

FINAL PLAT ESTABLISHING LOT 19, BLOCK A MANOR COMMONS NE, PHASE 4

PREPARED: APRIL 15, 2026

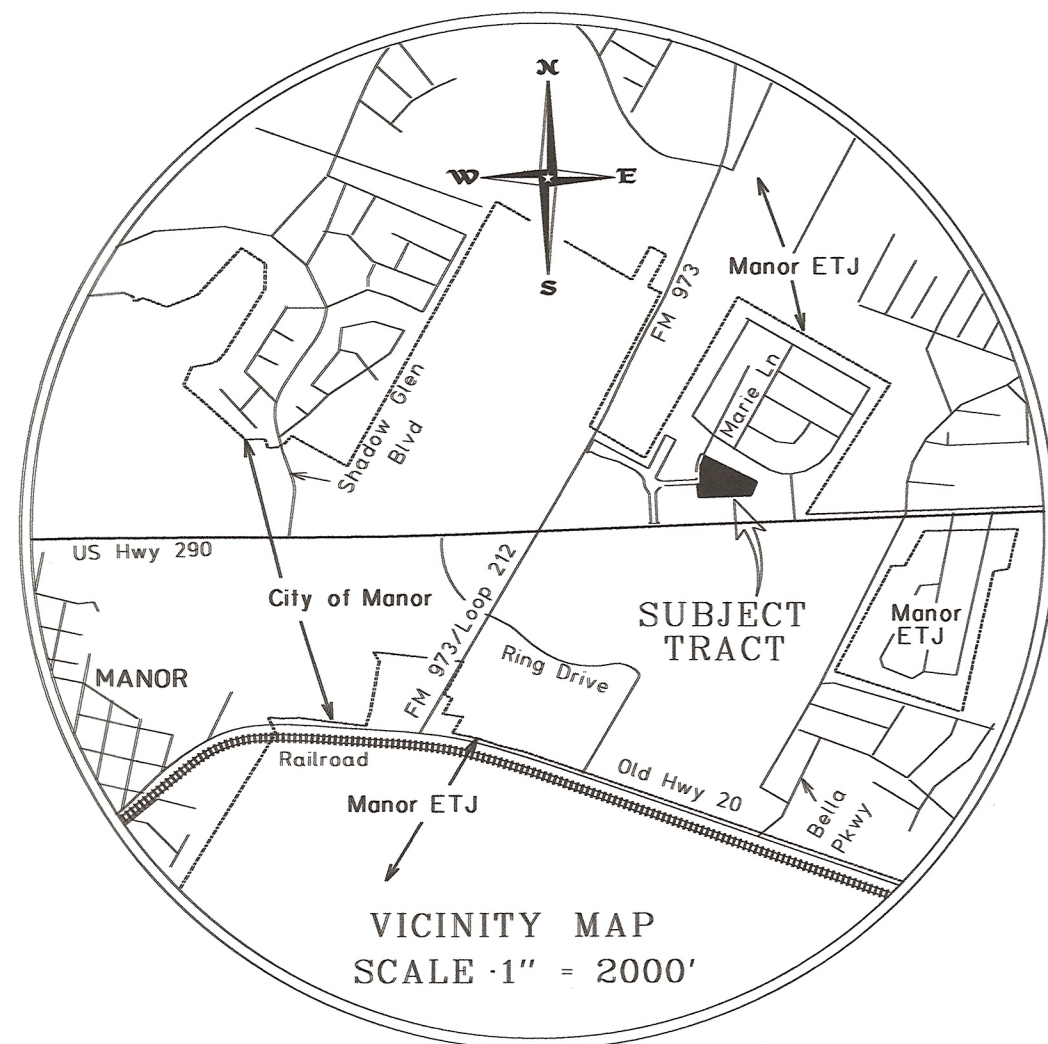


SCALE: 1" = 100'



Legend

- Calculated Point
- ◆ ½" Capped Iron Rod Found imprinted "Holt Carson, Inc." unless noted
- ⊗ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- B.L. = Building Line
(Record Bearing and Distance)



VICINITY MAP
SCALE 1" = 2000'

LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 19, Block A: Commercial (C-1) 3.480 Acres
Total Acreage: 3.480 Acres

OWNER/SUBDIVIDER: Timmermann Commercial Investments, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565
P.O. Box 536
Dripping Springs, Texas 78620

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

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

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

Site Benchmark (BM#1) Triangle cut on East side of concrete drainage apron
on North side of U.S. Highway 290 approximately 600 feet East of F.M. 973:

North: 10,101,966.17'
East: 3,178,812.43'
NAVD 1988 Elevation: 518.73 ft.

CURVE DATA

(C1)

Δ = 31°03'16"
R = 275.00'
T = 76.40'
C = 147.23'
A = 149.05'
CB = N12°39'23"E

NUMBERED COURSES	
L1	N 87°07'45" E - 34.44'
L2	N 02°52'16" W - 124.34'
L3	N 28°11'01" E - 25.62'
L4	N 61°49'49" W - 50.00'
L5	S 01°51'44" E - 139.30'

OZIE MONROE SR FAMILY TRUST
(27.4 ACRES)
described by metes and bounds in
Volume 5278 Page 1904

PROPOSED
LOT 1, BLOCK C

REMAINDER OF
TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

REMAINDER OF
TRACT FIVE
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(33.34 Acres)
described by metes and bounds in
Volume 7395 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

U.S. HIGHWAY 290 (R.O.W. VARIES)

GREENBURY BATES SURVEY NO. 53
ABSTRACT NO. 313

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
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