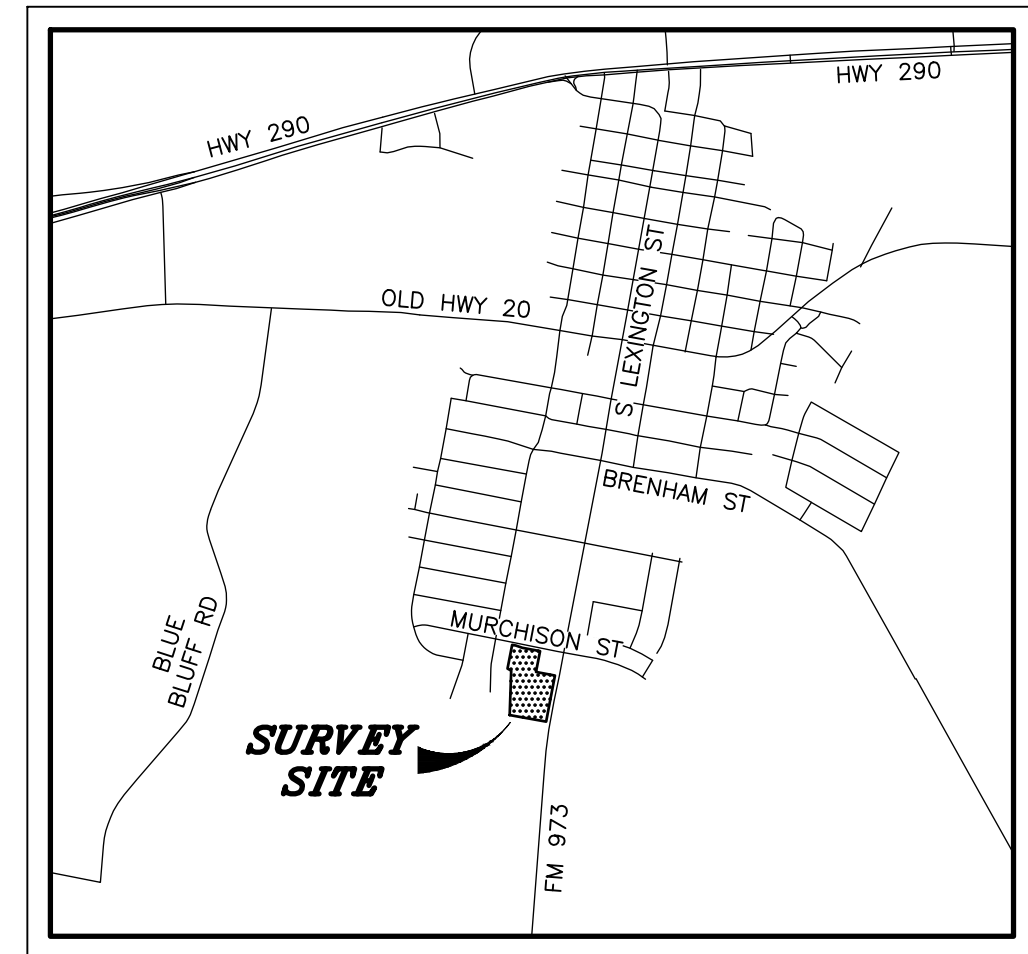
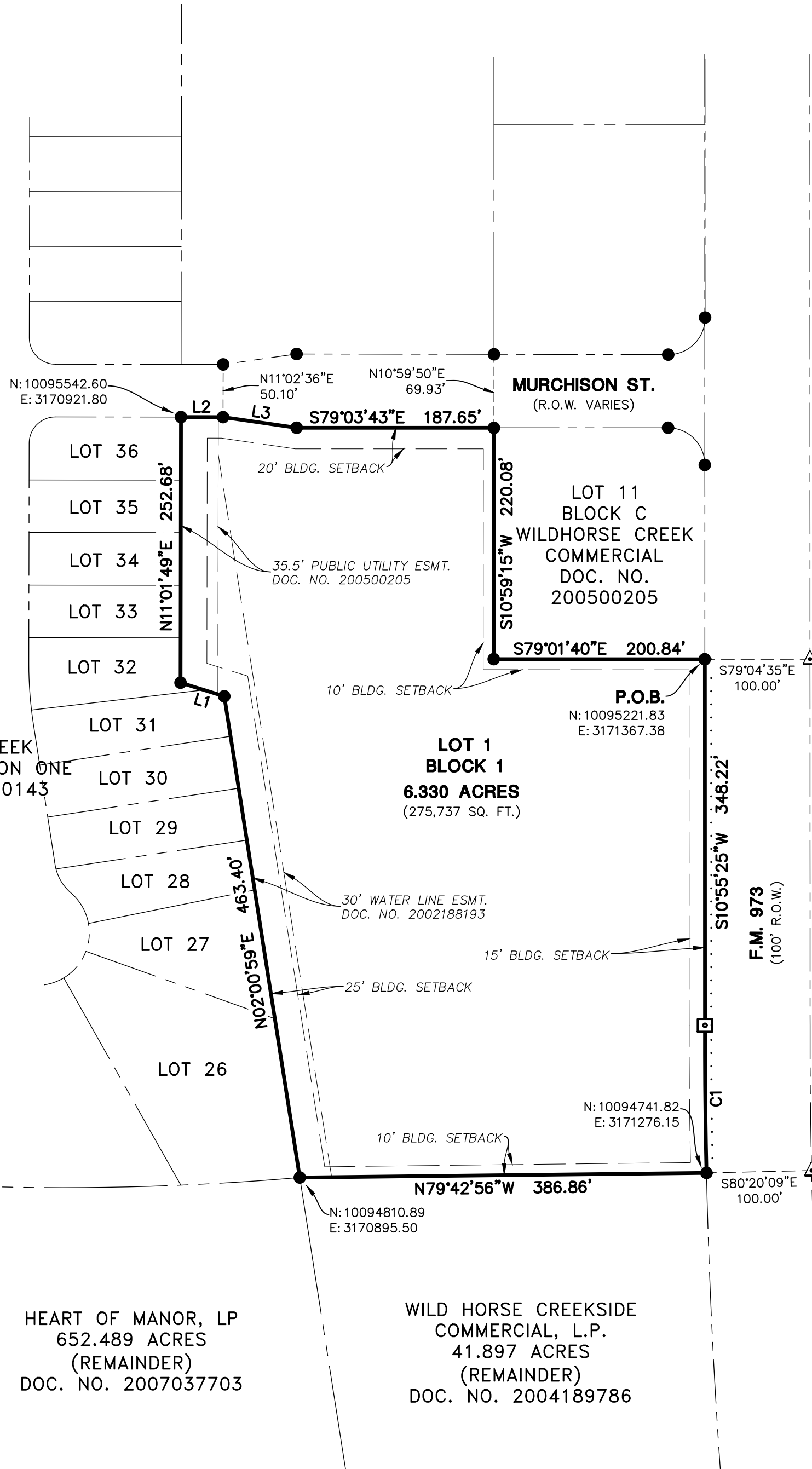
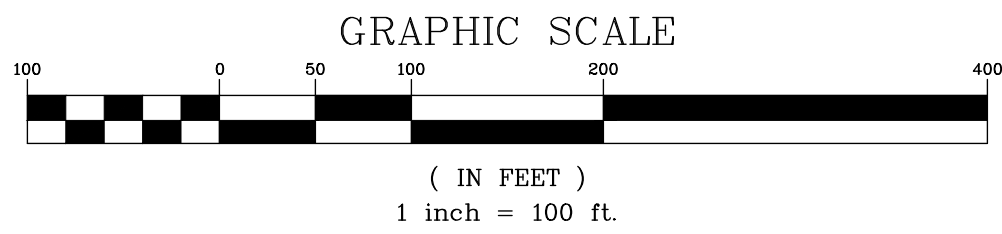
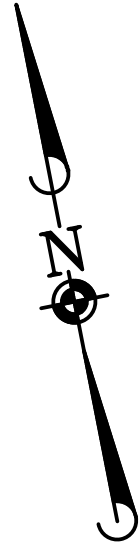


# REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL

6.330 ACRES OUT OF THE JAMES MANOR SURVEYS, ABSTRACT NOS. 528 AND 546  
TRAVIS COUNTY, TEXAS.



**LOCATION MAP**  
1" = 2,000'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5779.58'	1'23'30"	140.39'	S10'21'36"W	140.39'

LINE	BEARING	LENGTH
L1	N61'46'32"W	43.52'
L2	S78'59'19"E	40.03'
L3	S70'48'58"E	70.75'

**LEGEND**

- = FOUND 1/2-INCH IRON ROD
- = FOUND TXDOT TYPE I MONUMENT
- △ = CALCULATED POINT
- = PROPERTY LINE
- - - = EASEMENT LINE
- · - · - = ADJOINING PROPERTY LINE
- · · · · = PROPOSED SIDEWALK
- P.O.B. = POINT OF BEGINNING

SHEET 1 OF 1:	PLAT, CURVE/LINE TABLE, AND LOCATION MAP
SHEET 2 OF 2:	SIGNATURE BLOCKS AND NOTES

HEART OF MANOR, LP  
652.489 ACRES  
(REMAINDER)  
DOC. NO. 2007037703

WILD HORSE CREEKSIDE  
COMMERCIAL, L.P.  
41.897 ACRES  
(REMAINDER)  
DOC. NO. 2004189786

DATE	REVISIONS	ADDRESS COMMENTS
01/10/23	TRS	
03/09/23	TRS	Revise County Clerk name

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**Manhard CONSULTING**

6448 E Highway 290, Ste. 8-100, Austin, TX 78723, ph: 512-244-3389, manhard.com  
Professional Engineers | Environmental Scientists | Landscape Architects | Planners  
Construction Managers & Land Surveyors Reg. No. F-10198754 (Sur), F-217352 (Eng)

**REPLAT OF LOT 12, BLOCK C WILDHORSE CREEK COMMERCIAL**

11725 MURCHISON ST, MANOR, TX 78653

REPLAT

PROJ. MGR.:	AD
DRAWN BY:	PWP
SURVEY DATE:	11/4/22
ISSUE DATE:	12/5/22
SCALE:	1"=100'

OWNER: PETER A. DWYER  
ACREAGE: 6.330  
SURVEYOR: ABRAM DASHNER, RPLS  
NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREETS: 0  
SUBMITTAL DATE: 12/5/2022  
ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT: 6.330  
NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT - 1  
CURRENT ZONING: "C-1" - LIGHT COMMERCIAL  
R.O.W.: N/A  
PATENT SURVEY: JAMES MANOR, ABS. 528 & 546

March 10, 2023 - 10:51 Dwg Name: P:\S17\003 Dwyer Realty Companies\003\_11725 Murchison St\dwg\Surv\Final Drawings\Plat\FinalPlat.dwg Updated By: adashner