



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

WHEREAS, COTTONWOOD HOLDINGS LTD., THE OWNERS OF 16.723 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, AND THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING OF ALL OF THAT CERTAIN 3.056 ACRE TRACT OF LAND CALLED TRACT 3 AS CONVEYED TO COTTONWOOD HOLDINGS, LTD. IN SUBSTITUTE TRUSTEE'S DEED RECORDED IN VOLUME 12266, PAGE 1144, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, A PORTION OF THAT CALLED 181.445 ACRE TRACT OF LAND CALLED TRACT NO. 1, ALL OF THAT CALLED 3.566 ACRE TRACT OF LAND AS CONVEYED TO COTTONWOOD HOLDINGS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015140596, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND ALL OF THAT CERTAIN 0.197 ACRE TRACT AND ALL OF THAT CERTAIN 0.563 ACRE TRACT FORMERLY PORTION OF MANOR DOWNS ROAD CONVEYED TO COTTONWOOD HOLDINGS, LTD. FROM THE CITY OF MANOR BY ORDINANCE NO. 479, DATED 8/16/20____ (TO BE RECORDED), 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 "SHADOWVIEW COMMERCIAL SECTION 3" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 16.723 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "SHADOWVIEW COMMERCIAL SECTION 3" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, 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 _____, 20____.

BY: _____

COTTONWOOD HOLDINGS LTD
9900 HWY 290E
MANOR, TX 78653-9720
COUNTY OF TRAVIS:
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER DWYER KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
STATE OF TEXAS
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 AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ 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.

INTERNATIONAL BANK OF COMMERCE

BY: _____

NAME: _____

TITLE: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, AS _____ OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

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.

THIS SITE IS LOCATED IN THE WILBARGER CREEK AND GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JASON REECE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 127126
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759

I, JOHN C. 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 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

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

WHEREAS, LLANO LAS ENTRADAS I, LLC., THE OWNERS OF 0.242 ACRE TRACT OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, AND THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING A PORTION OF THAT CALLED 0.703 ACRE TRACT OF LAND CALLED TRACT NO. 1, CONVEYED TO LLANO LAS ENTRADAS I, LLC. RECORDED IN DOCUMENT NO. 20____147375, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SHADOWVIEW COMMERCIAL SECTION 3" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 0.242 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "SHADOWVIEW COMMERCIAL SECTION 3" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, 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 _____, 20____.

BY: _____

LLANO LAS ENTRADAS I, LLC
1537 SINGLETON BLVD.
DALLAS, TX 75212

COUNTY OF TRAVIS:
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
STATE OF TEXAS

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 AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ 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: _____

TITLE: _____

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, AS _____ OF THE BANK OZK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS 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

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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 DATE. ____ DAY OF _____, 20____, AT ____ O'CLOCK____, DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20____, AT ____ O'CLOCK____, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____.

DYANA LIMON-MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

A METES AND BOUNDS
DESCRIPTION OF
A 16.725 ACRE TRACT OF LAND

BEING a 16.725 acre (728,555 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, and the William Standerford Survey No. 69, Abstract No. 742, City of Manor, Travis County, Texas, and containing of all of that certain 3.056 acre tract 3, and a portion of that certain 181.445 acre tract no. 1, as described in substitute trustee's deed to Cottonwood Holdings, ltd. recorded in volume 12266, page 1144, Real Property Records Travis County, all of that certain 3.566 acre tract described in instrument to Cottonwood Holdings, ltd. in special warranty deed recorded in Document Number 2015140596, Official Public Records Travis County, all of that certain 0.197 acre tract and that certain 0.563 acre tract (formerly portions of Manor Downs Road) conveyed to Cottonwood Holdings, ltd. from the City of Manor by ordinance no. 479, dated 8/16/2022 (to be recorded), and a portion of that certain 0.703 acre tract of land called tract 1, as conveyed to Llano Las Entradas I, LLC recorded in Document Number 2022147375, Official Public Records, Travis County.

BEGINNING at a ½-inch iron rod with red plastic cap stamped "KHA" set marking the northwest corner of the said 181.445 acre tract the southwesterly line of Hill Lane (64' wide public right-of-way), also marking the northeast corner of Lot 1 of the herein described tract;

THENCE, along the common line of said 181.445 acre tract and Lot 1 of the herein described tract the following four (4) courses and distances:

- South 31°51'59" East, 65.84 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- South 03°04'37" East, 124.27 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- South 15°30'56" East, 138.13 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- North 80°10'32" East, 140.71 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner marking the northwest corner of Lot 2B, Block A of Shadow view Commercial Subdivision;

THENCE, South 09°56'44" East, 237.23 feet along the common line of said Lot 2B and said Lot 1 of the herein described tract to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE, along the common line of 0.610 acre tract described in instrument to 8700 North Lamar Ltd. in Document Number 1999006648 of the Official Public Records of Travis County, and said Lot 1 of the herein described tract the following two (2) courses and distances:

- North 62°29'54" West, 147.91 feet to a ½-inch iron rod with a plastic cap "Chaparral" found for corner;
- South 10°09'02" West, 177.46 feet to a ½-inch iron rod found for corner on the northerly line of U.S. Highway 290 (Variable Width Public Right-of-Way);
- THENCE**, South 82°01'38" West, 43.43 feet along the common line of said U.S. Highway 290 and said Lot 1 of the herein described tract to an iron pipe found for corner;

THENCE, along the common line of aforesaid Manor Downs Road and said Lot 1 of the herein described tract the following three (3) courses and distances:

- North 67°11'49" West, 350.08 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- North 37°33'52" West, 218.70 feet to a point for corner;
- North 38°42'06" West, 63.55 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner being on the southeasterly corner of Lot 2 of the herein described tract;

THENCE, South 49°16'18" West, 80.65 feet crossing said Manor Downs Road to a found ½-inch iron rod marking the southeasterly line of said Lot 2 of the herein described tract;

THENCE, along the common line of 0.736 acre tract described in instrument to Xuan Doan, Lilian Doan Ninh, Jordan Doan Ninh, an Ken Ninh in Document Number 2016079366 of The Official Public Records of Travis County and said Lot 2 of the herein described tract the following two (2) courses and distances:

- South 12°53'12" West, 230.30 feet to a ½-inch iron rod found for corner;
- South 12°29'46" West, 47.51 feet to a ½-inch iron rod found for corner marking the southeast corner of said Lot 2 of the herein described tract;

THENCE, South 77°36'50" West, 231.21 feet along the common line of 0.67 acre tract described in instrument to Cottonwood Holdings Ltd. in Document Number 2018055928 of the Official Public Records of Travis County and said Lot 2 of the herein described tract to a 1-inch iron pipe for corner (Type 1 TX-DOT Monument being North 59°28'25" West, 1.92 feet from corner);

THENCE, along the common line of aforesaid 0.703 acre tract and said Lot 2 of the herein described tract the following two (2) courses and distances:

- North 12°53'35" West, 44.09 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- South 77°50'17" West, 130.53 feet to a ½-inch iron rod found for corner marking the southwest corner of said Lot 2 of the herein described tract;

THENCE, North 12°32'09" East, 645.98 feet along the common line of Lot 1 Block B of Las Entradas 1, North Section plat of which is recorded in Document Number 201500182 of the Official Public Records of Travis County and said Lot 2 of the herein described tract to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE, along the common line of Hill Lane (variable width public Right-of-Way) and said Lot 2 of the herein described tract, the following two (2) courses and distances:

- South 63°04'29" East, 58.81 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point of curvature;
- in a easterly direction along a tangent curve to the left, having a radius of 757.00 feet, a chord of South 68°57'54" East, 151.90 feet, a central angle of 11°31'00", and an arc length of 152.16 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE, crossing said Hill Lane the following three(3) courses and distances:

- North 37°50'45" West, 33.12 feet to a point for corner;
- North 61°52'55" West, 2.78 feet to a point of curvature;
- in a northwesterly direction along a non-tangent curve to the right, having a radius of 06°47'43", and an arc length of 63.21 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner on the common line of said Hill Lane and Lot 3 of the herein described tract;

THENCE, along the common line of said Hill Lane and said Lot 3 of the herein described tract the following two (2) courses and distances:

- in a northwesterly direction along a non-tangent curve to the right, having a radius of 693.00 feet, a chord North 66°00'58" West, 67.93 feet, a central angle of 05°37'07", and an arc length of 67.96 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- North 63°12'24" West, 36.14 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point of curvature;

THENCE, along the common line of Greg Manor Road (variable width public Right-of-Way) and said Lot 3 of the herein described tract the following two (2) courses and distances:

- in a northerly direction along a tangent curve to the right, having a radius of 15.00 feet, a chord of North 17°17'15" West, 21.55 feet, a central angle of 91°50'19", and an arc length of 24.04 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point of reverse curvature;
- in a northerly direction along a reverse non-tangent curve to the left, having a radius of 515.00 feet, a chord North 18°15'56" East, 186.99 feet, a central angle of 20°55'09", and an arc length of 188.03 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;

METES AND BOUNDS - CONTINUED

THENCE, along the common line of Lot 1, Block A of St. Mary Magdalene Episcopal Church Subdivision, plat of which is recorded in Document Number 201400143 of the Official Public Records of Travis County and said Lot 3 of the herein described the following two (2) courses and distances:

- North 89°55'50" East, 709.37 feet tract to a ½-inch iron rod with cap found for corner;
- South 01°55'56" East, 149.65 feet to a ½-inch iron rod with cap found for corner marking the southeast corner of said Lot 3 of the herein described tract;

THENCE, along the common line of said Lot 1 Block A of St. Mary Magdalene Episcopal Church Subdivision and said Hill Lane the following four (4) courses and distances:

- North 57°30'39" East, 320.38 feet to a ½-inch iron rod with cap found for point of curvature;
- in a northeasterly direction along a non-tangent curve to the right, having a radius of 330.00 feet, a chord North 58°40'42" East, 37.04 feet, a central angle of 06°26'03", and an arc length of 37.06 feet to a ½-inch iron rod with cap found for corner;
- North 60°14'49" East, 220.31 feet to a ½-inch iron rod with cap found for point of curvature;
- in a northerly direction along a tangent curve to the left, having a radius of 25.00 feet, a chord of North 18°17'30" East, 33.43 feet, a central angle of 63°54'38", and an arc length of 36.61 feet to a ½-inch iron rod with cap found for corner on the southwest line of Lexington Street (80-foot Public Right-of-Way per Document Number 201300117 of the Official Public Records of Travis County)

THENCE, along the common line of said Lexington Street and said Hill Lane the following two (2) courses and distances:

- in a southeasterly direction along a compound tangent curve to the left, having a radius of 540.00 feet, a chord of South 28°07'56" East, 84.15 feet, a central angle of 08°56'15", and an arc length of 84.23 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point for corner;
- South 32°36'03" East, 16.51 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point for corner;

THENCE, along the common line of 3.209 acre tract described in instrument to Cotton Wood Holdings, Ltd. in Document Number 2020155312 of the Official Public Records of Travis County the following three (3) courses and distances:

- in a westerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 76°10'37" West, 20.68 feet, a central angle of 87°09'07", and an arc length of 22.82 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;
- South 60°14'49" West, 228.53 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point of curvature;
- in a southwesterly direction along a non-tangent curve to the left, having a radius of 696.00 feet, a chord South 58°40'24" West, 33.85 feet, a central angle of 02°47'13", and an arc length of 33.86 feet to a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE, South 57°30'39" West, 379.57 feet continuing along the southeast line of said Hill Lane to a ½-inch iron rod with a red plastic cap stamped "KHA" set for point of curvature;

THENCE, in a southwesterly direction along a tangent curve to the right, having a radius of 757.00 feet, a chord of South 58°00'38" West, 13.20 feet, a central angle of 00°59'57", and an arc length of 13.20 feet along the common line of aforesaid 181.445 acre tract and said Hill Lane to the **POINT OF BEGINNING**, and containing 16.725 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.99992337881. This description was generated on 11/21/2022 at 3:34 PM, based on geometry in the drawing file K:\SNA_Survey\SHADOWVIEW DEVELOPMENT\069241705-SHADOWVIEW SEC3\DWG\KIMLEY-HORN PLAT\Shadowview Commercial\SHADOWVIEW COMMERCIAL.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

GENERAL NOTES:

- A PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO STREET RIGHTS OF WAY AS SHOWN.
- PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983.

SHADOWVIEW COMMERCIAL - SECTION 3 16.725 ACRES

WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
& JAMES 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.
NONE	SAL	JGM	1/11/2023	069241746	2 OF 2

DWG NAME: K:\SNA_Survey\SHADOWVIEW SEC3\DWG\KIMLEY-HORN PLAT\SHADOWVIEW COMMERCIAL\SHADOWVIEW COMMERCIAL.dwg PLOTTED BY: LUCIO, STEVE 1/11/2023 9:02 AM LAST SAVED