

AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 45, BLOCK K, A COMMERCIAL LOT, LAGOS PHASE 3, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- IRF IRON ROD FOUND
- IRFC 1/2" IRON ROD FOUND W/ CAP
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- ROW RIGHT OF WAY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ADJOINER LINE
- PHASE 3 REPLAT BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- PHASE 3 REPLAT LOT LINE
- USED TO SHOW GEOMETRIC BREAKS
- BLOCK IDENTIFIERS
- BENCHMARK

BENCH MARK LIST

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

BM #116 MAGNAIL WWASHER MARKED "BM116" SET ON SOUTHWEST CORNER OF CURVE INLET ON WEST SIDE OF LAPOYNOR STREET ±60' SOUTH CERRO CASTELLAN TRACE CENTER LINE. ELEV.=527.08'

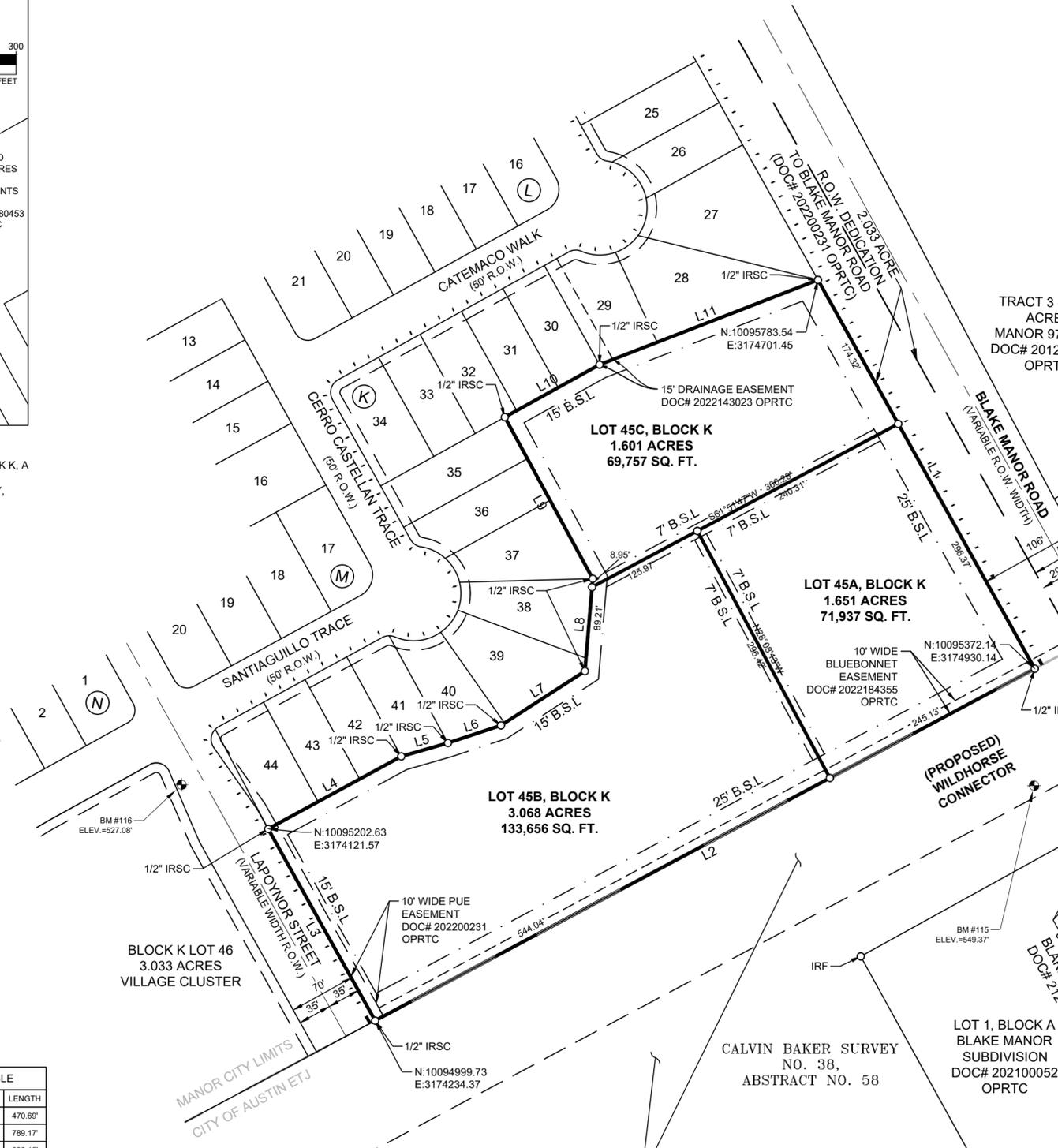
BM #115 MAGNAIL WWASHER STAMPED "BM115" SET ON NORTH SIDE OF CONCRETE DRIVEWAY ±105' WEST OF BLAKE MANOR ROAD CENTER LINE ±1930' SOUTH OF LAGOS GRANDES WAY CENTER LINE. ELEV.=549.37'

LOT TABLE

LOT NO.	ACRES	SQ. FT.
LOT 45A, BLOCK K	1.651	71,937
LOT 45B, BLOCK K	3.068	133,656
LOT 45C, BLOCK K	1.601	69,757
OVERALL BOUNDARY	6.321	275,350

LINE TABLE

NO.	BEARING	LENGTH
L1	S29°04'06"E	470.69'
L2	S61°50'31"W	789.17'
L3	N29°04'19"W	232.15'
L4	N61°19'53"E	159.96'
L5	N73°53'33"E	51.23'
L6	N71°38'00"E	58.94'
L7	N57°02'07"E	105.51'
L8	N04°51'33"E	98.16'
L9	N28°29'31"W	194.52'
L10	N60°55'41"E	114.39'
L11	N68°44'15"E	247.19'



REMAINING PORTION OF THOSE CERTAIN TRACTS IN DEED TO 706 INVESTMENT PARTNERSHIP LTD DOC# 2005114143 OPRTC (CALLED 675.6978 ACRES IN BOUNDARY SURVEY BY CAPITAL SURVEYING CO. INC. - DATED 09/2005)

**REPLAT LAGOS MANOR PHASE 3
6.321 ACRES**

BEING A TRACT OF LAND SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 45, BLOCK K, COMMERCIAL LOT, OF THE LAGOS PHASE 3 PLAT OF WHICH RECORDED IN DOCUMENT NO. 202200231, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 Tel. No. (210) 541-9166 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	11/18/2025	069244574	1 OF 2

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: ALEXANDER C. STEADMAN P.E.

OWNER/DEVELOPER:
706 INVESTMENTS PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TEXAS 78653
PH: 512-327-7415
CONTACT: PETER A. DWYER

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DWG NAME: K:\S\A SURVEY\LAGOS DEVELOPMENT\069244574-LAGOS MANOR-BLAKE-IP0340\DWG\PLATS\LAGOS MANOR-BLAKE REPLAT.DWG PLOTTED BY: HOWARD, MICHAEL 11/18/2025 1:45 PM LAST SAVED 11/18/2025 1:45 PM