

GEO ID: 024500132  
LEGAL DESC. ABS 732 SUR 51 SANDERS R G (1-D-1)  
CALLED 13.918 ACRES  
("TRACT 2")  
SARVI, L.L.C.  
DOC. NO. 2004197709  
O.P.R.T.C.T.  
LAND USE: AGRICULTURE

GEO ID: 0242500104  
 LEGAL DESC. ABS 732 SUR 51 SANDERS R G (1-D-1  
 CALLED 247.500 ACRES  
 ("TRACT 1")  
 SARVI, L.L.C.  
 DOC. NO. 2004197709  
 O.P.R.T.C.T.  
 LAND USE: AGRICULTURE

GEO ID: 0242500105  
LEGAL DESC. ABS 63 SUR 62 BACON S (1-D-1)  
CALLED 81.726 ACRES  
YAJAT, L.L.C.  
DOC. NO. 2005143055  
O.P.R.T.C.T.  
LAND USE: AGRICULTURE



## LEGEND

- |  |                           |  |                    |
|--|---------------------------|--|--------------------|
|  | BOUNDARY LINE             |  |                    |
|  | R.O.W.                    |  |                    |
|  | BUILDING SETBACK          |  |                    |
|  | EASEMENT LINE             |  |                    |
|  | LOT LINE                  |  |                    |
|  | EXISTING WASTEWATER LINE  |  |                    |
|  | EXISTING WATER LINE       |  |                    |
|  | EXISTING OVERHEAD UTILITY |  |                    |
|  | EXISTING STORM DRAIN      |  |                    |
|  | EXISTING ATMOS GAS LINE   |  |                    |
|  | EXISTING CURB & GUTTER    |  | TOP OF POND BERM   |
|  | EXISTING SIDEWALK         |  | HEADWALL           |
|  | TREE TO REMAIN            |  | CURB INLET         |
|  | TREE TO REMOVE            |  | AREA INLET         |
|  | EXIST. BLUEBONNET         |  |                    |
|  | ELECTRIC POLE             |  |                    |
|  | PROPOSED BLUEBONNET       |  | WASTEWATER MANHOLE |
|  | ELECTRIC POLE             |  |                    |
|  | POND BOTTOM               |  | STORMSEWER MANHOLE |
|  | CHANNEL BOTTOM            |  |                    |

1. REFER TO PERMIT SPA 2025-P-1727-SP, SPB 2025-P-1728-SP AND SUB 2025-P-1729-CO FOR THE MATERIAL AND SIZES OF THE PROPOSED STORM DRAIN.
2. LUE's WERE CALCULATED USING METER SIZES PER CITY OF MANOR

The logo for Bowman Consulting Group features the word "Bowman" in a large, bold, dark green serif font. Below it, in a smaller, dark green sans-serif font, is the text "© 2024 Bowman Consulting Group Ltd" followed by "TBPE Firm Registration No. F-14309" on the next line. At the bottom of the logo area, there is a horizontal line. Below this line, the address "807 Las Cimas Parkway Suite 350 Austin, Texas 78746" is written in a dark green sans-serif font. To the right of the address, the contact information "Phone: (512) 327-1180", "Fax: (512) 327-4062", and the website "www.bowman.com" are listed in the same font, with the website on a separate line.

PRELIMINARY PLAT -  
IMPROVEMENTS OVERALL

MANOR DOWNS  
8916 HILL LANE  
MANOR, TEXAS, 78653

SHEET 03 OF 08



PRELIMINARY NOT FOR CONSTRUCTION