

LOT TABLE:  
 LOT 1: 10.740 AC.  
 R.O.W. DEDICATION: 0.143 AC.  
 TOTAL ACREAGE: 10.883 AC.

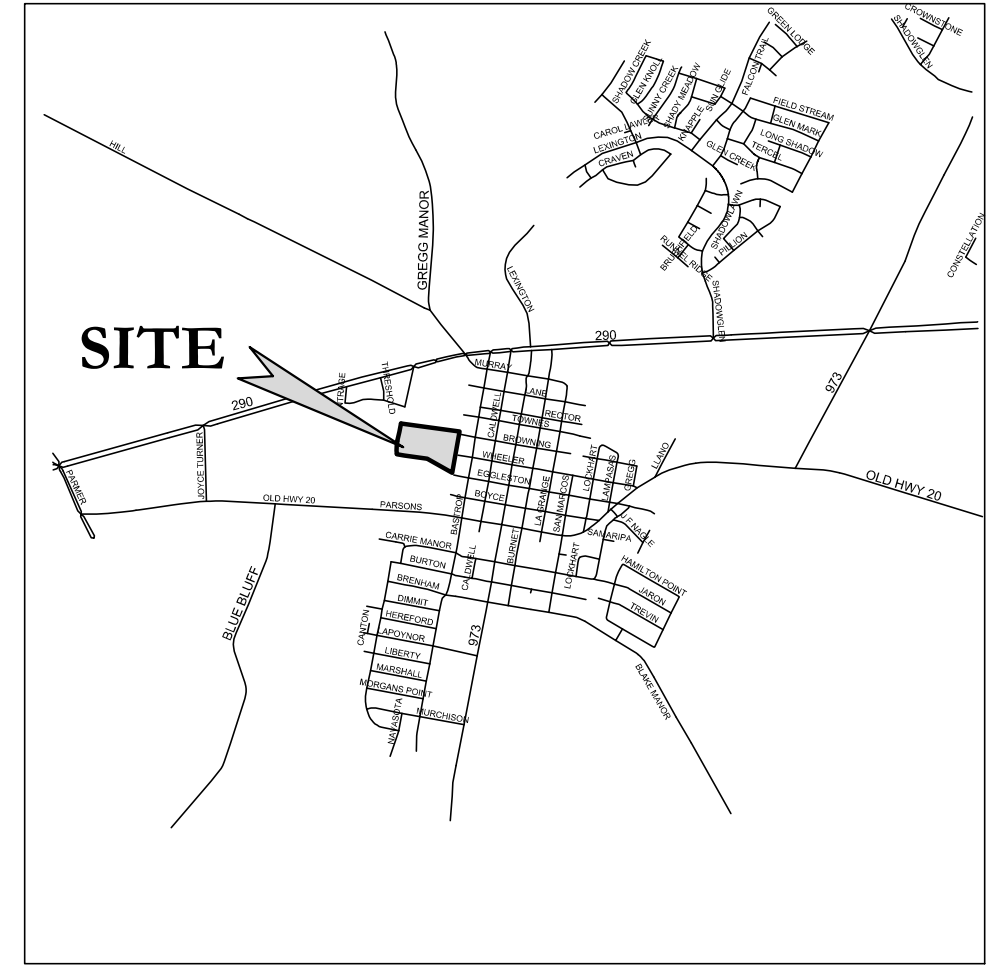
WATERSHED:  
 THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.

FLOOD PLAIN:  
 NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE ADMINISTRATION, AS SHOWN ON FIRM MAP NO(s). 48453C0480J & 48453C04585J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

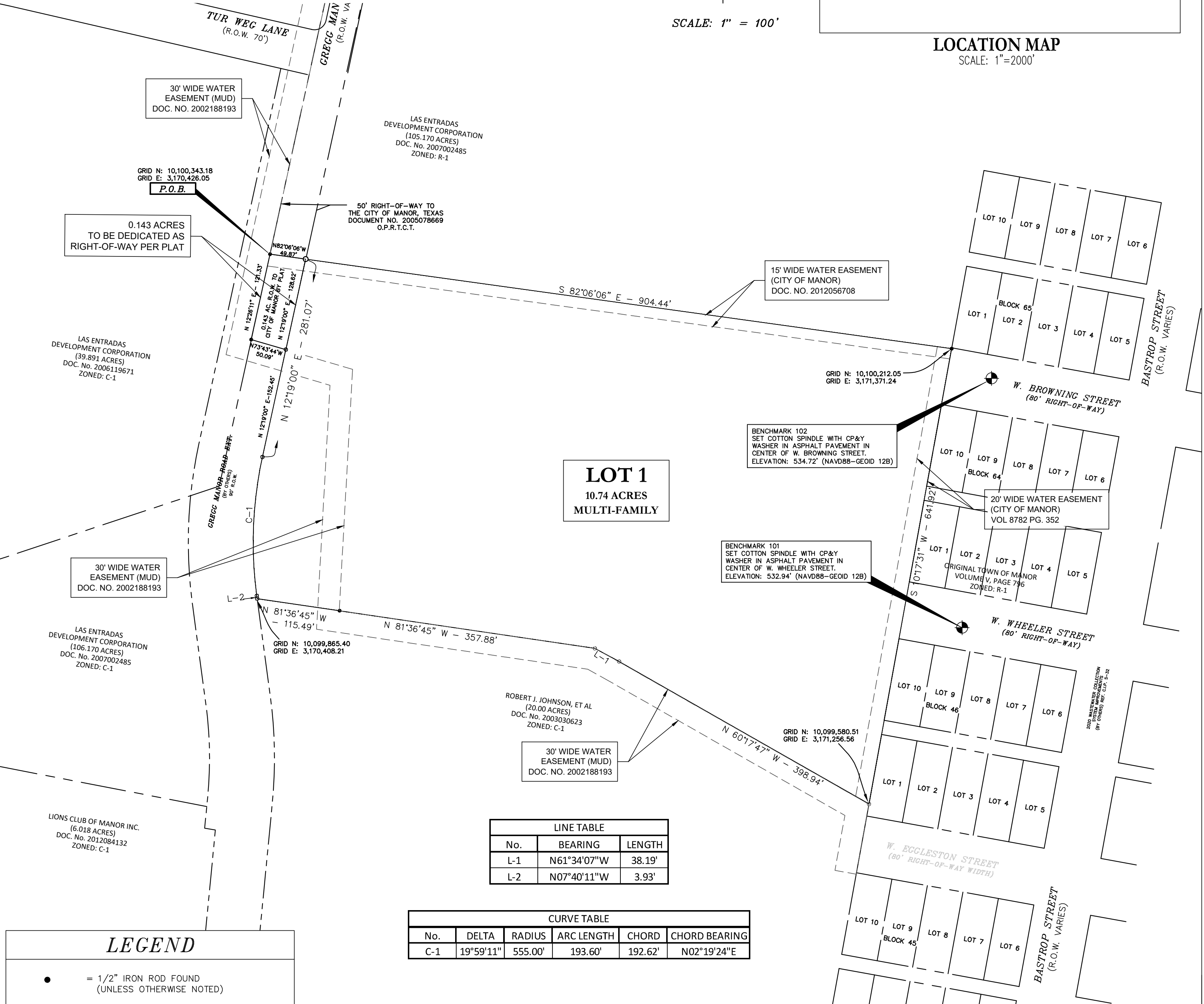
BASIS OF BEARINGS:  
 BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (HARN '93), WHICH IS BASED ON THE TRIMBLE RTKNET, ALLTERRA VRS NETWORK. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99992556911.

BENCHMARKS (BM):  
 BM NO. 101: SET COTTON SPINDLE WITH CP&Y WASHER IN ASPHALT PAVEMENT IN CENTER OF W. WHEELER STREET.  
 ELEVATION = 532.94' (NAVD88-GEOID 12B)  
 BM NO. 102: SET COTTON SPINDLE WITH CP&Y WASHER IN ASPHALT PAVEMENT IN CENTER OF W. BROWNING STREET.  
 ELEVATION = 534.72' (NAVD88-GEOID 12B)



LOCATION MAP  
 SCALE: 1"=2000'

SCALE: 1" = 100'



**LOT 1**  
 10.74 ACRES  
 MULTI-FAMILY

LINE TABLE			
No.	BEARING	LENGTH	
L-1	N61°34'07"W	38.19'	
L-2	N07°40'11"W	3.93'	

CURVE TABLE					
No.	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C-1	19°59'11"	555.00'	193.60'	192.62'	N02°19'24"E

LEGEND	
●	= 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	= 60D NAIL FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

LEGAL DESCRIPTION:  
 BEING A 10.883 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY TEXAS; SAID 10.883 ACRE TRACT BEING COMPRISED OF ALL OF THAT CERTAIN CALLED 9.973 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO MANOR APARTMENTS, LLC, AND RECORDED IN DOCUMENT NO. 2019137031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, (O.P.R.T.C.T.) AND ALL OF THAT CERTAIN CALLED 0.910 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO MANOR APARTMENTS, LLC, AND RECORDED IN DOCUMENT NO. 2020193110 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

# MANOR APARTMENTS FINAL PLAT

MANOR, TRAVIS COUNTY, TEXAS 78653

THE STATE OF TEXAS  
COUNTY OF TRAVIS

WHEREAS, MANOR APARTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY ,OWNER OF ALL OF THE CERTAIN 10.883 ACRE TRACT OF THEJAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY TEXAS; BEING ALL OF THAT CERTAIN CALLED 9.982 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO AWSM INVESTMENTS LLC, RECORDED IN DOCUMENT NO. 2017030906 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND A 0.910 ACRE TRACT BEING A PORTION OF THAT CERTAIN CALLED 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

MANOR APARTMENTS

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

IN WITNESS WHEREOF, THE OWNER OF THE PLAT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

MANOR APARTMENTS ,LLS  
A DELAWARE LIMITED LIABILITY COMPANY  
IT'S GENERAL PARTNER

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

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

\_\_\_\_\_  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

GENERAL NOTES:

1. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS,WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF MANOR STANDARDS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
3. NO PORTION OF THIS SUBDIVISION IS WITHIN ZONE AE (100 YEAR FLOOD PLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0480J & 48453C04585J, BOTH DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
7. NO OBJECTS, INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
8. PROPERTY OWNER SHALL ALLOW ACCESS TO DRAINAGE AND UTILITY EASEMENTS FOR INSPECTION, REPAIR, MAINTENANCE AND RECONSTRUCTION AS MAY BE NECESSARY.
9. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983.
11. A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
12. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF MANOR.
13. THE PROPERTY (LOT 1) IS ZONED MULTI-FAMILY 25 (MF-2); PRIOR DISTRICT NAME R-3.

LEGAL DESCRIPTION:

BEING A 10.883 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY TEXAS; SAID 10.883 ACRE TRACT BEING COMPRISED OF ALL OF THAT CERTAIN CALLED 9.973 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO MANOR APARTMENTS, LLC. AND RECORDED IN DOCUMENT NO. 2019137031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, (O.P.R.T.C.T.) AND ALL OF THAT CERTAIN CALLED 0.910 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO MANOR APARTMENTS, LLC, AND RECORDED IN DOCUMENT NO. 2020193110, O.P.R.T.C.T.; SAID 10.883 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found marking the common northwest corner of said 9.973 acre tract and the southwest corner of that certain called 20.00 acre tract of land as described in a Special Warranty Deed to Robert J Johnson, Curt D Johnson, and Gerald W Broesche, and recorded in Document No. 2003030623, O.P.R.T.C.T., said iron rod also being on the east line of that certain called 39.891 acre tract of land described in a Warranty Deed to Las Entradas Development Corporation, a Texas Corporation, and recorded in Document No. 2006119671, O.P.R.T.C.T., and being the northernmost northwest corner of the herein described tract;

THENCE, **South 82° 06' 06" East**, with the common north line of said 9.973 acre tract and the south line of said 20.00 acre tract, a distance of **954.31 feet** to a 1/2-inch iron rod with an illegible yellow cap stamped "RPLS 369\_" found for the common northeast corner of said 9.973 acre tract and the southeast corner of said 20.00 acre tract, and being on the west line of a subdivision called Original Town of Manor, a subdivision filed on January 14, 1872, and recorded in Volume V, Page 796 of the Deed Records of Travis County Texas, (D.R.T.C.T.), for the northeast corner of the herein described tract;

THENCE, **South 10° 17' 31" West**, with the common east line of said 9.973 acre tract and the west line of said subdivision, a distance of **641.92 feet** to a 60d nail found in the remains of a fence post for the common southeast corner of said 9.973 acre tract and the northeast corner of the remainder of that certain called 105.170 acre tract of land as described in a Warranty Deed to Las Entradas Development Corporation and recorded in Document No. 2007002485, O.P.R.W.C.T., for the southeast corner of the herein described tract;

THENCE, with the common south line of said 9.973 acre tract and the north line of said 105.170 acre remainder, the following three (3) calls:

1. **North 60° 17' 47" West**, a distance of **398.94 feet** to a 60d nail found for an angle point of the herein described tract;
2. **North 61° 34' 07" West**, a distance of **38.19 feet** to a 60d nail found for an angle point of the herein described tract;
3. **North 81° 36' 45" West**, a distance of **357.88 feet** to a 1/2-inch iron rod found for an angle point of the herein described tract, said iron rod also marking the common southwest corner of said 9.973 acre tract and the southeast corner of said 0.910 acre tract;

THENCE, **North 81° 36' 45" West**, with the common south line of said 0.910 acre tract and the northeast corner of the remainder of that certain called 105.170 acre tract of land as described in a Warranty Deed to Las Entradas Development Corporation and recorded in Document No. 2007002485, O.P.R.W.C.T., for the southeast corner of the herein described tract, said point also being on the east right-of-way (R.O.W.) line of proposed Gregg Manor Road (having a variable width);

THENCE, with the common west line of said 0.910 acre tract and with said east R.O.W. line of proposed Gregg Manor Road, the following three (3) calls:

- 1) **North 07° 40' 11" West**, a distance of **3.93 feet** to a 1/2-inch iron rod with red cap stamped "KHA" found for a corner of the herein described tract, said iron rod also marking the beginning of a curve to the right;
- 2) In a **Northerly** direction, with said curve to the right, having a central angle of **19° 59' 11"**, a radius of **555.00 feet**, an arc length of **193.60 feet**, and a chord bearing and distance of **North 02° 19' 24" East - 192.62 feet** to a 1/2-inch iron rod with red cap stamped "KHA" found for a corner of the herein described tract, and marking the end of said curve;
- 3) **North 12° 19' 00" East**, a distance of **152.45 feet** to a 1/2-inch iron rod with red cap stamped "KHA" found for an interior corner of the herein described tract and marking the northwest corner of said 0.910 acre tract, said iron rod also being on a south line of said 9.973 acre tract;

THENCE, **North 73° 43' 44" West**, with a south line of said 9.973 acre tract, a distance of **50.09 feet** to a 1/2-inch iron rod with orange cap stamped "CAPITAL" found for the westernmost corner of said 9.973 acre tract, same being a corner of said 105.170 acre tract, and being on the east line of said 39.891 acre tract, for the westernmost corner of the herein described tract;

THENCE, **North 12° 26' 11" East**, with the common west line of said 9.973 acre tract and the east line of said 39.891 acre tract, a distance of **121.33 feet** to the **POINT OF BEGINNING** and containing 10.883 acres of land, more or less.

Bearings are based on the Texas Central Zone Coordinate System, NAD '83 (HARN '93), which is based on Leica's Central Texas GPS Cooperative CORS RTK Network.

CONTACT INFORMATION:

OWNER:  
MANOR APARTMENTS LLC  
4600 TRIANGLE AVE. SUITE 6102  
AUSTIN, TEXAS 78751  
(512) 381-6119  
CONTACT: BRAD GARNER

ENGINEER:  
CARLSON, BRIGANCE & DOERING, INC.  
12129 RR 620 N. SUITE 600  
AUSTIN, TEXAS 78750  
(512)280-5160  
CONTACT: AMIR NAMAKFOROOSH, P.E.

SURVEYOR:  
CP&Y, INC  
ONE1 CHISHOLM TRAIL, SUITE 130  
ROUND ROCK, TEXAS 78681  
(512)248-0065  
CONTACT: DANIEL M. FLAHERTY, RPLS

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DAN FLAHERTY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE. IT WAS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FOUND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREON.

\_\_\_\_\_  
DANIEL M. FLAHERTY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5004  
CP&Y, INC.  
ONE CHISHOLM TRAIL, STE. 130  
ROUND ROCK, TEXAS 78681  
FIRM #F-1741

STATE OF TEXAS  
COUNTY OF TRAVIS

I, AMIR NAMAKFOROOSH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFFESION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 48453C0480J & 48453C04585J, BOTH DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

\_\_\_\_\_  
AMIR NAMAKFOROOSH, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 124963  
CARLSON BRIGANCE & DOERING, INC.  
12129 RR 620 N. SUITE 600  
AUSTIN, TEXAS 78750  
FIRM #F-3791

CITY OF MANOR ACKNOWLEDGEMENTS:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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.,  
MAYOR OF THE CITY OF MANOR, TEXAS

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

STATE OF TEXAS:  
COUNTY OF TRAVIS :

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE 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.

DANA DEBEAUVIOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

**MANOR APARTMENTS**  
**FINAL PLAT**  
**MANOR, TRAVIS COUNTY, TEXAS 78653**