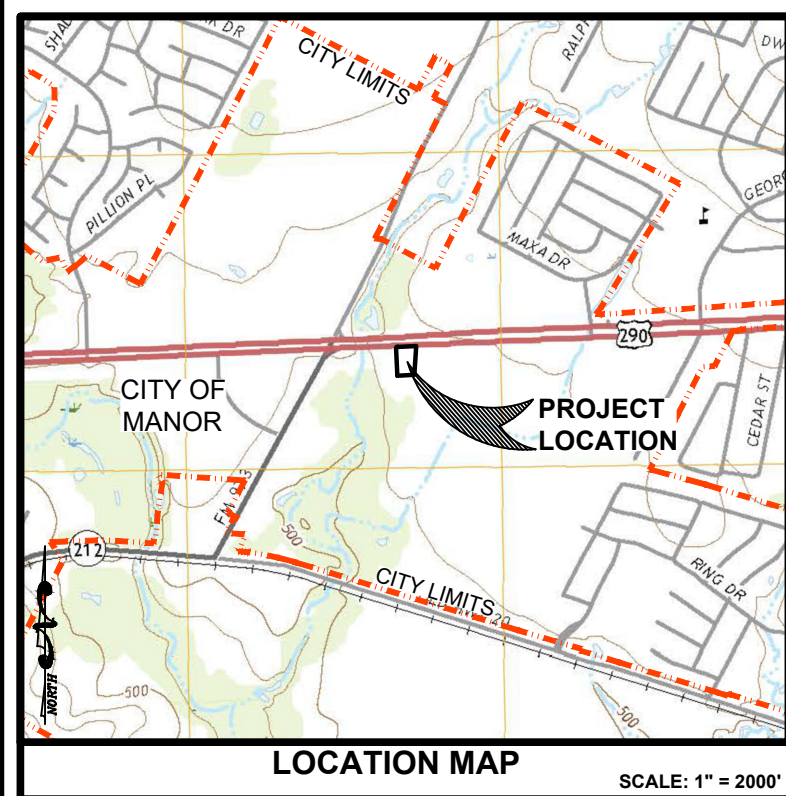


NO.	DATE	COMMENTS



- LEGEND**
- FIR = FOUND 1/2" IRON ROD
  - ROW = RIGHT-OF-WAY
  - DPR = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - OPR = OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
  - CB = COUNTY BLOCK
  - VOL. = VOLUME
  - PG. = PAGE
  - C = CENTER LINE
  - BLDG. = BUILDING
  - ELEC. = ELECTRIC
  - TEL = TELEPHONE
  - CATV = CABLE TELEVISION
  - SAN. SWR = SANITARY SEWER
  - = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
  - 100--- = EX. MAJOR CONTOURS
  - - -100- - - = EX. MINOR CONTOURS
  - = EXISTING PROPERTY LINE
  - - - = EXISTING EASEMENT
  - = PROPERTY LINE
  - - - = PROPOSED EASEMENT
  - ① = EXISTING EASEMENT
  - ◇ = PROPOSED EASEMENT

- EASEMENTS**
- ① = REMAINDER OF A CALLED 3.62 ACRES GREENVIEW DEVELOPMENT 973, L.P. (DOC. NO. 2006207224, O.P.R.)
  - ② = JOINT USE ACCESS EASEMENT (DOCUMENT NO. 2018176063, O.P.R.)
  - ③ = 10' ELECTRIC EASEMENT
  - ④ = 20' WATER EASEMENT
  - ⑤ = 30' CITY OF MANOR PUBLIC UTILITY EASEMENT
  - ◇ A = 25' FRONT SETBACK
  - ◇ B = 7' SIDE SETBACK
  - ◇ C = 15' REAR SETBACK
  - ◇ D = 15' STREET SIDE SETBACK

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	23.60'	90°08'41"	N42° 19' 04"E	21.24'

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

DAMIAN M. ESQUIVEL  
LICENSED PROFESSIONAL ENGINEER NO. 98362  
LIQUE GROUP, LLC  
816 CAMARON Ste. 110  
SAN ANTONIO, TX. 78212  
PHONE: 210-549-4207

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

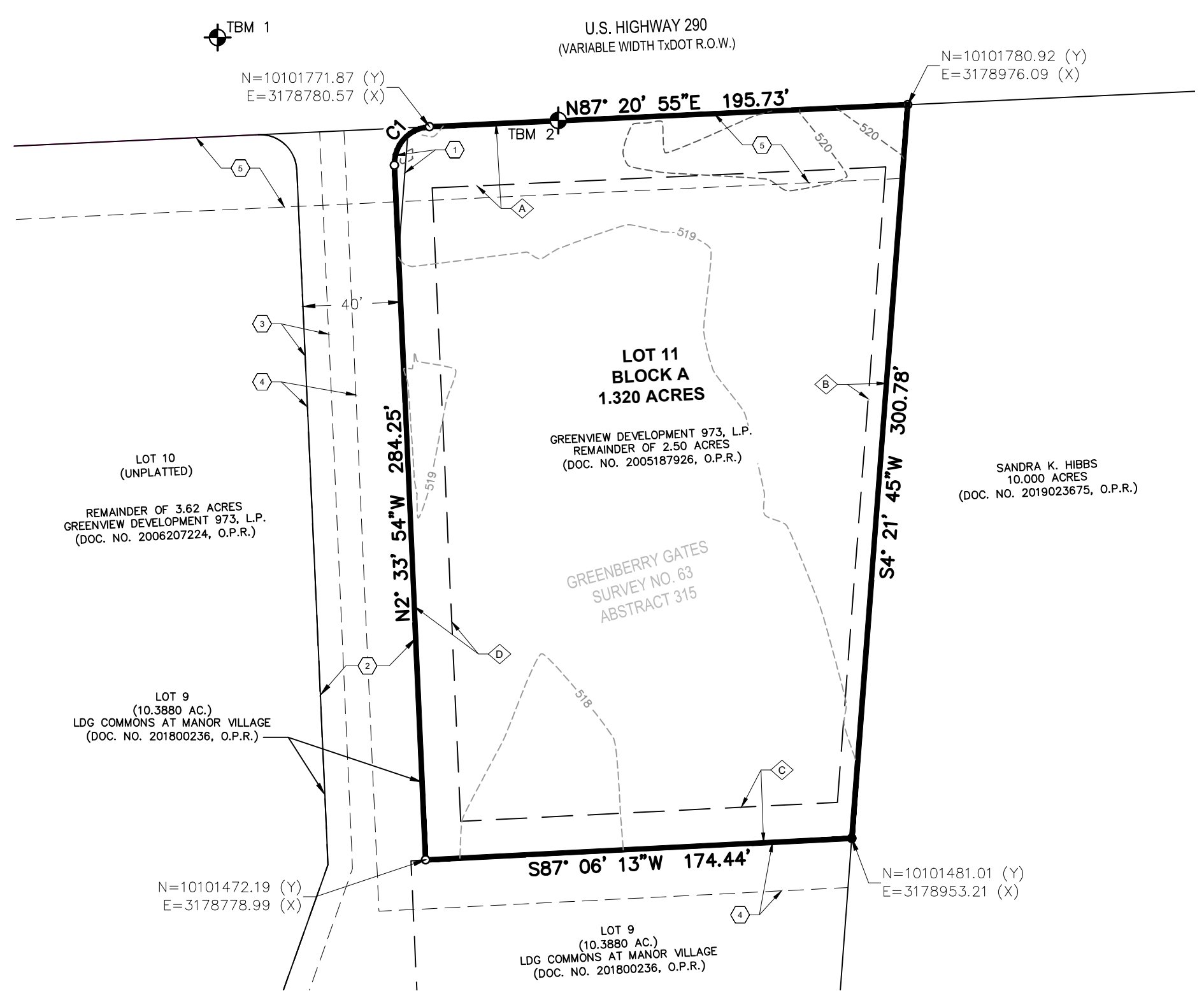
KYLE PRESSLER, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
MATKIN HOOVER  
BOERNE, TEXAS 78213  
PHONE: 830-249-0600

**FLOODPLAIN VERIFICATION NOTE:**  
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0345F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

**NOTES:**  
\* WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.  
\* ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.  
\* NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.  
\* PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.  
\* PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.  
\* THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.  
\* ALL BUILDING SETBACKS LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR'S CURRENT ZONING ORDINANCE.

**ZONING NOTE:**  
THIS PROPERTY IS LOCATED WITHIN A PLANNED UNIT DEVELOPMENT

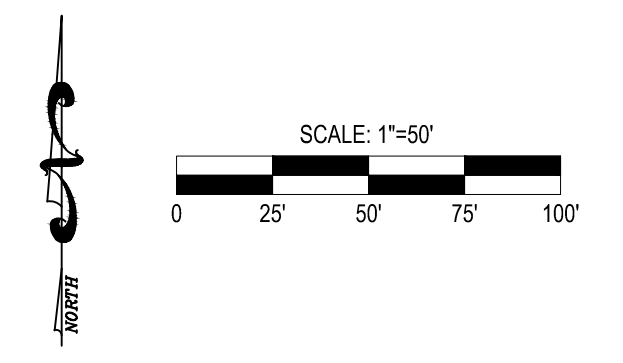
**BENCHMARK NOTE:**  
TBM #1- BEING A COTTON GIN SPINDLE SET ON EDGE OF ASPHALT ON THE SOUTH SIDE OF U.S. HIGHWAY 290, ±86' NORTHWEST OF THE NORTHEAST CORNER OF CALLED 3.62 ACRE TRACT ELEVATION = 518.35'  
TBM #2- BEING A COTTON GIN SPINDLE SET IN A POWERPOLE ON THE SOUTH SIDE OF U.S. HIGHWAY 290, ±62' EAST OF THE NORTHEAST CORNER OF CALLED 3.62 TRACT. ELEVATION = 521.11'



**PLAT ESTABLISHING  
MANOR COMMONS EAST  
RAPID EXPRESS CARWASH**

A 1.320 ACRE TRACT OF LAND, LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT 315, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 2.50 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2005187926, AND A PORTION OF A CALLED 3.62 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2006207224, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

DATE: 1/31/22



**LIQUE**  
ENGINEERS & SURVEYING

TBPELS # - 20405 &  
# - 10194727  
816 Camaron Ste. 110  
San Antonio, TX. 78212  
Phone: 210-549-4207

OWNER/DEVELOPER:  
ROP RETAIL 3, LLC  
100 NE LOOP, SUITE 775  
SAN ANTONIO, TX. 78216

CITY OF MANOR ACKNOWLEDGEMENTS  
THIS FINAL PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE THE PLANNING AND ZONING COMMISSION OF CITY OF MANOR, TEXAS, AND IS HEREBY

RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST:  
JULIE LEONARD, CHAIRPERSON LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 A.D.

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

STATE OF TEXAS  
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 \_\_\_\_\_ 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., DULY RECORDED ON THE DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. 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 \_\_\_\_\_ 20\_\_\_\_ A.D.

DANA DEBEAUVOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

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