

#### LAND USE TABLE

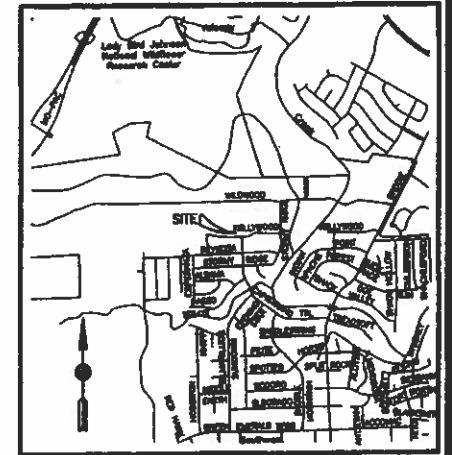
4 - SINGLE FAMILY LOTS:

2A - 44,134 SQ. FT. (1.01 ACRES)  
2B - 43,560 SQ. FT. (1.00 ACRES)  
2C - 43,560 SQ. FT. (1.00 ACRES)  
2D - 49,223 SQ. FT. (1.13 ACRES)

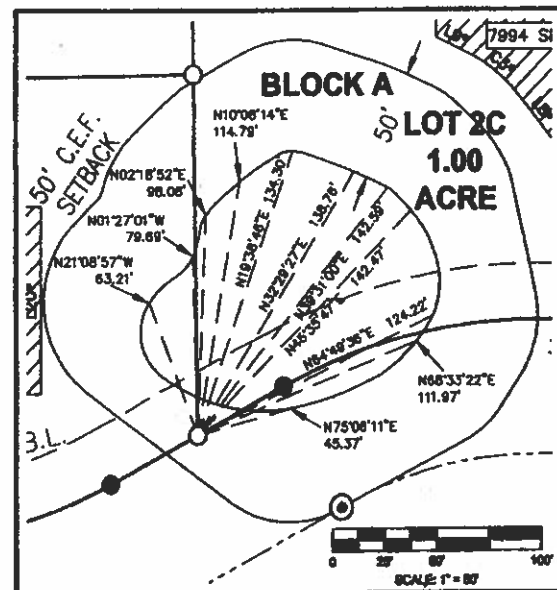
180,477 SQ. FT. (4.14 ACRES) - TOTAL

#### LEGEND

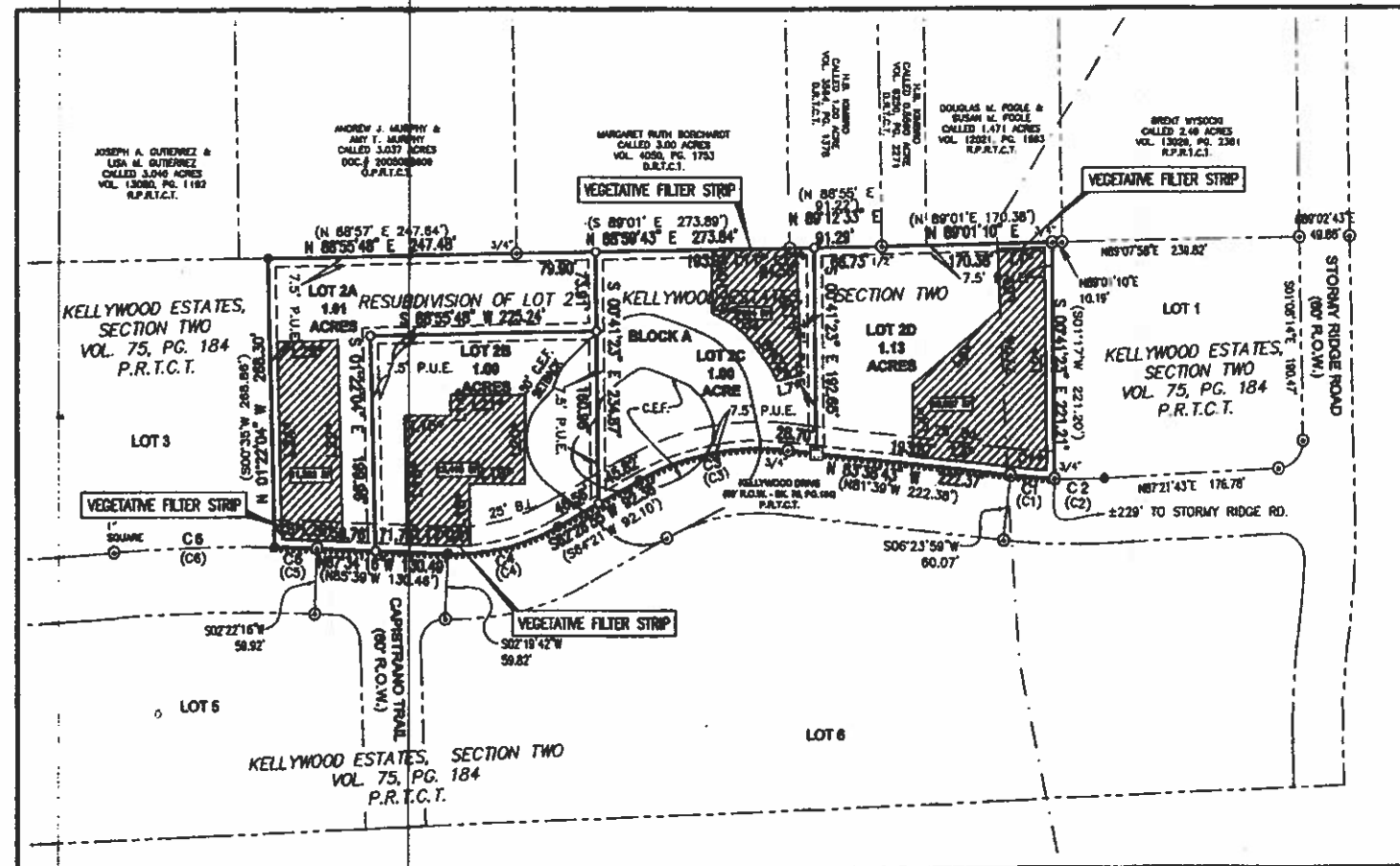
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD w/CAP STAMPED "CFC" FOUND
- 3" BRONZE MONUMENT w/PUNCHMARK, STAMPED "RPLS 5657" SET
- SIDEWALK
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- ▨ VEGETATIVE FILTER STRIPS



VICINITY MAP  
(NOT TO SCALE)



DETAIL OF C.E.F. LOCATION AND SETBACK CALCULATION  
BASED UPON POINTS PROVIDED BY  
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT  
OF THE CITY OF AUSTIN



Vegetative Filter Strip Line Table		
Line #	Length	Direction
L1*	47.63	N89° 00' 24"E
L2*	208.33	S0° 41' 23"E
L3*	98.70	N83° 38' 44"W
L4*	67.83	N0° 00' 00"E
L5*	111.19	N51° 33' 30"E
L6*	56.83	N2° 38' 12"W
L7*	24.83	S77° 27' 03"W
L8*	23.67	N38° 41' 30"W
L9*	17.28	N64° 22' 06"W
L10*	56.78	N0° 00' 00"E
L11*	77.12	N88° 58' 43"E
L12*	6.28	N88° 12' 33"E
L13*	118.28	S2° 38' 12"E
L14*	20.00	N0° 00' 00"E
L15*	44.88	N80° 00' 00"E
L16*	118.72	N1° 22' 04"W
L17*	38.84	N87° 34' 16"W
L18*	56.38	S0° 00' 00"E
L19*	55.00	N80° 00' 00"W
L20*	83.74	S0° 00' 00"E
L21*	73.82	N80° 00' 00"E
L22*	167.23	S1° 22' 04"E
L23*	183.53	N1° 22' 04"W
L24*	61.28	N88° 37' 56"E
L25*	25.88	S87° 34' 16"E

#### NOTES:

1. BASIS OF BEARINGS: GRID BEARINGS OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET. COMBINED SCALE FACTOR OF 0.999986. UTILIZING GPS COOPERATIVE RTK NETWORK. REFERENCE FRAME NAD83 (COR98) (EPOCH:2002.0000). DISTANCES SHOWN HEREON ARE SURFACE.

RECORD CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	4°15'58"	805.31'	45.06'	N88°48'57"W 45.05'
C2	4°44'23"	805.31'	50.07'	N88°40'54"E 50.06'
C3	3°38'53"	258.86'	153.86'	S77°21'17"W 151.42'
C4	28°34'43"	217.28'	113.44'	S77°17'08"W 112.15'
C5	1°21'58"	1791.05'	42.70'	N88°17'19"W 42.70'
C6	9°07'53"	1791.05'	180.40'	S88°27'04"W 180.35'

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Vegetative Filter Strip Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1*	36.84	587.81	3°30'41"	N85° 14' 54"W 36.83
C2*	18.83	70.00	16°13'48"	N30° 34' 38"W 18.76
C3*	31.37	70.00	25°40'38"	N51° 31' 48"W 31.11
C4*	21.08	208.79	8°45'22"	S88° 21' 46"W 21.67
C5*	35.70	1798.55	1°08'14"	N88° 10' 18"W 35.70



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#### TRAVIS COUNTY, TEXAS

DATE: JANUARY, 2010  
SURVEYOR: BRYAN D. NEWSOME, RPLS # 5657  
TECHNICIAN: B.D. NEWSOME  
FIELDBOOK: N/A  
JOB NUMBER: 2131.001.01  
DESCRIPTION: N/A  
DRAWING: 1\Plat\Kellywood\Survey\CAD\Final Plat 2131.001.01.dwg

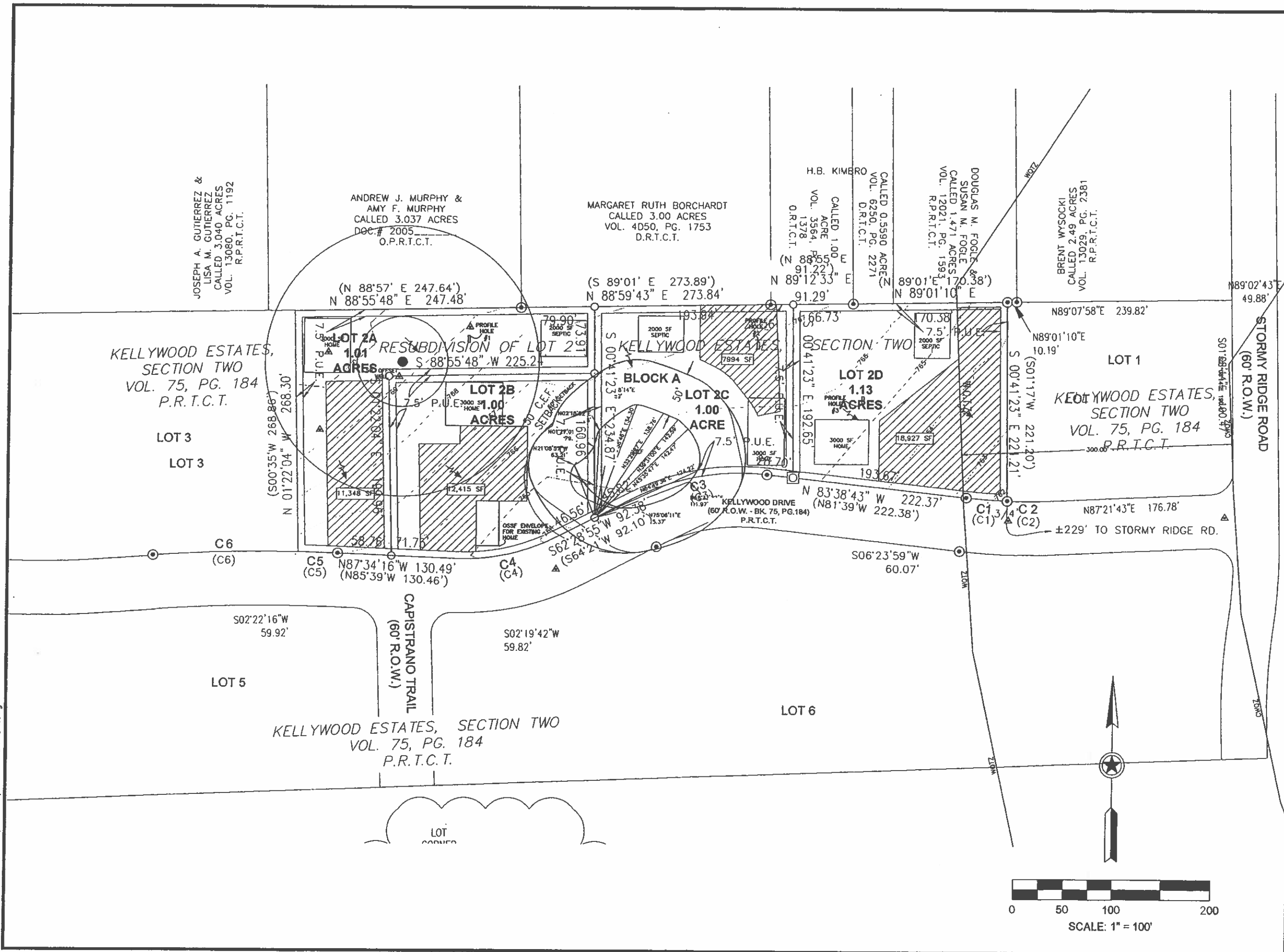
## RESUBDIVISION OF LOT 2 KELLYWOOD ESTATES SECTION TWO

TES PLAT NO.  
KELLYWOOD-FP

1  
OF 2

C8J-2010-0016.OA

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Texas  
Engineering  
Solutions



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AUSTIN, TEXAS 78746  
O: 512-904-0505  
F: 512-904-0509  
TBE NO. 11206

OWNER/DEVELOPER

NOEL M. KELLY  
&  
SUSAN KELLY

PROJECT DATA

COUNTY: TRAVIS  
CITY LIMITS/ETJ: COA 2-MILE  
FINAL PLAT NUMBER: CBJ-2009-0010.0A  
RELATED CASES: -  
PROJECT ADDRESS: 4018 KELLYWOOD DR  
GRID NUMBER: MC-14  
ZONING: -  
USAGE: RESIDENTIAL  
FEMA MAP PANEL: 48453C0590H

MODIFIED: Sept 24, 2009  
PLOTTED: March 9, 2011  
PLOTTED BY: tescad02

HORIZ SCALE: 1" = 60'

KELLYWOOD  
ESTATES  
RESUB OF LOT  
2

WELL EXHIBIT