

MANOR COMMONS NE PHASE 3 REPLAT OF LOT 1, BLOCK "A" GREENBURY PHASE ONE-A

PREPARED: SEPTEMBER 12, 2025

Legend

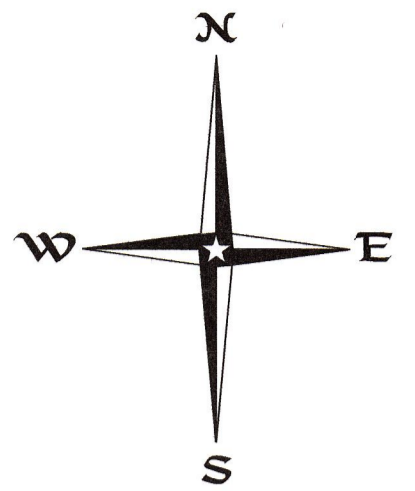
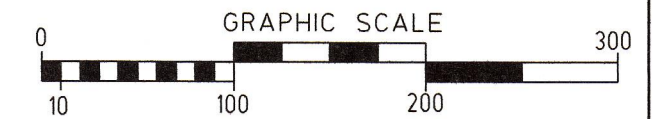
- ⬢ 1/2" Capped Iron Rod Found "as noted"
- △ Calculated Point
- Concrete Highway Monument Found
- ⊗ 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
- B.L. = Building Line
- D.E. = Drainage Easement
- (Record Bearing and Distance)

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.



LOT SUMMARY

Total Number of Lots = 2
Number of Blocks = 1

Lot 1A, Block A: Commercial (C-1) 0.952 Acre
Lot 25, Block A: Commercial (C-1) 2.382 Acres

Total Acreage: 3.334 Acres

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

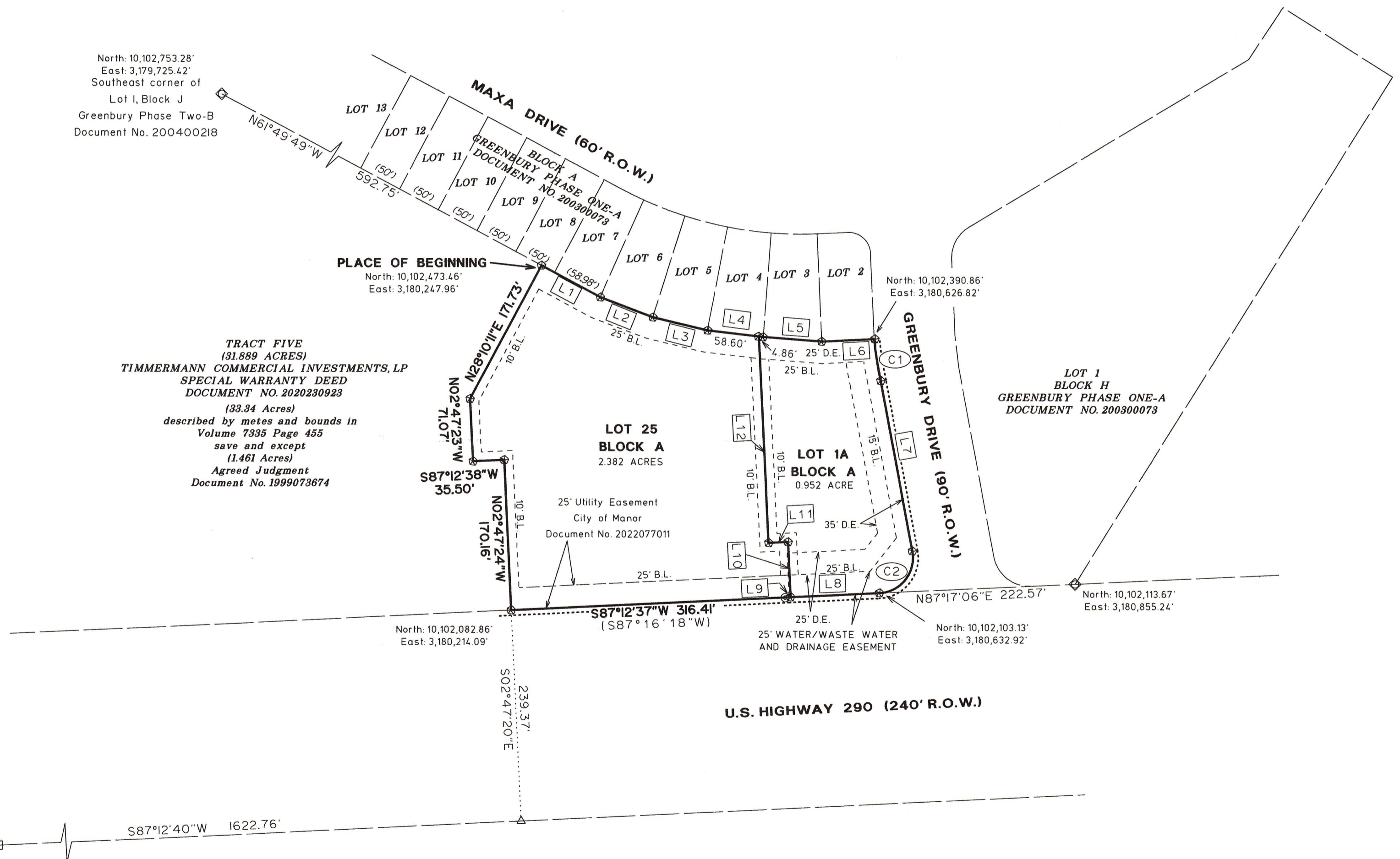
ENGINEER: ALM ENGINEERING, INC. F-3565
P.O. Box 536
Dripping Springs, Texas 78620

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

NUMBERED COURSES	RECORD COURSES
L1 S 61°49'49" E - 76.09'	(S 58°34'00" E)
L2 S 69°28'10" E - 63.90'	(S 66°25'25" E 63.82')
L3 S 76°42'07" E - 63.92'	(S 73°26'19" E 63.92')
L4 S 83°21'33" E - 63.92'	(S 80°06'03" E 63.92')
L5 S 85°43'09" E - 66.50'	(S 82°30'54" E 66.96')
L6 N 87°20'00" E - 60.00'	(N 89°24'25" E 60.00')
L7 S 10°36'59" E - 196.28'	(S 07°24'25" E 196.28')
L8 S 87°17'06" W - 101.27'	(S 89°28'24" W)
L9 S 87°17'06" W - 1.65'	(S 89°28'24" W)
L10 N 02°47'23" W - 62.50'	
L11 S 87°12'36" W - 22.05'	
L12 N 02°47'23" W - 234.24'	

CURVE DATA

C1	C2
Δ = 7°57'57"	Δ = 97°54'05"
R = 345.00' (345.00')	R = 40.00' (40.00')
T = 24.02'	T = 45.93'
C = 47.93' (48.13')	C = 60.33' (60.35')
A = 47.96' (48.17')	A = 68.35' (68.37')
CB = S08°47'49"E (S08°48'55"E)	CB = S38°20'03"W (S41°33'36"W)



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

MANOR COMMONS NE PHASE 3
REPLAT OF LOT 1, BLOCK "A"
GREENBURY PHASE ONE-A

PREPARED: SEPTEMBER 12, 2025

OWNER'S CERTIFICATE AND DEDICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

WHEREAS, TIMMERMANN COMMERCIAL INVESTMENTS, LP ACTING BY AND THROUGH IT'S GENERAL PARTNER, TIMMERMANN GP, LLC, OWNER OF 2.356 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO.63, ABSTRACT NO.315, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (31.889 ACRE) TRACT OF LAND RECORDED IN DOCUMENT NO.2020230923 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH GREENVIEW DEVELOPMENT GREENBURY, LP, ACTING BY AND THROUGH ITS PARTNER, GREENVIEW DEVELOPMENT CORPORATION, OWNER OF 0.969 ACRE OF LAND BEING ALL OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.200300073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED BY DEED RECORDED IN DOCUMENT NO.2002157134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOES HEREBY REPLAT SAID 3.334 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 OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "MANOR COMMONS NE, REPLAT OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 3.334 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR COMMONS NE PHASE 3, REPLAT OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND this the ____ day of _____, A.D., 20__.

Timmermann Commercial Investments, LP
By: Timmermann GP, LLC, General Partner
By: Barth Timmermann, Managing Partner
501 Vale Street
Austin, Texas 78746

Greenview Development Greenbury, LP
By: Greenview Development Corporation, General Partner
By: Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20__ , did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____


Printed Name _____

Commission Expires _____

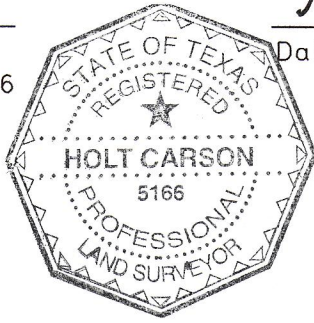
SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized by the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the Survey related portions of the City of Manor, Texas Subdivision Ordinance, is true and correct and was prepared from an actual survey of the property on the ground under my direct supervision.



Holt Carson
Registered Professional Land Surveyor No.5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990



9-12-2025

Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No portion of the tract is within the designated flood hazard area as shown in the Letter of Map Revision (L.O.M.R.) 19-06-2660P, Effective: June 1, 2020 for FIRM Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014.



Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
P.O. Box 536
Dripping Springs, Texas 78620
(512) 431-9600



10/6/2025

Date

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 3.334 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (31.889 ACRE) TRACT OF LAND AS CONVEYED TO TIMMERMANN COMMERCIAL INVESTMENTS, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO.2020230923 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO.200300073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO GREENVIEW DEVELOPMENT GREENBURY, LP BY DEED RECORDED IN DOCUMENT NO.2002157134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Southwest line of Lot 8, Block A, Greenbury Phase One-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300073 of the Official Public Records of Travis County, Texas, same being a point in the Northeast line of that certain (31.889 acre) tract of land as conveyed to Timmermann Commercial Investments, LP, by Special Warranty Deed recorded in Document No.2020230923 of the Official Public Records of Travis County, Texas, and being the Northwest corner and the PLACE OF BEGINNING of the herein described tract; THENCE with the Southwest line of Block A, Greenbury Phase One-A and with the Northeast line of said (31.889 acre) Timmermann Commercial Investments, LP tract, S 61deg 49'49" E 76.09 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northwest corner of Lot 1, Block A, Greenbury Phase, One-A, and being an angle corner of the herein described tract; THENCE leaving the Northeast line of said (31.889 acre) Timmermann Commercial Investments, LP tract with the North line Lot 1, Block A, Greenbury Phase One-A, the following five (5) courses:
1.) S 69 deg. 28'10" E 63.90 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 76 deg. 42'07" E 63.92 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) S 83 deg. 21'33" E 63.92 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) S 85 deg. 43'09" E 66.50 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) N 87 deg. 20'00" E 60.00 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the West right-of-way line of Greenbury Drive at the Northeast corner of said Lot 1, same being the Northeast corner of the herein described tract;
THENCE with the East line of Lot 1, Block A, Greenbury Phase One-A, the following three (3) courses:
1.) Along a curve to the left with a radius of 345.00 ft. for an arc length of 47.96 ft. and which chord bears, S 80 deg. 47'49" E 47.93 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 10 deg. 36'59" E 196.28 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
3.) Along a curve to the right with a radius of 40.00 ft. for an arc length of 68.35 ft. and which chord bears, S 38 deg. 20'03" W 60.33 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the North right-of-way line of U.S. Highway 290 and being the Southeast corner of the herein described tract, from which a capped iron rod found at the Southeast corner of Lot 1, Block H, Greenbury Phase One-A bears, N 87 deg. 17'06" E 222.57 ft.;
THENCE with the North right-of-way line of U.S. Highway 290 and with the South line of Lot 1, Block A, Greenbury Phase One-A and with the South line of said (31.889 acre) Timmermann Commercial Investments, LP tract, the following three (3) courses:
1.) S 87 deg. 17'06" W 101.27 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 87 deg. 17'06" W 1.65 ft. to a 1/2" iron rod found at the Southwest corner of said Lot 1, same being the Southeast corner of said (31.889 acre) Timmermann Commercial Investments, LP tract;
3.) S 87 deg. 12'37" W 316.41 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Southwest corner of the herein described tract;
THENCE leaving the North right-of-way line of U.S. Highway 290 and crossing the interior of said (31.889 acre) Timmermann Commercial Investments, LP tract, N 02 deg. 47'24" W 170.16 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", S 87 deg. 12'38" W 35.50 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", N 02 deg. 47'23" W 71.07 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", and N 28 deg. 10"11" E 171.73 ft. to the PLACE OF BEGINNING and containing 3.334 acres of land.

GENERAL NOTES:

- 1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor.
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
- 8.) This plat is subject to easements and restrictions as set forth on the plat of Greenbury Phase One-A recorded in Document No.200300073 of the Official Public Records of Travis County, Texas

ZONING NOTE:

C-1 - Light Commercial

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____ 20__ , A.D.

ACCEPTED AND AUTHORIZED for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the ____ day of _____ 20__ , A.D.

Approved:

Attest:

Felix Paiz, Chairperson

Lluvia T. Almaraz, TRMC, City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the ____ day of _____ 20__ , A.D.

Approved:

Attest:

Dr. Christopher Harvey, Mayor

Lluvia T. Almaraz, TRMC, City Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dyana Limon-Mercado, 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

____ day of _____, 20__ , A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____ 20__ , A.D

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700
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