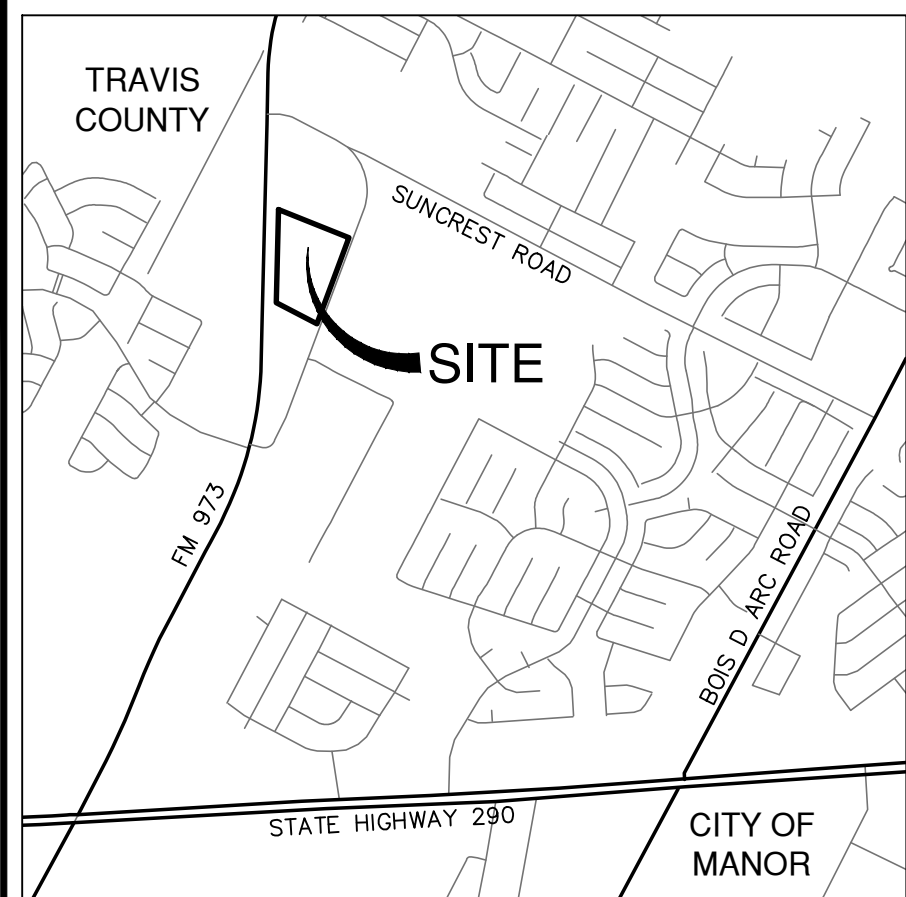


# FINAL PLAT OF COMPASS ROSE ACADEMY

A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING ALL OF A CALLED 13.189 ACRE TRACT OF LAND CONVEYED TO FM 973 BUILDING HOPE, LLC IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS.



**LOCATION MAP**  
1" = 2000'

**OWNER:** F.M. 973 BUILDING HOPE LLC  
910 17TH STREET NW #1100  
WASHINGTON D.C. 2006

**ACREAGE:** 13.189 ACRES  
**LOTS ACREAGE:** 13.189 ACRES

**ENGINEER:** KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
(812) 271-6300

**SURVEYOR:** PAPE-DAWSON ENGINEERS, INC.  
10801 N. MOPAC EXPY.,  
BUILDING 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

**SURVEY:** GREENBURY GATES SURVEY  
SECTION NO. 63  
ABSTRACT NO. 315

**NUMBER OF BLOCKS:** 1  
**INSTITUTIONAL LOTS:** 1  
**TOTAL LOTS:** 1

**LINEAR FEET OF NEW STREETS:** 0

**SUBMITTAL DATE:** APRIL 5, 2021

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**COMBINED SCALE FACTOR:**  
0.99996001599936

**BENCHMARK INFORMATION:**

**BENCHMARK 200**  
SET CHISELED SQUARE MARK AT THE SOUTH END OF HEADWALL ON THE WEST SIDE OF SUNCREST ROAD  
GRID NORTHING: 10107803.4'  
GRID EASTING: 3180847.5'  
ELEVATION = 560.01  
NAVD 88 (GEOID03)  
SCALE FACTOR: 0.99988

**BENCHMARK 202**  
SET CHISELED SQUARE MARK AT NORTH END OF CULVERT WEST OF F.M. 973  
GRID NORTHING: 10106904.3'  
GRID EASTING: 3179891.9'  
ELEVATION = 557.68  
NAVD 88 (GEOID03)  
SCALE FACTOR: 0.99988

THE REMNANT PORTION OF A CALLED 5.32 ACRE TRACT OWNED BY TERRELL COMMERCIAL INVESTMENTS, LP (O.P.R.) DOC. NO. 2000046327

25' PUBLIC UTILITY WATER & WASTEWATER EASEMENT & EASEMENT  
N 12.042° E ~ 9358.86'  
F.M. 973  
A CALLED 9.173 ACRE TRACT OWNED BY STATE OF TEXAS (O.P.R.) DOC. NO. 200222872

A REMNANT PORTION OF A CALLED 15.000 ACRE TRACT OWNER: CLIDE RAY NICHOLS DOC. NO. 2000046322 (O.P.R.)

**LOT 1**  
13.189 ACRES  
GREENBURY GATES SURVEY  
SECTION NO. 63  
ABSTRACT NO. 315

A CALLED 32.950 ACRE TRACT (TRACT 8)  
OWNER: TERRELL COMMERCIAL INVESTMENTS, LP  
DOC. NO. 2020230923 (O.P.R.)  
N: 10108119.9  
E: 3180104.0  
SET 1/2" I.R.(PD)

A CALLED 7.716 ACRE TRACT  
OWNER: DELORES LEE HARRIS BROWN, o/k/a/ DEE L. BROWN, INDIVIDUALLY  
DOC. NO. 2020177326 (O.P.R.)

**BENCHMARK-200**  
N: 10107830.3  
E: 3180829.5  
FD. I.R.(PROPERTY)

S68°14'23"E ~ 781.22'

APPROXIMATE MANOR CITY LIMITS

VARIABLE WIDTH BLUEBONNET ELECTRICAL EASEMENT  
DOC. NO. \_\_\_\_\_ (O.P.R.)

20' MANVILLE WSC WATER EASEMENT  
DOC. NO. \_\_\_\_\_ (O.P.R.)

APPROXIMATE MANOR CITY LIMITS

S20°10'09"W ~ 948.01'  
SUNCREST ROAD  
(PUBLIC RIGHT OF WAY WIDTH UNKNOWN)

APPROXIMATE MANOR ETJ

A CALLED 5.58 ACRE TRACT  
OWNER: NAUL MAURICO PAZ  
DOC NO. 2007014937 (O.P.R.)

A CALLED 0.888 ACRE TRACT  
OWNER: NAUL MAURICO PAZ  
DOC NO. 2007084638 (O.P.R.)

A CALLED 11.854 ACRE TRACT  
OWNER: STEPHANIE WARD  
DOC NO. 2019159005 (O.P.R.)

A CALLED 1.5 ACRE TRACT  
OWNER: JEFFREY & PAM MONTAGUE  
VOL. 11776, PG. 569 (O.R.)

A CALLED 2.45 ACRE TRACT  
OWNER: SALVADOR CASIANO JARAMILLO  
DOC. NO. 2013017795 (O.P.R.)

A CALLED 1.00 ACRE TRACT  
OWNER: RUPERTO NUNEZ & JULIA MARTINEZ  
DOC. NO. 2010168181 (O.P.R.)

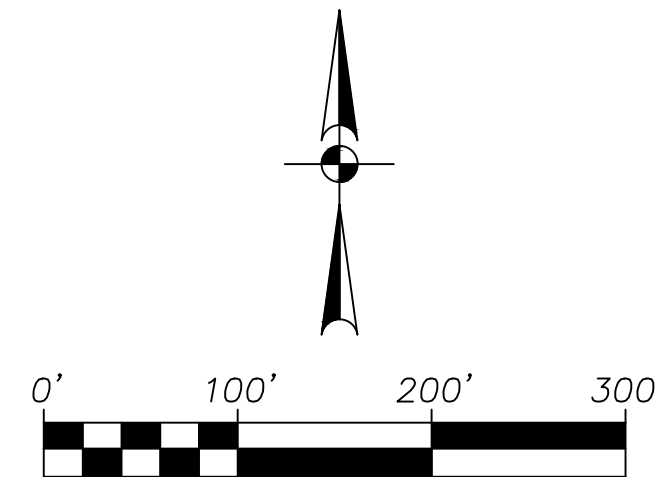
N: 10107161.4  
E: 3180081.5  
SET 1/2" I.R.(PD)

APPROXIMATE MANOR CITY LIMITS

N: 10106940.6  
E: 3180502.7  
FD. I.R.(RPLS)

N62°19'27"W ~ 475.60'  
A REMNANT PORTION OF A CALLED 15.000 ACRE TRACT  
OWNER: CLIDE RAY NICHOLS  
DOC. NO. 2000046322 (O.P.R.)

**BENCHMARK-202**



SCALE: 1" = 100'

## LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD VOLUME
PG.	PAGE(S)
P.U.E.	PUBLIC UTILITY EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
●	FOUND IRON ROD (SIZE AND CAP TYPE AS NOTED)
○	SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON"
-----	CITY LIMITS/ETJ

### PLAT NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING HIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. ALL BUILDING SET-BACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 1<sup>ST</sup> DAY OF APRIL 2021.
8. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

**DRAFT-FOR REVIEW ONLY**

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: MARCH 31, 2021  
DATE OF PLAT SUBMITTAL: APRIL 5, 2021

SHEET 1 OF 2

FINAL PLAT  
OF  
**COMPASS ROSE ACADEMY**

A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING ALL OF A CALLED 13.189 ACRE TRACT OF LAND CONVEYED TO FM 973 BUILDING HOPE, LLC IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JERRY ZAYETS, VICE PRESIDENT, BEING AUTHORIZED SIGNATORY OF F.M. 973 BUILDING HOPE LLC, AS OWNER OF A CALLED 13.189 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE GREENBURY GATES SURVEY, ABSTRACT NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE 13.189 ACRES OF SAID TRACT OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:  
COMPASS ROSE ACADEMY

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
JERRY ZAYETS  
VICE PRESIDENT OF REAL ESTATE DEVELOPMENT  
FM 973 BUILDING HOPE, LLC.  
910 17TH STREET NW #1100  
WASHINGTON D.C. 20006

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

ENGINEER'S CERTIFICATION:

I, BRANDON HAMMANN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT IS WITHIN THE BOUNDARIES OF ZONE X (SHADED) AS DEPICTED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0485J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

\_\_\_\_\_  
BRANDON HAMMANN  
REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
KIMLEY-HORN  
10814 JOLLYVILLE ROAD  
AVALON IV, SUITE 200  
AUSTIN, TX 78759

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, 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 SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 30, 2021

\_\_\_\_\_  
VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222  
PAPE-DAWSON ENGINEERS, INC.  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N MOPAC EXPY,  
BLDG. 3, SUITE 200  
AUSTIN, TEXAS, 78759

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 \_\_\_\_\_

\_\_\_\_\_  
PHILIP TRYON, 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. LARRY WALLACE JR.  
MAY OR THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

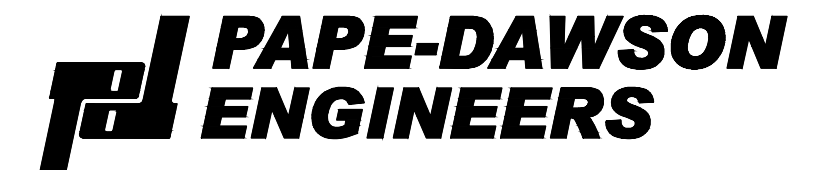
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ .M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: MARCH 31, 2021  
DATE OF PLAT SUBMITTAL: APRIL 5, 2021

SHEET 2 OF 2