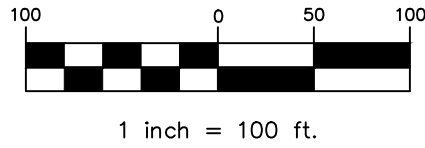
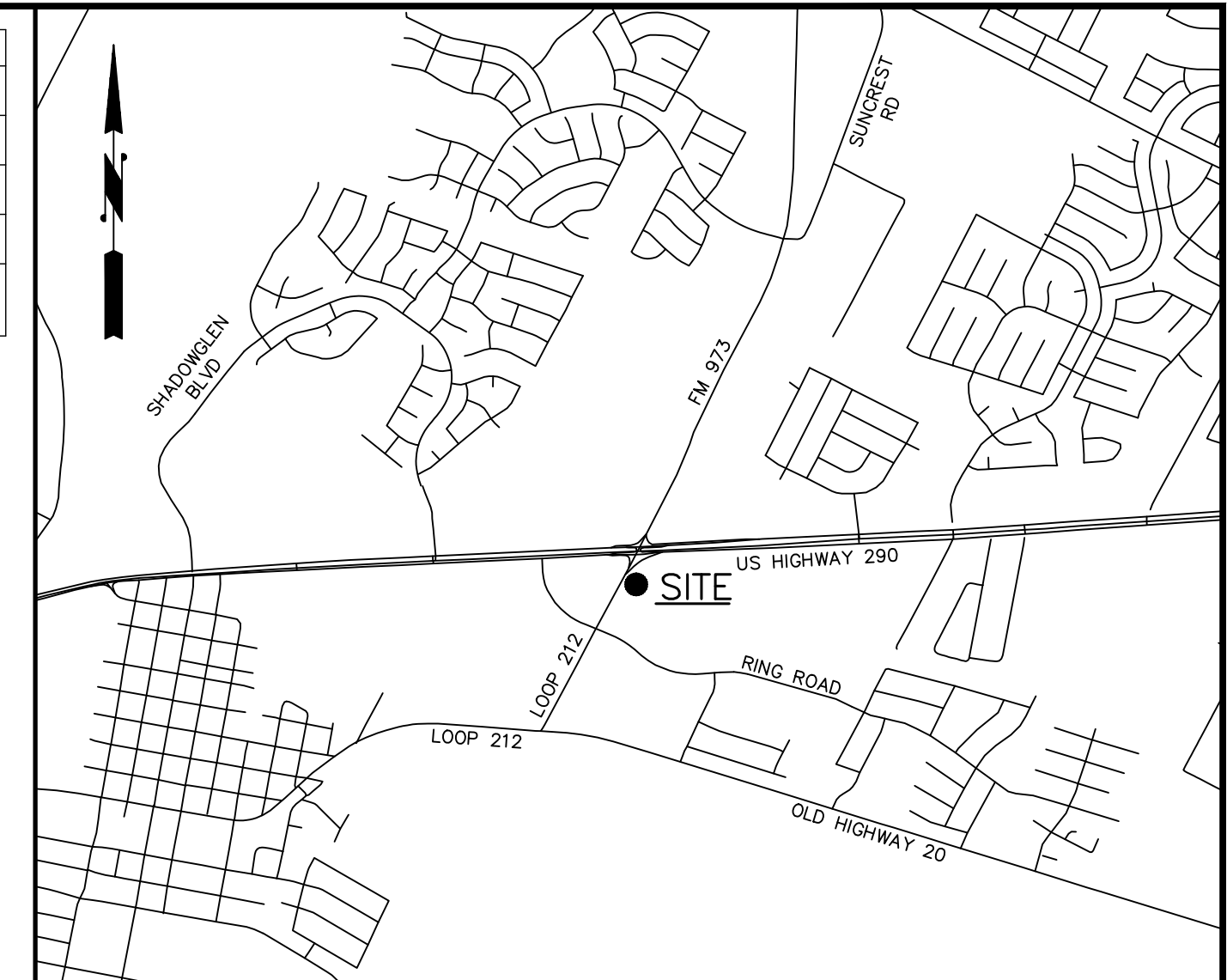


GRAPHIC SCALE

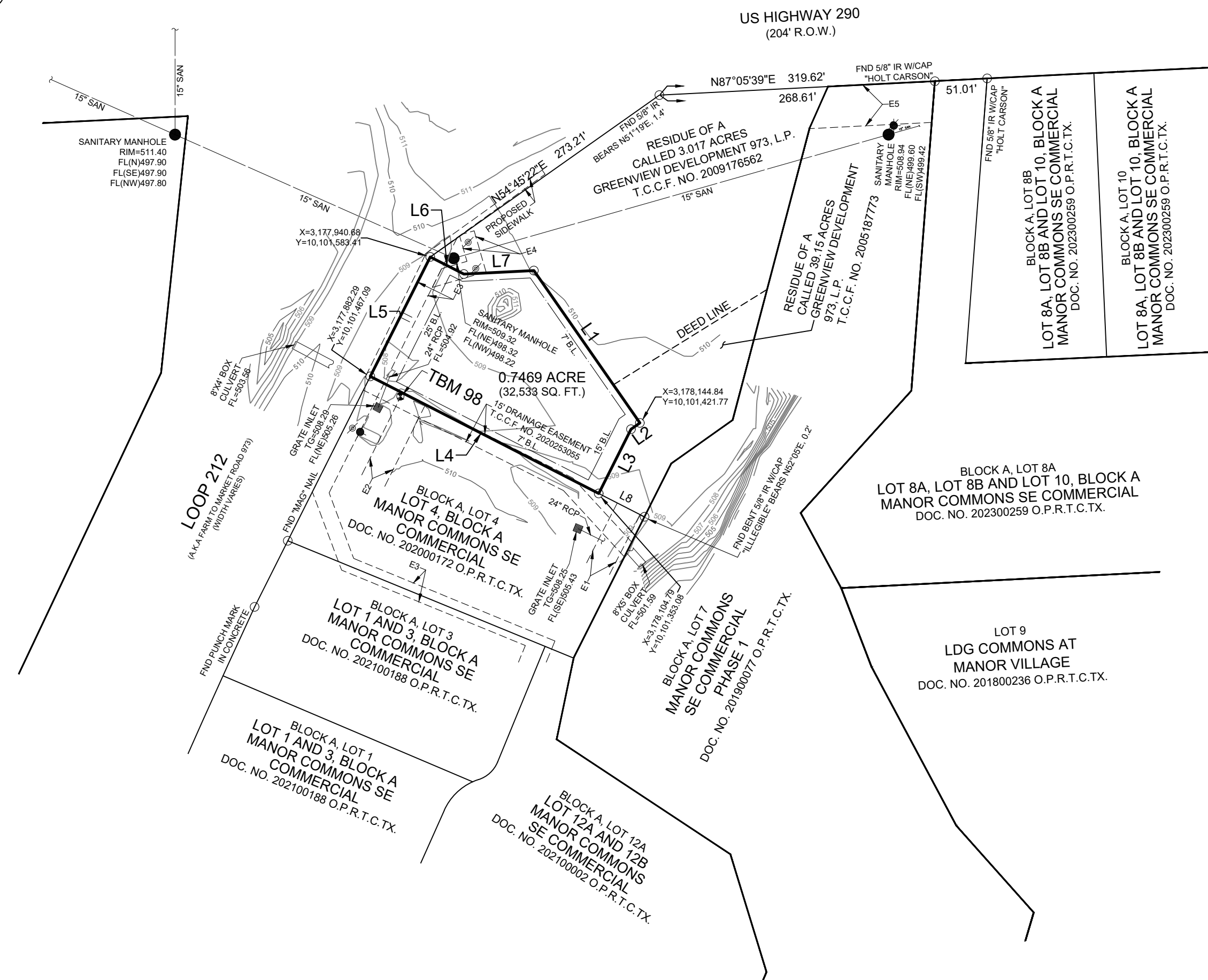


EASEMENT TABLE	
E1	973 FRONTAGE/REAR DRIVE T.C.C.F. NO. 2020253055
E2	973 FRONTAGE/REAR DRIVE T.C.C.F. NO. 2020253055
E3	WATER & WASTE WATER UTILITY EASEMENT T.C.C.F. NO. 2020253055
E4	WATER UTILITY EASEMENT T.C.C.F. NO. 2021099970
E5	40' ACCESS EASEMENT T.C.C.F. NO. 2019058771 T.C.C.F. NO. 2020253055

Line Table		
No.	Bearing	Length
L1	S34°48'43"E	180.82'
L2	S54°34'36"W	10.63'
L3	S26°39'23"W	69.97'
L4	N62°52'00"W	250.01'
L5	N26°39'15"E	130.15'
L6	S63°06'06"E	36.70'
L7	N87°08'00"E	68.29'
L8	S62°52'00"E	49.98'



VICINITY MAP: 1"=2000'



ABBREVIATIONS LEGEND

- T.C.C.F. TRAVIS COUNTY CLERK'S FILE
- B.L. BUILDING LINE
- DOC. DOCUMENT
- EX EXISTING
- FL FLOWLINE
- FND FOUND
- G GUTTER
- HDPE HIGH DENSITY POLYETHYLENE
- IP IRON PIPE
- IR IRON ROD
- NO. NUMBER
- O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- RCP REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- SAN SANITARY SEWER
- SQ. FT. SQUARE FEET
- STM STORM SEWER
- TG TOP OF GRATE
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- VOL. PG. VOLUME AND PAGE

BENCHMARK:

NGS MONUMENT PID BM0548  
 THIS STATION IS ABOUT 10 MILES E OF AUSTIN, AND ABOUT 13 MILES W OF ELGIN, AND 22 MILES NW OF BASTROP, ON LAND OWNED BY TRAVELERS INSURANCE COMPANY AND OCCUPIED BY C.D. HOWSE. THE MARK IS SET ON THE HIGHEST POINT OF A BARE MOUND, ABOUT 0.35 MILE ENE OF TEXAS ROUTE 20, ABOUT 0.2 MILE NW OF MR. HOWSES HOUSE, AND 6 FEET SW OF FENCE LINE WHICH RUNS OVER THE TOP OF THE HILL. MARK PROJECTS 4 INCHES.

ELEVATION=674.15 NAVD88 (2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM 98

Box cut on top of curb approximately 35 feet southeast of the west corner of the subject tract.

N=10,101,447.64'  
 E=3,177,911.53'  
 ELEVATION=510.18'

NOTES:

1. Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
2. All water and wastewater construction must be inspected by the City of Manor
3. No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4. Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
8. The coordinates and bearings shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9999000099.
9. This tract is Zoned "PUD" defined as Planned Unit Development.
10. This subdivision is located within the City of Manor Corporate City limits as of this date. 31st day of March 2026.

FINAL PLAT OF  
 LOT 6, BLOCK A  
 MANOR COMMONS SE COMMERCIAL

A SUBDIVISION OF 0.7469 ACRE OF LAND SITUATED  
 IN THE GREENBURY GATES SURVEY, NO 63, A-315  
 TRAVIS COUNTY, TEXAS.

1 LOT                      1 BLOCK

OWNER:  
 GREENVIEW DEVELOPMENT 973, LP  
 501 VALE STREET  
 AUSTIN, TEXAS 78746  
 (512) 366-6680

ENGINEER:  
 BOWMAN CONSULTING GROUP  
 2701 DALLAS PKWY, SUITE 100  
 PLANO, TX 75093  
 (972) 497-2990

SURVEYOR:  
 BOWMAN CONSULTING GROUP  
 1445 N LOOP W, SUITE 450  
 HOUSTON, TEXAS 77008  
 (713) 993-0333  
 TBPELS FIRM NO. 10194283

PROJ. No.: 070777-01-001

SCALE: 1"= 100'

DATE: JUNE 2026

C:\TX-HOUS-TE\TERRA\Projects\070777-01-010-MANOR\Drawings\070777-01-001-PLAT\_2026-06-04.dwg

**OWNER'S ACKNOWLEDGMENT:**

STATE OF TEXAS  
COUNTY OF TRAVIS

Know all men by these presents, that Greenview Development 973, LP, acting by and through its President Barth Timmermann, owner of the 1.341 acres of land situated in the Greenbury Gates Survey, Number 63, Abstract Number 315, in the City of Manor, Travis County, Texas, and being comprised of a portion of the residue of a called 3.017 acre tract, as recorded in Document Number 2009176562 and a portion of the residue of a called 39.15 acre tract, as recorded in Document Number 2005187773, both of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 1.341 acre tract of land pursuant to Chapter 26 of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract shown hereon, to be known as Lot 6, Block "A", Manor Commons SE Commercial and do hereby dedicate to the public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2026

\_\_\_\_\_  
Barth Timmermann, president

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Barth Timmermann, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2026.

Print name: \_\_\_\_\_

Notary Public in and for the State of Texas

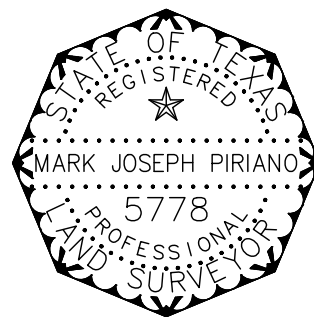
My Commission expires: \_\_\_\_\_.

**SURVEYORS CERTIFICATION**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Mark Joseph Piriano, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the survey related portions of the City of Manor, Texas subdivision ordinance, is true and was prepared from an actual survey of the property on the ground under my direct supervision.

  
Mark Joseph Piriano  
Registered Professional Land Surveyor  
Texas Registration No. 5778




**ENGINEER'S CERTIFICATION**

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 Letter of Map Revision, 19-06-2660P, effective June 1, 2020 for FIRM Panel Number 48453C0485J, dated August 18, 2014.

  
Ryan Safford, P.E.  
Professional Engineer No. 98417



**LEGAL DESCRIPTION:**

METES AND BOUNDS DESCRIPTION  
0.7469 ACRE (32,533 SQUARE FEET)  
GREENBURY GATES SURVEY, NO. 63, ABSTRACT NUMBER 315  
TRAVIS COUNTY, TEXAS

Being a tract or parcel containing 0.7469 acres (32,533 square feet) of land situated in the Greenbury Gates Survey, number 63, Abstract Number 315, Travis County, Texas, being out of and a portion of a called 39.15 acre tract, as described in deed to Greenview Development 973, L.P. under Travis County Clerk's Fiel Number 2005187773 and out of and a portion of the residue of a called 3.017 acre tract, as described in deed to Greenview Development 973, L.P. under Travis County Clerk's File Number 2009176562, said 0.7469 acre tract being more particularly described by metes and bounds as follows. (Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone No. 4203 (NAD83));

COMMENCING at a "MAG" nail found in the southeasterly right-of-way line of Loop 212 (a.k.a. Farm to Market Road 773) (width varies), marking the west corner of Lot 4, Block A of Lot 4, Block A Manor Commons SE Commercial, a subdivision of record in Document Number 202000172 of the Official Public Records of Travis County, Texas and the north corner of Lot 3, Block A of Lot 1 and 3, Block A Manor Commons SE Commercial, a subdivision of record in Document Number 202100188 of the Official Public Records of Travis County, Texas, from which a punch mark in concrete found marking an point of curvature in the southeasterly right-of-way line of said Loop 212 bears South 26°39'15" West, 71.99 feet;

THENCE North 26°39'22" East, with the southeasterly right-of-way line of said Loop 212, a distance of 179.20 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the north corner of said Lot 4, Block A, the POINT OF BEGINNING and the west corner of the herein described tract;

THENCE North 26°39'15" East, continuing with the southeasterly right-of-way line of said Loop 212, a distance of 130.15 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the north corner of the herein described tract;

THENCE over and across the said residue of a called 3.017 acre tract and the said residue of a called 39.15 acre tract the following five (5) courses;

South 63°06'06" East, a distance of 36.70 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

North 87°08'00" East, a distance of 68.29 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

South 34°48'43" East, a distance of 180.82 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking the east corner of the herein described tract;

South 54°34'36" West, a distance of 10.63 feet to a 5/8-inch iron rod with cap stamped "BCG" set marking an angle point;

South 26°39'23" West, a distance of 69.97 feet to a 5/8-inch iron rod with cap stamped "BCG" set in the northeasterly line of Lot 4, Block A of Manor Commons SE Commercial, a subdivision of record in Document Number 202000172 of the Official Public Records of Travis County, Texas, and being the south corner of the herein described tract;

THENCE North 62°52'00" West, with the northeasterly line of said Lot 4, Block A, a distance of 250.01 feet to the POINT OF BEGINNING and containing 0.7469 acre (32,533 square feet) of land.

REV. NO.	DATE	DESCRIPTION
2	6/04/26	REVISED BOUNDARY
1	3/31/26	REVISED PER GBA COMMENTS

**CITY OF MANOR ACKNOWLEDGEMENTS:**

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: \_\_\_\_\_

Jeff Stensland, Chairperson

Lluvia T. Almaraz, City Secretary

Accepted and approved for record by the city council, City of Manor, Texas, on this the \_\_\_\_ Day of \_\_\_\_\_, 20\_\_ A.D.

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Honorable Dr. Christopher Harvey,  
Mayor of the City of Manor, Texas

Lluvia T. Almaraz, City secretary

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.

Dyana Limon-Mercado, County Clerk, Travis County, Texas

By \_\_\_\_\_  
Deputy

**FINAL PLAT OF  
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1 LOT

1 BLOCK

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2701 DALLAS PKWY, SUITE 100  
PLANO, TX 75093  
(972) 497-2990

SURVEYOR:  
BOWMAN CONSULTING GROUP  
1445 N LOOP W, SUITE 450  
HOUSTON, TEXAS 77008  
(713) 993-0333  
TBPELS FIRM NO. 10194283

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SCALE: 1"= 100'

DATE: JUNE 2026