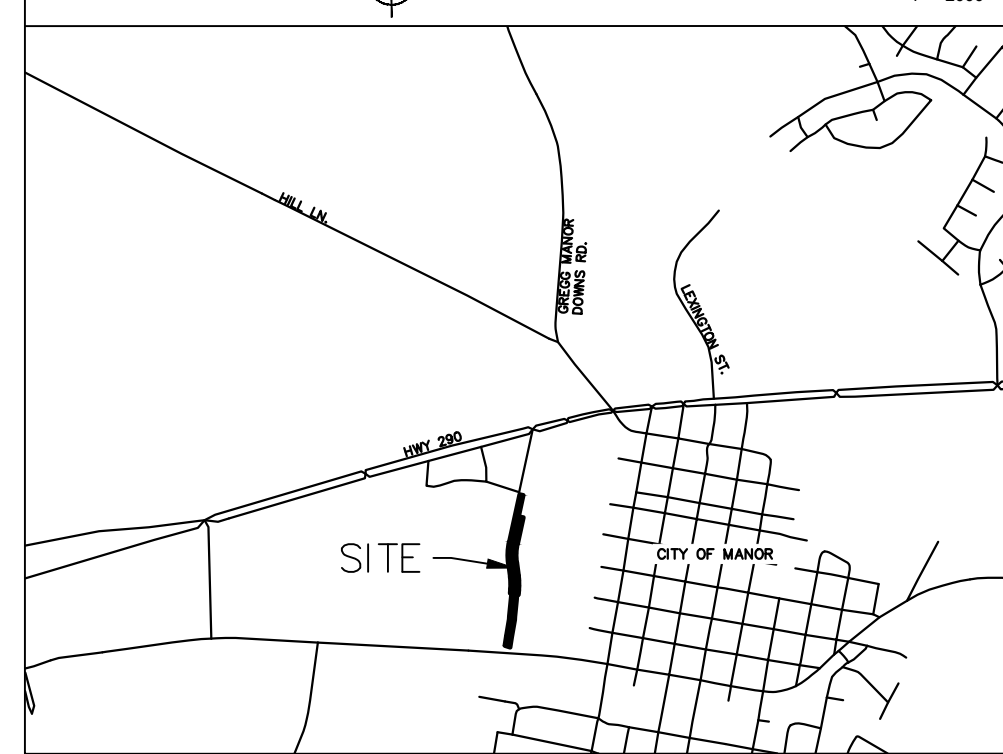


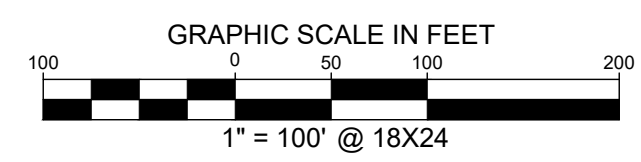
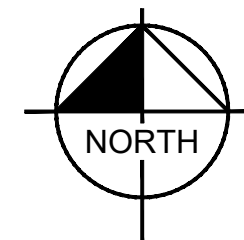
VICINITY MAP



1" = 200'

LEGEND

- 1/2" IRON ROD W/ "KHA" CAP SET (UNLESS OTHERWISE NOTED)
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- DRTC DEED RECORDS OF TRAVIS COUNTY
- 530 --- SIDEWALK
- CONTOURS
- ADJOINER LOT LINE
- BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N71°18'09"W	61.15'	L17	S05°31'51"W	113.02'
L2	N08°45'37"E	97.78'	L18	S05°30'59"W	167.77'
L3	N09°37'11"E	180.64'	L19	S03°33'06"W	34.02'
L4	N03°33'06"E	31.33'	L20	S09°37'11"W	182.73'
L5	N05°30'59"E	169.05'	L21	N85°52'15"W	14.50'
L6	N05°31'51"E	68.33'	L22	S08°56'09"W	107.92'
L7	N80°24'18"W	15.04'	L23	N05°31'51"E	43.64'
L8	N80°21'22"W	10.03'	L24	N07°40'11"W	140.56'
L9	N05°31'51"E	42.92'	L25	N12°19'00"E	506.89'
L10	N07°40'11"W	140.56'	L26	S12°19'00"W	155.58'
L11	N12°19'00"E	506.89'	L27	S07°40'11"E	69.29'
L12	S77°41'00"E	50.00'	L28	S05°30'59"W	171.30'
L13	S12°19'00"W	350.97'	L29	S11°58'27"W	141.65'
L14	S73°43'29"E	50.12'	L30	S08°45'37"W	88.77'
L15	S12°19'00"W	152.47'	L31	N12°19'00"E	128.64'
L16	S07°40'11"E	140.56'			

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	13°12'02"	545.00'	125.57'	N01°04'10"W	125.29'	63.06
C2	19°59'11"	655.00'	228.48'	N02°19'24"E	227.33'	115.41
C3	19°59'11"	555.00'	193.60'	S02°19'24"W	192.62'	97.79
C4	13°12'02"	645.00'	148.60'	S01°04'10"E	148.28'	74.63
C5	13°12'02"	555.00'	127.87'	N01°04'10"W	127.59'	64.22
C6	19°59'11"	645.00'	224.99'	N02°19'24"E	223.85'	113.65
C7	19°59'11"	600.00'	209.30'	S02°19'24"W	208.24'	105.72
C8	13°11'10"	1500.00'	345.22'	S01°04'36"E	344.45'	173.37
C9	6°27'28"	300.00'	33.81'	S08°44'43"W	33.79'	16.92
C10	3°12'50"	500.00'	28.05'	S10°22'02"W	28.04'	14.03

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JOHN G. MOSIER, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

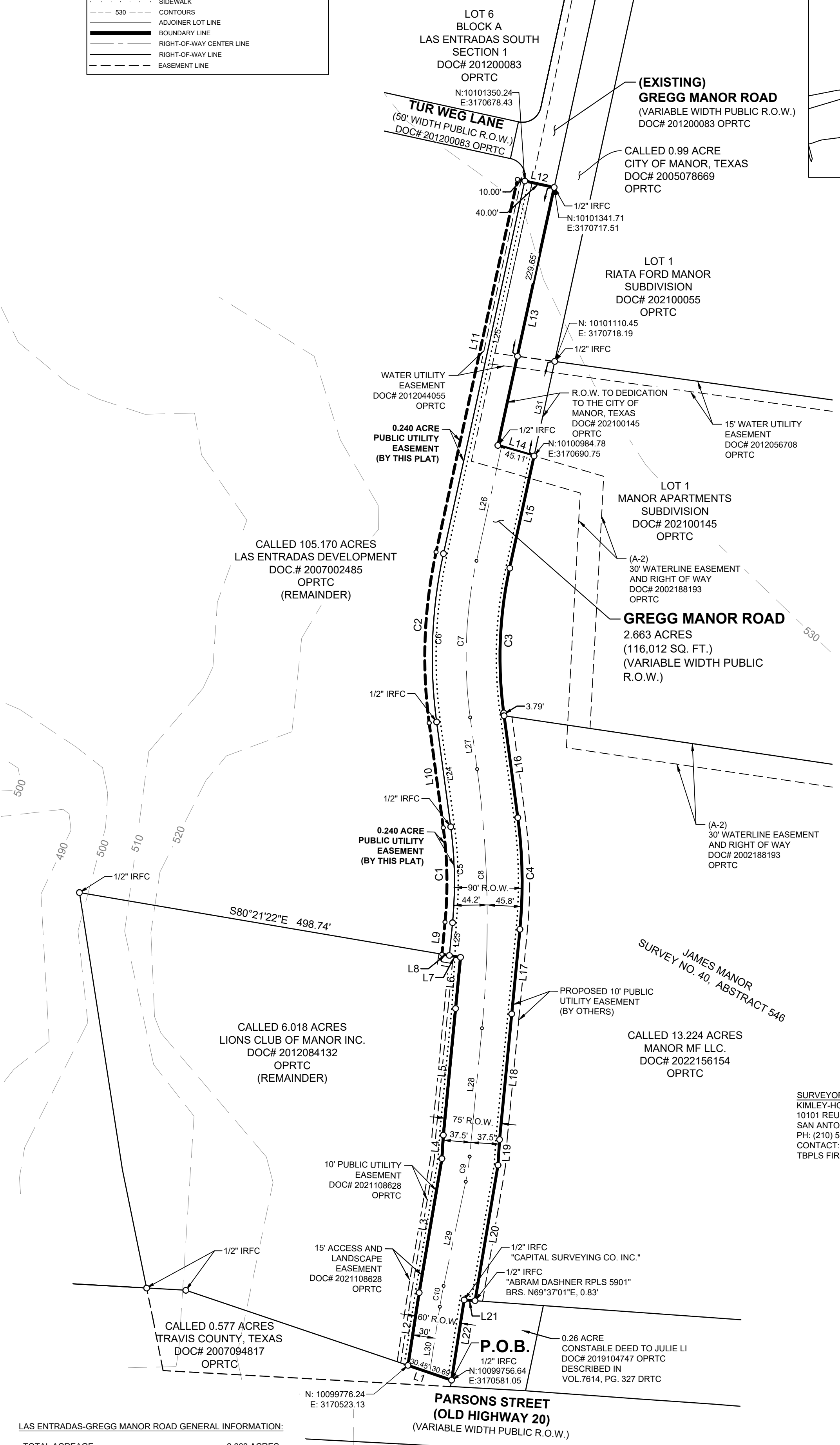
CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
 AUSTIN, TEXAS 78759
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: JOHN A. PICKENS, P.E.
 TBPE FIRM REGISTRATION NO. F-928

OWNER/DEVELOPER:
 LAS ENTRADAS DEVELOPMENT CORPORATION
 9900 U.S. HIGHWAY 290 E.
 MANOR, TEXAS, 78653
 PH: (512) 327-7415
 CONTACT: DANNY BURNETT

OWNER:
 LIONS CLUB OF MANOR INC.
 8819 LONE TREE DR.
 MANOR, TEXAS, 78653
 CONTACT: _____

SUBDIVISION PLAT ESTABLISHING
LAS ENTRADAS-GREGG MANOR ROAD

BEING 2.903 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; AND CONTAINING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION IN DOCUMENT NO. 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 6.018 ACRE TRACT CONVEYED TO LIONS CLUB OF MANOR INC, IN DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LAS ENTRADAS-GREGG MANOR ROAD GENERAL INFORMATION:

TOTAL ACREAGE.....	2.663 ACRES
ACREAGE OF PROPOSED 90' ROW.....	1.748 ACRES
ACREAGE OF PROPOSED 75' ROW.....	0.777 ACRES
ACREAGE OF PROPOSED 60' ROW.....	0.138 ACRES

No.	DATE	REVISION DESCRIPTION
1	7/11/23	UPDATED PLAT PER GBA COMMENTS.

Kimley»Horn

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	7/11/2023	069241704	1 OF 2

DWG NAME: K:\SNA_SURVE\SHADOWVIEW DEVELOPMENT\069241704-LAS ENTRADAS\DWG\KHA PLATVIEW LAS ENTRADAS GREGG MANOR.DWG PLOTTED BY: GONZALEZ, DAVID 7/11/2023 4:22 PM LAST SAVED: 7/11/2023 4:20 PM

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

WHEREAS, LAS ENTRADAS DEVELOPMENT CORPORATION, A TEXAS CORPORATION, THE OWNER OF 2.135 ACRE TRACT OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION IN DOCUMENT NO. 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND DO HEREBY SUBDIVIDE SAID TRACT, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAS ENTRADAS-GREGG MANOR ROAD" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 2.903 ACRES OF LAND 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 20__.

BY: _____
PETER A. DWYER
LAS ENTRADAS DEVELOPMENT CORPORATION
9900 U.S. HIGHWAY 290 E
MANOR, TEXAS 78653-9720

COUNTY OF TRAVIS:
STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER DWYER KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
STATE OF TEXAS

CONSENT OF LIENHOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED _____ RECORDED AS DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HEREBY CONSENTS TO THE FOREGOING FINAL PLAT AND AGREES THAT ITS DEED OF TRUST LIEN IS SUBJECT TO AND SUBORDINATE TO THE FINAL PLAT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIENHOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIENHOLDER HAVE BEEN TAKEN.

BANK OZK

BY: _____

NAME: _____

TITLE: _____

THE STATE OF _____ §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__ BY _____, AS _____ OF THE BANK OZK, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

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

WHEREAS, LIONS CLUB OF MANOR, INC., THE OWNER OF 0.788 ACRE TRACT OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT CERTAIN 6.018 ACRE TRACT CONVEYED TO LIONS CLUB OF MANOR INC. IN DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAS ENTRADAS-GREGG MANOR ROAD" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 2.903 ACRES OF LAND 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 20__.

BY: _____

LIONS CLUB OF MANOR INC.
8819 LONE TREE DR.
MANOR, TEXAS 78653

COUNTY OF TRAVIS:
STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
STATE OF TEXAS

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, JOHN A. PICKENS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4845300480J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JOHN A. PICKENS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 110631
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

I, JOHN G. MOSIER, 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, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166

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CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20__.

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

APPROVED: _____ ATTEST: _____
LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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 DATE. ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ 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__.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

A METES AND BOUNDS
DESCRIPTION OF
A 2.903 ACRE TRACT OF LAND

BEING a 2.903 acre (126,454 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; being a portion of that certain 104.825 acre tract described in instrument to Las Entradas Development Corporation in Document No. 2007002485 of the Official Public Records of Travis County, and being a portion of that certain 6.018 acre tract described in instrument to Lions Club of Manor Inc. in Document No. 2012084132 of the Official Public Records of Travis County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap found marking the southeast corner of said 6.018 acre tract and the northeast corner a called 0.577 acre tract of land described in instrument to Travis County in Document No. 2007094817 of the Official Public Records of Travis County;

THENCE, North 71°18'09" West, 61.15 feet along the common boundary line of said 6.018 acre tract and 0.577 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the boundary line of said 0.577 acre tract, crossing the said 6.018 acre tract, and along the easterly boundary of a 10-foot wide public utility easement recorded in Document No. 2021108628 of the Official Public Records of Travis County; the following seven (7) courses and distances:

1. North 08°45'37" East, 97.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 09°37'11" East, 180.64 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 03°33'06" East, 31.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 05°30'59" East, 169.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 05°31'51" East, 68.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 80°24'18" West, 15.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 80°21'22" West, 10.03 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northerly boundary of said 6.018 acre tract;

THENCE, departing northerly boundary of said 6.018 acre tract, and crossing said 104.825 acre tract, the following six (6) courses and distances:

1. North 05°31'51" East, 42.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for curvature;
2. in a northerly direction along a tangent curve to the left, having a radius of 545.00 feet, a chord of North 01°04'10" West, 125.29 feet, a central angle of 13°12'02", and an arc length of 125.57 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point of tangency;
3. North 07°40'11" West, 140.68 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for curvature;
4. in a northerly direction along a tangent curve to the right, having a radius of 655.00 feet, a chord of North 02°19'24" East, 227.33 feet, a central angle of 19°59'11", and an arc length of 228.48 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point of tangency;
5. North 12°19'00" East, 506.89 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 77°41'00" East, 10.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set marking the terminus of the easterly right-of-way line of Gregg Manor Road, recorded in Las Entradas South plat in Document No. 201200083 of the Official Public Records of Travis County;

THENCE, South 77°41'00" East, 40.00 feet along the southerly terminus of said Gregg Manor Road to a 1/2-inch iron rod with a cap found for corner on the westerly boundary line of that certain 0.59 acre tract described in instrument to City of Manor, Texas, in Document No. 2005078689 of the Official Public Records of Travis County;

THENCE, South 12°19'00" West, along the westerly boundary line of said 0.99 acre tract; at 229.65 feet passing the corner of said 0.99 acre tract, and the northwest corner of a right-of-way dedication to the City of Manor, in Manor Apartments, plat of which recorded in Document No. 202100145 of the Official Public Records of Travis County; continuing for a total distance of 350.97 feet to a 1/2-inch iron rod with a cap found, marking the southwest corner of said right-of-way dedication;

THENCE, South 73°43'29" East, 50.12 feet along the southerly boundary of said right-of-way dedication to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the westerly boundary line of Lot 1, of said Manor Apartments;

THENCE, along the westerly boundary line said Lot 1, the following three (3) courses and distances:

1. South 12°19'00" West, 152.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
2. in a southerly direction along a tangent curve to the left, having a radius of 555.00 feet, a chord of South 02°19'24" West, 192.62 feet, a central angle of 19°59'11", and an arc length of 193.60 feet to a 1/2-inch iron rod plastic cap stamped "KHA" set at a point of tangency;
3. South 07°40'11" East, at 3.79 feet passing a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northwest corner of a 13.224 acre tract described in instrument to Manor MF LLC, in Document No. 2022156154 of the Official Public Records of Travis County; continuing for a total distance of 140.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point of curvature;

THENCE, continuing along the westerly boundary line said 13.224 acre tract the following five (5) courses and distances:

1. in a southerly direction along a tangent curve to the right, having a radius of 645.00 feet, a chord of South 01°04'10" East, 148.28 feet, a central angle of 13°12'02", and an arc length of 148.60 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point of tangency;
2. South 05°31'51" West, 113.02 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 05°30'59" West, 167.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 03°33'06" West, 34.02 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 09°37'11" West, 182.73 feet to a 1/2-inch iron rod with cap stamped "KHA" set for corner on the northerly boundary line of a 0.26 acre tract conveyed to Julie Li in Document No. 2019104747 of the Official Public Records of Travis County, and described in Volume 7614, Page 327 of the Deed Records of Travis County, from which a 1/2-inch iron rod with a plastic cap stamped "ABRAM DASHNER RPLS 5901" bears North 69°37'01" East, 0.83 feet;

THENCE, along the boundary of said 0.26 acre tract, the following two (2) courses and distances:

1. North 85°52'15" West, 14.50 feet to a 1/2-inch iron rod with cap stamped "CAPITAL SURVEYING CO. INC." found marking the northwest corner of said 0.26 acre tract;
2. South 08°58'09" West, 107.92 feet to the POINT OF BEGINNING, and containing 2.903 acres of land in the City of Manor, Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.99992337881. This description was generated on 4/8/2023 at 4:33 PM, based on geometry in the drawing file K:\ISNA_Survey\SHADOWVIEW DEVELOPMENT\069241704-LAS ENTRADAS\DWG\KHA PLAT\REV. LAS ENTRADAS GREGG MANOR.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT CORPORATION
9900 U.S. HIGHWAY 290 E,
MANOR, TEXAS, 78653
PH: (512) 327-7415
CONTACT: DANNY BURNETT

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JOHN A. PICKENS, P.E.
TBPE FIRM REGISTRATION NO. F-928

GENERAL NOTES:

1. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
2. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
3. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
5. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
6. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE ENVIRONMENTAL CRITERIA MANUAL.
7. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
8. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
9. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY CITY.

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA", AFTER CONSTRUCTION, AND PRIOR TO LOT SALES, UNLESS NOTED OTHERWISE.
2. THE BEARING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

SUBDIVISION PLAT ESTABLISHING

LAS ENTRADAS-GREGG MANOR ROAD

BEING 2.903 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; AND CONTAINING A PORTION OF THAT CERTAIN 105.170 ACRE TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION IN DOCUMENT NO. 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; CONTAINING A PORTION OF THAT CERTAIN 6.018 ACRE TRACT CONVEYED TO LIONS CLUB OF MANOR INC, IN DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	DJG	JGM	7/11/2023	069241704	2 OF 2		