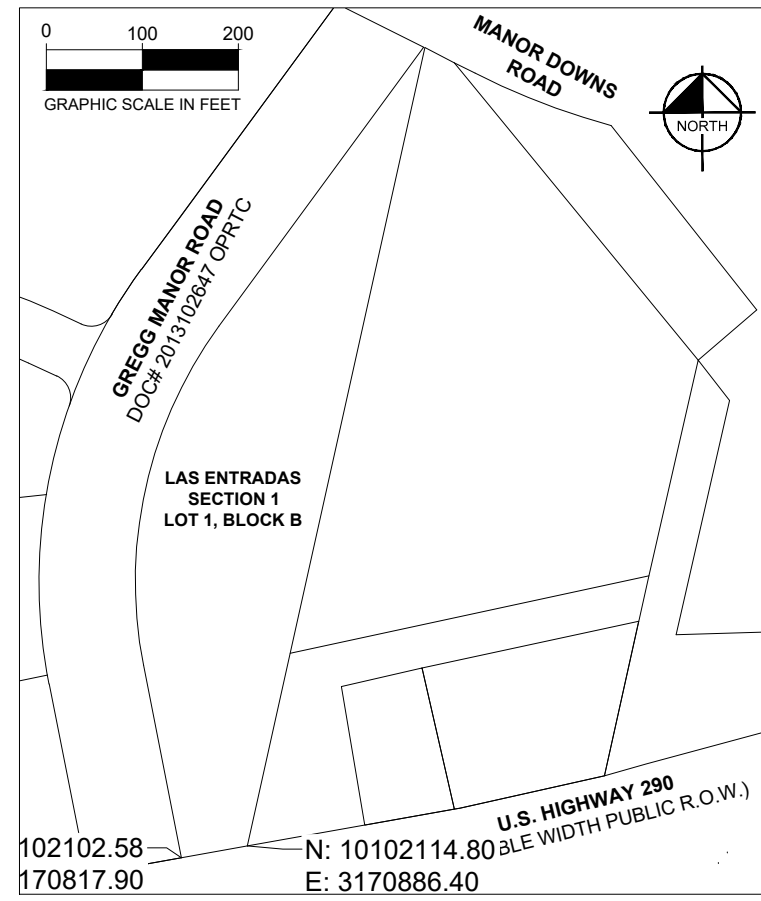
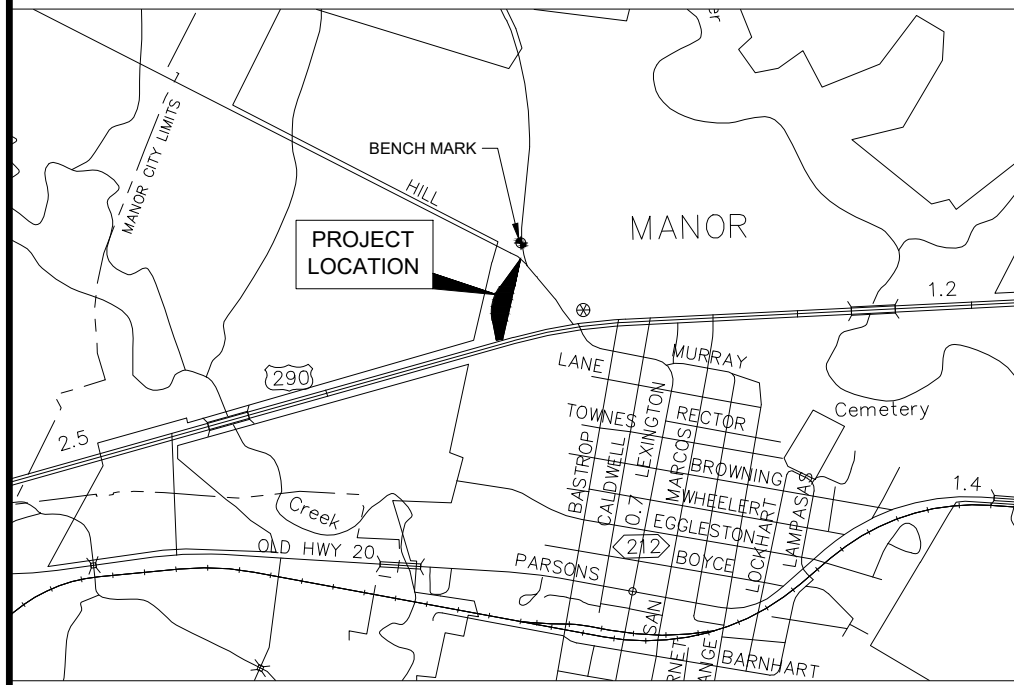


**VICINITY MAP**

1"=2000'



**AREA BEING REPLATTED**

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK B, LAS ENTRADAS NORTH SECTION 1, AS RECORDED IN DOCUMENT NO. 201500182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	TRACT CORNER (CALCULATED POINT UNLESS OTHERWISE LABELLED)

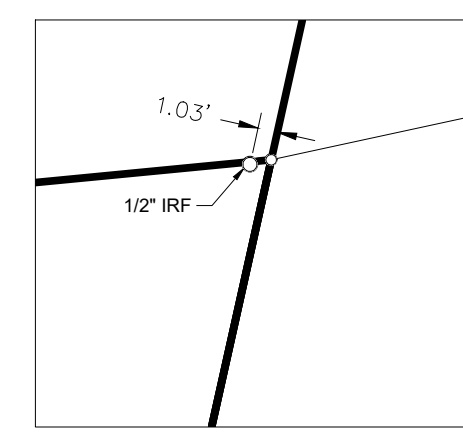
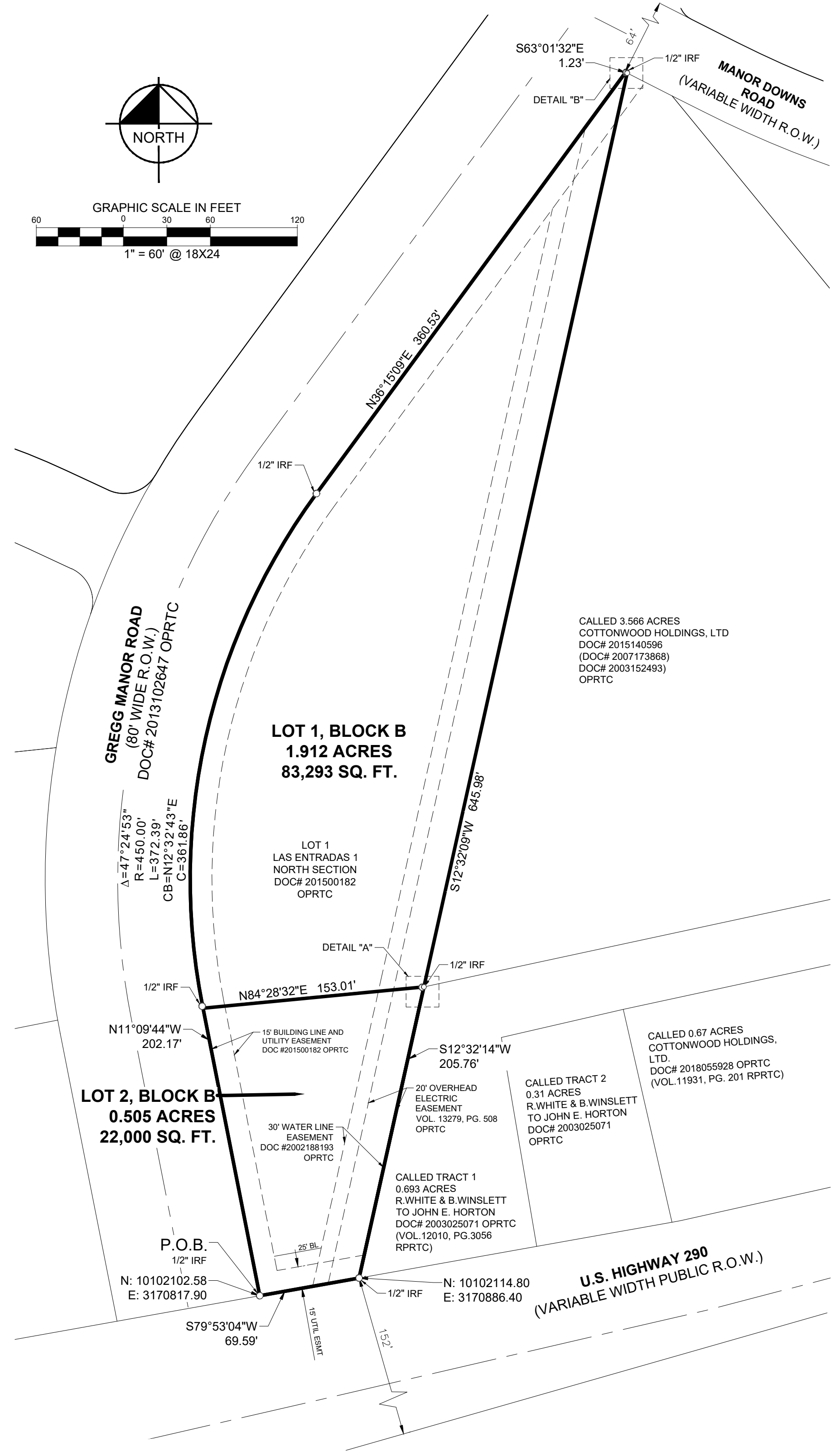
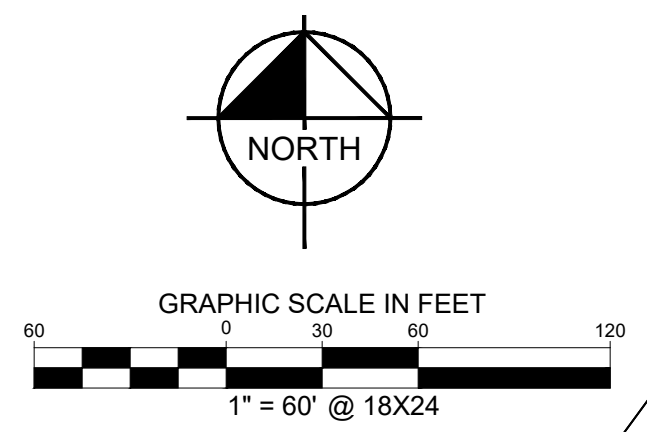
**BENCH MARK LIST**

BM #50101 PK NAIL SET W/WASHER SET ON WEST SIDE OF GREGG MANOR RD ± N OF HILL LN CENTERLINE

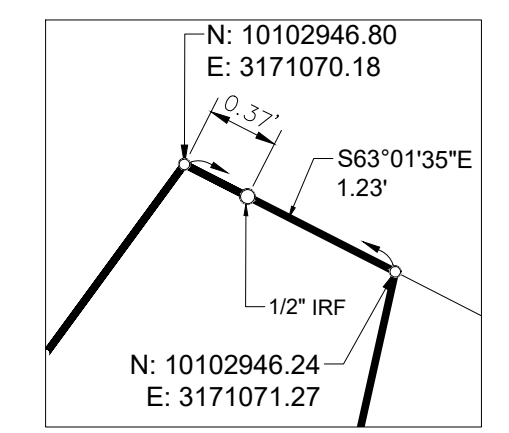
- ELEV.=563.07' (NAVD '88)

**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 (FIPS 4203) (NAD'83), 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.



**DETAIL A**  
SCALE: 1"=10'



**DETAIL B**  
SCALE: 1"=1'

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION  
 SITE: U.S. 290, MANOR, TEXAS  
 TOTAL ACREAGE: 2.417 ACRES  
 ZONING: C-1 COMMERCIAL  
 SUBMITTAL DATE: AUGUST 24, 2022  
 ACREAGE BY LOT: LOT 1 - 1.912 ACRES  
 LOT 2 - 0.505 ACRES  
 PATENT SURVEY: J. MANOR SURVEY NO. 40, ABSTRACT NO. 546

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 LAND SURVEYOR NO. 6330  
 10101 REUNION PLACE, SUITE 400  
 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:**  
 LAS ENTRADAS DEVELOPMENT CORPORATION  
 9900 HIGHWAY 290 EAST  
 MANOR, TEXAS 78653  
 PH: (512) 327-7415  
 CONTACT: PETER DWYER

**REPLAT OF  
 LAS ENTRADAS NORTH SECTION 1  
 LOT 1, BLOCK B  
 J. MANOR SURVEY NO. 40,  
 ABSTRACT NO. 546  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

10101 Reunion Place, Suite 400 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.
AS SHOWN	TIA	JGM	9/26/2022	069244541	1 OF 2

The State of Texas §  
County of Travis §

Know all men by these presents:

Whereas, Las Entradas Development Corporation, the owner of a 10.14 acre tract of land in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, as recorded under Document No. 201500182, 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 LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said LOT 1, BLOCK B in accordance with the attached map or plat to be know as \_\_\_\_\_ 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 purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

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

By: \_\_\_\_\_  
Name: Peter Dwyer  
Title: Owner/Developer  
Address: 9900 highway 290 East  
Manor, Texas 78653

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: \_\_\_\_\_

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated \_\_\_\_\_ recorded as Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

Bank OZK

By: \_\_\_\_\_

Name: Rick Eades  
Title: SVP Commercial Banker

The State of Texas §  
County of Travis §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of the Bank OZK, on behalf of said lender.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
County of Travis  
The State of Texas

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

**PRELIMINARY**  
FOR REVIEW ONLY

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

**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

OWNER/DEVELOPER:  
LAS ENTRADAS DEVELOPMENT  
CORPORATION  
9900 HIGHWAY 290 EAST  
MANOR, TEXAS 78653  
PH: (512) 327-7415  
CONTACT: PETER DWYER

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, AVALON 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.

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 \_\_\_\_\_ Lluvia 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 \_\_\_\_\_ Lluvia 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 \_\_\_\_\_

**REPLAT OF  
LAS ENTRADAS NORTH SECTION 1  
LOT 1, BLOCK B  
J. MANOR SURVEY NO. 40,  
ABSTRACT NO. 546  
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	TIA	JGM	9/26/2022	069244541	2 OF 2