

LOT 2, BLOCK 5
MANOR COMMERCIAL
PARK III
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

MINNIE MAE HARBERS VRAZEL
SAVE & EXCEPT 2.36 ACRES
TO LCRA TRANSMISSION
SERVICES CORPORATION
(DOC. NO. 2020146894)
(O.P.R.T.C.T.)

N: 10,101,437.80
E: 3,187,543.80

N: 10,101,784.28
E: 3,186,851.98

1/2-INCH IRON
ROD W/SPINNER
FOUND

LOT 5, BLOCK 5
MANOR COMMERCIAL
PARK III
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

LOT 7R, BLOCK 5
8.517 ACRES
(371,031 SF)

LOT 7, BLOCK 5
MANOR COMMERCIAL PARK III
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

EASY JET DRIVE, LP
(DOC. NO. 2021214226)
(O.P.R.T.C.T.)

POINT OF BEGINNING
1/2-INCH IRON ROD
W/YELLOW "RPLS"
3693" CAP FOUND

15' PUE
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

EASY JET STREET
(80' RIGHT-OF-WAY)
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

1
NOT TO SCALE

LOT 7 - BLOCK 4 MANOR
COMMERCIAL PARK III
(DOC. NO. 200500033)
(O.P.R.T.C.T.)

LOT 8R, BLOCK 5
5.470 ACRES
(238,276 SF)

MADDTX DRIVE, LP
(DOC. NO. 2022118546)
(O.P.R.T.C.T.)

LOT 8

MADDTX DRIVE, LP
(DOC. NO. 2021214229)
(O.P.R.T.C.T.)

N: 10,100,497.11
E: 3,187,058.83

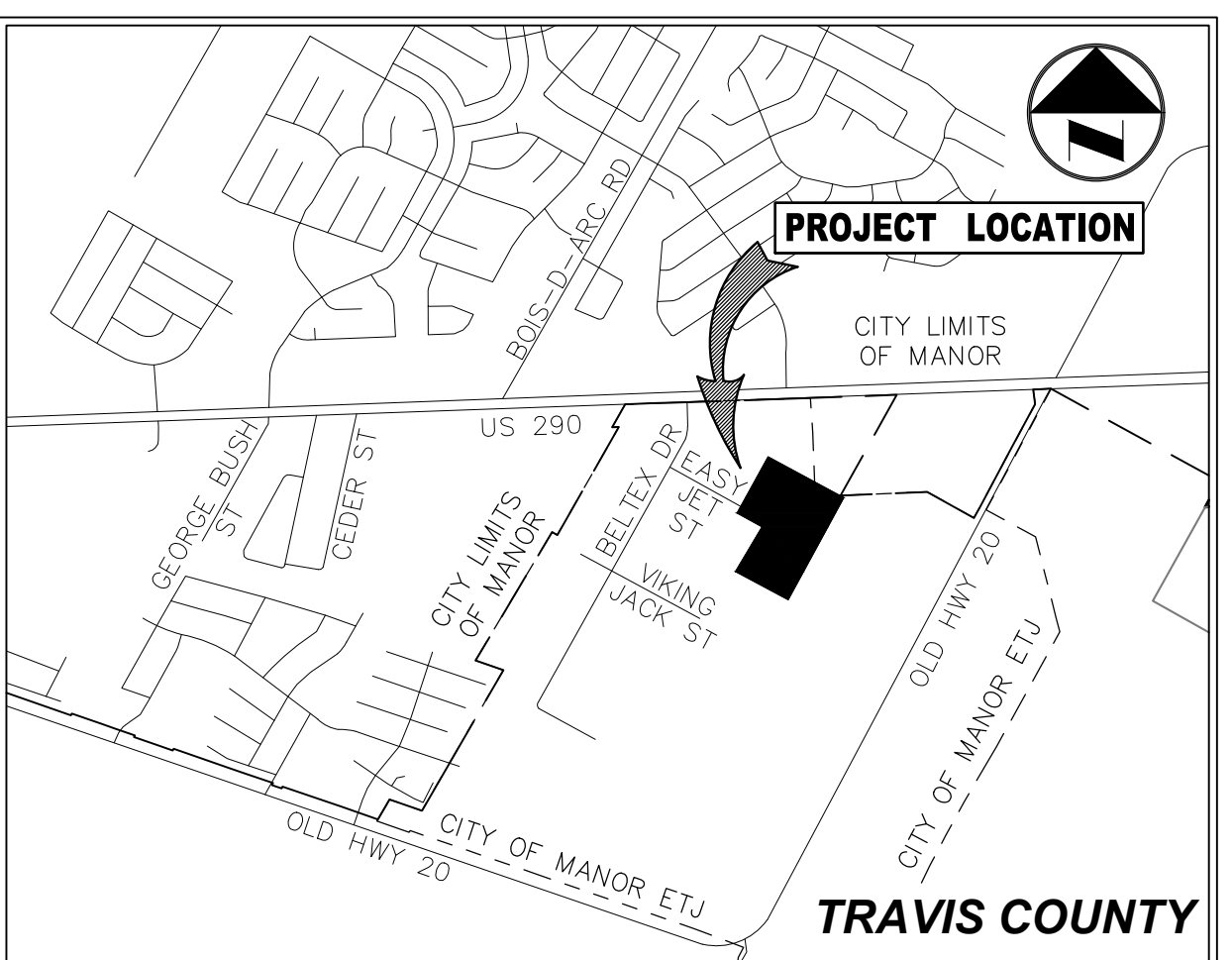
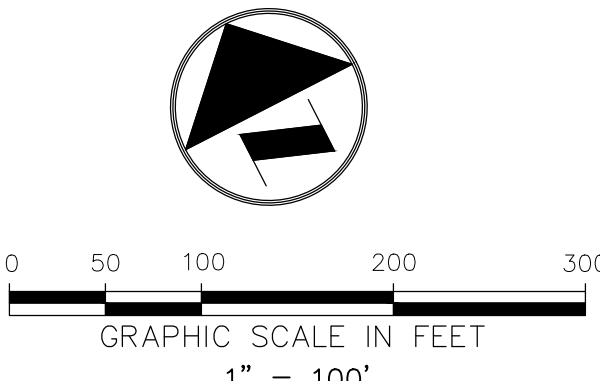
N: 10,100,726.36
E: 3,186,612.98

PART OF ZALARAM LLC
TRACT ONE
(DOC. NO. 2015078185)
(O.P.R.T.C.T.)

PART OF ZALARAM LLC
"TRACT 1"
(DOC. NO. 2015078185)
(O.P.R.T.C.T.)

LOT 5

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	43°05'10"	25.00'	18.80'	9.87'	N 49°25'59" E	18.36'
C2	176°48'08"	64.00'	197.49'	2292.88'	N 17°25'32" W	127.95'
C3	43°05'10"	25.00'	18.80'	9.87'	S 84°17'02" E	18.36'
C4	88°24'04"	64.00'	98.75'	62.24'	S 61°37'34" E	89.24'
C5	47°32'54"	64.00'	53.11'	28.19'	S 06°20'55" W	51.60'
C6	27°12'17"	64.00'	30.39'	15.49'	N 57°22'24" E	30.10'
C7	13°38'53"	64.00'	15.25'	7.66'	N 36°56'49" E	15.21'



AREA TABLE		
LOT	ACRES	SQUARE FEET
7R	8.517	371,031
8R	5.470	238,276
R.O.W.	0.782	34,049
TOTAL	14.769	643,356

LINE TABLE										
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	
L1	N 62°06'35" W	80.00'	L21	S 72°22'00" W	62.70'	L41	N 62°44'28" W	22.13'		
L2	S 62°06'35" E	80.00'	L22	N 62°38'56" W	62.83'	L42	S 27°16'52" W	15.00'		
L3	N 27°53'25" E	44.27'	L23	S 27°21'04" W	11.69'	L43	S 62°44'28" E	22.13'		
L4	N 62°44'28" W	257.16'	L24	N 62°38'56" W	15.00'	L44	N 62°43'08" W	22.88'		
L5	N 27°39'26" E	9.45'	L25	N 27°21'04" E	11.69'	L45	S 27°16'52" W	15.00'		
L6	N 17°51'29" W	28.26'	L26	N 27°39'26" E	15.64'	L46	S 62°43'08" E	22.88'		
L7	N 72°15'32" E	20.46'	L27	N 17°51'29" W	19.53'	L47	S 72°22'00" W	50.27'		
L8	N 17°44'28" W	30.03'	L28	S 62°44'15" E	10.10'	L48	N 62°38'56" W	46.30'		
L9	N 72°15'32" E	15.00'	L29	N 27°15'45" E	15.00'	L49	N 27°21'04" E	16.26'		
L10	S 17°44'28" E	30.03'	L30	N 62°44'15" W	16.33'	L50	N 62°06'53" W	17.19'		
L11	N 72°15'32" E	6.11'	L31	N 72°15'32" E	21.75'	L51	S 27°21'04" W	16.42'		
L12	N 27°15'26" E	67.08'	L32	S 27°15'32" W	45.19'	L52	S 62°05'49" E	13.70'		
L13	S 62°44'28" E	15.00'	L33	S 62°44'28" E	15.00'	L53	N 27°54'11" E	15.00'		
L14	S 27°15'26" W	67.08'	L34	N 27°15'32" E	45.19'	L54	N 62°05'49" W	13.70'		
L15	S 17°44'28" E	62.76'	L35	S 17°44'28" E	14.42'	L55	N 62°06'35" W	15.00'		
L16	S 27°16'52" W	566.57'	L36	S 72°15'32" W	27.57'	L56	N 62°34'20" W	52.64'		
L17	S 62°06'35" E	10.97'	L37	S 17°40'56" E	15.00'	L57	N 27°25'40" E	15.00'		
L18	S 27°53'25" W	15.00'	L38	N 72°15'32" E	27.59'	L58	N 62°34'20" W	50.12'		
L19	N 62°06'35" W	10.81'	L39	S 17°44'28" E	20.92'					
L20	S 27°16'52" W	192.07'	L40	S 27°16'52" W	74.98'					

FINAL PLAT
LOTS 7R AND 8R, BLOCK 5, LONE STAR ELECTRIC SUBDIVISION

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=100'	DATE SEPT 2022	JOB NUMBER 4384-21.153
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OWNER/DEVELOPER:
EASY JET DRIVE, LP
6903 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
MADDTX DRIVE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS 77056
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
LONE STAR ELECTRIC
6903 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

ENGINEER:
PACHECO KOCH, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78701
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

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9/16/2022 11:22 AM
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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY TRAVIS
KNOW ALL MEN BY THESE PRESENTS

THAT EASY JET DRIVE, LP AND MADDTEX DRIVE, LP BEING OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015078185 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO PLAT SAID PROPERTY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTERS 212 AND 232 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS LONE STAR ELECTRIC SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED.

EASY JET DRIVE, LP
6903 W SAM HOUSTON PKWY
NORTH HOUSTON, TX, 77315

JEFF METZLER, CEO

MADDTEX DRIVE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS, 75056-3066

JEFF METZLER, CEO

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF _____, 202__, PERSONALLY APPEARED JEFF METZLER, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY DALLAS
KNOW ALL MEN BY THESE PRESENTS

I, KYLE C. HARRIS, 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 LAND SURVEYING PORTIONS OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, TEXAS THIS ____ DAY OF SEPTEMBER, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/16/22.

KYLE C. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6266 STATE OF TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY TRAVIS
KNOW ALL MEN BY THESE PRESENTS

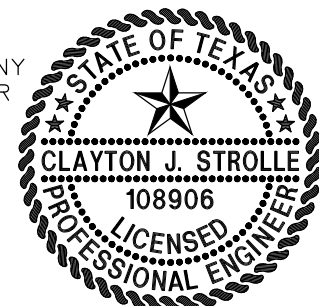
I, CLAYTON J. STROLLE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE AND CHAPTER 482 OF THE TRAVIS COUNTY CODE AND IS TRUE CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNED FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48453C0485 J, EFFECTIVE JUNE 16, 1993 AND REVISED ON AUGUST 18, 2014.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 9/16/22.

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 09/16/2022. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

OWNER/DEVELOPER:
EASY JET DRIVE, LP
6903 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
MADDTEX DRIVE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS 77056
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
LONE STAR ELECTRIC
6903 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

ENGINEER:
PACHECO KOCH, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78701
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

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

APPROVED: JULIE LEONARD, CHAIRPERSON
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

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

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

STATE OF TEXAS
COUNTY TRAVIS
KNOW ALL MEN BY THESE PRESENTS

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS _____ DAY OF _____, 20__, A.D.
REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

STATE OF TEXAS
COUNTY TRAVIS
KNOW ALL MEN BY THESE PRESENTS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE DATE _____ DAY OF _____ A.D., 20__ AT _____ O'CLOCK ____M DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20__, AT _____ O'CLOCK ____M IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS _____ DAY OF _____ A.D.
REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

DEPUTY

GENERAL NOTES

- 1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE SURFACE ADJUSTMENT FACTOR OF 1.0000748438.
- 2. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF THIS 09/08/2022.
- 3. THE WATER EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY ASSIGNED BY THIS PLAT AND THEY HAVE DEDICATED OR PREVIOUSLY DEDICATED ALONG THE RIGHT-OF-WAY DEPICTED BY THIS PLAT.
- 4. WATER SERVICE TO THIS LOT IS PROVIDED BY MANVILLE WATER SUPPLY CORP. ELECTRIC SERVICE TO THIS LOT IS PROVIDED BY BLUEBONNET ELECTRIC DELIVERY. THIS SUBDIVISION WILL BE SERVICED BY AN ONSITE SEWAGE FACILITY.
- 5. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ON-SITE SEWAGE SYSTEM.
- 6. THIS PLAT WILL SUBDIVIDE THE PROPERTY INTO (2) LOTS THAT WILL BE USED FOR COMMERCIAL USE.
- 7. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

FINAL PLAT
LOTS 7R AND 8R, BLOCK 5,
LONE STAR ELECTRIC
SUBDIVISION

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY LAH	CHECKED BY KCH	SCALE NONE	DATE SEPT 2022	JOB NUMBER 4384-21.153
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