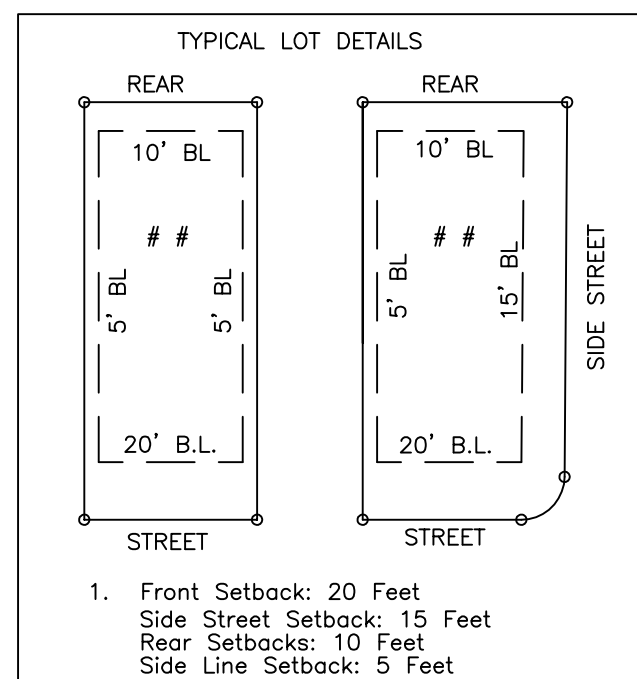
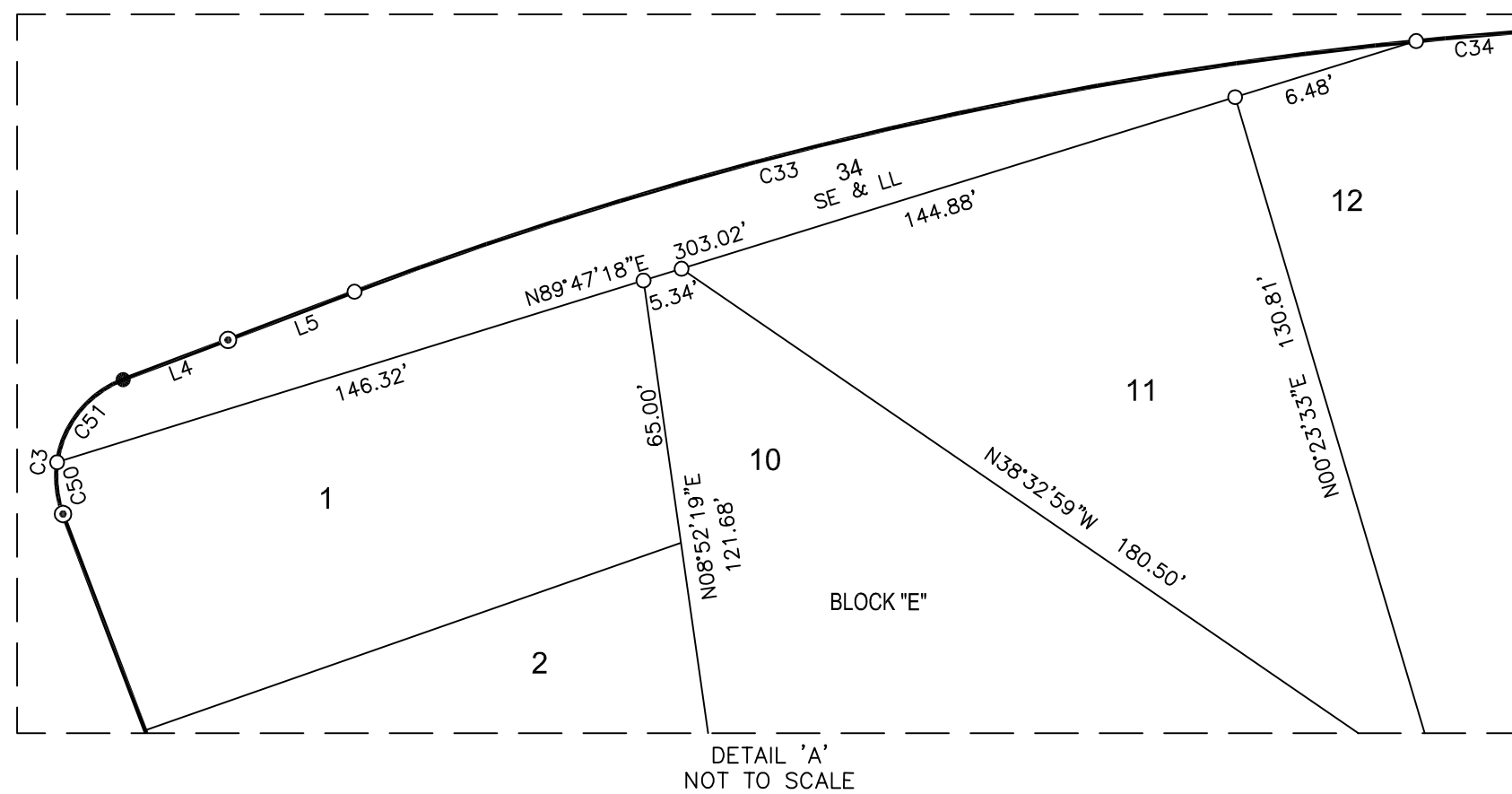
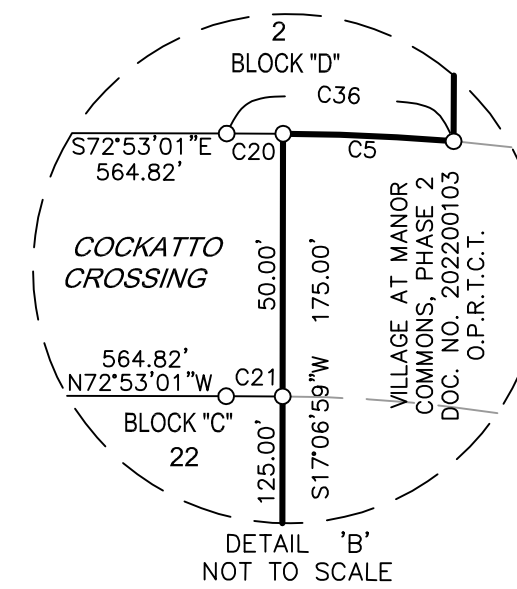




PROPERTY NO.	PARCEL ID	CURRENT OWNER	LEGAL DESCRIPTION	CURRENT DEED
P1	236828	GREENVIEW DEVELOPMENT GREENBURY LP	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 60.4759 (1-D-1)	DOC. NO. 2005237215
P2	924197	PACESETTER HOMES LLC	LOT 2 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P3	924196	PACESETTER HOMES LLC	LOT 1 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P4	924195	PACESETTER HOMES LLC	LOT 41 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P5	924194	DAVID PATE	LOT 40 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021035821
P6	924193	JOSE NOEL AVILA	LOT 39 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021058368
P7	924192	ZOILA ADAME BARRON	LOT 38 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021121170
P8	924191	PACESETTER HOMES LLC	LOT 37 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P9	924190	PACESETTER HOMES LLC	LOT 36 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P10	924189	PACESETTER HOMES LLC	LOT 35 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P11	924188	AMBER L MOORE & ANTONIO VER RICARDO	LOT 34 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020209427
P12	924187	RAYMOND STRICKLAND	LOT 33 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P13	924186	KARMELO MCLENNAN	LOT 32 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020226111
P14	924185	ANAHI PALOMARES GOMEZ & MANUEL JOSE	LOT 31 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021003200
P15	924184	CHEREMMA LAANN LEE	LOT 30 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021011703
P16	924183	FELISHA MICHELLE HILL & RICKY A HILL	LOT 29 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020159728
P17	924182	SETH A SOUZA	LOT 28 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020055873
P18	924181	DAVID DUC PHAM	LOT 27 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020066171
P19	924180	WINSTON TREVOR HARRIS & YANNIKA MARRS	LOT 26 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020064004
P20	924179	GERARDO JIMENEZ RANGEL	LOT 25 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020020256
P21	924178	STEPHANIE V MONTOYA & ANDREW C MONTOYA	LOT 24 BLK C VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020052708
P22	924176	DANIEL ELIZONDO & KEREN REBEKA ELIZONDO	LOT 7 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020101780
P23	924175	MIGUEL ANGEL RODRIQUEZ	LOT 6 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020183038
P24	924174	XIAOHONG WANG IRLE	LOT 5 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021010637
P25	924173	JANET G BARTON	LOT 4 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020140069
P26	924172	JUAN JOSE MEDINA GOMEZ	LOT 3 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020079243
P27	924171	STEPHANIE JEAN-PIERRE	LOT 2 BLK F VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020185519
P28	924215	FERNANDEZ DIOSDADO SHOMBERT	LOT 23 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020071437
P29	924214	TIFFANY ANDREANA HODGE	LOT 22 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020033794
P30	924213	LORRETTA A NETTLES	LOT 21 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020052674
P31	924212	AMIN QAZI	LOT 20 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020033201
P32	924211	IRVING T CANCHE GONZALEZ	LOT 19 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020205692
P33	924210	SPENCER MICHAEL MOORE	LOT 18 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021070002
P34	924209	PACESETTER HOMES LLC	LOT 17 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P35	924208	MARY ELIZABETH LEGG	LOT 16 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020158218
P36	924207	PACESETTER HOMES LLC	LOT 15 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P37	924206	SUSAN ZADEMACK	LOT 14 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2020158309
P38	924205	PACESETTER HOMES LLC	LOT 13 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P39	924204	PACESETTER HOMES LLC	LOT 12 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P40	924203	PACESETTER HOMES LLC	LOT 11 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P41	924202	PACESETTER HOMES LLC	LOT 10 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P42	924201	PACESETTER HOMES LLC	LOT 9 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P43	924200	ANDREW THOMAS FERRI	LOT 8 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021121164
P44	924199	NIRAV PATEL	LOT 7 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021041123
P45	924198	PACESETTER HOMES LLC	LOT 6 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P46	924238	PACESETTER HOMES LLC	LOT 5 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P47	924237	PACESETTER HOMES LLC	LOT 4 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P48	924236	PACESETTER HOMES LLC	LOT 3 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P49	924235	PACESETTER HOMES LLC	LOT 41 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P50	924232	MDAHADUZZAMAN MUNNA & SEGUFTA HAQUE	LOT 40 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2021096117
P51	924231	PACESETTER HOMES LLC	LOT 39 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P52	924230	PACESETTER HOMES LLC	LOT 38 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P53	924229	PACESETTER HOMES LLC	LOT 37 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P54	924228	PACESETTER HOMES LLC	LOT 36 BLK B VILLAGE AT MANOR COMMONS PHS 1 AMD LOTS 1-25 BLK A	DOC. NO. 2018081470
P55	922781	CITY OF MANOR	LOT 8 BLK B MANOR COMMONS SE COMMERCIAL PHS 1 (PARKLAND)	DOC. NO. 2019060333
P56	922824	GREENVIEW DEVELOPMENT GREENBURY L P	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 4.3687	DOC. NO. 2005237215
P57	236828	GREENVIEW DEVELOPMENT GREENBURY LP	ABS 315 SUR 63 GATES G ABS 58 SUR 38 BARKER C ACR 60.4759 (1-D-1)	DOC. NO. 2005237215

LINE	BEARING	DISTANCE
L1	S26°24'09"W	25.01'
L2	N24°51'02"E	39.52'
L3	N03°47'55"W	53.00'
L4	N86°11'44"E	28.50'
L5	N86°13'10"E	34.97'
L6	N73°58'53"W	16.04'
L7	N73°58'53"W	25.68'
L8	N61°32'24"W	3.00'
L9	S61°32'24"E	3.00'
L10	S84°00'51"W	3.92'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.88'	268.00'	3°36'34"	N26°39'19"E	16.88'
C2	186.92'	332.00'	32°15'31"	N12°19'51"E	184.46'
C3	23.56'	15.00'	90°00'00"	N41°11'44"E	21.21'
C4	334.81'	968.00'	19°49'02"	S83°53'24"E	333.14'
C5	26.67'	325.00'	4°42'10"	N70°27'07"W	26.67'
C6	138.36'	1025.00'	7°44'03"	N69°01'00"W	138.26'
C7	20.47'	325.00'	3°36'34"	N63°20'41"W	20.47'
C8	23.56'	15.00'	90°00'00"	S73°27'36"W	21.21'
C9	23.56'	15.00'	90°00'00"	S16°32'24"E	21.21'
C10	17.32'	275.00'	3°36'34"	S63°20'41"E	17.32'
C11	23.56'	15.00'	90°00'00"	N69°51'02"E	21.21'
C12	21.03'	25.00'	48°11'23"	N00°45'20"E	20.41'
C13	136.91'	50.00'	156°53'17"	N55°06'17"E	97.97'
C14	19.44'	25.00'	44°32'47"	S68°43'26"E	18.95'
C15	96.52'	325.00'	17°00'56"	S82°29'21"E	96.16'
C16	105.61'	275.00'	22°00'16"	N84°59'01"W	104.97'
C17	15.49'	15.00'	59°09'50"	S54°25'57"W	14.81'
C18	24.19'	15.00'	92°24'36"	S21°21'16"E	21.65'
C19	90.60'	975.00'	5°19'27"	S70°13'18"E	90.57'
C20	0.46'	325.00'	0°04'50"	S72°50'36"E	0.46'
C21	0.46'	275.00'	0°05'42"	N72°50'10"W	0.46'
C22	40.10'	1025.00'	2°14'29"	S71°45'47"E	40.09'
C23	50.00'	1025.00'	2°47'43"	S69°14'41"E	50.00'
C24	48.26'	1025.00'	2°41'52"	S68°29'54"E	48.26'
C25	10.48'	268.00'	2°14'28"	N25°58'16"E	10.48'
C26	6.40'	268.00'	1°22'07"	N27°46'33"E	6.40'
C27	36.66'	332.00'	6°19'37"	N25°17'48"E	36.64'
C28	47.16'	332.00'	8°08'19"	N18°03'50"E	47.12'
C29	47.16'	332.00'	8°08'19"	N09°55'31"E	47.12'
C30	47.16'	332.00'	8°08'19"	N01°47'12"E	47.12'
C31	8.78'	332.00'	1°30'57"	N03°02'26"W	8.78'
C33	227.92'	968.00'	13°29'26"	S87°03'12"E	227.39'
C34	44.28'	968.00'	2°37'16"	S78°59'51"E	44.28'
C35	62.61'	968.00'	3°42'20"	S75°50'03"E	62.59'
C36	27.13'	325.00'	4°46'59"	N70°29'32"W	27.12'
C37	21.48'	975.00'	1°15'44"	N72°15'09"W	21.48'
C38	69.12'	975.00'	4°03'43"	N69°35'26"W	69.11'
C39	81.39'	275.00'	16°57'24"	S87°30'26"E	81.09'
C40	24.23'	275.00'	5°02'51"	S76°30'19"E	24.22'
C41	4.86'	325.00'	0°51'27"	N74°24'37"W	4.86'
C42	46.39'	325.00'	8°10'44"	N78°55'42"W	46.35'
C43	45.26'	325.00'	7°58'45"	N87°00'27"W	45.22'
C44	1.91'	25.00'	4°22'08"	N88°48'45"W	1.91'
C45	17.53'	25.00'	40°10'38"	N66°32'22"W	17.17'
C46	37.66'	50.00'	43°09'23"	N68°01'45"W	36.78'
C47	33.98'	50.00'	38°56'33"	S70°55'17"W	33.33'
C48	39.53'	50.00'	45°18'05"	S28°47'58"W	38.51'
C49	25.73'	50.00'	29°29'18"	S08°35'43"E	25.45'
C50	7.56'	15.00'	28°52'05"	S10°37'47"W	7.48'
C51	16.00'	15.00'	61°07'55"	N55°37'47"E	15.26'



VILLAGE AT MANOR COMMONS  
PHASE 3  
FINAL PLAT  
13.577 ACRES

BEING A PORTION OF THE CALLED 56.691 ACRE TRACT OF LAND CONVEYED TO QUALICO MC LLC AND CHESMER HOMES, LLC RECORDED IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SHEET 2 OF 3  
ALM ENGINEERING, INC.  
CONSULTING ENGINEERS F-3565  
925 S. Capital of TX Hwy, Ste. B220  
WEST LAKE HILLS, Texas, 78746.  
(512)431-9600 \* almeng@sbcglobal.net

DIAMOND SURVEYING, INC.  
116 SKYLINE ROAD, GEORGETOWN, TX 78628  
(512) 931-3100  
T.B.P.E.L.S. FIRM NO. 10006900

NOTES:

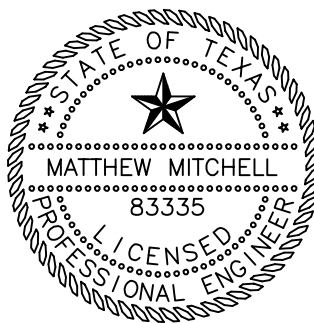
- 1. NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE", AS DEFINED IN THE MAP REVISION TO FIRM PANEL NO. 48453C0485J, TRAVIS COUNTY, TEXAS, DATED JUNE 1, 2020.
2. BUILDING SETBACK LINES: 20' FRONT SETBACK LINE, 5' SIDE LOT LINE, 15' SIDE STREET, 10' REAR LOT LINE
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.
4. NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS TRACT LIES WITHIN THE MANOR INDEPENDENT SCHOOL DISTRICT.
6. UTILITY SERVICE: ELECTRIC SERVICE: BLUEBONNET ELECTRIC, TELEPHONE SERVICE: SOUTHWESTERN BELL, WATER: MANVILLE W.S.C., WASTEWATER: CITY OF MANOR
7. ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MANOR.
8. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.
9. WATER SUPPLY CAPABLE OF MEETING CITY OF MANOR SUBDIVISION ORDINANCE REQUIREMENTS IS AVAILABLE TO THE SUBDIVISION.
10. WATER AND WASTEWATER SYSTEMS IN 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.
11. WATER SERVICE WILL BE PROVIDED BY MANVILLE W.S.C. AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATION.
12. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR AND WATER CONSTRUCTION MUST BE INSPECTED BY MANVILLE W.S.C.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO MANVILLE W.S.C. WATER AND CITY OF MANOR WASTEWATER.
14. PRIOR TO CONSTRUCTION, A FINAL PLAT AND SUBDIVISION CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF MANOR.
15. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
16. THE PROPERTY OWNERS OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
17. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
18. SIGHT EASEMENT AND LANDSCAPE LOT: LOT 34, BLOCK E, WILL BE OWNED AND MAINTAINED BY THE VILLAGE AT MANOR COMMONS RESIDENTIAL COMMUNITY, INC. NO CONSTRUCTION IS PERMITTED WITHIN THE SIGHT DISTANCE EASEMENT WHICH WOULD OBSTRUCT VISIBILITY FOR TRAFFIC. VEGETATION AND MAINTENANCE MUST ALLOW FOR CONTINUOUS VISIBILITY FOR ALL TRAFFIC.
19. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE LIMITS AS OF THIS DATE: 28TH DAY OF JANUARY, 2022.

This subdivision is not located within the Edward Aquifer Recharge Zone.

There is a 100-year flood plain located within this property. No portion of this tract is within the designated flood hazard area as shown on the Federal Flood Insurance Administration rate map 48453C0485J Travis County, Texas, Revised August 18, 2014.

5/25/2022 Date

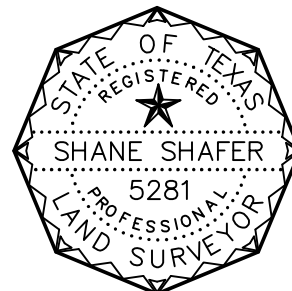
Matthew Mitchell, P.E. Professional Engineer No. 83335 ALM Engineering, Inc. 925 S. Capital of TX Hwy, Suite B220 West Lake Hills, Texas 78746 (512)431-9600



I, Shane Shafer, 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 the City of Manor, Texas subdivision ordinance, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

DIAMOND SURVEYING, INC. 116 Skyline Road Georgetown, Texas 78628 (512) 931-3100

Shane Shafer Date: MAY 25, 2022 Registered Professional Land Surveyor No. 5281



SHEET 3 OF 3

ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 925 S. Capital of TX Hwy, Ste. B220 WEST LAKE HILLS, Texas, 78746. (512)431-9600 \* almeng@sbcglobal.net

DIAMOND SURVEYING, INC. 116 SKYLINE ROAD, GEORGETOWN, TX 78628 (512) 931-3100 T.B.P.E.L.S. FIRM NO. 10006900

STATE OF TEXAS ) ( COUNTY OF TRAVIS ) (

WHEREAS, QUALICO MC, LLC, a Texas limited liability company, acting herein through \_\_\_\_\_, as \_\_\_\_\_ and CHESMAR HOMES, LLC, a Texas limited liability company, acting herein through \_\_\_\_\_, as \_\_\_\_\_, the owners of the called 56.691 acre tract of land, out of the CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58 and the GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 of Travis County, Texas, and said tract being conveyed to QUALICO MC LLC AND CHESMAR HOMES, LLC by a Special Warranty Deed, recorded in Document No. 2021163845 of the Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 3 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 13.577 acres of land out of said called 56.691 acres in accordance with the attached map or plat 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, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the \_\_\_\_\_day of \_\_\_\_\_A.D., \_\_\_\_\_.

QUALICO MC, LLC, A TEXAS LIMITED LIABILITY COMPANY

NAME: \_\_\_\_\_, TITLE: \_\_\_\_\_ 14400 THE LAKES BLVD., BLDG. C, SUITE 200 PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 3 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 13.577 acres of land out of said called 56.691 acres in accordance with the attached map or plat 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, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the \_\_\_\_\_day of \_\_\_\_\_A.D., \_\_\_\_\_.

CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

NAME: \_\_\_\_\_, TITLE: \_\_\_\_\_ ONE TWIN OAKS 211 NORTH LOOP 1604 EAST, SUITE 179 SAN ANTONIO, TEXAS 78232

STATE OF TEXAS: COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas

Print Notary's Name My Commission Expires

NOTES:

BENCHMARK NO. 1: PK NAIL SET IN ASPHALT 1.9' NORTH OF THE SOUTH EDGE OF PAVEMENT OF RING DRIVE, APPROXIMATELY 16.7' EAST OF THE EAST BOUNDARY LINE OF THE WESTERLY BOUNDARY LINE OF BELL FARMS PHASE ONE-A. ELEVATION = 512.40' SURFACE COORDINATES: N=10100622.98, E=3180858.44 GRID COORDINATES: N=10099915.99, E=3180635.80

BENCHMARK NO. 2: PK NAIL SET IN CONCRETE ON THE SOUTHEAST CORNER OF THE CONCRETE HEADWALL LOCATED ON THE NORTH SIDE OF RING DRIVE. ELEVATION = 513.12' SURFACE COORDINATES: N=10101094.70, E=3179227.45 GRID COORDINATES: N=10100387.67, E=3179004.92

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASE ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.

ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

NO OF BLOCKS: 3

NO. OF RESIDENTIAL LOTS: 72 NO. OF SIGHT EASEMENT/LANDSCAPE LOTS: 1 TOTAL NO. OF LOTS: 73

CURRENT OWNERS: QUALICO MC LLC AND CHESMAR HOMES LLC

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE MANVILLE W.S.C. SERVICE AREA AND WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY AT THE TIME OF SUBMISSION IN COMPLIANCE WITH THE CITY OF MANOR'S SUBDIVISION ORDINANCE.

DATE MANVILLE WATER SUPPLY CORP.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED: ATTEST:

JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED: ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA 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 \_\_\_\_\_, 20\_\_\_\_ 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.

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

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

VILLAGE AT MANOR COMMONS PHASE 3 FINAL PLAT 13.577 ACRES

BEING A PORTION OF THE CALLED 56.691 ACRE TRACT OF LAND CONVEYED TO QUALICO MC LLC AND CHESMAR HOMES, LLC RECORDED IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING SITUATED IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 CITY OF MANOR, TRAVIS COUNTY, TEXAS