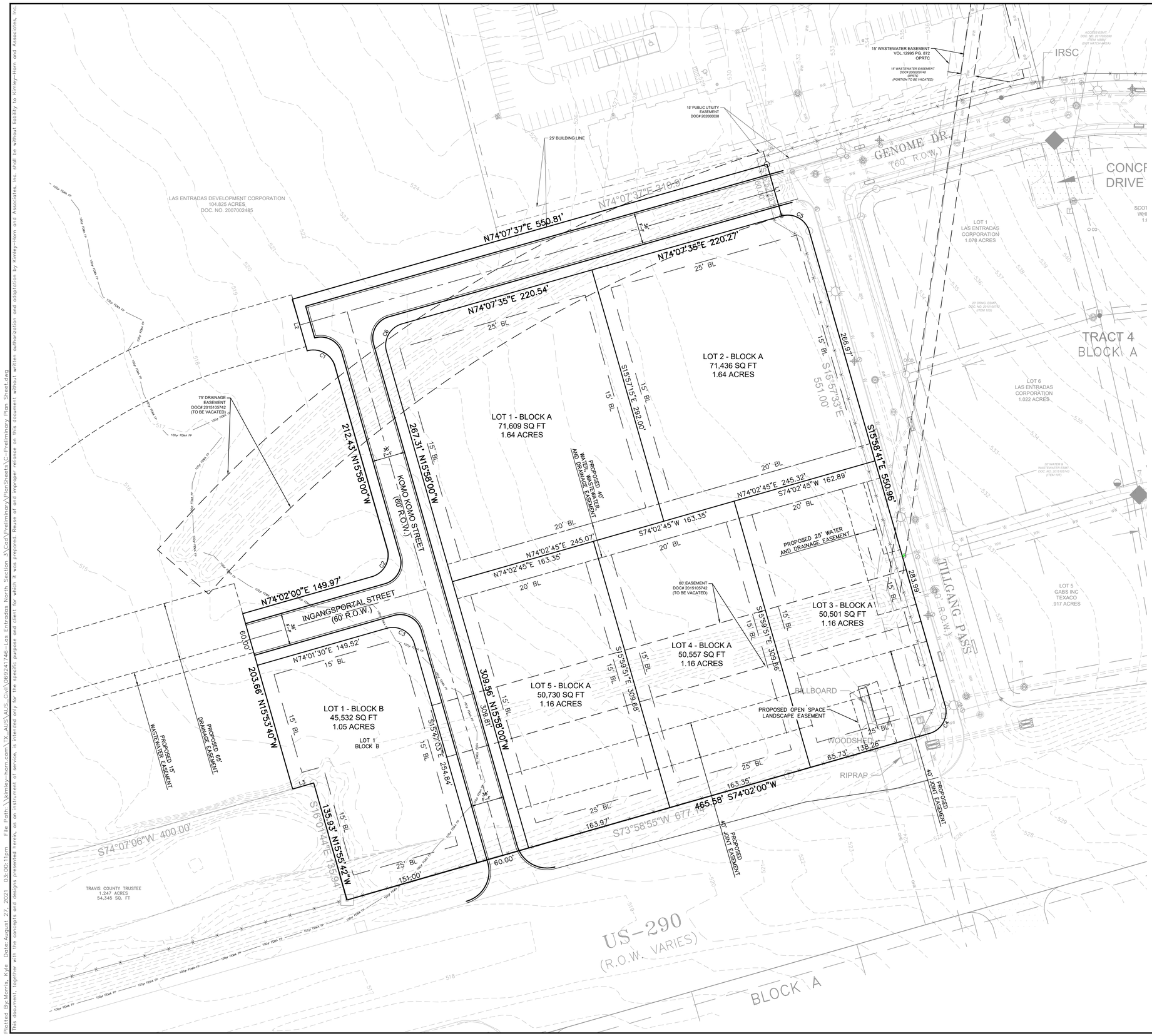

N
W E
S

0 50' 100'
GRAPHIC SCALE 50'

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED LOT BOUNDARY
- PHASE LINE
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR

NOTES:

1. LOT SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED)

FRONT YARD SETBACK	25	FT.
SIDE YARD SETBACK	7	FT.
STREET SIDE YARD SETBACK	15	FT.
REAR YARD SETBACK	15	FT.

LAS ENTRADAS NORTH SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE	9.65 ACRES
LINEAR FOOT OF 60' ROW	1,183 LF
ACREAGE OF PUBLIC ROW	1.84 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS	6
ACREAGE OF LIGHT COMMERCIAL LOTS	7.80
TOTAL NUMBER OF LOTS	7

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S15°52'23.36"E
L2	60.00	N15°52'23.36"W
L3	24.44	S74°04'18.09"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.23'	N60°55'12"W	35.33'	89°54'23"	24.96'
C2	25.00'	39.27'	N29°02'00"E	35.36'	90°00'00"	25.00'
C3	25.00'	39.27'	S60°58'00"E	35.36'	90°00'00"	25.00'
C4	25.00'	40.03'	S28°51'37"W	35.89'	91°44'59"	25.78'
C5	25.00'	38.93'	S61°11'30"E	35.11'	89°12'38"	24.66'
C6	25.00'	39.31'	N29°04'48"E	35.38'	90°05'35"	25.04'

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
GABRIEL BERMUDEZ MONROIG
133576
LICENSED
PROFESSIONAL ENGINEER
5/17/2021

KHA PROJECT 069241746
DATE 12/2020
SCALE: AS SHOWN
DESIGNED BY: NM
DRAWN BY: AJM
CHECKED BY: GBM

PRELIMINARY PLAT SHEET

LAS ENTRADAS NORTH SECTION 3

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
03

Plotted By:Morris, Kyle Date:August 27, 2021 03:00:11pm File Path:\\kimley-horn.com\TX_AUS\AUS_Civil\069241746-Las Entradas North Section 3\Cad\Preliminary\Plan Sheet.dwg
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