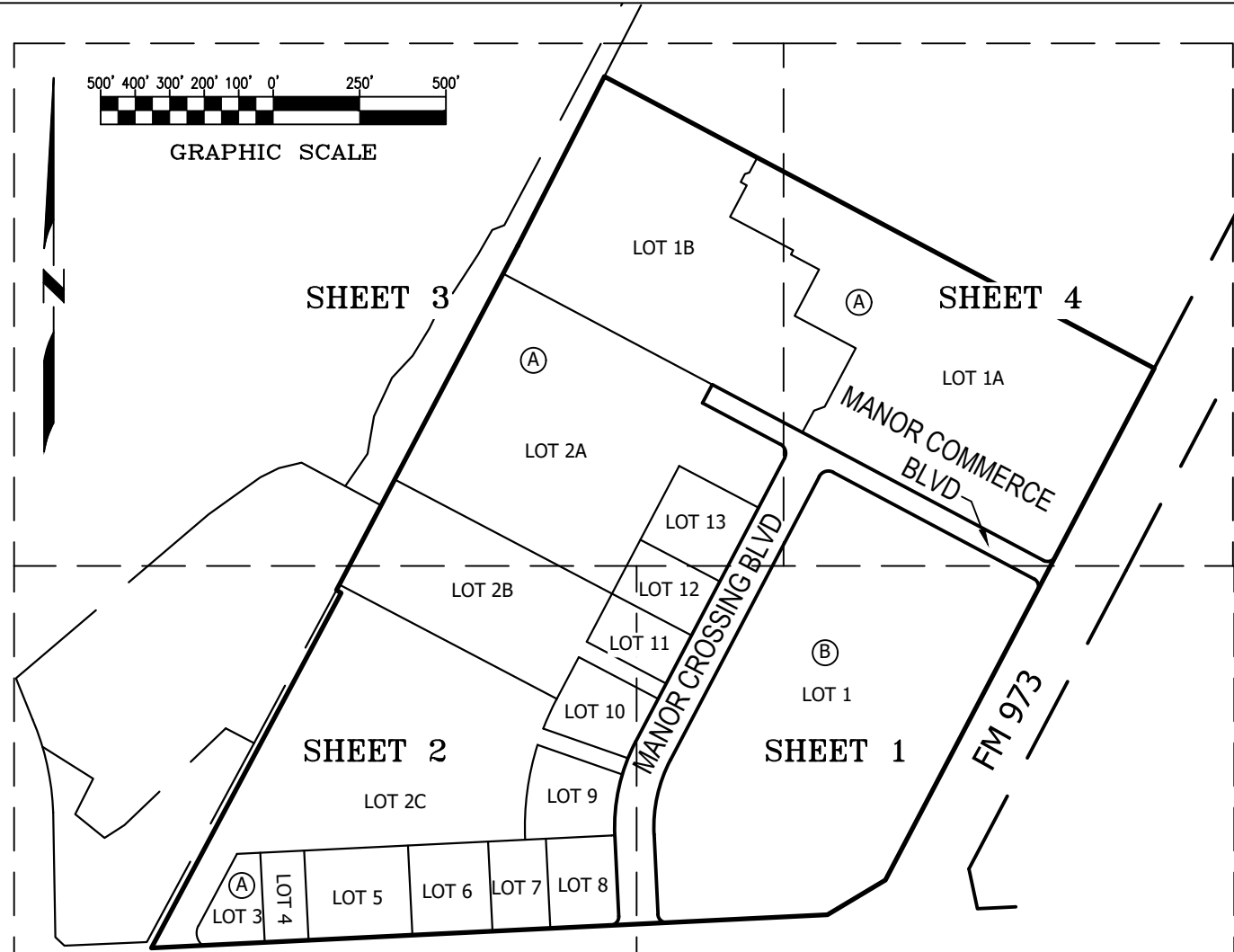
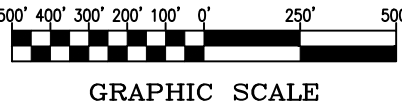


LEGEND

- TX.D.O.T. TYPE I MONUMENT FOUND
- 1/2-INCH REBAR FOUND (OR AS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "HR GREEN" FOUND (OR AS NOTED)
- 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET
- COTTON SPINDLE FOUND
- CALCULATED POINT NOT SET
- REQUIRED SIDEWALK
- BLOCK
- OWNERSHIP INFORMATION
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT



SURVEYOR'S NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00007552.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TIBBELS FIRM NO. 10001800
512-238-7901

MANOR CROSSING

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

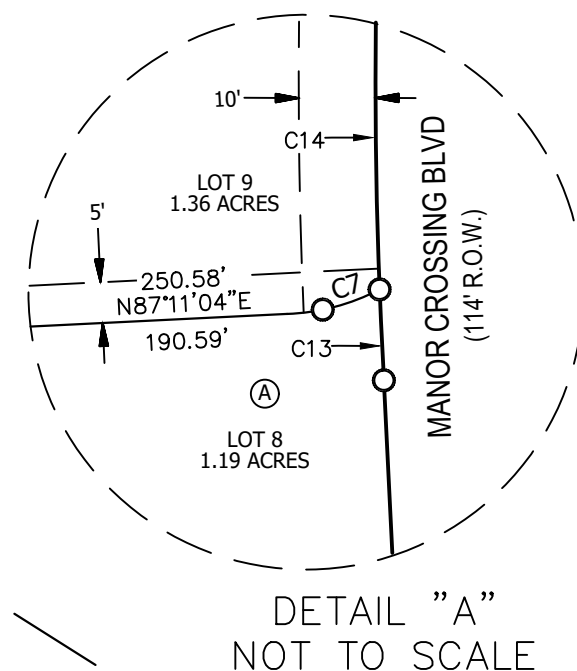
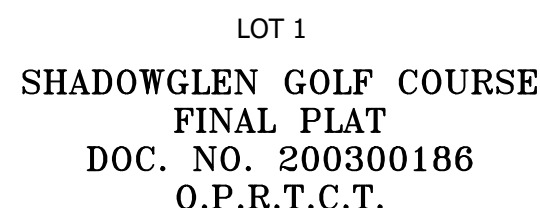
PROJECT NAME: LJA BUTLER MANOR
JOB NUMBER: 21-044
DATE: 11/01/2022
SCALE: 1" = 100'
DRAWING FILE: PATH\K\21044 - LJA BUTLER MANOR\DWG\LJA BUTLER MANOR PLAT.DWG
FIELDNOTE FILE: PATH: N/A
RPLS: FWF
TECH: JRM
PARTYCHIEF: AM
CHECKED BY: HAS
FIELDBOOK: 14/411

DRAWING NAME:
LJA BUTLER MANOR PLAT

SHEET
01 of 05

[illegible]

SHEET
02 of 05

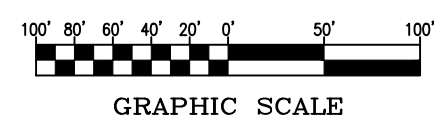


LOT 2
SHADOWGLEN BOULEVARD
COMMERCIAL, SECTION A
FINAL PLAT
DOCUMENT NO. 200500111
O.P.B.T.C.T.

GREENBURY GATES SURVEY
ABSTRACT NO. 315

SHEET 2
MATCH LINE SHEET 1

MANOR COMMONS SW
DOCUMENT NO. 201500112
O.P.R.T.C.T.



MANOR MARKET SUBDIVISION
DOCUMENT NO. 201300149
O.P.R.T.C.T.

— US HIGHWAY 290 E —

TxDOT STA 554+06 ✓
(INTERPOLATED)
PER TxDOT FINAL 290 PLANS

| | | |
|---|-----------------|-------------------|
| 2 | CHECKED BY: HAS | FIELDBOOK: 14/411 |
|---|-----------------|-------------------|



| Line Table | | |
|------------|---------------|--------|
| Line # | Direction | Length |
| L1 | N58° 52' 47"W | 15.70' |
| L2 | S27° 57' 02"W | 60.00' |
| L3 | N28° 11' 50"E | 72.99' |
| L4 | N70° 10' 45"E | 32.79' |
| L5 | N27° 53' 22"E | 14.00' |
| L6 | N62° 06' 38"W | 20.00' |
| L7 | N27° 53' 22"E | 26.48' |
| L8 | N71° 55' 47"E | 13.21' |
| L9 | N27° 53' 22"E | 49.13' |
| L10 | N18° 45' 28"E | 36.47' |
| L11 | N04° 03' 25"E | 38.94' |
| L12 | N87° 11' 04"E | 62.81' |
| L13 | N87° 11' 04"E | 90.04' |
| L14 | N17° 10' 08"W | 21.26' |
| L15 | S17° 03' 02"E | 11.10' |
| L16 | S27° 43' 40"W | 31.26' |

GREENBURY GATES SURVEY
ABSTRACT NO. 315

LSI LANDESIGN★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPCL'S FIRM NO. 10001800
512-238-7901

MANOR CROSSING

| | | | |
|-----------------|------------------|--|----------------------|
| DRAWING NAME: | | LJA BUTLER MANOR PLAT | |
| PROJECT NAME: | LJA BUTLER MANOR | JOB NUMBER: | 21-044 |
| DATE: | | 11/01/2022 | SCALE: 1" = 100' |
| DRAWING FILE: | | PATH\K121044 - LJA BUTLER MANOR\CADD\DWG\LJA BUTLER MANOR PLAT.DWG | |
| FIELDNOTE FILE: | | PATH: | |
| N/A | | | |
| RPLS: | FWF | TECH: | JRM |
| PARTY: | CHIEF: | AM | |
| CHECKER: | BY: | WAS | 1 FIELD BOOK: 1 & 11 |
| REVISIONS | | DATE | DESCRIPTION |

SHEET
03 of 05

DRAWING PATH: K:\21044 - LJA BUTLER MANOR\CAD\DWG\SILJA BUTLER MANOR PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 4/5/2023 7:35 AM PLOT DATE: 4/5/2023 7:36 AM

THAT 13100 FM 973 INC., AS THE OWNER OF 68.497 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021284527 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND CORRECTED IN DOCUMENT NO. 2022099322 OF SAID O.P.R.T.C.T. AND THAT GCP XXXI, LTD., AS THE OWNER OF 14.715 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021352611 OF SAID O.P.R.T.C.T. AND THAT GCP XXXII, LTD., AS THE OWNER OF 11.842 ACRES OF LAND RECORDED IN DOCUMENT NO. 202135262 OF SAID O.P.R.T.C.T. ALL SITUATED IN THE GREENBURY GATES SURVEY, TRAVIS COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOR FOREVER USE OF ANY AND ALL RIGHTS, INTERESTS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION (EXCEPT FOR THOSE ITEMS DEDICATED BY SEPARATE INSTRUMENTS, WHICH ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF SUCH SEPARATE INSTRUMENTS), AS SHOWN HEREON TO BE KNOWN AS:

EDWARD S. BUTLER, PRESIDENT
13100 FM 973, INC., A TEXAS CORPORATION
2705 BEE CAVES ROAD SUITE 210
AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, 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 CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS DEDICATED HEREBY ON PRIVATE PROPERTY
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE REASONABLY NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF MANOR'S ZONING ORDINANCE.
9. WATER AND WASTEWATER SERVICE FOR THE SITE IS TO BE PROVIDED BY THE CITY OF MANOR.
10. NO OBJECTS INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
11. THE CITY OF MANOR IS NOT OBLIGATED TO EXTEND PUBLIC WATER LINES TO SERVE THIS SITE.
12. ALL TEN (10) FOOT PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PERMITTED TO HAVE SURFACE PARKING AND LANDSCAPING. NO BUILDINGS, PERMANENT STRUCTURES, OR LIGHT POLES ARE PERMITTED.
13. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.
14. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203), COMBINED ADJUSTMENT FACTOR OF 1.00007552.
15. THE PROPOSED USE OF LOTS 1A AND 1B OF BLOCK A IS RESIDENTIAL. THE PROPOSED USE OF ALL OTHER LOTS IS COMMERCIAL.
16. FOR LOTS 3-8, BLOCK A, MONUMENT SIGNS ARE PERMITTED WITHIN 15' OF THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 290 E (WITHIN THE 25' WATER AND WASTEWATER EASEMENT), ANY AND ALL COSTS ASSOCIATED WITH ANY DAMAGE OF THE MONUMENT SIGN DUE TO THE CITY OF MANOR'S REPAIR OR REPLACEMENT OF THE WATER AND/OR WASTEWATER LINE SHALL BE AT THE SOLE COST OF THE LANDOWNER OF SAID LOT.
17. THE LOCATIONS OF THE EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.
18. THE CITY OF MANOR WILL ALLOW A SIGN TO BE PLACED WITHIN THE ROW OF MANOR CROSSING BLVD PROVIDING AN APPLICATION FOR A LICENSE AGREEMENT IS SUBMITTED AND APPROVED BY THE CITY OF MANOR.

| | | | |
|---|---|---|--|
| ① | MICKY JONATHAN MOLAD AND RACHEL MOLAD DOC. NO. 2019101145 O.P.R.T.C.T. | ⑱ | TODD CURTIS PHILLIPS AND SAMANTHA ANNETTE PHILLIPS DOC. NO. 2019102715 O.P.R.T.C.T. |
| ② | SONNY WILLIS AND APRIL ANN WILLIS DOC. NO. 2017099702 O.P.R.T.C.T. | ⑲ | AKINYEMI P. AJAI AND PRISCILLA O. AJAI DOC. NO. 2015158192 O.P.R.T.C.T. |
| ③ | REALTRON, INC. DOC. NO. 2017130630 O.P.R.T.C.T. | ⑳ | JENNIFER WHITE AND MICHAEL WHITE DOC. NO. 2011092329 O.P.R.T.C.T. |
| ④ | PHILLIP P. EWING AND IRMA EWING DOC. NO. 2008164019 O.P.R.T.C.T. | ㉑ | MAYRA HERNANDEZ DOC. NO. 2016213982 O.P.R.T.C.T. |
| ⑤ | ARTURO SANCHEZ AND SAN JUANA PEREZ FABELA DOC. NO. 2006012722 O.P.R.T.C.T. | ㉒ | JANE A. HUNTER AND PAMELA B. RICHARDS DOC. NO. 2010032604 O.P.R.T.C.T. |
| ⑥ | LAMONT RANDLE AND SHARLA M. RANDLE DOC. NO. 2016037415 O.P.R.T.C.T. | ㉓ | CORETTA LYNN BELL-SEXTON DOC. NO. 2022157969 O.P.R.T.C.T. |
| ⑦ | THOMAS MULLEN AND AMANDA MULLEN DOC. NO. 2021203233 O.P.R.T.C.T. | ㉔ | MICHAEL JONES AND LINDSAY JONES DOC. NO. 2015120819 O.P.R.T.C.T. |
| ⑧ | HUMBERTO SUAREZ DOC. NO. 2018112646 O.P.R.T.C.T. | ㉕ | WILLIE KENDRICK AND CARMEN MARIA KENDRICK DOC. NO. 2013099245 O.P.R.T.C.T. |
| ⑨ | MICHAEL MANKER AND LUREN MANKER DOC. NO. 2009133992 O.P.R.T.C.T. | ㉖ | SHADOWGLEN GOLF LP DOC. NO. 200300186 O.P.R.T.C.T. |
| ⑩ | MARILYN D. MCARTHUR DOC. NO. 2005179608 O.P.R.T.C.T. | ㉗ | ASC MEDICAL 8 HOLDINGS, LLC DOC. NO. 2017185894 O.P.R.T.C.T. |
| ⑪ | GARY L. STIGGERS DOC. NO. 2005095902 O.P.R.T.C.T. | ㉘ | SCF RC FUNDING IV, LLC DOC. NO. 2020010327 O.P.R.T.C.T. |
| ⑫ | WILLIAMS WESLEY TAYLOR, JR. AND JERY ANN TAYLOR DOC. NO. 2005219351 O.P.R.T.C.T. | ㉙ | WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T. |
| ⑬ | MAURA HAYES AND TERRENCE HAYES, III DOC. NO. 2020075198 O.P.R.T.C.T. | ㉚ | WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T. |
| ⑭ | CARMEN ACOSTA AND RODOLFO ACOSTA DOC. NO. 2016104274 O.P.R.T.C.T. | ㉛ | CFT NV DEVELOPMENTS, LLC DOC. NO. 2015092650 O.P.R.T.C.T. |
| ⑮ | BRETT R. BENEDETH DOC. NO. 2014111027 O.P.R.T.C.T. | ㉜ | HAZA REALTY LP DOC. NO. 2019027912 O.P.R.T.C.T. |
| ⑯ | DAISY PRIETO AND SALVADOR U. FLORES DOC. NO. 2017113767 O.P.R.T.C.T. | ㉝ | SURFVIEW MANOR, LLC DOC. NO. 2016178446 O.P.R.T.C.T. |
| ⑰ | ASPAZIA BITA DOC. NO. 2020239772 O.P.R.T.C.T. | ㉞ | GREENVIEW MANOR COMMONS SW LP (AS PER TCAD) |

THE TRACT SHOWN HEREON DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0485J DATED AUGUST 18, 2014 PURSUANT TO FEMA LETTER DATED JANUARY 15TH, 2020.

I, FRANK W. FUNK, 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 MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

I, DYANA LIMON-MERCADO, 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 _____, 20____, A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

BY _____
DEPUTY



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MANOR CROSSING

| | | | | | | | |
|---|--|----------------------------|--|------------------|--|------------------------|--|
| DRAWING NAME: LJA BUTLER MANOR PLAT | | FELONOTE FILE PATH: N/A | | DATE | | REVISIONS | |
| PROJECT NAME: LJA BUTLER MANOR | | JOB NUMBER: 21-044 | | DATE | | DESCRIPTION | |
| DATE: 11/01/2022 | | SCALE: 1" = 100' | | DATE: 11/01/2022 | | DESCRIPTION: 1" = 100' | |
| DRAWN BY: JRM | | CHECKED BY: HAS | | DATE: 11/01/2022 | | DESCRIPTION: 1" = 100' | |
| RPLS: FWF | | TECH: JRM | | DATE: 11/01/2022 | | DESCRIPTION: 1" = 100' | |
| PARTYCHIEF: AM | | FIELDBOOK: 14/411 | | DATE: 11/01/2022 | | DESCRIPTION: 1" = 100' | |
| MANORADDRESS: LJA BUTLER MANOR PLAT.DWG | | FILE: 21-044.DWG | | DATE: 11/01/2022 | | DESCRIPTION: 1" = 100' | |