

BEING A 2.742 ACRE TRACT OF LAND OUT OF THE JOHN B. ROBINSON
SURVEY, ABSTRACT NUMBER 521 SITUATED IN WILLIAMSON COUNTY, TEXAS.

● 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
P.R.W.C. PLAT RECORDS WILLIAMSON COUNTY
O.P.R.W.C. OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY
P.O.B. POINT OF BEGINNING
— x — BARBED-WIRE FENCE

**HAYNIE
CONSULTING, INC.**
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664-3276
Ph: 512-837-2446 Fax: 512-837-
TBPE FIRM # F-002411, TBPLS FIRM

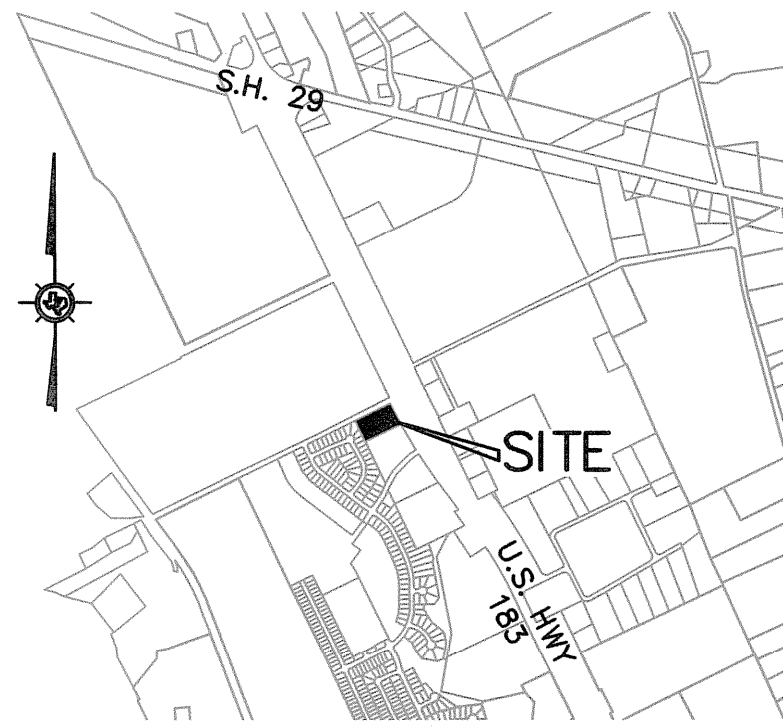
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DRAWN BY: C.A.H.	CHECKED BY: B.J.
SCALE: 1"=60'	

**FINAL PLAT OF
SAN GABRIEL RIDGE
SECTION THREE, LOT 5**

SHEET NO.
1 OF 2



VICINITY MAP
N.T.S.

DATE: FEBRUARY 18, 2016

1. OWNER: SUGAR PALM, LTD.
DOUGLAS D. LEWIS, AGENT
3921 STECK AVE.- SUITE A105
AUSTIN, TEXAS 78759
PHONE: (512) 447-4414
EMAIL: DDL@BOHLS.COM
2. ENGINEER/SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
FAX: 512-837-9463
EMAIL: tehaynie@haynieconsulting.com
3. SURVEY: JOHN B. ROBINSON SURVEY,
ABSTRACT NUMBER 521,
4. TOTAL ACRES: 2.742 ACRES
5. NUMBER OF LOTS: 1 COMMERCIAL LOT
6. NO PROPOSED RIGHT-OF-WAY AREA
7. NUMBER OF BLOCKS: ONE

BENCHMARK:

A 1/2" IRON ROD SET IN CONCRETE AT
THE NORTHEAST CORNER OF THIS LOT.
ELEVATION = 957.84 FEET.

CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING.	RADIUS
C1	02°16'33"	266.92	266.90	S 23°33'08" E	6720.00

NOTE:
BEARING BASIS OF THE SURVEY SHOWN HEREON IS
PROVIDED BY LCRA GPS SUB-HARN DATA AND IS
REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND
NAVD 88 VERTICAL CONTROL DATUM.

COUNTY ROAD 263

S 68°26'53" W 309.10'

U.S. HWY 183 R.O.W. TAKE
(R.O.W. VARIES)

P.O.B.
N: 10206143.05
E: 3070387.26
BENCHMARK

APPROX. 32'
R.O.W.

C 1

10' P.U.E.

50' B.L.

LOT 5
2.742 ACRES
SUGAR PALM, LTD.
OUT OF A CALLED
7.119 ACRE TRACT
DOC. NO. 2009094558
O.P.R.W.C.

N 68°26'53" E 443.33'

25' B.L.

10' P.U.E.

S 68°26'53" W 453.87'

10' P.U.E.

SUGAR PALM, LTD.
REMAINDER OF A CALLED
7.119 ACRE TRACT
DOC. NO. 2009094558
O.P.R.W.C.

LANDSCAPE ESMT.
DOC. #2004071574
O.P.R.W.C.

10.00'

7.5' P.U.E.

N 21°17'23" W 266.74'

BLOCK 1A

SUMMERLYN PHASE L-2
CAB. DD, SLIDES 164-165
P.R.W.C.

RD BEARING.	RADIUS
S 33°08" E	6720.00

LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 29

SHEET NO.
2 OF 2