

LOCATION MAP SCALE: 1" = 2000'

| SITE PLAN DATA TABLE | |
|-------------------------|-----------------------|
| ACREAGE | 14.31 ACRES |
| EXISTING ZONING | C-2 MEDIUM COMMERCIAL |
| PROPOSED USE | RETAIL CENTER |
| PROPOSED STRUCTURES | 2 - 1 STORY RETAIL |
| PERVIOUS SURFACE AREA | 1.34 ACRES |
| IMPERVIOUS SURFACE AREA | 12.96 ACRES |

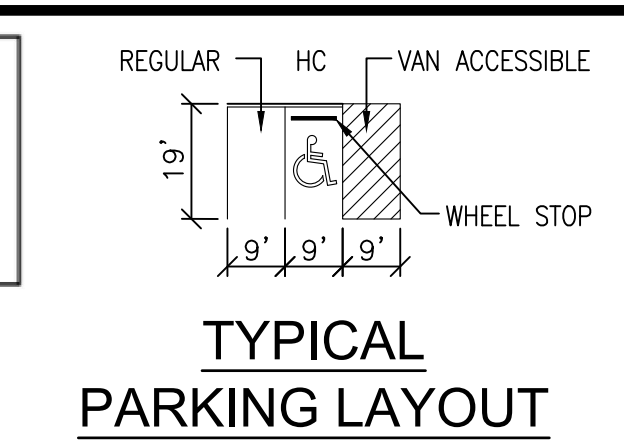
| PARKING SUMMARY | |
|-----------------|-----|
| LOT 1 | |
| REQUIRED: | 248 |
| PROPOSED: | 248 |
| LOT 2 | |
| REQUIRED: | 218 |
| PROPOSED: | 218 |

| LEGEND | |
|--------|---------------------------|
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | EXISTING MANHOLE |
| | EXISTING LIGHT POLE |
| | PROPOSED WATER VALVE |
| | PROPOSED WATER REDUCER |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER METER |
| | PROPOSED MANHOLE |
| | PROPOSED LIGHT POLE |
| | PROPOSED SIDEWALK |
| | PROPOSED FIRE LANE PAVING |
| | PROPOSED PAVEMENT |
| | ADA RAMP |
| | PROPOSED WATER LINE |
| | PROPOSED SAN SEWER LINE |
| | PROPOSED STORM WATER LINE |
| | PROPOSED GAS LINE |
| | EXISTING CONTOUR |
| | PHASE LINE |

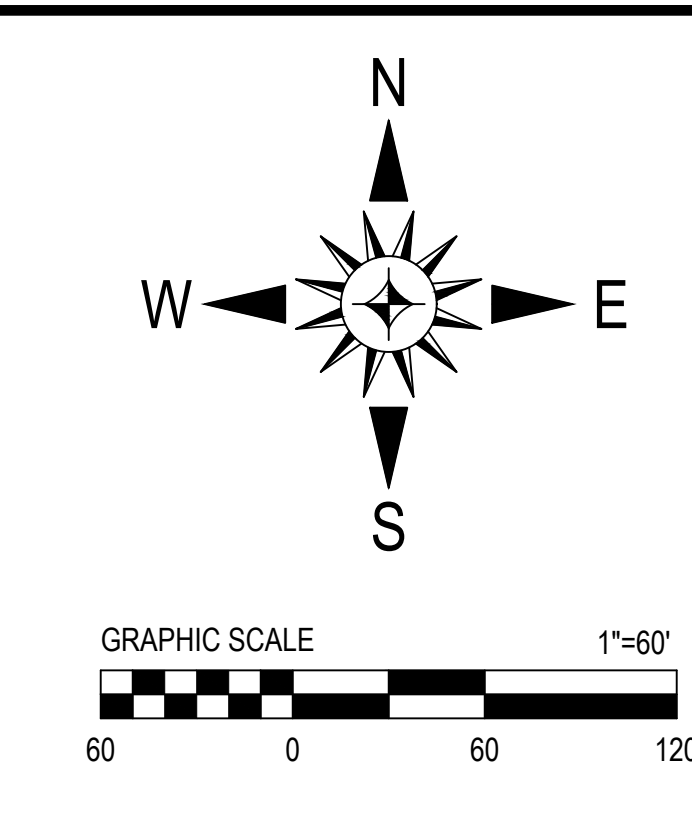
| LUE REQUIREMENTS | | | | |
|------------------|----------------|-------------------------|-----------------|-------|
| PAD SITE | BUILDING SQ FT | TYPE | LUE REQUIREMENT | TOTAL |
| BLOCK A | | | | |
| LOT 1 | 55,000 | RETAIL | 1660 | 34 |
| LOT 2 | 55,023 | RETAIL | 1660 | 34 |
| LOT 3 | 20,000 | RETAIL | 1660 | 13 |
| LOT 4 | 23,000 | RETAIL | 1660 | 14 |
| LOT 5 | 4000 | RETAIL | 1660 | 3 |
| LOT 6 | 3500 | RESTAURANT | 200 | 18 |
| LOT 7 | 43560 | RETAIL | 1660 | 27 |
| LOT 8 | 5000 | RESTAURANT | 200 | 25 |
| BLOCK B | | | | |
| LOT 1 | 3500 | PROPOSED DETENTION POND | 200 | 18 |
| LOT 3 | 3500 | RESTAURANT | 200 | 18 |
| LOT 4 | 3500 | RESTAURANT | 200 | 18 |
| LOT 5 | 5000 | RETAIL | 1660 | 4 |
| LOT 6 | 5000 | RETAIL | 1660 | 4 |
| BLOCK C | | | | |
| LOT 1 | 5000 | RETAIL | 1660 | 4 |
| LOT 2 | 5000 | RETAIL | 1660 | 4 |
| TOTAL LUES | | | | 238 |

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
 DATED THIS ___ DAY OF _____, 20__
 BY: DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS

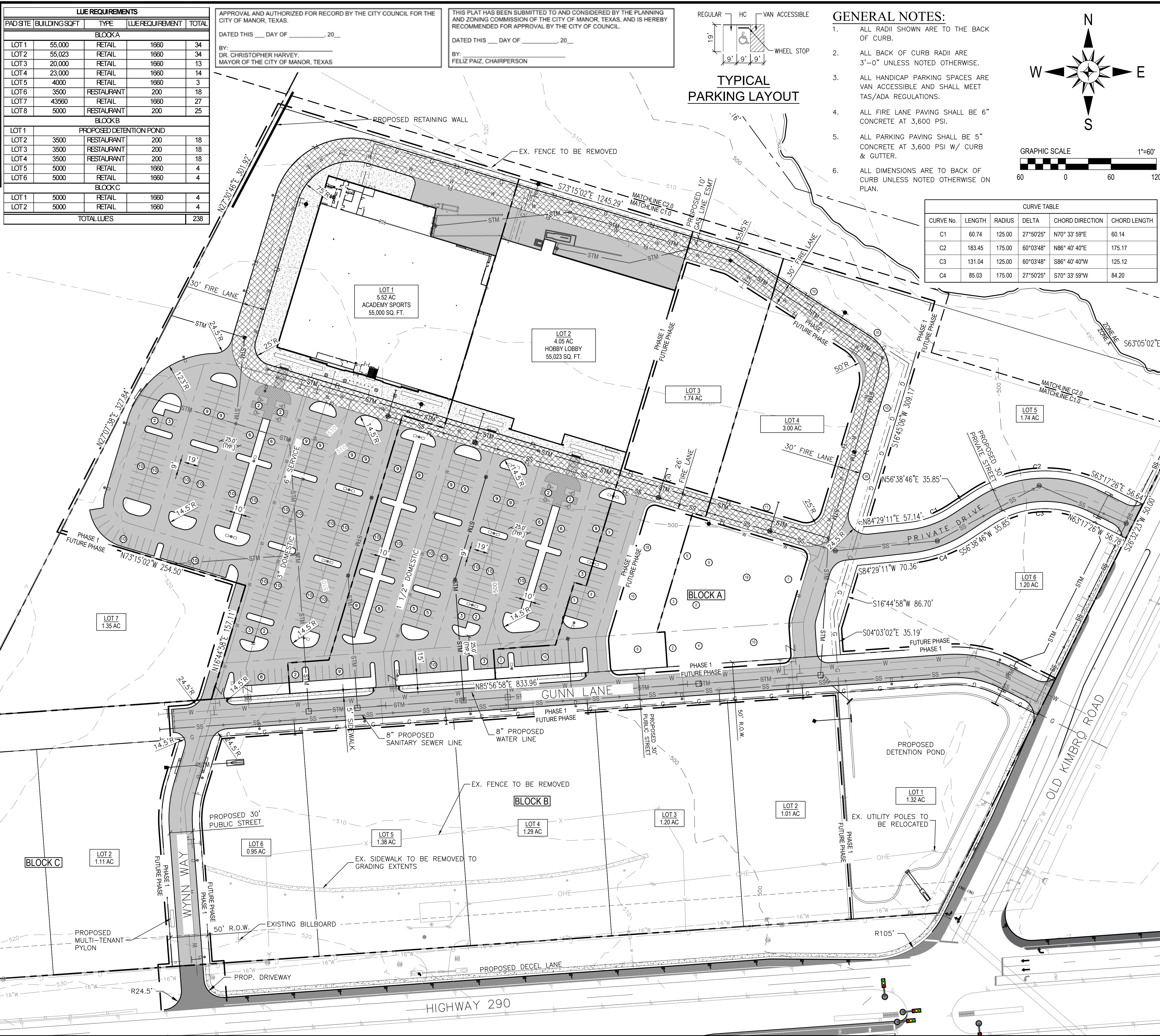
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.
 DATED THIS ___ DAY OF _____, 20__
 BY: FELIZ PAIZ, CHAIRPERSON



- GENERAL NOTES:**
- ALL RADII SHOWN ARE TO THE BACK OF CURB.
 - ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
 - ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
 - ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
 - ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.



| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-----------------|--------------|
| CURVE No. | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 60.74 | 125.00 | 27°50'25" | N70°33'59"E | 60.14 |
| C2 | 183.45 | 175.00 | 60°03'48" | N86°40'40"E | 175.17 |
| C3 | 131.04 | 125.00 | 60°03'48" | S86°40'40"W | 125.12 |
| C4 | 85.03 | 175.00 | 27°50'25" | S70°33'59"W | 84.20 |



USER: JOSHUA HAYES
 PLOTTED ON: 3/16/2026 11:25 AM
 FILE NAME: K:\BARRON STARK\SWRT\ENR\10510_10510_C2.C SITE PLAN.DWG
 KIMBRO CROSSING, 00 CAD, 00 DWG, 308-10510 C2.C SITE PLAN.DWG
 SITE ENGINEERING

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
| | | | |

Barron Stark Engineers
 1005 Westbury Parkway, Suite 300, Katy, Texas 77609
 Texas Registered Engineering Firm F-10596
 Texas Registered Surveying Firm F-1058800
 (Fax) 817.231.8144
 (Office) 817.231.9100

STATE OF TEXAS
 ANDREW R. GUTHRIE
 168106
 LICENSED PROFESSIONAL ENGINEER
 Andrew R. Guthrie
 02/16/2026
 (USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ANDREW R. GUTHRIE, P.E. TEXAS REGISTRATION NO. 168106)

SITE PLAN
KIMBRO CROSSING
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

| | |
|-------------|-------------|
| CLIENT No. | 308 |
| PROJECT No. | 10510 |
| DESIGN: | DRG |
| DRAWN: | JNH |
| CHECKED: | CFS |
| DATE: | MARCH, 2026 |
| SHEET | 1.0 |



OWNERS
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 214-453-0464

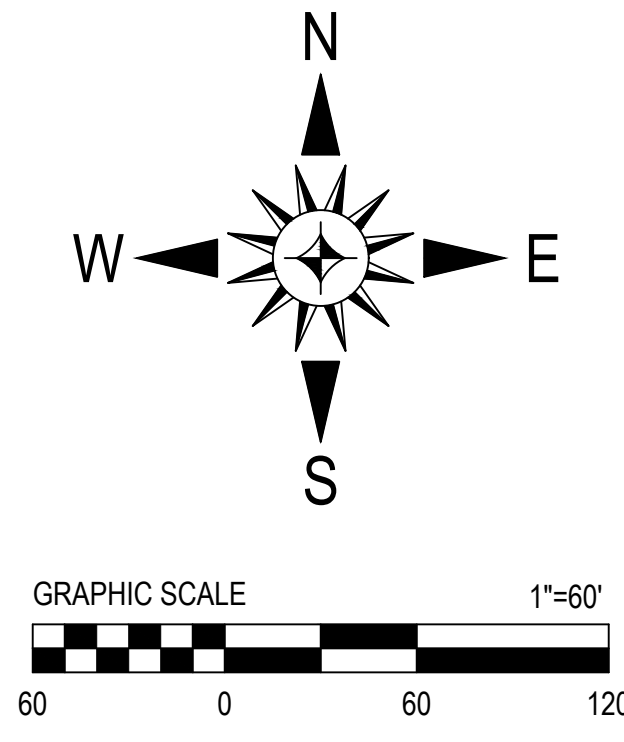
ENGINEER:
 Barron-Stark Engineers, LP
 4055 International Plaza, Suite 350
 Fort Worth, TX 76109
 (877) 909-6104

SURVEYOR:
 Barron-Stark Engineers, LP
 4055 International Plaza, Suite 350
 Fort Worth, TX 76109
 (877) 909-6104

| LAND USE SUMMARY | |
|------------------|-------------|
| RETAIL | 21.42 ACRES |
| RESTURANT | 5.59 ACRES |
| RESIDENTIAL | 8.08 ACRES |
| PARK | 14.25 ACRES |

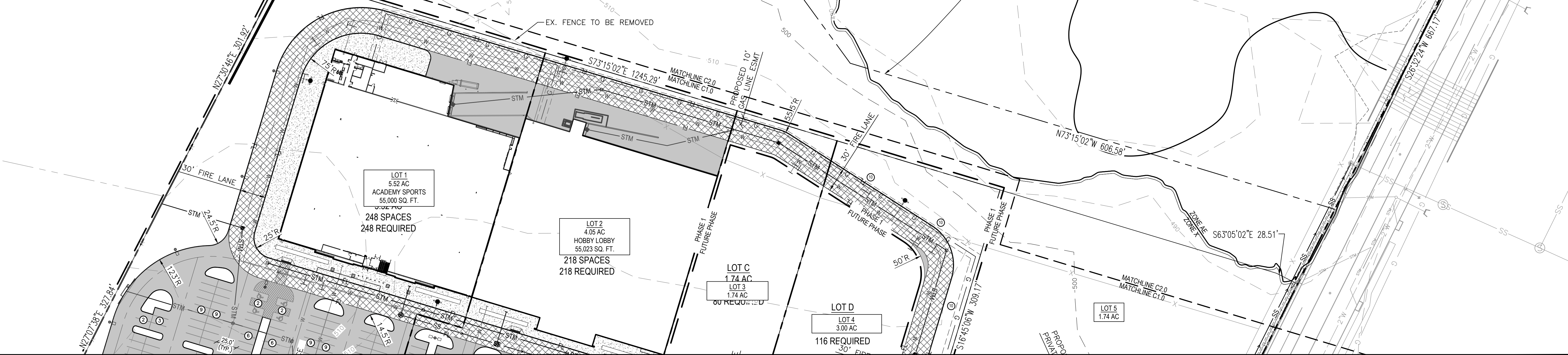
GENERAL NOTES:

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2. ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
3. ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND SHALL MEET TAS/ADA REGULATIONS.
4. ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
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| PROPOSED USE | RETAIL CENTER |
| PROPOSED STRUCTURES | 2 - 1 STORY RETAIL |
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| IMPERVIOUS SURFACE AREA | 12.96 ACRES |

| LEGEND | |
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| SYMBOL | DESCRIPTION |
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| | EXISTING FIRE HYDRANT |
| | EXISTING MANHOLE |
| | EXISTING LIGHT POLE |
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Barron Stark Engineers
 4055 International Plaza, Suite 350, Fort Worth, Texas 76109
 Texas Registered Engineering Firm F-105956
 Texas Registered Survey Firm F-1058800
 www.barronstark.com
 (877) 909-6104 (Office) (817) 231-9100

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KIMBRO CROSSING
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

| | |
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| CLIENT No. | 308 |
| PROJECT No. | 10510 |
| DESIGN: | DRG |
| DRAWN: | JNH |
| CHECKED: | CFS |
| DATE: | MARCH, 2026 |
| SHEET | 2.0 |

USER: JOSHUA HAYES
 PLOTTED ON: 2/16/2026 11:25 AM
 FILE NAME: N:\KIMBRO STARK SWMT ENVS\308 SECURITY CAPITAL\10510 - SITE ENGINEERING - KIMBRO CROSSING\00 CAD\00 DMS\308-10510 C2.0 SITE PLAN.DWG