

CLIENT
Manor Grocery

PROJECT
Manor Grocery

PROJECT NO.

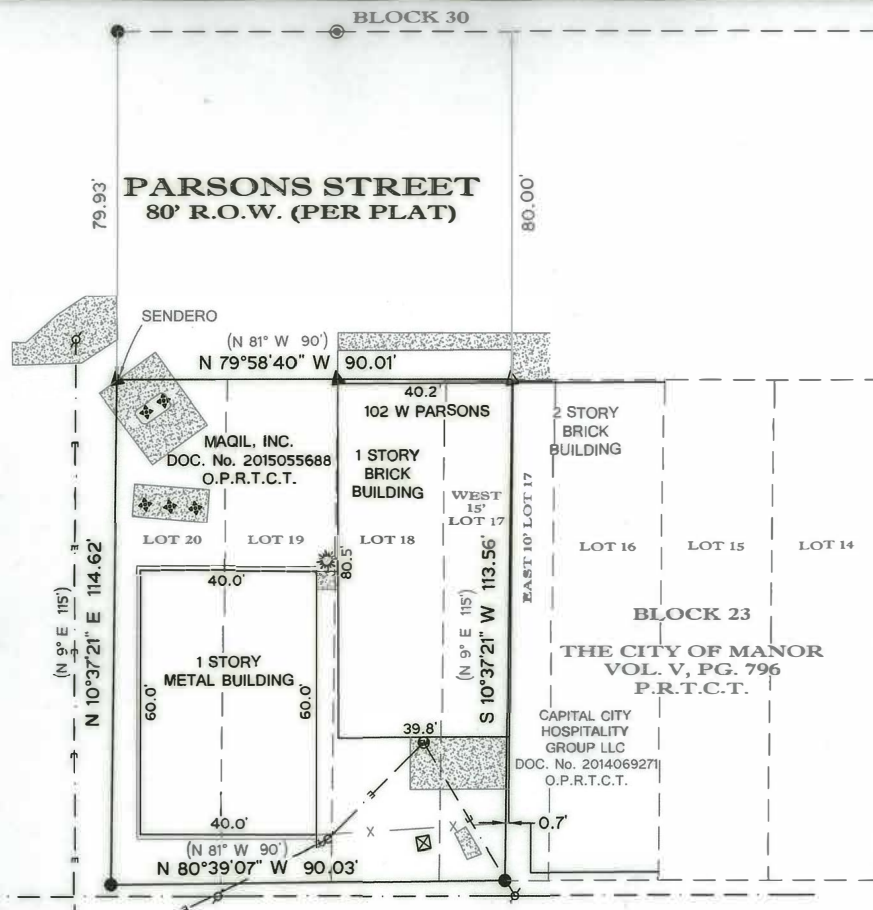
ISSUE
09/02/2025

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DESCRIPTION
Sheet Description



LEXINGTON STREET
80' R.O.W. (PER PLAT)



NOTES:

1. Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown.
2. No subsurface utility investigation was performed by Geomatics Surveying and Mapping for the benefit of this survey.
3. Bearings and directional control based on the Texas State Plane Coordinate System, Central Zone (4203) NAD83.
4. This survey was performed without the benefit of a Title Commitment, therefore, easements, restrictions, agreements and other matters that may affect the property may exist that are not shown hereon.

LEGAL DESCRIPTION:

Being the West 15 feet of Lot 17, and all of Lots 18, 19, and 20, Block 23, THE CITY OF MANOR, Travis County, Texas, according to plat of record in Volume V, Page 796, Plat Records of Travis County, Texas.

FLOOD NOTE: By graphic plotting only, this property is in "ZONE X" as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C0485J, effective date, August 18, 2014.



Manor Grocery:
 Removing Metal building in front of property.
 Demolish Current gas pump and canopy
 2- New Pumps
 50'x20' New Canopy for gas pumps
 8 Parking spaces plus 4 spaces at the pumps.
 Adding Entrance S Lexington St.



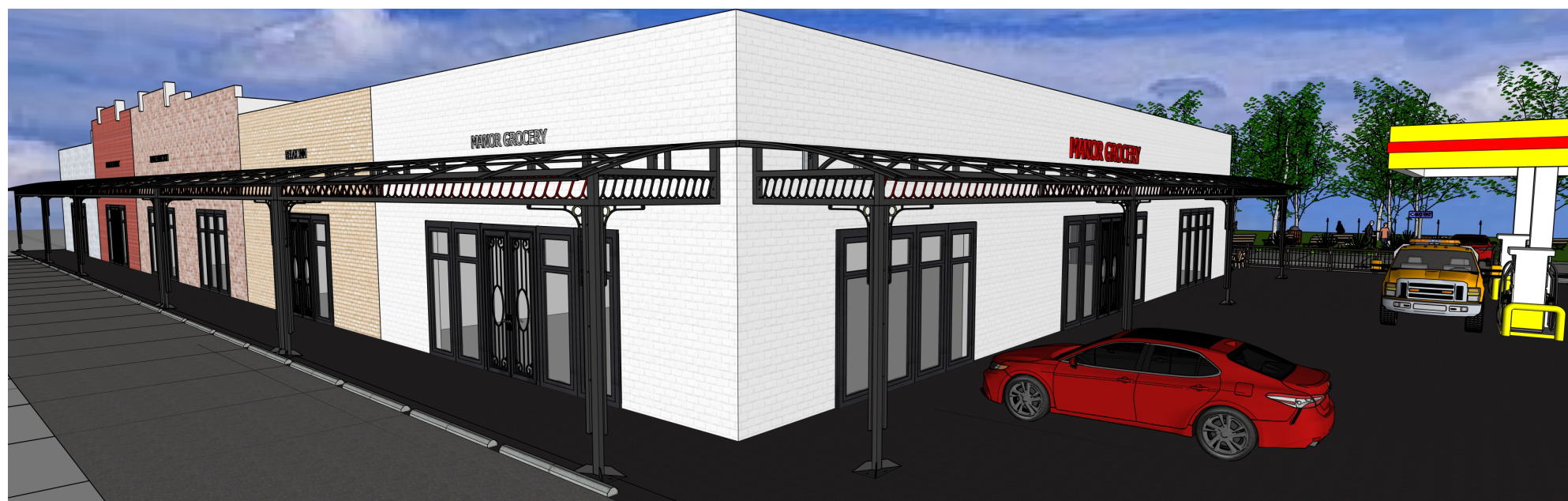
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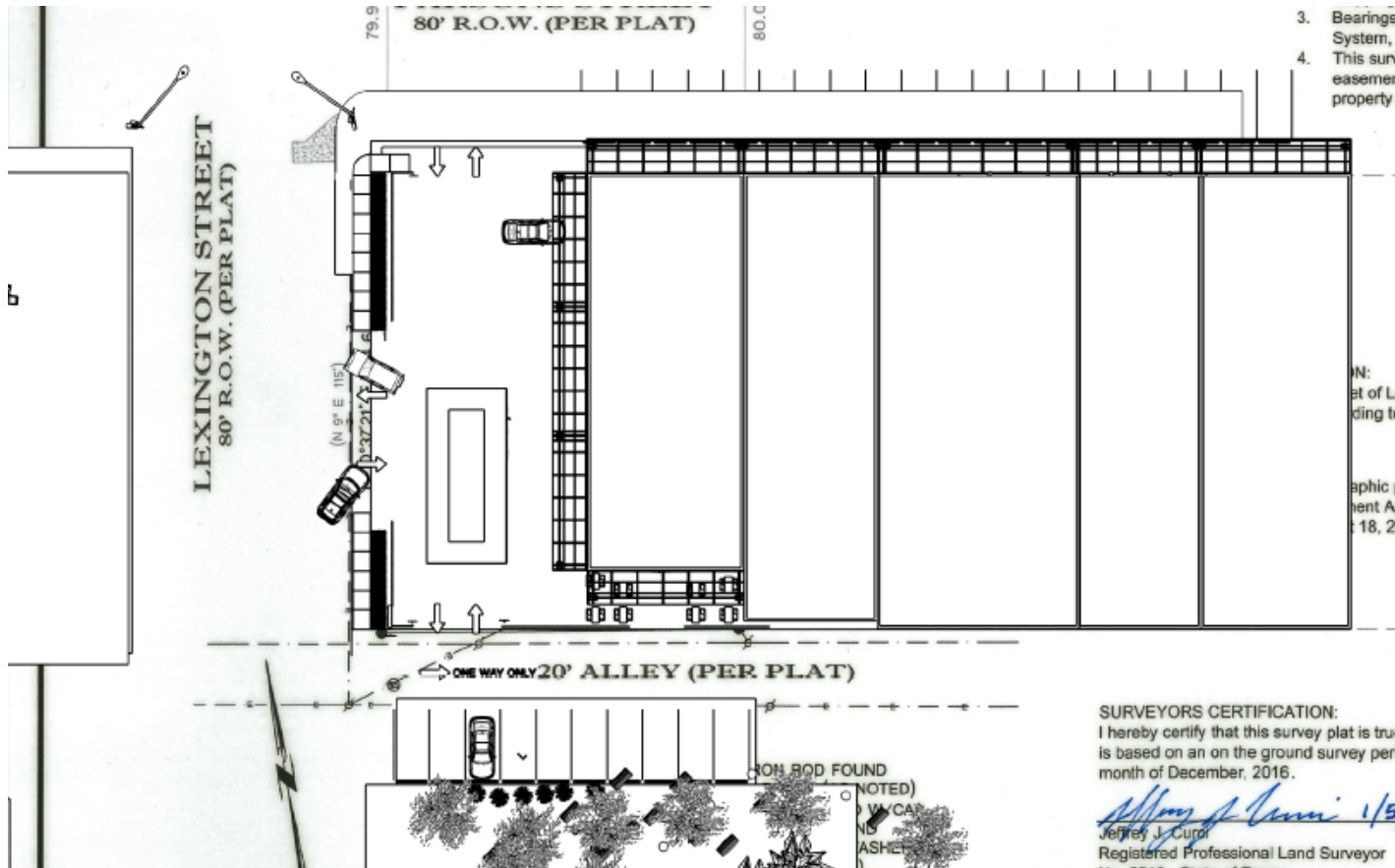
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