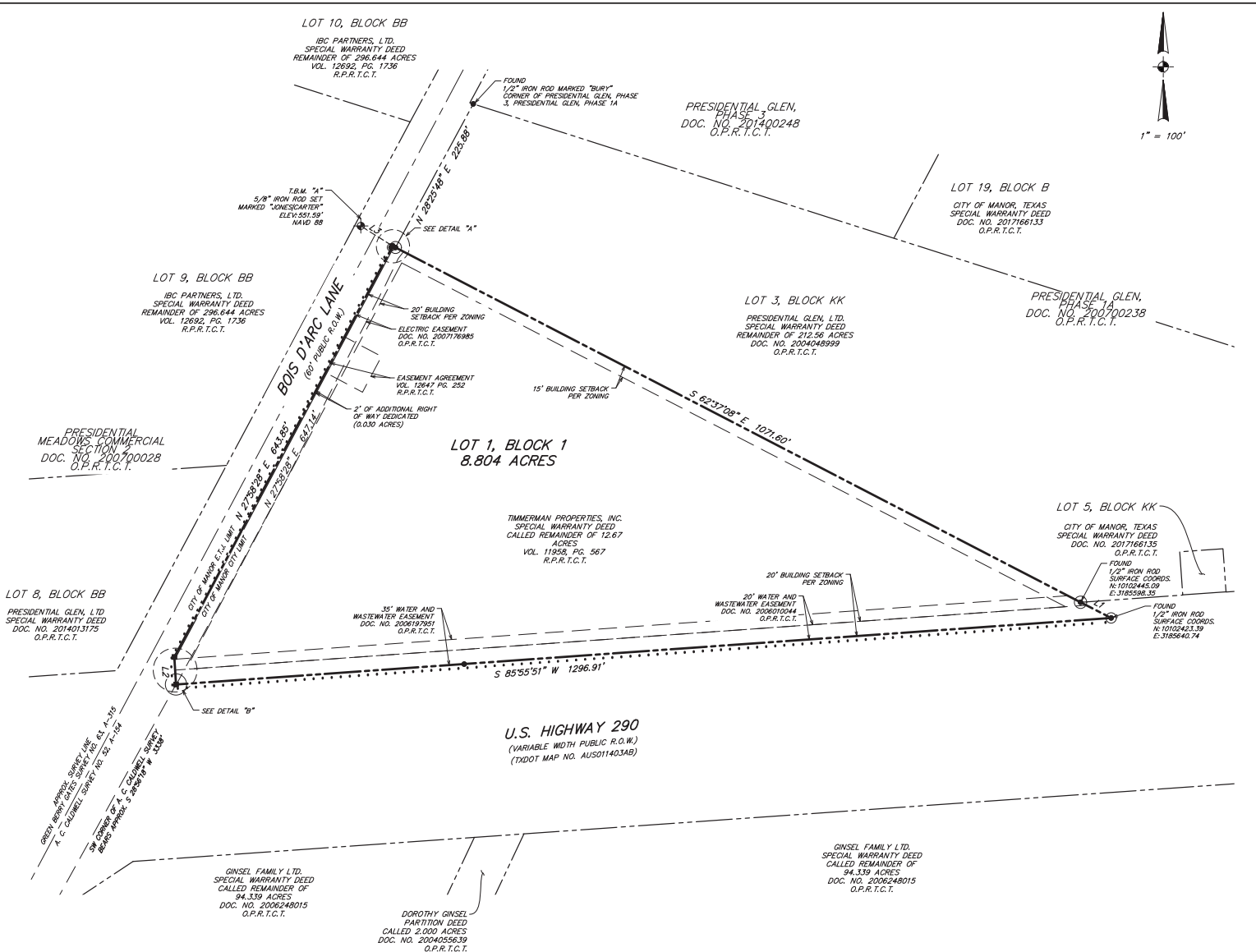
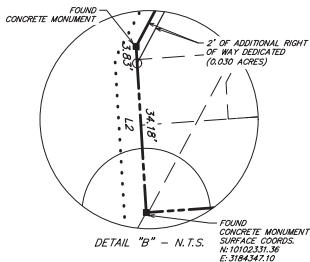
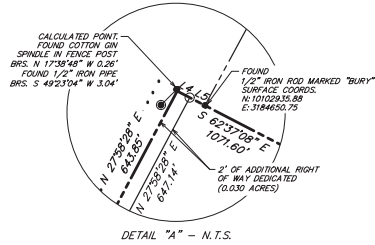


VICINITY MAP - 1" = 2000'



LOT ACREAGE	LAND USE
8.834 ACRES	MEDIUM COMMERCIAL

LINE	BEARING	DISTANCE
L1	S 62°33'08" E	416.62
L2	N 03°29'20" W	38.01
L3	N 57°47'07" W	52.05
L4	S 62°37'08" E	2.00
L5	S 62°37'08" E	2.44

LEGEND

- 5/8" IRON ROD SET W/CAP
- STAMPED "JONES/CARTER"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- APPROX. LOCATION OF SIDEWALKS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FILE: K:\17252\17252-0001-00 RYPHER, LLC - NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG

JOB NO: 17252-0001-00	DRAWN BY: TJS
DATE: August 17, 2021	CHECKED BY: RLH
SCALE: 1" = 100'	REVISED:

**RYPHER SUBDIVISION
FINAL PLAT**



STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, TIMMERMAN PROPERTIES, INC., THE OWNER OF THE CALLED REMAINDER OF 12.67 ACRE TRACT OF LAND OUT OF THE A. C. CALDWELL SURVEY NO. 52, ABSTRACT 154 OF TRAVIS COUNTY, TEXAS, AND SAID TRACT BEING CONVEYED TO TIMMERMAN PROPERTIES, INC., BY A SPECIAL WARRANTY DEED, RECORDED IN VOLUME 11958, PAGE 567 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RYPER SUBDIVISION FINAL PLAT OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDE 8.834 ACRES OF LAND OUT OF THE SAID REMAINDER OF 12.67 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS THEREFORE GRANTED.

WITNESS OUR HAND THIS THE _____ DAY OF _____ A.D., 20____

TIMMERMAN PROPERTIES, INC.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

I, REX L. HACKETT, 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 TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5573
DATE _____



ENGINEER'S CERTIFICATION

I, MIRZA T. BAIG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FORM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0485J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

MIRZA T. BAIG
REGISTERED PROFESSIONAL ENGINEER NO. 82577
DATE _____



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____

APPROVED: _____ ATTEST: _____
PHILIP TRYON, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE JR., MAYOR _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, 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____ AT _____ O'CLOCK _____ M., DULY RECORDED ON THE DAY OF _____, 20____ AT _____ O'CLOCK _____ M. 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 _____, 20____ A.D.
DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

NOTES:

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000767961. SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.



FILE: K:\17252\17252-0001-00 RYPER, LLC - NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG

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**RYPER SUBDIVISION
FINAL PLAT**