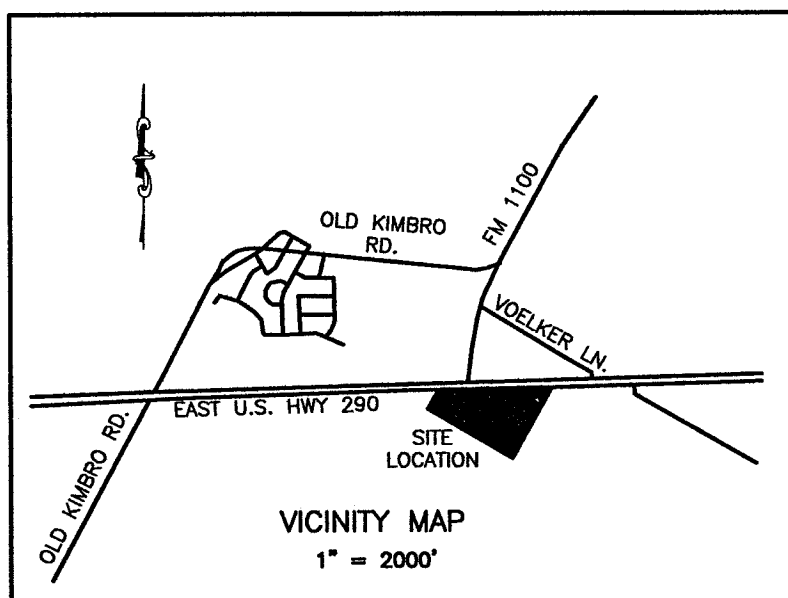
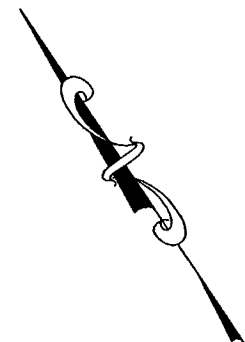
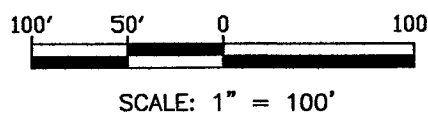
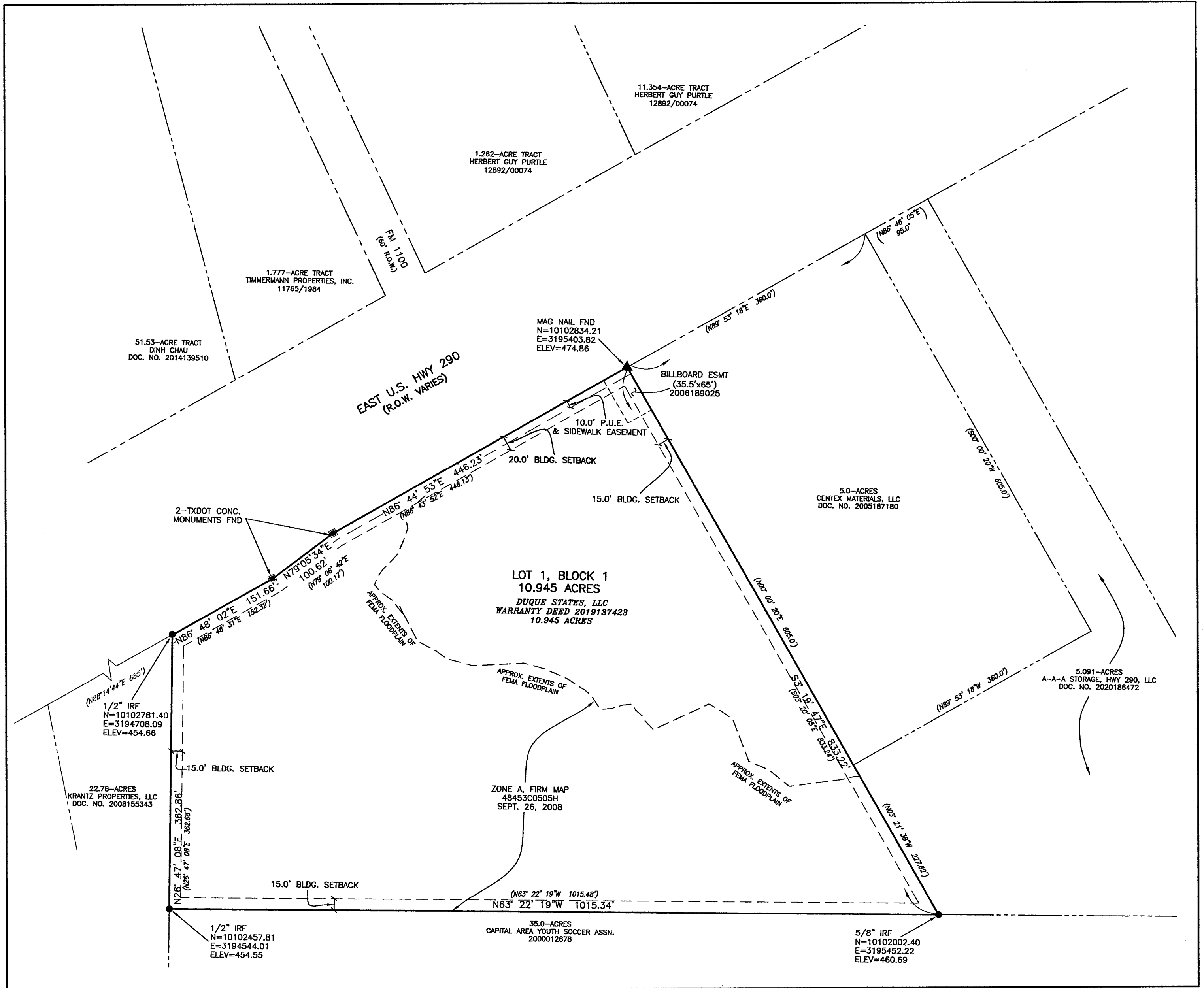


DUQUE ESTATES SUBDIVISION

LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- (XXX) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



LOT ACREAGE	LAND USE
10.945 ACRES	C2 - MEDIUM COMMERCIAL

RECORD OWNER/DEVELOPER:
DUQUE STATES, LLC
2311 HOWARD LN
AUSTIN, TX 78728

ENGINEER/SURVEYOR:
I. T. GONZALEZ ENGINEERS
3501 MANOR RD.
AUSTIN, TX 78723
I. T. GONZALEZ, P.E. #41307
I. T. GONZALEZ, R.P.L.S. #2780

SHEET 1 OF 2
PLAT PREPARATION DATE: 05-02-2022

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

DUQUE ESTATES SUBDIVISION

OWNER'S DEDICATION STATEMENT:
STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS

THAT DUQUE STATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 10.945 ACRES OF LAND, LOCATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 SITUATED IN TRAVIS COUNTY, TEXAS. AS DESCRIBED IN DEED RECORD 2019137423, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.945 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "DUQUE ESTATES SUBDIVISION" AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ___ DAY OF ___, 20___, AD.

GABRIEL AVILES
SOLE MEMBER, AUTHORIZED AGENT, AND MANAGER
DUQUE STATES, LLC
2311 W. HOWARD LANE
AUSTIN, TX 78728

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
___ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE
PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, AD.

NOTARY PUBLIC'S SIGNATURE

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. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS 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.
3. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
4. 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.
5. 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.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE MANVILLE WATER SUPPLY SYSTEM.
7. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS 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.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. 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.
10. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN AS SHOWN HEREON.
12. WATER SYSTEMS SATISFACTORY FOR HUMAN CONSUMPTION IN ADEQUATE SUPPLY ARE ALREADY IN PLACE. MANVILLE WATER SUPPLY CORPORATION SERVICES THIS SITE AND WILL CONTINUE TO SERVICE THIS SUBDIVISION WITH APPROVAL BY THE STATE HEALTH DEPARTMENT. A WATER METER IS ALREADY ON SITE.
13. THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
14. 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. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY AND INCORPORATED AREAS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS AND OTHER APPLICABLE CODES AND ORDINANCES AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

WITNESS MY HAND THIS 2nd DAY OF May, 2022, AD.

I.T. Gonzalez
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
I T GONZALEZ ENGINEERS
3501 MANOR ROAD, AUSTIN, TEXAS 78723 (512) 447-7400



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS.

WITNESS MY HAND THIS 2nd DAY OF May, 2022, AD.

I.T. Gonzalez
REGISTERED PROFESSIONAL ENGINEER NO. 41307
I T GONZALEZ ENGINEERS
3501 MANOR ROAD, AUSTIN, TEXAS 78723 (512)447-7400



TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

- 1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM. AN ON-SITE WASTEWATER (SEPTIC) SYSTEM IS ALREADY IN PLACE.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #050029465
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS ON THIS THE ___ DAY OF ___, 20___.

APPROVED: ATTEST:

JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ___ DAY OF ___, 20___.

APPROVED: ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 ___ DAY OF ___, 20___, AT ___ O'CLOCK ___ M, 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 ___, 20___.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY ___ DEPUTY

REQUIRED NOTES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: ___ DAY OF ___, 20___.

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.



SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
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TEL:(512)447-7400 FAX:(512)447-6389