

VICINITY MAP - 1" = 2000'

DEVELOPER:
RYPHER, LLC
10025 DIANELLA LANE
AUSTIN, TX, 78759

RECORD OWNER:
TIMMERMAN PROPERTIES, INC.
115 FRANKLIN BLVD
AUSTIN, TX, 78751
512-453-1327

ENGINEER:
PROFESSIONAL STRUCIVL ENGINEERS, INC.
2205 W. PARMER LN, STE 201
AUSTIN, TX, 78727
512-238-6422
ATTN: MIRZA TAHIR BAIG, P.E.

MIRZA TAHIR BAIG, P.E. #82577

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 _____ 20____ A.D.

APPROVED: _____ ATTEST:

PHILIP TRYON, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____ 20____ A.D.

APPROVED: _____ ATTEST:

HONORABLE DR. LARRY WALLACE JR., MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY

NOTES:

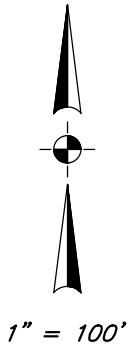
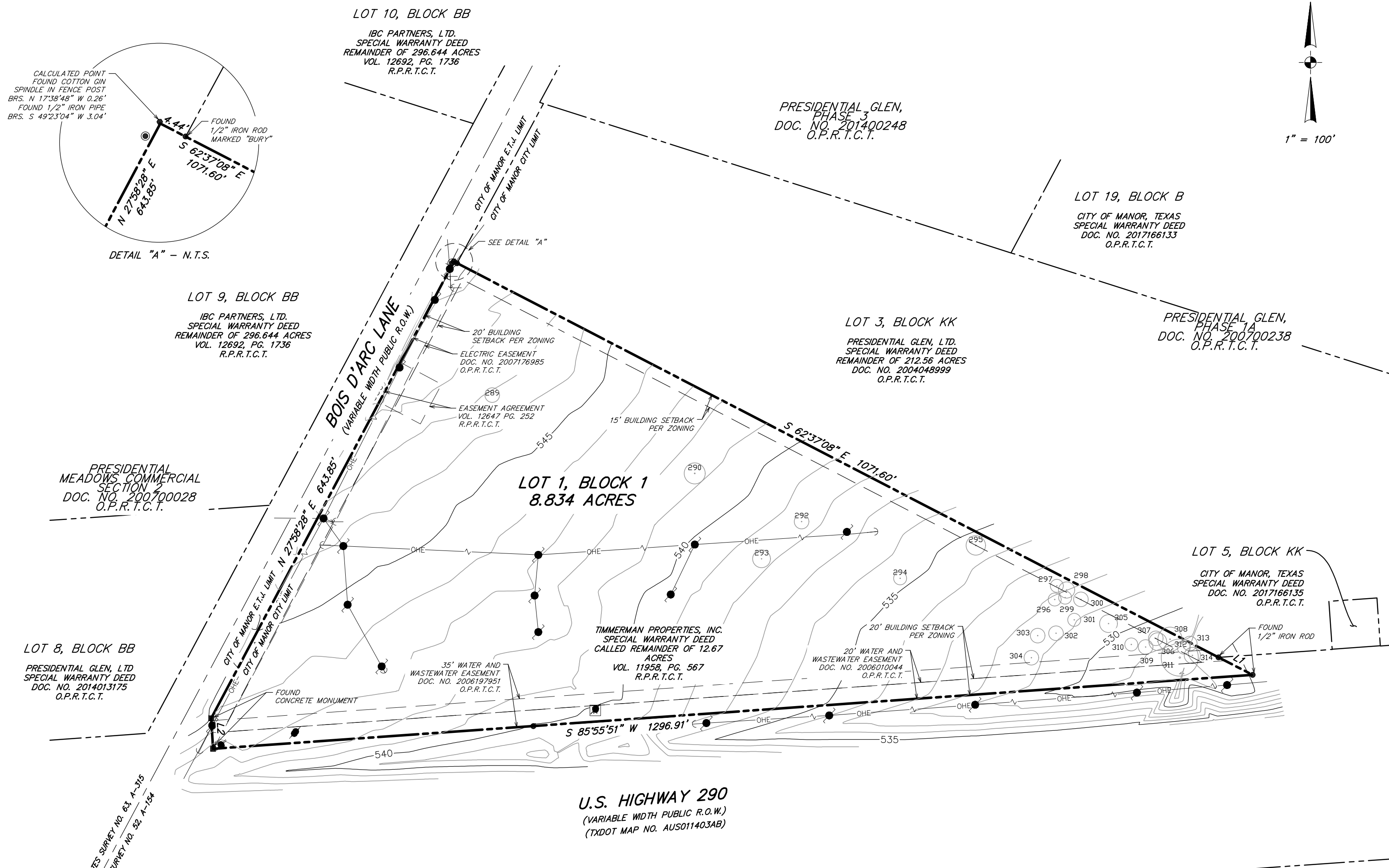
The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.

Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0000767961.

By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48453C0485J, revised date August 18, 2014, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

Contour, tree and utility locations were provided by James E. Garon & Associates on April 13, 2021.

Setbacks shall comply with the City's Zoning Ordinance.



GREENBERRY GATES SURVEY No. 83, A-315
A. C. CALDWELL SURVEY No. 52, A-184

LOT 8, BLOCK BB
PRESIDENTIAL GLEN, LTD
SPECIAL WARRANTY DEED
DOC. NO. 2014013175
O.P.R.T.C.T.

PRESIDENTIAL MEADOWS COMMERCIAL SECTION 2
DOC. NO. 200700028
O.P.R.T.C.T.

LOT 9, BLOCK BB
IBC PARTNERS, LTD.
SPECIAL WARRANTY DEED
REMAINDER OF 296.644 ACRES
VOL. 12692, PG. 1736
R.P.R.T.C.T.

LOT 10, BLOCK BB
IBC PARTNERS, LTD.
SPECIAL WARRANTY DEED
REMAINDER OF 296.644 ACRES
VOL. 12692, PG. 1736
R.P.R.T.C.T.

LOT 1, BLOCK 1
8.834 ACRES

U.S. HIGHWAY 290
(VARIABLE WIDTH PUBLIC R.O.W.)
(TXDOT MAP NO. AUS011403AB)

PRESIDENTIAL GLEN,
PHASE 3
DOC. NO. 201400248
O.P.R.T.C.T.

LOT 19, BLOCK B
CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
DOC. NO. 2017166133
O.P.R.T.C.T.

LOT 3, BLOCK KK
PRESIDENTIAL GLEN, LTD.
SPECIAL WARRANTY DEED
REMAINDER OF 212.58 ACRES
DOC. NO. 2004048999
O.P.R.T.C.T.

PRESIDENTIAL GLEN,
PHASE 1
DOC. NO. 200700238
O.P.R.T.C.T.

LOT 5, BLOCK KK
CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
DOC. NO. 2017166135
O.P.R.T.C.T.

TIMMERMAN PROPERTIES, INC.
SPECIAL WARRANTY DEED
CALLED REMAINDER OF 12.67 ACRES
VOL. 11958, PG. 567
R.P.R.T.C.T.

GINSEL FAMILY LTD.
SPECIAL WARRANTY DEED
CALLED REMAINDER OF 94.339 ACRES
DOC. NO. 2006248015
O.P.R.T.C.T.

GINSEL FAMILY LTD.
SPECIAL WARRANTY DEED
CALLED REMAINDER OF 94.339 ACRES
DOC. NO. 2006248015
O.P.R.T.C.T.

DOROTHY GINSEL
PARTITION DEED
CALLED 2.000 ACRES
DOC. NO. 2004055639
O.P.R.T.C.T.

LOT ACREAGE	LAND USE
8.834 ACRES	MEDIUM COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°53'35" E	47.62'
L2	N 03°29'20" W	38.01'

Tree No.	Description
289	9" CEDAR
290	8" CEDAR
292	9" CEDAR
293	11" CEDAR
294	8" CEDAR
295	9" CEDAR
296	8" CEDAR
297	8" ELM
298	10" ELM
299	8" ELM
300	9" ELM
301	8" ELM
302	9" ELM
303	9" ELM
304	9" ELM
305	11" ELM
306	11" HACKBERRY
307	9" HACKBERRY
308	15" HACKBERRY
309	9" HACKBERRY
310	8" ELM
311	15"/15" WILLOW
312	8" WILLOW
313	9" WILLOW
314	10" WILLOW

LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- Ⓜ WATER METER
- WATER VALVE
- UTILITY POLE
- Ⓧ GUY ANCHOR

R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FILE: K:\17252\17252-0001-00 RYPHER, LLC -NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG

JOB NO: 17252-0001-00	DRAWN BY: TJS
DATE: June 28, 2021	CHECKED BY: RLH
SCALE: 1" = 100'	REVISED:

RYPHER SUBDIVISION
FINAL PLAT