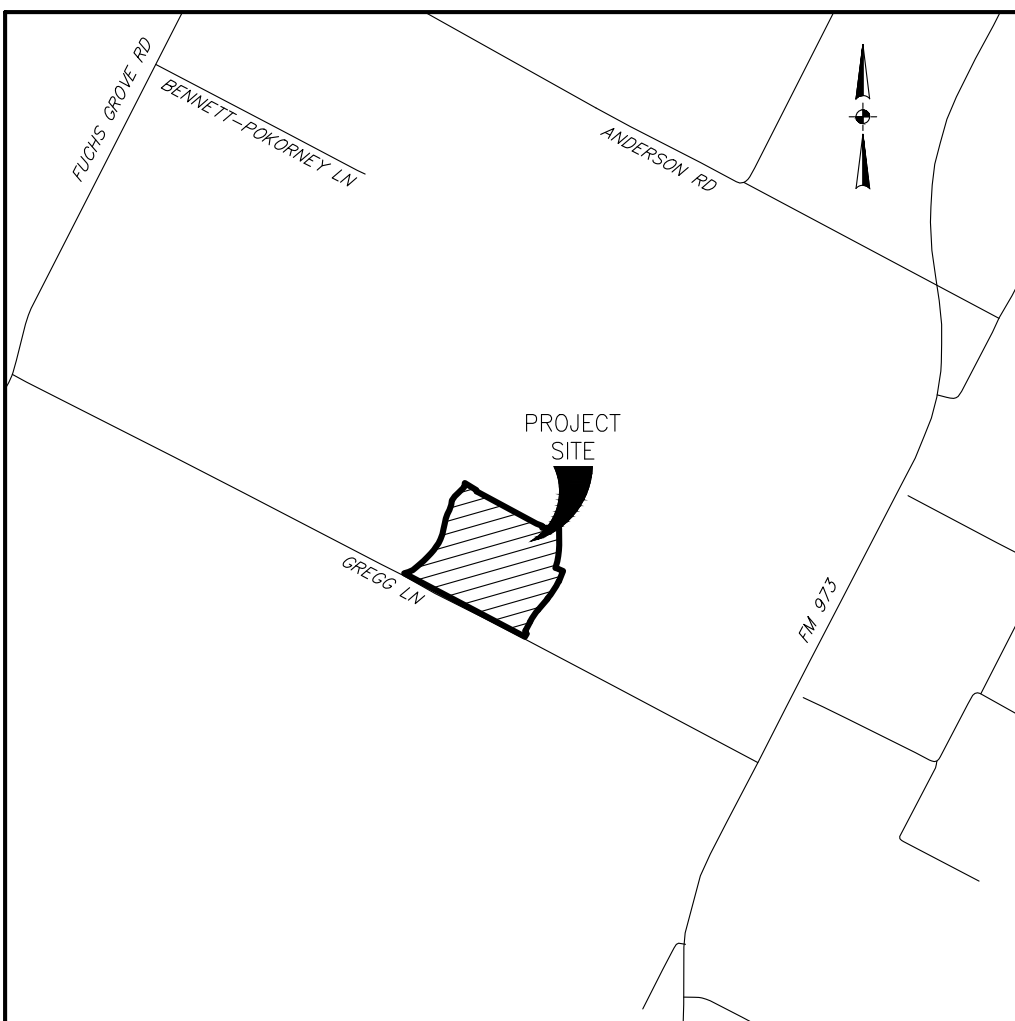
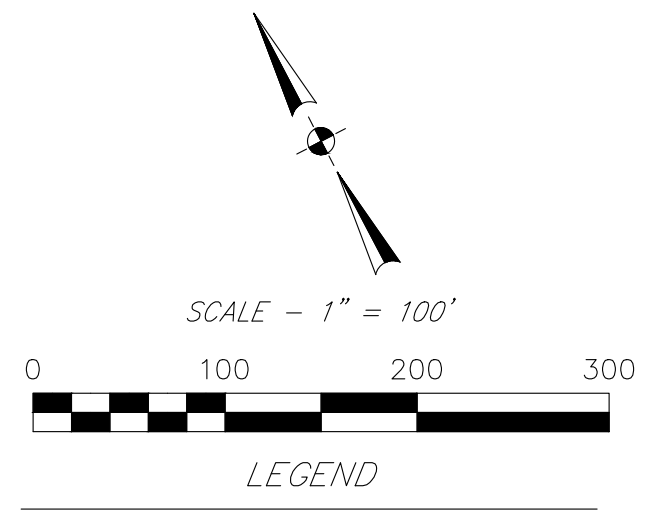


NEWHAVEN
SUBDIVISION PHASE 1



VICINITY MAP - 1" = 2000'



LOT 1, BLOCK 1
FINAL PLAT WILBARGER CREEK
REGIONAL WASTEWATER
TREATMENT FACILITY (RWTF)
SUBDIVISION
DOC. NO. 202300181 O.P.R.T.C.T.

CITY OF PFLUGERVILLE
GENERAL WARRANTY DEED
85.796 ACRES
DOC. NO. 200818667 O.P.R.T.C.T.

APPROX. LOCATION OF FEMA 100
YEAR FLOODPLAIN (ZONE A)

15' MANVILLE WSC EASEMENT
VOL. 4822 PG. 1451 D.R.T.C.T.

15' WATER LINE EASEMENT
VOL. 4822 PG. 1451 D.R.T.C.T.

RUST CREEK, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
CALLED 56.567 ACRES
DOC 2021052028

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10114387.36
E:3177818.25

ALEXANDRA CARRILLO
GENERAL WARRANTY DEED
0.45 ACRES
DOC 2020214199
O.P.R.T.C.T.

ALEXANDRA CARRILLO
SPECIAL WARRANTY DEED
REMAINDER OF 121.4 ACRES
ACRES
DOC 2004009801 O.P.R.T.C.T.

GREGG LANE DEV, LLC
SPECIAL WARRANTY DEED WITH
VENDOR'S LIEN
REMAINDER OF CALLED 59.765
ACRES
DOC. NO. 2021051168 O.P.R.T.C.T.

SET
5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10113544.54
E:3178722.45

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

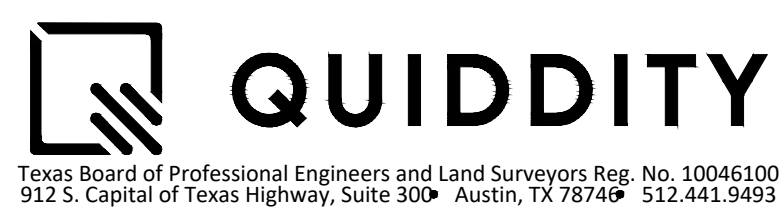
RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

FILE:K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1
Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	



GREGG LANE
(PUBLIC R.O.W. VARIES)

R.O.W. DEDICATION (0.9767
AC, 42,546 SQ. FT.)

MONARCH RANCH AT MANOR, LLC
CORRECTION SPECIAL WARRANTY
DEED
REMAINDER OF 123.550 ACRES
DOC. NO. 2022077501
DOC. NO. 2021275494

DRAINAGE EASEMENT
CALLED 0.3709 ACRES
DOC. NO. 2020160506

5/8" IRON ROD "QUIDDITY ENG"
NAD83 GRID COORDINATES
N:10112858.88
E:3178325.87

FOUND
5/8" IRON ROD
T.B.M. "A"
MAG NAIL W/WASHER STAMPED
"JONES/CARTER"
ELEV: 566.86'
NAVD83, GEOID12A

BOARD OF TRUSTEES OF
THE MAJOR INDEPENDENT
SCHOOL DISTRICT
GENERAL WARRANTY DEED
13.14 ACRES
DOC. NO. 201003094 O.P.R.T.C.T.

NEWHAVEN SUBDIVISION PHASE 1

LAND TYPE	AMOUNT
TOTAL R.O.W. AREA	6.5800 AC
TOTAL R.O.W. LENGTH	5,215 LF

LAND TYPE	AMOUNT
RESIDENTIAL LOTS	103 LOTS
RESIDENTIAL AREA	16,8228 AC
TRAIL LOTS	2 LOTS
TRAIL AREA	2.8105 AC
OPEN SPACE LOTS	7 LOTS
OPEN SPACE AREA	2.3125 AC
UTILITY LOTS	1 LOTS
UTILITY AREA	2.3590 AC
PARK LOTS	1 LOTS
PARK AREA	0.7369 AC
R.O.W. DEDICATION	0.9767 AC
TOTAL ACREAGE	32.5985 AC
TOTAL NO. OF LOTS	114 LOTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.23'
L2	N 65°28'25" E	50.67'
L3	N 51°10'42" E	48.58'
L4	N 48°30'24" E	46.23'
L5	N 49°14'49" E	52.77'
L6	N 45°14'55" E	55.96'
L7	N 43°43'26" E	52.86'
L8	N 41°05'22" E	48.00'
L9	N 32°42'55" E	42.39'
L10	N 36°20'34" E	43.28'
L11	N 24°58'46" E	45.09'
L12	N 20°50'58" E	58.26'
L13	N 11°43'28" E	55.36'
L14	N 12°03'40" E	59.87'
L15	N 11°44'50" E	49.40'
L16	N 20°31'26" E	49.47'
L17	N 26°12'00" E	48.98'
L18	S 61°05'18" W	25.00'
L19	S 16°38'21" E	14.14'
L20	S 69°16'30" E	62.91'
L21	S 00°45'28" E	21.06'
L22	S 02°57'48" W	54.66'
L23	S 07°02'22" W	57.15'
L24	S 11°06'55" W	57.15'
L25	S 15°11'29" W	71.23'
L26	S 77°11'02" E	15.04'
L27	S 66°49'23" E	70.31'
L28	S 27°36'34" W	34.47'
L29	S 18°23'33" E	14.14'
L30	S 26°36'27" W	24.51'
L31	S 31°29'56" W	69.02'
L32	S 36°23'26" W	80.23'
L33	S 42°52'03" W	86.47'
L34	S 42°37'53" W	59.49'
L35	N 17°29'20" W	14.14'
L36	S 72°30'40" W	14.14'
L37	N 62°29'20" W	31.54'
L38	S 64°49'33" W	20.00'
L39	N 27°30'40" E	60.22'
L40	S 27°30'40" W	25.28'
L41	S 62°29'20" E	6.37'
L42	N 65°38'01" W	42.56'
L43	N 16°38'21" W	14.14'
L44	S 73°21'59" W	14.14'
L45	N 22°47'55" W	21.97'
L46	N 11°34'21" E	63.22'
L47	N 19°47'54" E	56.22'
L48	S 71°03'24" E	112.72'
L49	N 62°04'02" E	13.67'
L50	N 08°36'09" E	45.62'
L51	N 43°25'27" E	56.82'
L52	N 82°22'48" E	22.45'
L53	N 64°19'36" W	45.06'
L54	N 32°55'35" E	52.23'
L55	N 47°27'44" E	55.81'
L56	N 64°19'36" W	50.06'
L57	N 60°28'21" W	51.51'
L58	N 60°28'21" W	13.65'
L59	N 33°58'42" W	41.04'
L60	S 10°40'15" W	20.40'
L61	S 37°08'25" E	25.28'
L62	N 68°32'33" E	20.00'
L63	S 64°48'37" E	50.08'
L64	S 64°48'37" E	50.08'
L65	S 79°34'28" W	4.10'
L66	S 59°56'05" W	13.10'
L67	N 70°58'09" W	19.83'
L68	N 70°58'09" W	34.23'
L69	N 70°58'09" W	36.31'
L70	N 45°04'59" E	51.38'
L71	N 43°53'12" E	32.75'
L72	N 08°50'46" E	41.41'
L73	S 13°37'13" E	13.45'
L74	N 03°43'56" E	20.00'
L75	N 45°14'55" E	56.92'
L76	N 43°43'26" E	59.17'

LOT TABLE		
LOT NUMBER	LOT TYPE	LOT AREA
LOT 1, BLOCK A	OPEN SPACE	0.9818 AC (42,768 SF)
LOT 2, BLOCK A	SINGLE FAMILY	0.1776 AC (7,735 SF)
LOT 3, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 4, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 5, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 6, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 7, BLOCK A	SINGLE FAMILY	0.1791 AC (7,800 SF)
LOT 8, BLOCK A	SINGLE FAMILY	0.1782 AC (7,761 SF)
LOT 9, BLOCK A	SINGLE FAMILY	0.2727 AC (11,880 SF)
LOT 10, BLOCK A	SINGLE FAMILY	0.2501 AC (10,892 SF)
LOT 11, BLOCK A	SINGLE FAMILY	0.1869 AC (8,143 SF)
LOT 12, BLOCK A	SINGLE FAMILY	0.1840 AC (8,014 SF)
LOT 13, BLOCK A	SINGLE FAMILY	0.1826 AC (7,956 SF)
LOT 14, BLOCK A	SINGLE FAMILY	0.1830 AC (7,973 SF)
LOT 15, BLOCK A	SINGLE FAMILY	0.1902 AC (8,283 SF)
LOT 16, BLOCK A	SINGLE FAMILY	0.1897 AC (8,263 SF)
LOT 17, BLOCK A	SINGLE FAMILY	0.1883 AC (8,201 SF)
LOT 1, BLOCK B	SINGLE FAMILY	0.1524 AC (6,640 SF)
LOT 2, BLOCK B	SINGLE FAMILY	0.1379 AC (6,005 SF)
LOT 3, BLOCK B	SINGLE FAMILY	0.1655 AC (7,208 SF)
LOT 4, BLOCK B	SINGLE FAMILY	0.1611 AC (7,019 SF)
LOT 5, BLOCK B	SINGLE FAMILY	0.1969 AC (8,578 SF)
LOT 6, BLOCK B	OPEN SPACE	0.1474 AC (6,420 SF)
LOT 7, BLOCK B	SINGLE FAMILY	0.1987 AC (8,654 SF)
LOT 8, BLOCK B	SINGLE FAMILY	0.1931 AC (8,410 SF)
LOT 9, BLOCK B	SINGLE FAMILY	0.2181 AC (9,501 SF)
LOT 10, BLOCK B	SINGLE FAMILY	0.2140 AC (9,323 SF)
LOT 11, BLOCK B	SINGLE FAMILY	0.1927 AC (8,393 SF)
LOT 12, BLOCK B	SINGLE FAMILY	0.2075 AC (9,038 SF)
LOT 1, BLOCK C	PARK "A"	0.7369 AC (32,099 SF)
LOT 2, BLOCK C	SINGLE FAMILY	0.1408 AC (6,132 SF)
LOT 3, BLOCK C	SINGLE FAMILY	0.1382 AC (6,018 SF)
LOT 4, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 16, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 17, BLOCK C	SINGLE FAMILY	0.1699 AC (7,271 SF)
LOT 18, BLOCK C	OPEN SPACE	0.3752 AC (16,342 SF)
LOT 19, BLOCK C	SINGLE FAMILY	0.1660 AC (7,231 SF)
LOT 20, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 21, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 22, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 23, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 24, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 25, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 26, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 27, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 28, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 29, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)

LOT TABLE		
LOT NUMBER	LOT TYPE	LOT AREA
LOT 30, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 31, BLOCK C	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 32, BLOCK C	SINGLE FAMILY	0.1397 AC (6,084 SF)
LOT 33, BLOCK C	SINGLE FAMILY	0.1525 AC (6,641 SF)
LOT 34, BLOCK C	SINGLE FAMILY	0.1527 AC (6,653 SF)
LOT 1, BLOCK D	OPEN SPACE	0.3403 AC (14,821 SF)
LOT 2, BLOCK D	SINGLE FAMILY	0.1933 AC (8,420 SF)
LOT 3, BLOCK D	SINGLE FAMILY	0.1869 AC (8,140 SF)
LOT 4, BLOCK D	SINGLE FAMILY	0.2608 AC (11,359 SF)
LOT 5, BLOCK D	UTILITY	2.3590 AC (102,759 SF)
LOT 6, BLOCK D	TRAIL	1.7254 AC (75,158 SF)
LOT 7, BLOCK D	SINGLE FAMILY	0.1977 AC (8,610 SF)
LOT 8, BLOCK D	SINGLE FAMILY	0.2504 AC (10,908 SF)
LOT 9, BLOCK D	SINGLE FAMILY	0.2304 AC (10,035 SF)
LOT 10, BLOCK D	SINGLE FAMILY	0.1713 AC (7,460 SF)
LOT 11, BLOCK D	SINGLE FAMILY	0.1653 AC (7,202 SF)
LOT 12, BLOCK D	SINGLE FAMILY	0.1306 AC (5,689 SF)
LOT 13, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 14, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 15, BLOCK D	SINGLE FAMILY	0.1722 AC (7,500 SF)
LOT 16, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 17, BLOCK D	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 18, BLOCK D	SINGLE FAMILY	0.1737 AC (7,565 SF)
LOT 19, BLOCK D	SINGLE FAMILY	0.1805 AC (7,863 SF)
LOT 20, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 21, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 22, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 23, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 24, BLOCK D	SINGLE FAMILY	0.1653 AC (7,200 SF)
LOT 25, BLOCK D	SINGLE FAMILY	0.1681 AC (7,324 SF)
LOT 26, BLOCK D	OPEN SPACE	0.2972 AC (12,944 SF)
LOT 1, BLOCK E	OPEN SPACE	0.0400 AC (1,741 SF)
LOT 2, BLOCK E	SINGLE FAMILY	0.1503 AC (6,548 SF)
LOT 3, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 4, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 5, BLOCK E	SINGLE FAMILY	0.1514 AC (6,594 SF)
LOT 6, BLOCK E	SINGLE FAMILY	0.1501 AC (6,538 SF)
LOT 7, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 8, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 9, BLOCK E	SINGLE FAMILY	0.1435 AC (6,250 SF)
LOT 1, BLOCK F	SINGLE FAMILY	0.2637 AC (11,488 SF)
LOT 2, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 3, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 4, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 5, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 6, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 7, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 8, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 9, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 10, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 11, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 12, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 13, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 14, BLOCK F	SINGLE FAMILY	0.1377 AC (6,000 SF)
LOT 15, BLOCK F	SINGLE FAMILY	0.1589 AC (6,920 SF)
LOT 16, BLOCK F	TRAIL	1.0851 AC (47,265 SF)
RIGHT OF WAY		7.5105 AC (327,154 SF)

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	47°42'10"	50.00'	41.63'	40.44'	N 62°24'59" W
C2	87°52'02"	50.00'	76.68'	69.38'	S 49°47'54" W
C3	135°34'12"	50.00'	118.31'	92.58'	S 73°38'59" W
C4	89°41'05"	25.00'	39.13'	35.26'	S 72°31'09" W
C5	90°08'58"	25.00'	39.34'	35.40'	N 17°33'50" W
C6	58°40'04"	25.00'	25.60'	24.49'	N 56°50'42" E
C7	31°19'56"	25.00'	13.67'	13.50'	S 78°09'18" E
C8	90°00'00"	25.00'	39.27'	35.36'	N 72°30'40" E
C9	23°04'26"	25.00'	10.07'	10.00'	S 50°57'07" E
C10	11°00'40"	50.00'	9.61'	9.59'	S 44°55'14" E
C11	51°13'01"	50.00'	44.70'	43.22'	S 76°02'05" E
C12	52°04'14"	50.00'	45.96'	44.36'	N 52°01'17" E
C13	21°23'49"	50.00'	18.67'	18.56'	N 14°59'16" E
C14	136°17'44"	50.00'	118.94'	92.81'	N 72°26'14" E
C15	31°09'41"	25.00'	13.60'	13.43'	N 19°52'12" E
C16	2°01'30"	877.00'	31.00'	31.00'	N 36°27'48" E
C17	3°55'23"	877.00'	60.05'	60.04'	N 39°26'15" E
C18	12°8'07"	877.00'	22.48'	22.48'	N 42°08'00" E
C19	7°25'00"	877.00'	113.53'	113.45'	N 39°09'33" E
C20	1°35'08"	678.00'	18.76'	18.76'	N 20°43'30" E
C21	4°53'30"	678.00'	57.88'	57.87'	N 38°50'11" E
C22	4°53'30"	678.00'	57.88'	57.87'	N 33°56'41" E
C23	3°52'51"	678.00'	45.92'	45.91'	N 29°33'31" E
C24	15°14'58"	678.00'	180.45'	179.92'	N 35°14'35" E
C25	28°43'46"	25.00'	12.54'	12.40'	N 41°58'59" E
C26	54°21'25"	25.00'	23.72'	22.84'	N 83°31'34" E
C27	83°05'11"	25.00'	36.25'	33.16'	N 69°09'41" E
C28	95°50'59"	25.00'	41.82'	37.11'	S 21°22'14" E
C29	13°46'53"	790.00'	190.02'	189.56'	S 33°26'42" W
C30	12°39'32"	735.00'	162.39'	162.06'	S 34°00'23" W
C31	32°43'39"	75.00'	42.84'	42.26'	S 45°16'31" E
C32	90°34'40"	75.00'	118.57'	106.60'	S 16°21'01" E
C33	89°09'00"	25.00'	38.90'	35.09'	S 17°03'51" E
C34	90°00'00"	25.00'	39.27'	35.36'	S 72°30'40" W
C35	42°8'55"	275.00'	21.51'	21.51'	N 60°14'53" W
C36	79°25'13"	25.00'	34.65'	31.95'	N 18°17'49" W
C37	6°05'52"	25.00'	2.66'	2.66'	N 24°27'43" E
C38	85°31'05"	25.00'	37.31'	33.95'	N 15°14'53" W
C39	23°04'26"	25.00'	10.07'	10.00'	N 39°02'53" E
C40	46°24'25"	50.00'	40.50'	39.40'	N 27°22'53" E
C41	50°45'14"	50.00'	44.29'	42.86'	N 21°11'56" W
C42	22°14'56"	50.00'	19.42'	19.29'	N 57°42'01" W
C43	43°58'26"	50.00'	38.37'	37.44'	S 89°11'18" W
C44	62°15'07"	50.00'	54.32'	51.69'	S 36°04'32" W
C45	34°18'00"	50.00'	29.93'	29.49'	S 12°12'01" E
C46	259°56'07"	50.00'	226.84'	76.64'	N 79°22'58" W
C47	56°51'41"	25.00'	24.81'	23.80'	S 00°55'11" E
C48	21°02'22"	25.00'	9.18'	9.13'	S 38°01'51" W
C49	24°11'03"	50.00'	21.10'	20.95'	S 36°27'30" W
C50	49°32'26"	50.00'	43.23'	41.90'	S 00°24'14" E
C51	50°59'24"	50.00'	44.50'	43.04'	S 50°40'09" E
C52	124°42'53"	50.00'	108.83'	88.59'	S 13°48'25" E
C53	16°36'57"	25.00'	7.25'	7.22'	S 67°51'23" E
C54	3°55'10"	25.00'	1.71'	1.71'	S 57°35'20" E
C55	20°32'07"	25.00'	8.96'	8.91'	S 65°53'48" E
C56	6°51'36"	325.00'	38.91'	38.89'	S 59°03'33" E
C57	23°14'41"	25.00'	10.29'	10.22'	S 50°52'00" E
C58	66°25'19"	25.00'	28.98'	27.39'	S 05°40'00" E
C59	90°00'00"	25.00'	39.27'	35.36'	S 72°30'40" E
C60	41°45'26"	628.00'	457.69'	447.63'	S 21°59'20" W
C61	118°01'27"	927.00'	21.07'	21.07'	S 42°13'00" W
C62	3°47°59"	927.00'	61.39'	61.38'	S 39°40'06" W
C63	3°04'21"	927.00'	49.71'	49.70'	S 36°14'06" W
C64	8°10'07"	927.00'	132.16'	132.05'	S 38°47'00" W
C65	82°48'43"	25.00'	36.13'	33.07'	S 76°06'18" E
C66	90°00'00"	25.00'	39.27'	35.36'	N 72°30'40" E
C67	90°51'00"	25.00'	39.64'	35.62'	N 72°56'09" E
C68	66°25'19"	25.00'	28.98'	27.39'	S 05°40'00" E
C69	24°16'46"	50.00'	21.19'	21.03'	S 72°01'25" E
C70	55°44'06"	50.00'	48.64'	46.74'	S 47°21'51" E
C71	93°08'58"	25.00'	40.64'	36.31'	S 64°07'47" W
C72	54°47'04"	25.00'	23.90'	23.00'	N 47°54'12" W
C73	32°19'52"	25.00'	14.11'	13.92'	N 07°39'16" E
C74	87°06'56"	25.00'	38.01'	34.45'	N 25°44'16" W
C75	25°7'09"	678.00'	34.94'	34.94'	N 16°20'37" E
C76	4°04'33"	678.00'	48.23'	48.22'	N 12°49'46" E
C77	4°04'33"	678.00'	48.23'	48.22'	N 08°45'12" E
C78	4°04'33"	678.00'	48.23'	48.22'	N 04°40'39" E
C79	32°35'00"	678.00'	40.20'	40.20'	N 00°56'27" E
C80	18°34'40"	678.00'	219.84'	218.88'	N 08°31'52" E
C81	105°34'45"	25.00'	46.07'	39.82'	S 52°01'54" W
C82	13°32'23"	275.00'	64.99'	64.83'	N 68°24'32" W
C83	50°25'08"	50.00'	44.00'	42.59'	N 79°33'32" E
C84	75°48'25"	50.00'	66.15'	61.43'	N 16°26'46" E
C85	45°43'51"	50.00'	39.91'	38.86'	N 44°19'22" W
C86	15°29'25"	50.00'	13.52'	13.48'	N 74°56'00" W
C87	26°72'27"41"	50.00'	233.40'	72.26'	N 51°03'08" E
C88	21°02'22"	25.00'	9.18'	9.13'	N 72°09'32" W
C89	90°34'40"	25.00'	39.52'	35.53'	N 16°21'01" W
C90	1°08'17"	325.00'	6.46'	6.46'	S 62°12'29" E
C91	8°11'32"	325.00'	46.47'	46.43'	S 66°52'24" E
C92	8°11'32"	325.00'	46.47'	46.43'	S 75°03'55" E
C93	0°28'59"	325.00'	2.74'	2.74'	S 79°24'10" E
C94	18°00'19"	325.00'	102.13'	101.71'	S 70°38'30" E
C95	80°45'17"	25.00'	125.24'	32.39'	S 39°16'01" E
C96	14°32'44"	860.00'	218.32'	217.74'	S 33°04'27" W
C97	12°39'32"	665.00'	146.92'	146.63'	S 34°00'23" W
C98	90°18'55"	25.00'	39.41'	35.45'	S 17°28'51" E
C99	89°51'02"	25.00'	39.20'	35.31'	S 72°26'10" W
C100	57°51'01"	75.00'	75.73'	72.55'	N 00°00'49" W
C101	23°04'26"	25.00'	10.07'	10.00'	N 50°06'08" E
C102	23°04'26"	25.00'	10.07'	10.00'	S 17°24'06" W
C103	89°25'20"	25.00'	39.02'	35.18'	N 73°38'59" E
C104	85°06'37"	25.00'	37.14'	33.81'	S 24°32'28" E
C105	87°20'10"	25.00'	38.11'	34.52'	S 69°27'30" E

NEWHAVEN
SUBDIVISION PHASE 1

STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, GREGG LANE DEV, LLC, THE OWNER OF THE CALLED 59.765 ACRE TRACT OF LAND OUT OF THE S. BACON SURVEY NO. 62, ABSTRACT 63 OF TRAVIS COUNTY, TEXAS, AND SAID TRACT BEING CONVEYED TO GREGG LANE DEV, LLC, BY A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2021051168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

NEWHAVEN SUBDIVISION PHASE 1

OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE 32.5522 ACRES OF LAND OUT OF THE SAID 59.765 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED.

WITNESS OUR HAND THIS THE _____ DAY OF _____A.D., 20_____

GREGG LANE DEV, LLC

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

DEVELOPER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

RECORD OWNER:
GREGG LANE DEV, LLC
101 PARKLANE BLVD, STE. 102
SUGAR LAND, TX, 77478
713-875-0009

ENGINEER:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE 300
AUSTIN, TX, 78746
512-441-9493
ATTN: JOHN ALVAREZ II, P.E.

SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HIGHWAY, STE. 300
AUSTIN, TX, 78746
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

SURVEYOR'S CERTIFICATION

I, REX L. HACKETT, 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 TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5573

DATE



ENGINEER'S CERTIFICATION

I, JOHN A. ALVAREZ II, 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 THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

JOHN A. ALVAREZ II
REGISTERED PROFESSIONAL ENGINEER NO. 127206

DATE

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: _____

FELIX PAIZ, 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. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, 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_____ AT _____ O'CLOCK _____ M., DULY RECORDED ON THE 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 OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.
DYANA LIMON-MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS


BY _____
DEPUTY

NOTES:

1. WATER AND WASTEWATER SYSTEMS SERVING THIS 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. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
8. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000827068.
9. SETBACKS SHALL COMPLY WITH THAT "NEWHAVEN PUD" AGREEMENT WITH THE CITY OF MANOR. SETBACKS FOR LOTS ARE AS FOLLOWS: FRONT: 25 feet (20 feet IN CUL DE SAC). SIDE: 5 feet. CORNER SIDE: 15 feet. REAR: 10 feet.
10. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
11. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 19TH DAY OF APRIL, 2023.
12. DEDICATION AND CONVEYANCE OF LOT 5, BLOCK D, UTILITY LOT, SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (NEWHAVEN) DATED EFFECTIVE APRIL 19TH, 2023, VIA SPECIAL WARRANTY DEED.

FILE:K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\CAD Files\Working Dwg\16759-0007-00 Final Plat.dwg

JOB NO:	16759-0007-02	DRAWN BY:	TJS
DATE:	July 18, 2024	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
912 S. Capital of Texas Highway, Suite 300 Austin, TX 78746 512.441.9493