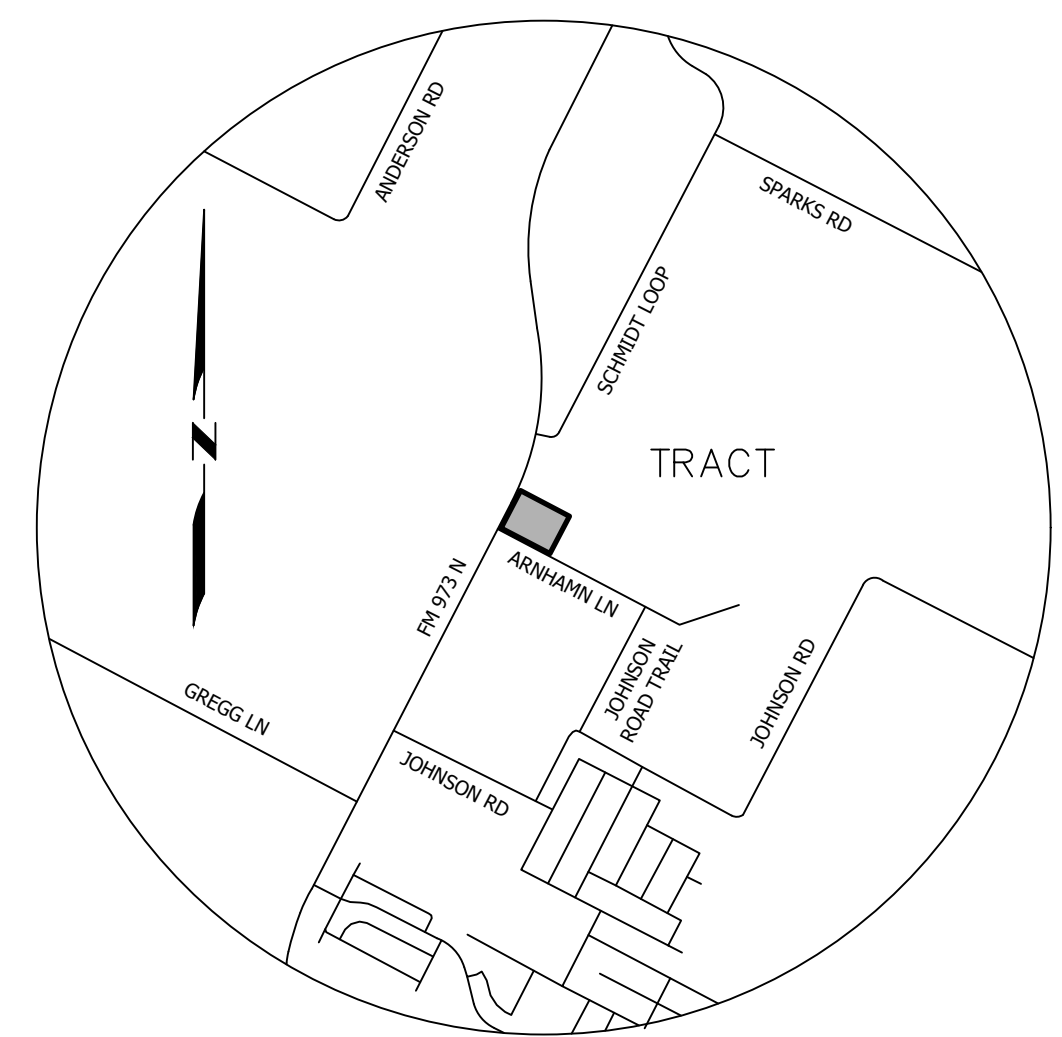


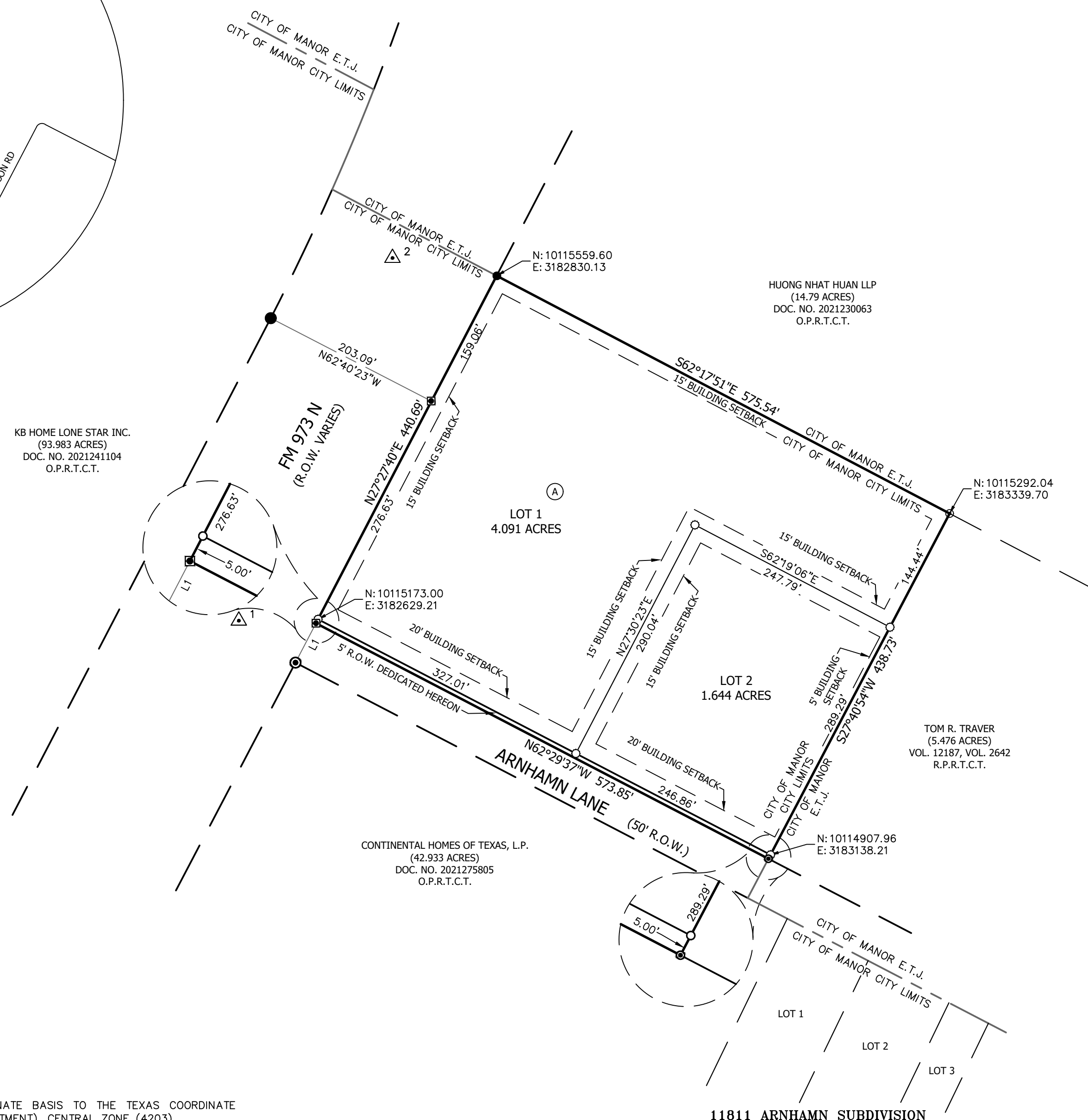
- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP STAMPED "RL SURVEYING RPLS 4532" FOUND
 - 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - TxDOT TYPE II MONUMENT FOUND
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - Ⓐ BLOCK IDENTIFIER

Line Table		
Line #	Direction	Length
L1	S27° 28' 16"W	49.94'



DETAIL
1" = 2000'

KB HOME LONE STAR INC.
(93.983 ACRES)
DOC. NO. 2021241104
O.P.R.T.C.T.



GENERAL NOTES:

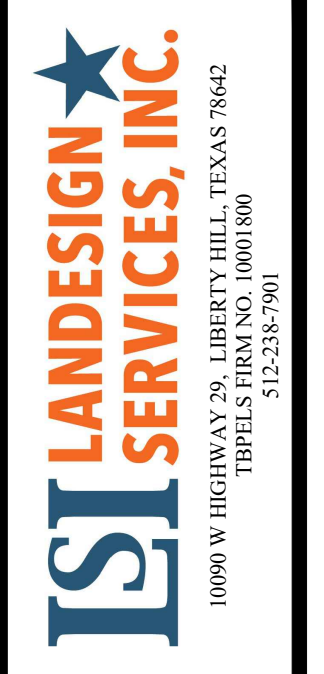
THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000828100

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

Benchmark Table				
Point #	Northing	Easting	Elevation	Description
1	10115171.42	3182540.11	556.99	Cotton Spindle w/Washer
2	10115579.58	3182712.99	551.74	Cotton Spindle w/Washer

LAND USE SUMMARY: ARNHAMN LANE PLAT	
TOTAL LOTS:	2
NUMBER OF BLOCKS:	1
LOT 1 (AGRICULTURAL A)	4.091 ACRES
LOT 2 (AGRICULTURAL A)	1.644 ACRES
TOTAL ACREAGE:	5.735 ACRES
OWNER: JOHN KERR AND SANDY KERR	
SURVEYOR: LANDESIGN SERVICES, INC.	
ENGINEER: BAEZA ENGINEERING, PLLC	



ARNHAMN LANE PLAT

REVISIONS	DESCRIPTION
DATE	

PROJECT NAME: BE ARNHAMN LN
JOB NUMBER: 21-055
DATE: 08/29/2022
SCALE: 1" = 100'
DRAWING FILE PATH: K:\21055 - BE ARNHAMN LN\CADD\DWG\BE ARNHAMN LN PLAT.DWG
FIELDNOTE FILE PATH: K:\21055 - BE ARNHAMN LN\DESCRIPTIONS
RPLS: FWF
TECH: JRM
PARTYCHIEF: N/A
CHECKED BY: HAS
FIELDBOOK: N/A

DRAWING NAME:
BE ARNHAMN LN
PLAT

DRAWING PATH: K:\21055 - BE ARNHAMN LN\CADD\DWG\BE ARNHAMN LN PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 8/29/2022 8:59 AM PLOT DATE: 8/29/2022 8:59 AM

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT JOHN KERR AND SANDY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

ARNHAMN LANE PLAT

JOHN KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

SANDY KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF _____ 20____.

NOTARY PUBLIC--STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). COMBINED ADJUSTMENT FACTOR OF 1.0000828100.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 5 FEET OF PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE SOUTHERN PROPERTY LINE FOR ARNHAMN LANE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- WATER SERVICE WILL BE PROVIDED BY MANVILLE WSC.
- WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEPTIC FACILITY.
- THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS AGRICULTURAL (A).

ENGINEER'S CERTIFICATION:

THAT I, SALVADOR BAEZA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SALVADOR BAEZA, P.E. NO. 101928
BAEZA ENGINEERING
9701 BRODIE LANE #203
AUSTIN, TEXAS 78748
(512) 400-4207
TBPELS FIRM REGISTRATION NO. 19569



LAND SURVEYOR'S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803 DATE _____

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED:

ATTEST:

JULIE LEONARD, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED:

ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO
DEPUTY COUNTY CLERK
TRAVIS COUNTY, TEXAS

ARNHAMN LANE PLAT

REVISIONS	DATE	DESCRIPTION

PROJECT NAME: BE ARNHAMN LN
JOB NUMBER: 21-055
DATE: 08/29/2022
DRAWING FILE PATH: K:\21055 - BE ARNHAMN LN\CADD\DWGS\BE ARNHAMN LN PLAT.DWG
FIELDNOTE FILE PATH: K:\21055 - BE ARNHAMN LN\DESCRIPTIONS
RPLS: FWF
TECH: JRM
PARTYCHIEF: N/A
CHECKED BY: HAS
FIELDBOOK: N/A

DRAWING NAME:
BE ARNHAMN LN
PLAT