

FINAL PLAT ESTABLISHING LOT 1, BLOCK A MANOR COMMONS NE, PHASE 1

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

Legend

- ◆ ½" Capped Iron Rod Found "as noted"
- △ Calculated Point
- Concrete Highway Monument Found
- ⊗ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6" 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.

North: 10,102,948.50'
East: 3,179,360.88'

OZIE MONROE SR FAMILY TRUST
remainder of (27.4 ACRES)
described by metes and bounds in
Volume 5278 Page 1904

PLACE OF BEGINNING
North: 10,102,898.86'
East: 3,178,619.77'

North: 10,102,893.49'
East: 3,179,463.60'

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

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

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

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

limits of
FEMA 100 Year Floodplain

Aerial Easement
Width 10' Above 20' Vertically
Bluebonnet Electric Cooperative, Inc.
Document No. 200475904

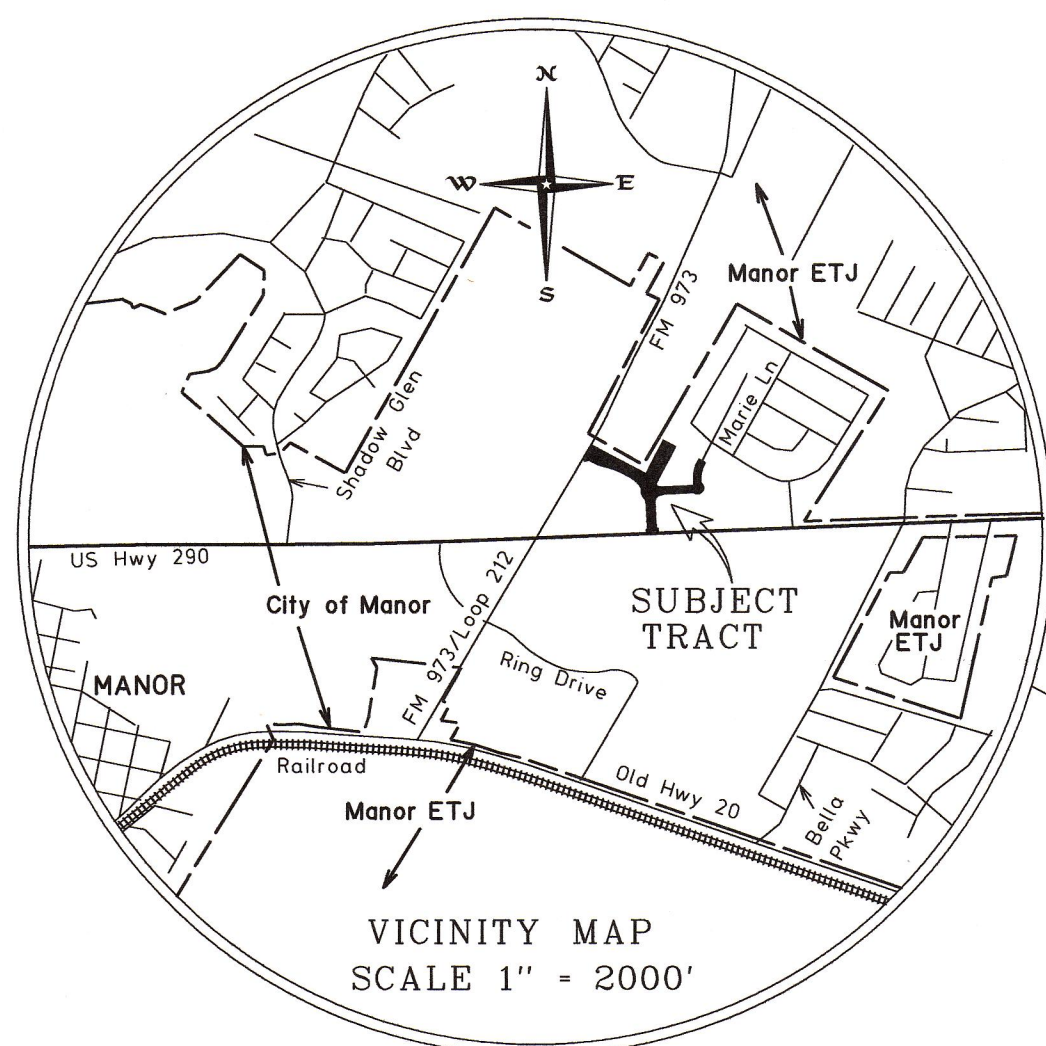
Terrell
Timmerman
(0.98 Acre)
Volume 7335
Page 448

25' Utility Easement
City of Manor
Document No. 2022077011

GREENBURY GATES
SURVEY NO. 33
ABSTRACT NO. 313

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

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



LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 1, Block C: Commercial (C-1) 1.708 Acres
R.O.W. Dedication : 2.774 Acres

Total Acreage: 4.482 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

LOT 1
MANOR CROSSING
DOCUMENT NO. 202300254

FM 973
STA 45+155.972
30.480 M
100.00' RT

"Ash 5767"

FM 973
STA 45+206.845
61.564 M
201.98' RT

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

HOLT CARSON, INCORPORATED
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AUSTIN, TX 78704
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