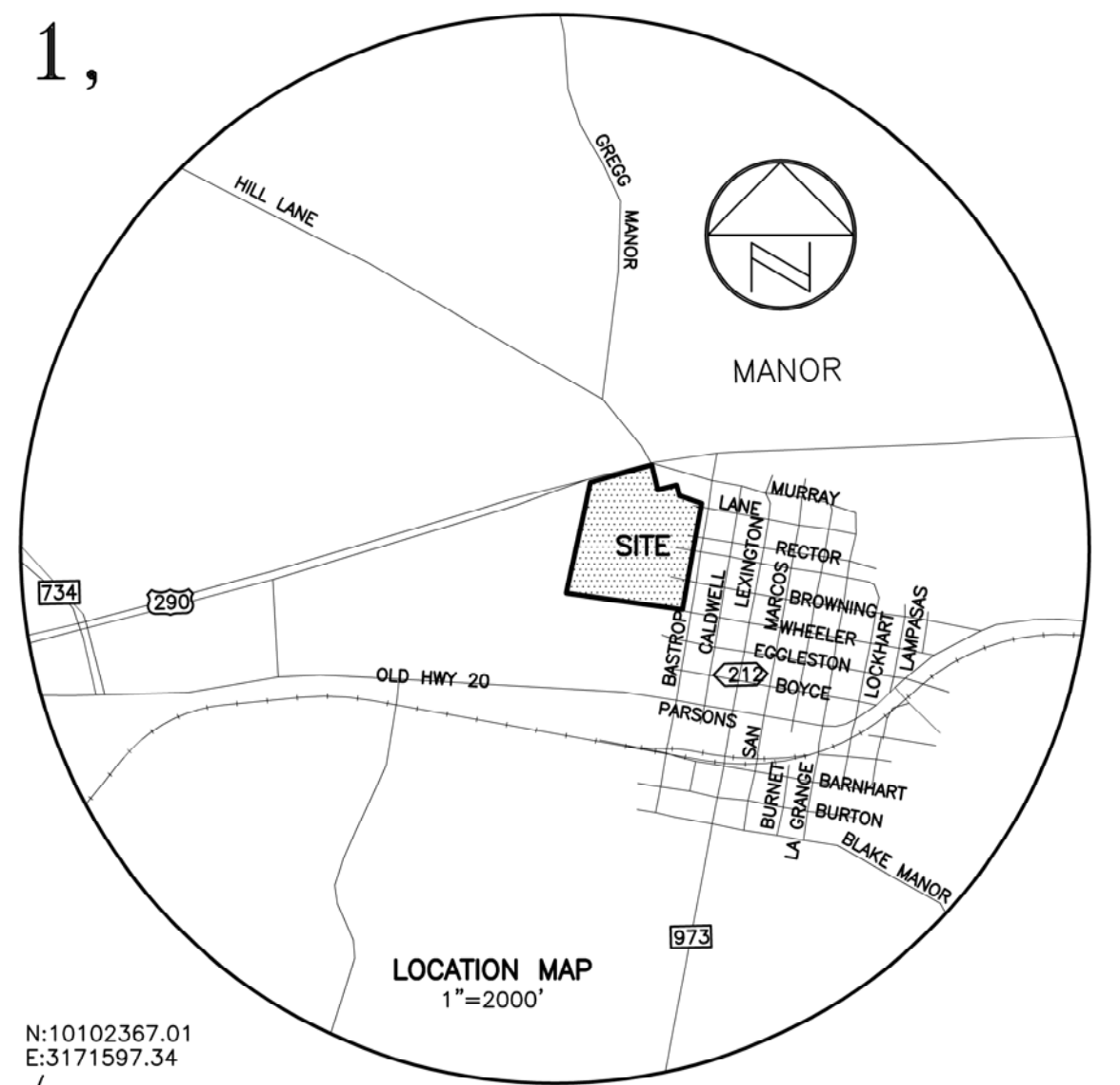
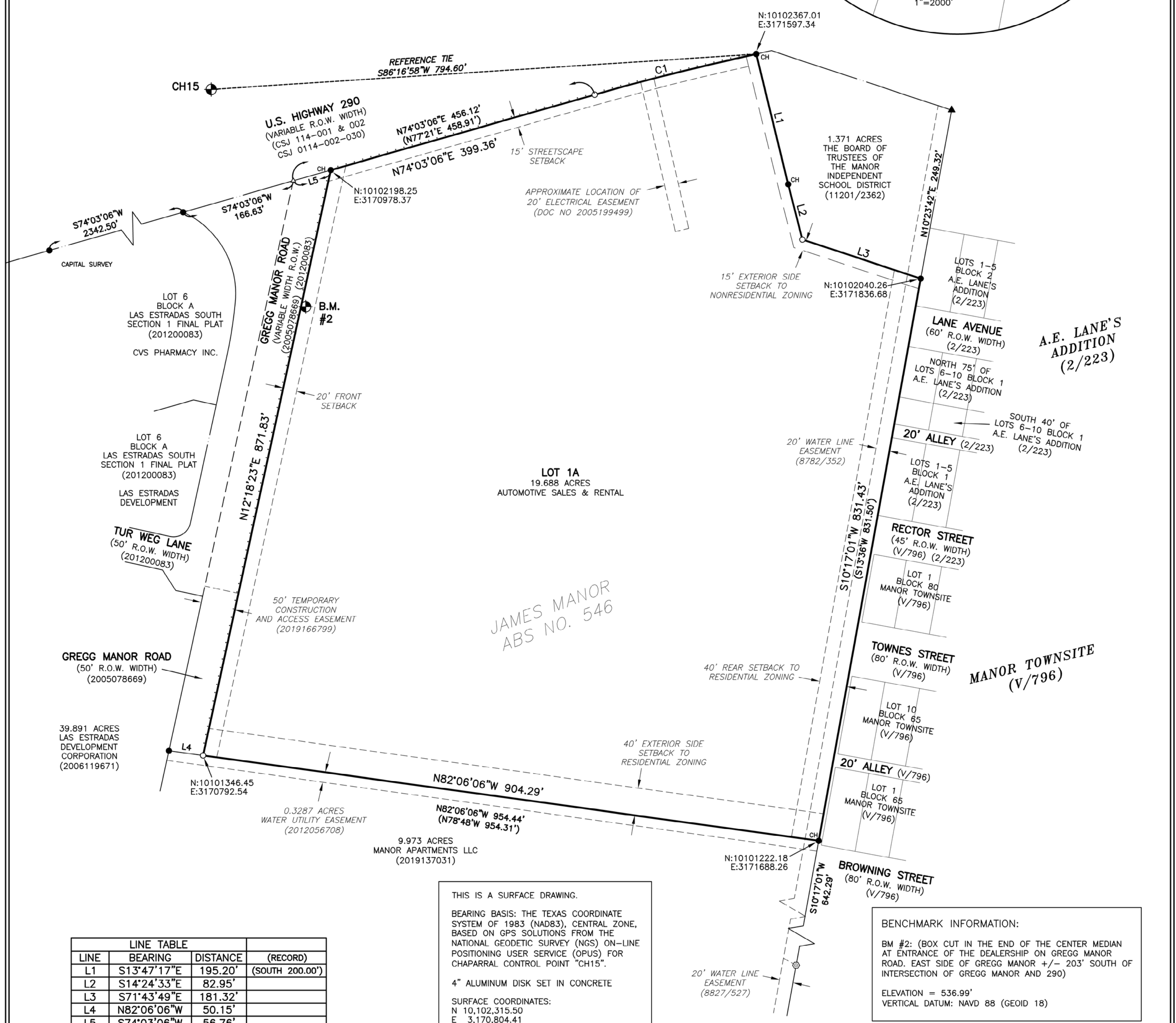
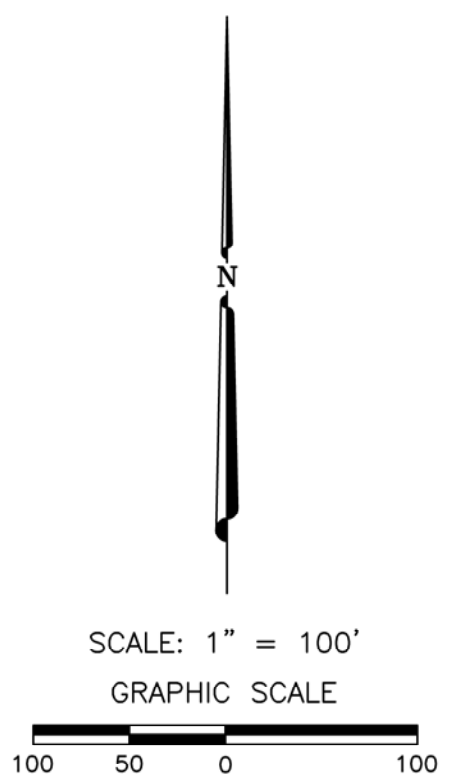


THE REPLAT OF LOT 1, RIATA FORD MANOR



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 60D NAIL FOUND
- ▲^{CH} MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- △ CALCULATED POINT
- ⊙ FENCE POST FOUND
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- ⋯ SIDEWALK
- () RECORD INFORMATION



JAMES MANOR
ABS NO. 546

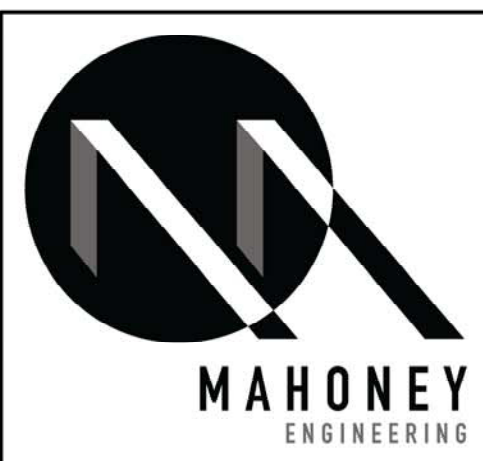
LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S13°47'17"E	195.20'	(SOUTH 200.00')
L2	S14°24'33"E	82.95'	
L3	S71°43'49"E	181.32'	
L4	N82°06'06"W	50.15'	
L5	S74°03'06"W	56.76'	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	3759.72'	3°41'35"	242.33'	N75°53'53"E	242.29'

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH15".

4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10,102,315.50
E 3,170,804.41
TEXAS STATE PLANE COORDINATES:
N 10,101,305.37
E 3,170,487.36
ELEVATION = 539.58'
VERTICAL DATUM: NAVD 88 (GEOID 18)
COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0,0
THETA ANGLE: 01°25'38"

BENCHMARK INFORMATION:
BM #2: (BOX CUT IN THE END OF THE CENTER MEDIAN AT ENTRANCE OF THE DEALERSHIP ON GREGG MANOR ROAD, EAST SIDE OF GREGG MANOR +/- 203' SOUTH OF INTERSECTION OF GREGG MANOR AND 290)
ELEVATION = 536.99'
VERTICAL DATUM: NAVD 88 (GEOID 18)



Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1565-003
DRAWING NO.: 1565-003-PL2
PLOT DATE: 08/17/23
PLOT SCALE: 1" = 100'
DRAWN BY: JDB
SHEET 01 OF 02

THE REPLAT OF LOT 1, RIATA FORD MANOR

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT RIVER CITY PARTNERS, LTD., BEING OWNER 19.688 ACRES IN THE JAMES MANOR SURVEY, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, RIATA FORD MANOR, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202100055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2005128121 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF A 0.677 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022171372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 19.688 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE REPLAT OF LOT 1, RIATA FORD MANOR

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

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

PRINTED NAME: _____

COMPANY NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, PAUL J. FLUGEL, 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 TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 8, 2023.

PAUL J. FLUGEL, R.P.L.S. 5096
SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL MAHONEY, 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 TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0485J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

DANIEL MAHONEY, P.E.

ENGINEERING BY:
MAHONEY ENGINEERING
8201 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78745
(512) 593-8437
TEXAS REGISTERED ENGINEERING FIRM _____

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20__.
2. WATER AND WASTEWATER ARE SUPPLIED BY THE CITY OF MANOR.
3. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

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:

LAKESHA SMALL, 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

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, 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 _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY



AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

	 <p style="font-size: small;">3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	<p>PROJECT NO.: 1565-003</p> <p>DRAWING NO.: 1565-003-PL1</p> <p>PLOT DATE: 08/17/23</p> <p>PLOT SCALE: 1" = 100'</p> <p>DRAWN BY: JDB</p> <p style="text-align: center;">SHEET 02 OF 02</p>
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