

COTTONWOOD SUBDIVISION FINAL PLAT

MANOR, TRAVIS COUNTY, TEXAS 78653

TOTAL AREA: 5.5656 ACRES
 TOTAL NUMBER OF LOTS: 1
 TOTAL NUMBER OF BLOCKS: 1
 LINEAR FEET OF NEW STREETS: NONE
 SUBMITTAL DATE: NOVEMBER __, 2025
 PATENT SURVEY: A.C. CALDWELL SURVEY NO. 52

OWNERS:
 TANI INVESTMENTS LLC
 711 W CLAY STREET
 HOUSTON, TEXAS 77019

ZARI INVESTMENTS, LLC
 5206 W BELLFORT STREET
 HOUSTON, TX 77035

ZARABI VENTURES, LLC SERIES #105
 608 PETERSON LANE
 LAKEWAY, TEXAS 78734

SURVEYOR: SOUTH TEXAS SURVEYING ASSOCIATES, INC.
 FRED W. LAWTON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 2321
 11281 RICHMOND AVE. BLDG., SUITE 101
 HOUSTON, TEXAS 77082
 P:(281) 556 6918

ENGINEER: LUIS R. GRANILLO, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO.149558 - STATE OF TEXAS
 LRG ENGINEERING, LLC
 2204 WESTERN TRAILS BLVD SUITE 101, AUSTIN, TEXAS 78745
 P:(512) 767 4181
 TBPE FIRM NO: F-24758

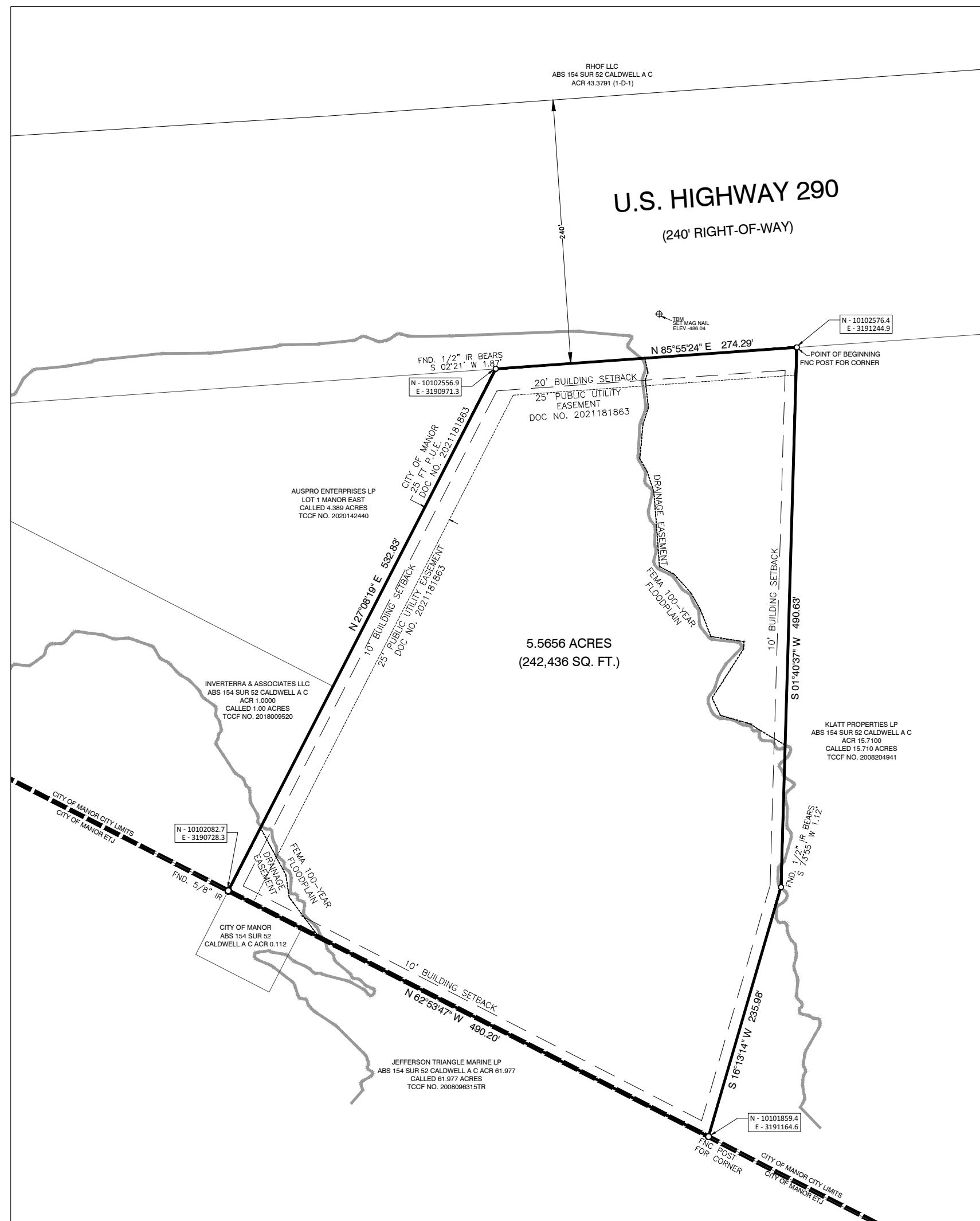
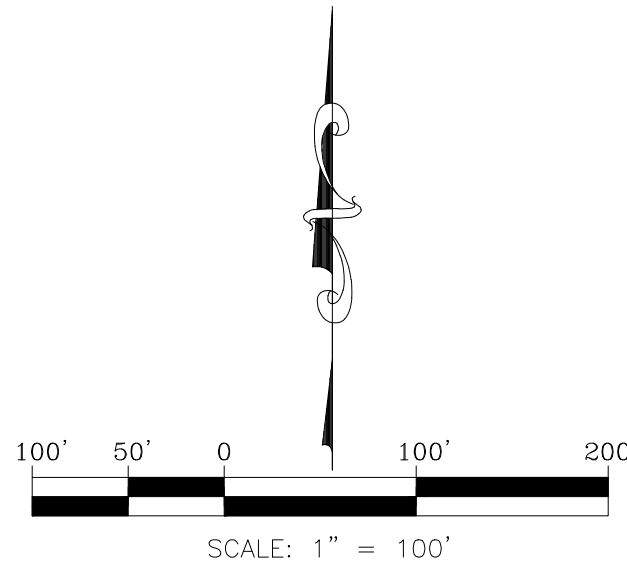
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR
 CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____
 20__.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A SPECIAL
 FLOOD HAZARD AREA, ZONE AE, AS IDENTIFIED BY THE FEDERAL
 EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FIRM PANEL
 NUMBER 48453C0505H, EFFECTIVE DATE, SEPTEMBER 26, 2008, AND
 LOMR 24-06-1494P, EFFECTIVE MARCH, 17, 2025.

BEARING BASIS:
 ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION, TEXAS STATE
 COORDINATE SYSTEM, TEXAS CENTRAL, GEOID 18, NAD 83 WITH A
 BEARING OF NORTH 85 DEGREES 55 MINUTES 24 SECONDS EAST WITH
 THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 290.

ZONING: C-2 (MEDIUM COMMERCIAL)

WATER SERVICE: MANVILLE WATER SUPPLY CORPORATION
 WASTEWATER SERVICE: CITY OF MANOR



VICINITY MAP
 SCALE: 1"=2,000'

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- FEMA 100-YR FLOODPLAIN DELINEATION (LOMR 24-06-1494P)
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ZONING SETBACKS
- CITY LIMITS LINE



2204 Western Trails Drive Ste. 101
 Austin, Texas 78745
 (512) 767-4181