

FINAL PLAT ST. JOSEPH SUBDIVISION CITY OF MANOR, TRAVIS COUNTY, TEXAS 24.77 ACRES

TATE OF TEXAS SOUNTY OF TRAVIS SOUNTY OF TRAVIS	METES AND BOUNDS DESCRIPTION
IOW ALL MEN BY THESE PRESENTS: IAT, THE MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS IN OFFICE, THE OWNER OF THAT CERTAIN CALLED 24.7833 ACRE TRACT OF LAND OUT OF THE S. BACON SURVEY, STRACT NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED OF RECORD IN	FOR A 24.77 ACRE TRACT OF LAND, IN TRAVIS COUNTY, TEXAS, BEING THE SAME CALLED 24.7833 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE MOST REVEREND JOHN MCCARTHY, BISHOP OF THE DIOCESE OF AUSTIN AND HIS SUCCESSORS IN OFFICE, RECORDED IN VOLUME 13327, PAGE 702 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
DLUME 13327, PAGE 707 OF THE OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY IBDIVIDE 24.77 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT OCHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS: ST. JOSEPH SUBDIVISION ID DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT	BEGINNING AT A 1/2-INCH IRON ROD FOUND HAVING A TEXAS CENTRAL STATE PLANE NAD '83 (HARN '93) COORDINATE OF: NORTHING = 10,103,027.1 FEET AND EASTING = 3,169,253.7 FEET, FOR THE COMMON SOUTH CORNER OF SAID 24.7833 ACRE TRACT AND THE WEST CORNER OF A CALLED 24.8354 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 12597, PAGE 1543 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, BEING ON THE NORTH RIGHT-OF-WAY LINE OF HILL LANE (RIGHT-OF-WAY WIDTH VARIES), FOR THE SOUTH CORNER AND POINT OF BEGINNING HEREOF;
TNESS MY HAND, THIS THE DAY OF, 2021 A.D.	THENCE WITH SAID NORTH RIGHT-OF-WAY LINE OF HILL LANE AND THE SOUTH LINE OF SAID 24.7833 ACRE TRACT, NORTH 63' 06' 08" WEST, A DISTANCE OF 742.69 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON WEST CORNER OF SAID 24.7833 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 24.811 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 9 SUNNY PARTNERS, LP, RECORDED IN DOCUMENT NUMBER 2006189066 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR THE WEST CORNER HEREOF;
MOST REVEREND JOE S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN	THENCE WITH THE COMMON WEST LINE OF SAID 24.7833 ACRE TRACT AND THE EAST LINE OF SAID 24.811 ACRE TRACT, NORTH 27° 05' 13" EAST, A DISTANCE OF 1392.87 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON NORTH CORNER OF SAID 24.7833 ACRE TRACT AND THE EAST CORNER OF SAID 24.811 ACRE TRACT, BEING ON THE SOUTH LINE OF A CALLED 65.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MANOR INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 2001144922 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FOR NORTH CORNER HEREOF;
TATE OF TEVAS &	THENCE WITH THE COMMON NORTH LINE OF SAID 24.7833 ACRE TRACT AND THE SOUTH LINE OF SAID 65.0 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:
ATE OF TEXAS \$ DUNTY OF TRAVIS \$	1) SOUTH 72° 15' 15" EAST, A DISTANCE OF 740.24 FEET TO A 1/2—INCH IRON ROD FOUND, FOR AN ANGLE POINT HEREOF, AND
FORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOST REVEREND E S. VASQUEZ, BISHOP OF THE CATHOLIC DIOCESE OF AUSTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME OR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.	2) SOUTH 71° 25' 59" EAST, A DISTANCE OF 12.50 FEET TO A 1/2—INCH IRON ROD FOUND ON THE COMMON EAST CORNER OF SAID 24.7833 ACRE TRACT, AND THE NORTH CORNER OF SAID 24.8354 ACRE TRACT, FOR THE EAST CORNER HEREOF;
TNESS MY HAND AND SEALED IN MY OFFICE, THIS THE DAY OF, 2021 A.D. OTARY PUBLIC, STATE OF TEXAS	THENCE WITH THE COMMON EAST LINE OF SAID 24.7833 ACRE TRACT AND THE WEST LINE OF SAID 24.8354 ACRE TRACT, SOUTH 27° 05' 25" WEST, A DISTANCE OF 1512.42 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 24.77 ACRES OF LAND.
RINTED NAME MY COMMISSION EXPIRES	
	ENGINEER'S CERTIFICATION: I TAMMI R. MIGL, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE PROFESSION OF
CCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF	ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
PROVED: ATTEST:	NO PORTION OF THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF THE 100—YEAR FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453 C 0480 J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY.
ILLUVIA T. ALAMARAZ HAIRPERSON CITY SECRETARY	TAMMI R. MIGL, P.E. NO. 92607 TAMMI R. MIGL
CCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, I THIS THE DAY OF, 2021 A.D. PPROVED: ATTEST:	ENGINEERING BY: MIGL ENGINEERING AND CONSULTING 9600 ESCARPMENT BLVD, SUITE NO. 745–174 AUSTIN, TEXAS 78749 PHONE: (512) 750–0440 TEXAS REGISTERED ENGINEERING FIRM F–16967 DATE
R. LARRY WALLACE, JR. LLUVIA T. ALAMARAZ AYOR CITY SECRETARY	
	THE STATE OF TEXAS \$ COUNTY OF TRAVIS \$ 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
IRVEYOR'S CERTIFICATION:	ON THE DAY OF 2021 A.D., ATO'CLOCKM., DULY RECORDED ON THE DAY OF 2021 A.D., ATO'CLOCKM., IN THE PLAT RECORDS OF SAID COUNTY
TATE OF TEXAS § DUNTY OF TRAVIS §	AND STATE IN DOCUMENT NUMBER, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
NOW ALL MEN BY THESE PRESENTS:	WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF, 2021 A.D.
IAT I, MARGARET A. NOLEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF IE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT DIMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF IN IT IN IT IS AND THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY IPPRVISION DURING JANUARY, 2020.	DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
A OF	BY DEPUTY



MARGARET A. NOLEN, R.P.L.S. NO. 5589

ONE CHISHOLM TRAIL, SUITE. 130

TBPELS FIRM LICENSE NO. 10194125

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SURVEYING BY:

CP&Y, INC.



