

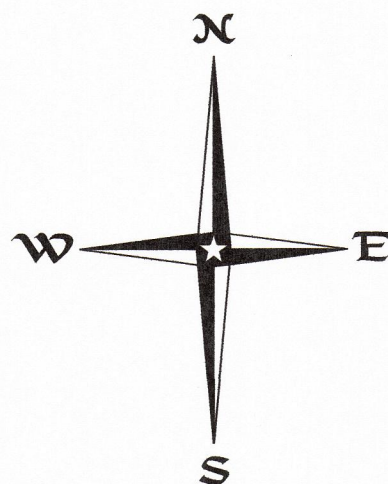
BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

**SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A**

Legend

- ⊕ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ▲ MAG Nail Found with washer "JPH"
- △ 60D Nail Found
- ◇ Capped Iron Rod Found as noted
- ✱ Cotton Gin Spindle Found
- ⊙ MAG Nail Set with washer
- ⊗ Cut "X" Found
- Existing or Proposed 6' Concrete Sidewalk (Record Bearing and Distance)

SCALE: 1" = 100'



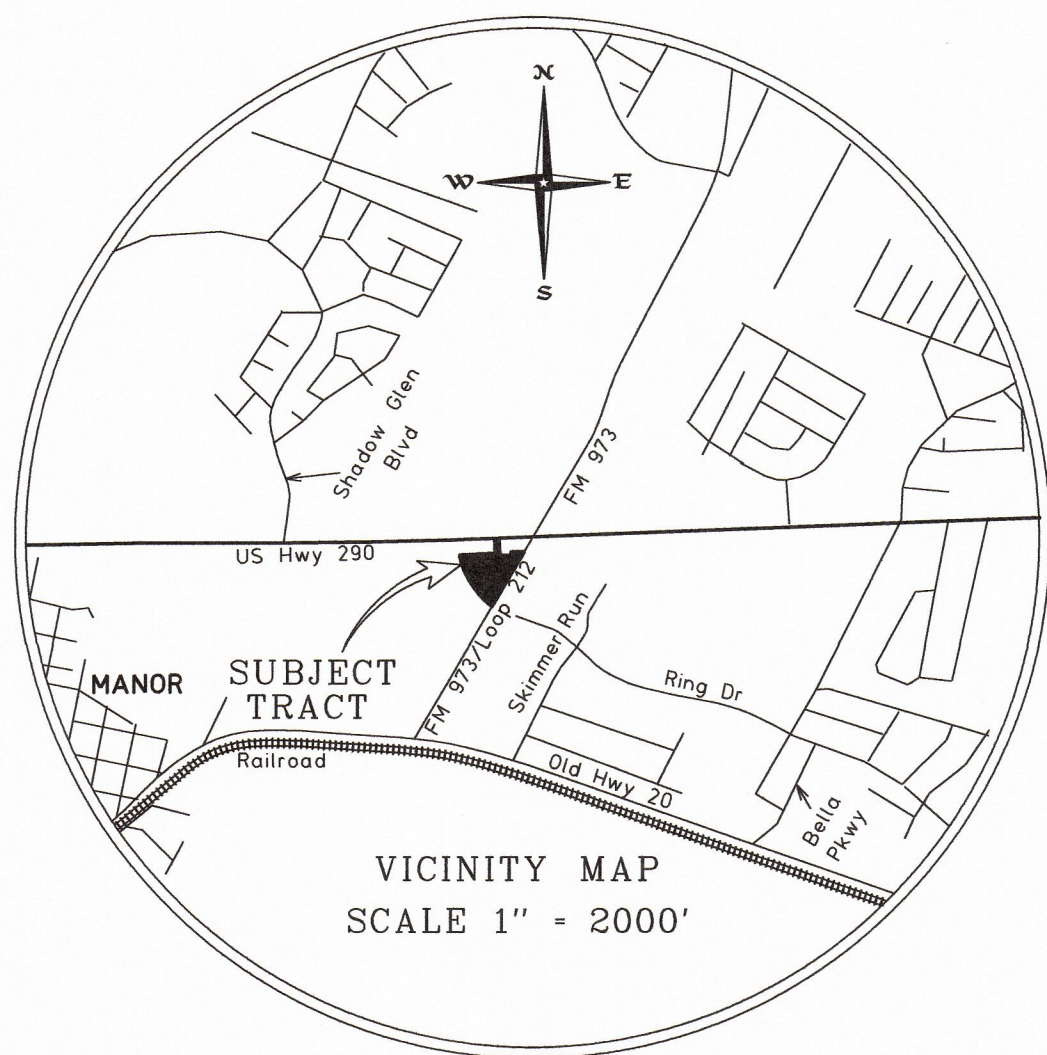
NUMBERED COURSES		NUMBERED COURSES	
L1	N 87°13'18" E - 53.68'	L14	N 39°13'26" E - 95.02'
L2	S 02°47'27" E - 296.95'	L15	N 28°41'28" E - 41.45'
L3	N 87°16'22" E - 150.03'	L16	N 28°29'08" E - 145.82'
L4	N 02°48'47" W - 23.82'	L17	S 71°09'13" E - 203.07'
L5	N 87°16'11" E - 100.22'	L18	N 67°39'44" W - 89.14'
L6	N 67°28'16" W - 182.10'	L19	N 71°53'57" W - 27.07'
L7	N 29°46'29" W - 120.88'	L20	N 67°39'39" W - 36.71'
L8	N 87°14'49" E - 437.57'	L21	N 87°48'21" W - 31.91'
L9	N 02°47'21" W - 234.15'	L22	N 61°18'32" W - 31.58'
L10	S 71°09'13" E - 179.49'	L23	N 15°51'16" W - 26.44'
L11	S 16°40'52" E - 28.00'		
L12	S 01°54'17" E - 69.96'		
L13	S 87°16'22" W - 23.74'		

OWNER/SUBDIVIDER: Greenview Manor Commons SW LP
PO Box 162304
Austin, Texas 78716

ENGINEER: ALM ENGINEERING, INC.
925 S Capital of TX Hwy., Ste. B220
West Lake Hills, Texas 78746

SURVEYOR: HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704

LOT SUMMARY	
Total Number of Lots = 3	
Lot 7C-1A = 3.149 Acres = 137,171 Square Feet	
Lot 7C-1B = 0.690 Acre = 30,035 Square Feet	
Lot 7C-1C = 0.898 Acre = 39,135 Square Feet	
Total Area = 206,341 Square Feet = 4.737 Acres	
Lots 7C-1A, 7C-1B and 7C-1C Commercial Use	
Linear Feet of New Streets: None	



CURVE DATA

① Δ = 1°50'08" R = 10090.00' T = 161.64' C = 323.24' A = 323.26' CB = S23°26'33"W	② Δ = 37°15'02" R = 620.00' T = 208.96' C = 396.03' A = 403.09' CB = N48°24'28"W	③ Δ = 6°38'41" R = 370.00' T = 21.48' C = 42.89' A = 42.91' CB = N26°13'02"W	④ Δ = 90°03'06" R = 25.00' T = 25.02' C = 35.37' A = 39.29' CB = N42°07'20"E
⑤ Δ = 42°51'33" R = 15.00' T = 5.89' C = 10.96' A = 11.22' CB = S10°43'54"W	⑥ Δ = 1°16'04" R = 10090.00' T = 111.62' C = 223.23' A = 223.24' CB = N24°59'39"E	⑦ Δ = 0°50'22" R = 10090.00' T = 73.93' C = 147.85' A = 147.85' CB = S23°56'26"W	⑧ Δ = 0°59'46" R = 10090.00' T = 87.71' C = 175.40' A = 175.41' CB = S23°01'22"W
⑨ Δ = 4°25'41" R = 620.00' T = 23.97' C = 47.91' A = 47.92' CB = N64°49'08"W	⑩ Δ = 32°49'21" R = 620.00' T = 182.61' C = 350.34' A = 355.17' CB = N46°11'37"W	⑪ Δ = 10°31'57" R = 55.50' T = 5.12' C = 10.19' A = 10.20' CB = N33°57'27"E	

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
A 1123078 PAGE 1 OF 2

**SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A**

OWNER'S ACKNOWLEDGMENT:

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

That, Greenview Manor Commons SW LP, owner of 4.737 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being all of Lot 7C, Block A, Short Form Final plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, an addition to the City of Manor and recorded under Document No. 202200190 of the Official Public Records of Travis County, Texas, same being a portion of that certain tract of land as conveyed to Greenview Manor Commons SW LP, a Texas limited partnership by Special Warranty Deed recorded in Document No. 2015139479 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 4.737 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

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A

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
Greenview Manor Commons SW LP
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 _____

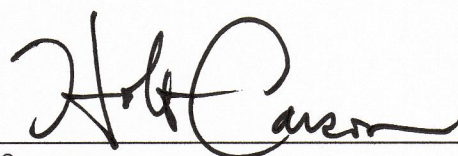
Printed Name _____

Commission Expires _____

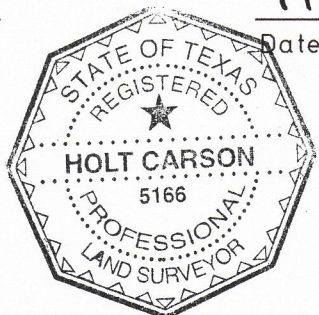
SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, Registered Professional Land Surveyor No. 5166, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground. The field work was completed on August 24, 2022.



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



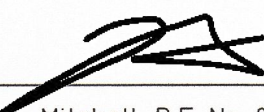
11-17-2023

Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Matthew Mitchell, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Manor, Texas and is not inundated by the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48453C0485J, dated August 18, 2014 and revised to reflect Letter of Map Revision (LOMR 19-06-2660P), effective June 1, 2020.



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



11/20/2023

Date

PLAT NOTES:

- 1.) Water and wastewater systems servint 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 owners or assigns shall maintain all drainage easements on private property.
- 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 8.) Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
- 9.) This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor commons SW, recorded in Document No. 201500112; Short Form Final Plat of Manor Commons Establishing Lot 7B & 7C, Block A, recorded in Document No. 202200190, and Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Plat of Manor Commons SW Establishing Lot 7B and 7C, Block A, recorded in Document No. 202300021 all of the Official Public Records of Travis County, Texas.
- 10.) This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Document No. 2012140970, the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Document No. 2015092648 and as supplemented by instrument recorded in Document No. 2016084509, all of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 4.737 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 7C-1, BLOCK A, SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202300021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO GREENVIEW MANOR COMMONS SW, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015139479 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found in the South right-of-way line of U.S. Highway at the Northeast corner of Lot 6, Block A, Final Plat Establishing Manor Commons SW, a subdivision in Travis County, Texas according to the map of Plat there of recorded in Document No. 201500112 of the Official Public Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 7C-1, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202300021 of the Official Public Records of Travis County, Texas and being the most Northerly Northwest corner and the PLACE OF BEGINNING 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 Lot 7C-1, N 87 deg. 13'18" E 53.68 ft. to a 1/2" iron rod found with a plastic cap imprinted "JPH Land Surveying" found at the Northwest corner of Lot 7A, Block A, Manor Commons SW Replat Lot 7 Final Plat, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600122, of the Official Public Records of Travis County, Texas;

THENCE leaving the South right-of-way line of U.S. Highway 290 with an East line of said Lot 7C-1 and with the West line of said Lot 7A, S 02 deg. 47' 27" E 296.95 ft. to a 60D nail found at the Southwest corner of said Lot 7A, same being an angle corner of said Lot 7C-1, also being a point in a North line of Lot 7C-2, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, and being an angle corner of the herein described tract;

THENCE with a Southerly line of said Lot 7C-1 and with a North line of said Lot 7C-2, S 87 deg. 16' 22" W 23.74 ft. to a MAG Nail with a washer set for an angle corner of said Lot 7C-1, same being the Northwest corner of said Lot 7C-2 and being an angle corner of the herein described tract;

THENCE with the East lines of said Lot 7C-1 and with the West lines of said Lot 7C-2, the following three (3) courses:

- 1.) S 01 deg 54'14" E 69.96 ft. to a MAG Nail with a washer set at a non-tangent point of curvature;
- 2.) Along a curve to the left with a radius of 15.00 ft. for an arc length of 11.22 ft. and which chord bears, S 10 deg 43'54" W 10.96 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.;"
- 3.) S 16 deg 40'52" E 28.00 ft. to a MAG Nail with a washer set in asphalt at an angle corner of said Lot 7C-1, same being the Southwest corner of said Lot 7C-2 and being an angle corner of the herein described tract;

THENCE with the a Northeastly line of said Lot 7C-1 and with the Southwest line of said Lot 7C-2, S 71 deg. 09'13" E 179.49 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc.;" set in the curving West right-of-way line of F.M. 973 at an angle corner of said Lot 7C-1, same being the Southeast corner of said Lot 7B-2 and being an angle corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the Northeast corner of said Lot 7C-2 bears, N 24 deg. 59'39" E 223.23 ft. (chord bearing and distance);

THENCE with the West right-of-way line of F.M. 973 and with the East line of said Lot 7C-1, along a curve to the left, with a radius of 10,090.00 ft. for an arc length of 323.26 ft. and which chord bears, S 23 deg. 26'33" W 323.26 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the most Southerly corner of said Lot 7C-1, same being in the Northeast line of an access road locally known as Ring Road and being the most Southerly corner of the herein described tract;

THENCE along the Southwest line of said Lot 7C-1 and the Northeast line of said access drive known as Ring Road the following four (4) courses:

- 1.) N 67 deg. 28'10" W 182.10 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in a concrete wing wall at a point of curvature;
- 2.) along a curve to the right with a radius of 620.00 ft. at an arc distance of 302.47 ft. passing an angle corner of Lot 7, Final Plat Establishing Manor Commons SW, continuing for a total arc length of 403.09 ft. and which chord bears, N 48 deg. 24'28" W 396.03 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at a point of tangency;
- 3.) N 29 deg. 46'29" W 120.88 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at a point of curvature;
- 4.) Along a curve to the right with a radius of 370.00 ft. for an arc length of 42.91 ft. and which chord bears, N 26 deg. 13'02" W 42.89 ft. to a cut "X" found in concrete at the Southwest corner of Lot 4, Block A, Final Plat Establishing Manor Commons SW, same being the most westerly corner of said Lot 7C-1 and being the most westerly corner of the herein described tract;

THENCE with the South line of Lot 4, Lot 5, and Lot 6, Block A Final Plat Establishing Manor Commons SW and with a North line of said Lot 7C-1, N 87 deg. 14'49" E 437.57 ft. to a cut "X" found in concrete at the Southerly Southeast corner of said Lot 6;

THENCE along a curve to the left with a radius of 25.00 ft. for an arc length of 39.29 ft. and which chord bears N 42 deg. 07'20" E 35.37 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at the Easterly Southeast of said Lot 6;

THENCE with the East line of said Lot 6 and with a West line of said Lot 7C-1, N 02 deg. 47'21" W 234.15 ft. to the PLACE OF BEGINNING and containing 4.737 acres of land.

CITY OF MANOR PLANNING AND ZONING COMMISSION APPROVAL:

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

Approved:

Julie Leonard, Chairperson

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

This subdivision is located within the City of Manor as of this date, December 7, 2022.

CITY OF MANOR CITY COUNCIL APPROVAL:

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

Approved:

Honorable Dr. Christopher Harvey, Mayor

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

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