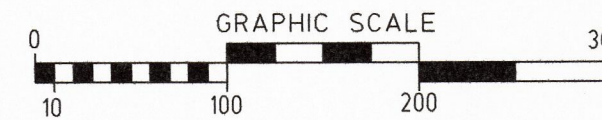


# FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, BLOCK A MANOR COMMONS SE COMMERCIAL

PREPARED: JUNE 7, 2021

(26.136 Acres)  
Remainder  
Butler Family Partnership, Ltd.  
Volume 12271 Page 872

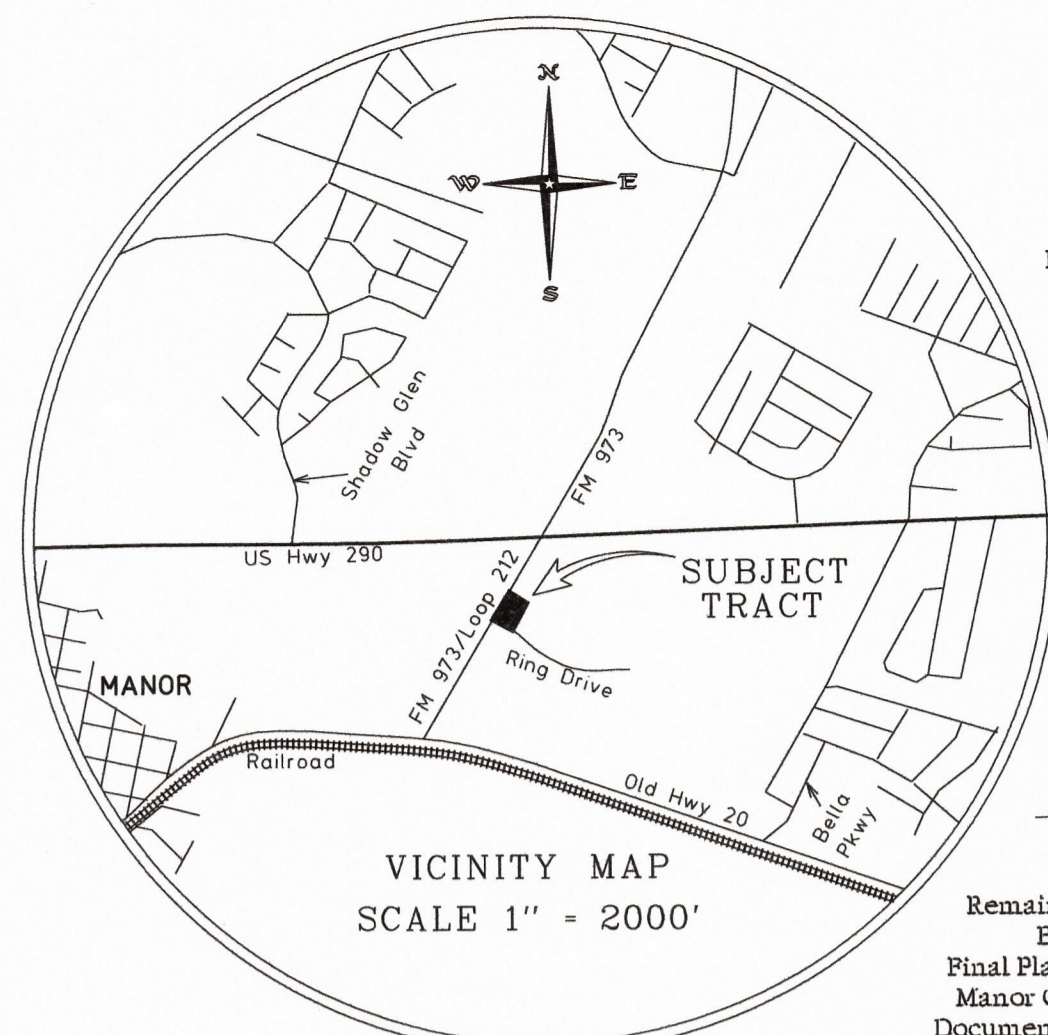
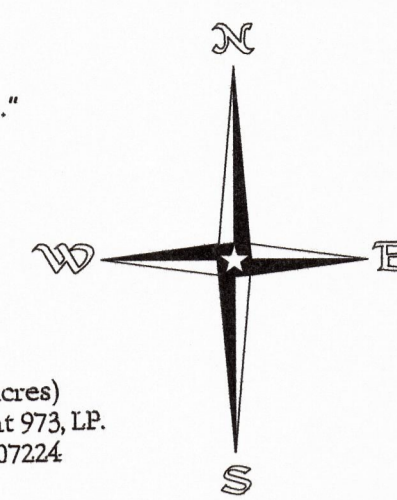
(32.869 Acres)  
Terrell Timmermann  
Volume 7335 Page 455



SCALE: 1" = 100'

## Legend

- ◆ 1/2" Capped Iron Rod Found imprinted "Holt Carson, Inc."
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- \* 1/2" Capped Iron Rod Set Imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk  
(Record Bearing and Distance)



VICINITY MAP  
SCALE 1" = 2000'

### LOT SUMMARY

Total Number of Lots = 2  
 Lot 1 = 1.830 Acres = 79,717 Square Feet  
 Lot 3 = 0.929 Acre = 40,492 Square Feet  
 Total Area = 120,209 Square Feet = 2.759 Acres  
 Lot 1 and Lot 3 Commercial

**BEARING BASIS:**  
 Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD 1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) Cut triangle on top of concrete curb in Northerly right-of-way of Ring Drive, near the Southeast corner of Lot 1, Block A:

North: 10,100,770.9'  
 East: 3,177,823.9'  
 NAVD 1988 Elevation: 506.60 ft.

Site Benchmark (BM#2) Cut triangle on top of concrete headwall over box culvert East of Lot 4, Block A, Final Plat Establishing Lot 4, Block A, Manor Commons SE Commercial

North: 10,101,279.8'  
 East: 3,178,154.5'  
 NAVD 1988 Elevation 509.06 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP  
 501 Vale Street  
 Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565  
 2525 Wallingwood Dr., Ste. 600  
 Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.  
 1904 Fortview Road  
 Austin, Texas 78704  
 Firm Registration No. 10050700

(82.254 Acres)  
 Remainder  
 Terrell Timmermann  
 Volume 11208 Page 824

LOOP 212 A.K.A. F.M. HIGHWAY 973  
 (R.O.W. VARIES)

RING DRIVE (R.O.W. VARIES)

Remainder of Lot 7  
 Block A  
 Final Plat Establishing  
 Manor Commons SW  
 Document No. 201500112

"Holt Carson, Inc."  
 STA 19+12.50  
 177.99 RT  
 N16°53'53"E 216.21'  
 (direct tie)  
 STA 21+44.50  
 90.00' RT  
 N25°18'27"E  
 C=168.58'

(0.5196 Acre)  
 Water and Wastewater Easement  
 per Document No. 2020152920

(Remainder of 3.017 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2009176562

(Remainder of 3.017 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2009176562

(Remainder of 3.62 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2006207224

(Remainder of 3.62 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2006207224

(Remainder of 2.50 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2005187926

(10,000 Acres)  
 Odeen Hibbs  
 Document No. 2002010174

(Remainder of 39.15 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2005187773

LOT 9  
 LDG COMMONS AT MANOR VILLAGE  
 DOCUMENT NO. 201800236

Limits of  
 100 Year Flood Plain  
 per  
 Letter of Map Revision  
 (L.O.M.R.) 19-06-2660P  
 Effective: June 1, 2020  
 for FIRM Panel No. 48453C0485J,  
 dated August 18, 2014.

LOT 12B  
 BLOCK A  
 FINAL PLAT ESTABLISHING  
 LOT 12A AND LOT 12B  
 MANOR COMMONS SE COMMERCIAL  
 DOCUMENT NO. 202100002

LOT 3  
 BLOCK A  
 (0.929 ACRE)

LOT 7  
 BLOCK A  
 MANOR COMMONS  
 SE COMMERCIAL  
 DOCUMENT NO. 201900077  
 Parkland, Public Utility  
 and Drainage Easement

LOT 1  
 BLOCK A  
 (1.830 ACRES)

LOT 1  
 BLOCK B  
 MANOR SE COMMERCIAL,  
 PHASE 4, LOT 1 & 2, BLOCK B  
 DOCUMENT NO. 202000173

LOT 12A  
 BLOCK A

Remainder of Tract D  
 (0.76 Acre)  
 Atmos Gas Line Easement  
 Document No. 2017023573

LOT 2  
 15' Wastewater Easement  
 per Document No. 2019057853

(Remainder of 39.15 Acres)  
 Greenview Development 973, L.P.  
 Document No. 2005187773

(Remainder of 104.61 Acres)  
 Greenview Development Greenbury, LP.  
 Document No. 2005237215

GREENBURY GATES  
 SURVEY NO. 83  
 ABSTRACT NO. 315

PLACE OF BEGINNING  
 North: 10,100,779.82'  
 East: 3,177,839.86'

HOLT CARSON, INCORPORATED  
 PROFESSIONAL LAND SURVEYORS  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990  
 email: hci@austin.rr.com  
 Texas Licensed Surveying Firm Registration No. 10050700

**OWNER'S ACKNOWLEDGMENT:**

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \* KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 2.759 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being a portion of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, LP by deed recorded in Document No. 2005187773 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 2.759 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 as shown hereon, to be known as

**FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, 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 7<sup>TH</sup> day of JUNE, A.D., 2021

Barth Timmermann  
Barth Timmermann, President  
501 Vale Street  
Austin, Texas 78746

**FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, BLOCK A MANOR COMMONS SE COMMERCIAL**

PREPARED: JUNE 7, 2021

**GENERAL 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.

**ZONING NOTE:**

C-PUD - Commercial Planned Unit Development

**CURVE DATA**

Table with 3 columns (C1, C2, C3) and 7 rows of curve data including Delta, R, T, C, A, and CB values for various curves.

Table titled 'NUMBERED COURSES' with 7 rows (L1-L7) and 2 columns of course descriptions and lengths.

**LEGAL DESCRIPTION:**

DESCRIPTION OF 2.759 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the curving Northerly right-of-way line of Ring Drive, same being a point in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, also being the Southwest corner of Lot 12B, Block A, Final Plat Establishing Lot 12A and Lot 12B, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202100002 of the Official Public Records of Travis County, Texas and being the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract and leaving the Southwest corner of said Lot 12B, with the Northerly right-of-way line of Ring Drive, the following three (3) courses:

- 1.) Along a curve to the left with a radius of 1045.00 ft. for an arc length of 147.42 ft. and which chord bears, N 63 deg. 38'59" W 147.30 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
2.) N 67 deg. 41'29" W 78.00 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of curvature;
3.) Along a curve to the right with a radius of 25.00 ft. for an arc length of 39.46 ft. and which chord bears, N 22 deg. 28'37" W 35.49 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the intersection of the curving North right-of-way line of Ring Drive and the curving Easterly right-of-way line of F.M. Highway 973 (also known as Loop 212) and being the most Westerly corner of the herein described tract;

THENCE with the Easterly right-of-way line of F.M. Highway 973, along a curve to the right with a radius of 9910.00 ft. for an arc length of 292.60 ft. and which chord bears, N 23 deg. 35'00" E 292.59 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";

THENCE continuing with the Easterly right-of-way line of F.M. Highway 973 along a curve to the right with a radius of 9910.00 ft. for an arc length 73.89 ft. and which chord bears, N 24 deg. 38'34" E 73.89 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found 90.00 ft. left of record engineers Station 23+12.22;

THENCE continuing with the Easterly right-of-way line of F.M. Highway 973, N 26 deg. 39'15" E 71.99 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the Southwest corner of Lot 4, Block A, Final Plat Establishing Lot 4, Block A, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202000172 of the Official Public Records of Travis County, Texas, and being the most Northerly or Northwest corner of the herein described tract;

THENCE leaving the Easterly right-of-way line of F.M. Highway 973, with the South Line of said Lot 4, S 67 deg. 41'27" E 270.85 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the most Easterly or Northeast corner of the herein described tract, same being the most Northerly corner of Lot 12B, Block A, Final Plat Establishing Lot 12A and Lot 12B, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202100002 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the most Easterly or Southeast corner of said Lot 4, same being an angle corner of said Lot 12B bears, S 67 deg. 41'27" E 30.00 ft.;

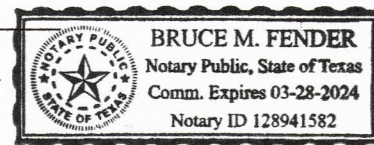
THENCE leaving the South line of said Lot 4, with the Westerly lines of said Lot 12B, the following six (6) courses:

- 1.) S 22 deg. 18'31" W 121.71 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set a point of curvature;
2.) Along a curve to the right with a radius of 30.00 ft. for an arc length of 26.11 ft. and which chord bears, S 47 deg. 14'21" W 25.29 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of reverse curvature;
3.) Along a curve to the right with a radius of 55.00 ft. for an arc length of 6.06 ft. and which chord bears, S 69 deg. 00'45" W 6.06 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) Continuing along a curve to the left with a radius of 55.00 ft. for an arc length of 40.14 ft. and which chord bears, S 44 deg. 57'00" W 39.25 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
5.) S 24 deg. 02'38" W 115.03 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc."
6.) S 23 deg. 02'40" W 173.71 ft. to the PLACE OF BEGINNING and containing 2.759 acres of land.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 7<sup>TH</sup> day of JUNE, A.D., 2021, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC  
Printed Name BRUCE M. FENDER  
Commission Expires 03-28-2024

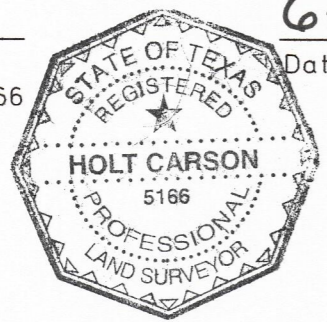


**SURVEYOR'S CERTIFICATION:**

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I, Holt Carson, am authorized by 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 correct and was prepared from an actual survey of the property on the ground under my direct supervision.

Holt Carson  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512) 442-0990



6-07-2021  
Date

**ENGINEER'S CERTIFICATION:**

THE STATE OF TEXAS \*  
THE 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 the tract is within the designated flood hazard area as shown in the Letter of Map Revision (L.O.M.R.) 19-06-2660P, Effective: June 1, 2020 for FIRM Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014.

Matthew Mitchell  
Matthew Mitchell P.E. No. 83335  
ALM ENGINEERING, INC. F-3565  
2525 Wallingwood Drive, Suite 600  
Austin, Texas 78756  
(512) 457-0344



6-8-2021  
Date

**CITY OF MANOR ACKNOWLEDGMENTS**

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Approved: Philip Tryon, Chairperson  
Attest: Lluvia T. Almaraz, TRMC, City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Approved: Dr. Larry Wallace, Jr., Mayor  
Attest: Lluvia T. Almaraz, TRMC, City Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ .M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
email: survey@hciaustin.com