



## ASSET PROFILE

### SITE SIZE:

1.4 ACRES  
327' frontage along FM 150  
186' frontage along Green Dragon Way

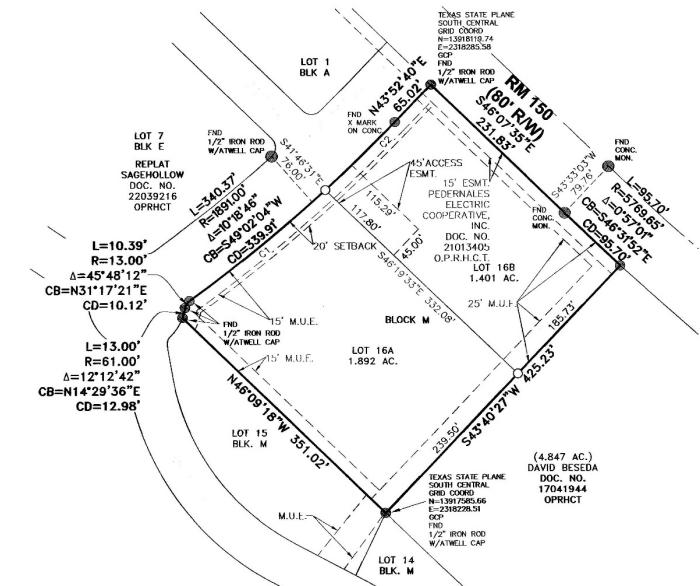
### UTILITIES:

593 LUEs per current SER  
Water: City of Austin  
Wastewater: City of Austin  
Electric: Pedernales Electric

### ZONING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,595	15,741	28,312
Total Population	12,962	43,975	81,197
Average HH Income	138,156	121,241	119,075

TRAFFIC COUNT	VPD
FM 150, Veterans Drive	8,281
Rocking M Road/Green Dragon Way	371





LOCATION MAP  
NOT TO SCALE

CONTROL POINT NOTE:  
COORDINATES AND GROUND CONTROL POINTS WERE  
ESTABLISHED WITH THE TRIMBLE RTK NETWORK, AND  
BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,  
TEXAS SOUTH CENTRAL ZONE (4204), NAD83(2011)

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	6°38'18"	1891.00'	219.09'	N50°52'18"E	218.97'
C2	3°40'28"	1891.00'	121.28'	N45°42'55"E	121.26'

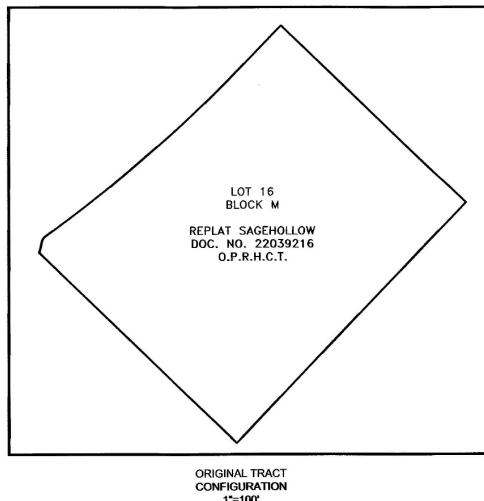
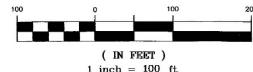
LEGEND

○ IRON ROD SET WITH "ATWELL  
LLC" CAP

● PROPERTY CORNER FOUND AS  
NOTED

GCP GROUND CONTROL POINT

O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS  
COUNTY, TEXAS



C:\23094389\img\23094389-01.dmg Screenshot 4 / 9 / 2024 11:55 AM Plotdate: 4 / 9 / 2024 11:58 AM

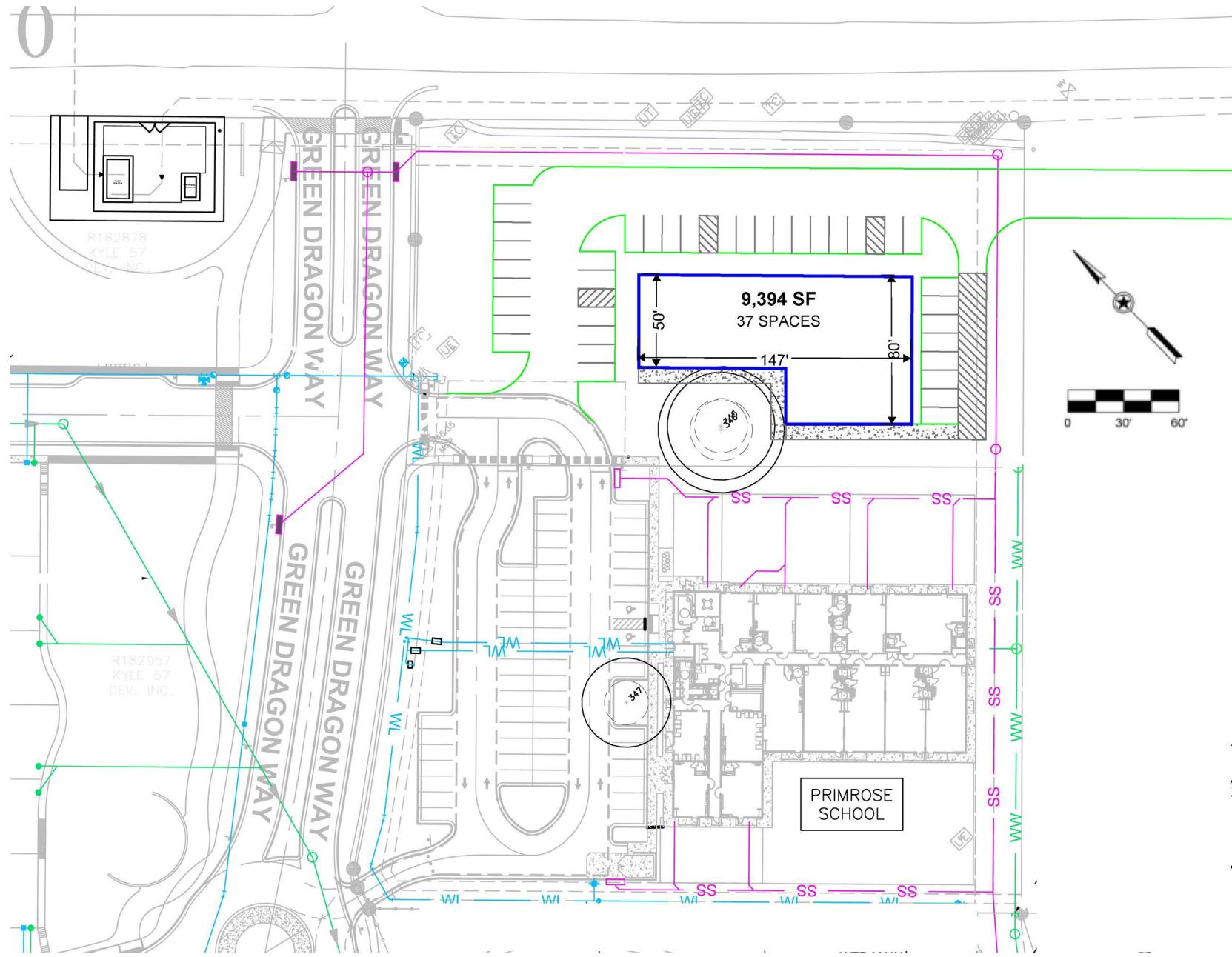
**PROJECT:** PRIMEROSE  
**Plotting**  
**JOB NUMBER:** 23004389  
**SURVEY DATE:** NOVEMBER 2023  
**SCALE:** 1" = 100'  
**SURVEYOR:** ROBERT J. GERTSON, RPLS 6367  
**TECHNICIAN:** AY  
**DRAWING:**  
**DESCRIPTION:**  
**PARTYCHIEF:**  
**FIELD DROOKS:**



805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

REPLAT OF  
LOT 16, BLOCK M,  
REPLAT SAGEHOLLOW

SHEET  
1  
OF 2



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