



VICINITY MAP  
SCALE: 1" = 2,000'

**LINE TYPE LEGEND**

	BOUNDARY LINE
	BUILDING SETBACK LINE
	RIGHT-OF-WAY DEDICATION
	EASEMENT LINE

**LEGEND**

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRP	IRON PIPE FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
R.O.W.	RIGHT OF WAY
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PRHC	PLAT RECORDS OF HAYS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT

- SURVEYOR'S NOTES:**
- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**DEVELOPER:**  
RANGEWATER REAL ESTATE, LLC  
JUSTIN COOLEY  
8231 DOUGLAS AVE, SUITE 1320  
DALLAS, TX 75225

**SITE:**  
9910 HILL LANE  
MANOR, TX 78653

TOTAL ACRES: 24.810  
ENGINEER: JASON REECE, P.E.  
SURVEYOR: JOHN G. MOSIER  
TOTAL NUMBER OF LOTS: 1  
NUMBER OF BLOCK: 1  
ZONING: MF-1  
SUBMITTAL DATE: 01-26-2022  
ENCOMPASSING LAND ABSTRACT SURVEY(S):  
SUMNER BACON SURVEY NO. 62  
ABSTRACT NO. 63  
ACREAGE BY LOT TYPE:  
DEVELOPMENT = 1: 24.810 AC  
NUMBER OF LOTS BY TYPE:  
DEVELOPMENT = 1

**BENCH MARK LIST**

BM #100101	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±3330' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.56' (NAVD '88)
BM #100102	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±2895' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.73' (NAVD '88)
BM #100103	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±2449' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.69' (NAVD '88)

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

**OWNER/DEVELOPER:**  
2020 ADELANTE, LLC.  
300 BOWIE STREET, SUITE 106-A  
AUSTIN, TEXAS 78703  
PH: (512) 762-4204  
CONTACT: ALEX ALTAMIRANO

**9910 HILL LANE**  
**24.810 ACRES**  
OUT OF A CALLED 24.811 ACRE TRACT CONVEYED TO  
2020 ADELANTE, LLC.  
DOC. NO. 2020246195, OPRTC  
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAL	JGM	3/2/2022	069298900	1 OF 2

The State of Texas §  
County of Travis §

Know all men by these presents:

Whereas, 2020 Adelante, LLC., the owner of a 24.810 acre tract of land in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas, and being all of that certain called 24.811 acre tract, conveyed to 2020 Adelante, LLC., as recorded under Document No. 2020246195, Official Public Records of Travis County Texas, and do hereby subdivide said, having been approved for subdivision, pursuant to the public notification and hearing provision of Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, and designated herein as 9910 Hill Lane of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 24.810 acres of land of said in accordance with the attached map or plat to be know as 9910 Hill Lane and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purpose and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
Name: Alex Altamirano  
Title: Manager  
Address: 300 Bowie Street, Suite 106-A  
Austin, Texas 78703

The State of Texas §  
County of Travis §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_

The State of Texas §  
County of Travis §

I, Jason Reece, 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 stand point and complies with the engineering related portion 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 (FEMA) Flood Insurance Rate Map (FIRM) #48453C0480J, Travis County, Texas, dated August 18, 2014.

Jason Reece, P.E.  
Registered Professional Engineer No. 127126  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road  
Avalon IV, suite 200  
Austin, Texas 78759

The State of Texas §  
County of Bexar §

I, John G. Mosier, 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.

John G. Mosier  
Registered Professional  
Land Surveyor No. 6330  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166

**SURVEYOR'S NOTES:**

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- All property corners of the lots in this subdivision will be monumented prior to lots sales and after road construction with a 1/2" iron rod with red plastic cap stamped "KHA", unless otherwise noted.

**A METES AND BOUNDS  
DESCRIPTION OF A  
24.810 ACRE TRACT OF LAND**

**BEING** a 24.810 acre (1,080,733 square feet) tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63 Travis County, Texas; containing all of that certain 24.811 acre tract of land described in instrument to 2020 Adelante, LLC recorded in Document No. 2020246195 of the Official Public Records of Travis County; being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found on the northeasterly right-of-way line of Hill Lane (variable width public R.O.W.) marking the southwest corner of that certain 24.7833 acre tract of land described in instrument to The Most Reverend John McCarthy, Bishop of the Diocese of Austin and his successors, recorded in Volume 13327, Page 702 of the Real Property Records of Travis County;

**THENCE**, along the northeasterly right-of-way line of said Hill Lane and along southwesterly line of said 24.811 acre tract the following two (2) courses and distances;  
1. North 53°55'39" West, 2.43 feet to a 3/4-inch iron rod found for corner;  
2. North 63°15'44" West, 815.66 feet to a 1/2-inch iron rod found marking the southeast corner of that certain 25.08 acre tract of land described in instrument to Manor Downs recorded in Volume 10884, Page 862 of the Real Property Records of Travis County;

**THENCE**, North 27°30'47" East, 1265.71 feet, departing the northeasterly right-of-way line of said Hill Lane and along the southeasterly line of said 25.08 acre tract, to a 1/2-inch iron rod found for marking the northwest corner of said 24.811 acre tract, the northeast corner of said 25.08 acre tract, the southeast corner of that certain 81.7260 acre tract of land described in instrument to YAJAT LLC, recorded in Document No. 2005143055, and the southwest corner of that certain 64.5417 acre tract of land described in instrument to Manor ISD, recorded in Document No. 2001144922 of the Official Public Records of Travis County;

**THENCE**, along the southwesterly line of said 64.5417 acre tract the following two (2) courses and distances;  
1. South 72°11'23" East, 807.93 feet to a 1/2-inch iron rod found for corner;  
2. South 70°21'29" East, 11.30 feet to a 1/2-inch iron rod found marking the northeast corner of said 24.811 acre tract, same point being the northwest corner of aforesaid 24.7833 acre tract, and a point on southwesterly line of said 64.5417 acre tract;

**THENCE**, South 27°05'05" West, 1392.78 feet along the northwesterly line of said 24.7833 acre tract to the **POINT OF BEGINNING** and containing 24.810 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

City of Manor Acknowledgments

This subdivision is located within the City Limits of the City of Manor 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 date, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Julie Leonard, P&Z, Chairperson Lluvía T. Almaraz, City Secretary

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Dr. Christopher Harvey, Mayor Lluvía T. Almaraz, City Secretary

The State of Texas §  
County of Travis §

I, REBECCA GUERRERO, 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\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M.. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK X - LOT 1	24.435	1,064,373	MULTI-FAMILY
R.O.W. DEDICATION	0.376	16,360	R.O.W. DEDICATION

**9910 HILL LANE  
24.810 ACRES**

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Scale N/A Drawn by SAL Checked by JGM Date 3/2/22 Project No. 069298900 Sheet No. 2 OF 2

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