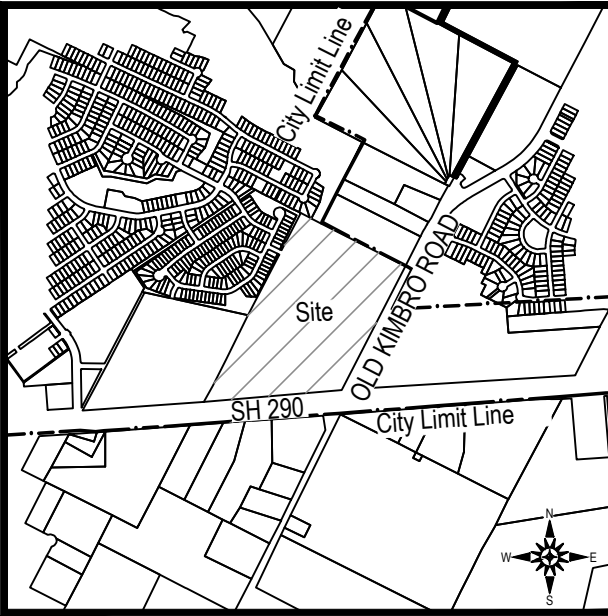




Vicinity Map 1" = 2000'

— 16"W — Existing 16" Water Line
— 12"W — Existing 12" Water Line
— SS — Existing Sanitary Sewer Line

MATCHLINE PG. 2
MATCHLINE PG. 1

MATCHLINE PG. 2
MATCHLINE PG. 1

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	57.39	S16°44'58"W
L2	76.38	N16°44'58"E
L3	59.03	S63°17'26"E
L4	58.88	N63°17'26"W
L5	70.36	N84°29'11"E
L6	35.85	N56°38'46"E
L7	56.78	S63°17'26"E
L8	56.64	N63°17'26"W
L9	35.85	S56°38'46"W
L10	57.14	S84°29'11"W

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	64.17	175.00	21°00'31"	S6° 14' 43"W	63.81
C2	45.83	125.00	21°00'31"	N6° 14' 43"E	45.58
C3	67.11	125.00	30°45'36"	S78° 40' 14"E	66.30
C4	93.95	175.00	30°45'36"	N78° 40' 14"W	92.83
C5	85.03	175.00	27°50'25"	N70° 33' 59"E	84.20
C6	131.04	125.00	60°03'48"	N86° 40' 40"E	125.12
C7	183.45	175.00	60°03'48"	S86° 40' 40"W	175.17
C8	60.74	125.00	27°50'25"	S70° 33' 59"W	60.14

GENERAL NOTES:

Land Use Table:
Commercial Use: 25.61 Acres

Residential Use: 8.08 Acres

Dedicated To Public: 17.64 Acres

- Lot 1, Block B, in its entirety is to be dedicated to the City Of Manor.
- Lot 1, Block B, in its entirety is to be a dedicated as a drainage easement.
- All building setback lines shall be in accordance with the City's Current Zoning Ordinance

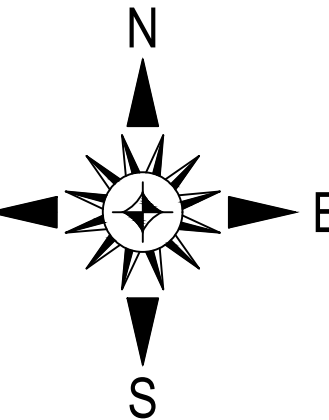
NOTES:

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ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 484530485J, & TRAVIS COUNTY, DATED 09/26/2009 MAP NO. 484530505H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE:

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
- SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

GRAPHIC SCALE



Preliminary Plat

Kimbro Crossing Addition

Lots 1 Thru 9, Block A, Lots 1 Thru 6, Block B,
Lots 1 & 2 Block C,
Being 52.69 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 6

LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	57.39	S16°44'58"W
L2	76.38	N16°44'58"E
L3	59.03	S63°17'26"E
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--- 16"W --- Existing 16" Water Line
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GENERAL NOTES:

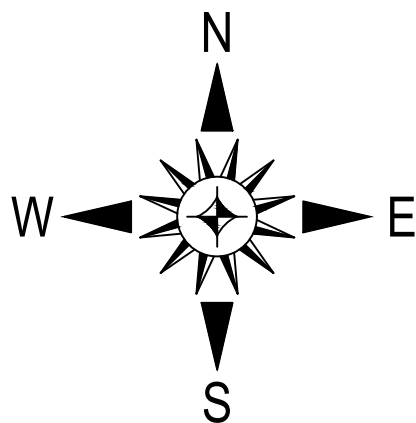
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- All building setback lines shall be in accordance with the City's Current Zoning Ordinance

NOTE:

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GRAPHIC SCALE 1"=100'
100 0 100 200



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:
KRYSTIAN GOLEBIIEWSKI
4055 INTERNATIONAL PLAZA
SUITE 350, 76109
TEL#

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Developer:

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JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 2 OF 6

GENERAL NOTES:

1. Lot 1, Block B, in its entirety is to be dedicated to the City Of Manor.
2. Lot 1, Block B, in its entirety is to be dedicated as a drainage easement.
3. All building setback lines shall be in accordance with the City's Current Zoning Ordinance.
4. 25' landscaping bufferyard easement shall be required by the residential tract in the area adjacent tot the commercial lots.

LEGAL DESCRIPTION

Being a 52.69 acre tract situated in the A.C Caldwell Survey, Abstract No. 154, Travis County, Texas and being the same lands conveyed by deed to Timmermann Commercial Investments LP tract as recorded in Instrument No. 2011144639, Deed Records Travis County, Texas and being more particularly described as follows:

Beginning at the intersection of the west line of Old Kimbro Road (Variable Width R.O.W.) and north line of US Highway 290 (Variable Width R.O.W.) for the Southeast corner of said Timmermann Commercial Investments LP tract;

Thence South 85°59'57" West with the north line of US Highway 290 a distance of 1485.07 feet to a found 1/2 inch Iron Rod and a point located in the common line of land conveyed by deed to Timmermann Commercial Investments LP as recorded in instrument No. 2017174181, Deed Records Travis County, Texas;

Thence with the common line of said lands, North 29°06'37" East a distance of 190.26 feet to a point located in the afore mentioned common line;

Thence North 27°20'50" East a distance of 316.81 feet to a Found Nail in Rail Road Tie;

Thence North 27°07'37" East a distance of 510.49 feet to a Found 1/2 inch Iron Rod and being the southeast corner of lands owned by LGI Homes and recorded in instrument No. 201700147, Plat Records Travis County, Texas;

Thence with the common line of the afore mentioned lands, North 27°30'46" East a distance of 599.86 feet to a point located in the afore mentioned common line;

Thence North 27°16'36" West a distance of 597.95 feet to a point being the northwest corner of this tract and being located in the common line of lands owned by Forestar Real Estate Group Inc. recorded in instrument No. 202100058, Plat Records Travis County, Texas;

Thence with the common line of the afore mentioned lands, South 62°47'33" East a distance of 238.52 feet to a Found 2 inch Iron Pipe and being the Southwest corned of lands owned by Jonse John & Rita;

Thence along the common line of the afore mentioned lands South 62°38'46" East a distance of 1004.55 feet to a point located in the West Right of Way Line of Old Kimbro Road;

Thence continuing along the west line of Old Kimbro Road, South 26°32'24" West a distance of 1089.73 feet to a point;

Thence South 26°32'31" East a distance of 353.56 feet to the POINT OF BEGINNING
Containing 52.69 Acred (2,294,697 square feet) of land, more or less.

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 2026 A.D.

APPROVED: _____ ATTEST: _____

JEFFREY STENSLAND, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

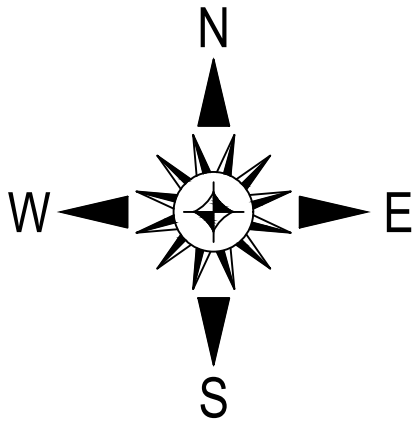
ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 2026 A.D.
APPROVED: _____ ATTEST: _____

HONORABLE DR. CHRISTOPHER HARVEY,
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ,
CITY SECRETARY



ESMT LINE TABLE		
LINE No.	LENGTH	DIRECTION
E.L1	36.58	N63°17'26"W
E.L2	35.85	S56°38'46"W
E.L3	51.38	S83°41'27"W
E.L4	70.37	N83°41'27"E
E.L5	35.85	N56°38'46"E
E.L6	31.83	S63°17'26"E



NOT TO SCALE

ESMT CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
E.C1	23.28	25.00	53°21'22"	N89° 58' 09"W	22.45
E.C2	172.97	165.00	60°03'48"	S86° 40' 40"W	165.16
E.C3	65.70	135.00	27°53'00"	S70° 35' 16"W	65.05
E.C4	49.33	25.00	113°03'39"	N39° 46' 44"W	41.71
E.C5	45.87	35.50	74°02'23"	N20° 16' 05"W	42.75
E.C6	7.10	25.50	15°57'45"	N65° 16' 09"W	7.08
E.C7	165.72	105.50	90°00'01"	S61° 44' 58"W	149.20
E.C8	80.90	51.50	89°59'59"	S28° 15' 02"E	72.83
E.C9	24.15	60.00	23°03'31"	S84° 46' 47"E	23.98
E.C10	80.07	165.00	27°48'11"	N70° 32' 52"E	79.28
E.C11	141.52	135.00	60°03'48"	N86° 40' 40"E	135.13
E.C13	118.60	75.50	90°00'01"	N61° 44' 58"E	106.77
E.C14	40.06	25.50	89°59'59"	N28° 15' 02"W	36.06
E.C15	39.27	25.00	89°59'52"	S61° 45' 02"W	35.35

LUE REQUIREMENTS

PAD SITE	BUILDING SQFT	TYPE	LUE REQUIREMENT	TOTAL
BLOCK A				
LOT 1	55,000	RETAIL	1660	34
LOT 2	55,023	RETAIL	1660	34
LOT 3	20,000	RETAIL	1660	13
LOT 4	23,000	RETAIL	1660	14
LOT 5	4000	RETAIL	1660	3
LOT 6	43560	RETAIL	1660	27
LOT 7	5000	RESTAURANT	200	25
BLOCK B				
LOT 1				
LOT 2	PROPOSED DETENTION POND			
LOT 3	3500	RESTAURANT	200	18
LOT 4	3500	RESTAURANT	200	18
LOT 5	3500	RESTAURANT	200	18
LOT 6	5000	RETAIL	1660	4
BLOCK C				
LOT 1				
LOT 2	5000	RETAIL	1660	4
	5000	RETAIL	1660	4
				220

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