

LEGEND

- DOC. DOCUMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- () RECORD INFORMATION FOR DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C
- [] RECORD INFORMATION FOR A TXDOT R.O.W. MAP OF F.M. 973 CSJ NO. 1200-02-020
- FOUND TXDOT TYPE I CONC. MONUMENT
- FOUND TXDOT TYPE II BRASS MONUMENT
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- PROPOSED SIDEWALK

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°08'59" E	211.49'
L2	N 27°26'20" E	119.35'
L3	S 62°51'01" E	132.01'
L4	S 72°51'01" E	102.46'
L5	S 27°31'37" W	58.22'
	[S 27°07'28" W]	[57.34']

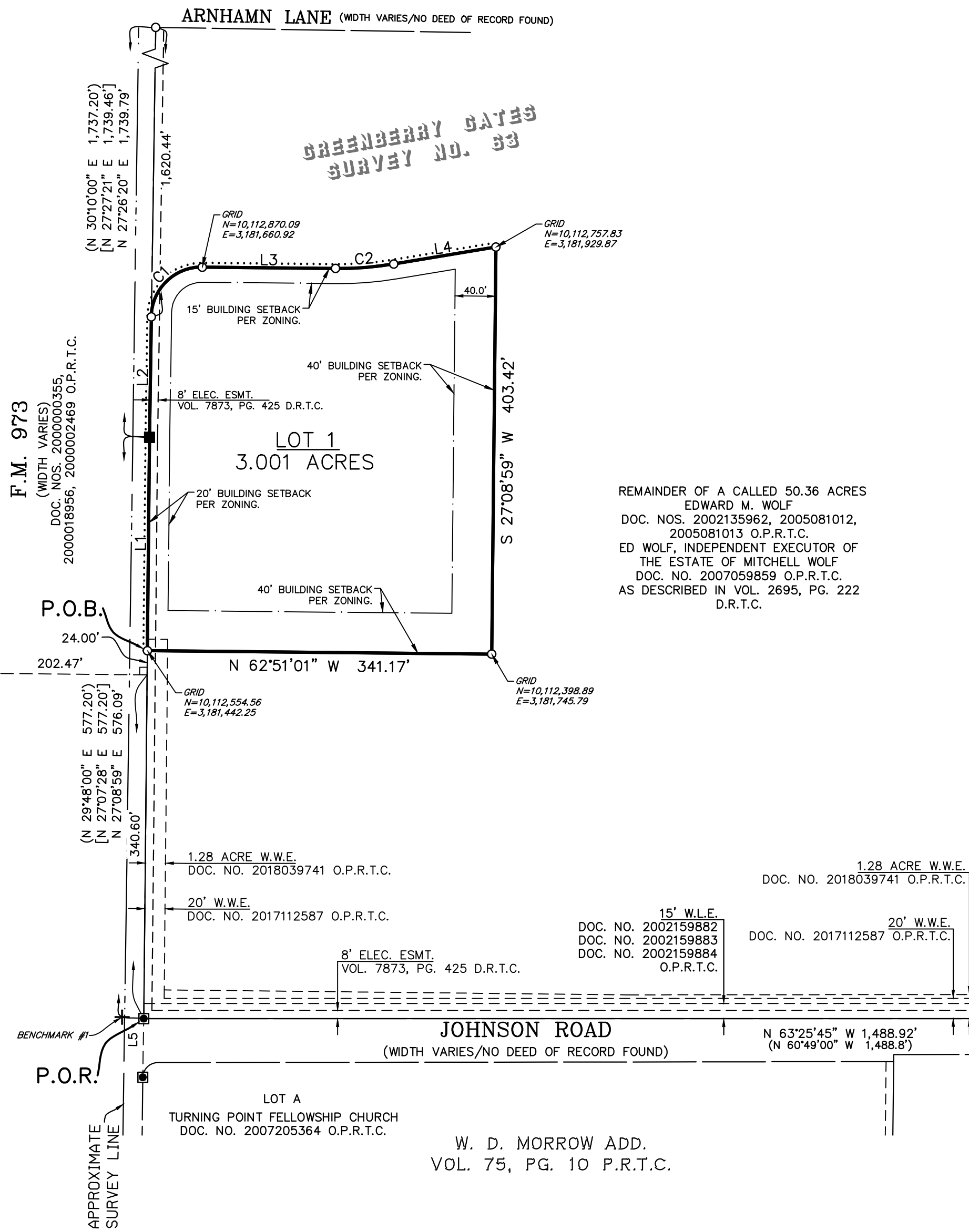
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.29'	50.00'	89°42'39"	N 72°17'40" E	70.53'
C2	57.94'	332.00'	10°00'00"	S 67°51'01" E	57.87'

SUMNER BACON SURVEY NO. 52

GREENBERRY GATES SURVEY NO. 63

BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT CALLED 75.37 ACRES DOC. NO. 2008031946 O.P.R.T.C.

UNITED STATES OF AMERICA CALLED 36.14 ACRES DOC. NO. 2014113251 O.P.R.T.C.



REMAINDER OF A CALLED 50.36 ACRES EDWARD M. WOLF DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C. ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF DOC. NO. 2007059859 O.P.R.T.C. AS DESCRIBED IN VOL. 2695, PG. 222 D.R.T.C.

BENCHMARK:

BENCHMARK #1 CHISELED SQUARE ON TOP OF A CONCRETE BOX CULVERT LOCATED ±364 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON.

ELEVATION: 588.71 FEET NAVD-88

PLAT PREPARED: 11/22/2021

OWNER: EDWARD M. WOLF
ADDRESS: 2868 CAMERON COUNTY ROAD 26Z CAMERON, TEXAS 76520
PHONE: _____ FAX: _____

SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)
ADDRESS: 101 WEST LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728

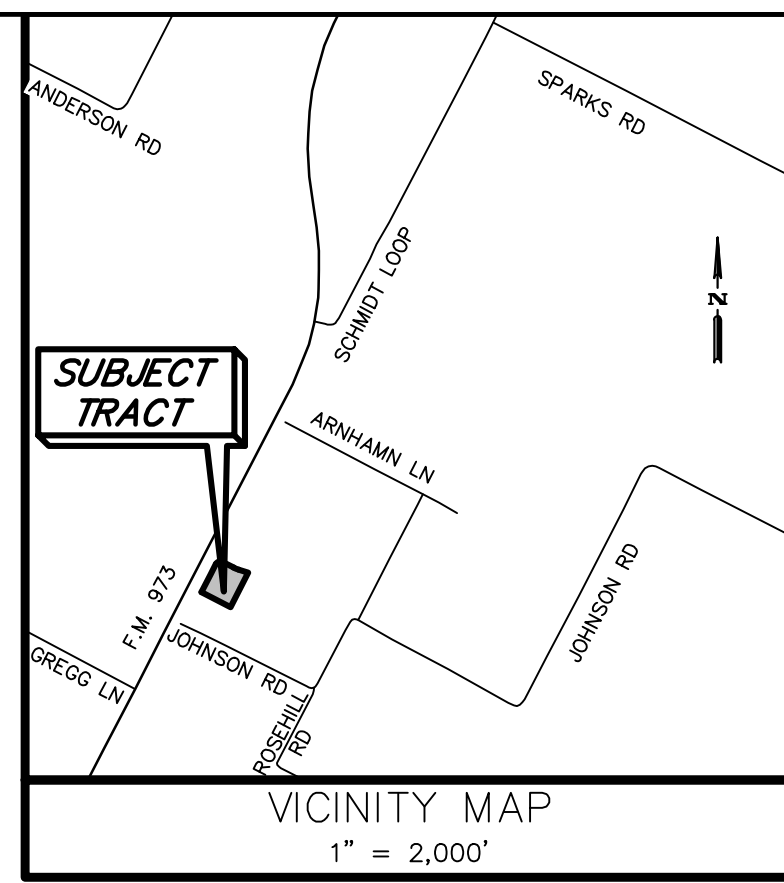
ENGINEER: BGE, INC. (RICHARD L. RYCHLIK, JR., PE)
ADDRESS: 101 WEST LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728

REVISIONS

DATE	



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502



ED WOLF SUBDIVISION

A SUBDIVISION OF 3.001 ACRES OF LAND LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT EDWARD M. WOLF, BEING THE OWNER OF A 3.001 ACRE TRACT OF LAND OUT OF THE THE GREENBERRY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, CONVEYED TO HIM BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012, AND 2005081013, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.001 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

ED WOLF SUBDIVISION

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

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

EDWARD M. WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520-4936

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDWARD M. WOLF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 20__.

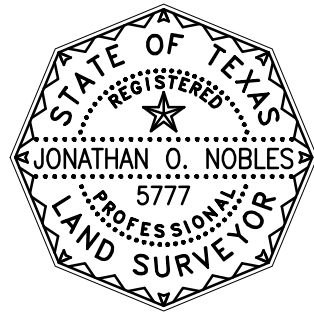
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY PENDING FINAL REVIEW

JONATHAN O. NOBLES DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

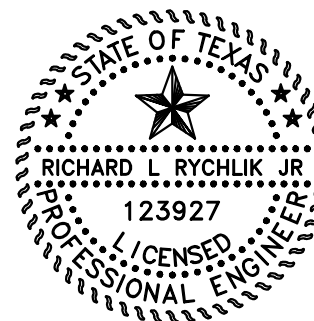


THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48453C0295H, REVISED SEPTEMBER 26, 2008.

I, RICHARD L. RYCHLIK, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY PENDING FINAL REVIEW

RICHARD L. RYCHLIK, JR. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



GENERAL NOTES:

1. 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.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999167373
3. A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
4. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
9. WATER SERVICE WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
10. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF MANOR.
11. PER CITY OF MANOR ORDINANCE NO. 618, THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS MEDIUM COMMERCIAL (C-2).

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

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__, A.D.

APPROVED: ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

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 PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

LEGAL DESCRIPTION

FIELD NOTES FOR A 3.001 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.001 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+803.978-31.459 LT" found at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas, and the north right-of-way line of Johnson Road (width varies, no deed of record found), at the southwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+821.455-31.530 LT" found on the east right-of-way line of said F.M. 973 at the west end of the cutback to the south right-of-way line of said Johnson Road, at the most westerly northwest corner of the W. D. MORROW ADD., a subdivision recorded in Volume 75, Page 10 recorded in the Plat Records of Travis County, Texas, bears S 27°31'37" W a distance of 58.22 feet; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 364.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 211.49 feet to a TXDOT Type I Concrete Monument found for an angle point;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 119.35 feet to a calculated point of curvature of a curve to the right, from which a 1/2-inch iron rod with a cap stamped "BGE INC" set at the intersection of the east right-of-way line of said F.M. 973 and the south right-of-way line of Arnham Lane (width varies, no deed of record found), at the northwest corner of said Wolf 50.36 acre tract bears N 27°26'20" E a distance of 1,620.44 feet;

THENCE, departing the east right-of-way line of said F.M. 973, over and across said Wolf 50.36 acre tract, along said curve to the right, an arc distance of 78.29 feet, having a radius of 50.00 feet, a central angle of 89°42'39" and a chord which bears N 72°17'40" E, a distance of 70.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 62°51'01" E, a distance of 132.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of curvature of a curve to the left;

THENCE, continuing over and across said Wolf 50.36 acre tract, along said curve to the left, an arc distance of 57.94 feet, having a radius of 332.00 feet, a central angle of 10°00'00" and a chord which bears S 67°51'01" E, a distance of 57.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 72°51'01" E, a distance of 102.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°08'59" W, a distance of 403.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°51'01" W a distance of 341.17 feet to the POINT OF BEGINNING and containing 3.001 acres (130,743 square feet) of land, more or less.

ED WOLF SUBDIVISION

A SUBDIVISION OF 3.001 ACRES OF LAND
LOCATED IN THE GREENBERRY GATES SURVEY NO. 63,
TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502