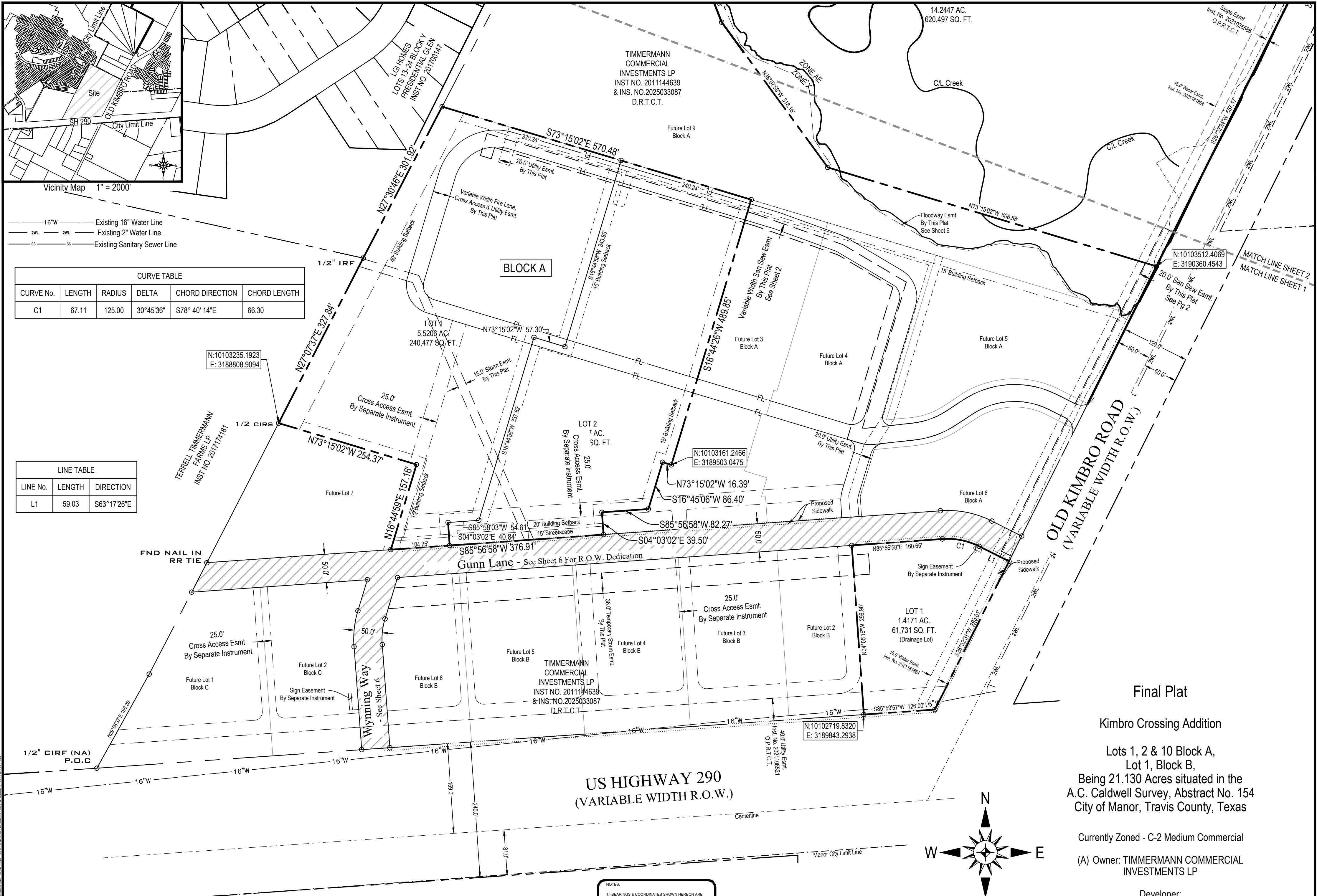


CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	67.11	125.00	30°45'36"	S78° 40' 14"E	66.30

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	59.03	S63°17'26"E



Final Plat
 Kimbro Crossing Addition
 Lots 1, 2 & 10 Block A,
 Lot 1, Block B,
 Being 21.130 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial
 (A) Owner: TIMMERMANN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
 Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 1 OF 7

Barron-Stark Engineers
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 Fort Worth, Texas 76109
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 Texas Registered Engineering Firm F-10158800
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

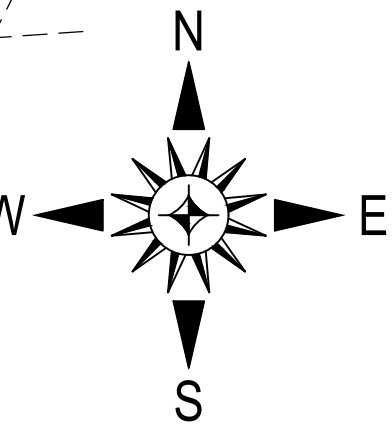
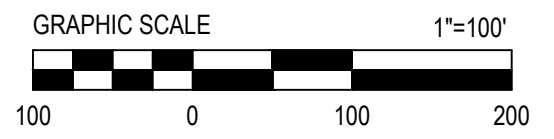
OWNER:
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 TEL#

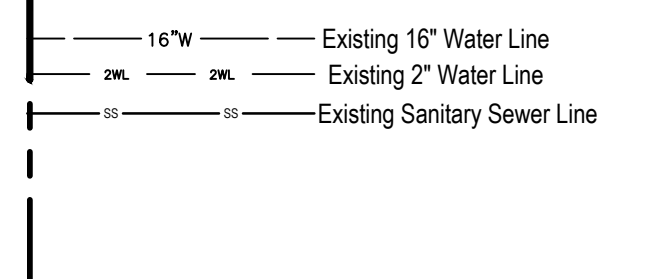
ENGINEER:
 ANDREW R. GUTHRIE
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

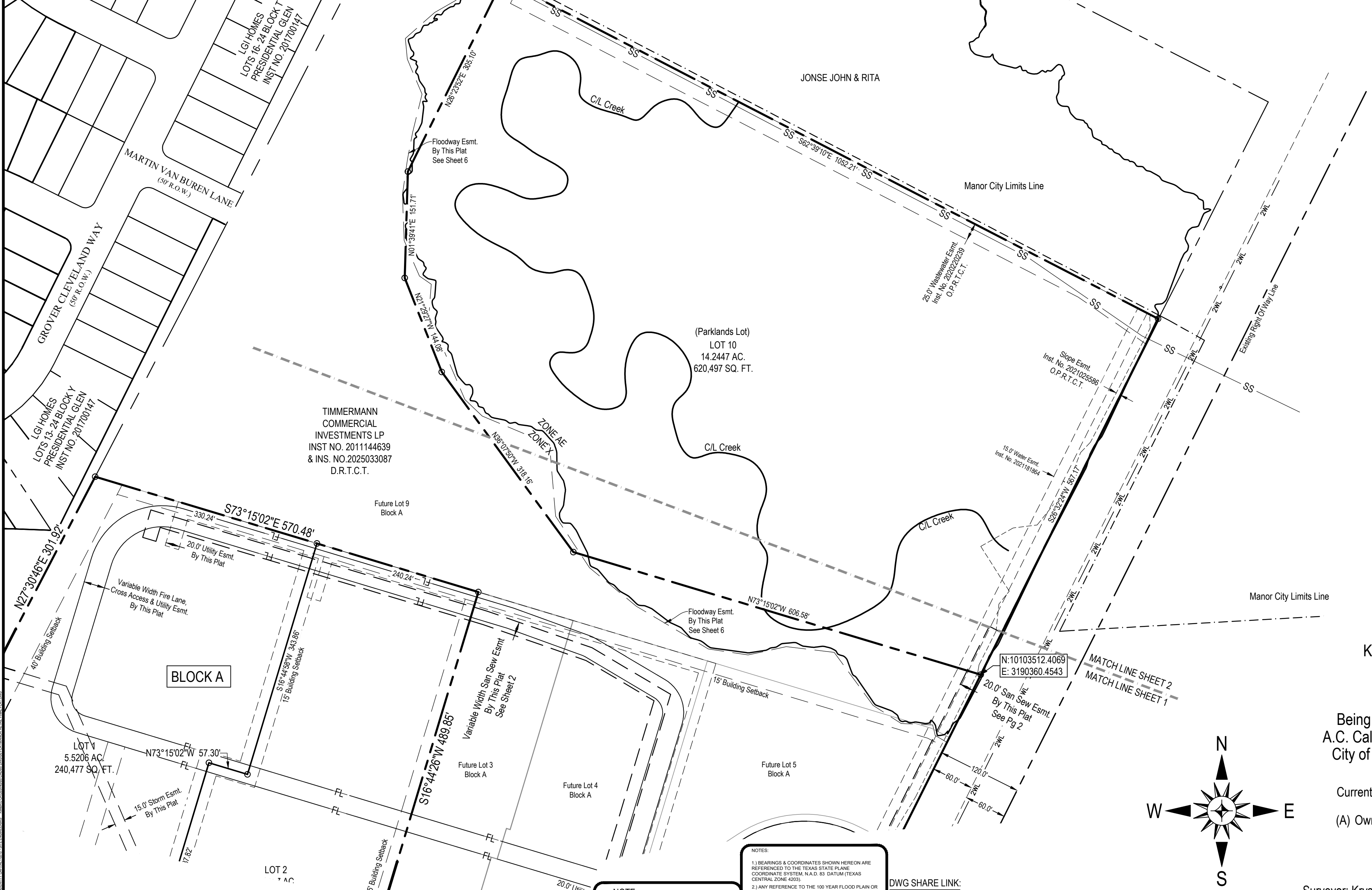
NOTE:
 OPEN CIRCLE INDICATES FOUND/SET MONUMENT AS NOTED.
 UNLESS OTHERWISE STATED ALL UNLABELED CORNERS ARE SET 1/2 CAPPED IRON ROD INSCRIBED "BARRON STARK"

NOTES:
 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS CENTRAL ZONE 4203)
 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 484530205H & TRAVIS COUNTY, DATED 09/26/2009 MAP NO. 484530205H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

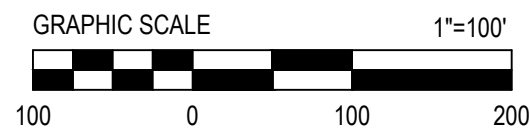
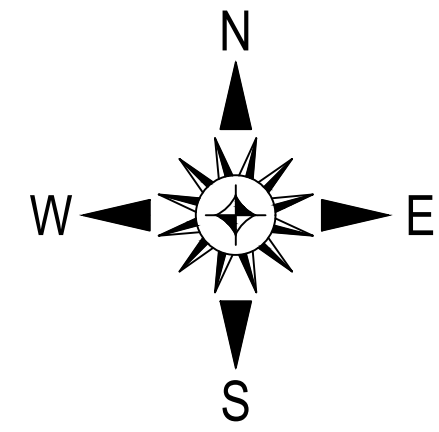




Vicinity Map 1" = 2000'



Final Plat
 Kimbro Crossing Addition
 Lots 1, 2 & 10 Block A,
 Lot 1, Block B,
 Being 21.130 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas
 Currently Zoned - C-2 Medium Commercial
 (A) Owner: TIMMERMANN COMMERCIAL
 INVESTMENTS LP
 Developer:



NOTES:
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 ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 484530485U, & TRAVIS COUNTY, DATED 08/26/2009 MAP NO. 484530505H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



NOTE:
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Barron-Stark Engineers
 4055 International Plaza, Suite 350
 Fort Worth, Texas 76109
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
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 www.barronstark.com

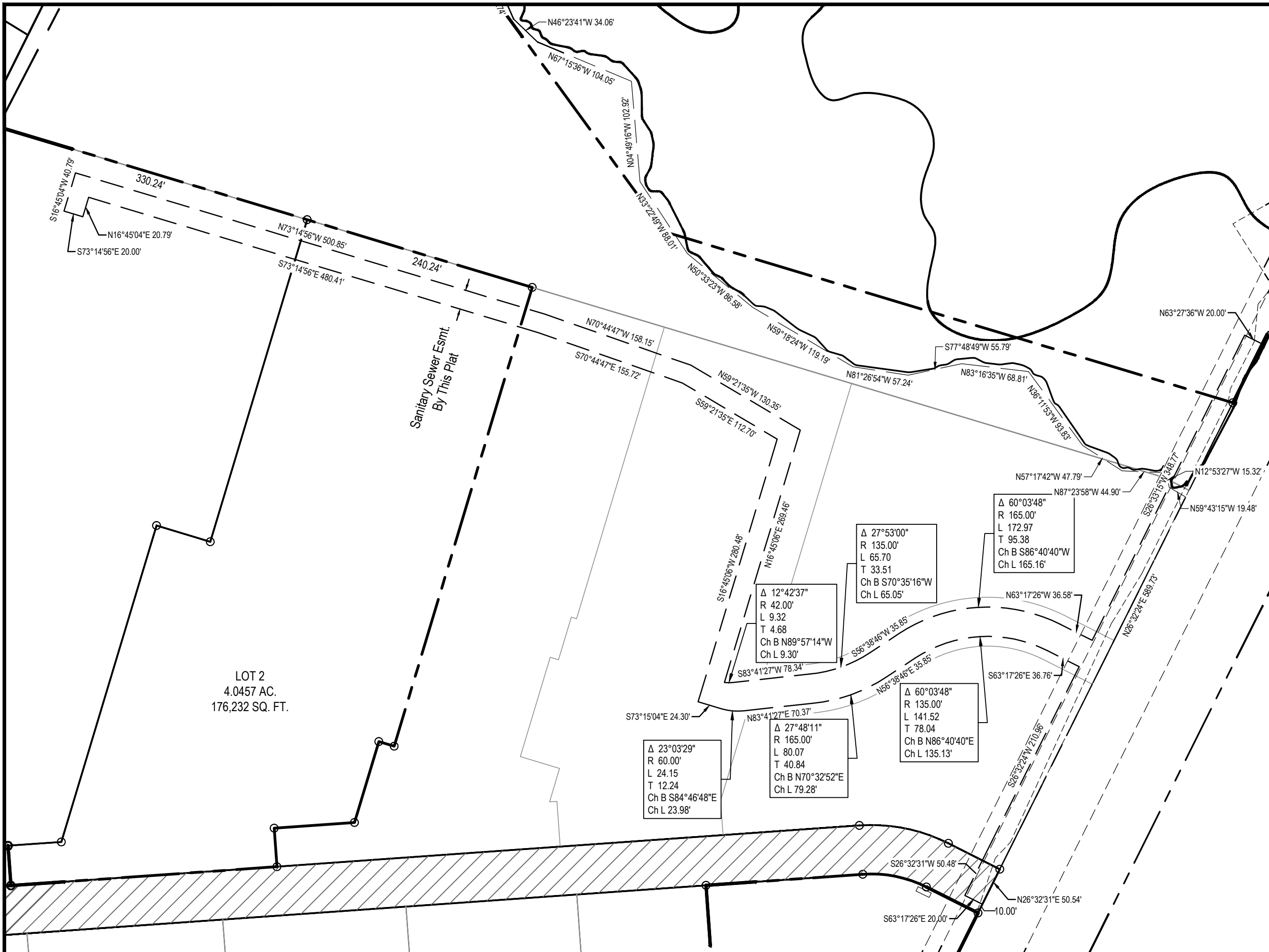
OWNER:
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 TEL#

ENGINEER:
 ANDREW R. GUTHRIE
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

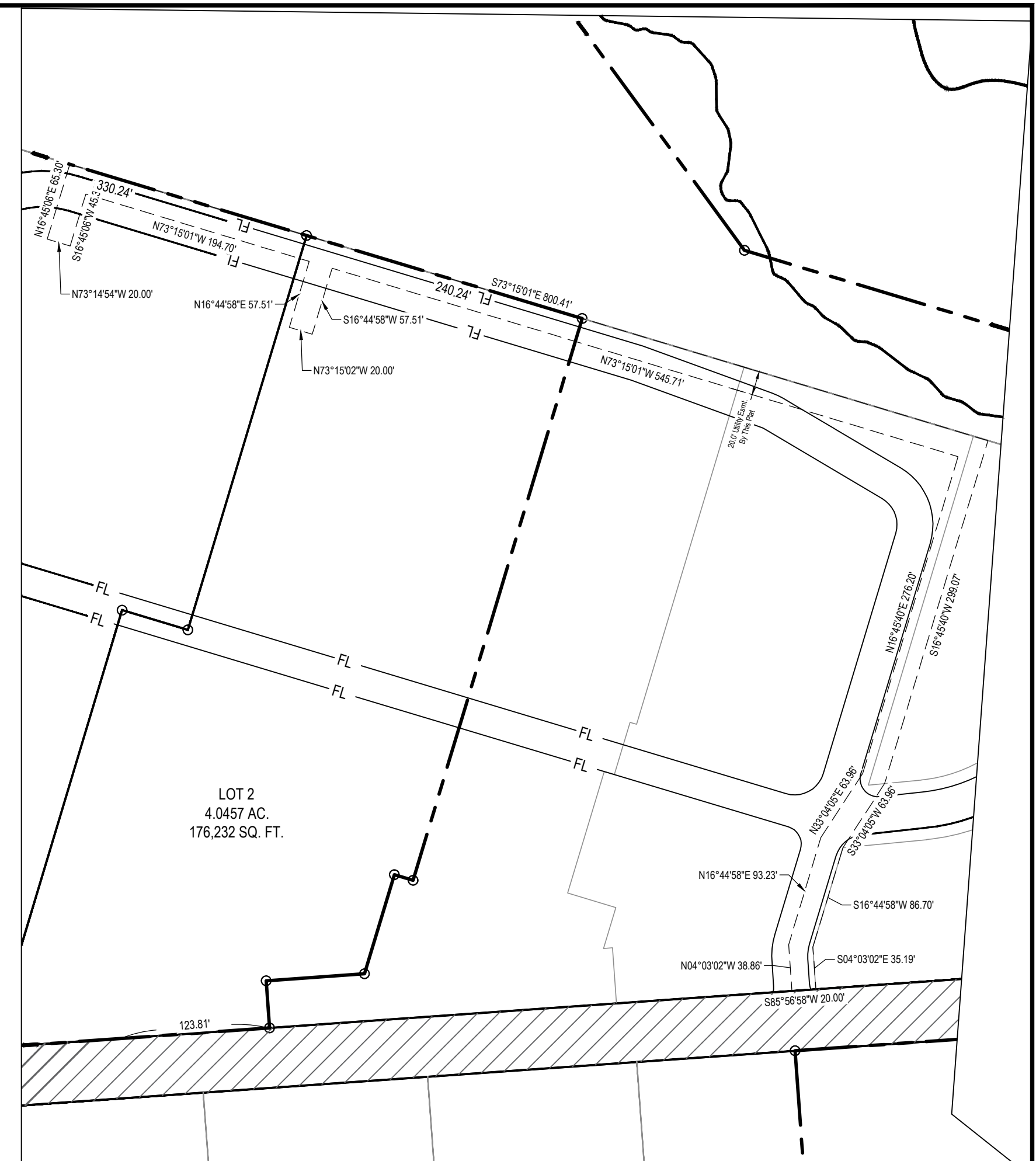
SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

Surveyor: Krystian Golebiewski, 4055 International Plaza, Suite 350 Fort Worth, Texas 76109, (817) 231-8100

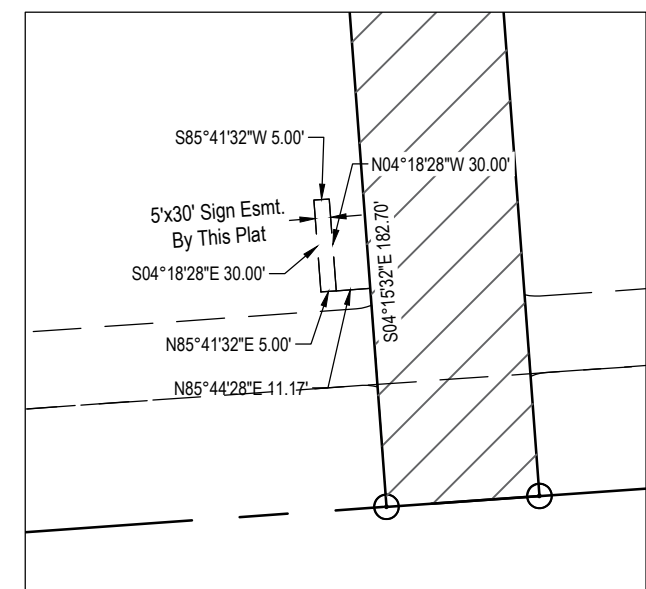
JANUARY 2026



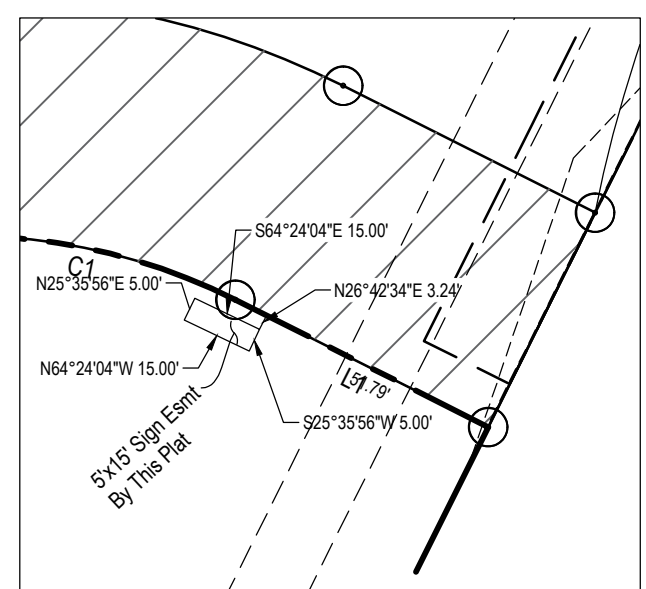
Sanitary Sewer Easement



20' Utility Easement



Sign Easement



Sign Easement

NOTES:
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NOTE:
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 UNLESS OTHERWISE STATED ALL UNLABELED CORNERS ARE SET 1/2 CAPPED IRON ROD INSCRIBED "BARRON STARK"

Final Plat
 Kimbro Crossing Addition
 Lots 1, 2 & 10 Block A,
 Lot 1, Block B,
 Being 21.130 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial
 (A) Owner: TIMMERMANN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza, Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 3 OF 7



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 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
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OWNER:
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 TEL#

ENGINEER:
 ANDREW R. GUTHRIE
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#



Storm Easements

Final Plat

Kimbro Crossing Addition

Lots 1, 2 & 10 Block A,
 Lot 1, Block B,
 Being 21.130 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial

(A) Owner: TIMMERMANN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
 Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 4 OF 7

NOTE:
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OWNER:
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 TEL#

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 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

USER: JZOHNYT; PLOT: 154; DATE: 1/15/2026; TIME: 10:00:00 AM; PROJECT: 308-10510; SHEET: 4 OF 7; DRAWN: JNH; CHECKED: JNH; TITLE: Final Plat

LEGAL DESCRIPTION FOR PUBLIC RIGHT OF WAY

BEING a 3.38 Acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, being a portion of the lands described in deed to Timmermann Commercial Investments LP as recorded under Instrument Number 2011144639, Deed Records, Travis County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a point for corner found at the intersection of Old Kimbro Road & U.S. Highway 290 E;

THENCE SOUTH 85°59'57" WEST, with the northerly right-of-way line of U.S. Highway 290 E. a distance of 118.50 feet to a point for corner;

THENCE departing the northerly line and traversing through the interior of the aforementioned Timmerman Commercial tract the following courses;

- 1.) NORTH 04°05'15" WEST, a distance of 299.90 feet to a point for corner;
- 2.) SOUTH 85°56'58" WEST, a distance of 812.44 feet to a point for corner;
- 3.) SOUTH 16°44'58" WEST, a distance of 76.38 feet to the beginning of curve to the left having a radius 125.00 feet;
- 4.) CONTINUING along the arc of said curve to the left an arc length of 45.83 feet, passing through a central angle of 21°00'31" (having a chord bearing of SOUTH 06°14'43" WEST, a chord length of 45.58 feet);
- 5.) SOUTH 04°15'32" EAST, a distance of 182.93 feet to a point for corner found in the northerly line of U.S. Highway 290 E.;

THENCE SOUTH 85°59'57" WEST, with the northerly line of U.S. Highway 290 E. a distance of 50.00 feet;

THENCE departing the said U.S. Highway 290 E. and with traversing through the interior of the Timmerman Commercial tract the following courses:

- 1.) NORTH 04°15'32" WEST, a distance of 182.70 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve to the right having an arc length of 64.17 feet, passing through a central angle of 21°00'31" (having a chord bearing of NORTH 06°14'43" EAST, a chord length of 63.81 feet) to a point for corner;
- 3.) NORTH 16°44'58" EAST, a distance of 57.39 feet to a point for corner;
- 4.) SOUTH 85°56'58" WEST, a distance of 311.28 feet to a point for corner in the easterly line of the aforementioned Timmermann Farms Tract;

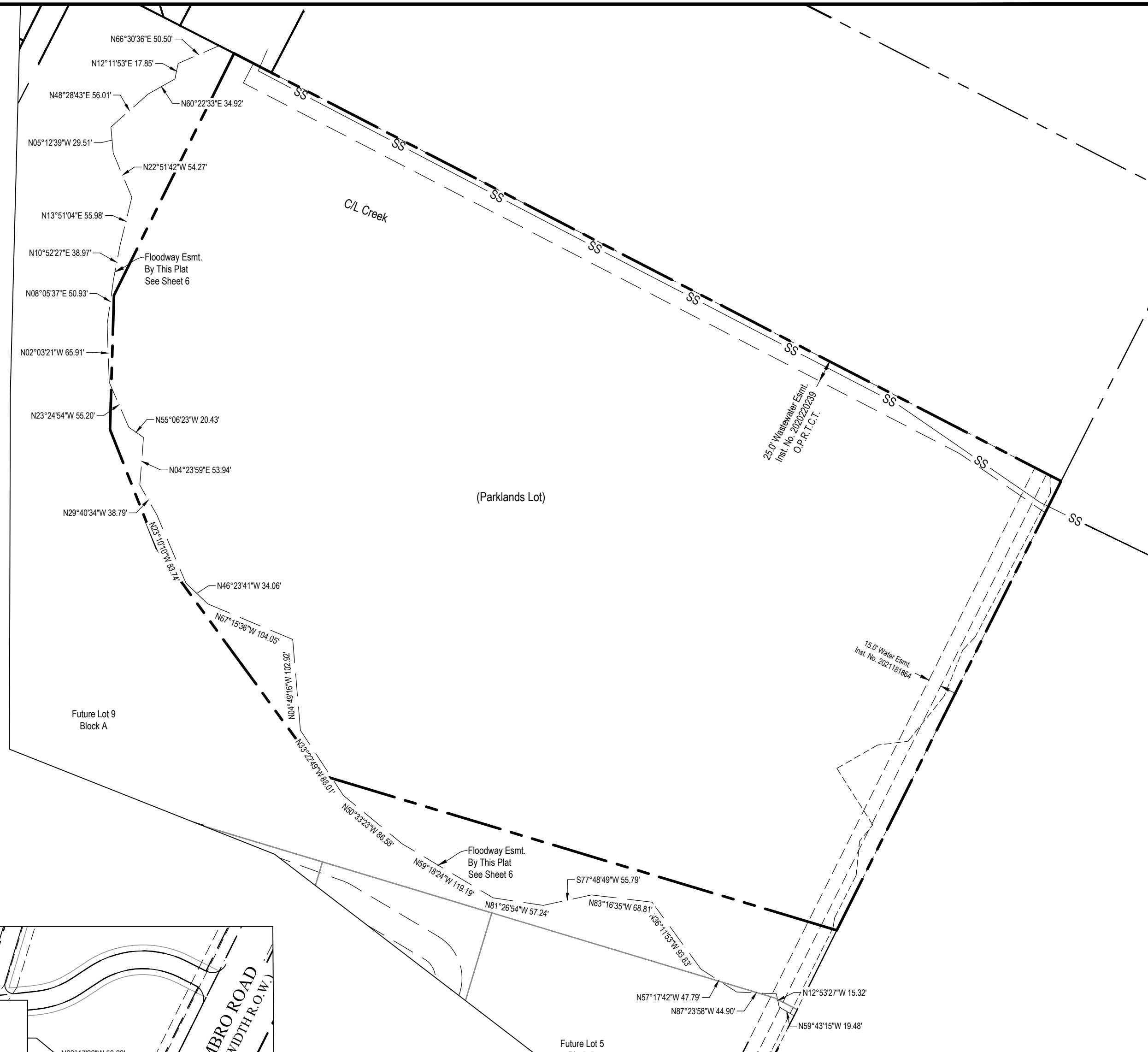
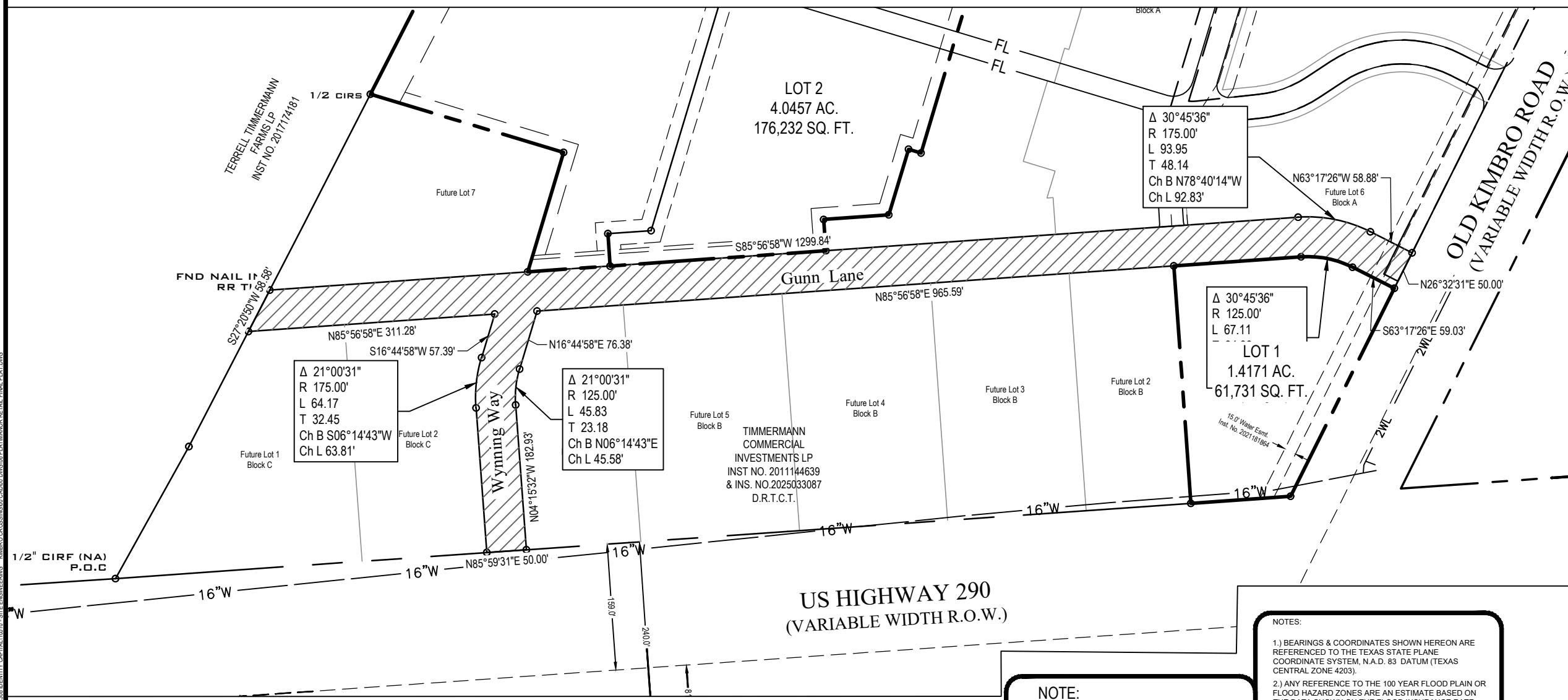
THENCE NORTH 27°20'50" EAST, with the common line of the Timmerman Farms Tract a distance of 58.58 feet to a point for corner;

THENCE departing the common line of the Timmerman Farms Tract and traversing through the interior of the Timmerman Commercial Tract the following courses:

- 1.) NORTH 85°56'58" EAST, a distance of 1299.84 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve having an arc length of 93.95 feet, passing through a central angle of 30°45'36" (having a chord bearing of SOUTH 78°40'14" EAST, a chord length of 92.83 feet) to a point for corner;
- 3.) SOUTH 63°17'26" EAST, a distance of 58.88 feet to point for corner found in the westerly right-of-way line of Old Kimbro Road;

THENCE SOUTH 26°32'31" WEST, with the right-of-way line of Old Kimbro Road a distance of 343.01 feet, returning to the **POINT OF BEGINNING** and enclosing 3.3849 Acres (147,445 Square Feet) more or less.

R.O.W. Dedication



Final Plat

Kimbro Crossing Addition
 Lots 1, 2 & 10 Block A,
 Lot 1, Block B,
 Being 21.130 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial
 (A) Owner: TIMMERMANN COMMERCIAL INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
 Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 6 OF 7

Barron-Stark Engineers
 4055 International Plaza, Suite 350
 Fort Worth, Texas 76109
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

OWNER:
 TIMMERMANN COMMERCIAL INVESTMENTS LP
 501 VALE ST AUSTIN TX US 78746-5732
 TEL#

ENGINEER:
 ANDREW R. GUTHRIE
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA SUITE 350, 76109
 TEL#

NOTE:
 OPEN CIRCLE INDICATES FOUND/SET MONUMENT AS NOTED.
 UNLESS OTHERWISE STATED ALL UNLABELED CORNERS ARE SET 1/2 CAPPED IRON ROD INSCRIBED "BARRON STARK"

NOTES:
 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS CENTRAL ZONE 4203).
 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROBABILITIES OF THIS PROPERTY ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 484530205H & TRAVIS COUNTY, DATED 09/26/2009 MAP NO. 484530205H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

USER: JZOHNYI@BARRONSTARK.COM
 PROJECT: 308-10510
 SHEET: 6 OF 7
 DATE: 2025-12-15 10:00:00 AM
 PLOT: 100%
 SCALE: 1"=40'

DEDICATION
STATE OF TEXAS }
COUNTY OF TRAVIS }

WHEREAS, Timmermann Commercial Investments LP, is the Owner of the herein described property:

Lots 1 & 2, Block A

BEING a 9.5663 acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, City of Manor, Travis County, Texas and being a portion of the land described in deed to Timmermann Commercial Investments LP tract as recorded under Instrument Number 2011144639, Deed Records, Travis County, Texas (D.R.T.C.T.) also being a portion of the land described in correction deed to Timmermann Commercial Investments LP recorded under Instrument Number 2025033087 (O.P.R.T.C.T.) being more particularly described as follows:

COMMENTING at a 1/2 inch capped iron rod cap illegible found in the northerly right-of-way line of U.S. Highway 290, common to the southeast corner of the tract described in deed to Terrell Timmermann Farms LP as recorded under Instrument Number 2017174181 (D.R.T.C.T.) THENCE NORTH 29°06'37" EAST, a distance of 190.26 feet to a point, THENCE NORTH 27°16'00" EAST, a distance of 499.46 feet to the POINT OF BEGINNING;

BEGINNING at a 1/2 capped iron rod inscribed "Barron Stark" set in the east line of the said Terrell Timmermann Farms LP tract;

THENCE NORTH 27°07'37" EAST, a distance of 327.84 feet to a 1/2 inch iron rod found for the southeast corner of Block Y, Presidential Glen Addition, according to the plat thereof recorded under Instrument Number 201700147, Plat Records, Travis County, Texas (P.R.T.C.T.);

THENCE NORTH 27°30'46" EAST, with the common line of the said Block Y a distance of 301.92 feet to a 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE departing the common line of Block Y, and traversing through the interior of the said Timmermann Commercial Investments tract the following courses:

- 1.) SOUTH 73°15'02" EAST, a distance of 570.48 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 2.) SOUTH 16°44'26" WEST, a distance of 489.85 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 3.) NORTH 73°15'02" WEST, a distance of 16.39 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 4.) SOUTH 16°44'06" WEST, a distance of 86.40 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 5.) SOUTH 85°56'58" WEST, a distance of 82.27 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 6.) SOUTH 04°03'02" EAST, a distance of 39.50 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the north right-of-way line of the proposed Gun Lane (50' Proposed Public R.O.W.);
- 7.) SOUTH 85°56'56" WEST, with the proposed north right-of-way line of the proposed Gun Lane (50' Proposed Public R.O.W.) a distance of 376.91 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 8.) NORTH 16°44'59" EAST, a distance of 157.16 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";
- 9.) NORTH 73°15'02" WEST, a distance of 254.37 feet, returning to the POINT OF BEGINNING and enclosing 9.5663 Acres (416,708 Square Feet) more or less.

Lot 10, Block A (Parkland Lot)

Being a 14.244 acre tract situated in the A.C. Caldwell Survey, Abstract No. 154, Travis County, Texas and being a portion of the Timmermann Commercial Investments LP tract as recorded in Instrument No. 2020230923, Deed Records Travis County, Texas and being more particularly described as follows.

Beginning at a found 1/2 inch iron rod in the west line of Old Kimbro Road for the northeast corner of said Timmermann Commercial Investments LP tract;

Thence South 26°32'24" West with the west line of Old Kimbro Road a distance of 567.17 feet to a set 1/2 inch iron rod;

Thence departing the west right-of-way line of Old Kimbro Road, and traversing through the interior of the Timmermann Commercial tract the following courses:

- 1.) North 73°15'02" West, a distance of 606.58 feet to a 1/2 inch capped iron rod "Barron Stark";
- 2.) North 36°07'50" West, a distance of 318.16 feet to a 1/2 inch capped iron rod "Barron Stark";
- 3.) North 21°29'27" West, a distance of 144.08 feet to a 1/2 inch capped iron rod "Barron Stark";
- 4.) North 01°39'41" East, a distance of 151.71 feet to a 1/2 inch capped iron rod inscribed "Barron Stark";
- 5.) North 26°23'52" East, a distance of 305.10 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the south line of Block A, Manor Heights South as recorded under Instrument Number 20210058, Plat Records, Travis County, Texas;

Thence South 62°39'10" East, passing a 2 inch iron pipe found for the southeast corner of the said Block A, continuing in all a distance of 1052.21 feet, returning to the **POINT OF BEGINNING** and enclosing 14.244 Acres (620,497 Sq. Ft.) more or less.

City of Manor Plat Notes

- 1.) THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 2.) PROPERTY OWNERS OF THE LOTS ON WHICH THE UTILITY EASEMENTS ARE LOCATED AS SHOWN 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.
- 3.) A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 4.) 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.
- 5.) DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 6.) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE COITY OF MANOR WASTEWATER SYSTEM.
- 7.) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE MANVILLE WATER SUPPLY COMPANY WATER SYSTEM.
- 8.) NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS 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.
- 9.) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 10.) ALL WATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO THE MANVILLE WATER SUPPLY COMPANY STANDARDS.

11.) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.00F THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.

12.) ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.

13.) 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.

Lot 1, Block B (Drainage Lot)

Being a 1.365 acre tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, Travis County, Texas and being a portion of Tract Seven of the Timmerman Commercial Investments, LP tract as recorded in Document No. 2020230923, Deed Records Travis County, Texas and being more particularly described as follows.

Beginning at a point for the intersection of the west line of Old Kimbro Road with the intersection of the north line of US Highway 190, said point being the southeast corner of said Timmerman tract;

Thence South 85° 59'57" West with the US Highway 190 north line a distance of 126.00 feet to a point;

Thence North 04°05'15" West a distance of 299.90 feet to a point in the south line of a proposed public street for corner;

Thence North 85°56'58" East with the south line of proposed public street a distance of 153.15 feet to the beginning of a curve to the right having a radius of 125.00 feet, a central angle of 30°45'36", and a long chord that bears South 78°40'14" East, 66.30 feet;

Thence along said curve to the right and south line of proposed public street an arc distance of 67.11 feet to a point;

Thence South 63°17'26" East with the south line of proposed public street a distance of 59.03 feet to a point in the west line of Old Kimbro Road;

Thence South 26°32'31" West with the Old Kimbro Road west line a distance of 293.01 feet to the Point of Beginning and Containing 59,482 square feet, 1.37 acres of land, more or less.

LEGAL DESCRIPTION FOR PUBLIC RIGHT OF WAY

BEING a 3.38 Acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, being a portion of the lands described in deed to Timmermann Commercial Investments LP as recorded under Instrument Number 2011144639, Deed Records, Travis County, Texas (D.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a point for corner found at the intersection of Old Kimbro Road & U.S. Highway 290 E;

THENCE SOUTH 85°59'57" WEST, with the northerly right-of-way line of U.S. Highway 290 E. a distance of 118.50 feet to a point for corner;

THENCE departing the northerly line and traversing through the interior of the aforementioned Timmerman Commercial tract the following courses:

- 1.) NORTH 04°05'15" WEST, a distance of 299.90 feet to a point for corner;
- 2.) SOUTH 85°56'58" WEST, a distance of 812.44 feet to a point for corner;
- 3.) SOUTH 16°44'58" WEST, a distance of 76.38 feet to the beginning of curve to the left having a radius 125.00 feet;
- 4.) CONTINUING along the arc of said curve to the left an arc length of 45.83 feet, passing through a central angle of 21°00'31" (having a chord bearing of SOUTH 06°14'43" WEST, a chord length of 45.58 feet);
- 5.) SOUTH 04°15'32" EAST, a distance of 182.93 feet to a point for corner found in the northerly line of U.S. Highway 290 E.;
- THENCE** SOUTH 85°59'57" WEST, with the northerly line of U.S. Highway 290 E. a distance of 50.00 feet;

THENCE departing the said U.S. Highway 290 E. and with traversing through the interior of the Timmerman Commercial tract the following courses:

- 1.) NORTH 04°15'32" WEST, a distance of 182.70 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve to the right having an arc length of 64.17 feet, passing through a central angle of 21°00'31" (having a chord bearing of NORTH 06°14'43" EAST, a chord length of 63.81 feet) to a point for corner;
- 3.) NORTH 16°44'58" EAST, a distance of 57.39 feet to a point for corner;
- 4.) SOUTH 85°56'58" WEST, a distance of 311.28 feet to a point for corner in the easterly line of the aforementioned Timmermann Farms Tract;

THENCE NORTH 27°20'50" EAST, with the common line of the Timmerman Farms Tract a distance of 58.58 feet to a point for corner;

THENCE departing the common line of the Timmerman Farms Tract and traversing through the interior of the Timmerman Commercial Tract the following courses:

- 1.) NORTH 85°56'58" EAST, a distance of 1299.84 feet to a point for corner found at the beginning of a curve to the right having a radius of 175.00 feet;
- 2.) CONTINUING along the arc of said curve having an arc length of 93.95 feet, passing through a central angle of 30°45'36" (having a chord bearing of SOUTH 78°40'14" EAST, a chord length of 92.83 feet) to a point for corner;
- 3.) SOUTH 63°17'26" EAST, a distance of 58.88 feet to point for corner found in the westerly right-of-way line of Old Kimbro Road;

THENCE SOUTH 26°32'31" WEST, with the right-of-way line of Old Kimbro Road a distance of 343.01 feet, returning to the **POINT OF BEGINNING** and enclosing 3.3849 Acres (147,445 Square Feet) more or less.

Now, Therefore, Know All Men By These Presents:

That Timmermann Commercial Investments LP, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lots 1, 2 & 10, Block A, & Lot 1, Block B, Kimbro Crossing, an addition to the City of Manor, Travis County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Manor, Travis County, Texas.

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

By:

President, Timmermann Commercial Investments LP

State of Texas
County of _____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared _____, known to me to be the person who's name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of the said entities and in the capacities stated.

given under my had and seal of office on this _____ day of _____, 20__.

Notary Public in and for the State of Texas

Surveyors Certificate

Know All Men By These Presents:

That I, Krystian Golebiewski, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Krystian Golebiewski, Register Professional Land Surveyor No. 6400

Barron Stark Engineers

4055 International Plaza, Suite 350, Fort Worth, Texas 76109

krystiang@barronstark.com

USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY KRYSYAN GOLEBIEWSKI, R.P.L.S.
TEXAS REGISTRATION NO. 6400



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. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

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

BY _____
DEPUTY

THIS SUBDIVISION 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: _____

JEFFERY STENSLEND _____ 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

Engineer's Certificate

State Of Texas

County Of Travis

I, The undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No portion of this tract is within the designated flood hazard area as shown in the FIRM Panel Number 48453C0485J, Effective Date Of 08/18/2014 for the City of Manor, Travis County, Texas & Map No. 48453C0505H, Effective Date Of 09/26/2008 for the City of Manor, Travis County, Texas.

Andrew R. Guthrie 06/04/2026
Andrew R. Guthrie, Registered Professional Engineer No. 155106

Final Plat

Kimbro Crossing Addition

**Lots 1, 2 & 10 Block A,
Lot 1, Block B,
Being 21.130 Acres situated in the
A.C. Caldwell Survey, Abstract No. 154
City of Manor, Travis County, Texas**

Currently Zoned - C-2 Medium Commercial

(A) Owner: TIMMERMANN COMMERCIAL
INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 7 OF 7



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Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
TIMMERMANN COMMERCIAL
INVESTMENTS LP
501 VALE ST AUSTIN TX US
78746-5732
TEL#

ENGINEER:
ANDREW R. GUTHRIE
4055 INTERNATIONAL PLAZA
SUITE 350, 76109
TEL#

SURVEYOR:
KRYSYAN GOLEBIEWSKI
4055 INTERNATIONAL PLAZA
SUITE 350, 76109
TEL#