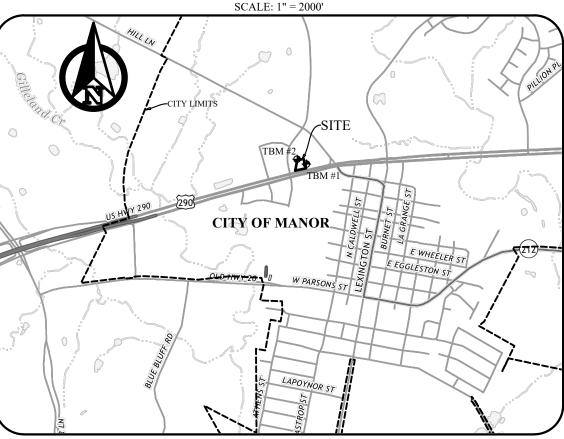


## VICINITY MAP

SCALE: 1" = 2000'



## FINAL PLAT LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 CITY OF MANOR TRAVIS COUNTY, TEXAS

PREPARED: SEPTEMBER 2022

TOTAL NUMBER OF BLOCKS: 1 TOTAL NUMBER OF LOTS: 2 TOTAL ACREAGE: 0.769 LINEAR FEET OF STREETS: NONE PROPOSED USE: COMMERCIAL

#### OWNER:

Llano Las Entradas I, LLC 1537 Singleton Boulevard Dallas, Texas 75212

#### **SURVEYOR:**

JPH Land Surveying, Inc. 1516 E. Palm Valley Blvd, Ste. A4 Round Rock, Texas 78664 (817) 431-4971

### **ENGINEER:**

Triangle Engineering LLC 1784 W. McDermott Drive, Ste. 110 Allen, Texas 75013 (469)-331-8566

#### **DEVELOPER:**

Estacado Interests 1537 Singleton Blvd. Dallas, Texas 75212

#### **BENCHMARKS:**

The first site benchmark (TBM #1) is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk, located approximately 87 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 306 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 547.46' (NAVD'88). See vicinity map for general location.

The second site benchmark (TBM #2) is a mag nail with metal washer stamped "JPH BENCHMARK" set in concrete, located approximately 214 feet northwesterly from the north right-of-way line of U.S. Highway 290, and approximately 165 feet northeasterly from the east right-of-way line of Gregg Manor Road. Benchmark Elevation = 546.48' (NAVD'88). See vicinity map for general location.

# FINAL PLAT LAS ENTRADAS NORTH 9900

A SUBDIVISION OF 0.769 OF AN ACRE SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 CITY OF MANOR TRAVIS COUNTY, TEXAS

#### **SURVEYOR'S NOTES:**

- This subdivision is located within the City of Manor Corporate City Limits as of this date. September 6, 2022.
- 2. A City of Manor development permit is required prior to site development of any lots in this subdivision.
- 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.
- 5. No lot in this subdivision shall be occupied until connection is made to the City of Manor water and wastewater system.
- 6. Current zoning: C1 (Light Commercial)

STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON	§	

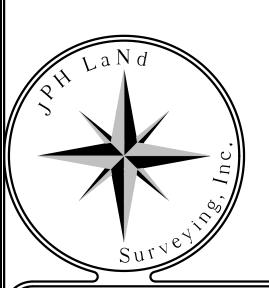
That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land, and that corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with all City of Manor, Texas codes and ordinances and that known easements within the boundary of the plat are shown hereon.

> PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Registered Professional Land Surveyor No. 6731 cole@jphls.com

Cole Strevey

~RELEASED FOR REVIEW ON MAY 9, 2023.



JPH Job/Drawing No. (see below) 2022.143.003 9900 HWY. 290, Manor, Travis Co., TX- PLAT R3.dwg © 2023 JPH Land Surveying, Inc. - All Rights Reserved 1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664 Telephone (817) 431-4971 www.jphlandsurveying.com TBPELS Firm #10019500 DFW | Central Texas | West Texas | Houston

STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS	8	

WHEREAS, Llano Las Entradas I, LLC is the owner of that certain 0.769 of an acre tract situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being a portion of the tract described as 0.703 of an acre and called Tract 1 (hereinafter referred to as Tract 1), and all of the tract described as 0.308 of an acre and called Tract 2 (hereinafter referred to as Tract 2) in a Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas; the subject tract is more particularly described as follows:

**BEGINNING** at a 5/8 inch rebar found in north right-of-way line of U.S. Highway 290 (a variable width right-of-way per TXDOT right-of-way map, Control 114, Section 2, Job 30), at the common south corner of said Tract 2 and the tract described as 0.67 of an acre in a Special Warranty Deed to Cottonwood Holdings, Ltd., a Texas limited partnership (hereinafter referred to as Cottonwood tract), recorded under Instrument Number 2018055928 of said Official Public Records:

THENCE SOUTH 79° 49' 00" WEST, along the north right-of-way line of said U.S. Highway 290, a distance of 218.98 feet to a 1/2 inch rebar found at the common south corner of said Tract 1 and Lot 2A, Block B, REPLAT OF LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B, an addition to the City of Manor, Texas, recorded under Instrument Number 202300014, of said Official Public Records, from which a 1/2 inch capped rebar stamped "LANDESIGN" found at the intersection of the north right-of-way line of said U.S. Highway 290 and the east right-of-way line of Gregg Manor Road (a called 100-feet wide right-of-way dedicated under Instrument Number 2013102647 of said Official Public Records, and at the southwest corner of said Lot 2A bears SOUTH 79° 49' 00" WEST, a distance of 69.64 feet:

THENCE NORTH 12° 33' 46" EAST along the common line of said Tract 1 and said Lot 2A, a distance of 205.98 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the common north corner of said Tract 1 and said Lot 2A;

THENCE NORTH 77° 52' 10" EAST along the north line of said Tract 1, a distance of 130.59 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;

THENCE SOUTH 12° 47' 01" EAST in part through the interior of said Tract 1 and along the east line of said Tract 2, a distance of 194.60 feet to the **POINT OF BEGINNING**, enclosing 0.769 of an acre (±33,504 square feet) of land.

STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	§	

That Llano Las Entradas I, LLC, acting by and through Matt Peterson, Manager, being the owner of 0.769 acres of land out of the James Manor Survey No. 40, Abstract No. 546 in Travis County, Texas. Same being conveyed by Special Warranty Deed with Vendor's Lien to Llano Las Entradas I, LLC, recorded under Instrument Number 2022147375, of the Official Public Records of Travis County, Texas, does hereby subdivide 0.769 acres of land in accordance with this plat to be known as LAS ENTRADAS NORTH 9900, and do hereby dedicate to the public the use of all streets, alleys, parks, and easements shown hereon.

Witness	my	hand	at		County,	Texas,	this	 day	of
				, 20					

Matt Peterson, Manager Llano Las Entradas I, LLC 1537 Singleton Boulevard Dallas, TX 75212

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Devan Pharis, known to me to be the person whose name is subscribed to the foregoing instrument or writing, acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein

Given	under	my	hand	and	seal	of	office	on	this	the	 day	o
				, 2	20	•						

Notary Public in and for the State of Texas

#### LIEN HOLDER'S DEDICATION

STATE OF TEXAS	8	WNOW ALL MEN DV THESE DDESEN
STATE OF TEXAS	8	

KNOW ALL MEN BY THESE PRESENTS **COUNTY OF TRAVIS** 

That FirstBank Southwest, a Texas state bank, Lien Holder of the certain tract on land shown hereon and described in a Deed of Trust recorded in Document Number 2022147376, of the Official Public Records of Travis County, Texas do hereby consent to the subdivision of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Manor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Manor may deem appropriate. This subdivision is to be known as LAS ENTRADAS NORTH 9900.

TO	CERTIFY	WHICH,	witness	by	my	hand	this	 day	of
			, 20						
First	Bank Southwe	est, a Texas s	tate bank						

STATE OF TEXAS	<b>§</b>	

Scott Whitaker, its Vice President

Notary Public in and for the State of Texas

My commission expires on

**COUNTY OF TRAVIS** 

Before me, the undersigned authority, a Notary Public in and for said County and State

KNOW ALL MEN BY THESE PRESENTS

on this day personally appeared Scott Whitaker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER	MY	HAND	and	seal	of	office	on	this	the	 day	of	
			. 20									
			, <b>-</b>									

STATE OF TEXAS	<b>§</b>	KNOW ALL MEN BY THESE PRESENT
COUNTY OF TRAVIS	§	

No portion of this tract is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration, Firm Panel No. 48453C0485J, dated August 18, 2014 for Travis County, Texas.

Kartavya Patel	
Licensed Professional E	Engineer No. 97534
Date:	

#### PLANNING AND ZONING COMMISSION APPROVAL:

Manor, Texas, on this the day of	, 20	
APPROVED:		
LaKesha Small, Chairperson		
ATTEST:		
Lluvia Almaraz, City Secretary		
CITY COUNCIL APPROVAL:		

Accepted and authorized for record by the	City Council of the C	City of Manor, Texas	, on this

the, 20	
APPROVED:	
Dr. Christopher Harvey, Mayor	
ATTEST:	

STATE OF TEXAS	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	8	

I, Dyana Limon-Mercado,	Clerk of Travis County, Texas	, do hereby certify that the
foregoing instrument of wri	iting and its certificate of authent	ication was filed for record i
my office on the	day of	, 20, A.D. a
o'clo	ckM., plat records of said c	ounty and state as Documen
Number	, Official Public Reco	ords of Travis County.

Dyana Limon-Mercado, County Clerk
Travis County, Texas