



LEGEND

- IRFC 1/2" IRON ROD FOUND W/ CAP
- FOUND "X" FOUND "X" ON CONCRETE
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

- SIDEWALK LINE
- MATCH LINE
- ADJOINER BOUNDARY LINE
- PHASE 3 BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- PHASE 3 LOT LINE
- (A) BLOCK IDENTIFIERS

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: JACOB KONDO, P.E.

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166
 CONTACT: GREG MOSIER, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6330

OWNER/DEVELOPER:
 PULTE HOMES OF TEXAS, L.P.
 9401 AMBERGLEN BOULEVARD, BLDG I, STE 150
 AUSTIN, TX 78729
 PH: (512) 532-3355
 CONTACT: STEPHEN ASHLOCK

OWNER/DEVELOPER:
 706 DEVELOPMENT CORPORATION
 9900 US HIGHWAY 290 E
 MANOR, TX 78653-9720
 PH: (512) 327-7415
 CONTACT: DANNY BARNETT

GENERAL INFORMATION:

TOTAL ACREAGE.....	43.857 ACRES
TOTAL LINEAR FEET OF ROW.....	5,442'
ACREAGE OF ROW.....	6,526 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	152
ACREAGE OF SINGLE FAMILY LOTS.....	25,828 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	4
ACREAGE OF NON-RESIDENTIAL LOTS.....	11,503 ACRES
TOTAL NUMBER OF LOTS.....	156

LOT TYPE SUMMARY TABLE

PHASE 3					
TYPE	A	B	C	D	VARIES
TOTAL LOTS	61	31	30	29	1
PERCENT (%)	40.13	20.39	19.74	19.08	0.66

LOT WIDTH TABLE

PHASE 3				
MINIMUM WIDTH	50'	60'	30' (CUL-DE-SAC)	TOTAL
TOTAL LOTS	116	27	9	152
PERCENT (%)	76.32	17.76	5.92	100.00

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
K	61	LANDSCAPE	HOA

FINAL PLAT - LAGOS PHASE 3
 43.857 ACRES
 BEING A PORTION OF A CALLED 72.132 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2021030519,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	JGM	8/12/2021	067705310	1 OF 4

DWG NAME: K:\S\A SURVEY\LAGOS DEVELOPMENT\067705310\LAGOS PHASE 3 & 4 SIDEWALKS\LAGOS PHASE 3 PLAT NEW DWG PLOTTED BY: GONZALEZ, DAVID 8/12/2021 11:49 AM

