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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: ABS 739 SUR 2 SPILLMAN JACK .721 OR LOT 5 BLK 2
Landowner Name(s): Now Revocable Trust MANANA SURE UNRECORDED

Contact Name for the Petition: Mitch Kreindler

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/18/2026

Received by: Bethany Smith
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: LOT 2 MANANA VILLA

Landowner Name(s): David Earl Honeycutt

Contact Name for the Petition: Mitch Kreindler

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/18/2026

Received by: Bethany Smith
(Print name of OCC staff member)

Bethany Smith
(Signature of staff member)

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FEB 19 '26 AM 9:45



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: LOT 2 MANANA VILLA

Landowner Name(s): David Earl Honeycutt

Contact Name for the Petition: Mitch Kreindler

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/18/2026

Received by: Bethany Smith
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

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FEB 19 '26 AM 9:46



SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: ABS 739 SUR 2 SPILLMAN J ACR .74 OR LOT 2
Landowner Name(s): KW Trust BLK 2 MANANA SUBD
UNRECORDED

Contact Name for the Petition: Mitch Kreindler

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/18/2026

Received by: Bethany Smith
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

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FEB 18 '25 AM 9:47



SB 1844 DISANNEXTION PETITION COVER SHEET

Legal Description: Lot 2 Hamilton Crossing

Landowner Name(s): Carolyn Lewis

Contact Name for the Petition: Mitch Kreindler

Contact Phone Number: [REDACTED]

Contact Email Address: [REDACTED]

Date Received: 2/18/2026

Received by: Bethany Smith
(Print name of OCC staff member)

[Signature]
(Signature of staff member)

CCC RECEIVED AT
FEB 18 '26 08:47

February 18, 2026

VIA HAND DELIVERY AND EMAIL

Erika Brady
City of Austin, City Clerk
Austin City Hall
P.O. Box 1088
Austin, Texas 78767
city.clerk@austintexas.gov

Re: Petition for Disannexation from the City of Austin

Dear Ms. Brady:

Pursuant to Tex. Loc. Gov't Code § 43.141, please accept this Petition for Disannexation from the City of Austin ("City") on behalf the following property owners ("Petitioners") for the properties described in this Petition (the "Disannexation Area"):

Property Owner	Property Address	City	Zip Code	Acres
Carolyn Lewis	2103 Manana Street	Austin	78730	1.1161
KW Trust	2201 Manana Street	Austin	78730	0.7461
David Earl Honeycutt	2203 Manana Street	Austin	78730	0.7369
David Earl Honeycutt	2205 Manana Street	Austin	78730	0.7277
Vow Revocable Trust	2301 Manana Street	Austin	78730	0.7185

1. This Petition meets the applicability requirements of § 43.141 because the:

- a. parcels contained in the Disannexation Area are located adjacent to a navigable waterway;
- b. the City does not provide, or cause to be provided, to the Disannexation Area any services described under § 43.141(b)(3); and
- c. the Disannexation Area did not become part of the City under Chapter 43, Subchapter C of the Texas Local Government Code.

2. The City has not connected any of the Petitioner's properties in Disannexation Area to the City's water or wastewater systems. The Petitioners' properties also do not receive other City services, including including drainage, trash collection, natural gas service and fire hydrant service.

Erika Brady
City of Austin, City Clerk
February 18, 2026
Page 2

3. As set forth in § 43.141(h) and (i), the Disannexation Area:
 - a. does not include land that comprises the bed of a navigable waterway; and
 - b. was not previously designated as an industrial district under Tex. Loc. Gov't Code § 42.044.

4. This petition meets the requirements of § 43.141(d) because it:
 - a. is in writing;
 - b. requests disannexation;
 - c. is signed in ink or indelible pencil by the appropriate property owners;
 - d. contains a note made by each property owner stating the person's residence address;
 - e. describes the area to be disannexed with a plat, survey, or other likeness of the area; and
 - f. is submitted to the secretary of the City, or local equivalent.

5. In compliance with § 43.141(d), the following pages contain plats or surveys and descriptions of the properties in the Disannexation Area, a note from each property owner stating the person's residence address, and a signature in ink by the appropriate property owners.

Accordingly, pursuant to § 43.141, the property owners in the Disannexation Area petition for disannexation from the City of Austin.

Erika Brady
City of Austin, City Clerk
February 18, 2026
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Thank you for your help with this process. Please let us know if you require any additional information.

Respectfully submitted
on behalf of the Petitioners,

A handwritten signature in black ink that reads "Mitch Kreindler". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mitch Kreindler

2201 Manana Street
Austin, Texas 78730



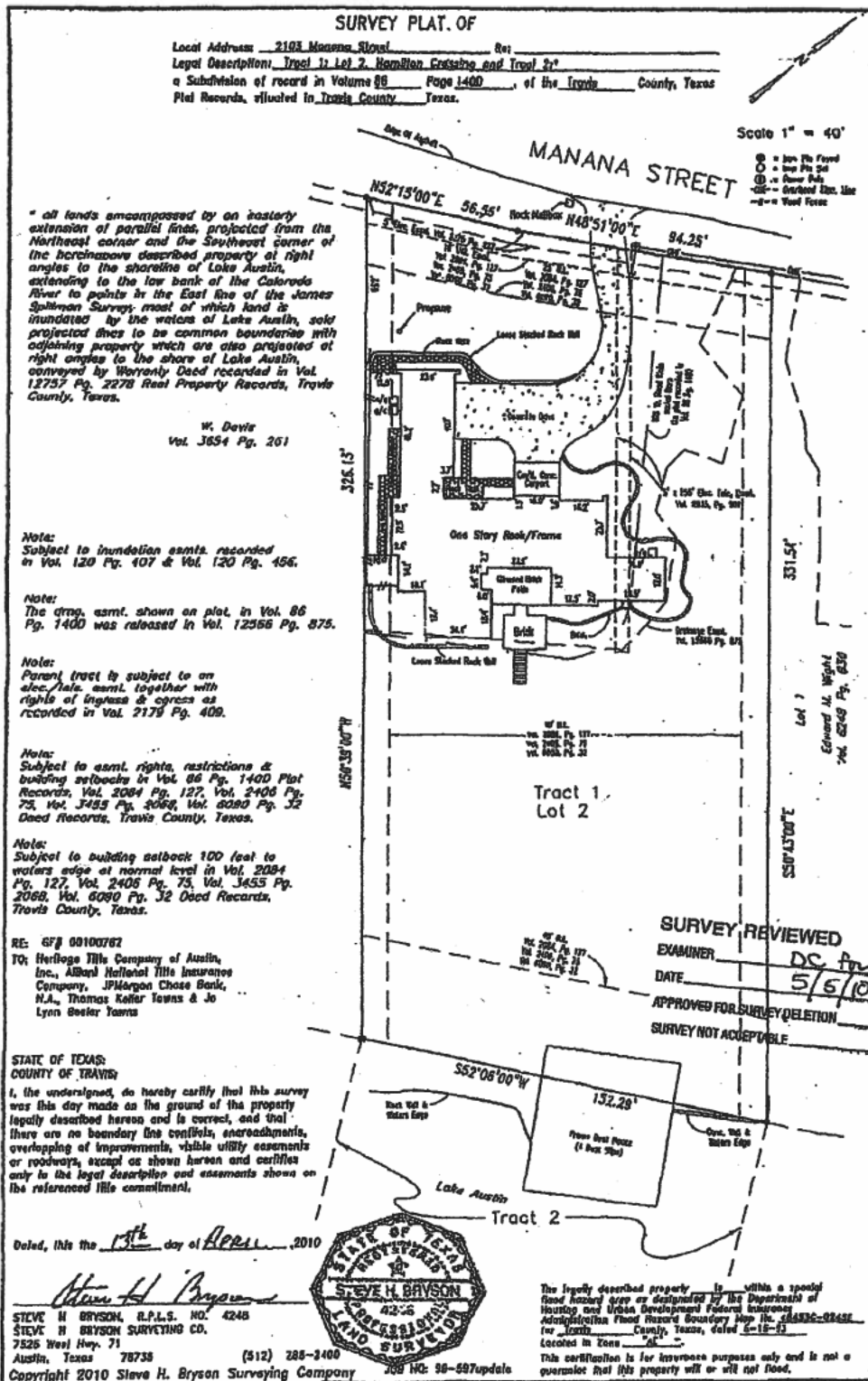
2103 Manana Street

Property Address: 2103 Manana Street, Austin, Texas 78730
Property Description: LOT 2 HAMILTON CROSSING
Property Owners: Carolyn Lewis
Residence Address: Same
City of Austin Water? No
City of Austin Wastewater? No

Signature of Property Owner:

By: 
Carolyn Lewis

PLAT FOR 2103 MANANA STREET



001/001

05/05/2010 WED 17:21 FAX 512 288 1307 BRYSON SURVEYING CO.

2201 Manana Street

Property Address: 2201 Manana Street, Austin, Texas 78730

Property Description: ABS 739 SUR 2 SPILLMAN J ACR .74 OR LOT 2
BLK 2 MANANA SUBD UNRECORDED

Property Owners: KW Trust

Residence Address: Same

City of Austin Water? No

City of Austin Wastewater? No

Signature of Property Owner:

KW TRUST

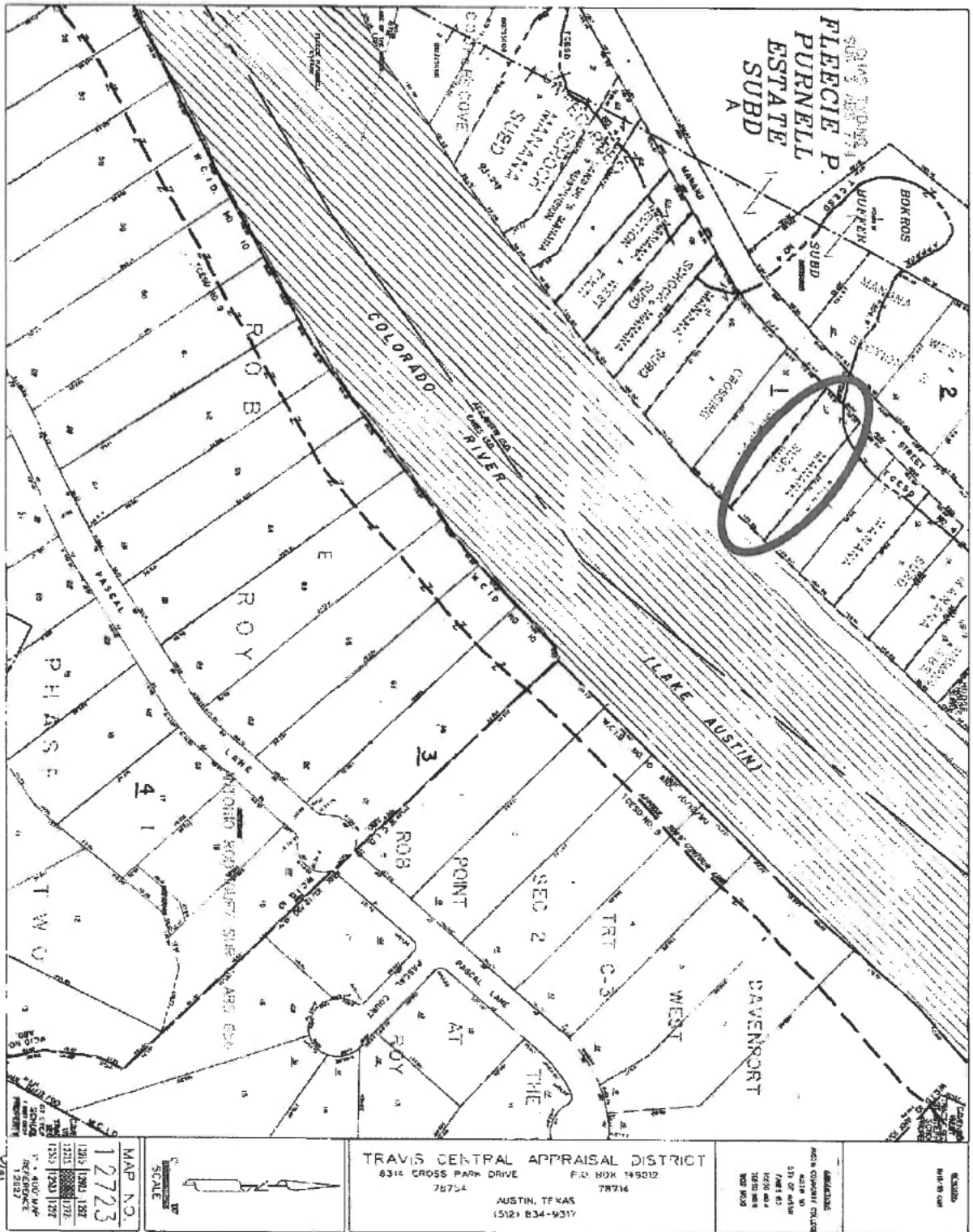
By: 

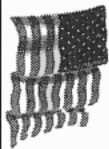
Mitchell R. Kreindler, Trustee

By: 

Ellen J. Wallace, Trustee

PLAT FOR 2201 MANANA STREET





PRESERVE TITLE COMPANY
PAULA BAICOM
210-545-3370



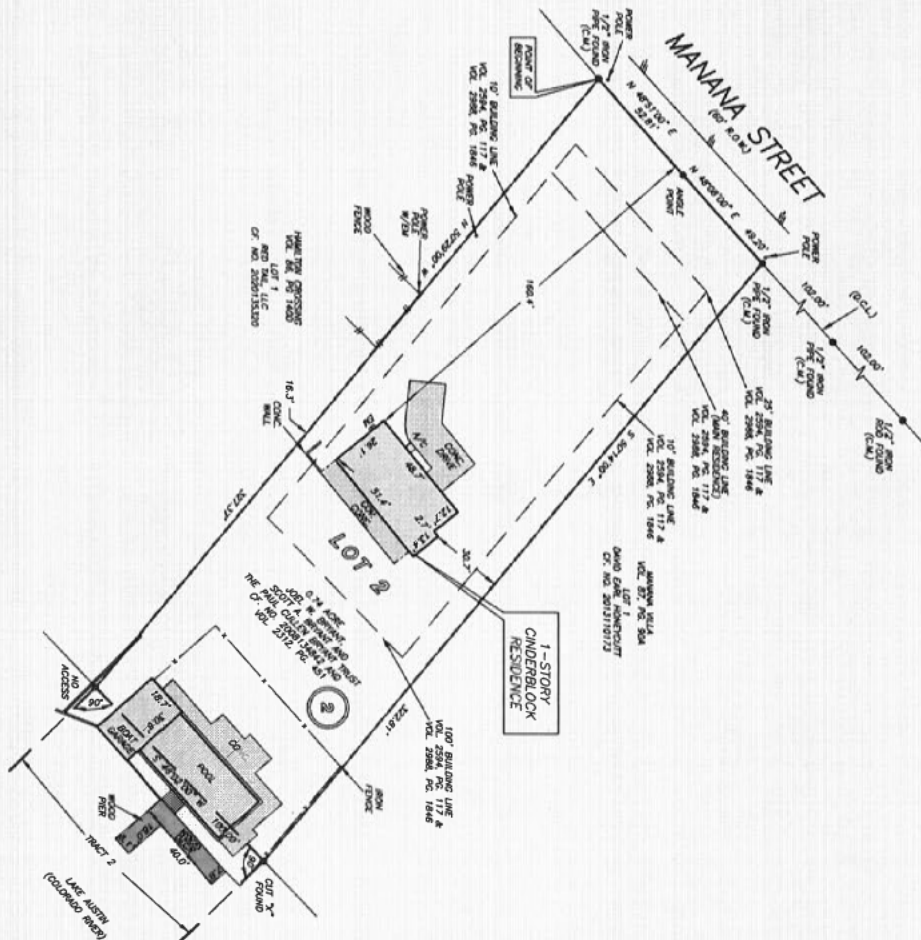
PRECISION
surveyors

231-456-1456
800-456-1456

www.precisiontitle.com
231-456-1456
800-456-1456

231-456-1456
800-456-1456

SURVEY FOR 2201 MANANA STREET



OF NO. 079434C PRESERVE TITLE
ADDRESS: 2108 MANANA STREET
AUSTIN, TEXAS 78702
BORROWER: ELLEN JAVINE WALLACE

TRACT 1:
0.75 ACRE
LOT 2, BLOCK 2
MANANA SUBDIVISION
AN UNRECORDED SUBDIVISION IN THE
JAMES SPILLMAN SURVEY
TRAVIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

TRACT 2:
ALL LANDS ENCOMPASSED BY AN EAST-WEST EXTENSION OF PARALLEL PROJECTED FROM THE NORTHEAST CORNER AND FROM THE SOUTHWEST CORNER OF THE HEREIN-ABOVE DESCRIBED PROPERTY AT RIGHT ANGLES TO THE SHORE OF LAKE AUSTIN EXTENDING TO THE LOW BANK OF THE COLORADO RIVER TO POINTS IN THE EAST LINE OF THE JAMES SPILLMAN SURVEY, MOST OF WHICH LAND IS SAID PROJECTED LINES TO BE COMMON BOUNDARIES WITH ADJOINING PROPERTY WHICH ARE ALSO PROJECTED AT RIGHT ANGLES TO SHORE OF LAKE AUSTIN CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 2312, TRAVIS COUNTY, TEXAS

NOTE: EXEMPTIONS GRANTED TO THE CITY OF AUSTIN PER VOL. 2305, PG. 223 (BOOK NOT SUBJECT) AND VOL. 2306, PG. 454



THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBER 01/23/2020. HOME BUYER MUST CONSULT WITH AN ARCHITECTURAL FIRM FOR DETAILED INFORMATION WITHOUT DETAILED FIELD STUDY.

A SUBDIVISION INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 2312, PAGE 454, D.C.L. & DIRECTIONAL CONTROL LINE, VOL. 2312, PG. 454, T.C.L.R. 12.0.0.0. THE INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 2312, PAGE 454, T.C.L.R. 12.0.0.0. THE INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, VOLUME 2312, PAGE 454, T.C.L.R. 12.0.0.0.



2203 Manana Street

Property Address: 2203 Manana Street, Austin, Texas 78730
Property Description: LOT 1 MANANA VILLA
Property Owners: David Earl Honeycutt
Residence Address: Same
City of Austin Water? No
City of Austin Wastewater? No

Signature of Property Owner:

By: 
David Earl Honeycutt

2205 Manana Street

Property Address: 2205 Manana Street, Austin, Texas 78730
Property Description: LOT 2 MANANA VILLA
Property Owners: David Earl Honeycutt
Residence Address: 2203 Manana Street, Austin, Texas 78730
City of Austin Water? No
City of Austin Wastewater? No

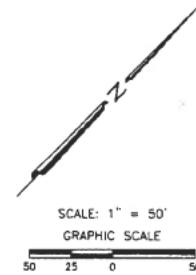
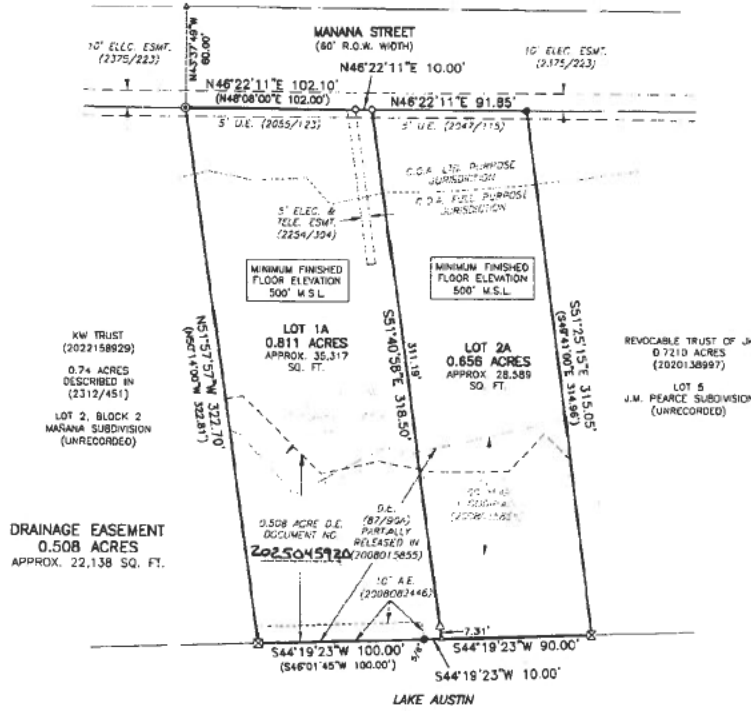
Signature of Property Owner:

By: 
David Earl Honeycutt

2025000 58

PLAT FOR 2203 AND 2205 MANANA STREET

AMENDED PLAT OF MAÑANA VILLA



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
⊗	1/2" IRON PIPE FOUND (OR AS NOTED)
⊠	"X" IN CONCRETE FOUND
△	MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
▲	CALCULATED POINT
A-E	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
M.S.L.	MEAN SEA LEVEL
U.E.	UTILITY EASEMENT
()	RECORD INFORMATION

LOT SUMMARY	
TOTAL ACREAGE:	1.467 ACRES
R.O.W. TO BE DEDICATED:	NONE
TOTAL NUMBER OF LOTS:	2
LOT 1A:	0.811 ACRES
LOT 2A:	0.656 ACRES

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., 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 TITLE 25 AND TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL, ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND ON MAY 8, 2024.

[Signature] 11/19/24

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588, AUSTIN, TX 78799
512-202-8631



ENGINEER'S CERTIFICATION

I, A. CAMPBELL KEY IV, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 AND TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845300430K DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature] 3/7/2025 DATE

A. CAMPBELL KEY IV, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 147977



SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, STE B
BUDA, TX 78810
512-312-4336
FIRM NO. 7-1909

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

<p>EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY</p>	PROJECT NO.: 1001-014
	DRAWING NO.: 1001-014-PL1
	PLOT DATE: 11/19/24
	PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE	SHEET 2 OF 3

202500058

AMENDED PLAT OF MAÑANA VILLA

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT DAVID EARL HONEYCUTT, BEING OWNER OF LOTS 1 AND 2, MAÑANA VILLA, A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 90A-90B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2013110173 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR AMENDMENT PURSUANT TO CHAPTER 212.016, OF THE LOCAL GOVERNMENT CODE, DO HEREBY AMEND SAID LOTS 1 AND 2 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AMENDED PLAT OF MAÑANA VILLA

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

WITNESS MY HAND THIS 24 DAY OF MARCH, 2025 A.D.

By: David Earl Honeycutt

DAVID EARL HONEYCUTT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR DAVID EARL HONEYCUTT, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

Wendy M. Salter MAR. 24, 2025
NOTARY PUBLIC, STATE OF TEXAS DATE



PREVIOUS PLAT NOTES FROM MAÑANA VILLA, A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 90A-90B, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

FILL ON THIS LOT SHALL NOT EXCEED A MAXIMUM OF FOUR FEET OF DEPTH, EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON THIS LOT SHALL BE GREATER THAN FOUR FEET.

ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT AND OVER AND FILL PLACED UPON SLOPES FIFTEEN PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.

THIS LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE, FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE(25) FEET FROM THE ROADWAY EDGE. THE DRIVEWAY GRADE MAY EXCEED FOURTEEN(14) PERCENT ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE DIRECTOR OF THE ENGINEERING DEPARTMENT OR HIS DESIGNEE.

EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S EROSION AND SEDIMENTATION CONTROL MANUAL.

THIS PLAT SHALL COMPLY WITH THE TERMS AND REQUIREMENTS OF CHAPTER 13-15, ARTICLE II OF THE AUSTIN CITY CODE OF 1981 AS AMENDED. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF THIS ARTICLE.

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ALLOWED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY/CITY OF AUSTIN.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER HIS ASSIGNS.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

HEALTH DEPARTMENT RESTRICTIONS: NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN INDIVIDUAL ON SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT.

THIS SUBDIVISION IS RESTRICTED TO DETACHED SINGLE FAMILY RESIDENCES ONLY UNTIL A PUBLIC SEWER SYSTEM IS AVAILABLE.

EACH LOT IN THIS SUBDIVISION WILL BE SERVED BY WATER TAKEN FROM LAKE AUSTIN THROUGH A PRIVATE FILTER AND CHLORINATION SYSTEM UNTIL AN APPROVED PUBLIC WATER SUPPLY IS AVAILABLE.

SIDEWALKS ARE REQUIRED ALONG THE SUBDIVISION SIDE OF MAÑANA STREET, SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE AND ISSUANCE OF ANY TYPE 1 OR 2 DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS MAY, UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES FOR ALL ENGINEERING, ADMINISTRATION, AND CONSTRUCTION COSTS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE AND LIMITED PURPOSE JURISDICTIONS OF THE CITY OF AUSTIN ON THIS

THE 28 DAY OF APRIL, 2024 AD.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS THIS, THE 28 DAY OF APRIL, 2024 AD.

Angela Gallegos
ANGELA GALLEGOS
FOR: JOSE RODRIGUEZ, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 16 DAY OF April, 2025 AD.

Cynthia C. McDonald
CYNTHIA C. McDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

NEW PLAT NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, "MAÑANA VILLA", A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 90A-90B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS AMENDED PLAT.
6. THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A 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) #4845300430K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.
7. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 100-YEAR FLOODPLAIN AS SHOWN HEREON: 488' M.S.L.
8. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAS). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAS ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
9. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
10. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE FUTURE APPROVAL OF VARIANCES TO THE CITY OF AUSTIN REGULATIONS THAT MAY BE REQUIRED AT LATER STAGES OF DEVELOPMENT.
11. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN/TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
15. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
16. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT ON ANY LOT IN AN AREA OUTSIDE OF THE CITY OF AUSTIN FULL-PURPOSE JURISDICTION BOUNDARY.
17. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 DWELLING UNIT DUE TO SF-2 ZONING ON LOT 2A. NO FEE WAS CHARGED FOR THE EXISTING DWELLING UNIT ON LOT 1A. PARKLAND DEDICATION IS REQUIRED PER CITY CODE 825-1-801, AS AMENDED, PRIOR TO APPROVAL OF A BUILDING PERMIT IN THIS SUBDIVISION FOR ANY ADDITIONAL RESIDENTIAL DWELLING UNITS THAT HAVE NOT PAID INTO PARKLAND DEDICATION.
19. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
20. 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.
21. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
22. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT ON ANY LOT IN AN AREA OUTSIDE OF THE CITY OF AUSTIN FULL-PURPOSE JURISDICTION BOUNDARY.
23. THE AMENDED PLAT REFERENCED HEREIN IS TO ACCOMMODATE A SHIFT OF THE PROPERTY LINE BETWEEN THE EXISTING LOT 1 AND LOT 2 APPROXIMATELY TEN (10) FEET TO THE NORTHEAST.

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 28 DAY OF APRIL, 2025 A.D., AT 3:54 O'CLOCK P.M., DULY RECORDED ON THE 28 DAY OF APRIL, 2025 A.D., AT 3:54 O'CLOCK P.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202500058 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE 28 DAY OF APRIL, 2025 A.D.

D. Bartholomew
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS
D. BARTHOLOMEW



EARLY LAND SURVEYING <small>A LIMITED LIABILITY COMPANY</small>	PROJECT NO.: 1001-014
	DRAWING NO.: 1001-014-PL1
	PLOT DATE: 11/19/24
	PLOT SCALE: 1" = 50'
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FRM NO. 10194487	DRAWN BY: MAW & JBE
SHEET 3 OF 3	

2301 Manana Street

Property Address: 2301 Manana Street, Austin, Texas 78730

Property Description: ABS 739 SUR 2 SPILLMAN J ACR .721 OR LOT 5
BLK 2 MANANA SUBD UNRECORDED

Property Owners: Vow Revocable Trust


Residence Address: Same

City of Austin Water? No

City of Austin Wastewater? No

Signature of Property Owner:

VOW REVOCABLE TRUST

By: 
Vanessa Ogle, Trustee

