

THE STATE OF TEXAS § \$ KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS \$	NOTES:	CITY OF MANOR ACKNOWLEDGMENTS
WHEREAS, LAS ENTRADAS DEVELOPMENT CORPORATION, IS THE OWNER OF THAT CERTAIN 15.612 ACRE TRACT LOCATED IN THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT OF LAND CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS	1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE DAY OF, 2023.	ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, OF THIS THE DATE DAY OF
DESCRIBED IN DOCUMENT NUMBER 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOES HEREBY SUBDIVIDE SAID 9.656 ACRE TRACT, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION	2. THE NUMBER OF PROPOSED LOTS IS SIX (6). ALL PROPOSED LOT USAGE IS COMMERCIAL.	APPROVED: ATTEST:
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	 PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF MANOR, FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT. 	LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY
PLAT, AND DESIGNATED HEREIN AS "LAS ENTRADAS NORTH - SECTION THREE FINAL PLAT" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 9.656 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "LAS ENTRADAS NORTH SECTION 3" AND DO HEREBY	4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.	
DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE	5. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.	ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE DAY OF,
GRANTED AND NOT RELEASED. WITNESS MY HAND THIS DAY	6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. ALL LOTS IN THIS SUBDIVISION NOT DESIGNATED AS SINGLE-FAMILY WILL BE	APPROVED: ATTEST:
	MAINTAINED BY LAS ENTRADAS DEVELOPMENT CORPORATION AND ITS SUCCESSORS AND ASSIGNS.	HONORABLE DR.CHRISTOPHER HARVEY MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY
BY:	 A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED BEFORE THE SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION. 	
	8. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.	COUNTY OF TRAVIS: STATE OF TEXAS: KNOW ALL ME BY THESE PRESENTS:
THE STATE OF	 ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF MANOR STANDARDS. 	I, DYANA LIMON - MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE DAY OF,, AT, AT, DULY RECORDED ON THE DAY OF, DAY OF, 20, AT
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAREDKNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO	10. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF MANOR.	O'CLOCK, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER, OFFICIAL RECORDS OF TRAVIS
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.	11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.	COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF,
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 2023,	12. CURRENT ZONING: C1 - LIGHT COMMERCIAL	DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS
NOTARY PUBLIC NOTARY REGISTRATION NUMBER	STATE OF TEXAS § COUNTY OF TRAVIS §	BY: DEPUTY
MY COMMISSION EXPIRES: COUNTY OF THE STATE OF	I, JASON REECE, 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.	
CONSENT OF LIENHOLDER THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED RECORDED AS DOCUMENT NO IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HEREBY CONSENTS TO THE	A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.	
FOREGOING FINAL PLAT AND AGREES THAT ITS DEED OF TRUST LIEN IS SUBJECT TO AND SUBORDINATE TO THE FINAL PLAT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIENHOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIENHOLDER HAVE BEEN TAKEN.	JASON REECE, P.E. REGISTERED PROFESSIONAL ENGINEER No. 127126 KIMLEY-HORN AND ASSOCIATES, INC.	
BY:	10814 JOLLYVILLE ROAD AVALLON IV, SUITE 200 AUSTIN, TEXAS 78759	
NAME: TITLE:		
THE STATE OF TEXAS § COUNTY OF §		
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF, 2023, BY . AS OF . ON BEHALF OF SAID LENDER.	STATE OF TEXAS § COUNTY OF BEXAR §	
	I, JOHN G. MOSIER, 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 THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON	
NOTARY PUBLIC NOTARY REGISTRATION NUMBER MY COMMISSION EXPIRES:	THE GROUND UNDER MY DIRECTION AND SUPERVISION.	
COUNTY OF THE STATE OF TEXAS	JOHN G. MOSIER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330 - STATE OF TEXAS 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216 Ph. 210-321-3402	
	greg.mosier@kimley-horn.com	
		LAS ENTRADAS NORTH SECTION 4A
	SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216 PH: (210) 541-9166 FAX: (210) 541-8699	15.612 ACRES JAMES MANOR SURVEY NO. 40,
	CONTACT: JOHN G. MOSIER, R.P.L.S. TBPLS FIRM REGISTRATION NO. 10193973 CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.	ABSTRACT NO. 546 CITY OF MANOR, TRAVIS COUNTY, TEXAS
	10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200 AUSTIN, TEXAS 78759 TBPE FIRM REGISTRATION NO. F-928	
	PH: (512) 418-1771 FAX: (512) 418-1791 CONTACT: JASON REECE, P.E.	KimlaywHorn

OWNER/DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION, 9900 HWY 290 EAST, MANOR, TEXAS, 78653

No.

PH: (512) 327-7415 CONTACT: PETER DWYER

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3/9/2023

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