

Plotted By: Cuplin, Warren Date: January 12, 2026 02:41:03pm File Path: K:\Users\cva\OneDrive\Documents\skvillage_south\cod\mgle_estates\preliminary\plan\sheet1.dwg - OVERALL PRELIMINARY PLAN.dwg
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UTILITY LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING WASTEWATER MANHOLE
---	EXISTING STORM DRAIN LINE
---	EXISTING STORM DRAIN INLET
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING STORM DRAIN HEADWALL

LEGAL DESCRIPTION

PHASE 7: BEING 34.87 ACRES OF 35.468 ACRES LOT 1, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 19990207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 199958184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.468 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ALSO BEING 1.2216 ACRES CALLED MANOR HEIGHTS PHASE 4 SECTION B BLOCK A LOT 7 SITUATED IN THE LIMELE KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID LOT 7 DESCRIBED IN INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC, RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020

ALSO BEING 0.1435 ACRES CALLED MANOR HEIGHTS PHASE 4 SECTION B BLOCK A LOT 25 SITUATED IN THE LIMELE KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID LOT 25 DESCRIBED IN INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC, RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020

ALSO BEING 0.1435 ACRES CALLED MANOR HEIGHTS PHASE 4 SECTION B BLOCK A LOT 26 SITUATED IN THE LIMELE KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID LOT 26 DESCRIBED IN INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC, RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020

AND BEING 1.8716 ACRES OF 5.1457 ACRES CALLED PART OF LOT 2 AND LOT 3 J.F. NAGLE ESTATES ACCORDING TO THE LIMELE KIMBRO SURVEY NO. 64 ABS 456, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PHASE 8: BEING 34.08 ACRES OUT OF 34.4307 ACRES OF LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 19990207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 199958184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 34.4307 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

MANOR HEIGHTS PHASE 7 - GENERAL INFORMATION:

TOTAL ACREAGE.....	38.25
LINEAR FOOT OF 50' ROW.....	5,899
LINEAR FOOT OF 70' ROW.....	190
NUMBER OF SINGLE FAMILY LOTS.....	160
ACREAGE OF SINGLE FAMILY LOTS.....	27.65
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	5
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	3.48
ACREAGE OF ROW.....	7.13
TOTAL NUMBER OF LOTS.....	165

MANOR HEIGHTS PHASE 8 - GENERAL INFORMATION:

TOTAL ACREAGE.....	34.08
LINEAR FOOT OF 50' ROW.....	3,989
LINEAR FOOT OF 114' ROW.....	1,065
NUMBER OF SINGLE FAMILY LOTS.....	100
ACREAGE OF SINGLE FAMILY LOTS.....	17.88
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	6
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	5.05
NUMBER OF PUBLIC CITY PARK LOTS.....	1
ACREAGE OF PUBLIC CITY PARK LOTS.....	3.85
ACREAGE OF ROW.....	7.50
TOTAL NUMBER OF LOTS.....	107

LAND USE

Land Use	Manor Heights Land Use								
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Phase 7 Acreage	Phase 8 Acreage	Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
Single Family PUD-SF-1	49.30	48.00	41.70	37.15	27.65	17.68	221.48	44.08%	40.97%
PUD Medium Density	11.85	-	33.11	-	-	-	44.96	8.95%	10.64%
Highway Commercial (C-2)	-	-	-	-	-	-	0.00	0.00%	0.00%
Neighborhood Business (NB)	1.62	-	1.83	-	-	-	3.45	0.69%	0.76%
HOA/Amenity Lot	-	0.88	1.55	-	-	-	2.43	0.48%	0.56%
City Parkland	-	3.26	15.25	7.95	-	3.85	30.31	6.03%	6.53%
Floodplain/Open Space	36.69	73.83	3.03	5.18	3.48	5.05	127.26	25.33%	24.88%
Major Roadways	11.23	20.67	15.86	10.15	7.13	7.50	72.54	14.44%	15.67%
Total	110.69	146.64	112.33	60.43	38.25	34.08	502.42	100%	100%

WET UTILITIES

Land Use	Manor Heights Wet Utilities							
	Phase 2 LUE'S	Phase 3 LUE'S	Phase 4 LUE'S	Phase 5 LUE'S	Phase 7 LUE'S	Phase 8 LUE'S	Total LUE'S in PUD	Total LUE'S in PUD
Single Family PUD-SF-1	252	284	262	195	160	100	1253	935-995
PUD Medium Density	75	-	214	-	-	-	289	238-280
Highway Commercial (C-2)	-	-	-	-	-	-	0	244
Neighborhood Business (NB)	61	-	21	-	-	-	82	5
HOA/Amenity Lot	-	5	-	-	-	-	5	6
City Parkland	-	-	-	-	-	-	-	-
Floodplain/Open Space	-	-	-	-	-	-	-	-
Major Roadways	-	-	-	-	-	-	-	-
Total	388	289	497	195	-	-	1629	1428-1530

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	502.42 AC
Required Parkland (5% of Total Area)	25.12 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.25 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Phase 7 Provided Parkland	0 AC
Phase 8 Provided Parkland (Outside Floodplain)	1.39 AC
Total Public City Parkland Provided	29.18 AC

OVERALL LOT SUMMARY

Lot Width	Manor Heights Lot Data													
	Phase 2		Phase 3		Phase 4		Phase 5		Phase 7		Phase 8		Overall	
	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix
50'	191	72%	186	67%	233	67%	87	86%	160	100%	38	38%	697	70.26%
55'	75	28%	44	16%	19	5%	14	14%	0	0%	24	24%	152	15.32%
60'	0	0%	47	17%	96	28%	0	0%	0	0%	38	38%	143	14.42%
Total	266		277		348		101		160		100		992	

*The following percentages of the lot mix shall be met within SF-1 PUD areas within +/- 5%

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

REVISIONS

No.	DATE	BY

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
 501 S AUSTIN AVE #1310, GEORGETOWN, TX 78626
 PHONE: 512-500-0768
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

01/12/2026

KHA PROJECT 089213636	DATE 01/09/2026
SCALE: AS SHOWN	DESIGNED BY: DDL
DRAWN BY: WPC	CHECKED BY: SFS

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 7 & 8

CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
5
OF 14