

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0154.1A**Z.A.P. DATE:** January 15, 2019**SUBDIVISION NAME:** The Riverbend West 2**AREA:** 95.345 acres**LOT(S):** 5**APPLICANT:** GCRE/TX Austin Master LLC
(James Goveia)**AGENT:** Urban Design Group
(Vanessa Mendez)**ADDRESS OF SUBDIVISION:** 3103 Fallwell Lane (near intersection of S.H. 130 & S. H. 71 East)**GRIDS:** P/Q-16/17**COUNTY:** Travis**WATERSHED:** Colorado River/Onion Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** LI-PDA**DISTRICT:** 2**PROPOSED LAND USE:** Multi-Family, Warehouse/Industrial/Flex; Service Center Industrial and R.O.W.**SIDEWALKS:** Sidewalks will be provided on subdivision side of S.H. 130 and on both sides all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of a preliminary subdivision plan, namely The Riverbend West 2. The proposed subdivision will be composed of 5 lots and R.O.W. on 95.345 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final with a preliminary subdivision plan. This plan meets all applicable State Local Government and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



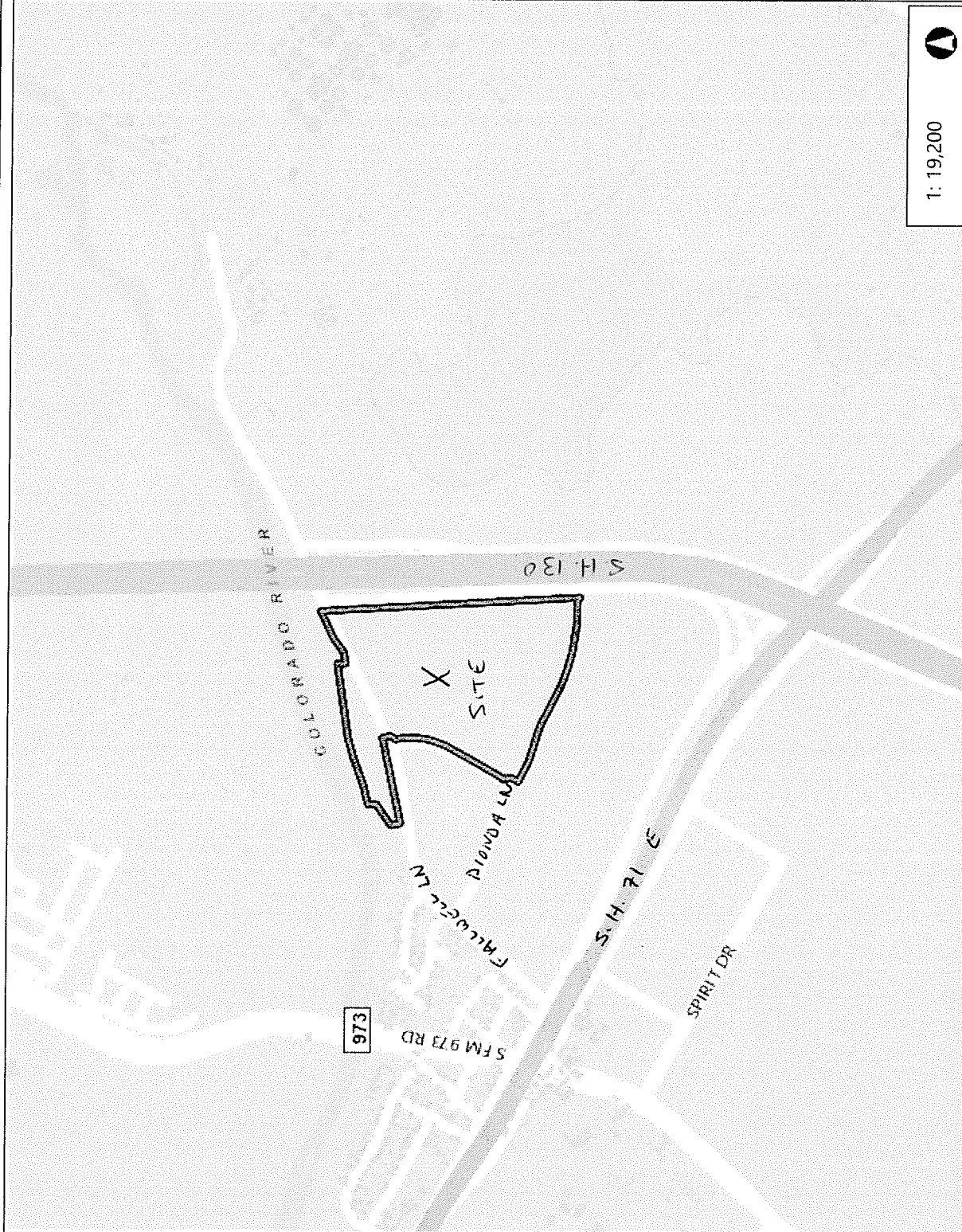
Property Profile

Legend

- Street Centerline
- Street Labels
- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

08-2017-0154.1A



1: 19,200

0.6 Miles

0.30

0

0.6

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

THE RIVERBEND WEST 2

APPLICATION SUBMITTAL DATE: AUGUST 30, 2017

ORIGINAL PREPARATION DATE: AUGUST 30, 2017

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT GORE/TX AUSTIN MASTER LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 90.343 ACRES OUT OF 145.59 ACRES CONVEYED TO SAID COMPANY BY DEED RECORDED IN DOCUMENT NO. 2014115380 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH JOSEPH D. GOVEIA, MANAGING MEMBER,

AND THAT STONERIDGE CAPITAL PARTNERS, LTD, A TEXAS LIMITED PARTNERSHIP, OWNER OF 5.002 ACRES DESCRIBED AS THE "NORTH TRACT", CONVEYED TO SAID LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 2009078925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH MITCHEL WONG,

DO HEREBY SUBDIVIDE 95.345 ACRES TO BE KNOWN THE RIVERBEND WEST 2, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, AND SUBJECT TO ANY AND ALL EASEMENTS, OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THIS SUBDIVISION IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIR

ANIA AGUIRRE, SECRETARY

GENERAL NOTES:

- THIS SUBMISSION IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NO. 000928-24 & 25, GENERALLY KNOWN AS THE INTERPORT PDA, AS MODIFIED FROM TIME TO TIME. REFERENCE TO CITY AUSTIN STANDARDS REFERS TO THOSE STANDARDS AS MODIFIED BY THE REFERENCED ORDINANCE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN STANDARDS AS MODIFIED BY THE PDA ZONING ORDINANCE NO. 000928-24 & 25 FOR THE SITE.
- ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS (OLIVARIS BLVD., FALLWELL LANE, DIODA LANE, MELAS DRIVE, AND SH 130) AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN STAGE. SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR ASSIGNS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- DEVELOPMENT WITHIN CRITICAL ENVIRONMENTAL FEATURES (CEFs) IS LIMITED BY CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- VEHICULAR ACCESS TO SH 130 IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. LOT 2, BLOCK E IS PROHIBITED FROM DIRECT DRIVEWAY ACCESS TO SH 130.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IF THE LOTS BEING OCCUPIED, FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THE SUBDIVISION CONSTRUCTION AGREEMENT (SCA) WILL BE PREPARED BY THE FISCAL OFFICER. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- LOT 1, BLOCK F, SHALL BE TRANSECTED BY A MINIMUM 15-FOOT PUBLIC ACCESS EASEMENT FOR A PEDESTRIAN/BICYCLE PATH CONNECTING MELAS DRIVE AND FALLWELL LANE. THE PEDESTRIAN/BICYCLE PATH SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. ALIGNMENT AND DESIGN OF THE PEDESTRIAN/BICYCLE PATH SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF THE SITE PLAN APPLICATION.
- LOT 1, BLOCK G, SHALL BE TRANSECTED BY A MINIMUM 15-FOOT PUBLIC ACCESS EASEMENT FOR A PEDESTRIAN/BICYCLE PATH CONNECTING FALLWELL LANE AND THE NORTHERN PROPERTY LINE. THE PEDESTRIAN/BICYCLE PATH SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. THE PEDESTRIAN/BICYCLE PATH SHALL BE MID-BLOCK AND PROVIDE A CONTINUOUS PATH FROM THE PEDESTRIAN AND BICYCLE FACILITIES ALONG OLIVARIS BOULEVARD TO THE FUTURE PARKLAND DEDICATION TO THE NORTH OF LOT 1, BLOCK G. ALIGNMENT AND DESIGN OF THE PEDESTRIAN/BICYCLE PATH SHALL BE REVIEWED AND CONSTRUCTED AT THE TIME OF THE SITE PLAN APPLICATION.

WITNESS MY HAND THIS THE 10th DAY OF December, 2018, A.D.

GORE/TX AUSTIN MASTER LLC
24855 DEL PRADO
DANA POINT, CA 92629

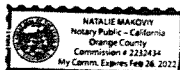
STATE OF CALIFORNIA
COUNTY OF Orange

ON 12/10/18 BEFORE ME, Natalie Makoviy

PERSONALLY APPEARED Joseph D. Goveia WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.



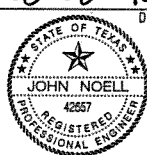
SIGNATURE [Signature] (SEAL)

ENGINEER'S CERTIFICATE:

I, JOHN NOELL, P.E. NO. 42657, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0630J AND PANEL NO. 48453C0610J, DATED 8/18/2014.

JOHN NOELL, P.E. 42657
DUNAWAY/JDG
TEXAS FIRM # F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TEXAS, 78735
(512) 306-8252



SURVEYOR'S CERTIFICATE:

I, JOHN NOELL, 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 SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

JOHN NOELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2433
TBPLS FIRM NO. 10065900



DUNAWAY/JDG

TX Registered Engineering Firm #F-1114
TBPLS Firm #10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

DUNAWAY/JDG
TBPLS 10065900

WITNESS MY HAND THIS THE 10th DAY OF December, 2018, A.D.

Mitchel Wong Sec
STONERIDGE CAPITAL PARTNERS, LTD
1009 E. 40TH STREET, SUITE 200
AUSTIN, TEXAS 78751

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

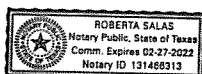
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mitchel Wong, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

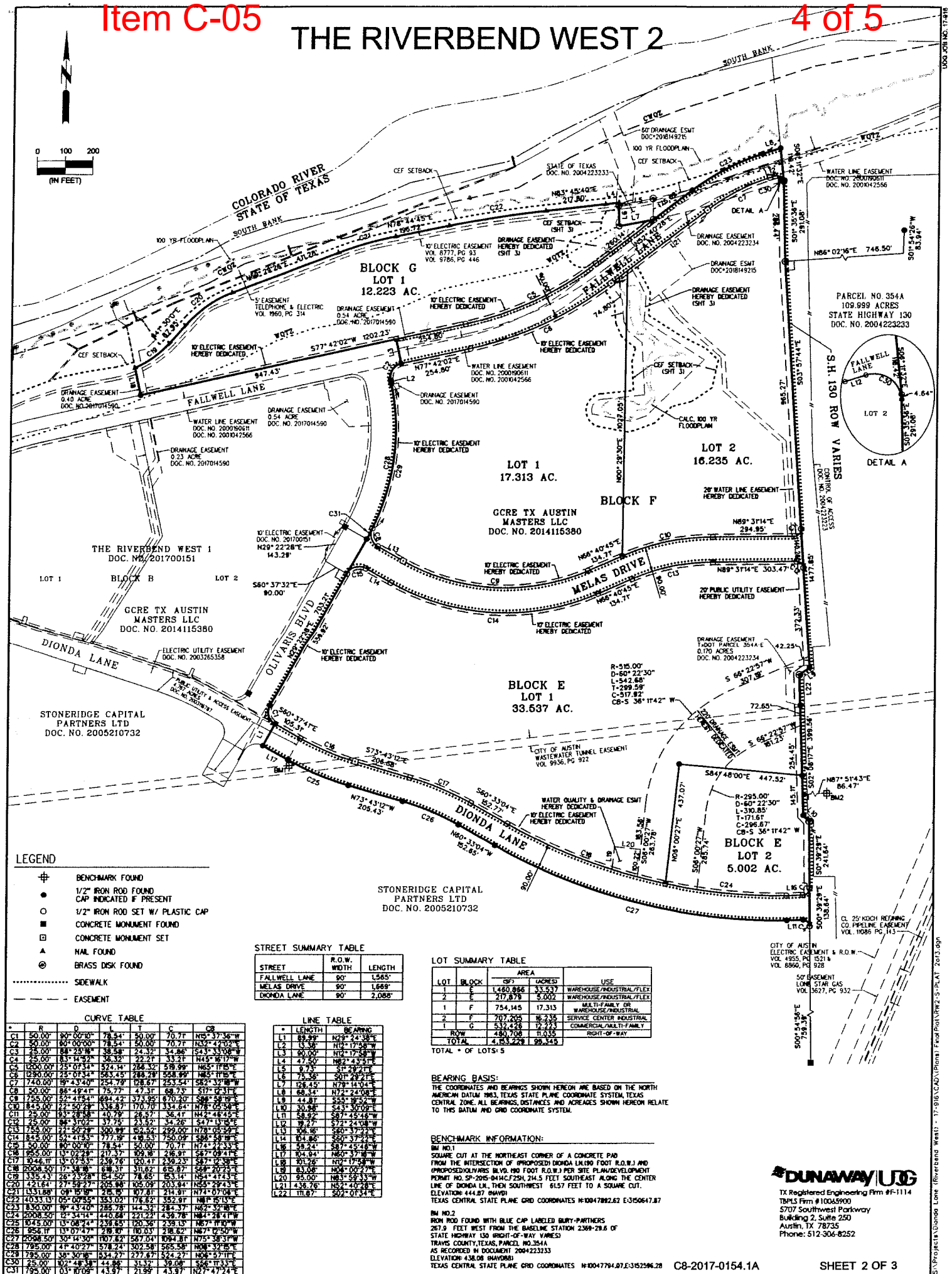
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 10th DAY OF December, 2018, A.D.

Roberta Salas
NOTARY PUBLIC, STATE OF TEXAS

Roberta Salas
PRINTED NAME

2-27-22
MY COMMISSION EXPIRES







COLORADO RIVER
STATE OF TEXAS

SOUTH BANK

CTQZ

60' DRAINAGE EASEMENT
DOC. #

STATE OF TEXAS
DOC. NO. 2004223233

100 YR FLOODPLAIN

CEP SETBACK

10' ELECTRIC EASEMENT
VOL 8777, PG 93
VOL 9786, PG 446

BLOCK G
LOT 1

WQTZ

DRAINAGE EASEMENT
0.54 ACRE
DOC. NO. 2017014590

10' ELECTRIC EASEMENT
HEREBY DEDICATED

10' ELECTRIC EASEMENT
HEREBY DEDICATED
WATER LINE EASEMENT
DOC. NO. 2000190611
DOC. NO. 2001042566

LOT 1

FALLWELL LANE

LOT 2

DRAINAGE EASEMENT
DOC. #2018149215

CALC. 100 YR FLOODPLAIN

CEP SETBACK
DRAINAGE EASEMENT
HEREBY DEDICATED

BLOCK F

CURVE TABLE

* C	R	D	L	T	C	CB
C40	1300.00'	01° 31' 31"	34.61'	17.31'	34.61'	N53° 26' 14"E
C41	60.00'	163° 31' 48"	171.25'	414.58'	118.76'	S02° 20' 20"W
C42	60.00'	177° 56' 18"	186.34'	3334.77'	119.98'	N12° 02' 18"W
C43	1190.00'	01° 45' 57"	36.67'	91.34'	56.67'	S53° 33' 26"W

LINE TABLE

* L	LENGTH	BEARING
L40	102.00'	N79° 25' 34"W
L41	24.67'	S78° 45' 33"W
L42	80.94'	S70° 23' 49"W
L43	84.21'	S45° 38' 05"W
L44	74.66'	S74° 58' 19"W
L45	89.25'	S55° 45' 13"W
L46	102.89'	S12° 24' 05"W
L47	59.95'	S77° 35' 57"E
L48	108.90'	S63° 17' 21"E
L49	123.47'	S57° 26' 33"E
L50	83.95'	S03° 47' 33"W
L51	103.09'	S28° 24' 16"E
L52	111.48'	N52° 40' 28"E
L53	54.00'	N38° 40' 14"W
L54	75.95'	N05° 23' 55"W
L55	49.69'	N25° 29' 04"W
L56	65.41'	N50° 06' 02"W
L57	50.83'	N13° 23' 46"E
L58	103.16'	N03° 17' 39"W
L59	117.27'	N84° 06' 15"E
L60	72.48'	N76° 55' 51"E
L61	39.00'	N05° 41' 32"E
L62	34.29'	N29° 47' 50"E
L63	45.58'	N83° 12' 15"E
L64	60.89'	S01° 29' 21"E
L65	104.09'	N79° 14' 04"E
L66	240.14'	S52° 40' 28"W
L67	325.29'	S52° 40' 28"W
L68	126.45'	N79° 14' 04"E

LEGEND

- ⊕ BENCHMARK FOUND
- 1/2" IRON ROD FOUND
CAP INDICATED IF PRESENT
- 1/2" IRON ROD SET W/ PLASTIC CAP
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- ▲ NAIL FOUND
- ⊙ BRASS DISK FOUND
- SIDEWALK
- - - - - EASEMENT
- CEP SETBACK

DUNAWAY UG

TX Registered Engineering Firm #F-1114
TBPLS Firm #10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

VICINITY MAP
NOT TO SCALE

