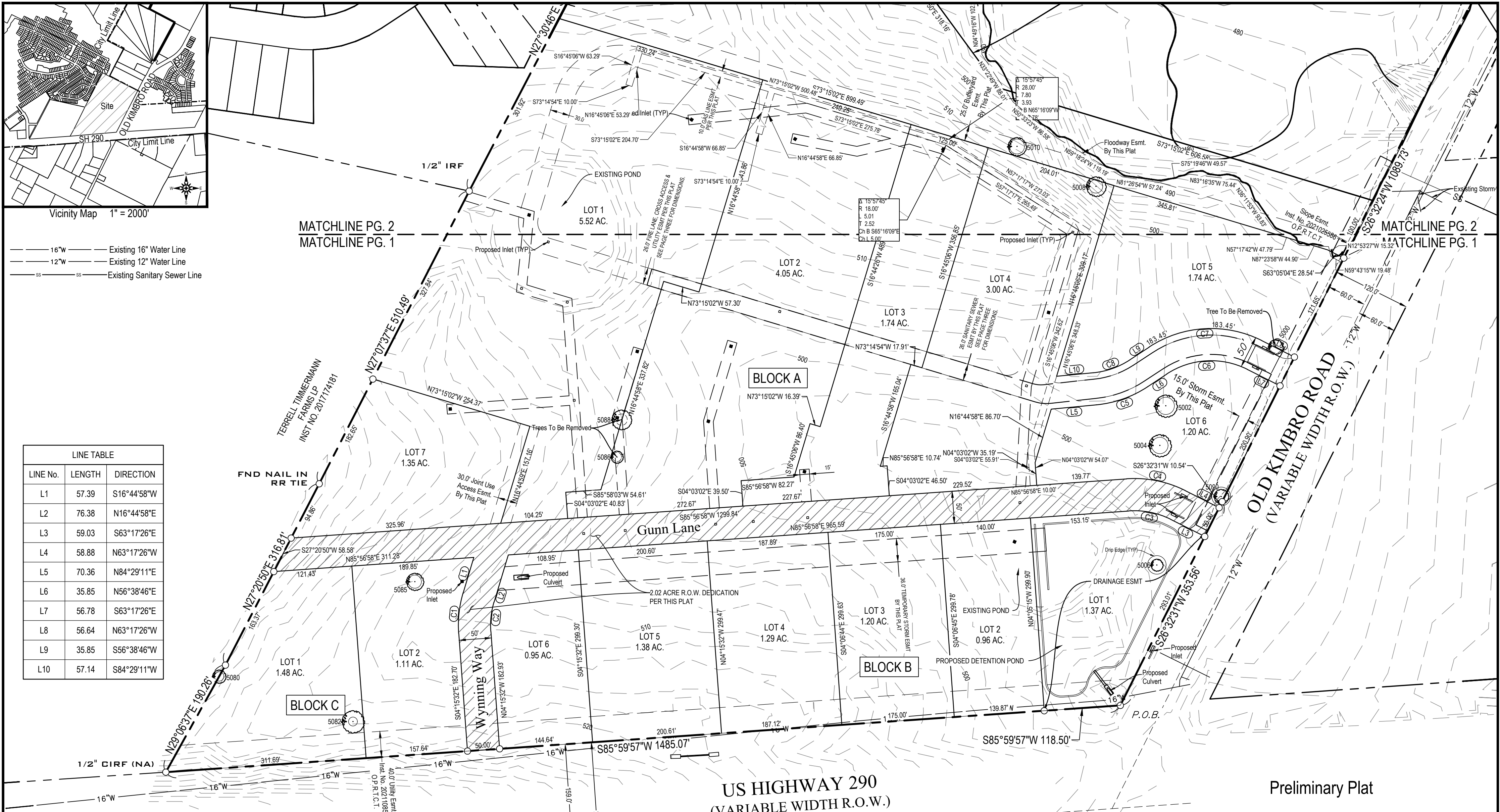


Vicinity Map 1" = 2000'

— 16" W — Existing 16" Water Line
 — 12" W — Existing 12" Water Line
 — SS — Existing Sanitary Sewer Line

LINE No.	LENGTH	DIRECTION
L1	57.39	S16°44'58"W
L2	76.38	N16°44'58"E
L3	59.03	S63°17'26"E
L4	58.88	N63°17'26"W
L5	70.36	N84°29'11"E
L6	35.85	N56°38'46"E
L7	56.78	S63°17'26"E
L8	56.64	N63°17'26"W
L9	35.85	S56°38'46"W
L10	57.14	S84°29'11"W

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	64.17	175.00	21°00'31"	S6° 14' 43"W	63.81
C2	45.83	125.00	21°00'31"	N6° 14' 43"E	45.58
C3	67.11	125.00	30°45'36"	S78° 40' 14"E	66.30
C4	93.95	175.00	30°45'36"	N78° 40' 14"W	92.83
C5	85.03	175.00	27°50'25"	N70° 33' 59"E	84.20
C6	131.04	125.00	60°03'48"	N86° 40' 40"E	125.12
C7	183.45	175.00	60°03'48"	S86° 40' 40"W	175.17
C8	60.74	125.00	27°50'25"	S70° 33' 59"W	60.14



MATCHLINE PG. 2
 MATCHLINE PG. 1

MATCHLINE PG. 2
 MATCHLINE PG. 1

US HIGHWAY 290
 (VARIABLE WIDTH R.O.W.)

Preliminary Plat

Kimbro Crossing Addition

Lots 1 Thru 9, Block A, Lots 1 Thru 6, Block B,
 Lots 1 & 2 Block C,
 Being 52.69 Acres situated in the
 A.C. Caldwell Survey, Abstract No. 154
 City of Manor, Travis County, Texas

Currently Zoned - C-2 Medium Commercial
 (A) Owner: TIMMERMANN COMMERCIAL
 INVESTMENTS LP

Developer:

Surveyor: Krystian Golebiewski, 4055 International Plaza,
 Suite 350 Fort Worth, Texas 76109, (817) 231-8100

JANUARY 2026

PROJECT NO. 308-10510 DRAWN:JNH SHEET 1 OF 6

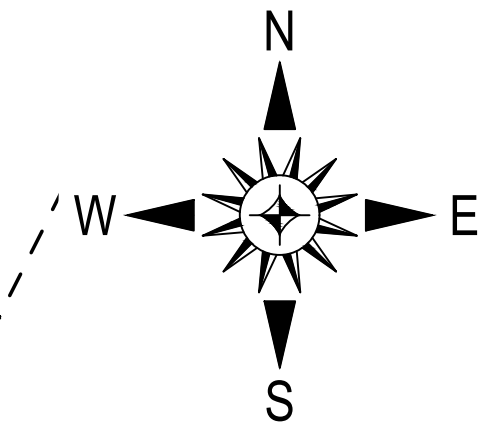
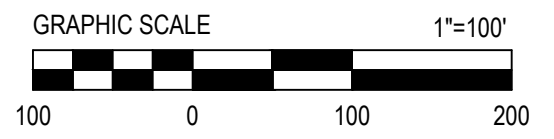
GENERAL NOTES:

1. Lot 1, Block B, in its entirety is to be dedicated to the City of Manor.
2. Lot 1, Block B, in its entirety is to be dedicated as a drainage easement.
3. All building setback lines shall be in accordance with the City's Current Zoning Ordinance

Land Use Table:
 Commercial Use: 25.61 Acres
 Residential Use: 8.08 Acres
 Dedicated To Public: 17.64 Acres

NOTE:
 ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
 ● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

NOTES:
 1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS CENTRAL ZONE 4203)
 2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPERTIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF MANOR, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 MAP NO. 484530205H & TRAVIS COUNTY, DATED 09/26/2009 MAP NO. 484530205H A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



Barron-Stark Engineers
 4055 International Plaza, Suite 350
 Fort Worth, Texas 76109
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

OWNER:
 TIMMERMANN COMMERCIAL
 INVESTMENTS LP
 501 VALE ST AUSTIN TX US
 78746-5732
 TEL#

ENGINEER:
 ANDREW R. GUTHRIE
 4055 INTERNATIONAL PLAZA
 SUITE 350, 76109
 TEL#

SURVEYOR:
 KRYSYAN GOLEBIEWSKI
 4055 INTERNATIONAL PLAZA
 SUITE 350, 76109
 TEL#

USER: JZAHNYE; PERSON: KRYSYAN GOLEBIEWSKI; DATE: 1/15/2026; TIME: 10:00:00 AM; PROJECT: 308-10510; SHEET: 1 OF 6

LINE TABLE		
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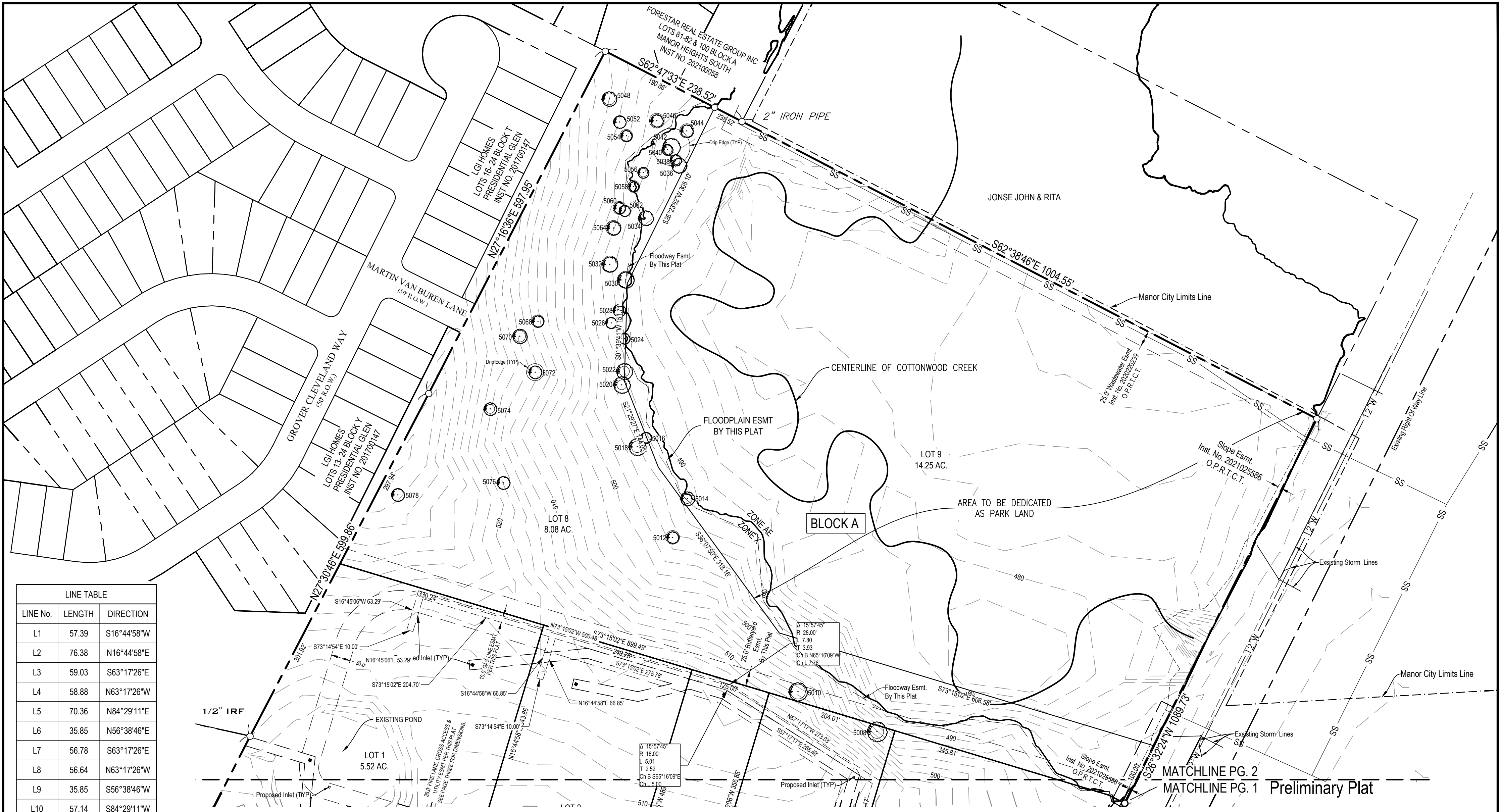
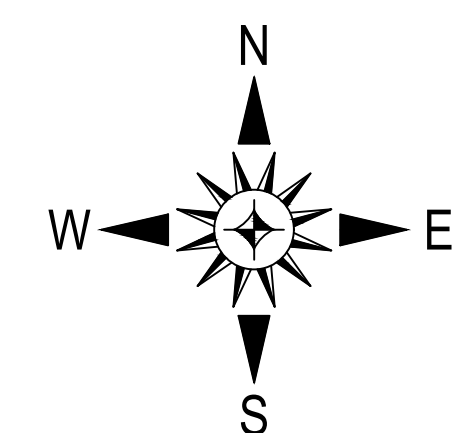
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 MATCHLINE PG. 1 Preliminary Plat

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