

FINAL PLAT ESTABLISHING LOT 1, BLOCK B MANOR COMMONS NE, PHASE 10

PREPARED: FEBRUARY 9, 2026

Legend

- ◆ ½" Iron Rod Found with plastic cap imprinted "Holt Carson, Inc." unless otherwise noted
- ⊗ ½" Iron Rod Set with plastic cap imprinted "Holt Carson, Inc."
- Concrete Highway Monument Found
- △ Calculated Point
- Proposed 5' Concrete Sidewalk
- B.L. = Building Line (Record Bearing and Distance)

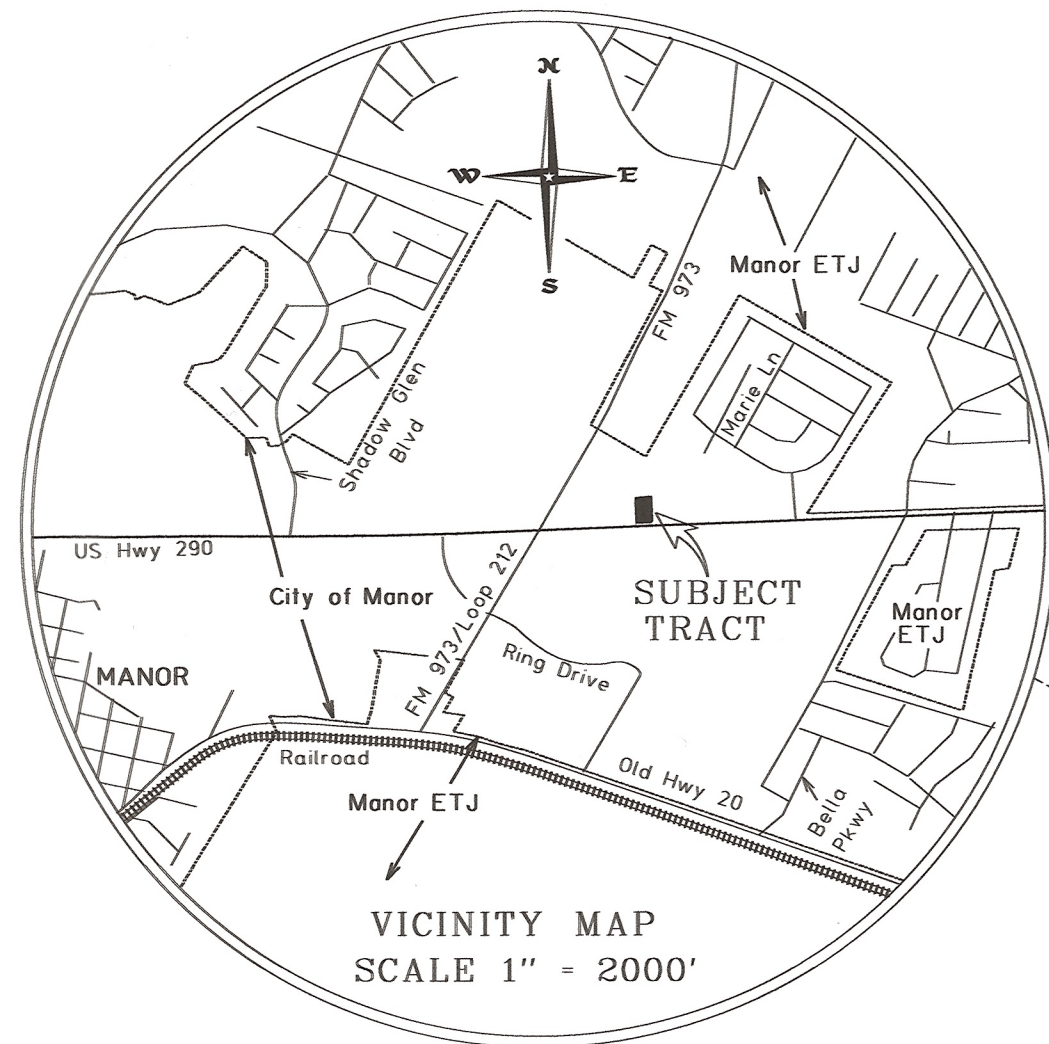
BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) All distances shown hereon are surface values.

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.

GRAPHIC SCALE
0 100 200 300
SCALE: 1" = 100'



LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 1, Block C: Commercial (C-1) 1.031 Acres
Total Acreage: 1.031 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

F.M. HIGHWAY 973 (200' R.O.W.)

Aerial Easement
Width 10' Length 928'
Bluebonnet Electric Cooperative, Inc.
Document No. 200419907

limits of
FEMA 100 Year Floodplain

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

(33.34 Acres)
described by metes and bounds in
Volume 7335 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

North: 10,102,314.61'
East: 3,179,191.01'
N87°07'45"E
159.76'

North: 10,102,306.61'
East: 3,179,031.46'

North: 10,102,024.03'
East: 3,179,045.22'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,032.83'
East: 3,179,187.42'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

FM 973
STA 45+206.845
61.564M
201.98' RT

US HWY 290
STA 17+055.613
30.090M
102.00' LT

U.S. HIGHWAY 290 (240' R.O.W.)

Terrell
Timmerman
(0.98 Acre)
Volume 7335
Page 448

STA 202+30.17

S87°12'05"W
269.29'

STA 205+00

STA 206+15.17

S87°12'40"W 478.16'

STA 211+00
PLACE OF BEGINNING
North: 10,102,027.44'
East: 3,179,076.78'

LOT 1
BLOCK B
1.031 ACRES

MANOR COMMERCE BOULEVARD (Proposed 64' R.O.W.)

POMERANIAN DRIVE (Proposed 50' R.O.W.)

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

(33.34 Acres)
described by metes and bounds in
Volume 7335 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

U.S. HIGHWAY 290 (240' R.O.W.)

GREENBURY BATES
SURVEY NO. 33
ABSTRACT NO. 315

angle corner of
Lot 1
Block A
Greenbury Phase One-A
Document No. 200300073

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

A 1130016 (Phase 10) PAGE 1 OF 2