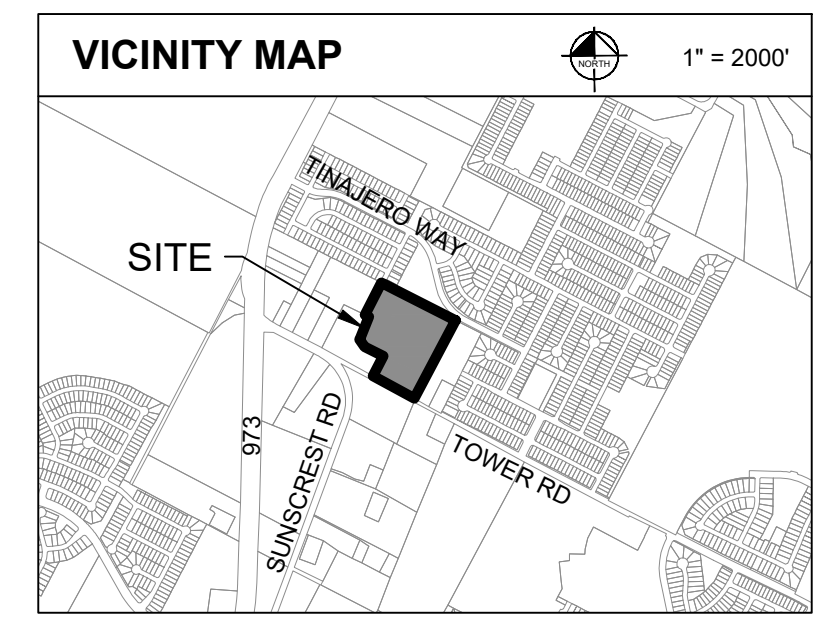
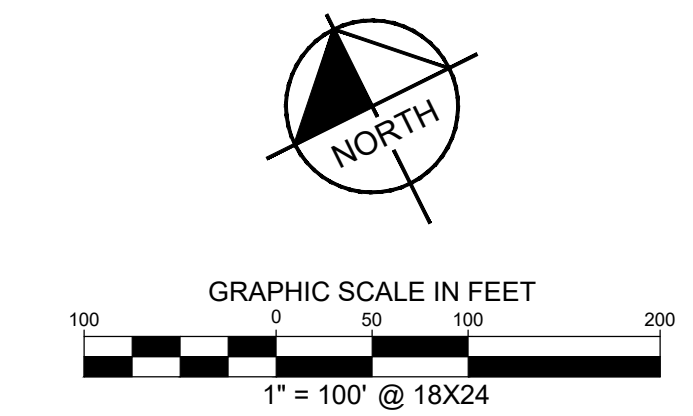


BENCHMARKS:
 CP 100: MAG NAIL WITH WASHER LOCATED ON CONCRETE SIDEWALK IN THE NORTH LINE OF TINAJERO WAY APPROXIMATELY 173' WEST OF BOUNDARY COURT
 CP 102: MAG NAIL WITH WASHER LOCATED ON CONCRETE DRAINAGE WALL, IN THE NORTH LINE OF TOWER ROAD APPROXIMATELY 570' EAST OF SUNCREST ROAD



LINE TABLE		
NO.	BEARING	LENGTH
L1	N28°11'30"E	15.00'
L2	S61°48'30"E	20.00'
L3	S28°11'30"W	15.00'



O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
IRSC	1/2" IRON ROD SET CAPPED (STAMPED "KHA")
MNS	MAG NAIL SET
POB	POINT OF BEGINNING
BRS	BEARS CALL
(BEARING DISTANCE)	RECORD CALL
▲	PROJECT BENCHMARK

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	ABSTRACT SURVEY LINE
	ROAD CENTERLINE
	CITY LIMIT LINE
	ROW DEDICATION LINE
	SIDEWALK EASEMENT
	BUILDING LINE

FINAL PLAT
VENTURA AT TOWER ROAD
BLOCK A, LOT 1
 BEING
15.074 ACRES
 IN THE
GREENBURY GATES SURVEY
ABSTRACT NO. 315
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	MJS	8/15/2024	069264311	1 OF 2

OWNER:
 Kenneth R. & Susan M. Tumlinson
 PO Box 869
 Lexington, Texas 78947

DEVELOPER:
 Manor Leased Housing Development I, LLC
 C/O Dominion
 Mark S. Moorehouse and Neal M. Route
 2905 Northwest Blvd.
 Plymouth, MN

SURVEYOR:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75009
 Phone: 469-501-2172
 Contact : Daniel Arthur, RPLS

APPLICANT/ENGINEER:
 Kimley-Horn and Associates, Inc.
 5301 Southwestern Pkwy, Bldg 2 STE. 100
 Austin, Texas 78735
 Phone: 737-236-0597
 Contact : Andy Graham, P.E.

DWG NAME: K:\CEL_SURVEY\069264311-MANOR TOWER RD - 15.42 ACRES\DWG\069264311 - VENTURA AT TOWER ROAD FINAL PLAT.DWG PLOTTED BY: SWA\NE. MICHAEL 8/15/2024 10:00 AM LAST SAVED: 8/15/2024 9:35 AM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

PROPERTY DESCRIPTION

BEING a tract of land situated in the Greenbury Gates Survey, Abstract No. 315, located in the City of Manor, Travis County, Texas being all of a called 15.4217 acre tract of land conveyed to Kenneth R. Tumlinson and Suanna M. Tumlinson by deed recorded in Instrument No. 2023004432, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 15.4217 acre tract of land, same being the southwest corner of a called 5.793 acre tract of land conveyed to Christopher S. Martinez and Denise M. Martinez by deed recorded in Instrument No. 2008103555, O.P.R.T.C.T., same being the north right of way line of Tower Road, a variable width right of way, from which a 5/8-inch iron rod found for the southeast corner of said 5.793 acre tract, same being the southwest corner of a called 1.095 acre tract of land conveyed to Christopher S. Martinez and Denise M. Martinez by deed recorded in Instrument No. 1999001598, O.P.R.T.C.T., bears South 62°20'23" East, 170.86 feet;

THENCE North 61°09'12" West, along the south line of said 15.4217 acre tract, same being said north right of way line, 489.24 feet to a 1/2-inch iron rod found for the southwest corner of said 15.4217 acre tract, same being the southeast corner of a called 5.187 acre tract of land conveyed to Venkata Chitanya Buddhharaju and Jesse Raveen Manuhewa by deed recorded in Instrument No. 2023040807, O.P.R.T.C.T.;

THENCE along the west line of said 15.4217 acre tract, same being the east line of said 5.187 acre tract the following courses:

North 27°35'08" East, 233.10 feet to a 1/2-inch iron rod found capped (stamped "Traverse Station");

North 63°21'35" West, 214.99 feet to a 1/2-inch iron rod found;

North 34°51'50" West, 94.27 feet to a 1/2-inch iron rod found capped (stamped "Traverse Station");

North 27°04'12" East, 23.13 feet to a 1/2-inch iron rod found capped (stamped "Traverse Station");

North 22°18'36" East, 228.47 feet to a 1/2-inch iron rod found capped (stamped "Survcon");

North 62°54'17" West, 42.57 feet to a 5/8-inch iron rod set capped (stamped "KHA") for a westerly corner of said 15.4217 acre tract, same being the southeast corner of Block A, Lot 2 of KST/Voelker Tract, a platted addition to Travis County recorded in Instrument No. 201200170, O.P.R.T.C.T.;

THENCE North 27°19'53" East, continuing along the west line of said 15.4217 acre tract, same being the east line of said Lot 2, 383.27 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the northwest corner of said 15.4217 acre tract, same being the northeast corner of said Lot 2, and same being in the south right of way line of Estuary Drive, a called 50 foot right of way, dedicated by Stonewater Phase 5, a platted addition to Travis County recorded in Instrument No. 201600298, O.P.R.T.C.T., from which a 1/2-inch iron rod found capped (stamped "Baseline") for the southwest corner of said Estuary Drive, same being the southeast corner of Block R, Lot 21 of said Stonewater Phase 5 bears, North 63°08'19" West, 23.73 feet;

THENCE South 63°08'19" East, along the north line of said 15.4217 acre tract, same being the south line of said Stonewater Phase 5, passing at 26.27 feet a 1/2-inch iron rod found for the southeast corner of said Estuary Drive, same being the southwest corner of Block C, Lot 41 of said Stonewater Phase 5, passing at 146.28 feet a 1/2-inch iron rod found capped (stamped "Baseline") for the southeast corner of said Lot 41, same being the southwest corner of Block C Drainage Lot of Stonewater Phase 2, a platted addition to Travis County recorded in Instrument No. 201600180, O.P.R.T.C.T., and continuing along said north line, same being the south line of said Drainage Lot, for a total distance of 841.30 feet to a 5/8-inch iron rod found (bent) for the northeast corner of said 15.4217 acre tract, same being the northwest corner of said 5.793 acre tract, and same being in the south line of Block C Open Space lot of said Stonewater Phase 2, from which a 1/2-inch iron rod found capped (stamped "Baseline") in the south line of said Open Space lot bears South 63°08'19" East, 320.36 feet;

THENCE South 26°51'02" West, along the east line of said 15.4217 acre tract, same being the west line of said 5.793 acre tract, 928.17 feet to the **POINT OF BEGINNING** and containing 672,331 square feet or 15.435 acres of land.

NOTES:

1. This Subdivision is located in the City of Manor Corporate City Limits as of this _____ day of _____, 20_____.

2. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48453C0485J, for Travis County, Texas and incorporated areas, dated 08/18/2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3. All bearings shown are based on grid north of the Texas State Plane Coordinate System of 1983, Central Zone (4203), North American Datum of 1983 (NAD 83). All dimensions shown are grid distances.

4. The proposed use for this lot is for Multifamily development.

5. Water and Wastewater providers will be the City of Manor, Texas.

6. The building setbacks shall conform to the requirements as established for the designated land use.

7. Performance and maintenance guarantees are required by the City.

8. A ten (10) feet wide easement for public utilities is hereby assigned along all rights of ways dedicated by this plat.

STATE OF TEXAS § §

COUNTY OF TRAVIS § §

Whereas, DOMINIUM, is the owner of 15.435 acres of land out of the Greenbury Gates Survey, Abstract 315 of Travis County, Texas, said tract being all of the called 15.4217 acres of land, as conveyed to us by deed recorded in document number _____ of the Official Public Records of Travis County, Texas.

Now, therefore, know all men by these presents: That we the undersigned owners of the land shown on this plat, and designated herein as "VENTURA AT TOWER ROAD BLOCK A, LOT 1" of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby designates said 15.487 acres of said land in accordance with the attached map of plat to be hereby dedicated to the use of the public forever all public easements thereon for the purposes and consideration therein expressed, subject to any easements or restrictions heretofore granted and not released.

Witness my hand this the ____ day of _____, 20__ a.d.

Name: _____

Title: _____

STATE OF TEXAS § §

COUNTY OF TRAVIS § §

Before me, the undersigned authority, on this day personally appeared _____ authorized signatory of _____, 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 considerations therein stated.

Given under my hand and seal of office, this the _____ day of _____, A.D. 20__.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

I, Daniel Arthur, 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, and was prepared from an actual survey made on the ground under my direction and supervision.

_____ Date

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2172
daniel.arthur@kimley-horn.com

ENGINEER'S CERTIFICATION

I, _____, P.E. 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 the City of Manor, Texas subdivision ordinance, and is true and correct to the best of my knowledge.

No portion of this tract is within the designated Flood Hazard area as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48453C0485J, for Travis County, Texas and incorporated areas, dated 08/18/2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain".

Andy Graham, P.E.
Registered Professional Engineer No. _____
Kimley-Horn and Associates, Inc.
5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78735
PH: 737-236-0597
andy.graham@kimley-horn.com

OWNER:
Kenneth R. & Susan M. Tumlinson
PO Box 869
Lexington, Texas 78947

DEVELOPER:
Manor Leased Housing Development I,
LLC
C/O Dominium
Mark S. Moorehouse and Neal M. Route
2905 Northwest Blvd.
Plymouth, MN

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2172
Contact : Daniel Arthur, RPLS

APPLICANT/ENGINEER:
Kimley-Horn and Associates, Inc.
5301 Southwestern Pkwy, Bldg 2 STE. 100
Austin, Texas 78735
Phone: 737-236-0597
Contact : Andy Graham, P.E.

CITY OF MANOR ACKNOWLEDGEMENTS

This subdivision is located within the extra territorial jurisdiction of the City of Manor on this the ____ 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: _____

Felix Paiz, 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, Lluvia T. Almaraz, City Secretary
Mayor of the City of Manor, Texas

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____ at _____ o'clock ____M., duly recorded on the _____ day of _____, 20____ at _____ o'clock ____M., of said county and state in document number _____ Official Public Records of Travis County, Texas.

Witness my hand and seal of office of the county clerk, this _____ day of _____, 20____ A.D.

Dyana Limon-Mercado, County Clerk
Travis County, Texas

By: _____

Deputy

FINAL PLAT

**VENTURA AT TOWER ROAD
BLOCK A, LOT 1
BEING
15.074 ACRES
IN THE
GREENBURY GATES SURVEY
ABSTRACT NO. 315
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

Kimley»Horn					
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009			FIRM # 10194503		Tel. No. (469) 501-2200 www.kimley-horn.com
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SPA	MJS	8/15/2024	069264311	2 OF 2