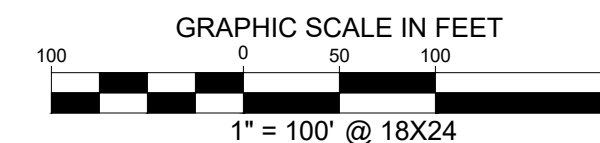
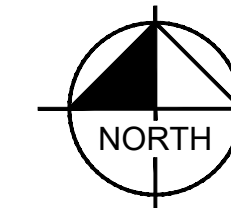
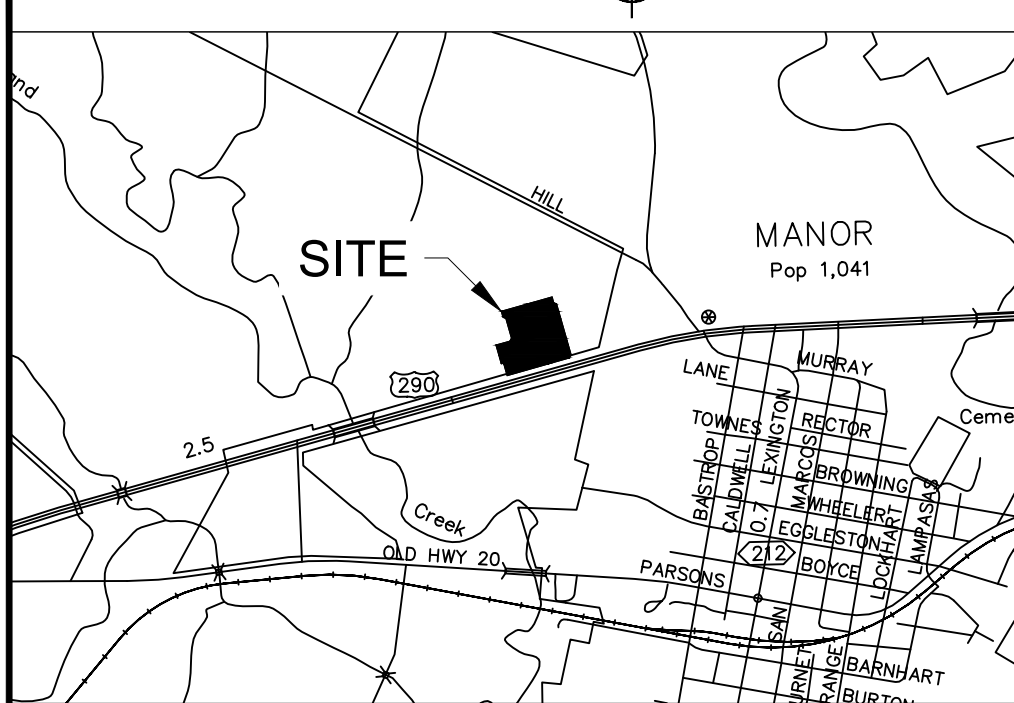


**VICINITY MAP**



1"=2000'



1" = 100' @ 18X24

**LINE TYPE LEGEND**

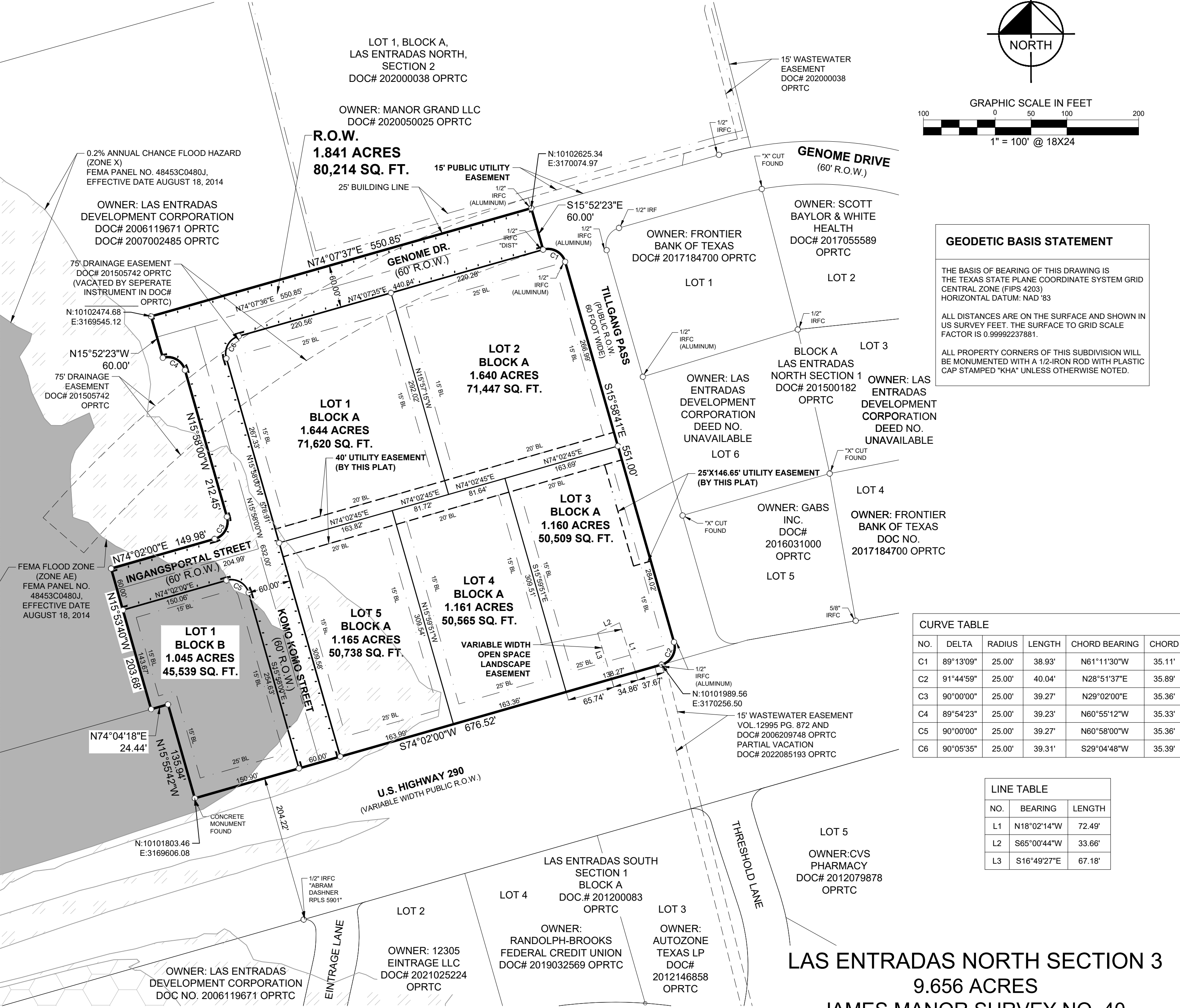
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	SIDEWALK AREA
	0.2% ANNUAL FLOOD CHANCE (ZONE X)
	FEMA FLOOD ZONE AE
	IRFC = IRON ROD FOUND WITH CAP

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION  
 SITE: US 290, MANOR, TEXAS  
 ACREAGE: 9.565 ACRES  
 NUMBER OF BLOCKS: 2  
 ZONING: COMMERCIAL (C-1)  
 PROPOSED USE: COMMERCIAL  
 LINEAR FEET OF NEW STREETS: 1,183-FT  
 ACREAGE OF NEW STREETS: 1.841 ACRES  
 SUBMITTAL DATE: 01/17/2022  
 PLANNING AND ZONING REVIEW DATE: 05/11/2022  
 ACREAGE BY LOT TYPE:  
 6 - DEVELOPMENT  
 LOT 1 BLOCK A (DEVELOPMENT) - 1.64 ACRES  
 LOT 2 BLOCK A (DEVELOPMENT) - 1.64 ACRES  
 LOT 3 BLOCK A (DEVELOPMENT) - 1.16 ACRES  
 LOT 4 BLOCK A (DEVELOPMENT) - 1.16 ACRES  
 LOT 5 BLOCK A (DEVELOPMENT) - 1.16 ACRES  
 LOT 1 BLOCK B (DEVELOPMENT) - 1.05 ACRES  
 PATENT SURVEY: JAMES MANOR SURVEY NO 20 ABSTRACT NO. 546

SURVEYOR:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 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

CIVIL ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: JASON REECE, P.E.

OWNER/DEVELOPER:  
 LAS ENTRADAS DEVELOPMENT CORPORATION,  
 9900 HWY 290 EAST, MANOR, TEXAS, 78653  
 PH: (512) 327-7415  
 CONTACT: PETER DWYER



**GEODETIC BASIS STATEMENT**

THE BASIS OF BEARING OF THIS DRAWING IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID CENTRAL ZONE (FIPS 4203) HORIZONTAL DATUM: NAD '83  
 ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN US SURVEY FEET. THE SURFACE TO GRID SCALE FACTOR IS 0.99992237881.  
 ALL PROPERTY CORNERS OF THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2-IRON ROD WITH PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°13'09"	25.00'	38.93'	N61°11'30"W	35.11'
C2	91°44'59"	25.00'	40.04'	N28°51'37"E	35.89'
C3	90°00'00"	25.00'	39.27'	N29°02'00"E	35.36'
C4	89°54'23"	25.00'	39.23'	N60°55'12"W	35.33'
C5	90°00'00"	25.00'	39.27'	N60°58'00"W	35.36'
C6	90°05'35"	25.00'	39.31'	S29°04'48"W	35.39'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N18°02'14"W	72.49'
L2	S65°00'44"W	33.66'
L3	S16°49'27"E	67.18'

**LAS ENTRADAS NORTH SECTION 3**  
**9.656 ACRES**  
**JAMES MANOR SURVEY NO. 40,**  
**ABSTRACT NO. 546**  
**CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

601 NW Loop 410, Suite 350 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.
1" = 100'	JAB	JGM	6/22/2022	069241746	1 OF 2

DWG NAME: K:\S\A\_SURVEY\SHADOWVIEW DEVELOPMENT\069241746-LAS ENTRADAS NORTH SEC 3\DWG\PLAT\S LAS ENTRADAS NORTH PLAT.DWG PLOTTED BY: BLANKENSHIP, JAMES 6/22/2022 1:46 PM LAST SAVED: 6/22/2022 5:16 PM

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

WHEREAS, LAS ENTRADAS DEVELOPMENT CORPORATION, IS THE OWNER OF THAT CERTAIN 9.656 ACRE TRACT LOCATED IN THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, CITY OF MANOR, TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 104.825 ACRE TRACT OF LAND CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DOES HEREBY SUBDIVIDE SAID 9.656 ACRE TRACT, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS 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 "LAS ENTRADAS NORTH - SECTION THREE FINAL PLAT" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 9.656 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "LAS ENTRADAS NORTH SECTION 3" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

BY: \_\_\_\_\_  
PETER A. DWYER, PRESIDENT  
LAS ENTRADAS DEVELOPMENT CORPORATION

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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 \_\_\_\_\_, 2022.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF \_\_\_\_\_

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 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: RICK EADES  
TITLE: SVP COMMERCIAL BANKET

THE STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_, AS \_\_\_\_\_ OF THE BANK OZK, ON BEHALF OF SAID LENDER.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF TEXAS

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, 2022.
- THE NUMBER OF PROPOSED LOTS IS SIX (6). ALL PROPOSED LOT USAGE IS COMMERCIAL.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF MANOR, FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR, ALL LOTS IN THIS SUBDIVISION NOT DESIGNATED AS SINGLE-FAMILY WILL BE MAINTAINED BY LAS ENTRADAS DEVELOPMENT CORPORATION AND ITS SUCCESSORS AND ASSIGNS.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED BEFORE THE SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF MANOR STANDARDS.
- WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF MANOR.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- CURRENT ZONING: C1 - LIGHT COMMERCIAL

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 GILLELAND CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0480J, 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 200 AUSTIN, TEXAS 78759

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. 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  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
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

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JASON REECE, P.E.

OWNER/DEVELOPER:  
LAS ENTRADAS DEVELOPMENT CORPORATION,  
9900 HWY 290 EAST, MANOR, TEXAS, 78653  
PH: (512) 327-7415  
CONTACT: PETER DWYER

CITY OF MANOR ACKNOWLEDGMENTS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
JULIE LEONARD, CHAIRPERSON LUVIA 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 \_\_\_\_\_, \_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
HONORABLE DR. CHRISTOPHER HARVEY LUVIA T. ALMARAZ, CITY SECRETARY  
MAYOR OF THE CITY OF MANOR, TEXAS

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

I, REBECCA GUERRERO, 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 \_\_\_\_\_, \_\_\_\_ 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 \_\_\_\_\_, \_\_\_\_.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS  
COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

LAS ENTRADAS NORTH SECTION 3  
9.656 ACRES  
JAMES MANOR SURVEY NO. 40,  
ABSTRACT NO. 546  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350 Tel. No. (210) 541-9166  
San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JAB	JGM	6/22/2022	069241746	2 OF 2

No.	DATE	REVISION DESCRIPTION
1		