



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- - - EXISTING PROPERTY LINES
- - - EXISTING EASEMENTS
- PROPOSED SIDEWALK
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- ⊙ IRON ROD WITH "RPLS 6392" CAP FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- ⊙ SURVEY CONTROL POINT
- ⊙ BENCHMARK (OFF SURVEY MAP)
- B.S.L. BUILDING SETBACK LINE
- VOL./PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DOC. NO. 2007002485
- {.....} RECORD INFORMATION PER DOC. NO. 2012084132
- <.....> RECORD INFORMATION PER DOC. NO. 2007094817
- [.....] RECORD INFORMATION PER VOL. V, PG. 796
- [[.....]] RECORD INFORMATION PER DOC. NO. 202100145
- ((.....)) RECORD INFORMATION PER DOC. NO. 2019050988
- {{.....}} RECORD INFORMATION PER VOL. 7614, PG. 327
- [[.....]] RECORD INFORMATION PER VOL. 12540, PGS. 394-396
- [[.....]] RECORD INFORMATION PER DOC. NO. 2022041511
- <<.....>> RECORD INFORMATION PER VOL. 4379, PG. 1596

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N03°30'05"E	34.01'
L2	N07°43'12"W	136.73'
L3	S08°24'33"W	114.49'
L4	S85°51'39"E	15.29'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L3)	S12°15'00"W	115.00'
(L3)	S12°15'W	114.39'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	645.00'	148.57'	13°11'52"	N01°07'11"W	148.24'
C2	645.00'	7.74'	0°41'16"	N05°08'07"E	7.74'
C3	645.00'	140.83'	12°30'36"	N01°27'49"W	140.55'
C4	15.00'	22.57'	86°12'40"	N40°47'32"E	20.50'
C5	274.98'	69.57'	14°30'58"	S88°50'39"E	69.48'
C6	274.98'	101.50'	21°08'55"	S71°00'43"E	100.92'
C7	274.98'	40.85'	8°30'45"	N77°19'48"W	40.82'
C8	274.98'	60.65'	12°38'14"	N66°45'18"W	60.53'
C9	324.98'	58.93'	10°23'22"	S65°37'56"E	58.85'

[[]]
APPARENT ALLEY
(NO R.O.W. WIDTH FOUND)

LAS ENTRADAS SOUTH SECTION 4 MANOR
City of Manor, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 2/14/2024
Project: 01517
Scale: 1" = 100'
Reviewer: PRB
Tech: CC
Field Crew: JC/FH
Survey Date: SEP. 2021
Sheet: 1 OF 2

- [A]** JULIE LI CALLED 0.26 ACRE DOC. NO. 2019104747 O.P.R.T.C.T. METES AND BOUNDS REFERENCED VOL. 7614, PG. 327 D.R.T.C.T.
- [B]** BURNS MEMORIAL TEMPLE CHURCH OF GOD IN CHRIST CALLED 0.65 ACRES DOC. NO. 2019050988 O.P.R.T.C.T.
- [C]** JOETTA WILSON CALLED 0.13 ACRES VOL. 12540, PGS. 394-396 R.P.R.T.C.T.
- [D]** ROBERT HEIN CALLED 0.131 ACRES DOC. NO. 2022041531 O.P.R.T.C.T.
- [E]** FINISH MILLIGAN CALLED 0.26 ACRES VOL. 6819, PGS. 615 D.R.T.C.T.
- [F]** TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 CALLED 0.526 ACRES DOC. NO. 2008156491 O.P.R.T.C.T.
- [G]** GILBERT & ESSIE CRUMLEY CALLED 0.66 ACRES VOL. 4547, PG. 1115 D.R.T.C.T.
- [H]** TRAVIS COUNTY CALLED 0.577 ACRE DOC. NO. 2007094817 O.P.R.T.C.T.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077099614.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 22, 2022.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NOS. 48453C0480J, AND 48453C0485J TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LOT TABLE SUMMARY:

LOT 1, (DEVELOPMENT LOT)	- 9.8177 ACRES (427,655 SQ. FT.)
LOT 2, (DEVELOPMENT LOT)	- 1.7371 ACRES (75,669 SQ. FT.)
R.O.W. DEDICATION	- 1.6629 ACRES (72,437 SQ. FT.)
TOTAL	- 13.2177 ACRES (575,761 SQ. FT.)

BENCHMARK NOTE:
TBM #1 - SQUARE CUT ON TOP OF CONCRETE AT THE WEST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE NORTH SIDE OF OLD HIGHWAY 20 ±144' FEET NORTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY. ELEVATION = 516.75'. (NOT SHOWN ON THIS SURVEY)

TBM #2 - SQUARE CUT ON TOP OF CONCRETE EMBANKMENT AT THE EAST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE SOUTH SIDE OF OLD HIGHWAY 20 ±651' FEET SOUTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY. ELEVATION = 517.50'. (NOT SHOWN ON THIS SURVEY)

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT LAS ENTRADAS DEVELOPMENT CORPORATION, THE UNDERSIGNED OWNER(S) OF 13.2177 ACRES OF LAND OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2007002485 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ENTRADA GLEN MANOR SUBDIVISION OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, HEREBY SUBDIVIDE(S) SAID 13.2177 ACRES OF LAND TO BE KNOWN AS THE

"LAS ENTRADAS SOUTH SECTION 4 MANOR"

SUBDIVISION AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

X
BY: _____
SUSHIL MEHTA
MANOR MF, LLC
17B FIRSTFIELD ROAD SUITE 203
GAITHERSBURG MARYLAND 20878

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

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

NOTARY PUBLIC
FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THAT ALL REQUIRED DOCUMENTS ENCLOSED ARE ACCURATE AND COMPLETE AND THAT THE PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF MANOR AND OTHER FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

T. CRAIG CARNEY, PE
TEXAS REGISTRATION NO. 55714
CARNEY ENGINEERING, PLLC
TBPE FIRM NO. F-5033
5465 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE NOTES, INFORMATION, AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAKEWAY, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECT 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. FOR REVIEW PURPOSES ONLY.

JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
4WARD LAND SURVEYING
2201 WOODWARD STREET
SUITE 2201
AUSTIN, TEXAS 78744

LEGAL DESCRIPTION

BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION, AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

COMMENCING, AT AN IRON ROD WITH "CAPITAL SURVEYING" CAP FOUND IN THE EAST LINE OF A CALLED 6.45 ACRES TRACT CONVEYED TO LIONS CLUB OF MANOR, INC. IN DOCUMENT NO. 2012084132 (O.P.R.T.C.T.), BEING THE NORTHWEST CORNER OF A CALLED 0.26 ACRE TRACT CONVEYED TO JULIE LI IN DOCUMENT NO. 2019104747 (O.P.R.T.C.T.) AS DESCRIBED BY METES AND BOUNDS IN VOLUME 7614, PAGE 327 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, FROM WHICH AN IRON ROD WITH "SAM INC." CAP FOUND FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF WEST PARSONS STREET (OLD HIGHWAY 20 - RIGHT-OF-WAY VARIES), BEING IN THE WEST LINE OF SAID LI TRACT, AND BEING THE SOUTHEAST CORNER OF SAID LIONS CLUB OF MANOR TRACT BEARS, S08°54'07"W, A DISTANCE OF 107.98 FEET;

THENCE, LEAVING THE EAST LINE OF SAID LIONS CLUB OF MANOR TRACT, WITH THE COMMON LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT AND SAID LI TRACT, S85°51'39"E, A DISTANCE OF 15.29 FEET TO AN IRON ROD WITH "ABRAM DASHNER 5901" CAP FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE NORTH LINE OF SAID LI TRACT, OVER AND ACROSS SAID LAS ENTRADAS DEVELOPMENT TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) N09°34'10"E, A DISTANCE OF 182.69 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 2) N03°30'05"E, A DISTANCE OF 34.01 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 3) N05°27'58"E, A DISTANCE OF 167.73 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR AN ANGLE POINT HEREOF,
- 4) N05°28'50"E, A DISTANCE OF 112.99 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF CURVATURE HEREOF,
- 5) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 645.00 FEET, WHOSE ARC LENGTH IS 148.57 FEET AND WHOSE CHORD BEARS N01°07'11"W, A DISTANCE OF 148.24 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR A POINT OF TANGENCY HEREOF,
- 6) N07°43'12"W, A DISTANCE OF 136.73 FEET TO A 1/2-INCH IRON ROD WITH "KHA" CAP FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF LOT 1, MANOR APARTMENTS FINAL PLAT, A SUBDIVISION RECORDED IN VOLUME 202100145 (O.P.R.T.C.T.) CONVEYED TO MANOR APARTMENTS LLC IN DOCUMENT NO. 2019137031 (O.P.R.T.C.T.) AND DOCUMENT NO. 2020193110 (O.P.R.T.C.T.);

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LAS ENTRADAS DEVELOPMENT TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S81°35'15"E, A DISTANCE OF 473.21 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF,
- 2) S61°28'58"E, A DISTANCE OF 38.26 FEET TO A 60D NAIL FOUND FOR AN ANGLE POINT HEREOF,
- 3) S60°19'17"E, A DISTANCE OF 398.85 FEET TO A 60D NAIL FOUND FOR THE NORTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF AN APPARENT ALLEY (NO RIGHT-OF-WAY WIDTH WIDTH FOUND) DEDICATED IN CITY OF MANOR, A SUBDIVISION RECORDED IN VOLUME V, PAGE 796 OF THE (D.R.T.C.T.), AND BEING THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LAS ENTRADAS DEVELOPMENT TRACT, FROM WHICH AN IRON ROD WITH "CHAPARRAL" CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY, BEING THE COMMON EAST CORNER OF SAID LOT 1 AND LOT 1, RIATA FORD MANOR, A SUBDIVISION RECORDED IN DOCUMENT NO. 202100055 (O.P.R.T.C.T.) BEARS, N10°18'18"E, A DISTANCE OF 641.97 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID LOT 1, MANOR APARTMENTS FINAL PLAT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY AND THE EAST LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, S10°21'38"W, A DISTANCE OF 572.65 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF A CALLED 0.66 ACRE TRACT CONVEYED TO GILBERT AND ESSIE CRUMLEY IN VOLUME 4547, PAGE 1115 (D.R.T.C.T.);

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID APPARENT ALLEY, WITH THE SOUTH LINE OF SAID LAS ENTRADAS TRACT, IN PART WITH THE NORTH LINE OF SAID CRUMLEY TRACT, IN PART WITH THE NORTH LINE OF A CALLED 0.526 ACRE TRACT CONVEYED TO TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 IN DOCUMENT NO. 2008156491 (O.P.R.T.C.T.), N82°36'35"W, A DISTANCE OF 252.75 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE WEST LINE OF SAID TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12 TRACT, WITH THE SOUTH LINE OF SAID LAS ENTRADAS DEVELOPMENT TRACT, IN PART WITH THE NORTH LINE OF A CALLED 0.26 ACRE TRACT CONVEYED TO SAINT PETERS MASONIC LODGE NO. 37 IN VOLUME 4379, PAGE 1595-1598 (D.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.131 ACRE TRACT CONVEYED TO ROBERT HEIN IN DOCUMENT NO. 2022041531 (O.P.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.13 ACRE TRACT CONVEYED TO JOETTA WILSON IN VOLUME 12450, PAGE 394-396 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), IN PART WITH THE NORTH LINE OF A CALLED 0.65 ACRE TRACT CONVEYED TO BURNS MEMORIAL TEMPLE CHURCH OF GOD IN CHRIST IN DOCUMENT NO. 2019050988 (O.P.R.T.C.T.), AND IN PART WITH THE NORTH LINE OF SAID LI TRACT, N85°51'39"W, PASSING AT A DISTANCE OF 100.74 FEET AN IRON ROD WITH "PREMIER SURVEYING" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID SAINT PETERS MASONIC LODGE TRACT AND SAID HEIN TRACT, PASSING AT A DISTANCE OF 150.50 FEET A 3/4-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID HEIN TRACT AND SAID WILSON TRACT, PASSING AT A DISTANCE OF 200.05 FEET AN IRON ROD WITH "RPLS 6392" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID WILSON TRACT AND SAID BURNS MEMORIAL TEMPLE TRACT, PASSING AT A DISTANCE OF 449.55 FEET AN IRON ROD WITH "RPLS 6392" CAP FOUND FOR THE COMMON NORTH CORNER OF SAID BURNS MEMORIA TEMPLE TRACT AND SAID LI TRACT, IN ALL A DISTANCE OF 533.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.2177 ACRES (575,761 SQUARE FEET) OF LAND, MORE OR LESS.

PLAT NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
- 2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER DEPARTMENT FOR REVIEW.
- 3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL A CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
- 4. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
- 5. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF MANOR FOR REVIEW.
- 7. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
- 8. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 9. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
- 10. WASTEWATER SERVICE FOR THE SITE IS TO BE PROVIDED BY THE CITY OF MANOR.
- 11. NO OBJECTS INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
- 12. WATER TO BE PROVIDED BY CITY OF MANOR

NOTES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.

RECOMMENDATION FOR APPROVAL BY THE ZONING AND PLANNING COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____

APPROVED: _____ ATTEST: _____
FELIX PAIZ, CHAIRPERSON LIUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____

APPROVED: _____ ATTEST: _____
DE. CHRISTOPHER HARVEY, MAYOR. LIUVIA ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

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., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

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

BY: DEPUTY, COUNTY CLERK

LAS ENTRADAS
SOUTH SECTION 4
MANOR
City of Manor,
Travis County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date: 2/14/2024
	Project: 01517
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