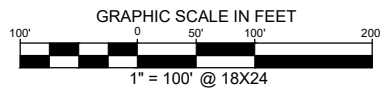
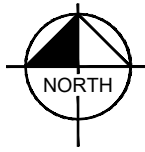


BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
R	2	PARKLAND, OPEN SPACE, WILDLIFE MANAGEMENT PRESERVE	CITY OF MANOR

\*THE CITY OF MANOR OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.



**LEGEND**

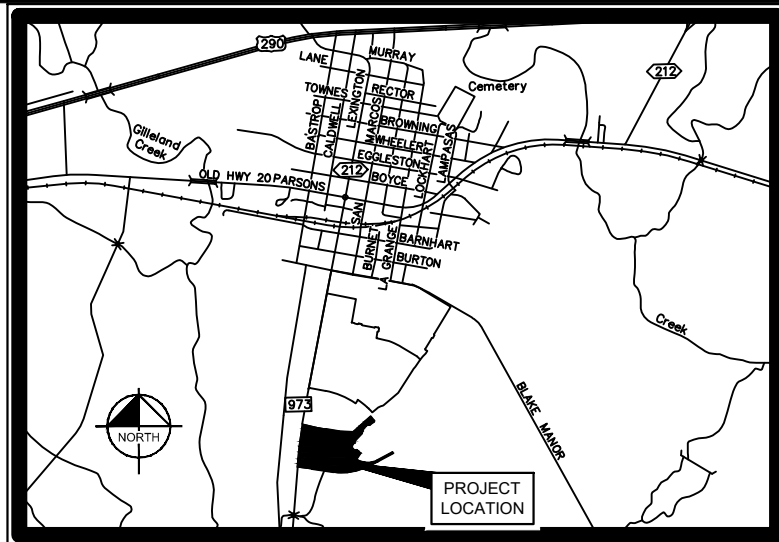
- POB POINT OF BEGINNING
- USED TO SHOW GEOMETRIC BREAKS UNLESS OTHERWISE NOTED
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- DRTC DEED RECORDS TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- PUE PUBLIC UTILITY EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- ◆ BENCHMARKS
- SIDEWALK
- (A) BLOCK IDENTIFIERS
- BOUNDARY LINE
- CM CONCRETE MONUMENT
- TX-DOT TYPE 1

**BENCH MARK LIST**

NOTE: POINTS SHOWN ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #109 "X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED NORTHEAST OF MURCHISON STREET. ELEV. = 516.57'

BM #105 "X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED SOUTHWEST OF MURCHISON STREET. ELEV. = 513.09'



**VICINITY MAP**

SCALE 1" = 2000'

**SUBDIVISION INFORMATION**

OWNER: PETER A. DWYER, THE OWNER OF 4.868 ACRE TRACT RECORDED IN DOCUMENT NO. 2021277033, OPRTC.

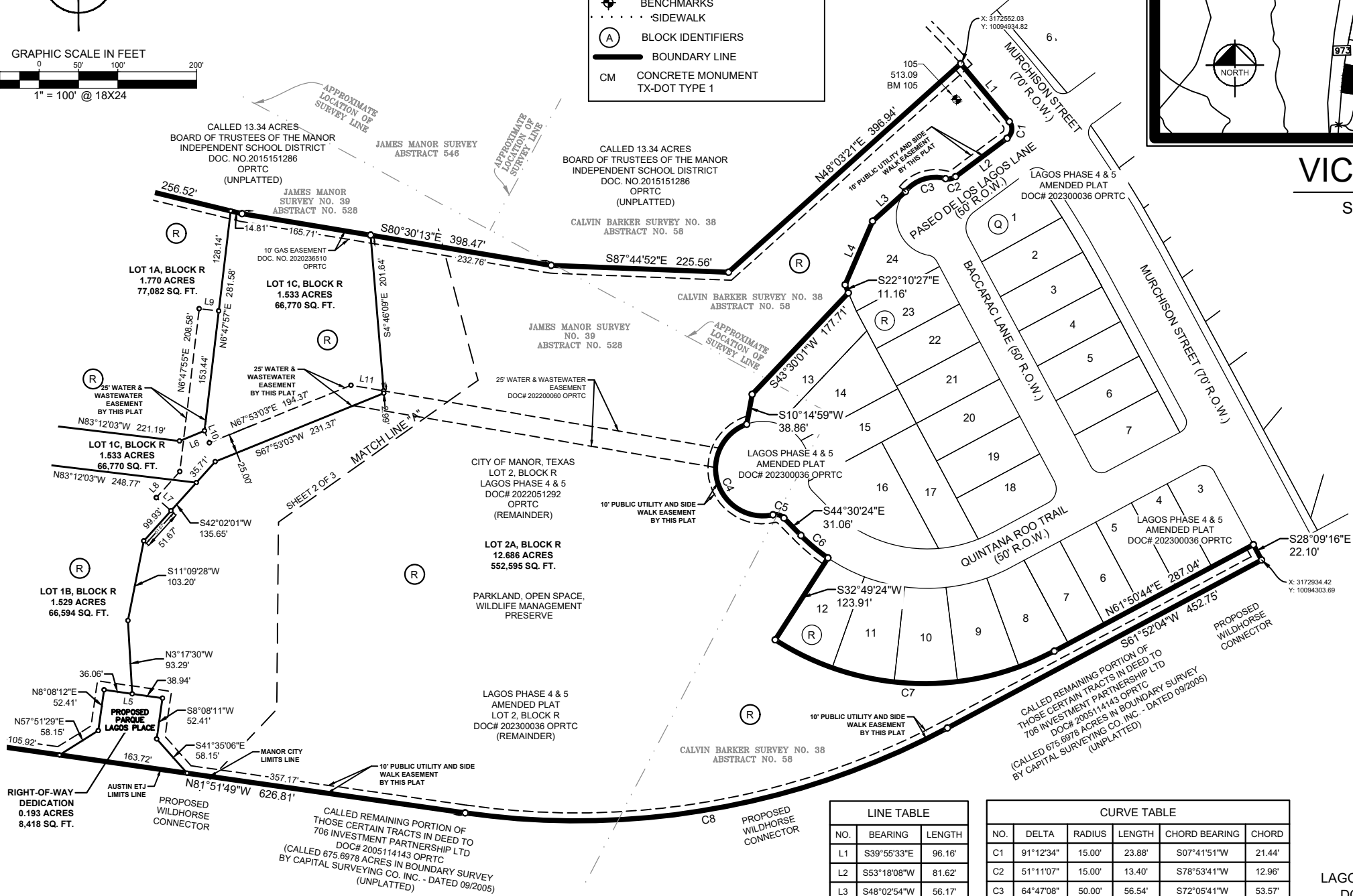
OWNER: 706 INVESTMENT PARTNERSHIP LTD, THE OWNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS RECORDED IN DOCUMENT NO. 2005114143, OPRTC.

OWNER: THE CITY OF MANOR, TEXAS A HOME RULE MUNICIPALITY, THE OWNER OF A PORTION OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 PLAT RECORDED IN DOCUMENT NO. 2022051292, OPRTC.

ACREAGE: 17.710  
 SURVEY: JAMES MANOR SURVEY, NO. 39 ABSTRACT NO. 528 AND CALVIN BARKER SURVEY NO. 39, ABSTRACT NO. 58

NO. OF BLOCKS: 1  
 NO. OF LOTS: 4  
 NO. OF SF LOTS: 763,041 SQ. FT.

DATE: SEPTEMBER 2024



- SURVEYOR'S NOTES:**
- ALL CORNERS OF THE PLATTED LOTS IN THE SUBDIVISION WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES, UNLESS OTHERWISE NOTED.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

**REPLAT CONFIGURATION**

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK R AND LOT 2, BLOCK R LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°55'33"E	96.16'
L2	S53°18'08"W	81.62'
L3	S48°02'54"W	56.17'
L4	S23°25'03"W	88.19'
L5	S81°51'49"E	75.00'
L6	S67°53'03"W	34.25'
L7	N47°57'58"W	25.00'
L8	N42°02'02"E	44.59'
L9	S83°12'03"E	25.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°12'34"	15.00'	23.88'	S07°41'51"W	21.44'
C2	51°11'07"	15.00'	13.40'	S78°53'41"W	12.96'
C3	64°47'08"	50.00'	56.54'	S72°05'41"W	53.57'
C4	172°08'30"	60.00'	180.27'	S16°12'17"E	119.72'
C5	57°46'09"	15.00'	15.12'	S73°23'28"E	14.49'
C6	11°22'32"	225.00'	44.67'	S50°11'40"E	44.60'
C7	60°58'39"	350.00'	372.49'	S87°39'56"E	355.16'
C8	36°16'07"	1000.00'	633.01'	S80°00'08"W	622.49'
C9	6°05'58"	5704.60'	607.28'	N07°20'59"E	606.99'

**OWNER/DEVELOPER:**  
 PETER A. DWYER  
 9900 US HIGHWAY 290 E.  
 MANOR, TEXAS 78653  
 PH: (512) 327-7415  
 CONTACT: PETER A. DWYER

**OWNER/DEVELOPER:**  
 CITY OF MANOR, TEXAS  
 105 E. EGGLESTON STREET  
 MANOR, TEXAS 78653  
 PH: (512) 272-5555  
 CITY SECRETARY:  
 LLUVIA T. ALMARAZ

**OWNER/DEVELOPER:**  
 706 INVESTMENT PARTNERSHIP, LTD  
 9900 US HIGHWAY 290 E  
 MANOR, TX 78653-9720  
 PH: (512) 327-7415  
 CONTACT: DANNY BURNETT

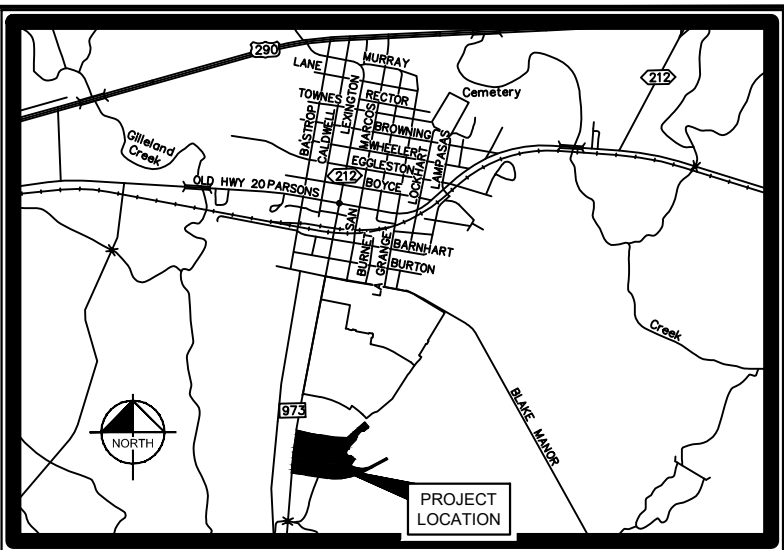
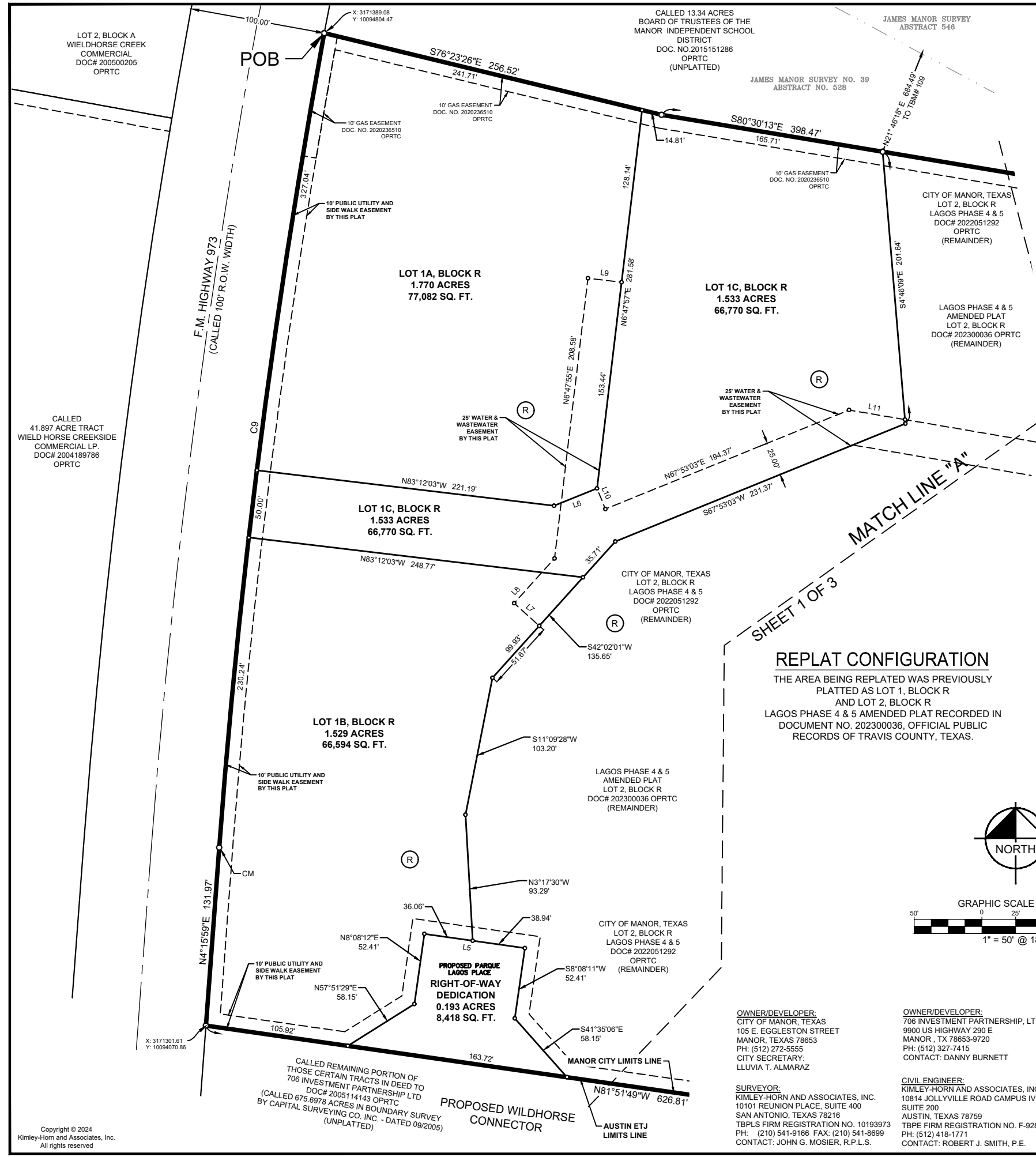
**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 200  
 SAN ANTONIO, TEXAS 78216  
 TBPLS FIRM REGISTRATION NO. 10193973  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD CAMPUS IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771  
 CONTACT: ROBERT J. SMITH, P.E.

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	11/20/2024	069291006	1 OF 3



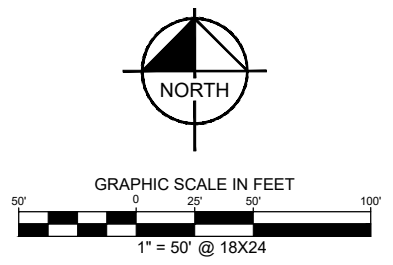
**LEGEND**

- POB POINT OF BEGINNING
- ○ USED TO SHOW GEOMETRIC BREAKS UNLESS OTHERWISE NOTED
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- DRTC DEED RECORDS TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- PUE PUBLIC UTILITY EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- ◆ BENCHMARKS
- ..... SIDEWALK
- (A) BLOCK IDENTIFIERS
- BOUNDARY LINE
- CM CONCRETE MONUMENT TX-DOT TYPE 1

- SURVEYOR'S NOTES:**
- ALL CORNERS OF THE PLATTED LOTS IN THE SUBDIVISION WILL BE MONUMENTED WITH 1/2-INCH IRON RODS WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES, UNLESS OTHERWISE NOTED.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

**REPLAT CONFIGURATION**

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK R AND LOT 2, BLOCK R LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**LAGOS LAKESIDE  
SUBDIVISION REPLAT**

**17.710 ACRES**

BEING ALL OF LOT 1, BLOCK R  
AND ALL OF LOT 2, BLOCK R  
LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN  
DOCUMENT NO. 202300036, OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY  
JAMES MANOR SURVEY, NO. 39  
ABSTRACT NO. 528 AND  
CALVIN BARKER SURVEY NO. 39  
ABSTRACT NO. 58  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MAV	JGM	11/20/2024	069291006	2 OF 3

11/20/2024 7:58 AM ZIMMERMANN, SIERRA 11/20/2024 9:07 AM LAST SAVED PLOTTED BY KIMLEY-HORN PLAT LAGOS LAKESIDE SUBDIVISION REPLAT.DWG

THE STATE OF TEXAS )  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS )

WHEREAS, PETER A. DWYER, THE OWNER OF 4.868 ACRE TRACT RECORDED IN DOCUMENT NO. 2021277033, 706 INVESTMENT PARTNERSHIP LTD, THE OWNER OF THE REMAINING PORTION OF THOSE CERTAIN TRACTS RECORDED IN DOCUMENT NO. 2005114143, AND THE CITY OF MANOR, TEXAS A HOME RULE MUNICIPALITY, THE OWNER OF A PORTION OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN DOCUMENT NO. 202300036, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, SUBDIVIDE AND REPLAT 17.710 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, AND CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAGOS LAKESIDE SUBDIVISION REPLAT" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 17.710 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
PETER A. DWYER (PRESIDENT)  
9900 U.S. HIGHWAY 290 E  
MANOR, TEXAS 78653-9720

BY: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR  
CITY OF MANOR, TEXAS A HOME RULE  
MUNICIPALITY  
105 E. EGGLESTON STREET  
MANOR, TEXAS 78653

BY: \_\_\_\_\_  
706 INVESTMENT PARTNERSHIP, LTD  
PETER A. DWYER (PRESIDENT)  
9900 U.S. HIGHWAY 290 E  
MANOR, TEXAS 78653-9720

ATTEST:  
\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF \_\_\_\_\_

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. ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
3. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY. (AS SHOWN)
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. THE OWNER OF THE SUBDIVISION, AND HIS OR HER, SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
8. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE UTILITY EASEMENT OR 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 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.
9. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
10. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
11. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
12. CROSS ACCESS AND CROSS DRAINAGE IS ALLOWED ON ALL LOTS IN THIS SUBDIVISION.
13. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN THE FOLLOWING LOT: LOT 2 BLOCK R.
14. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT AND THAT CERTAIN DEVELOPMENT AGREEMENT (LAGOS) DATED EFFECTIVE AUGUST 21, 2019, AS MAYBE AMENDED ("DEVELOPMENT AGREEMENT").

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

REGISTERED PROFESSIONAL ENGINEER No. 106319  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD CAMPUS IV,  
SUITE 200  
AUSTIN, TEXAS 78759

THE STATE OF TEXAS )  
COUNTY OF BEXAR )

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD CAMPUS IV,  
SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771  
CONTACT: ROBERT J. SMITH, P. E.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
JEFFREY STENSLAND \_\_\_\_\_ LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR \_\_\_\_\_ LLUVIA T. ALMARAZ, CITY SECRETARY

COUNTY OF TRAVIS )  
STATE OF TEXAS )  
KNOW ALL ME BY THESE PRESENTS:

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 ON THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_\_, DULY RECORDED ON THE DAY OF \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_\_ 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 \_\_\_\_\_, \_\_\_\_.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**DESCRIPTION OF A 17.710 ACRE TRACT OF LAND**

**BEING** A 17.710 ACRES (771,459 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY, ABSTRACT NO. 528, HAYS COUNTY, TEXAS; AND BEING ALL OF LOT 1, BLOCK R, AND ALL OF LOT 2, BLOCK R, LAGOS PHASE 4 & 5 AMENDED PLAT DESCRIBED IN DOCUMENT NO. 202300036 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY JAMES MANOR SURVEY, ABSTRACT NO. 528, CITY OF MANOR, TRAVIS COUNTY, TEXAS.

**LAGOS LAKESIDE  
SUBDIVISION REPLAT  
17.710 ACRES**

BEING ALL OF LOT 1, BLOCK R  
AND ALL OF LOT 2, BLOCK R  
LAGOS PHASE 4 & 5 AMENDED PLAT RECORDED IN  
DOCUMENT NO. 202300036, OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY  
JAMES MANOR SURVEY, NO. 39  
ABSTRACT NO. 528 AND  
CALVIN BARKER SURVEY NO. 39  
ABSTRACT NO. 58  
CITY OF MANOR, TRAVIS COUNTY, TEXAS



10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	11/20/2024	069291006	3 OF 3