Vol. 87 Page 78
PLAT RECORD, TRAVIS COUNTY, TEXAS
86 21103

BENCHMARKS (U.S.G.S. DATUM)

B.M. #4 Elevation = 1068.88 — Steel spike set in west side of power pole on north side of FM 2222.

B.M. #16 Elevation = 1,36.07 — Bridge wall set in the south side of the wall (Line 2664) on the west side of River Place Boulevard approximately 360' northwest of River Place Boulevard and FM 2222 intersection.

P-WB JOINT VENTURE
VOL. 8694, PG.676
72.360 ACRES

RANCH PARTNERSHIP LTD, et al
VOL. 9326, PG. I
556.00 ACRES

A.E. PATTON SURVEY NO. 539

S.P.R.R. CO. SURVEY NO. 1

P-WB JOINT VENTURE
VOL. 8694, PG. 628
5.505 AC.

WM. BELL SURVEY NO. 802
LOT 2
108.5597 ACRES

LOT 3
17.5142 ACRES

LOT 4
20.3616 ACRES

J.W. PREESE SURVEY NO. 2

LOT 1
10.5604 ACRES
GREENBELT

RIVER PLACE BOULEVARD

2222

FM

LINE	BEARING	DISTANCE
L1	N 23°16'23"E	35.72
L2	N 23°16'23"E	29.65
L3	N 23°16'23"E	72.18
L4	N 28°21'56"E	159.35
L5	S 62°21'37"E	82.59
L6	S 62°21'37"E	85.00
L7	S 62°21'37"E	83.00
L8	S 62°21'37"E	83.00
L9	S 07°56'49"W	163.84
L10	N 87°56'49"W	9.70
L11	N 87°56'49"W	84.97
L12	N 88°38'08"W	86.85
L13	N 88°38'08"W	25.96
L14	N 65°28'31"W	91.32
L15	N 73°51'53"W	93.23
L16	N 53°08'25"W	76.40
L17	S 07°56'49"E	9.70
L18	S 07°56'49"E	74.03
L19	S 16°08'08"E	86.83
L20	S 88°38'08"E	28.84
L21	N 35°38'08"E	86.83
L22	N 24°04'08"E	214.16
L23	N 30°25'54"W	53.44
L24	N 28°21'56"E	1.84
L25	N 28°21'56"E	43.26
L26	N 28°21'56"E	156.15
L27	N 62°08'23"W	28.33
L28	N 62°08'23"W	83.00
L29	N 62°08'23"W	83.00
L30	N 62°08'23"W	83.00
L31	N 01°05'01"E	19.83
L32	N 01°05'01"E	167.69
L33	N 06°38'03"W	82.66
L34	N 41°51'59"W	78.84
L35	N 54°51'03"W	83.93
L36	N 50°05'54"W	117.43
L37	N 51°20'54"E	133.36
L38	N 43°48'23"E	134.95
L39	N 68°43'03"W	93.52
L40	N 71°48'48"E	144.39
L41	N 41°51'48"E	75.00
L42	S 83°34'12"E	94.47
L43	S 13°08'23"W	160.60
L44	S 29°23'28"W	162.33
L45	S 37°26'28"W	160.61
L46	S 37°26'28"W	126.61
L47	S 17°26'28"W	10.63
L48	S 60°41'28"E	98.27
L49	S 60°41'28"E	98.27
L50	S 29°18'32"E	74.98
L51	S 29°18'32"E	60.00
L52	S 29°18'32"E	120.93
L53	S 27°18'32"E	62.65
L54	S 62°18'32"E	50.65
L55	S 62°41'28"E	344.70
L56	S 29°18'32"E	158.10
L57	S 29°18'32"E	158.10
L58	S 62°41'28"E	182.44
L59	S 61°08'23"E	337.61
L60	S 61°08'23"E	47.62
L61	S 61°08'23"E	183.64
L62	S 62°21'37"E	83.57
L63	S 28°21'56"E	105.29
L64	S 28°21'56"E	25.86
L65	S 62°08'23"E	928.64
L66	N 62°08'23"W	928.64
L67	N 87°48'08"E	107.78
L68	N 77°08'08"E	107.78
L69	N 06°38'03"W	77.50
L70	N 06°38'03"W	60.00
L71	N 06°38'03"W	60.00
L72	N 06°38'03"W	60.00
L73	S 88°38'08"E	240.90
L74	N 01°21'52" E	10.00

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	25°59'23"	712.85	306.90	187.43	302.66	S 22°43'08" W
2	04°48'00"	15.00	25.61	17.09	19.28	S 63°43'53" E
3	03°39'21"	2830.24	173.06	86.55	173.03	N 89°43'09" E
4	01°03'53"	899.67	16.71	8.35	16.71	N 89°43'09" E
5	01°03'53"	899.67	16.71	8.35	16.71	N 89°43'09" E
6	09°58'08"	2692.69	468.62	234.86	468.06	S 71°47'04" E
7	03°39'21"	2692.69	171.73	85.88	171.70	S 66°52'44" E
8	09°58'08"	15.00	23.64	14.30	20.35	S 67°39'04" E
9	90°31'14"	15.00	24.49	15.88	21.66	S 62°08'08" E
10	90°31'14"	14.98	18.44	10.61	17.30	S 89°08'08" W
11	06°11'26"	2011.81	216.89	157.90	216.54	S 62°08'43" E
12	06°11'26"	2061.81	222.31	161.90	222.20	S 62°08'43" E
13	23°55'56"	1099.08	459.05	233.61	455.79	S 62°08'08" E
14	06°51'08"	1099.08	131.40	65.76	131.32	S 78°33'02" E
15	03°39'21"	899.67	57.42	28.72	57.41	S 73°47'04" E
16	03°39'21"	899.67	57.42	28.72	57.41	S 70°07'43" E
17	03°39'21"	899.67	57.42	28.72	57.41	S 66°31'51" E
18	23°55'56"	833.08	866.68	343.00	829.36	S 62°08'08" E
19	01°43'58"	468.57	456.04	247.91	438.26	S 64°08'07" E
20	01°15'08"	468.57	391.10	206.15	379.59	S 63°37'54" E
21	02°32'01"	433.01	722.55	499.86	661.44	S 61°52'08" E
22	01°03'21"	468.57	33.63	16.82	33.62	S 62°08'08" E
23	04°23'23"	468.57	35.89	17.96	35.89	S 15°08'54" E
24	00°37'37"	268.57	19.13	9.63	19.13	S 17°49'36" E
25	06°19'35"	268.57	29.65	14.84	29.63	S 21°39'54" E
26	04°53'00"	268.57	60.35	30.45	60.22	S 24°49'06" E

RANCH PARTNERSHIP LTD,et al
VOL 9326, PG. I
556.00 ACRES

SCALE: 1"=200'

LEGEND
- □ = CONCRETE MONUMENT SET
- ● = IRON ROD FOUND
- ○ = IRON ROD SET
- = SURVEY LINE
- = EASEMENT LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- ⊟ = BO-D NAIL SET IN CONCRETE
- ⊖ B.M.# = BENCHMARK
- P.O.B. = POINT OF BEGINNING

Indication of R.O.W. reserve on this plat shall not create any obligation on behalf of any governmental entity to aquire such property for R.O.W. or any other purpose.

OWNER/DEVELOPER:
FACILITIES ENGINEERING & REAL ESTATE/3M
P.O. BOX 33331
ST. PAUL, MN. 55133
(612) 778-4133

AUSTIN CENTER/3M

CB-85-48.1 (86)

AUSTIN CENTER/3M

TYE F. COLLINS & ASSOCIATES
CONSULTING ENGINEERS
AUSTIN, TEXAS

SHEET 1 OF 2
AUGUST 5, 1986

garza emc
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Austin, Texas 78735
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TBPE #F-14658 TBPLS #10194658
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NO.	DATE	REVISION

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PLAT SHEET 1

PROJECT WEST AUSTIN MF PARCEL
10804 RANCH RD 2222

KARLIN RIVER PLACE, LLC

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113805-00002

SHEET 07 OF 12

V:\113805-00002\Civil\00-CAD\Site Concept Plan\113805-00002-PLAT-01.dwg modified by mslkreyra on Jun 3, 22 1:46 PM