

**GREENBERRY GATES
SURVEY NO. 63
ABSTRACT NO. 315**

REMAINDER OF A
CALLED 94.85 ACRES
("TRACT 4")
SG LAND HOLDINGS, LLC
DOC. NO. 2012217281
O.P.R.T.C.T.

CALLED 0.61 ACRE
ALLAN CLICK
DOC. NO. 2003260859
O.P.R.T.C.T.

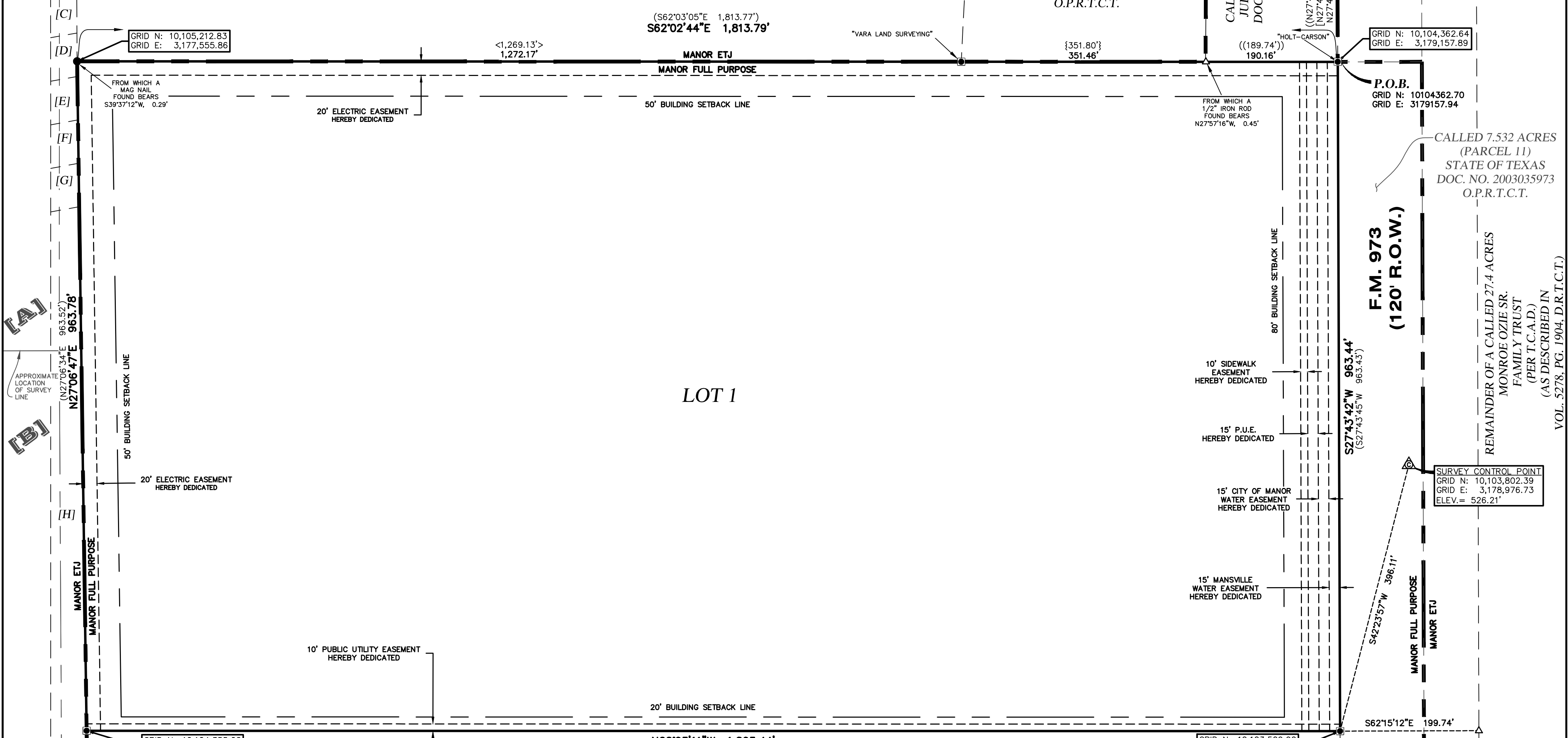
LOT 1, BLOCK "A"
BLUEBONNET FINAL PLAT
DOC. NO. 200800197
O.P.R.T.C.T.

CALLED 1.069 ACRE
JULIO C. MIRELES
DOC. NO. 2015111013
O.P.R.T.C.T.

CALLED 0.684 ACRE
("PARCEL 10B")
STATE OF TEXAS
DOC. NO. 2001150390
O.P.R.T.C.T.

CALLED 7.532 ACRES
(PARCEL 11)
STATE OF TEXAS
DOC. NO. 2003035973
O.P.R.T.C.T.

REMAINDER OF A CALLED 27.4 ACRES
MONROE OZIE SR.
FAMILY TRUST
(PER T.C.A.D.)
(AS DESCRIBED IN
VOL. 5278, PG. 1904, D.R.T.C.T.)



LOT 1

REMAINDER OF A CALLED 116.45 ACRES
("TRACT 1")
THE BUTLER FAMILY PARTNERSHIP, LTD.
VOL. 12271, PG. 872, R.P.R.T.C.T.
(AS DESCRIBED IN VOL. 4795, PG. 167, D.R.T.C.T.)

LEGEND		
—	PROPERTY LINE	
---	EXISTING PROPERTY LINES	R.O.W.
---	EXISTING EASEMENTS	P.R.T.C.T.
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O.P.R.T.C.T.
●	IRON ROD WITH "RRP SURVEYING" CAP FOUND (UNLESS NOTED)	R.P.R.T.C.T.
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND	D.R.T.C.T.
△	CALCULATED POINT	(.....)
▲	MAG NAIL FOUND	[.....]
⊙	SURVEY CONTROL POINT	{.....}
P.O.B.	POINT OF BEGINNING	<.....>
P.U.E.	PUBLIC UTILITY EASEMENT	<.....>
VOL./PG.	VOLUME, PAGE	(.....)
DOC. NO.	DOCUMENT NUMBER	(.....)

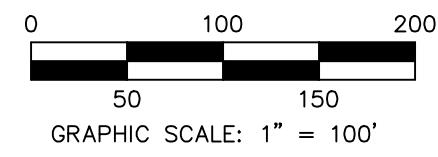
SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 06, 2021.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48453C0485J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT SUMMARY:
LOT 1 40.0070 AC. 1,742,706 SQ. FT.
OVERALL 40.0070 AC. 1,742,706 SQ. FT.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080179515.



**FINAL PLAT OF
MANOR K-8 SCHOOL
City of Manor,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/9/2022
Project:	01260
Scale:	1" = 100'
Reviewer:	DV
Tech:	HT
Field Crew:	TS/JC
Survey Date:	JULY 2021
Sheet:	1 OF 2