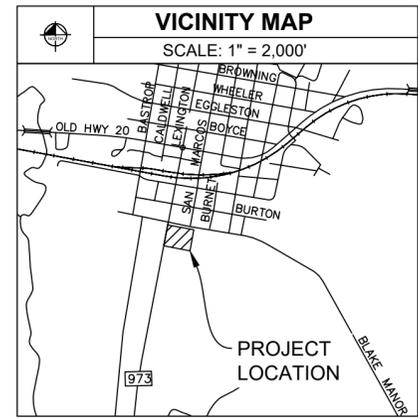


AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 14, BLOCK F, A COMMERCIAL LOT, LAGOS PHASE 2, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202100127, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- IRF IRON ROD FOUND
- IRFC 1/2" IRON ROD FOUND W/ CAP
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- ROW RIGHT OF WAY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- PUE PUBLIC UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- ADJOINER LINE
- PHASE 2 REPLAT BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- PHASE 2 REPLAT LOT LINE
- BUILDING SETBACK LINE
- SIDEWALK
- USED TO SHOW GEOMETRIC BREAKS
- BLOCK IDENTIFIERS
- BENCHMARK

BENCH MARK LIST

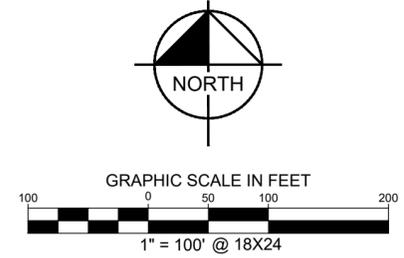
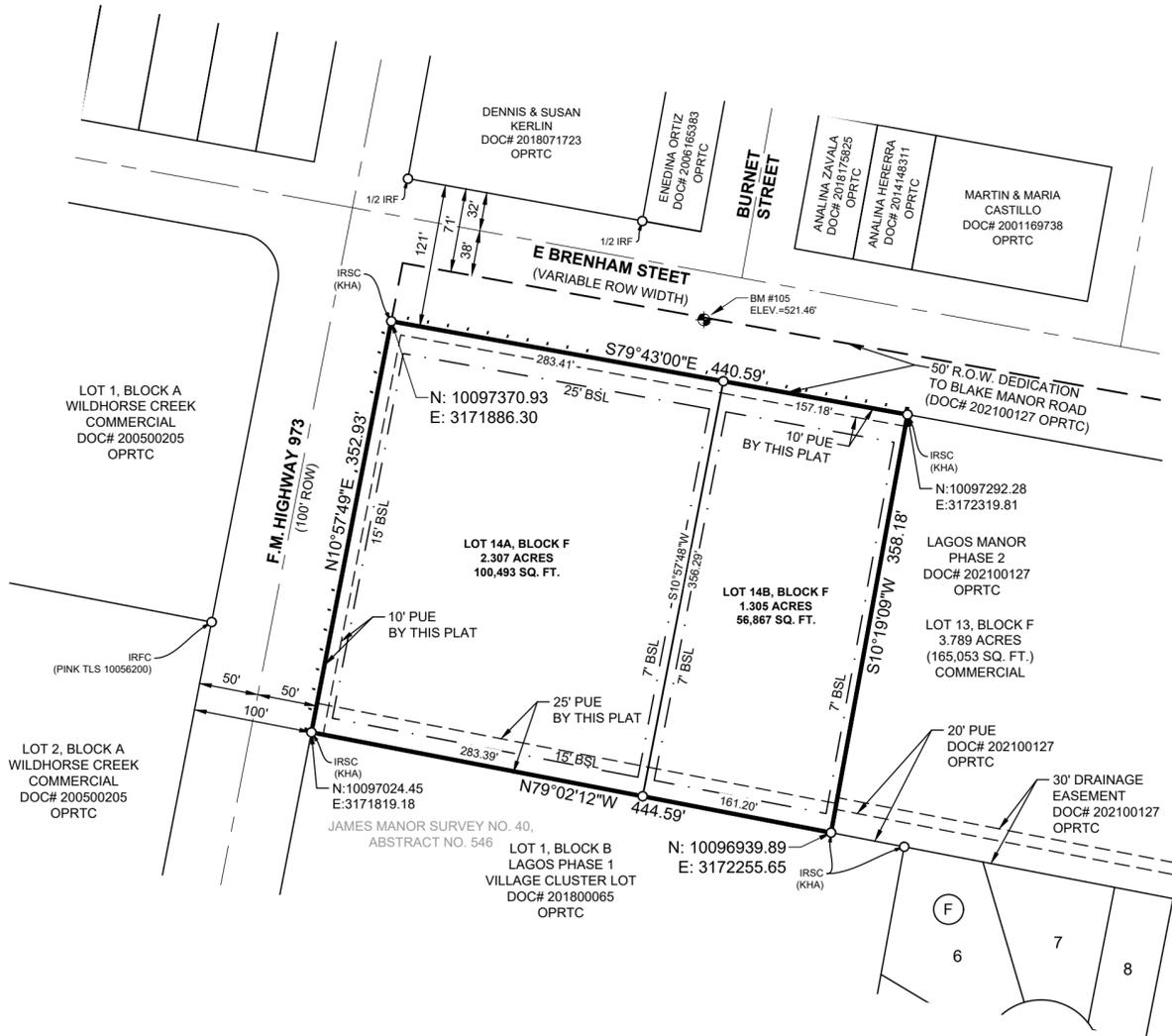
NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12B

BM #103 "X" CUT SET ON BACK OF CURB ON THE CUT BACK CORNER OF FM 973 AND LAPOYNOR STREET. ELEV.=516.92'

BM #105 "X" CUT SET ON CONCRETE TELEPHONE VAULT ON THE SOUTH RIGHT-OF-WAY LINE ON EAST BRENHAM STREET. ELEV.=521.46'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 14A, BLOCK F	2.307	100,493
LOT 14B, BLOCK F	1.305	56,867
OVERALL BONDARY	3.612	157,359



GENERAL INFORMATION:

TOTAL ACREAGE.....	3.612 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	2
ACREAGE OF NON-RESIDENTIAL LOTS.....	3.612 ACRES
TOTAL NUMBER OF LOTS.....	2

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JOHN G. MOSIER, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

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
 CONTACT: ALEXANDER C. STEADMAN P.E.

OWNER/DEVELOPER:
 706 INVESTMENTS PARTNERSHIP, LTD.
 9900 US HIGHWAY 290 E
 MANOR, TEXAS 78653
 PH: 512-327-7415
 CONTACT: PETER A. DWYER

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REPLAT LAGOS MANOR PHASE 2
3.612 ACRES
 BEING A TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 14, BLOCK F, COMMERCIAL LOT, OF THE LAGOS PHASE 2 PLAT OF WHICH RECORDED IN DOCUMENT NO. 202100127, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

Kimley»Horn

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 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'	DJG	JGM	12/9/2025	069244573	1 OF 2

DWG NAME: K:\S\A_SURVEY\LAGOS DEVELOPMENT\069244573-LAGOS MANOR-BRENHAM-IP033D\DWG\PLAT\LAGOS MANOR-BRENHAM-REPLAT.DWG PLOTTED BY:HOWARD, MICHAEL 12/9/2025 5:03 AM LAST SAVED 12/25/2025 9:47 AM