



Carlos Parker Boulevard

Taylor, TX 76574

LOCATION: Subject Property is located North of Hwy 79 on the East side of Carlos Parker Boulevard just South of Mallard Lane.

SIZE: 2.0 acres (87,120 SF)

FRONTAGE: Approximately 203 FT on Carlos Parker Boulevard

UTILITIES: All public utilities are to the site

ZONING: B-1 (local business)

JURISDICTION: City of Taylor, Williamson County

PRICE: Contact Broker

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification

Jordan Johnson
McAllister & Associates

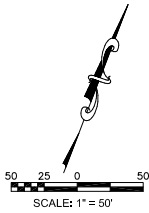
512-775-8042 (Mobile)
512-472-2100 (Office)
jordan@matexas.com
www.matexas.com

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

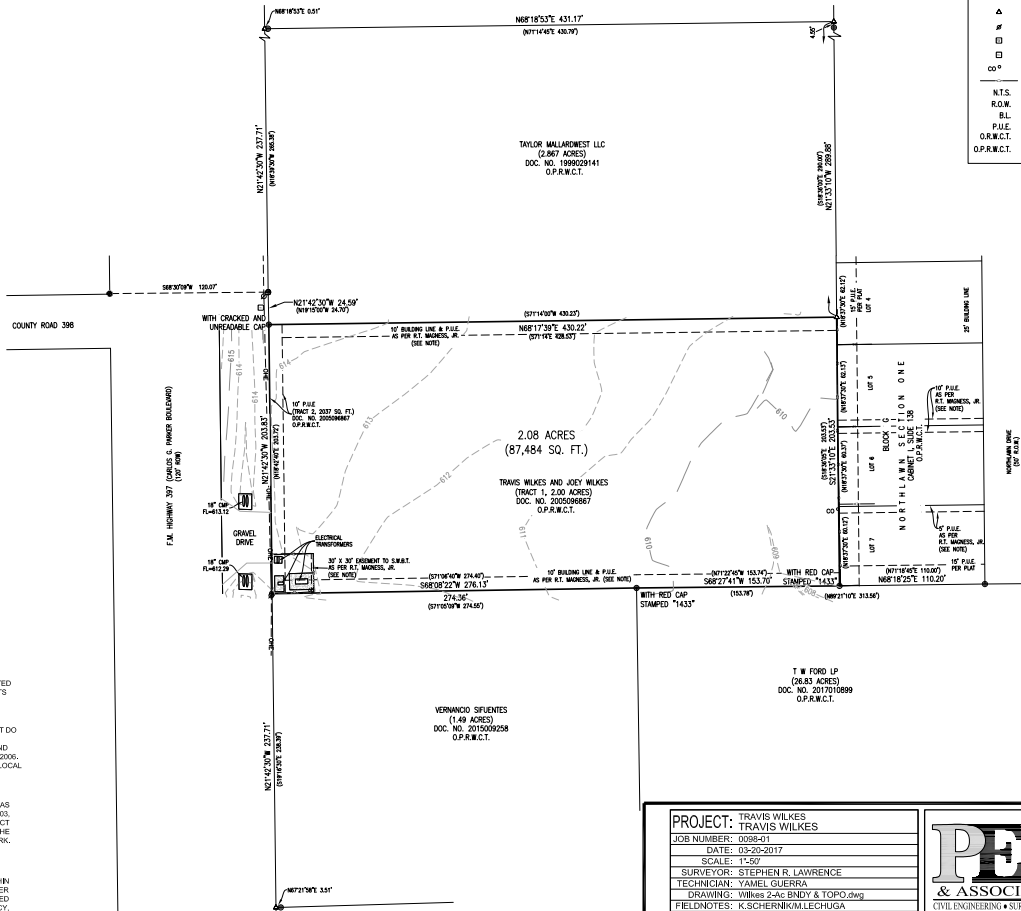
McAllister & Associates
201 Barton Springs Road
Austin, TX 78704

BOUNDARY AND TOPOGRAPHIC SURVEY OF TRAVIS AND JOEY WILKES

A PORTION OF W. J. BAKER SURVEY, ABSTRACT NO. 65,
WILLIAMSON COUNTY, TEXAS
2.08 ACRES



LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
●	TYPE I HIGHWAY MONUMENT FOUND
△	CALCULATED POINT
#	POWER POLE
□	WATER METER
□	TELEPHONE PEDESTAL
co	CLEAN OUT
—	CHAIN LINK FENCE
M.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.R.M.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



UTILITY AND IMPROVEMENT NOTE
ONLY VISIBLE ABOVE GROUND UTILITIES AND ASSOCIATED STRUCTURES ARE SHOWN. THEREFORE, IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

BUILDING LINE AND EASEMENT NOTE
BUILDING LINES AND EASEMENTS SHOWN HEREON THAT DO NOT REFERENCE A RECORDED DOCUMENT ARE PER A SURVEY PLAT PROVIDED BY CLIENT (TRAVIS WILKES) AND SIGNED BY R.L. MCKESSER, JR., P.E., DATED AUGUST 1, 2006. BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCE REQUIREMENTS.

HORIZONTAL DATUM
SURVEY BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, 4203, GEOID MODEL 12B, NAD83, U.S. SURVEY FEET. PROJECT CONTROL POINTS WERE ESTABLISHED USING THE WESTERN DATA SYSTEM COOPERATIVE NETWORK. DISTANCES SHOWN ARE BASED ON GRID DISTANCES.

FLOOD PLAIN NOTE
THE PROJECT DESCRIBED HEREON IS CONTAINED WITHIN ZONE X AS SCALED FROM FURIA MAP NUMBER 444810030E, DATED SEPTEMBER 28, 2006, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

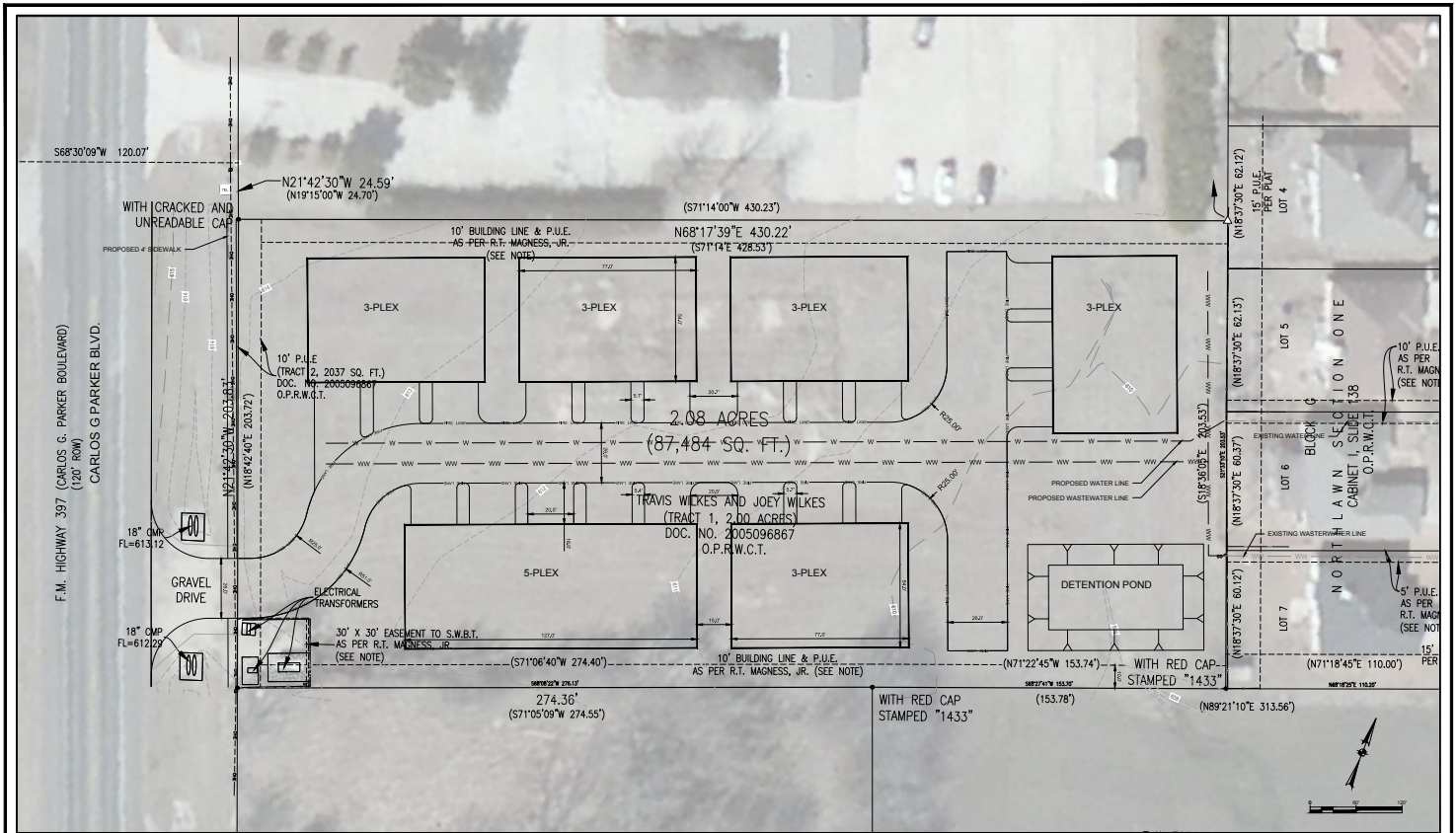
PROJECT:	TRAVIS WILKES
JOB NUMBER:	100841
DATE:	03-20-2017
SCALE:	1"=50'
SURVEYOR:	STEPHEN R. LAWRENCE
TECHNICIAN:	YAMEL GUERRA
DRAWING:	Wilkes 2-ac BNDY & TOPO.dwg
FIELDNOTES:	K.SCHERNIK/MLC/HUGA
PARTY/CHIEF:	K.SCHERNIK
FIELDBOOKS:	10221-31, 10523

PEAL

& ASSOCIATES, INC.

CIVIL ENGINEERING • SURVEYING • CONSTRUCTION

1 CHISHOLM TRAIL #5150
ROUND ROCK, TEXAS 78681
512-394-7126
TBPE FIRM #17145
TBPFS FIRM #10194151



TRAVIS WILKES TRACT

SITE PLAN
3/27/2017

PEAL
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11 CHERRYBROOK TRAIL, #510
ROUND ROCK, TEXAS 78681
P.O. BOX 212811, DALLAS, TEXAS 75221
PHONE: 972.981.1145
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WWW.PEALINC.COM

PROJECT # 208

