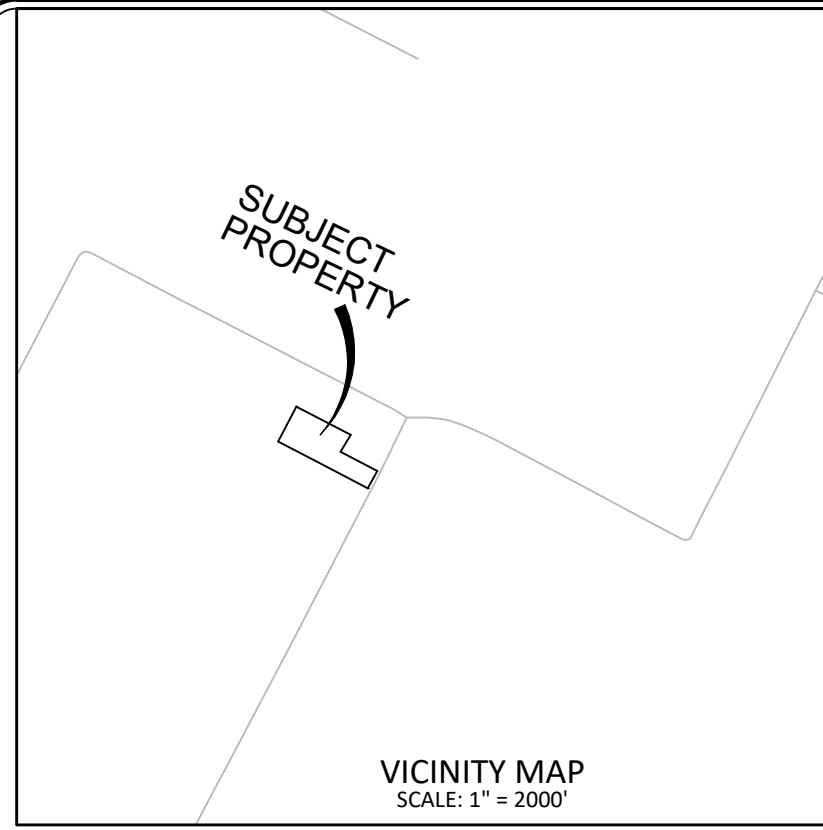
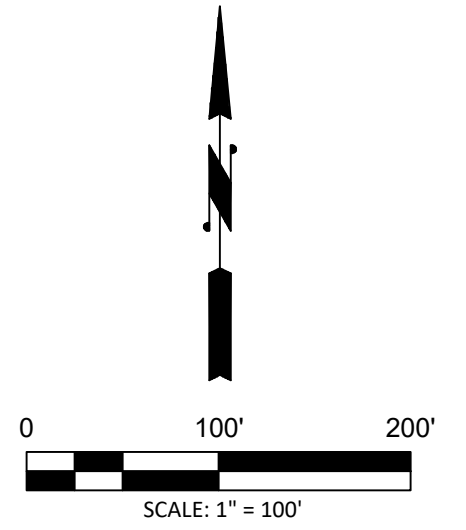


SANCHEZ ACRES FINAL PLAT

BEING A SUBDIVISION OF 7.990 ACRES ±
IN ABSTRACT 315, GREENBURY GATES SURVEY NO. 63,
TRAVIS COUNTY, TEXAS



CALLED 100.015 ACRE
DOC. NO. 2020019707
O.P.R.T.C.

CALLED 4.9932 ACRE
DOC. NO. 2022104531
O.P.R.T.C.

LOT 1
MEASURED ACREAGE
7.990 ACRES ±

CALLLED 2.00 ACRE
VOL. 8821 PG. 713
R.P.R.T.C.

LOT 1, BLOCK A
PILKINTON SUBDIVISION
DOC. NO. 200700177
O.P.R.T.C.

CALLLED 3.000 ACRE
DOC. NO. 2017061972
O.P.R.T.C.

CALLLED 8.12 ACRE
DOC. NO. 2005152120
O.P.R.T.C.

DATUM & BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 18.
DISTANCES IN US SURVEY FEET (GRID).

PROJECT NO. 22-0231

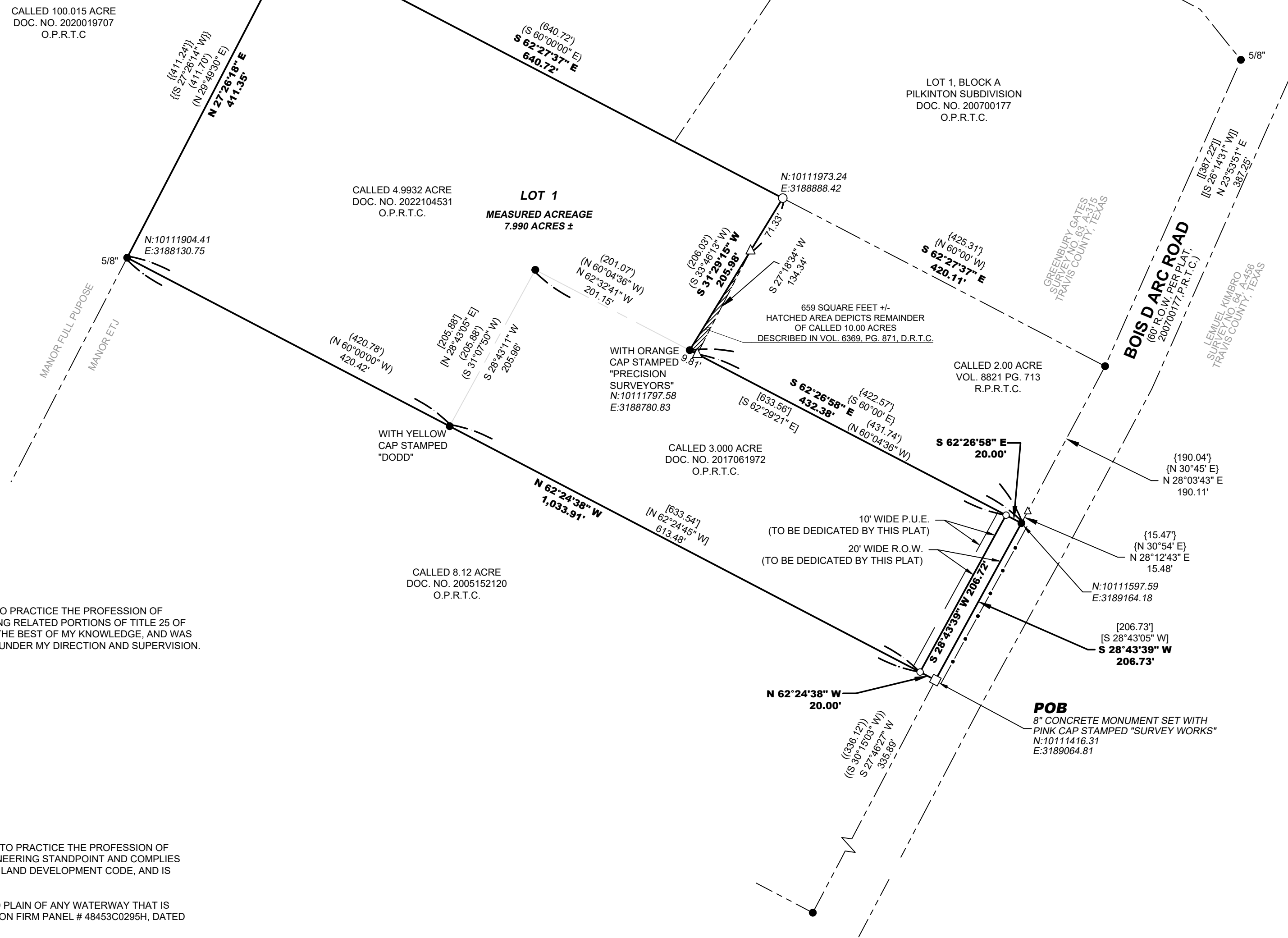
SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SUBJECT
PROPERTY

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS")
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- PROPOSED 8" CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS"
- BREAKLINE
- PROPERTY LINE
- INTERIOR LINE
- - - ADJOINER LINE
- · - · - PROPOSED SIDEWALK
- POB POINT OF BEGINNING
- ON/OFF STRUCTURE ON/OFF SUBJECT PROPERTY
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION DOC. NO. 2022104531 O.P.R.T.C.
- [] RECORD INFORMATION DOC. NO. 2017061972 O.P.R.T.C.
- { } RECORD INFORMATION VOL. 8821 PG. 713 R.P.R.T.C.
- (()) RECORD INFORMATION DOC. NO. 2005152120 O.P.R.T.C.
- [|] RECORD INFORMATION DOC. NO. 200700177 O.P.R.T.C.
- {| } RECORD INFORMATION DOC. NO. 2020019707 O.P.R.T.C.
- {| } RECORD INFORMATION DOC. NO. 2005152120 O.P.R.T.C.
- VOL. PG. VOLUME AND PAGE
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT



SURVEYOR'S CERTIFICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

I, JAD DUPLECHAIN, 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 TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

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

JAD DUPLECHAIN, R.P.L.S. NO 6906
SURVEY WORKS, LLC
1207 UPLAND DRIVE, AUSTIN, TEXAS 78741
TBPELS FIRM NO. 10194157
512-599-8067
INFO@SURVEYWORKS.COM

DATE

ENGINEER'S CERTIFICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

I, JOHN P. SULLIVAN, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.

JOHN P. SULLIVAN, P.E. NO. 144534
RADIUS CIVIL ENGINEERING LLC
1709 Madison Ave Unit B, Austin TX, 78757
TBPELS FIRM NO. F-23684
(512) 431-8510
JP@CIVILITUDE.COM

DATE

LOT SUMMARY TABLE

LOT	SQ. FT.	RESIDENTIAL
1	348,068 (7.990 AC)	RESIDENTIAL

SANCHEZ ACRES FINAL PLAT
BEING A SUBDIVISION OF 7.990 ACRES ±
IN ABSTRACT 315, GREENBURY GATES SURVEY NO. 63,
TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- THIS SUBDIVISION IS IN THE CITY OF MANOR EXTRATERRITORIAL JURISDICTION AS OF _____
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO BOIS D ARC RD NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AQUA WATER SUPPLY CORPORATION AND AN APPROVED ONSITE SEWAGE FACILITY
- WATER SHALL BE PROVIDED BY AQUA WATER SUPPLY CORPORA RATION. WASTEWATER SERVICE SHALL BE PROVIDED BY AN APPROVED ONSITE WASTEWATER SYSTEM.
- ELECTRIC SERVICE SHALL BE PROVIDED BY ONCOR.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED MEHTODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-2.4. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF MANOR FOR THE PLACEMENT, INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- EACH LOT IN THIS SUBDIVISION IS RESTRICTED ON ONE SINGLE-FAMILY RESIDENCE
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR ENGINEERING DESIGN MANUAL
- THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY THE CITY OF MANOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF MANOR AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND HIS OR HER ASSIGNS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO TRAVIS STANDARDS MAY BE JUST CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PER CH. 482-202(Q)(4) OF TRAVIS COUNTY DEVELOPMENT REGULATIONS \$ _____ HAS BEEN PAID TO TRAVIS COUNTY IN LIEU OF SIDEWALK INSTALLATION.
- TRAVIS COUNTY ESD NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR ALL FIRE CODE REVIEWS, PERMITS, AND COMPLIANCE WITHIN TCESD12'S AREA.
- PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE-FAMILY, ON ANY LOT IN THIS SUBDIVISION A FIRE CODE REVIEW-SITE CONSTRUCTION PERMIT SHALL BE OBTAINED FROM TCESD12.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- (FOR RESIDENTIAL SUBDIVISIONS ONLY) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.
- PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
- THIS SUBDIVISION IS SUBJECT TO THE TRAVIS COUNTY 2016 WATER QUALITY RULES.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM
- THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 44B, 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.
- EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM

BRANDON COUCH
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANOR ON THIS THE _____ DAY OF _____, 20____.

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: _____

CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY

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: _____

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

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

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON MERCADO, 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____, A.D., AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF, THIS THE _____ DAY OF _____, 20____, A.D.

DYANA LIMON MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

COUNTY OF TRAVIS
STATE OF TEXAS

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT RAFFIC ONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, DYANA LIMON MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____, A.D.

DYANA LIMON MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION

BEING A 7.990 ACRE TRACT, MORE OR LESS, SITUATED IN THE, GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.000 ACRE TRACT OF LAND CONVEYED TO FELI JIMINEZ, IN A GENERAL WARRANT DEED DATED APRIL 7, 2017 AS RECORDED IN DOCUMENT NO. 2017061972, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.), AND ALL OF A CALLED 4.9932 ACRE TRACT OF LAND CONVEYED TO EDUARDO SANCHEZ AND WIFE MALENY SANCHEZ, JAVIER SOLORZANO PEREZ AND WIFE, MARIA SANCHEZ, RUBEN SALDANA AND WIFE, LOURDES SANCHEZ, JOSUE SANCHEZ AND WIFE, KELLY JARAMILLO, AND FELI JIMINEZ IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 10, 2022 AS RECORDED IN DOCUMENT NO. 2022104531, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 7.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument (8-Inch diameter) set with pink cap stamped "Survey Works", at the south corner of a called 10.00 acre tract, as described in Volume 6369, Page 871, Deed Records of Travis County, Texas, at the south corner of said 3.000 acre tract, at the east corner of a called 8.12 acre tract conveyed to Felipe Vega Galvan, as recorded in Document No. 2005152120, Official Public Records of Travis County, Texas, on the west right of way (ROW) line of Bois D Arc Road (60 foot ROW), for the south corner of the herein described tract, from which an iron rod (1/2-Inch diameter) found in the west line of said ROW, at the south corner of said 8.12 acre tract bears S 27°46'27" W, a distance of 335.89 feet;

Thence, N 62°24'38" W departing the west right of way line of Bois D Arc Road, along the south lines of said 3.000 acre tract and said 4.9932 acre tract, common with the north line of said 8.12 acre tract, passing at a distance of 633.48 feet an iron rod found (1/2-Inch diameter) with yellow cap stamped "Dodd", at the west corner of said 3.000 acre tract, at the southernmost corner of said 4.9932 acre tract, and continuing for a total distance of **1,053.91 feet**, to an iron rod found (5/8-Inch diameter), at the west corner of said 10.00 acre tract, at the west corner of said 4.9932 acre tract, at the north corner of said 8.12 acre tract, at an angle point on the east line of a called 100.015 acre tract conveyed to First United Builders, L.L.C., as recorded in Document No. 2020019707, Official Public Records of Travis County, Texas, for the west corner of the herein described tract;

Thence, N 27°26'18" E along the west line of said 4.9932 acre tract, common with the west line of said 10.00 acre tract and the east line of said 100.015 acre tract, for a distance of **411.35 feet** to an iron rod found (3/8-Inch diameter), at the north corner of said 10.00 acre tract, at the north corner of said 4.9932 acre tract, at an angle point in the east line of said 100.015 acre tract, for the north corner of the herein described tract, from which an iron rod (1/2-Inch diameter) found in the south line of Johnson Road (50 foot ROW), at the northeast corner of said 100.015 acre tract bears N 27°01'37" E, a distance of 414.58 feet;

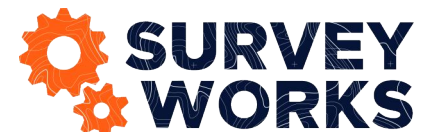
Thence, S 62°27'37" E along the north line of said 4.9932 acre tract, common to the north line of said 10.00 acre tract, for a distance of **640.72 feet** to an iron rod set (1/2-Inch diameter) with pink cap stamped "Survey Works", at the east corner of said 4.9932 acre tract, for an exterior corner of the herein described tract; from which an iron rod (1/2-Inch diameter) found in the west ROW line of Bois D Arc Road, at the east corner of a called 2.00 acre tract conveyed to Leonard Dean Prellop and wife, Kathy Prellop, as described in Volume 8821, Page 713, Real Property Records of Travis County, Texas, bears S 62°27'37" E, a distance of 420.11 feet;

Thence, S 31°29'15" W along the east line of said 4.9932 acre tract, for a distance of **205.98 feet** to an iron rod found (1/2-Inch diameter), with orange cap stamped "Precision Surveyors", at an southeasterly exterior corner of said 4.9932 acre tract, at a point on the north line of said 3.000 acre tract, for an interior corner of the herein described tract, from which an iron rod found (1/2-Inch diameter), at the north corner of said 3.000 acre tract, at an interior corner of said 4.9932 acre tract bears N 62°32'41" W, a distance of 201.15 feet;

Thence, S 62°26'58" E along the north line of said 3.000 acre tract, passing at a distance of 9.81 feet, a calculated point at the west corner of said 2.00 acre tract, continuing along the north line of said 3.000 acre tract, common to the south line of said 2.00 acre tract, for a total distance of **432.38 feet** to an iron rod found (1/2-Inch diameter), at the east corner of said 3.000 acre tract, at the south corner of said 2.00 acre tract, on the west ROW line of Bois D Arc Road, for the easternmost corner of the herein described tract;

Thence, S 28°43'39" W along the east line of said 3.000 acre tract, common to the west ROW line of Bois D Arc Road for a distance of **206.73 feet** to the **POINT OF BEGINNING**, in all containing **7.990** acres of land, more or less.

PROJECT NO. 22-0231



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
2 of 3
CASE NO. 2023-P-1586-SF

SANCHEZ ACRES FINAL PLAT

BEING A SUBDIVISION OF 7.990 ACRES ±
IN ABSTRACT 315, GREENBURY GATES SURVEY NO. 63,
TRAVIS COUNTY, TEXAS

OWNER'S DEDICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT FELI JIMINEZ BEING THE OWNER OF THAT CERTAIN 3.000 TRACT OF LAND IN ABSTRACT NO. 315, GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY GENERAL WARRANTY DEED DATED APRIL 7, 2017, AS RECORDED IN DOCUMENT NO. 2017061972 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

THAT EDUARDO SANCHEZ AND WIFE MALENY SANCHEZ, JAVIER SOLORZANO PEREZ AND WIFE, MARIA SANCHEZ, RUBEN SALDANA AND WIFE, LOURDES SANCHEZ, JOSUE SANCHEZ AND WIFE, KELLY JARAMILLO, AND FELI JIMINEZ BEING THE OWNER OF THAT CERTAIN 4.9932 TRACT OF LAND IN ABSTRACT NO. 315, GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 10, 2022, AS RECORDED IN DOCUMENT NO. 2022104531 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DOES HEREBY SUBDIVIDE 7.990 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

SANCHEZ ACRES FINAL PLAT

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

FELI JIMINEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY DID PERSONALLY APPEAR DAVID C. TANSEL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

EDUARDO SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY DID PERSONALLY APPEAR DAVID C. TANSEL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

RUBEN SALDANA AND WIFE
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY DID PERSONALLY APPEAR DAVID C. TANSEL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

LOURDES SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY DID PERSONALLY APPEAR DAVID C. TANSEL, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

MALENY SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

JAVIER SOLORZANO PEREZ AND WIFE
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

MARIA SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

RUBEN SALDANA AND WIFE
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

RUBEN SALDANA AND WIFE
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

LOURDES SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

JOSUE SANCHEZ AND WIFE
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

KELLY JARAMILLO
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

WITNESS MY HAND THIS THE _____ DAY OF _____, A.D. 20____.

LOURDES SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

BY: _____
SIGNATURE PRINT NAME TITLE

STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

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LOURDES SANCHEZ
1307 QUAILFIELD CIRCLE,
AUSTIN, TX 78758

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STATE OF TEXAS §
COUNTY OF TRAVIS §

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NOTARY PUBLIC - STATE OF _____ DATE _____

PROJECT NO. 22-0231



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FIRM #10194157
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SHEET

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