

COTTONWOOD SUBDIVISION FINAL PLAT

MANOR, TRAVIS COUNTY, TEXAS 78653

TOTAL AREA: 5.5656 ACRES
 TOTAL NUMBER OF LOTS: 1
 TOTAL NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: NONE
 SUBMITTAL DATE: JANUARY 2026
 PATENT SURVEY: A.C. CALDWELL SURVEY NO. 52

OWNERS:
 TANI INVESTMENTS LLC
 711 W CLAY STREET
 HOUSTON, TEXAS 77019

ZARI INVESTMENTS, LLC
 5206 W BELLFORT STREET
 HOUSTON, TX 77035

ZARABI VENTURES, LLC SERIES #105
 608 PETERSON LANE
 LAKEWAY, TEXAS 78734

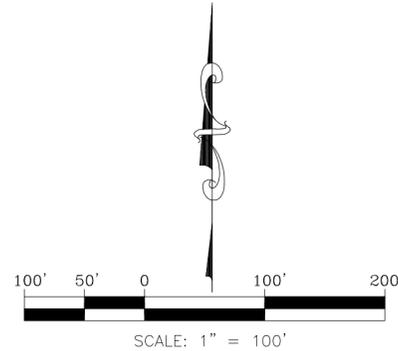
SURVEYOR: SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 FRED W. LAWTON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 2321
 11281 RICHMOND AVE. BLDG. , SUITE 101
 HOUSTON, TEXAS 77082
 P:(281) 556 6918

ENGINEER: LUIS R. GRANILLO, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO.149558 - STATE OF TEXAS
 LRG ENGINEERING, LLC
 2204 WESTERN TRAILS BLVD SUITE 101, AUSTIN, TEXAS 78745
 P:(512) 767 4181
 TBPE FIRM NO: F-24758

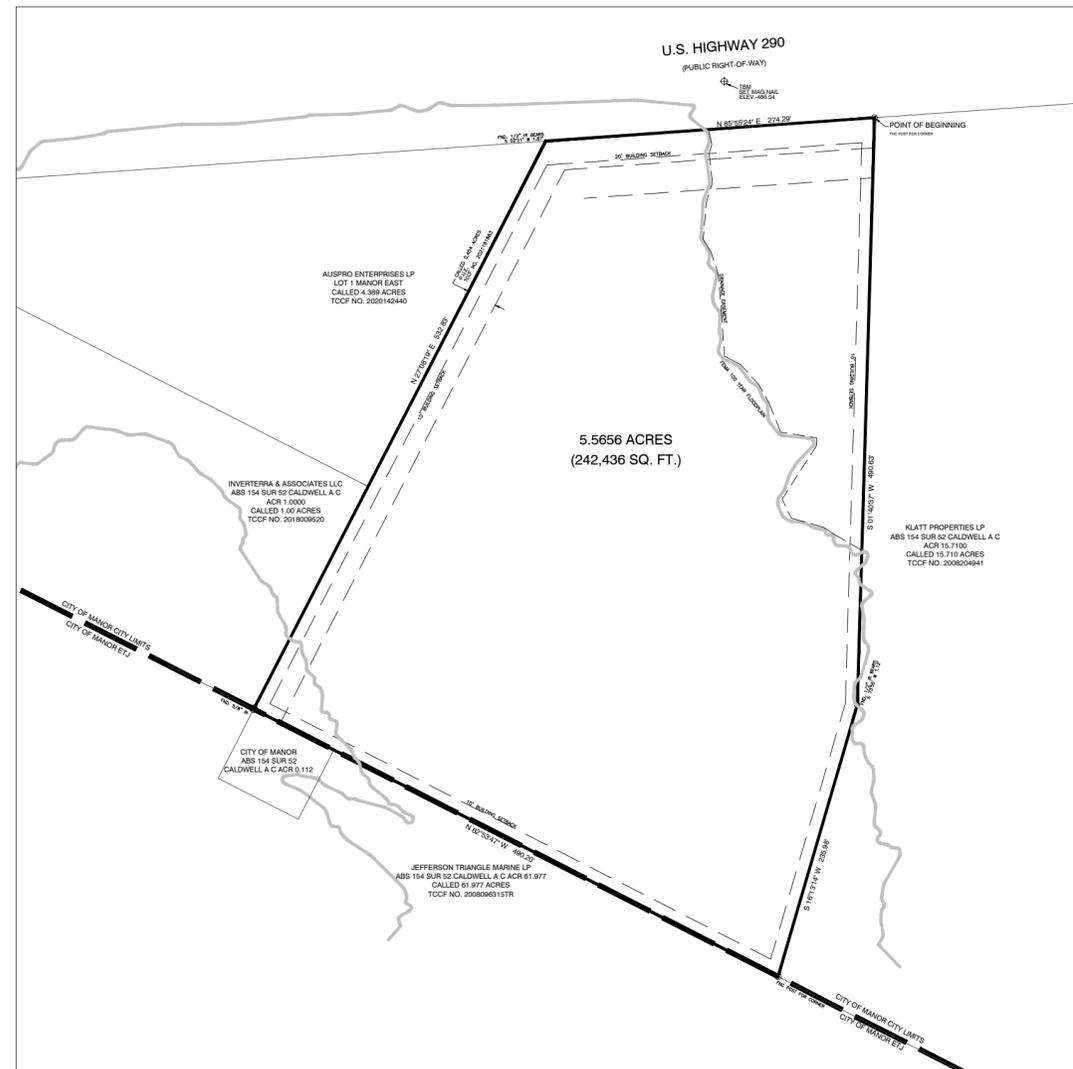
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR
 CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____
 20__.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL
 FLOOD HAZARD AREA, ZONE AE, AS IDENTIFIED BY THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FIRM PANEL
 NUMBER 48453C0505H, EFFECTIVE DATE, SEPTEMBER 26, 2008, AND
 LOMR 24-06-1494P, EFFECTIVE MARCH, 17, 2025.

BEARING BASIS:
 ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION, TEXAS STATE
 COORDINATE SYSTEM, TEXAS CENTRAL, GEOID 18, NAD 83 WITH A
 BEARING OF NORTH 85 DEGREES 55 MINUTES 24 SECONDS EAST WITH
 THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 290.



VICINITY MAP
 SCALE: 1"=2,000'



LINETABLE		
NO.	BEARING	LENGTH
	S0140°37' W	490.63'
	S16 13'14" W	235.98'
	N62 53'47" W	490.20'
	N27 08'19" E	532.83'
	N 85 55'24" E	274.29'

LEGEND	
	PROPERTY LINE
	ADJOINING LOT LINE
	100-YR FLOODPLAIN DELINEATION PER LOMR 24-06-1494P
	EASEMENTS
	CITY LIMITS LINE



2204 Western Trails Drive Ste. 101
 Austin, Texas 78745
 (512) 767-4181