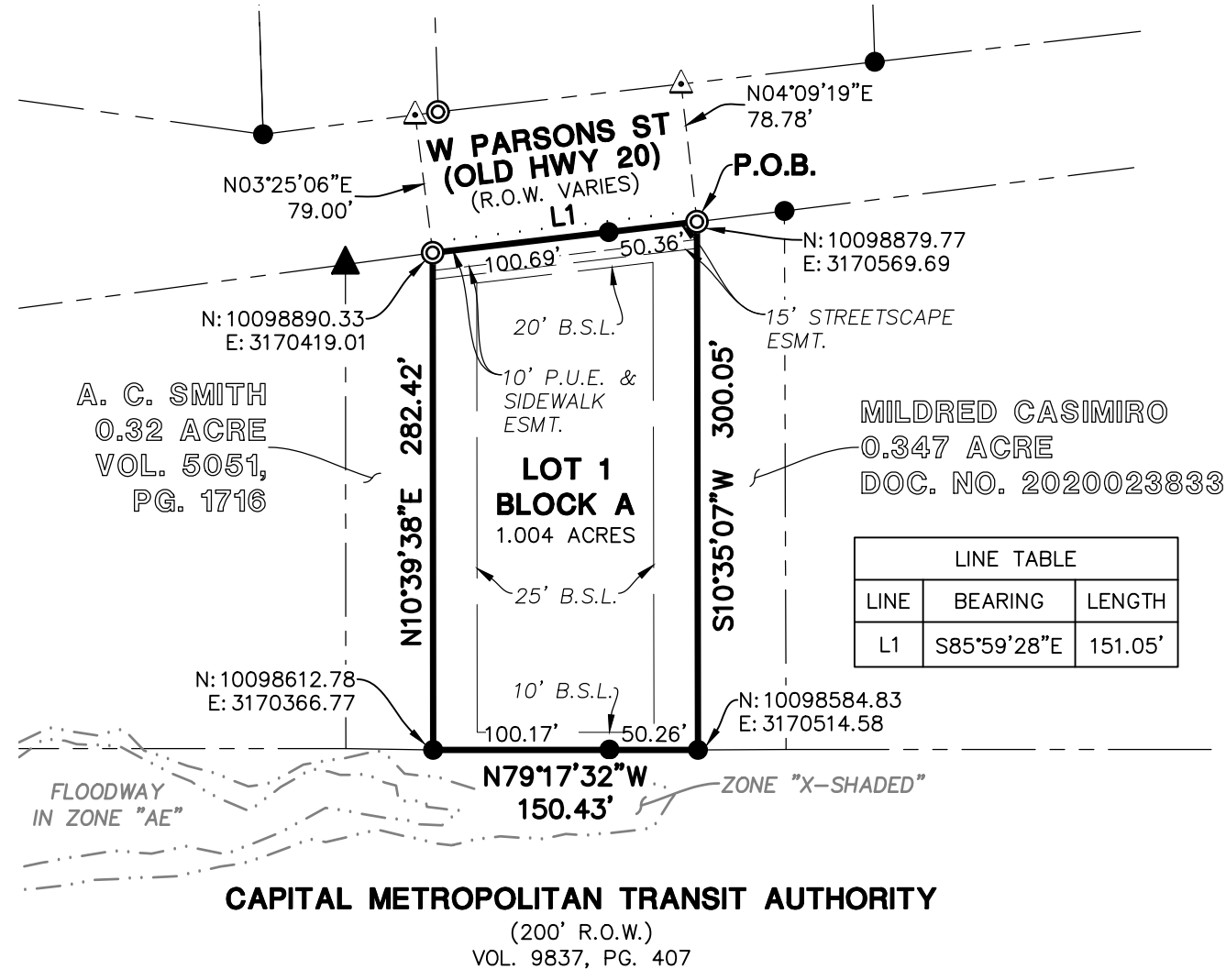


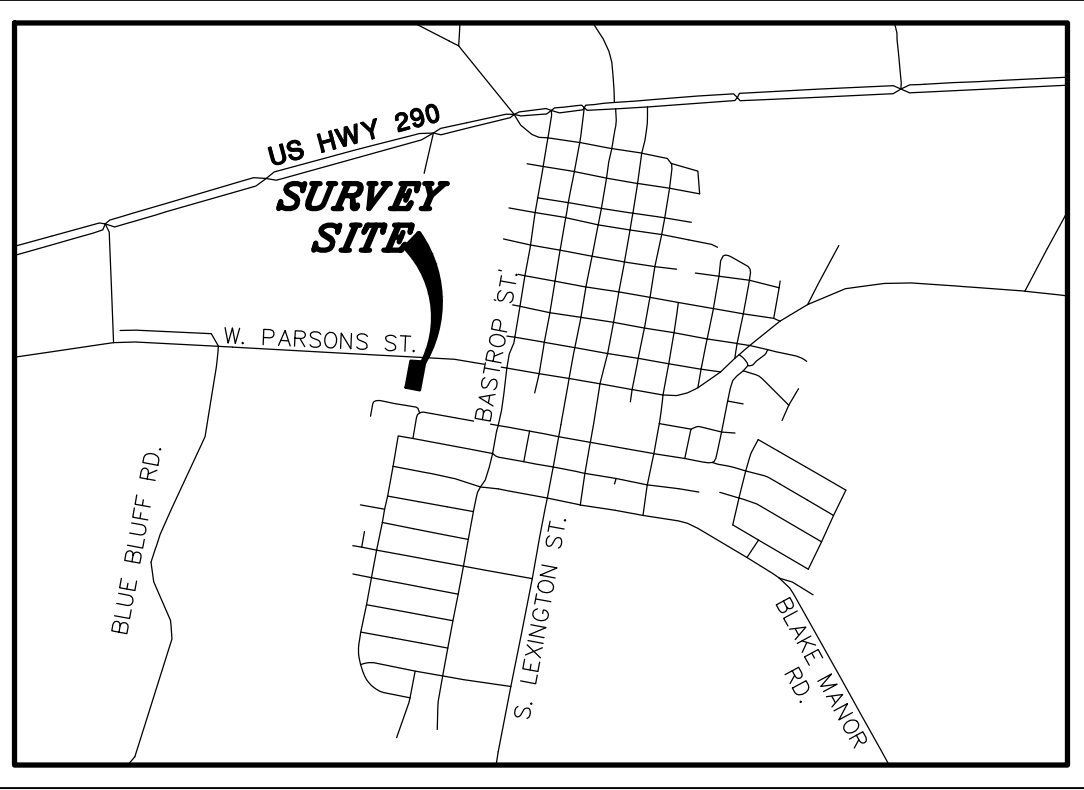
# FINAL PLAT OF LIGHT GROVE

1.004 ACRES OUT OF THE JAMES MANOR SURVEY NO. 40,  
ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS



MILDRED CASIMIRO  
0.347 ACRE  
DOC. NO. 2020023833

LINE	BEARING	LENGTH
L1	S85°59'28"E	151.05'

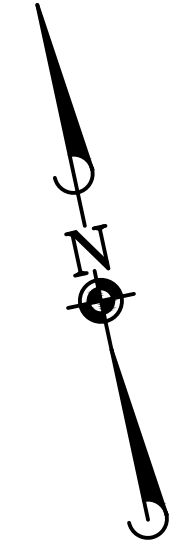


### LOCATION MAP

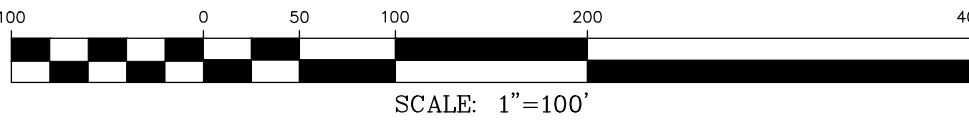
1"=2000'

### LEGEND

- = FOUND 1/2-INCH IRON ROD
- ▲ = FOUND NAIL
- ⊙ = FOUND IRON PIPE
- △ = CALCULATED POINT
- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · - = ADJOINING PROPERTY LINE
- · · · · = PROPOSED SIDEWALK
- · - · - = FLOOD PLAIN LIMIT LINE
- B.S.L. = BUILDING SETBACK LINE
- P.O.B. = POINT OF BEGINNING



### GRAPHIC SCALE



### ENGINEER'S CERTIFICATION:

I, JAVIER BARAJAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TX SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT IS WITHIN ZONE X AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 48453C0480J WITH EFFECTIVE DATE AUGUST 18, 2014.

JAVIER BARAJAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 99998  
5307 W. HIGHWAY 290, BLDG. B SUITE 6  
AUSTIN, TEXAS 78735  
(512) 913-5080

THE 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\_\_\_\_, AD. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_ AD,

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

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

### GENERAL NOTES

- 1) THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 2) ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2 -INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "MANHARD CONSULTING" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
- 3) THE PROPERTY OWNERS OF THE LOTS ON WHICH THE WASTEWATER EASEMENTS ARE LOCATED AS SHOWN ON ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 4) A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 5) PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 6) DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
- 7) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
- 8) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 9) NO BUILDINGS SHALL BE CONSTRUCTED OF MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 10) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSIONS CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 11) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
- 12) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 13) THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 14) THE LOTS IN THIS SUBDIVISION ARE INTENDED TO BE USED FOR COMMERCIAL PURPOSES.
- 15) PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT AL NOOR MUSLIM COMMUNITY CENTER OF MANOR, A TEXAS NON-PROFIT CORPORATION, BEING THE OWNERS OF 1.004 ACRES BEING THAT CERTAIN 0.341 ACRE TRACT DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2022128812, AND THAT CERTAIN 0.671 ACRE TRACT DESCRIBED IN DEED OF RECORD IN DOCUMENT NO. 2016124868, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 1.004 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

### LIGHT GROVE

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

AL NOOR MUSLIM COMMUNITY CENTER OF MANOR

BY: INAMULLA M IYOOB DATE:  
900 LOW BRIM COVE  
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED INAMULLA M IYOOB, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN

UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_\_\_, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: \_\_\_\_\_)

MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH VOLUME IV, TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE

ABRAM C. DASHNER  
RPLS NO. 5901  
6448 E HWY 290  
SUITE B-105  
AUSTIN, TEXAS 78723

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

DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

APPROVED: \_\_\_\_\_ ATTEST:  
LAKESHA SMALL, CHAIRPERSON LLUVIA T. 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:  
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY OF THE CITY OF MANOR, TEXAS

OWNER: AL NOOR MUSLIM COMMUNITY CENTER OF MANOR  
900 LOW BRIM COVE  
PFLUGERVILLE, TEXAS 78660

ACREAGE: 1.004  
PATENT SURVEY: JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
ACREAGE BY LOT TYPE: DEVELOPMENT: 1.004  
NEW R.O.W.: N/A  
NUMBER OF LOTS BY TYPE: DEVELOPMENT: 1

SURVEYOR: ABRAM DASHNER, RPLS  
MANHARD CONSULTING, LTD.  
6448 E. HWY 290, STE. B-105  
AUSTIN, TX 78723  
(512) 244-3395

ENGINEER: JAVIER BARAJAS, P.E.  
TRINE ENGINEERING, PLLC  
5307 W. HIGHWAY 290, BLDG. BN  
SUITE 6  
AUSTIN, TEXAS 78735  
(512) 913-5080

August 2, 2023 - 08:03 Dwg Name: P:\617032 Trine Engineering PLLC\003 416 W Parsons St, Manor, Tx 78655\Drawings\Surv\Final Drawings\Plat of Subdivision\032003-FinalPlat.dwg Updated By: MArmsstrong

**Manhard CONSULTING**  
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)  
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1.004 ACRES - JAMES MANOR SURVEY NO. 40, A-546

414 & 416 W PARSONS ST., MANOR, TEXAS 78653

FINAL PLAT

REVISED: 08/02/23  
PROJ. MGR.: AD  
DRAWN BY: TRS  
SURVEY DATE: 12/15/22  
ISSUE DATE: 12/20/22  
SCALE: 1"=100'

SHEET  
1 OF 1