

**VICINITY MAP**

1" = 2000'

LAGOS PHASE 1  
DOC. NO. 201800065  
OPRTC  
LOT 1, BLOCK C  
13.404 ACRES (583.863)  
(PLATTED)

CALLED 675.6978 ACRES  
706 INVESTMENT  
PARTNERSHIP LTD  
DOC. NO. 2005114143  
OPRTC  
(REMAINDER)  
(UNPLATTED)

**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
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
—	SIDEWALK
—	PROPERTY LINES
—	LAGOS PHASE 4 AND 5 LINE
—	RIGHT-OF-WAY LINE
—	LOT LINES
—	MATCH LINE
(A)	BLOCK IDENTIFIERS

**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 #2105	"X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED SOUEAST OF MURCHISON STREET.	ELEV.=513.09'

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPES FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JACOB KONDO, P.E.

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPES FIRM REGISTRATION NO. 10194624  
PH: (512) 572-6874  
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769

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

**FINAL PLAT - LAGOS PHASE 4 & 5**

43.702 ACRES  
BEING A PORTION OF A CALLED 675.6978 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2005114143,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY  
CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
C	59	OPEN SPACE / DRAINAGE	HOA
C	62	LANDSCAPE	HOA
Q	8	LANDSCAPE	HOA
P	16	LANDSCAPE	HOA
R	2	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE FACILITIES, AND WILDLIFE MANAGEMENT LOT	CITY OF MANOR
Q	24	LIFT STATION LOT	CITY OF MANOR

**LOT WIDTH TABLE**

PHASE 4 & 5				
MINIMUM WIDTH	50'	60'	30' (CUL-DE-SAC)	TOTAL
TOTAL LOTS	87	13	12	112
PERCENT (%)	72.41	23.28	4.31	100.00

**LOT TYPE SUMMARY TABLE**

PHASE 4 & 5				
TYPE	A	B	C	D
TOTAL LOTS	40	22	22	27
PERCENT (%)	36.04	19.82	19.82	24.32

**GENERAL INFORMATION:**  
TOTAL ACREAGE.....43.702 ACRES  
TOTAL LINEAR FEET OF ROW.....4743.85'  
LINEAR FEET OF 50' ROW.....4068.94'  
LINEAR FEET OF 70' ROW.....674.91'  
ACREAGE OF ROW.....6.783 ACRES  
NUMBER OF SINGLE FAMILY LOTS.....111 LOTS  
ACREAGE OF SINGLE FAMILY LOTS.....18.640 ACRES  
NUMBER OF NON-RESIDENTIAL LOTS.....7 LOTS  
ACREAGE OF NON-RESIDENTIAL LOTS.....18.279 ACRES  
TOTAL NUMBER OF LOTS.....118 LOTS

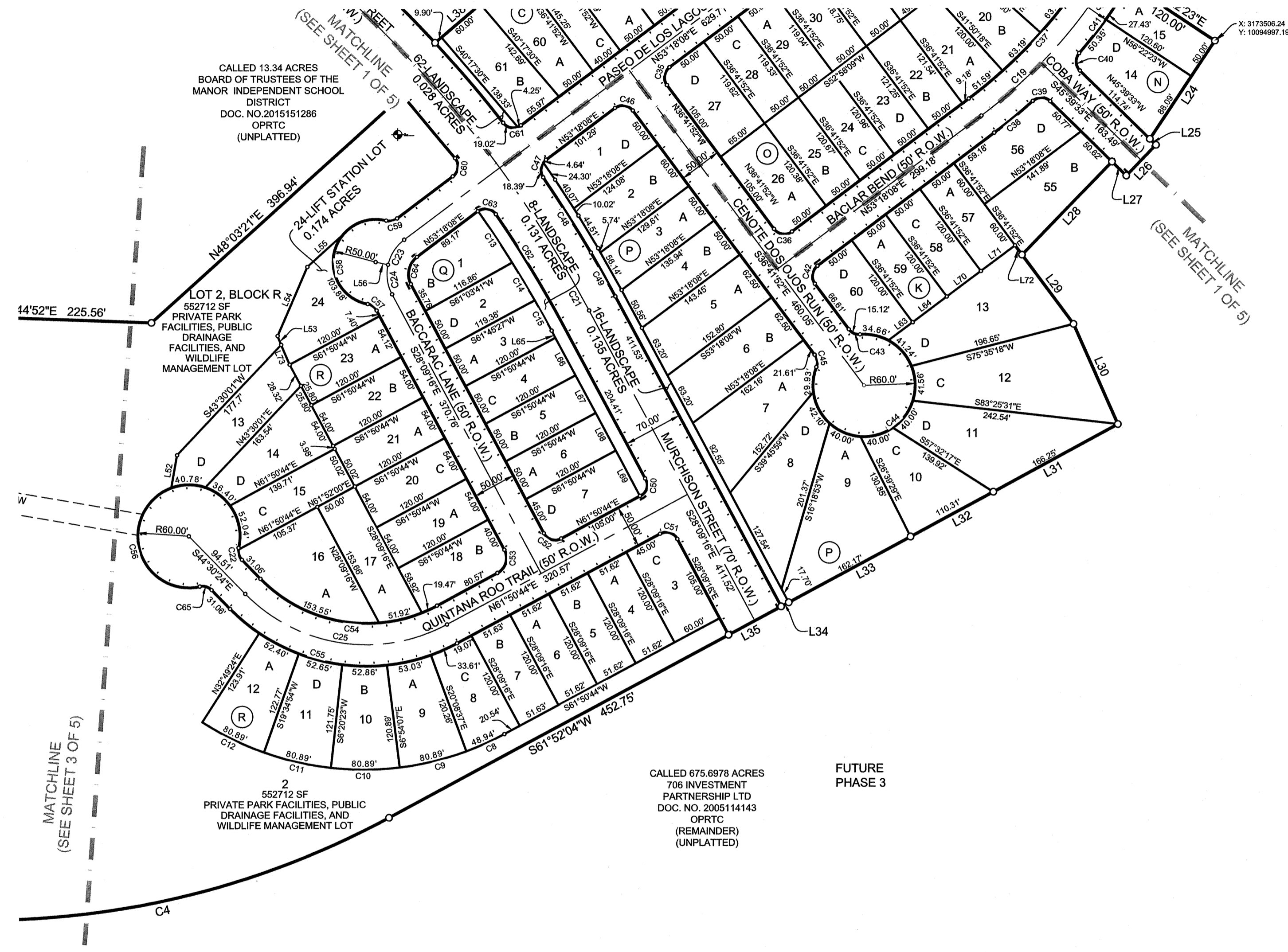
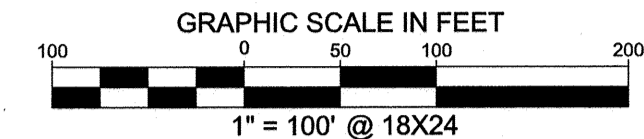
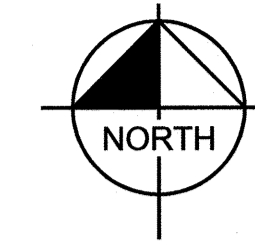
**Kimley»Horn**

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 646-2237 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	6/16/2021	067705310	1 OF 5

Copyright © 2021 Kimley-Horn and Associates, Inc. All rights reserved.  
\*THE CITY IS TO OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.  
\*\*THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT

DWG NAME: K:\AUSTIN\_SURVEY\AUSTIN SURVEY PROJECTS\LAGOS DEVELOPMENT\067705310\LAGOS PHASE 4 & 5.PTF NO. ADJOINER TABLE DWG PLOTTED BY: DURDEN, MICHAELANN 6/16/2021 5:30 PM\LAST SAVED: 6/16/2021 10:47 AM



CALLLED 13.34 ACRES  
BOARD OF TRUSTEES OF THE  
MANOR INDEPENDENT SCHOOL  
DISTRICT  
DOC. NO. 2015151286  
OPRTC  
(UNPLATTED)

24-LIFT STATION LOT  
0.174 ACRES

LOT 2, BLOCK R  
552712 SF  
PRIVATE PARK  
FACILITIES, PUBLIC  
DRAINAGE  
FACILITIES, AND  
WILDLIFE  
MANAGEMENT LOT

2  
552712 SF  
PRIVATE PARK  
FACILITIES, PUBLIC  
DRAINAGE FACILITIES, AND  
WILDLIFE MANAGEMENT LOT

CALLLED 675.6978 ACRES  
706 INVESTMENT  
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FUTURE  
PHASE 3

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R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
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 PH: (512) 572-6674  
 CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6769

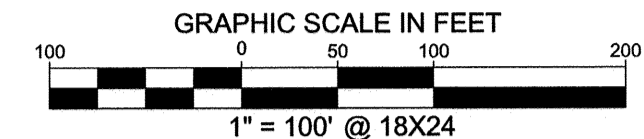
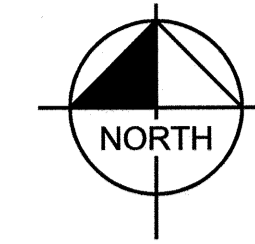
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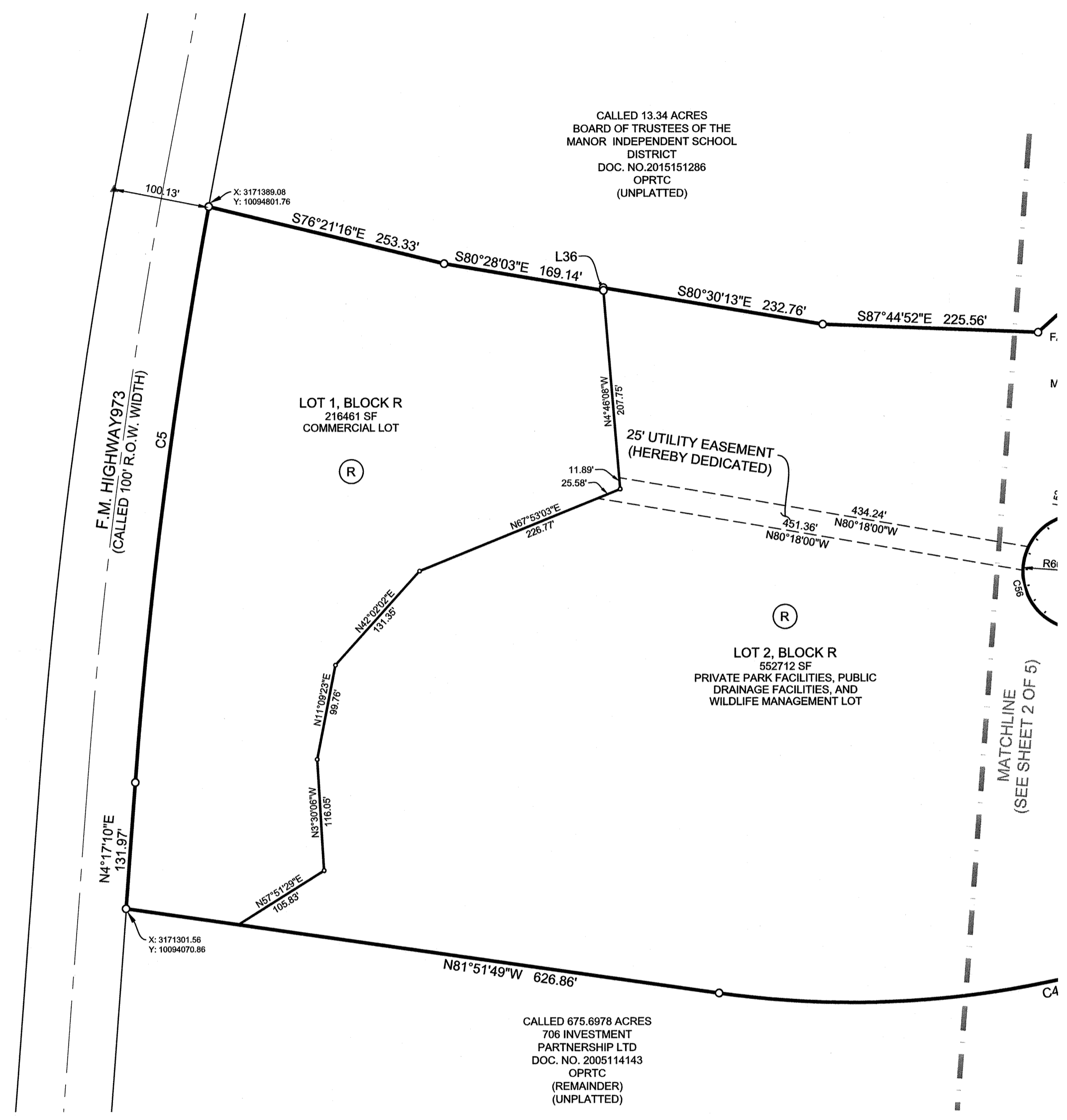
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1" = 100'	PTF	ZKP	6/16/2021	067705310	3 OF 5



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 706 DEVELOPMENT CORPORATION, A TEXAS CORPORATION, THE OWNER OF A 43.702 ACRE TRACT OF LAND IN THE CALVIN BAKER SURVEY NUMBER 38, ABSTRACT NUMBER 58 TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 675.6978 ACRE TRACT, CONVEYED TO 706 INVESTMENT PARTNERSHIP, L.T.D., AS RECORDED UNDER DOCUMENT NUMBER 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAGOS PHASE 4 & 5" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 43.702 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "LAGOS PHASE 4 & 5" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_.

BY: \_\_\_\_\_  
706 DEVELOPMENT CORPORATION  
9900 US HIGHWAY 290 E  
MANOR, TX 78653-9720

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_, AS \_\_\_\_\_ OF 706 DEVELOPMENT CORPORATION, ON BEHALF OF SAID CORPORATION.

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

GENERAL NOTES:

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 2. ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
- 3. PROPERTY OWNERS OF THE LOTS ON WHICH THE WASTEWATER EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 4. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 5. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 6. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 7. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN THE FOLLOWING LOTS: LOTS 59 & 62, BLOCK C, LOT 8 BLOCK Q, LOT 2 BLOCK R, AND LOT 16 BLOCK P.
- 8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 9. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 10. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 11. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
- 12. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 14. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 15. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT.

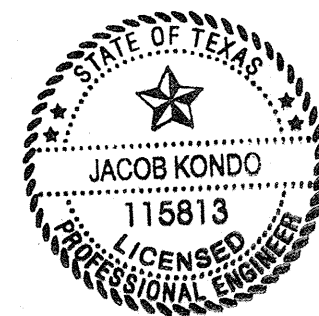
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, JACOB KONDO, 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 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.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JACOB KONDO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 115813  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759



June 17, 2021 F-928

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PH: (512) 327-7415  
CONTACT: DANNY BURNETT

CITY OF MANOR ACKNOWLEDGMENTS

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PHILIP TRYON, CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DR. LARRY WALLACE, JR., MAYOR LLUVIA ALMARAZ, CITY SECRETARY

COUNTY OF TRAVIS: §  
STATE OF TEXAS: §  
KNOW ALL ME BY THESE PRESENTS: §

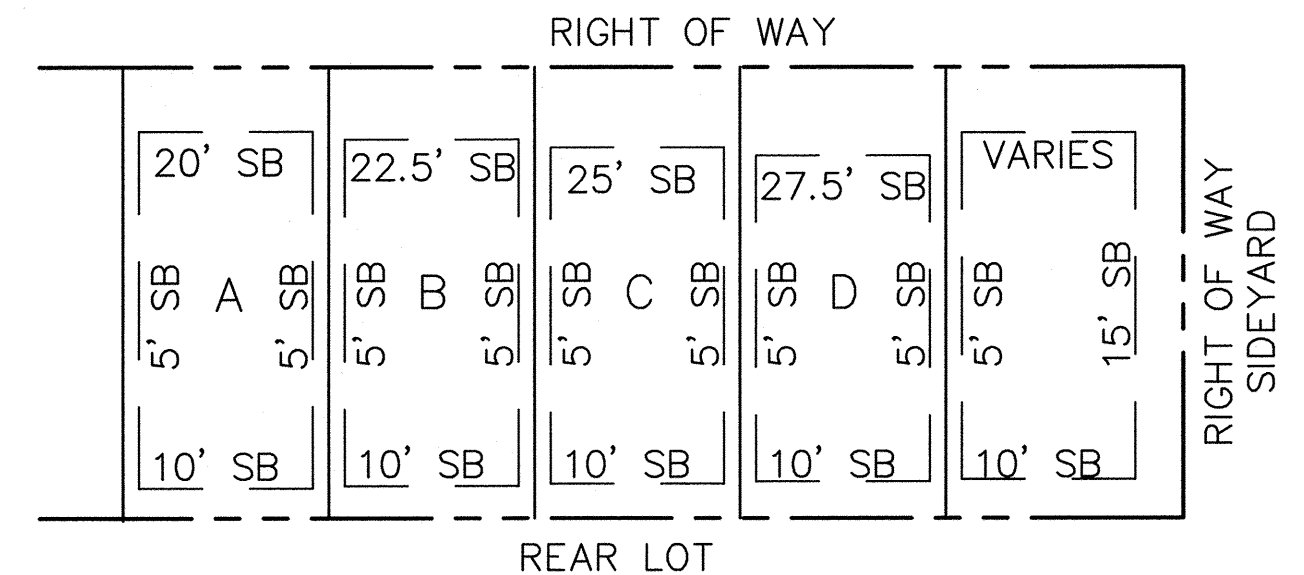
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, DULY RECORDED ON THE DAY OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ 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 \_\_\_\_\_.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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

BUILDING SETBACK DETAIL BY LOT TYPE  
NOT TO SCALE



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, ZACHARY KEITH PETRUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. PLAT COMPLIES WITH ALL WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6769  
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