

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0080.0A**Z.A.P. DATE:** 02/19/2019**SUBDIVISION NAME:** Cheney Acres - Resubdivision of a portion of Lot 4, Block B, The Post Oak**AREA:** 1.97 acres**LOT(S):** 1**OWNER/APPLICANT:** Jeremiah and Megan Cheney**AGENT:** IT Gonzalez Engineers, Bill Graham**ADDRESS OF SUBDIVISION:** 10508 Parsons Road**GRIDS:** 560U & 560Y**COUNTY:** Travis**WATERSHED:** Lockwood Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** One Single-Family lot**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None

SIDEWALKS: Sidewalks immediately adjacent to the development along Parsons Road will be built by the property owner at such time that Parsons Road is improved with curb and gutter.

DEPARTMENT COMMENTS: The request is for approval of Cheney Acres-Resubdivision of a portion of Lot 4, Block B, The Post Oak, consisting of one single-family lot on 1.97 acres. Water will be provided by Manville Water Supply, and wastewater will be provided by an onsite sewage facility.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-854-1434Email address: jennifer.bennettreumuth@traviscountytexas.gov

CHENEY ACRES—RESUBDIVISION OF A PORTION OF LOT 4, BLOCK B, THE POST OAK

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

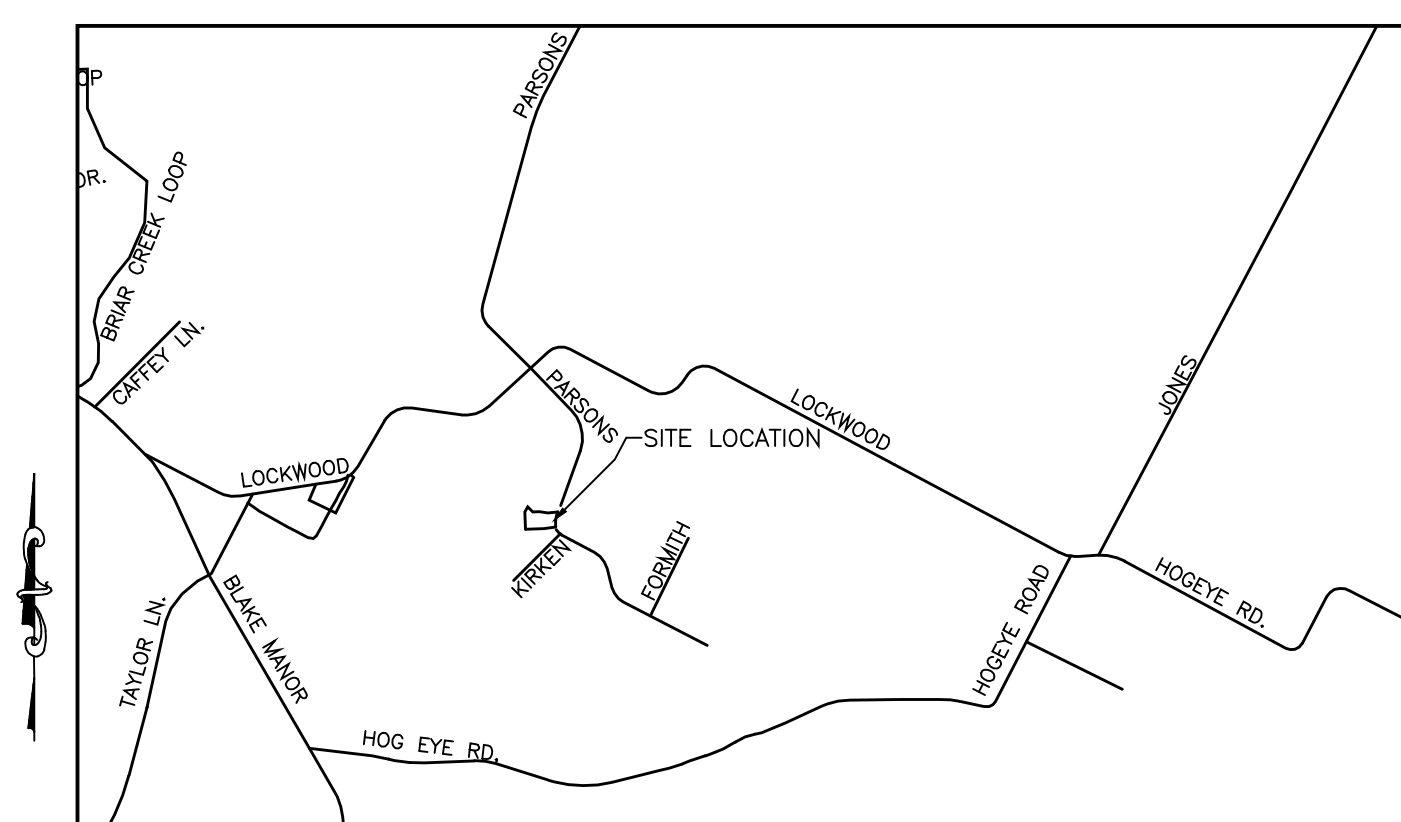
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

VICINITY MAP
NO SCALE



I.T.G. ENGINEERS PROJECT NO: P-18.04.16.01

SHEET 1 OF 3
CASE # C8J-2018-0080.0A

ITG **I T Gonzalez Engineers**

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL: (512) 447-7400 FAX: (512) 447-6389

CHENEY ACRES – RESUBDIVISION OF A PORTION OF LOT 4, BLOCK B, THE POST OAK

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, JEREMIAH FRANKLIN CHENEY AND MEGAN ELISE CHENEY, OWNERS OF A 1.973 ACRE TRACT OF LAND OUT OF LOT 4, BLOCK B, THE POST OAK, A SUBDIVISION RECORDED IN THE PLAT RECORDS OF TRAVIS COUNTY AT VOLUME 78, PAGE 350, WITH SAID 1.973–ACRE TRACT BEING THE REMAINDER OF A 2.000 ACRE TRACT CONVEYED TO US IN DOCUMENT NO. 2016183755 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, LESS A 0.028 ACRE TRACT CONVEYED BY US IN DOCUMENT NO. 2018195202, SAID 1.973–ACRE TRACT HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.973–ACRE TRACT, ACCORDING TO THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS "CHENEY ACRES – RESUBDIVISION OF A PORTION OF LOT 4, BLOCK B, THE POST OAK", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

JEREMIAH FRANKLIN CHENEY
10508 PARSONS ROAD
MANOR, TEXAS 78653–5259

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

MEGAN ELISE CHENEY
10508 PARSONS ROAD
MANOR, TEXAS 78653–5259

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

SURVEYOR’S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453–C0495J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAT; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
I T GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447–7400

ENGINEER’S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH TITLE 30 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
I T GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447–7400

TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON–SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON–SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON–SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON–SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM.

STACEY SCHEFFEL, D.R., #0S0011143
PROGRAM MANAGER,
ON–SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

GENERAL NOTES:

1. THE LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE–FAMILY RESIDENTIAL USE, WITH ONE SINGLE–FAMILY DWELLING PER LOT.
2. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO PARSONS ROAD.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO MANVILLE WATER SUPPLY CORPORATION AND AN APPROVED ON–SITE SEWAGE FACILITY.
4. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY AND MANVILLE WATER SUPPLY CORPORATION. ALL WATER UTILITY CONSTRUCTION MUST BE INSPECTED BY MANVILLE WATER SUPPLY CORPORATION OR ITS ASSIGNS.
5. THE LANDOWNER(S) IS RESPONSIBLE FOR PROVIDING THE WATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATION, AND ABANDONMENT TO SERVE EACH LOT.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER’S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENT AND WATER QUALITY EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
9. ALL DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
12. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: PARSONS ROAD. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE. WATER WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. WASTEWATER SERVICE WILL BE PROVIDED BY A PRIVATE ONSITE SEPTIC SYSTEM APPROVED BY THE TRAVIS COUNTY ON–SITE WASTEWATER PROGRAM.
15. IMPERVIOUS COVER LOCATED ON THIS SUBDIVISION IS RESTRICTED TO BE NO MORE THAN 8,000 SQUARE FEET AND DISCHARGES OF STORM WATER TO ADJACENT PROPERTIES CAN CAUSE NO ADVERSE IMPACTS TO THOSE PROPERTIES.
16. TRAVIS COUNTY ESD NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR ALL FIRE CODE REVIEWS, PERMITS, AND COMPLIANCE WITHIN TCESD12’S AREA.
17. PRIOR TO CONSTRUCTION, EXCEPT FOR SINGLE–FAMILY, ON ANY LOT IN THIS SUBDIVISION A FIRE CODE REVIEW–SITE CONSTRUCTION PERMIT SHALL BE OBTAINED FROM TCESD12.

COMMISSIONERS’ COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION’S STREET AND DRAINAGE IMPROVEMENTS (THE “IMPROVEMENTS”) TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS’ COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER’S CONSTRUCTION.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, A.D., THE COMMISSIONERS’ COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE _____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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__, A.D. AT _____ O’CLOCK ____M., DULY RECORDED ON THE _____ DAY OF _____, 20__, A.D. AT _____ O’CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 5–MILE ETJ OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20__.

APPROVED FOR ACCEPTANCE:

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____, 20__, A.D.

J. RODNEY GONZALEZ., DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20__.

CHAIRPERSON

SECRETARY

LEGAL DESCRIPTION OF PLAT AREA:
2.0000 ACR OUT OF LOT 4 BLK B
POST OAK THE

SUBDIVISION OWNER/DEVELOPER:
JEREMIAH FRANKLIN CHENEY
10508 PARSONS ROAD
MANOR, TEXAS 78653–5259

SHEET 2 OF 3

CASE # C8J–2018–0080.OA

ITG **I T Gonzalez**
Engineers

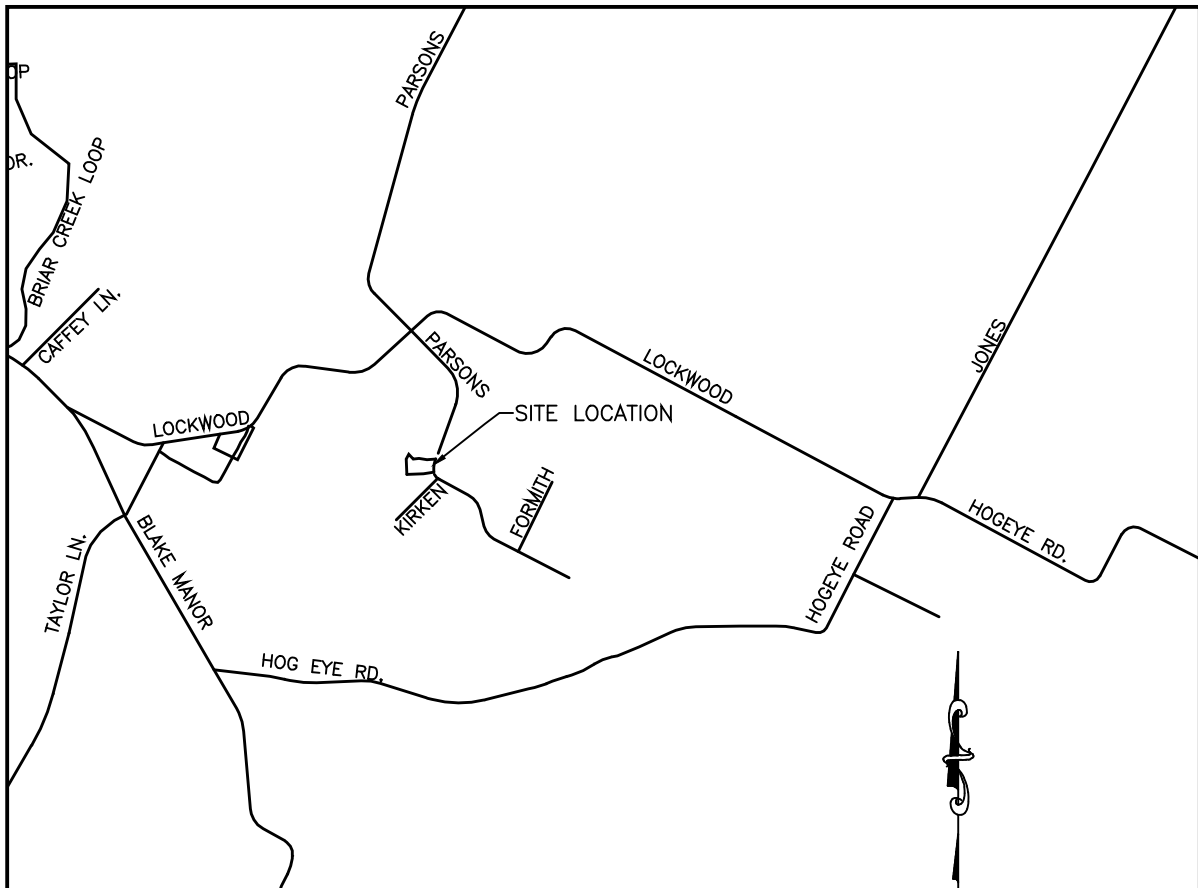
SURVEYING FIRM REGISTRATION NO. 100573–0
ENGINEERING FIRM REGISTRATION NO. F–3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447–7400 FAX:(512)447–6389

- LEGEND



LINE TABLE		
Line	Bearing	Distance
L1	S78°09'44"W	115.16
L2	S86°05'38"W	275.17
L3	N04°56'42"W	216.58
L4	N26°08'22"E	77.39
L4	(N25°35'41"E	77.39')
L5	S46°45'43"E	93.94
L5	(S47°18'24"E	93.94')
L6	N84°17'10"E	84.73
L6	(N83°44'29"E	84.73')
L7	S83°57'08"E	112.84
L7	(S84°29'49"E	112.84')
L8	N82°28'17"E	126.36
L8	(N81°55'36"E	126.36')
L9	S70°00'24"F	60.90'

	LOT SIZE		LAND USE
<u>LOT No.</u>	<u>SQ.FT.</u>	<u>ACRES</u>	- - - - -
LOT 4A	85,931	1.973	SINGLE-FAMILY RESIDENTIAL
TOTAL	85,931	1.973	- - - - -



LOCATION MAP

CHENEY ACRES — RESUBDIVISION
OF A PORTION OF LOT 4, BLOCK
B, THE POST OAK

10508 PARSONS ROAD
MANOR, TEXAS 78653