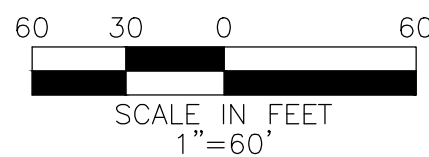


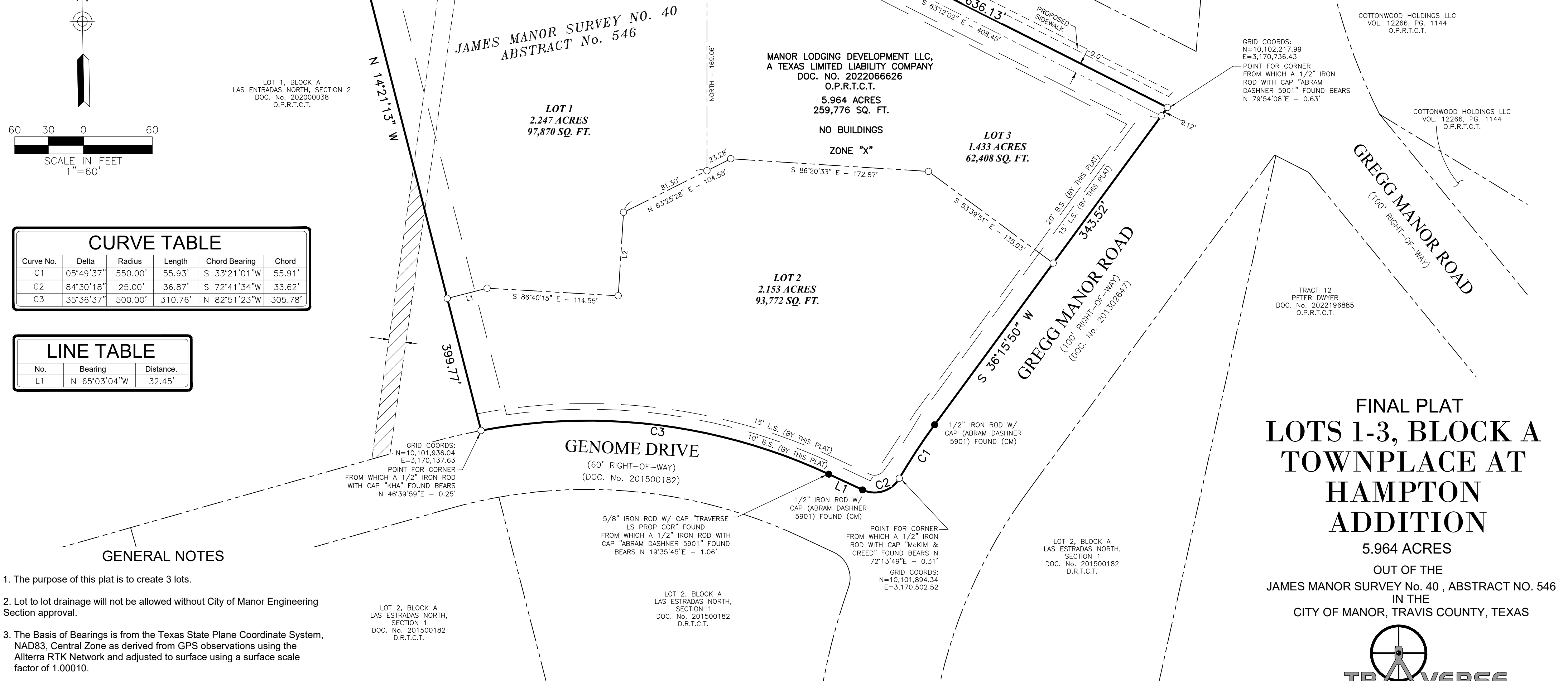
VICINITY MAP
1"=2000'



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	05°49'37"	550.00'	55.93'	S 33°21'01"W	55.91'
C2	84°30'18"	25.00'	36.87'	S 72°41'34"W	33.62'
C3	35°36'37"	500.00'	310.76'	N 82°51'23"W	305.78'

LINE TABLE		
No.	Bearing	Distance.
L1	N 65°03'04"W	32.45'

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS



FINAL PLAT
LOTS 1-3, BLOCK A
TOWNSHIP AT
HAMPTON
ADDITION

5.964 ACRES
OUT OF THE
JAMES MANOR SURVEY No. 40, ABSTRACT NO. 546
IN THE
CITY OF MANOR, TRAVIS COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: May 11, 2023 Project No.: TR-43-22

OWNER/DEVELOPER
Name: Manor Lodging Development LLC
Address: 3431 Rayford Road, Suite 200
Spring, Texas, 77386
Contact Name: Kishan Becher
Phone: 903-526-9580

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kiew Kam
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: David McCullah
Phone: 469-784-9321

FLOOD NOTES
No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48453C0480J, dated August 18, 2014. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Travis §

WHEREAS, MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, is the owner of that certain 5.964 acre tract located in the James Manor Survey Number 40, Abstract Number 546, City of Manor, Travis County, Texas being all of that certain 5.964 acre tract of land conveyed to MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, as described in Document No. 2022066626, Official Public Records of Travis County, Texas, and does hereby subdivide said 5.964 acre tract, having been approved for subdivision, pursuant to the public notification and hearing provisions 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 designed herein as "TOWNPLACE AT HAMPTON ADDITION" of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 5.656 acres of land in accordance with the attached map or plat to be know as "TOWNPLACE AT HAMPTON ADDITION" and do hereby dedicate to the use of the public forever all streets and public easements hereon shown for the purposes and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Manor.

WITNESS, my hand at Manor, Texas, this the _____ day of _____, 2024.

By: _____
Manor Lodging Development LLC
Kishan Becher

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____, 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 Gilleland 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 map Community Panel No. 48453C0480J, effective date August 18, 2014, Travis County, Texas and Incorporated Areas.

Kartavya Patel, Professional Engineer No. 97534
Triangle Engineering, LLC
1784 W. Mcdermott Drive, Suite 110
Allen, Texas, 75013

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Manor, Texas.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DAVID F. MCCULLAH
Registered Professional Land Surveyor
Texas Registration No. 4023

Date: _____

GENERAL NOTES

- 1. Property Owners of the lots on which the public utility easement 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 such easements.
2. A 15' public utility easement is hereby dedicated along and adjacent to all street right-of-way.
3. Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor standards unless otherwise specified and approved by the City of Manor.
4. Water and wastewater service for this subdivision to be provided by the City of Manor.
5. No Lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.
6. No building shall be constructed or maintained within the public utilities easements without the prior written approval of the City of Manor.
7. All streets, drainage improvements, sidewalks, water and wastewater lines and erosion controls shall be constructed and installed to City of Manor standards.
8. Erosion controls are required for the multifamily lot in accordance with section 1.4.0 of the City of Austin environmental Criteria Manual.
9. Prior to construction, a site development permit must be obtained from the City of Manor.
10. The building setback lines shall comply with the City's Zoning Ordinance.

CITY OF MANOR ACKNOWLEDGEMENTS

This Subdivision is located within the City of Manor Corporate limits as of this _____ day of _____, 2023.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas on this _____ day of _____, 2024.

Approved: _____ Attest: _____

Felix Paiz CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

Accepted and authorized for record by the City Council of the City of Manor, Texas on this _____ day of _____, 2024.

Approved: _____ Attest: _____

DR. CHRISTOPHER HARVEY MAYOR LLUVIA ALMARAZ, CITY SECRETARY

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

I, DYANA LIMON-MERCADO, Clerk of Travis County, Texas do hereby certify that the forgoing instrument of writing and its certification of authentication was filed for record in my office on the date _____ day of _____, 2023 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 _____, 2024.

Dyana Limon-Mercado, County Clerk, Travis County, Texas

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

A METES AND BOUNDS DESCRIPTION OF A 5.964 ACRE TRACT OF LAND

BEING a 5.964 acres tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being all of that 5.964 acre tract of land conveyed to MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, and recorded in Document No. 2022066626 of the Official Public Records, Travis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "KHA" (Controlling Monument (CM)) found on the common northerly line of said Manor tract, and the northeasterly corner of Lot 1, Block A, Los Entradas North, Section 2, an addition to the City of Manor, according to the plat thereof, recorded in Document No. 202000038, Official Public Records, Travis County, Texas, and also being on the southerly right-of-way line of Hill Lane (variable width right-of-way);

THENCE, South 63 degrees 12 minutes 02 seconds East, along the common northerly line of said Manor tract, and the southerly right-of-way line of said Hill Lane, a distance of 636.13 feet to a point for corner at the intersection of the southerly right-of-way line of said Hill Lane, and the northwesterly right-of-way line of Gregg Manor Road (100' right-of-way), from which a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" found, bears North 79 degrees 54 minutes 08 seconds East, a distance of 0.63 feet;

THENCE, South 36 degrees 15 minutes 50 seconds West, along the northwesterly right-of-way line of said Gregg Manor Road, a distance of 343.52 feet to a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" (CM) found, said iron rod being the beginning of a curve to the left, having a central angle of 05 degrees 49 minutes 37 seconds, a radius of 550.00 feet and being subtended by a chord bearing of South 33 degrees 21 minutes 01 seconds West, a chord distance of 55.91 feet;

THENCE, in a southwesterly direction, along said curve to the right, and along the northwesterly right-of-way line of said Gregg Manor Road, an arc distance of 55.93 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "McKim & Creed" found bears North 72 degrees 13 minutes 49 seconds East, a distance of 0.31 feet, said point for corner being the beginning of a compound curve to the right, having a central angle of 84 degrees 30 minutes 18 seconds, a radius of 25.00 feet and being subtended by a chord bearing of South 72 degrees 41 minutes 34 seconds West, a chord distance of 33.62 feet;

THENCE, in a southwesterly direction, along said curve to the right, and along the northwesterly right-of-way line of said Gregg Manor Road, an arc distance of 36.87 feet to a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" (CM) found on the northerly right-of-way line of Genome Drive (60' right-of-way);

THENCE, North 65 degrees 03 minutes 04 seconds West, along the northerly right-of-way line of said Genome Drive, a distance of 32.45 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM), from which a 1/2 inch iron rod with cap stamped (Abram Dashner 5901) found bears North 19 degrees 35 minutes 45 seconds East, a distance of 1.06 feet, said iron rod set being the beginning of a curve to the left, having a central angle of 35 degrees 36 minutes 37 seconds, a radius of 500.00 feet and being subtended by a chord bearing of North 82 degrees 51 minutes 23 seconds West, a chord distance of 305.78 feet;

THENCE, in a northwesterly direction, along said curve to the left, and along the northwesterly right-of-way line of said Genome Drive, an arc distance of 310.76 feet to a point for corner on the southeasterly corner of said Lot 1, Block A, from which a 1/2 inch iron rod with cap stamped "KHA" found bears North 46 degrees 39 minutes 59 seconds East, a distance of 0.25 feet;

THENCE, North 14 degrees 21 minutes 13 seconds West, along the easterly line of said Lot 1, Block A, a distance of 399.77 fee to a 1/2 inch iron rod with cap stamped "Open Range FS" (CM) found on a northeasterly corner of said Lot 1, Block A;

THENCE North 35 degrees 38 minutes 47 seconds East, along the easterly line of said Lot 1, Block A, a distance of 223.34 feet to the POINT OF BEGINNING and containing 5.964 acres (259,776 square feet) of land, more or less.

FINAL PLAT LOTS 1-3, BLOCK A TOWNPLACE AT HAMPTON ADDITION

5.964 ACRES

OUT OF THE JAMES MANOR SURVEY No. 40, ABSTRACT NO. 546 IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS



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Surveying | Construction Staking | Platting Date: May 11, 2023 Project No.: TR-43-22

ENGINEER Name: Triangle Engineering, LLC Address: 1784 W. Mcdermott Drive, Suite 110 Allen, Texas, 75013 Contact Name: Kevin Patel Phone: 469-213-8868

OWNER/DEVELOPER Name: Manor Lodging Development LLC Address: 3431 Rayford Road, Suite 200 Spring, Texas, 77386 Contact Name: Kishan Becher Phone: 903-526-9580

SURVEYOR Name: Traverse Land Surveying, LLC Address: 14200 Midway Road, Suite 130 Dallas, Texas, 75244 Contact Name: David McCullah Phone: 469-784-9321