**  
TRANSPAK MANOR FACILITY LLC  
ADDRESS, CITY, STATE, ZIP  
(408) 640-9493  
CONTACT: BERT INCH

**TRANSPAK FINAL PLAT  
CITY OF MANOR  
JAMES MANOR SURVEY NO. 40,  
ABSTRACT 546  
TRAVIS COUNTY, TEXAS**

JOB NUMBER: 1107-008	TRAVIS COUNTY, TEXAS
CLIENT: ARCO MURRAY	
DATE: 02/16/23	
FIELD CREW: Z.BEDARD	
OFFICE: IAS	
FB/PG: 3-2/39	
SHEET: 1 OF 2	

