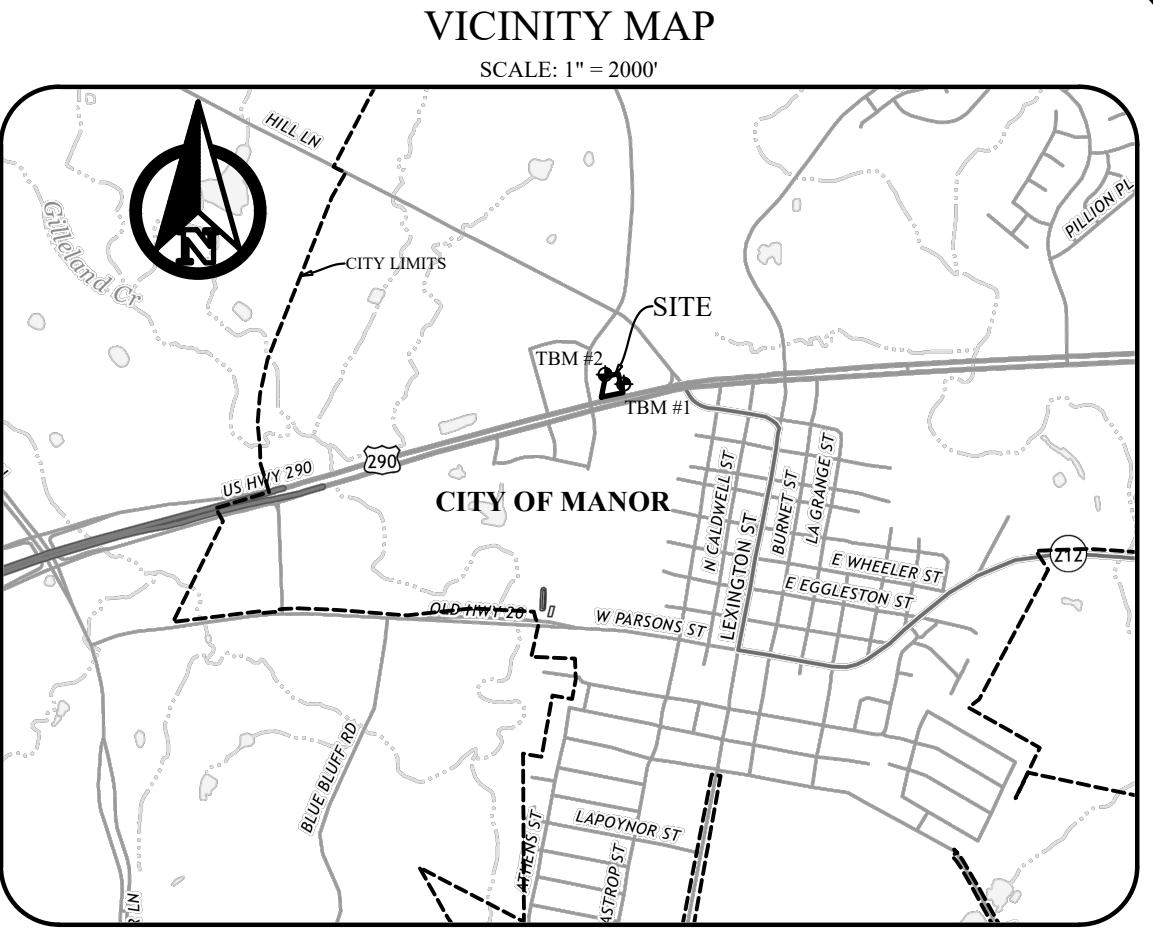


MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
 TBM ○ Site benchmark (see vicinity map for general location)
 "+." " "+" cut in concrete
 ○ 1/2" rebar stamped "JPH Land Surveying" set at lot corner
 Coordinate values, if shown, are US.SyFt./TxCS./83,CZ
 Elevations, if shown, are NAVD'88 (Geoid 18)
 Bearings are based on the TxCS./83,CZ
 Distances & areas shown are represented in surface values
 TYPE I ○ TxDOT Right of Way tapered concrete monument.

LEGEND OF ABBREVIATIONS
 US.SyFt. United States Survey Feet
 TxCS./83,CZ Texas Coordinate System of 1983, Central Zone
 NAVD'88 North American Vertical Datum of 1988
 P.R.T.C.T. Plat Records of Travis County, Texas
 O.P.R.T.C.T. Official Public Records of Travis County, Texas
 D.R.T.C.T. Deed Records of Travis County, Texas
 VOL/Pg/INST# Volume/Page/Instrument Number
 POB/POC Point of Beginning/Point of Commencing
 ESMT/BL Easement/Building Line
 AE Access Easement
 UE Utility Easement
 DE Drainage Easement
 LE Landscape Easement
 * Easement/Setback Hereby Dedicated by this Plat

LEGEND OF LINE TYPES
 - - - - - EASEMENT LINE
 - - - - - DEED/ADJOINER LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - BOUNDARY LINE



FINAL PLAT OF LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE
 SITUATED IN THE
 JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

PREPARED: SEPTEMBER 2022
 TOTAL NUMBER OF BLOCKS: 1
 TOTAL NUMBER OF LOTS: 2
 TOTAL ACREAGE: 0.769
 LINEAR FEET OF STREETS: NONE
 PROPOSED USE: COMMERCIAL

OWNER:
 Llano Las Entradas I, LLC
 1537 Singleton Boulevard
 Dallas, Texas 75212

SURVEYOR:
 JPH Land Surveying, Inc.
 1516 E. Palm Valley Blvd, Ste. A4
 Round Rock, Texas 78664
 (817) 431-4971

ENGINEER:
 Triangle Engineering LLC
 1784 W. McDermott Drive, Ste. 110
 Allen, Texas 75013
 (469)-331-8566

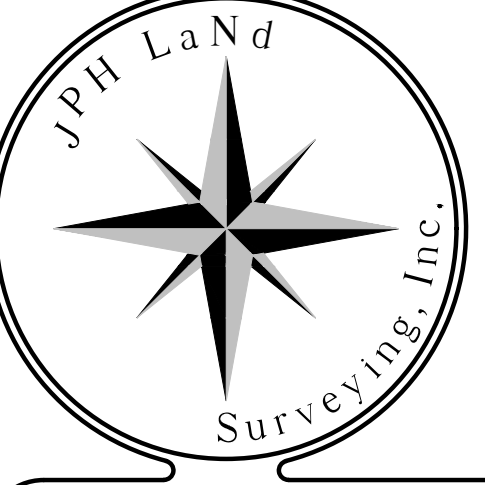
DEVELOPER:
 Estacado Interests
 1537 Singleton Blvd.
 Dallas, Texas 75212

Line Data Table

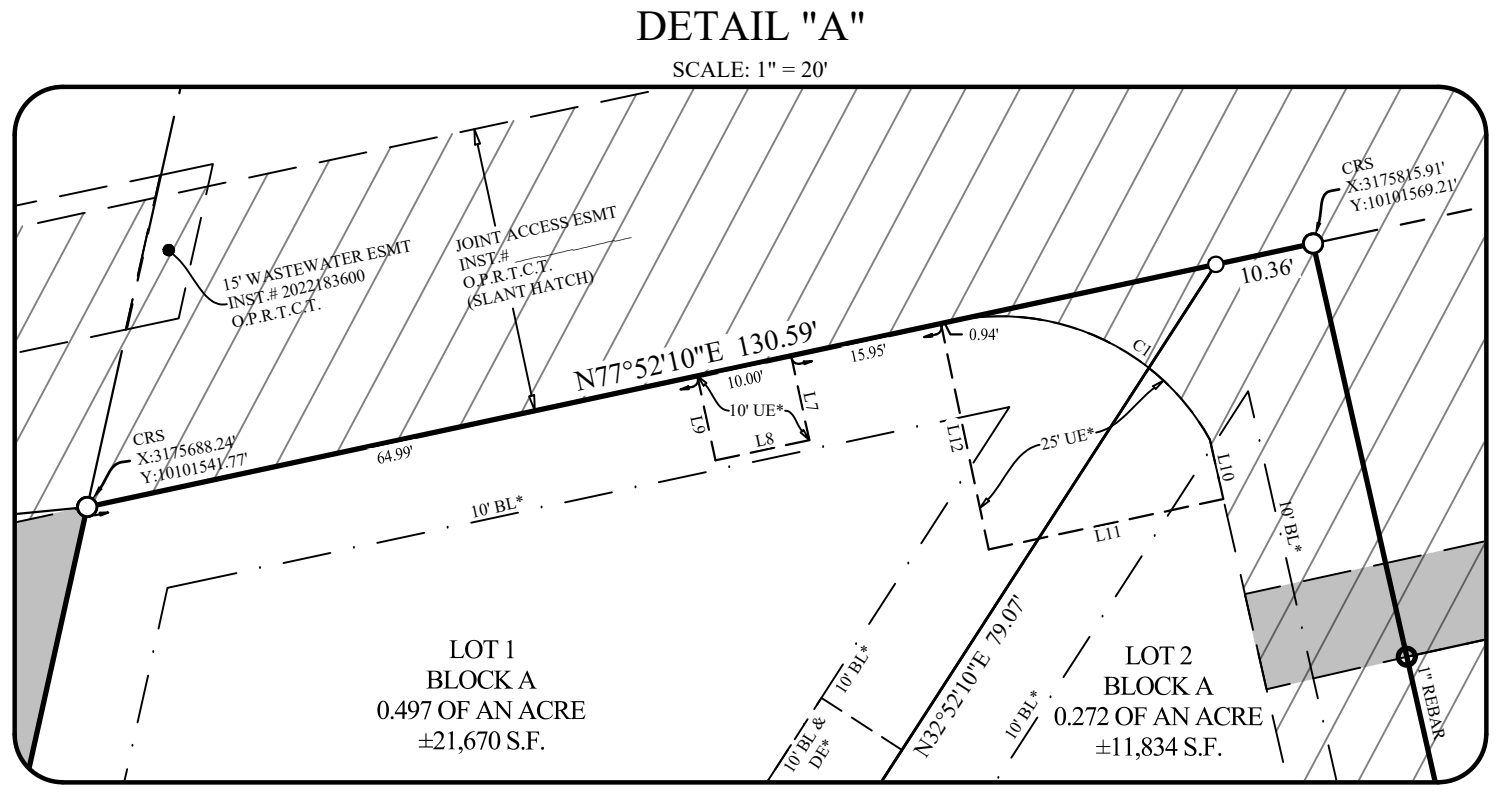
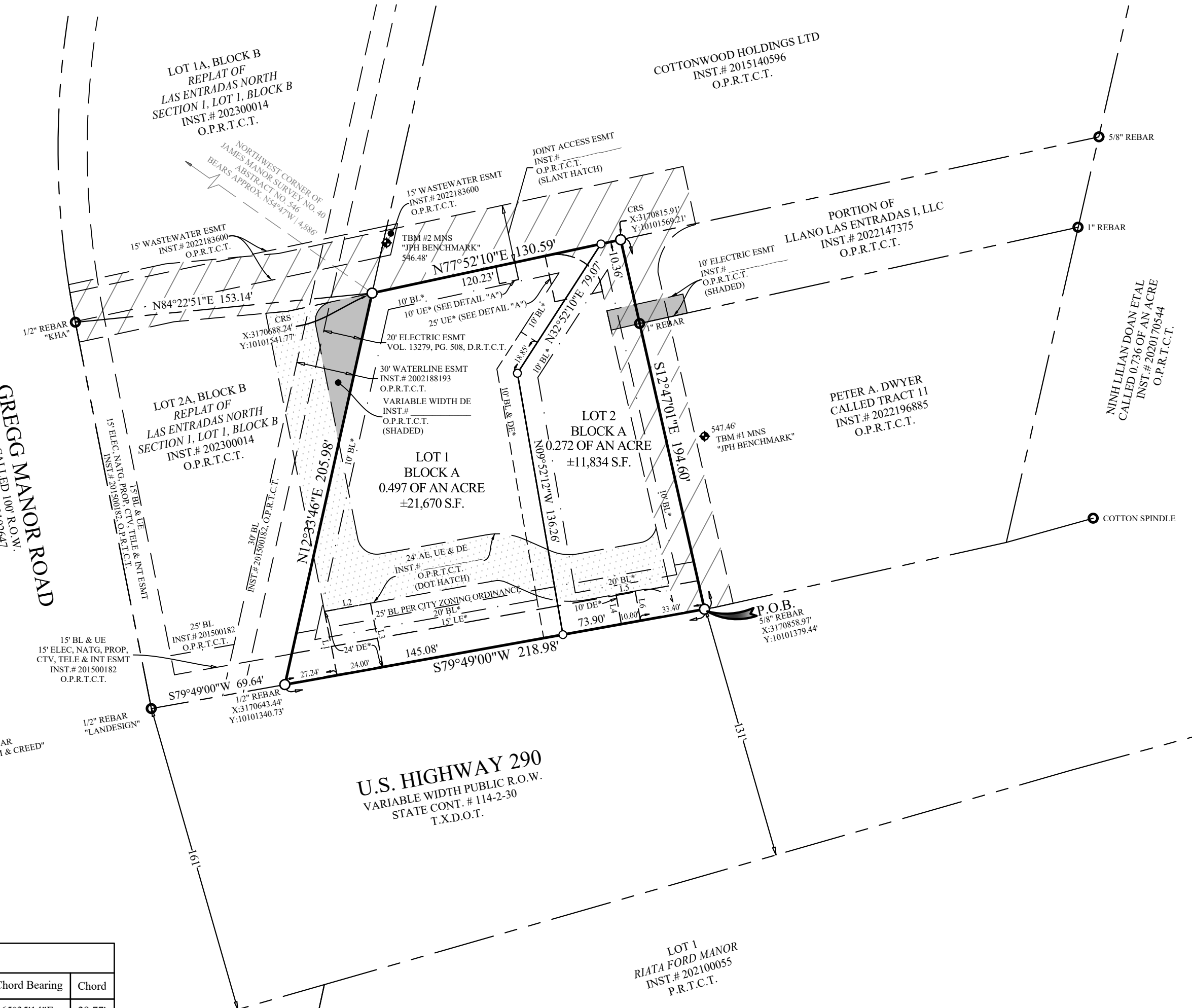
Line #	Bearing	Distance
L1	N11°08'26"W	33.36'
L2	N79°46'49"E	24.00'
L3	S11°08'26"E	33.38'
L4	N10°11'00"W	15.46'
L5	N79°49'00"E	10.00'
L6	S10°11'00"E	15.46'
L7	N12°07'50"W	9.00'
L8	N77°52'10"E	10.00'
L9	S12°07'50"E	9.00'
L10	S12°47'01"E	6.33'
L11	S77°52'10"W	25.00'
L12	N11°57'18"W	24.06'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	31.89'	25.00'	073°05'13"	S65°35'14"E	29.77'



JPH Job/Drawing No. (see below)
 2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg
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 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
 Telephone (817) 431-4971 www.jphlandsurveying.com
 TBPELS Firm #10019500
 DFW | Central Texas | West Texas | Houston



BENCHMARKS:
 The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk, located approximately 87 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 306 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 547.46' (NAVD'88). See vicinity map for general location.
 The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete, located approximately 214 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 165 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 546.48' (NAVD'88). See vicinity map for general location.

