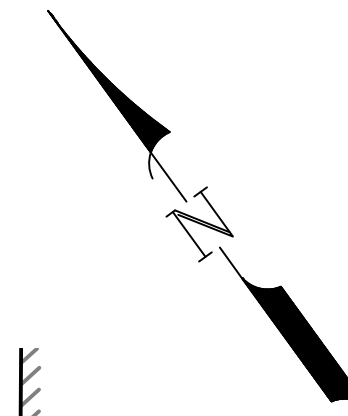


**FINAL PLAT
OVERALL SHEET
MANOR SENIOR HIGH SCHOOL
14832 N. FM 973, MANOR, TX 78653
TRAVIS COUNTY, TEXAS**

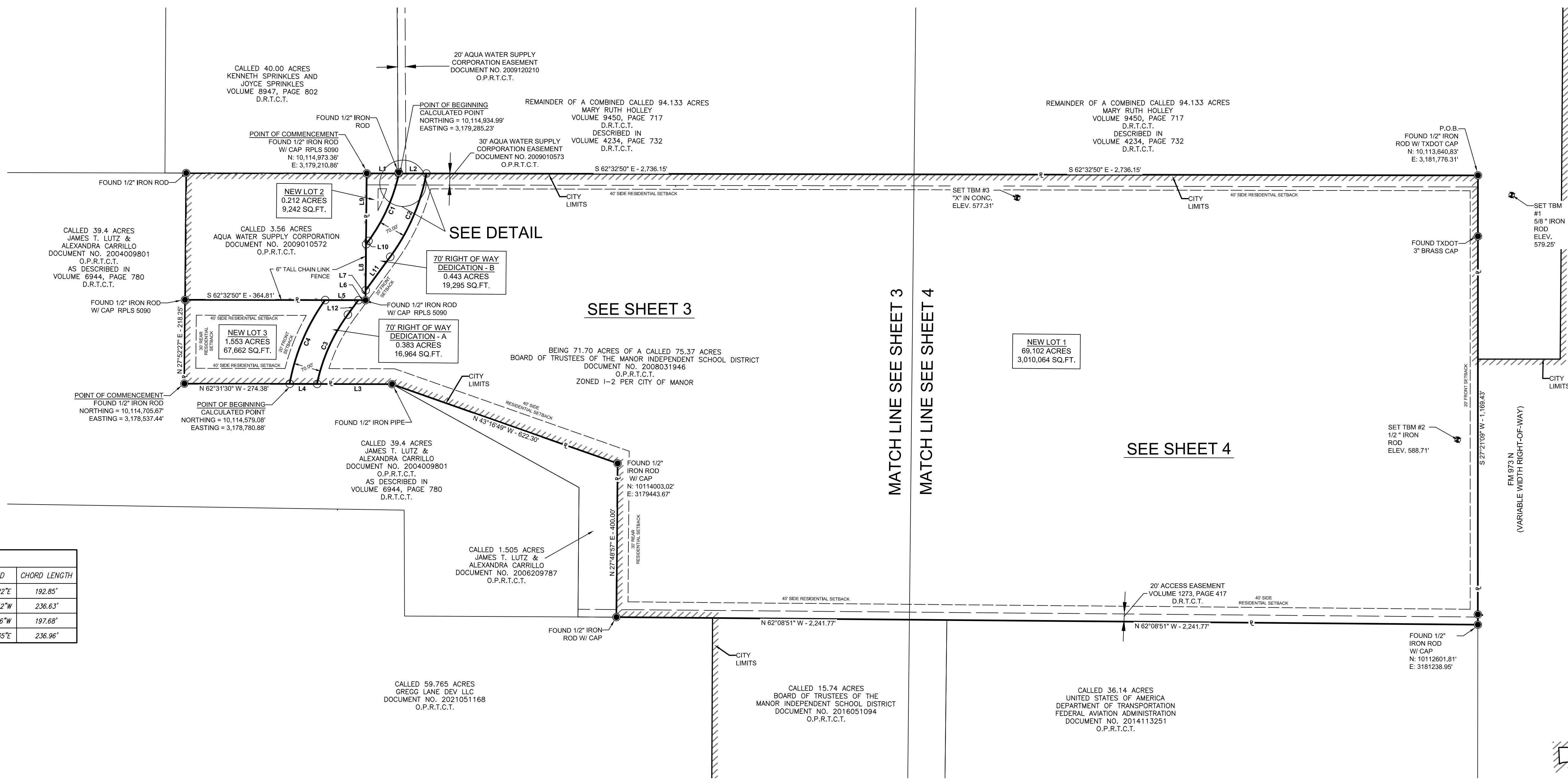


VICINITY MAP
(1" = 2,000')



LINE	BEARING	DISTANCE
L1	S 62°32'50" E	83.81'
L2	S 62°32'50" E	71.40'
L3	N 62°31'30" W	195.18'
L4	N 62°31'30" W	71.26'
L5	S 62°32'50" E	86.65'
L6	S 62°32'50" E	18.53'
L7	N 27°52'33" E	25.64'
L8	N 27°52'33" E	119.91'
L9	N 27°52'33" E	184.46'
L10	N 63°35'30" E	10.53'
L11	S 63°35'27" W	107.89'
L12	S 63°35'27" W	46.56'

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	194.26'	465.00'	023°56'11"	N51°37'22"E	192.85'
C2	238.60'	535.00'	025°33'10"	S50°48'52"W	236.63'
C3	199.20'	465.00'	024°32'42"	S51°19'06"W	197.68'
C4	238.94'	535.00'	025°35'20"	N50°18'35"E	236.96'



GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. SURVEYOR DID NOT ABSTRACT THE PROPERTY.
3. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
4. BEARING BASIS IS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, US FEET.
5. BOUNDARY SURVEY ONLY. NO IMPROVEMENTS WERE LOCATED PER CLIENT.
6. BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
7. BUILDING SETBACKS LINES SHOWN PER MANOR, TEXAS CODE OF ORDINANCES SEC. 14.02.020. SETBACKS SHOWN HEREON ARE BASED ON INTERPRETATION OF SURVEYOR. PRIOR TO DEVELOPMENT, SETBACKS MUST BE CONFIRMED BY CITY OF MANOR.

SET BENCHMARKS:

1. N. 10113554.8000 E. 3181831.1940 ELEV. 579.252
DESCRIPTION: 5/8" IRON ROD LOCATED 51 FEET SOUTH OF NORTHEAST PROPERTY CORNER AND 87 FEET EAST OF EAST PROPERTY LINE
2. N. 10113053.9132 E. 3181413.8885 ELEV. 588.717
DESCRIPTION: 1/2" IRON ROD 16.5 FEET NORTH OF CENTERLINE OF SOUTH ACCESS ROAD FOR THE SCHOOL AND 52.6 FEET WEST OF THE EAST PROPERTY LINE.
3. N. 10114139.7000 E. 3180685.1530 ELEV. 577.305
DESCRIPTION: "X" IN CONCRETE ON INLET BOX 60 FEET SOUTH OF NORTH PROPERTY LINE AND 1199 FEET WEST OF EAST PROPERTY LINE

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS' STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF ENCOMPASS SERVICES, LLC AND WERE BASED ON THE TEXAS STATE PLANE CENTRAL ZONE COORDINATES. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF WILLIAM J. CASH, R.P.L.S. # 3808.

PRELIMINARY -- FOR REVIEW ONLY
WILLIAM J. CASH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3808

LEGEND:

- P.O.B. POINT OF BEGINNING
- TBM = TEMPORARY BENCHMARK
- FOUND PROPERTY CORNER AS DESCRIBED
- REBAR SET
- PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- 6" CHAIN LINK FENCE
- ADJOINER LINE
- CITY LIMITS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS

FINAL PLAT

BEING OUT OF A CALLED 75.37 ACRE TRACT DESCRIBED IN DEED UNTO BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT DOCUMENT NO. 2008031946 O.P.R.T.C.T., BEING SITUATED IN TRAVIS COUNTY, TEXAS

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/01/21	ADD PROPOSED ROW PER ARCHITECT
2	12/17/21	CHANGE TO FINAL PLAT PER ARCHITECT
3	10/06/22	REVISED PER CITY COMMENTS
4	06/22/23	REVISED ROW PER ARCHITECT

14800 ST. MARY'S LANE, SUITE 230
 HOUSTON, TEXAS 77079
 832-781-4800
 WWW.ENCOMPASSSERVICES.COM

HORIZONTAL SCALE IN FEET
 150 0 150 300
 DRAWN BY: SWW DATE: 07/28/21 PROJECT NO: 63131
 CHECKED BY: TML DATE: 07/28/21 SCALE: 1" = 150'
 FIELD WORK COMPLETED SHEET 2 OF 4