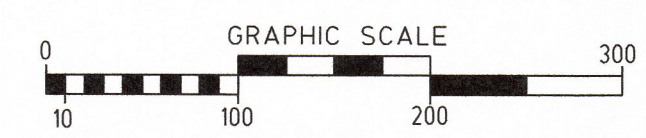
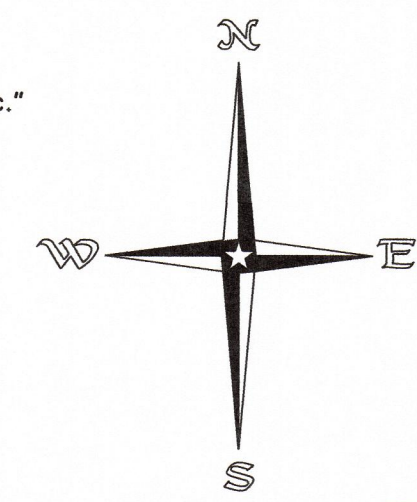


FINAL PLAT ESTABLISHING LOT 8A, LOT 8B AND LOT 10, BLOCK A MANOR COMMONS SE COMMERCIAL

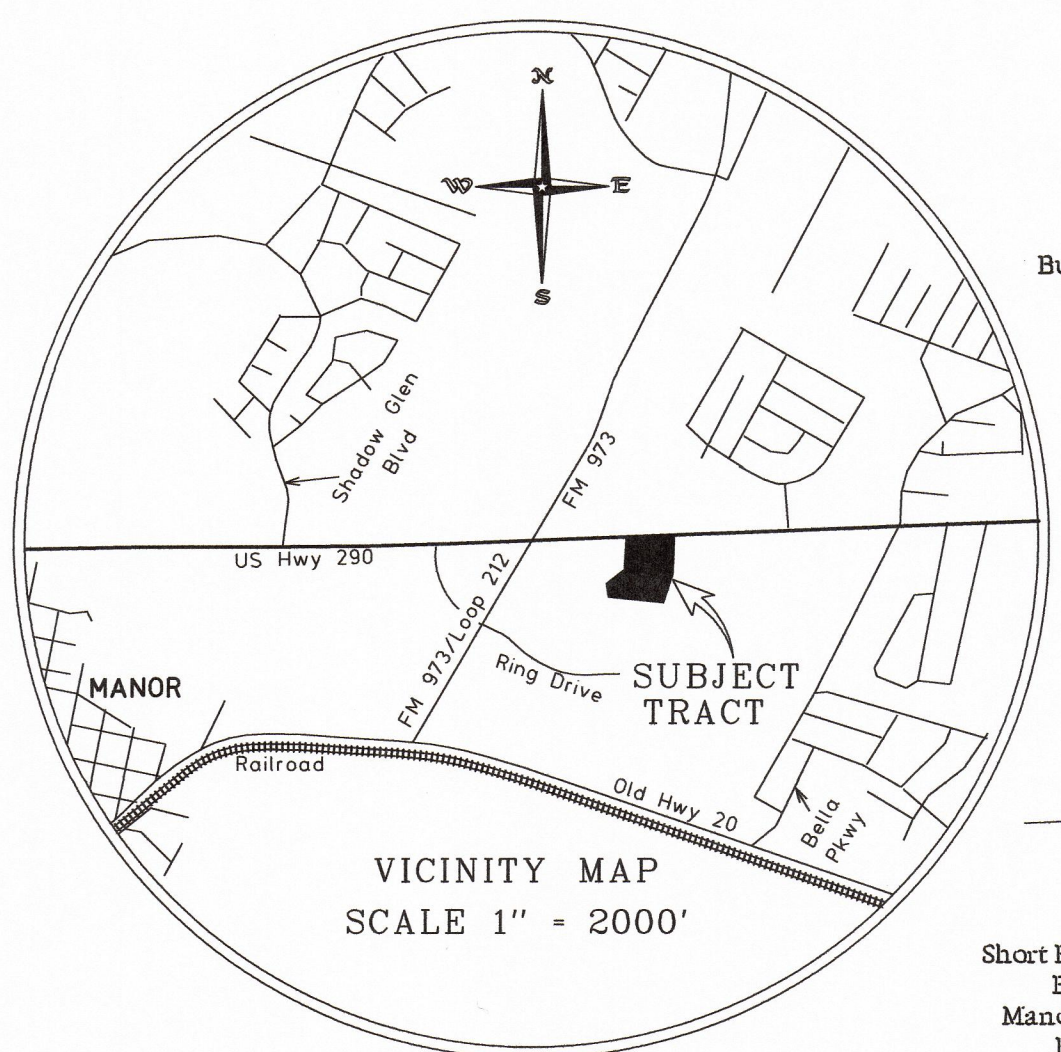


SCALE: 1" = 100'



Legend

- ◊ 1/2" Capped Iron Rod Found imprinted "Holt Carson, Inc."
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- * 1/2" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk (Record Bearing and Distance)



(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

PREPARED: SEPTEMBER 8, 2023

(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455

LOT SUMMARY	
Total Number of Lots = 3	
Lot 8A = 2.073 Acres = 90,315 Square Feet	
Lot 8B = 0.767 Acre = 33,395 Square Feet	
Lot 10 = 0.897 Acre = 38,297 Square Feet	
Total Area = 162,007 Square Feet = 3.179 Acres	
Lot 8A, LOT 8B and Lot 10 Commercial	

BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD 1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) MAG Nail with washer found in top of curb at Northeast corner of Lot 10:

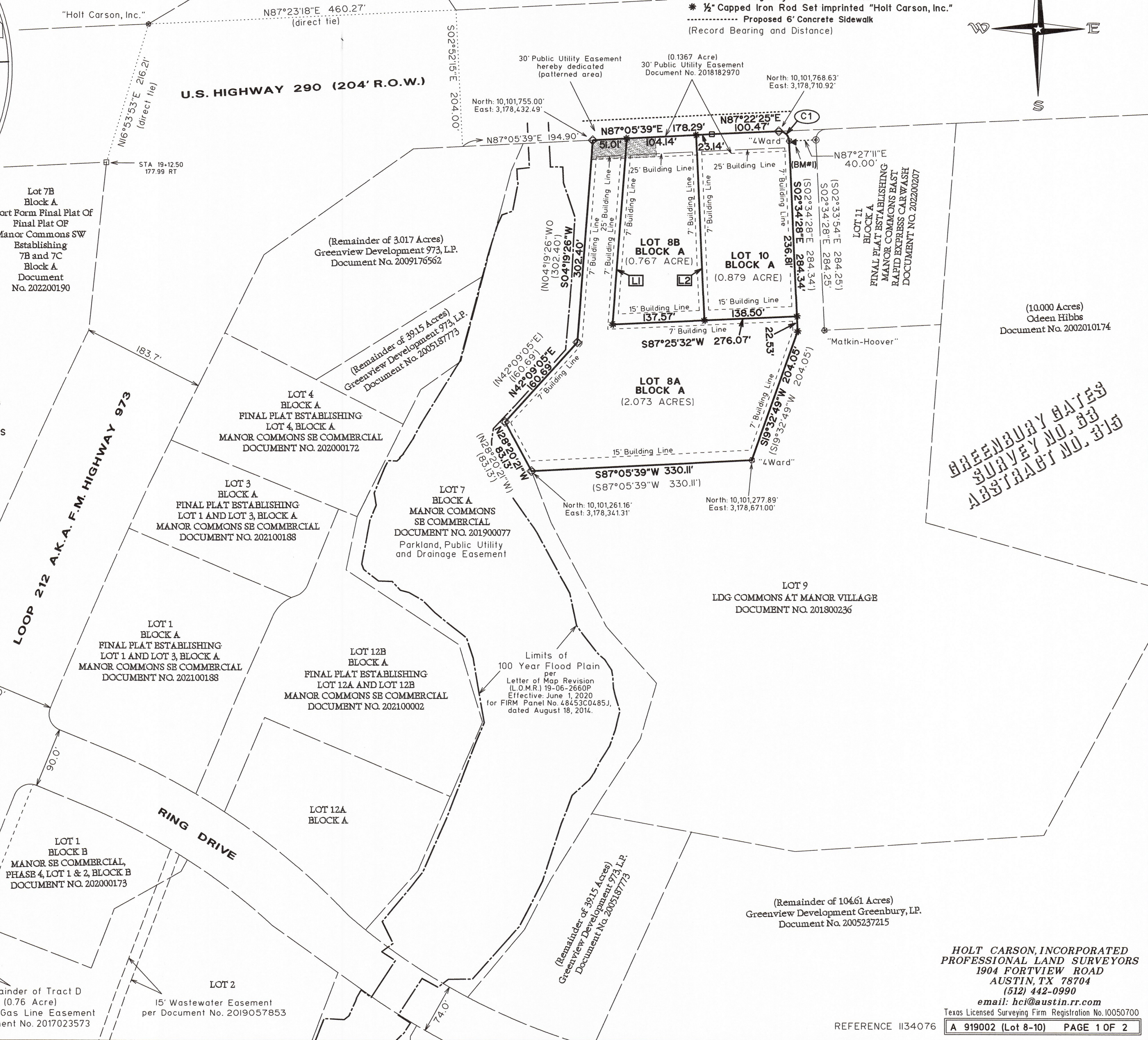
North: 10,101,752.62'
East: 3,178,733.93'
NAVD 1988 Elevation: 519.00 ft.

OWNER/SUBDIVIDER: Greenview Development 973, 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

(32.254 Acres)
Remainder
Terrell Timmermann
Volume 11208 Page 824



GREENBURY GATES
SURVEY NO. 83
ABSTRACT NO. 815

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

FINAL PLAT ESTABLISHING LOT 8A, LOT 8B AND LOT 10, BLOCK A MANOR COMMONS SE COMMERCIAL

PREPARED: SEPTEMBER 8, 2023

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS * KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 3.719 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being comprised of a portion of that certain (39.15 acre) tract of land recorded in Document No. 2005187773, also together with a a portion of that certain (3.62 acre) tract of land recorded in Document No. 2006207224, and also together with a portion of that certain (3.017 acre) tract of land recorded in Document No. 2009176562, all of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 3.719 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

**FINAL PLAT ESTABLISHING LOT 8A, 8B AND LOT 10, BLOCK A
MANOR COMMONS SE COMMERCIAL**

and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

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

Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

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.

ZONING NOTE:

C-PUD - Commercial Planned Unit Development

CURVE DATA

(C1)
Δ= 90°18'27"
R= 15.00'
T= 15.08'
C= 21.27'
A= 23.64'
CB= S47°24'53"E

NUMBERED COURSES	
L1	N 04°19'27" E - 278.09'
L2	S 02°34'52" E - 276.67'

LEGAL DESCRIPTION:

DESCRIPTION OF 3.719 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (3.62 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2006207224 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO TOGETHER WITH A PORTION OF THAT CERTAIN (3.017 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2009176562 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 "4Ward Boundary" found in South right-of-way line of U.S. Highway 290, same being a point in the North line of that certain (3.62 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2006207224 of the Official Public Records of Travis County, Texas, same being an angle corner of Lot 9, LDG Commons at Manor Village, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201800236 of the Official Public Records of Travis County, Texas and being the most Northerly Northeast corner and the PLACE OF BEGINNING of the herein described tract;

THENCE leaving the South right-of-way line of U.S. Highway 290, and crossing through the interior of said (3.62 acre) tract with the West and North lines of said Lot 9, the following three (3) courses:

- 1) Along a curve to the right with a radius of 15.00 ft for an arc length of 23.65 ft and which chord bears, S 47 deg. 24'53" E 21.27 ft to and iron rod found at a point of tangency;
- 2) S 02 deg. 34'28" E 284.34 ft to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 3) S 19 deg. 32'19" W 204.05 ft to a 1/2" iron rod with a plastic cap imprinted "4Ward Boundary" found in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas for the Southeast corner of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract, S 87 deg. 05'39" W 330.11 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the East line of Lot 7, Block A, Final Plat Establishing Manor Commons SE Commercial Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900077 of the Official Public Records of Travis County, Texas, same being an angle corner of said Lot 9 and being the Southwest corner of the herein described tract;

THENCE with the East lines of said Lot 7, continuing through the interior of said (39.15 acre) tract, re-crossing the interior of said (3.62 acre) tract and crossing through the interior of that certain (2.017 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2009176562 of the Official Public Records of Travis County, Texas, the following three (3) courses:

- 1.) N 28 deg. 20'21" W 83.13 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) N 42 deg. 09'05" E 160.69 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc." found in the interior of said (3.62 acre) tract;
- 3.) N 04 deg. 19'26" E 302.40 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the South right-of-way line of U.S. Highway 290, same being a point in the North line of said (2.017 acre) and being the Northwest corner of the herein described tract;

THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said (3.017 acre) tract, N 87 deg. 05'39" E 178.29 ft. to a leaning concrete highway monument found 604.45 ft. left of record engineer's station 14+54.59 at the Northeast corner of said (3.017 acre) tract, same being the Northwest corner of said (3.62 acre) tract;

THENCE continuing with the South right-of-way line of U.S. Highway 290 and with the North line of said (3.62 acre) tract, N 87 deg. 22'25" E 100.47 ft. to the PLACE OF BEGINNING and containing 3.719 acres of land.

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 _____

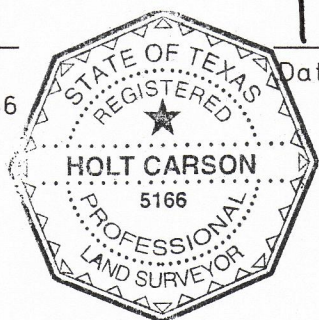
SURVEYOR'S CERTIFICATION:

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

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



11-13-2023
Date

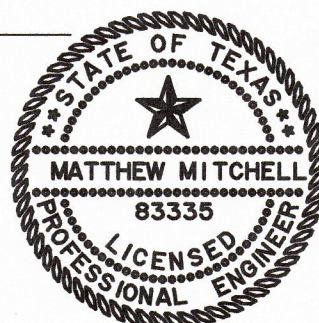
ENGINEER'S CERTIFICATION:

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



11/13/2023
Date

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: _____

LaKesha Small, 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