

GRAPHIC SCALE IN FEET

1" = 100' @ 18X24

BENCH MARK LIST

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #1 "X" CUT SET ON TOP OF A CURB AT THE SOUTHWEST CORNER OF BRENHAM DRIVE AND F.M. 973 ELEV.=525.08'

BM #2 "X" CUT SET ON TOP OF CURB ON THE NORTH SIDE OF LAPOYNER STREET 30'± WEST OF F.M. 973. ELEV.=516.92'

LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- (A) BLOCK IDENTIFIERS

GENERAL INFORMATION:

TOTAL ACREAGE.....	37.121 ACRES
TOTAL LINEAR FEET OF ROW.....	5598'
LINEAR FEET OF 50' ROW.....	5131'
LINEAR FEET OF 80' ROW.....	467'
ACREAGE OF ROW.....	8.995 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	116 LOTS
ACREAGE OF SINGLE FAMILY LOTS.....	19.618 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS.....	8.508 ACRES
TOTAL NUMBER OF LOTS.....	123 LOTS

LAGOS PHASE 2
37.121 ACRES
 BEING A PORTION OF A CALLED 675.6978 ACRE TRACT RECORDED IN DOCUMENT NO. 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546
 CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS



601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	3/2/2021	069255703	1 OF 4

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 LAND SURVEYOR NO. 6769
 10814 JOLLYVILLE ROAD
 CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PH: (512) 572-6674
 CONTACT: ZACHARY KEITH PETRUS R.P.L.S.

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
 AUSTIN, TEXAS 78759
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER:
 706 DEVELOPMENT CORPORATION
 9900 US HIGHWAY 290 E
 MANOR, TX 78653-9720
 PH: (512) 327-7415
 CONTACT: DANNY BURNETT



LOT 1, BLOCK A WILDHORSE CREEK COMMERCIAL DOC# 200500205 OPRTC

LOT 2, BLOCK A WILDHORSE CREEK COMMERCIAL DOC# 200500205 OPRTC

WILDHORSE CREEK COMMERCIAL LOT 3, BLOCK A DOC.#200500205

DENNIS & SUSAN KERLIN DOC# 2018071723 OPRTC

ANALINA ZAVALA DOC# 201817825 OPRTC
 ANALINA HERERRA DOC# 2014148311 OPRTC

MARTIN & MARIA CASTILLO DOC# 2001169738 OPRTC

RUBEN CORONADO DOC# 201158779 OPRTC
 TAMCOR LLC DOC# 2010132566 OPRTC
 MARIA VERA DOC# 2001004023 OPRTC
 LE TU ANH DOC# 2016058743 OPRTC

FIRST BAPTIST CHURCH (NO RECORD FOUND)

LOT 14, BLOCK F 3.614 ACRES (157,440 SQ. FT.) COMMERCIAL

LOT 13, BLOCK F 3.789 ACRES (165,053 SQ. FT.) COMMERCIAL

ACCESS IS GRANTED TO COMMERCIAL LOT ACROSS BLOCK F LOT 12 - OPEN SPACE

JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546

LOT 1, BLOCK B VILLAGE CLUSTER LOT

LOT 45, BLOCK A VILLAGE CLUSTER LOT

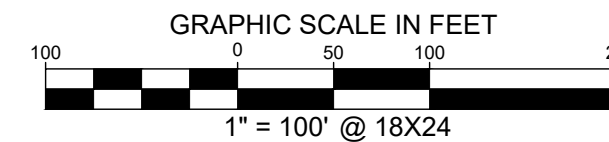
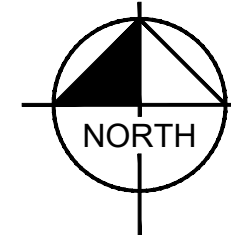
LOT WIDTH TABLE

PHASE 2				
MINIMUM WIDTH	50'	60'	30' (CUL-DE-SAC)	TOTAL
TOTAL LOTS	84	27	5	116
PERCENT (%)	72.41	23.28	4.31	100.00

LOT TYPE SUMMARY TABLE

PHASE 2				
TYPE	A	B	C	D
TOTAL LOTS	45	22	24	25
PERCENT (%)	38.79	18.97	20.69	21.55

BLOCK	LOT	CLASSIFICATION	MAINTAINED BY
C	22	OPEN SPACE	HOA
C	35	OPEN SPACE	HOA
BLOCK	LOT	CLASSIFICATION	OWNERSHIP CLASSIFICATION
F	12	LANDSCAPE	HOA
H	32	LANDSCAPE	HOA
H	33	LANDSCAPE	HOA



AMENDED PLAT OF
HAMILTON POINT
PHASE A
DOC# 200100307
OPRTC

LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
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