



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

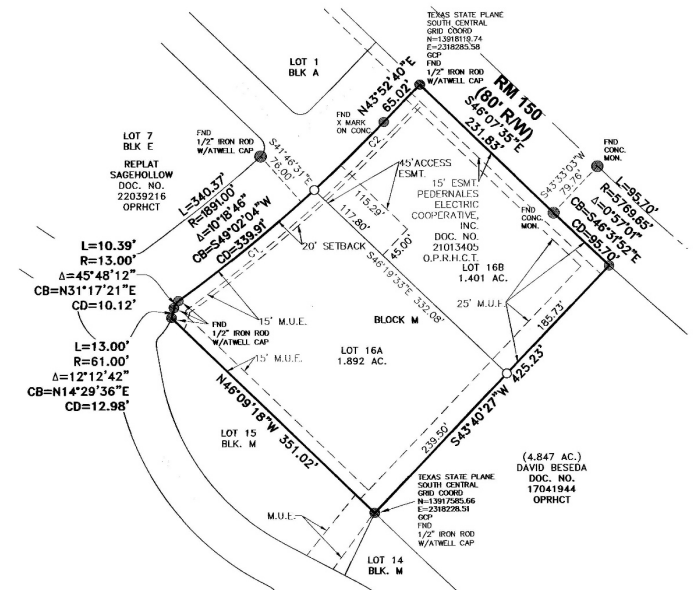
Wastewater: City of Austin

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



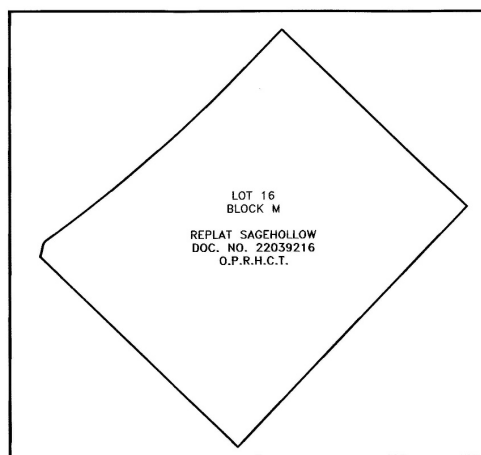
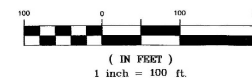


CONTROL POINT NOTE:
COORDINATES AND GROUND CONTROL POINTS WERE
ESTABLISHED WITH THE TRIMBLE RTK NETWORK, AND
BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
TEXAS SOUTH CENTRAL ZONE (4204), NAD83(2011)

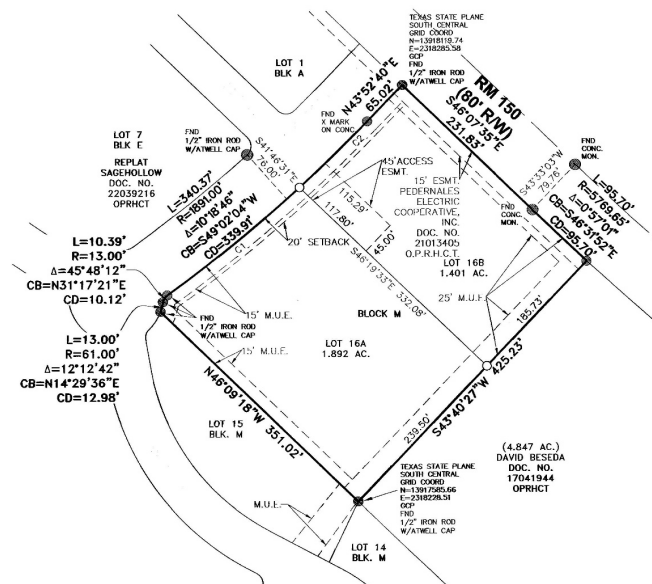
CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	6°38'18"	1891.00'	219.09'	N50°52'18"E	218.97'
C2	3°40'28"	1891.00'	121.28'	N45°42'55"E	121.26'

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



ORIGINAL TRACT
CONFIGURATION
1"=100'



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



ATWELL
www.atwell-group.com
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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