

Drafter: CRH 2021/11/01
 Revision: RDG 2022/02/08
 Revision:
 Revision:

MONUMENTS / DATUMS / BEARING BASIS

- Monuments are found if not marked MNS or CRS.
- CRS 1/2" rebar stamped "JPH Land Surveying" set
- MNS Mag nail & washer stamped "JPH Land Surveying" set
- TBM Site benchmark (see vicinity map for general location)
- Vertex or common point (not a monument)
- Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
- Elevations, if shown, are NAVD'88
- Bearings are based on grid north (TxCS,'83,CZ)
- "+" 1/4" mark in concrete found
- TYPE I TxDOT Right of Way tapered concrete monument found

LEGEND OF ABBREVIATIONS

- US.SyFt. United States Survey Feet
- TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
- NAVD'88 North American Vertical Datum of 1988
- P.R.T.C.T. Plat Records of Travis County, Texas
- O.P.R.T.C.T. Official Public Records of Travis County, Texas
- D.R.T.C.T. Deed Records of Travis County, Texas
- VOL/PG/INST# Volume/Page/Instrument Number
- POB/POC Point of Beginning/Point of Commencing
- ESMT Easement

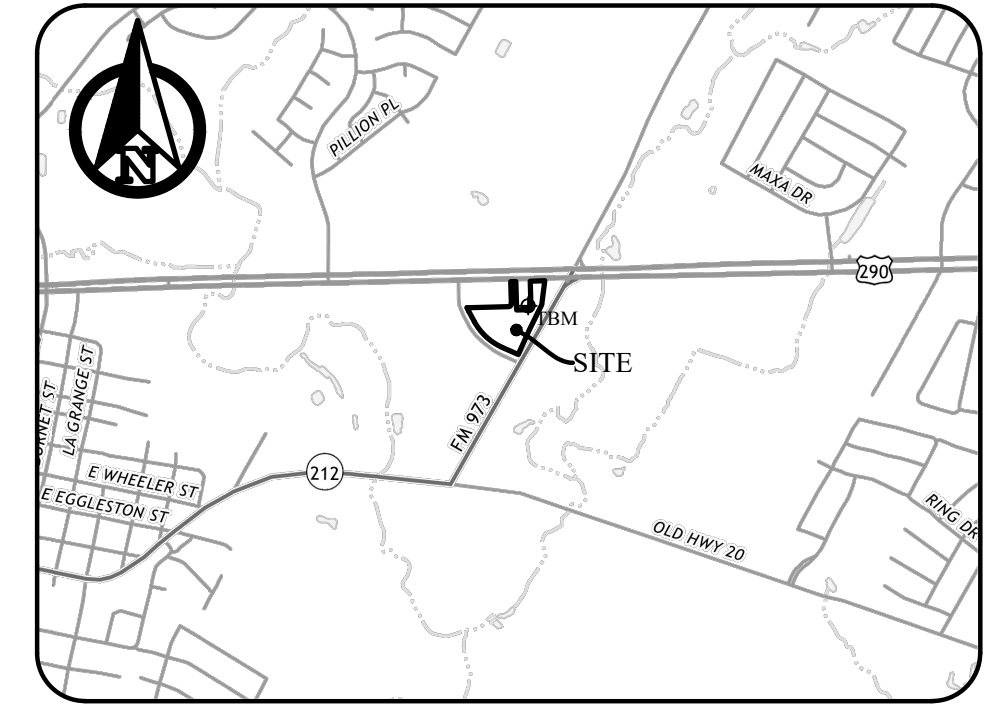
PLAT NOTES:

1. Water and wastewater systems servicing this subdivision shall be designed and installed in accordance with the the City of Manor and State Health Department Plan and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
2. All water and wastewater construction must be inspected by the City of Manor.
3. No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4. Prior to construction a site development permit must be obtained from the City of Manor.
5. Prior to construction on lots in the subdivision, drainage plans will be submitted to the City of Manor for review.
6. The property owners or assigns shall maintain all drainage easement on private property.
7. The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authorities.
8. This subdivision is located within the City of Manor as of this date, November 2021.
9. Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
10. This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor Commons SW, Lot 7, Block A as recorded under Instrument No. 201500112, Official Public Records, Travis County, Texas.
11. This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Instrument No. 2012140970, Official Public Records, Travis County, Texas; the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Instrument No. 2015092648 and as supplemented by Instrument No. 2016084509, Official Public Records, Travis County, Texas.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	574.78'	10090.00'	003°15'50"	S24°08'59"W	574.70'
C2	403.26'	620.00'	037°15'59"	N48°23'18"W	396.19'
C3	42.90'	370.00'	006°38'34"	N26°26'03"W	42.87'
C4	39.28'	25.00'	090°00'54"	N42°12'59"E	35.36'
C5	28.24'	10090.00'	000°09'37"	S25°41'46"W	28.24'
C6	546.56'	10090.00'	003°06'13"	S24°04'17"W	546.49'

Line Data Table		
Line #	Bearing	Distance
L1	N87°12'40"E	53.77'
L2	N29°45'19"W	120.65'

VICINITY MAP



**SHORT FORM FINAL PLAT
 OF
 MANOR COMMONS SW
 ESTABLISHING
 LOT 7B & 7C, BLOCK A**

6.337 ACRES
 SITUATED IN THE
 GREENBURY GATES SURVEY
 ABSTRACT NO. 315
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block
 PROPOSED USE FOR EACH LOT: Commercial

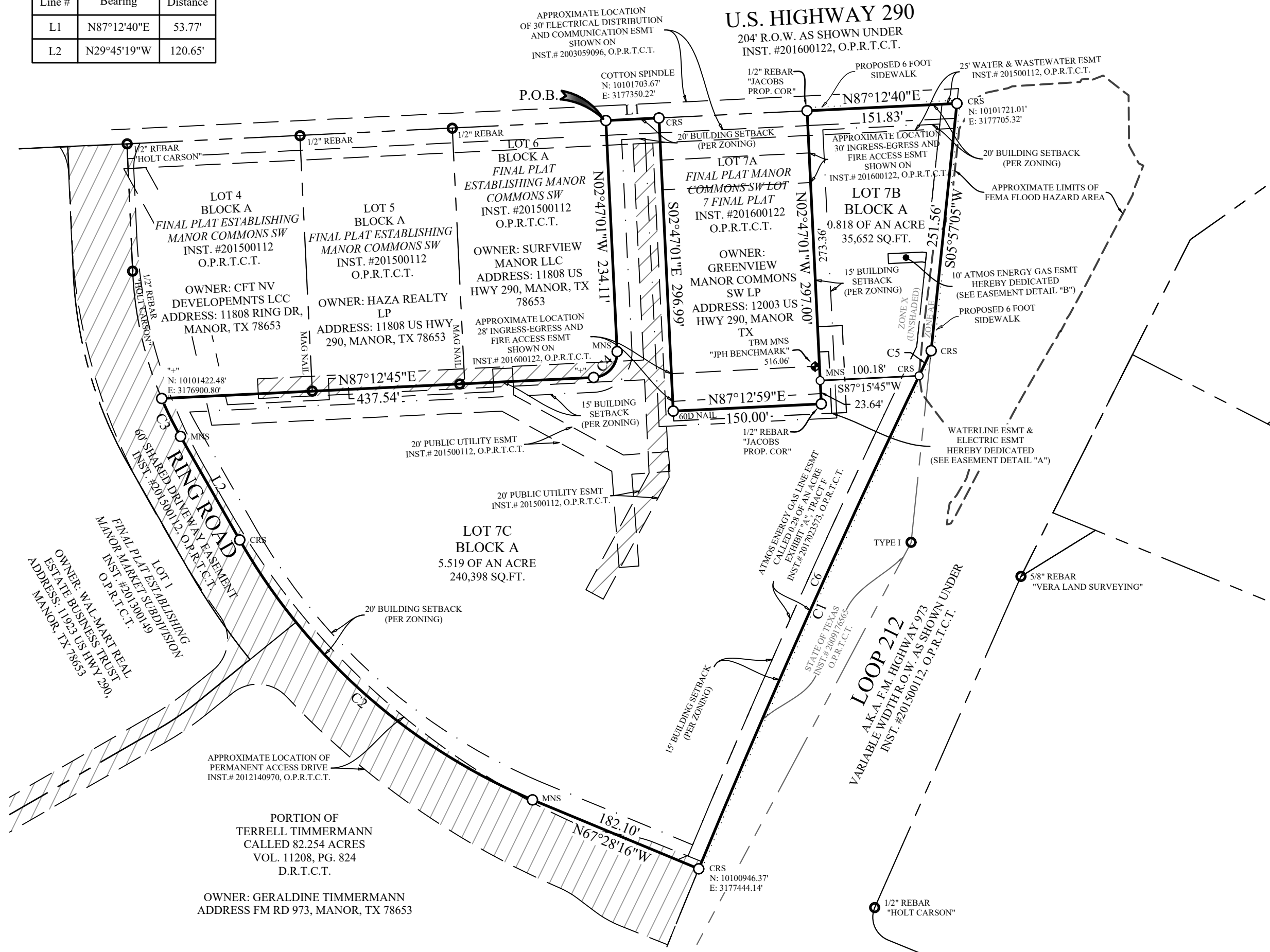
LINEAR FEET OF NEW STREETS: None

SUBMITTAL DATE: _____, 2022

OWNERS:
 Greenview Manor Commons SW LP
 PO Box 162304
 Austin, Texas 78716

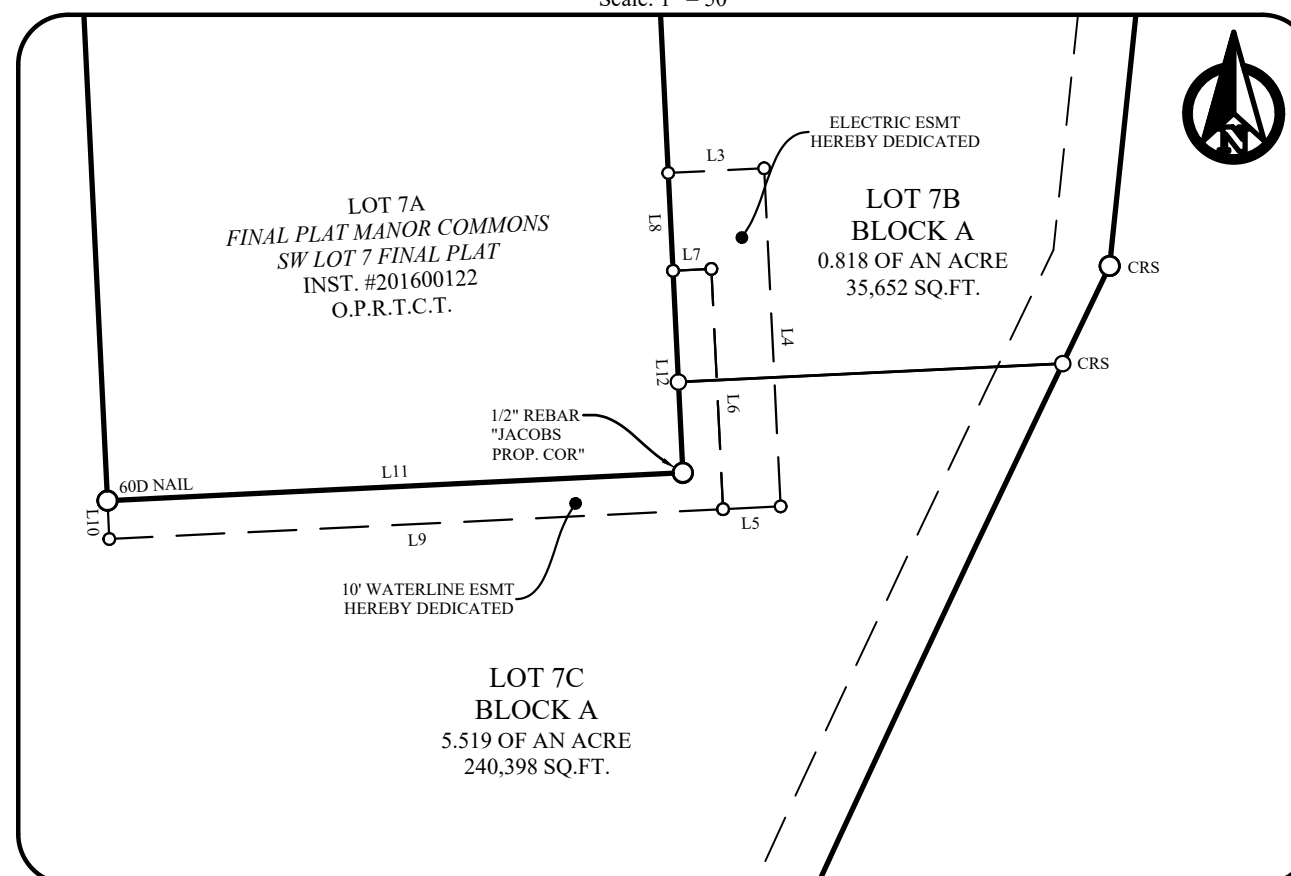
SURVEYOR:
 JPH Land Surveying, Inc.
 1516 E Palm Valley Blvd, Ste A4
 Round Rock, Texas 78664
 Phone: (512) 778-5688

ENGINEER/APPLICANT:
 Langan Engineers
 8951 Cypress Waters Blvd
 Dallas, Texas 75019
 Phone: (817) 328-3200



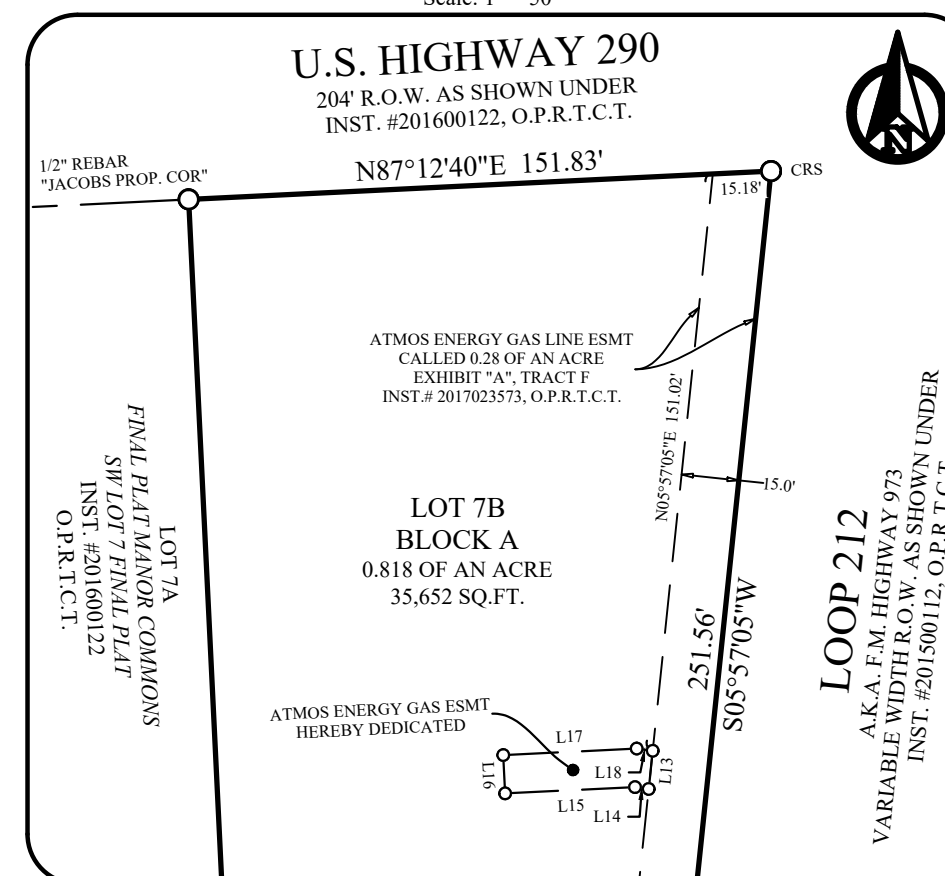
EASEMENT DETAIL "A"

Scale: 1" = 50'



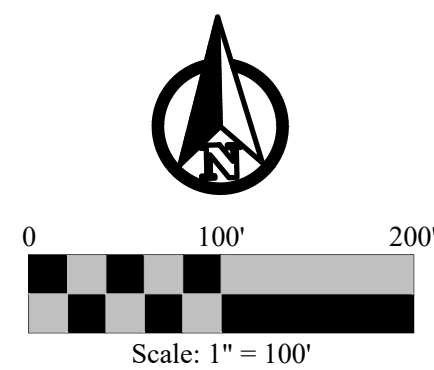
EASEMENT DETAIL "B"

Scale: 1" = 50'



Easement Line Data Table

Line #	Bearing	Distance
L3	N87°12'59"E	25.00'
L4	S02°47'01"E	88.14'
L5	S87°12'59"W	15.00'
L6	S02°47'01"E	62.64'
L7	N87°12'59"E	10.00'
L8	N02°47'01"W	25.50'
L9	S87°12'59"W	160.00'
L10	N02°47'01"W	10.00'
L11	N87°12'59"E	150.00'
L12	N02°47'01"W	52.64'
L13	S05°57'05"W	10.01'
L14	N82°12'14"W	3.61'
L15	S87°12'59"W	33.85'
L16	N02°47'01"W	10.00'
L17	N87°12'59"E	34.78'
L18	S82°12'14"E	4.21'



JPH Job/Drawing No. (see below)
 2021.009.008 SWC HWY 290 & 212, Manor, Travis Co, TX-PLAT.dwg
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