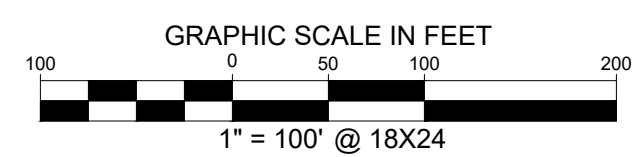
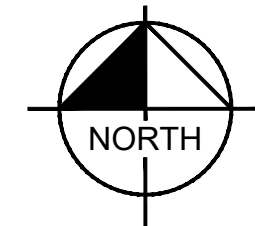
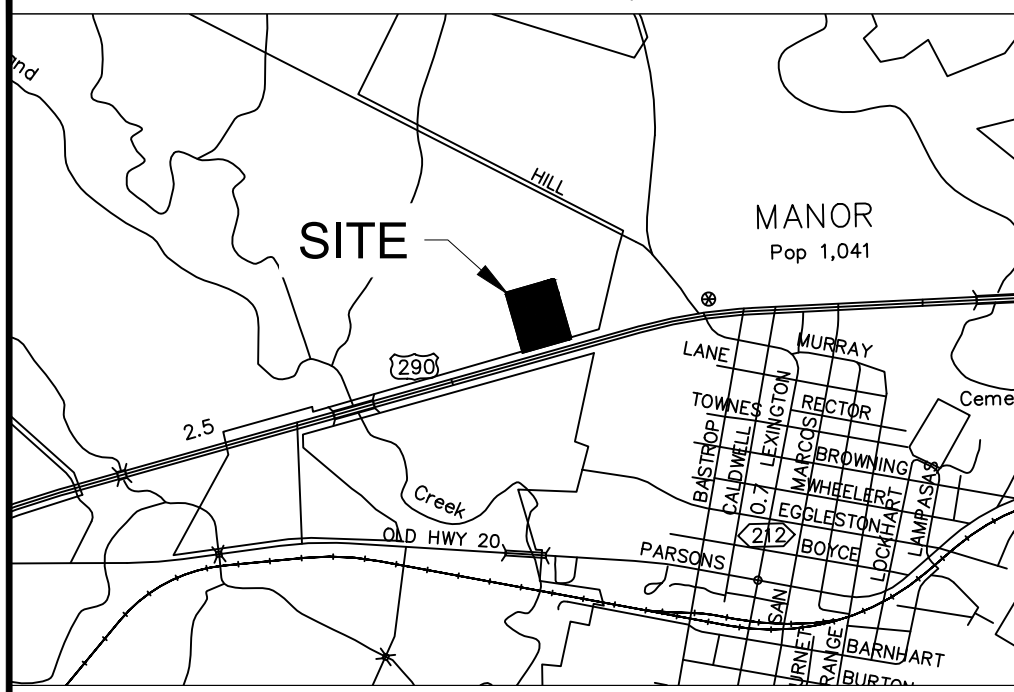


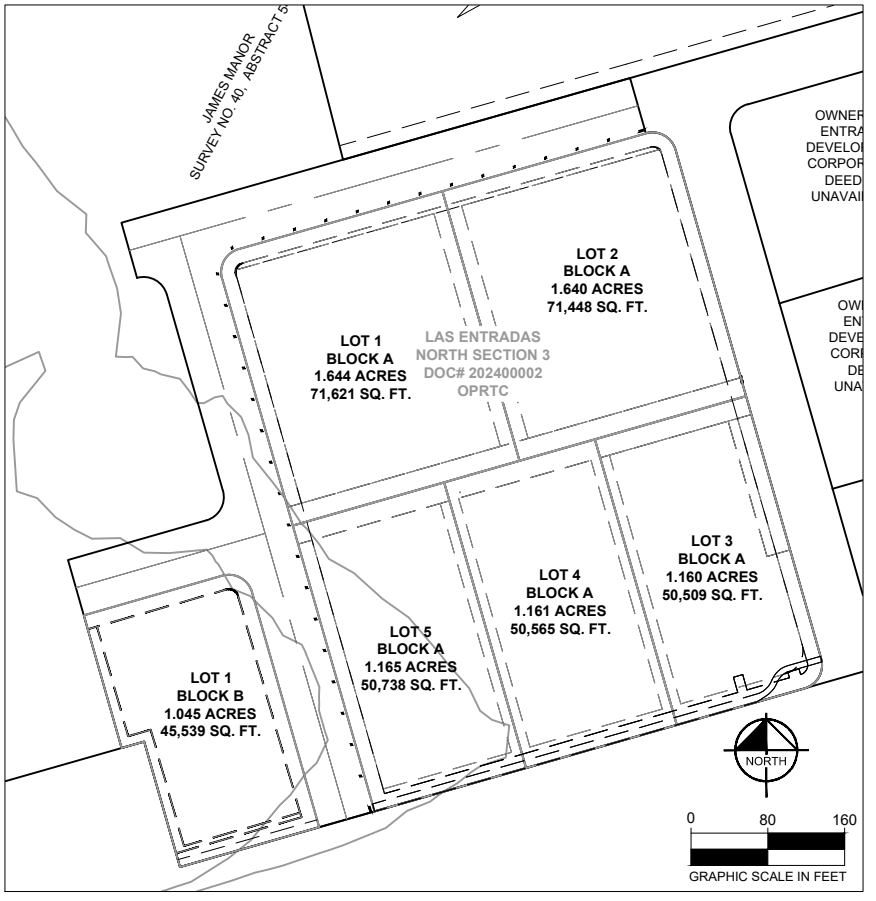
**VICINITY MAP**



1"=2000'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°44'59"	25.00'	40.04'	S28°51'37"W	35.89'
C2	90°05'35"	25.00'	39.32'	N29°04'32"E	35.39'
C3	89°13'09"	25.00'	38.93'	S61°11'30"E	35.11'



**AREA BEING AMENDED**

THE AREA BEING AMENDED WAS PREVIOUSLY PLATTED AS LOT 1 - 5, BLOCK A, LAS ENTRADAS NORTH SECTION 3, AS RECORDED IN DOCUMENT NO. 202400002 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**LEGEND**

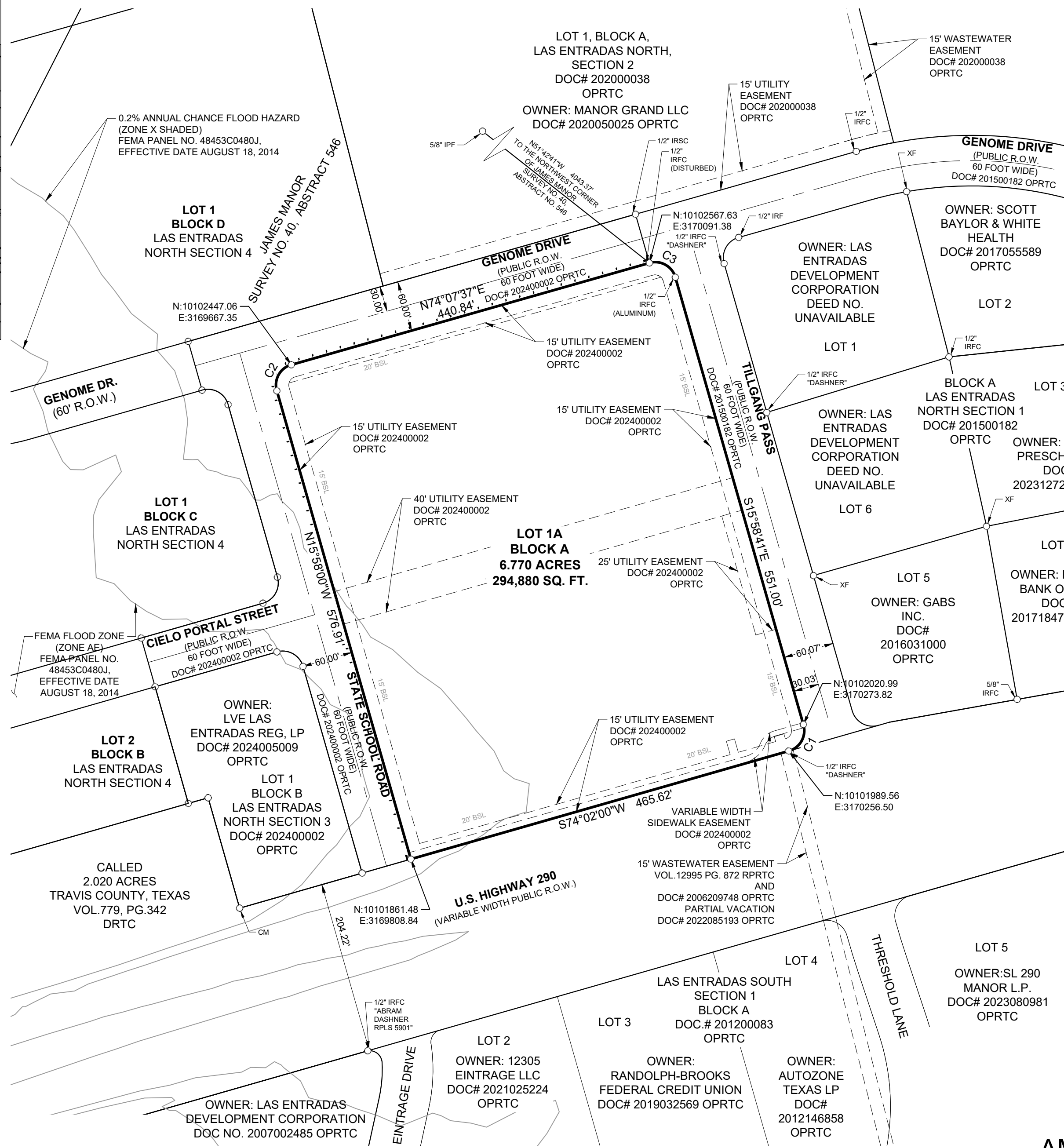
○	1/2" IRON ROD W/ "KHA" CAP SET (UNLESS OTHERWISE NOTED)
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
IRFC	IRON ROD FOUND (WICAP STAMPED "____")
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CM	TEXT TYPE I CONCRETE MONUMENT
XF	"X" FOUND IN CONCRETE
BSL	BUILDING SETBACK LINE
POB	POINT OF BEGINNING
---	SIDEWALK
---	BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10101 REUNION PLACE, SUITE 400,  
 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.  
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 AUSTIN, TEXAS 78735  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771  
 CONTACT: KENDYL B. SAUL, P.E.

**OWNER/DEVELOPER:**  
 LVE LAS ENTRADAS REG, LP  
 4314 MEDICAL PARKWAY, SUITE 200  
 AUSTIN, TEXAS 78756  
 PH: (512) 373-3954  
 CONTACT: DANIEL CAMPBELL

- SURVEYOR'S NOTES:**
- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
  - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
  - THE BASIS OF BEARING OF THIS DRAWING IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID CENTRAL ZONE (FIPS 4203) HORIZONTAL DATUM: NAD '83



**AMENDED PLAT OF  
 LAS ENTRADAS NORTH SECTION 3,  
 LOT 1A, BLOCK A  
 6.770 ACRES  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

10101 Reunion Place, Suite 400 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'	DJG	JGM	2/20/2024	069241746	1 OF 2

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LVE LAS ENTRADAS REG. LP, BEING THE OWNER OF LOTS 1 - 5, BLOCK A, LAS ENTRADAS NORTH - SECTION 3 PLAT RECORDED IN DOCUMENT NO. 202400002, CONVEYED TO LVE LAS ENTRADAS REG. LP, AS RECORDED UNDER DOCUMENT NO. 2024005009, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAID LOTS HAVING BEEN APPROVED FOR AMENDMENT PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY AMEND LOTS 1 - 5, BLOCK A, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

**AMENDED PLAT OF LOT1A, BLOCK A,  
LAS ENTRADAS NORTH - SECTION 3**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_  
DANIEL CAMPBELL  
LVE LAS ENTRADAS REG, LP  
4314 MEDICAL PARKWAY, SUITE 200  
AUSTIN, TEXAS 78756  
(512) 373-3954

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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.

**FROST BANK**

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

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, AS \_\_\_\_\_ OF THE FROST BANK, ON BEHALF OF SAID LENDER.

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

**NOTES:**

- ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, "LAS ENTRADAS NORTH SECTION 3 PLAT", A SUBDIVISION RECORDED IN DOCUMENT NO. 202400002 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS AMENDED PLAT.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. TWELFTH DAY OF DECEMBER, 2022.
- THE NUMBER OF PROPOSED LOTS IS ONE (1). 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 ONLY AS SHOWN.
- 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.
- PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.

**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: \_\_\_\_\_  
CHAIRPERSON \_\_\_\_\_ LLUVIA 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 LLUVIA T. ALMARAZ, CITY SECRETARY  
MAYOR OF THE CITY OF MANOR, TEXAS

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

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 DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, 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 \_\_\_\_\_, \_\_\_\_\_.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

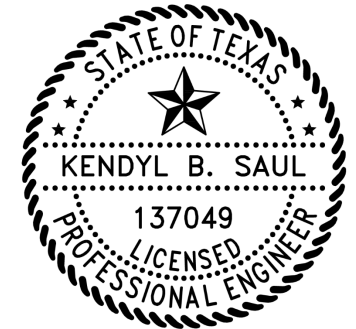
I, KENDYL B. SAUL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE 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.

*Kendyl B. Saul* 3/6/2024

KENDYL B. SAUL, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 137049  
KIMLEY-HORN AND ASSOCIATES, INC.  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735

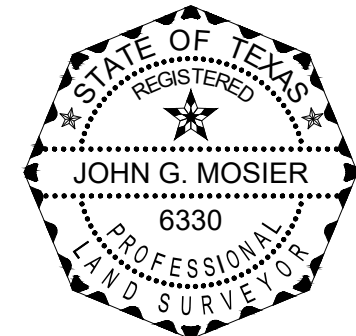


STATE OF TEXAS §  
COUNTY OF BEXAR §

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* 3/6/2024

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
10101 REUNION PLACE, SUITE 400,  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com



**AMENDED PLAT OF  
LAS ENTRADAS NORTH SECTION 3,  
LOT 1A, BLOCK A  
6.770 ACRES  
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

**Kimley»Horn**

10101 Reunion Place, Suite 400 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.
N/A	DJG	JGM	2/20/2024	069241746	2 OF 2

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
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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.  
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
AUSTIN, TEXAS 78735  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 646-2237  
CONTACT: KENDYL B. SAUL, P.E.

**OWNER/DEVELOPER:**  
LVE LAS ENTRADAS REG, LP  
4314 MEDICAL PARKWAY, SUITE 200  
AUSTIN, TEXAS 78756  
PH: (512) 373-3954  
CONTACT: DANIEL CAMPBELL

No.	DATE	REVISION DESCRIPTION
1		