

LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IRSC IRON ROD W/CAP SET
- IP 1/2" IRON ROD W/ "KH" CAP SET
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- - - - - APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- 1/2" IRON ROD SET IN CONCRETE W/CAP "KH"
- ⊙ BLOCK IDENTIFIERS

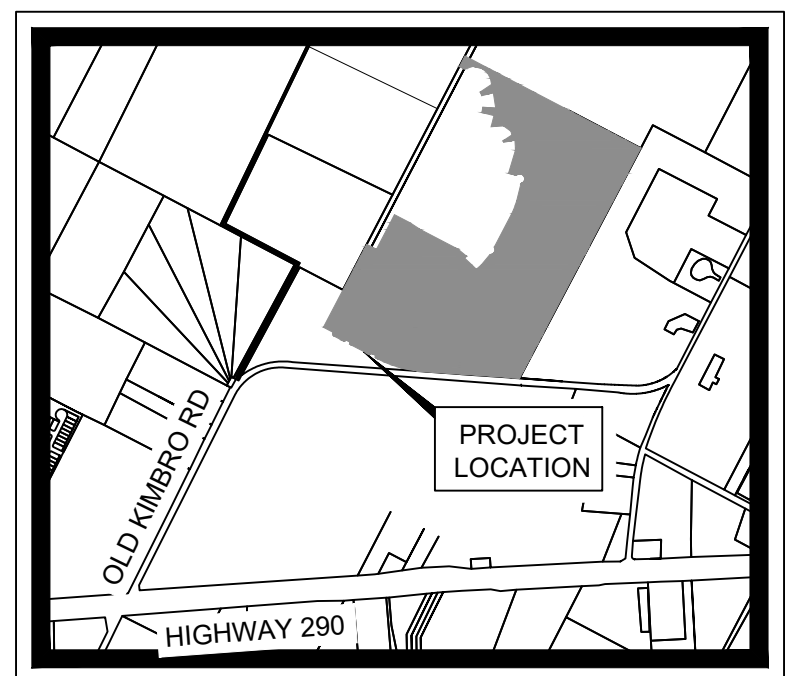
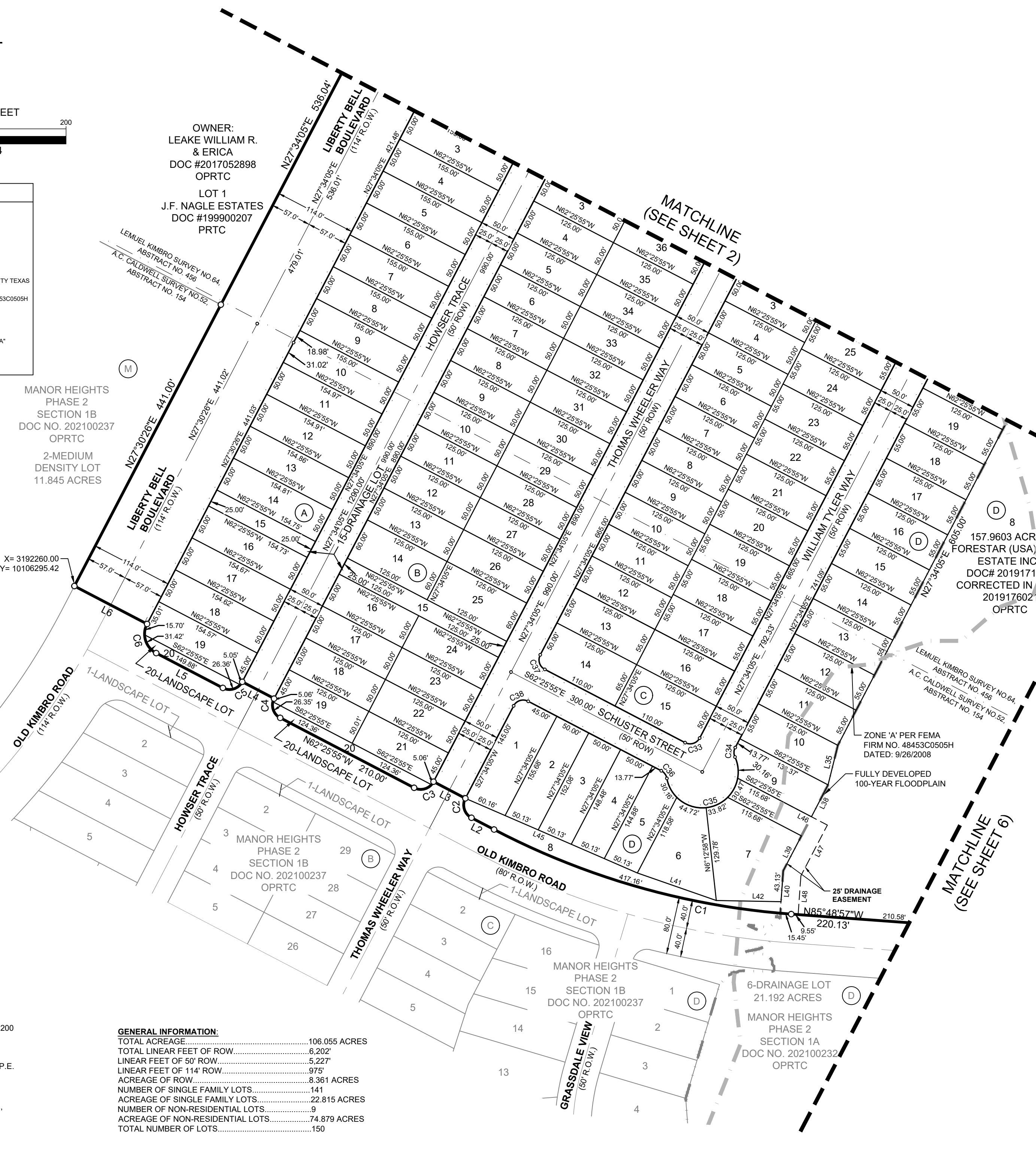
OWNER:
LEAKE WILLIAM R.
& ERICA
DOC #2017052898
OPRTC

LOT 1
J.F. NAGLE ESTATES
DOC #199900207
PRTC

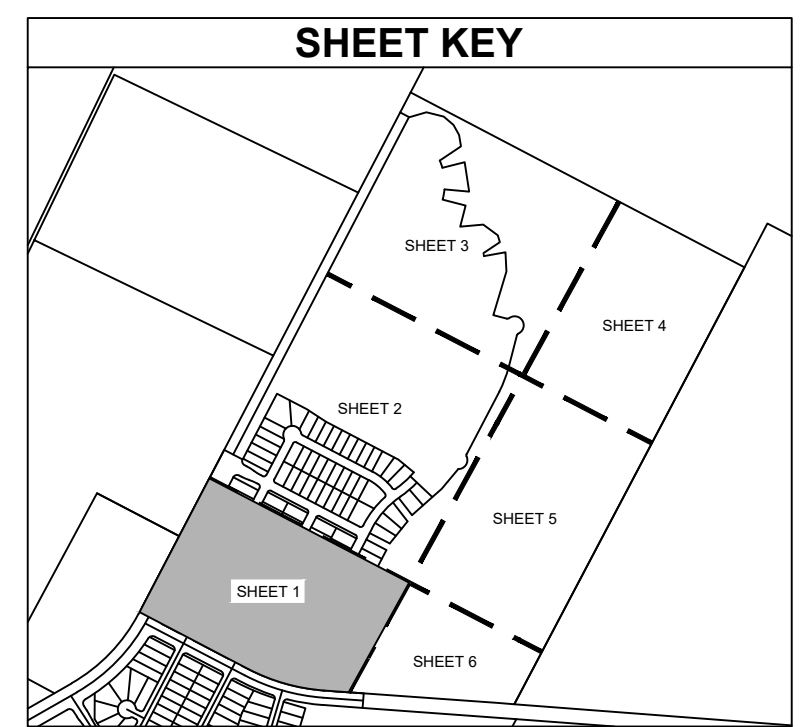
MANOR HEIGHTS
PHASE 2
SECTION 1B
DOC NO. 202100237
OPRTC

2-MEDIUM
DENSITY LOT
11.845 ACRES

X= 3192260.00
Y= 10106295.42



VICINITY MAP
SCALE: 1" = 2,000'



MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
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
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

GENERAL INFORMATION:

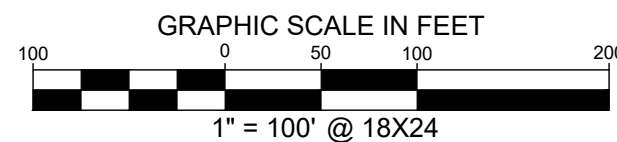
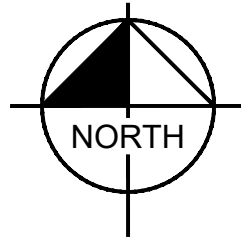
TOTAL ACREAGE.....	106.055 ACRES
TOTAL LINEAR FEET OF ROW.....	6,202'
LINEAR FEET OF 50' ROW.....	5,227'
LINEAR FEET OF 114' ROW.....	975'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	141
ACREAGE OF SINGLE FAMILY LOTS.....	22.815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.879 ACRES
TOTAL NUMBER OF LOTS.....	150

Kimley»Horn

601 NW Loop 410, Suite 350
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	02/04/2022	069255703	1 OF 8

DWG NAME: 'K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS 3-1.DWG PLOTTED BY: CURTIS, SARAH 3/29/2022 8:59 AM LAST SAVED 3/28/2022 8:56 AM



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
○	1/2" IRON ROD W/"KHA" CAP SET
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R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
---	SIDEWALK
- - - -	APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- - - -	FULLY DEVELOPED 100-YEAR FLOODPLAIN
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

OWNER:
SKY VILLAGE KIMBRO
ESTATES LLC.
DOC #2017091394
OPRTC

LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC.
DOC #2019171724
OPRTC

MANOR HEIGHTS
PHASE 3
SECTION 2
DOC NO. _____
OPRTC

157.9603 ACRES
FORESTAR (USA) REAL
ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC

OWNER:
LEAKE WILLIAM R.
& ERICA
DOC #2017052898
OPRTC

LOT 1
J.F. NAGLE ESTATES
DOC #199900207
PRTC

1/2" IRSC (KHA)
IN CONCRETE

5/8" IRF

5/8" IRF

X= 3193000.49
Y= 10107468.45

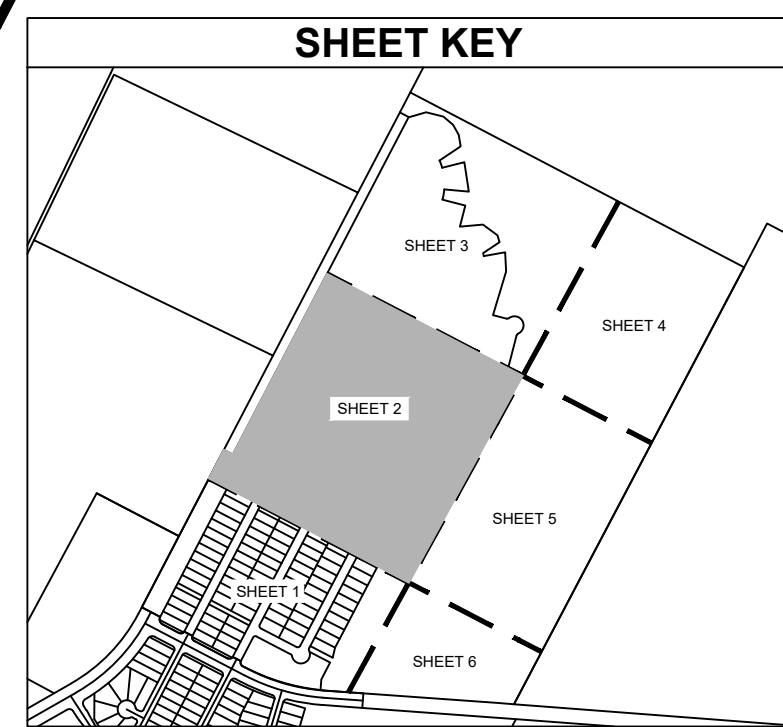
MATCHLINE
(SEE SHEET 3)

MATCHLINE
(SEE SHEET 5)

ZONE 'A' PER FEMA
FIRM NO. 48453C0505H
DATED: 9/26/2008

FULLY DEVELOPED
100-YEAR FLOODPLAIN

FULLY DEVELOPED
100-YEAR FLOODPLAIN



MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES
BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE
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SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR,
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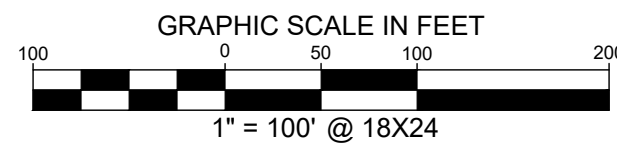
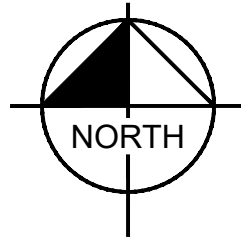
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www.kimley-horn.com

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1" = 100'	DJG	JGM	02/04/2022	069255703	2 OF 8

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□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

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LEAKE WILLIAM R.
& ERICA
DOC #2001013062TR
OPRTC
LOT 3
J.F. NAGLE ESTATES
DOC #199900207
PRTC

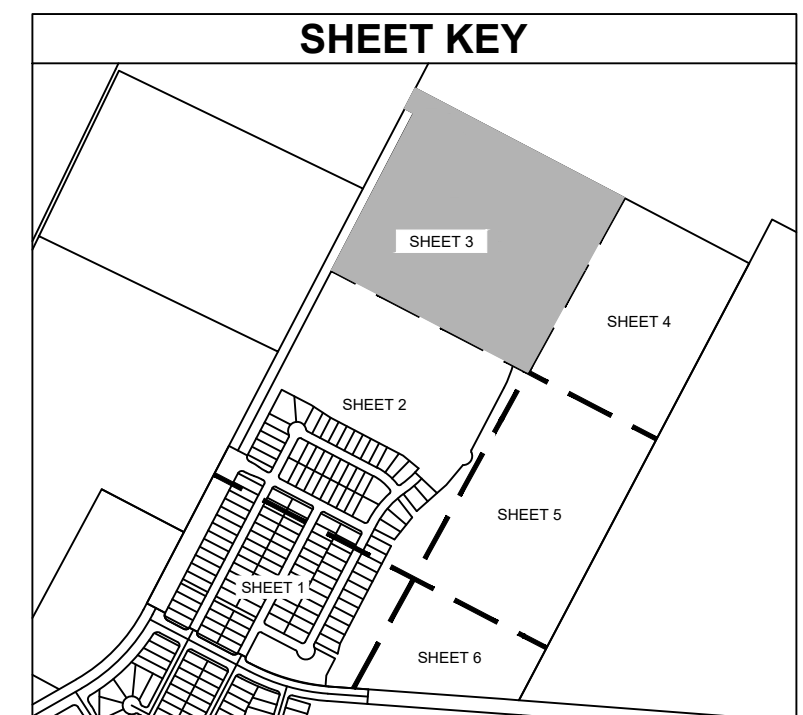
OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC.
DOC #2019171724
OPRTC

OWNER:
TIFFANY BRICK CO LP
DOC #2003150661TR
(CALLED 114.836
ACRES)

OWNER:
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ESTATES LLC.
DOC #2017091394
OPRTC
LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

MANOR HEIGHTS
PHASE 3
SECTION 2
DOC NO. _____
OPRTC
157.9603 ACRES
FORESTAR (USA) REAL
ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC

(D) 8
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ESTATE INC.,
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MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES

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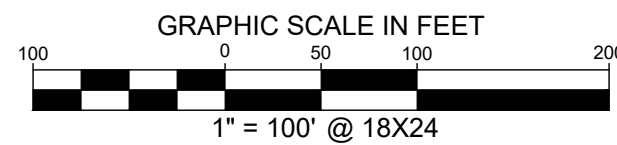
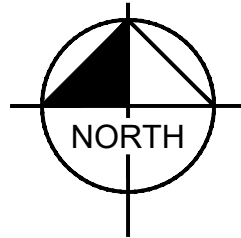
MATCHLINE
(SEE SHEET 2)

MATCHLINE
(SEE SHEET 4)

Kimley»Horn

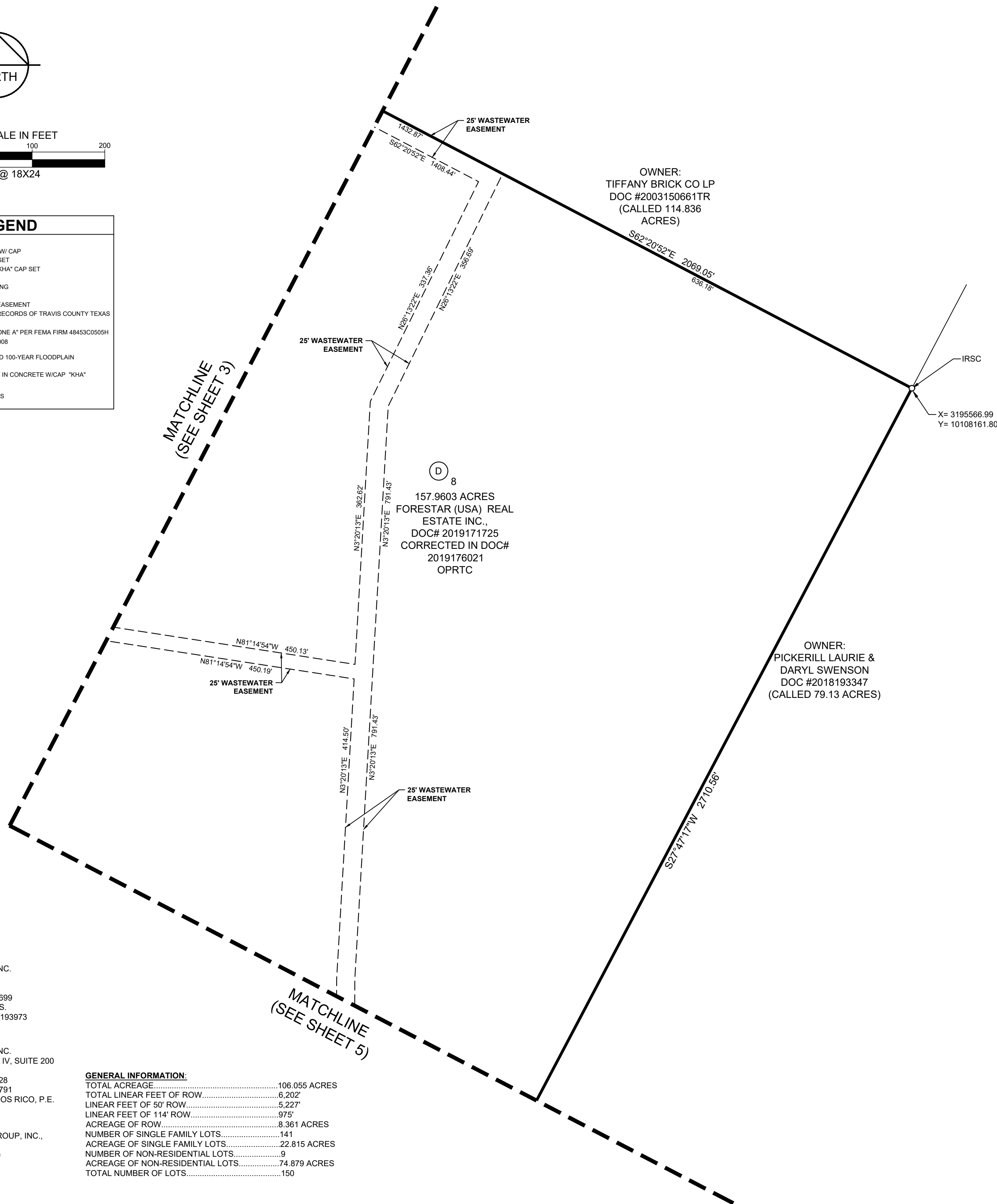
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	3 OF 8



LEGEND

IRF	IRON ROD FOUND
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IRSC	IRON ROD W/CAP SET
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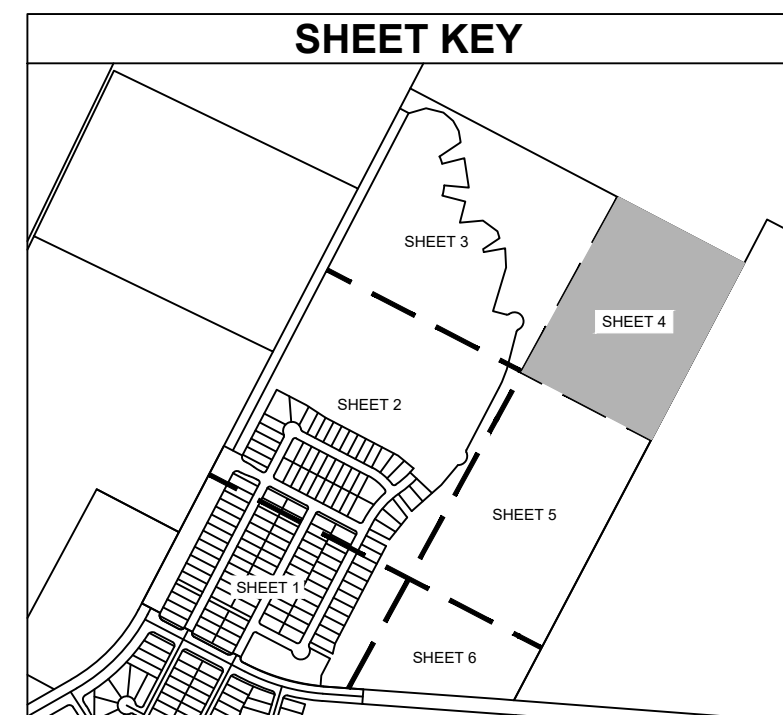
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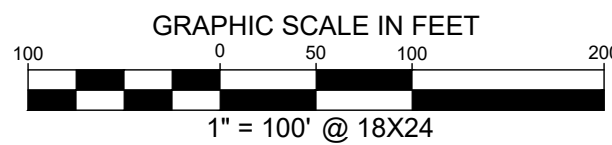
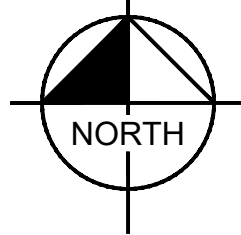
MANOR HEIGHTS PHASE 3, SECTION 1 106.055 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

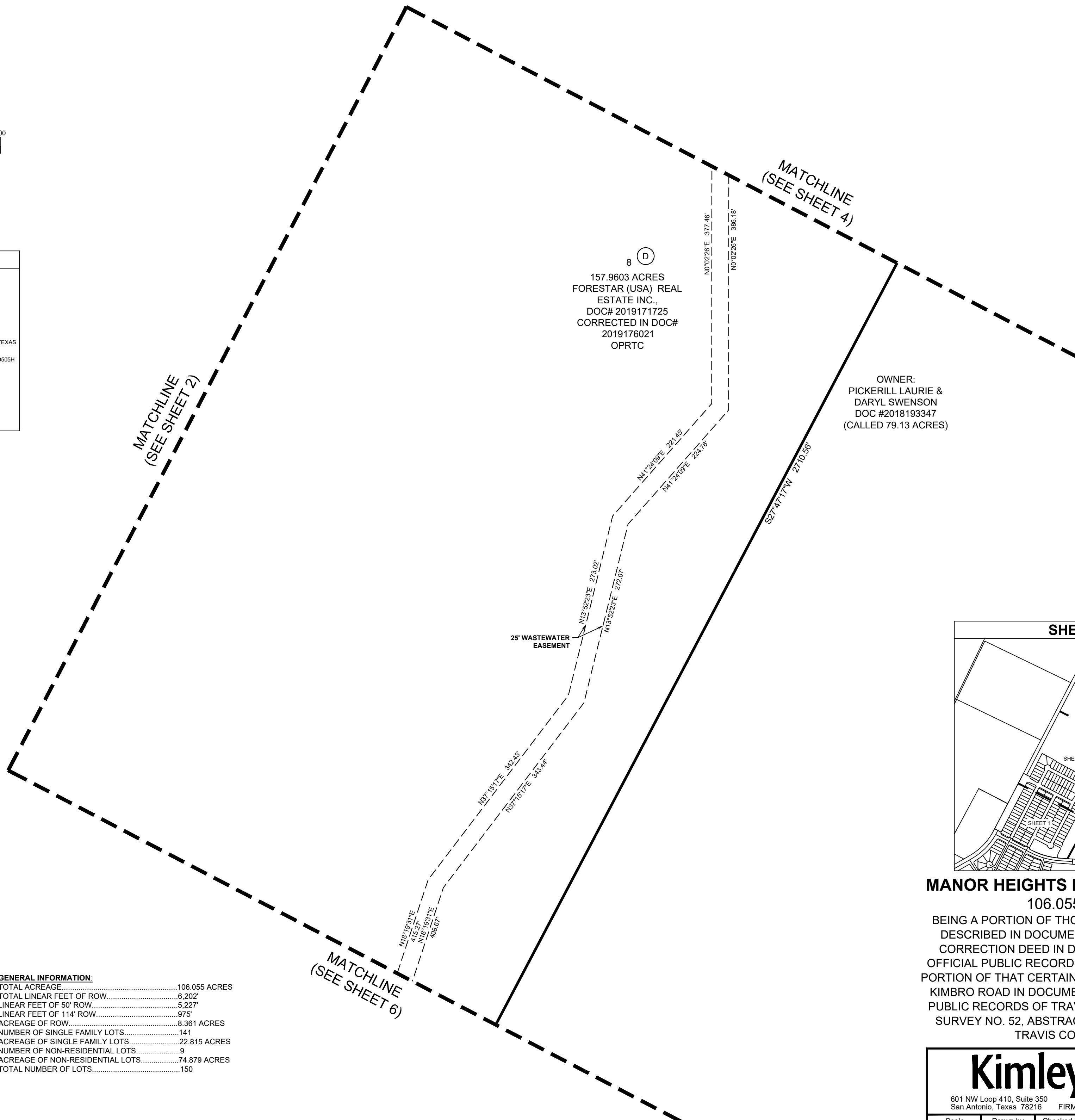
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1" = 100'	DJG	JGM	02/04/2022	069255703	4 OF 8



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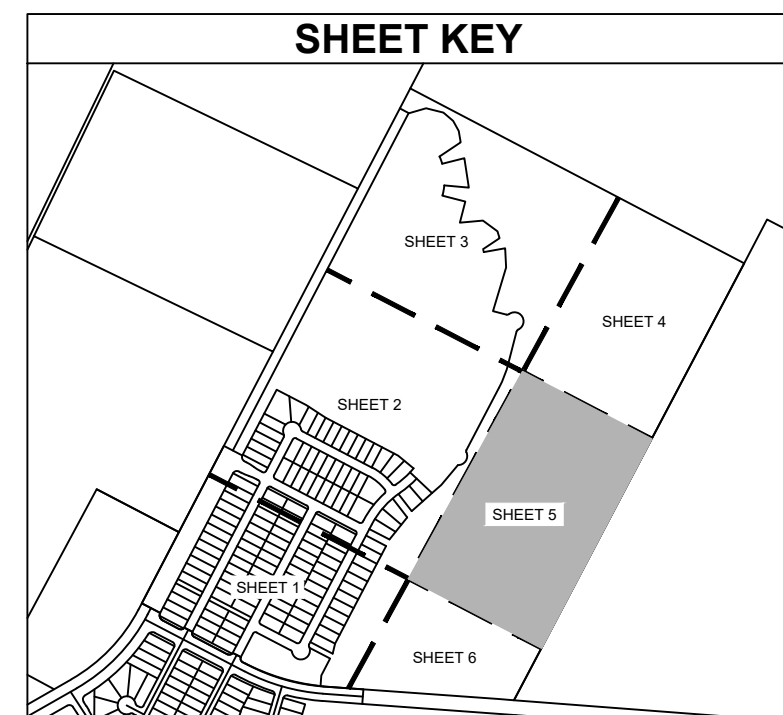


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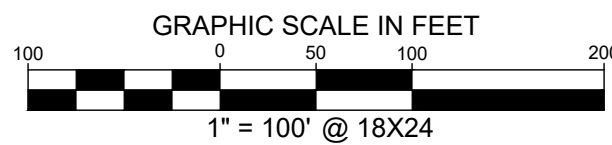
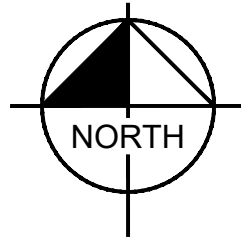
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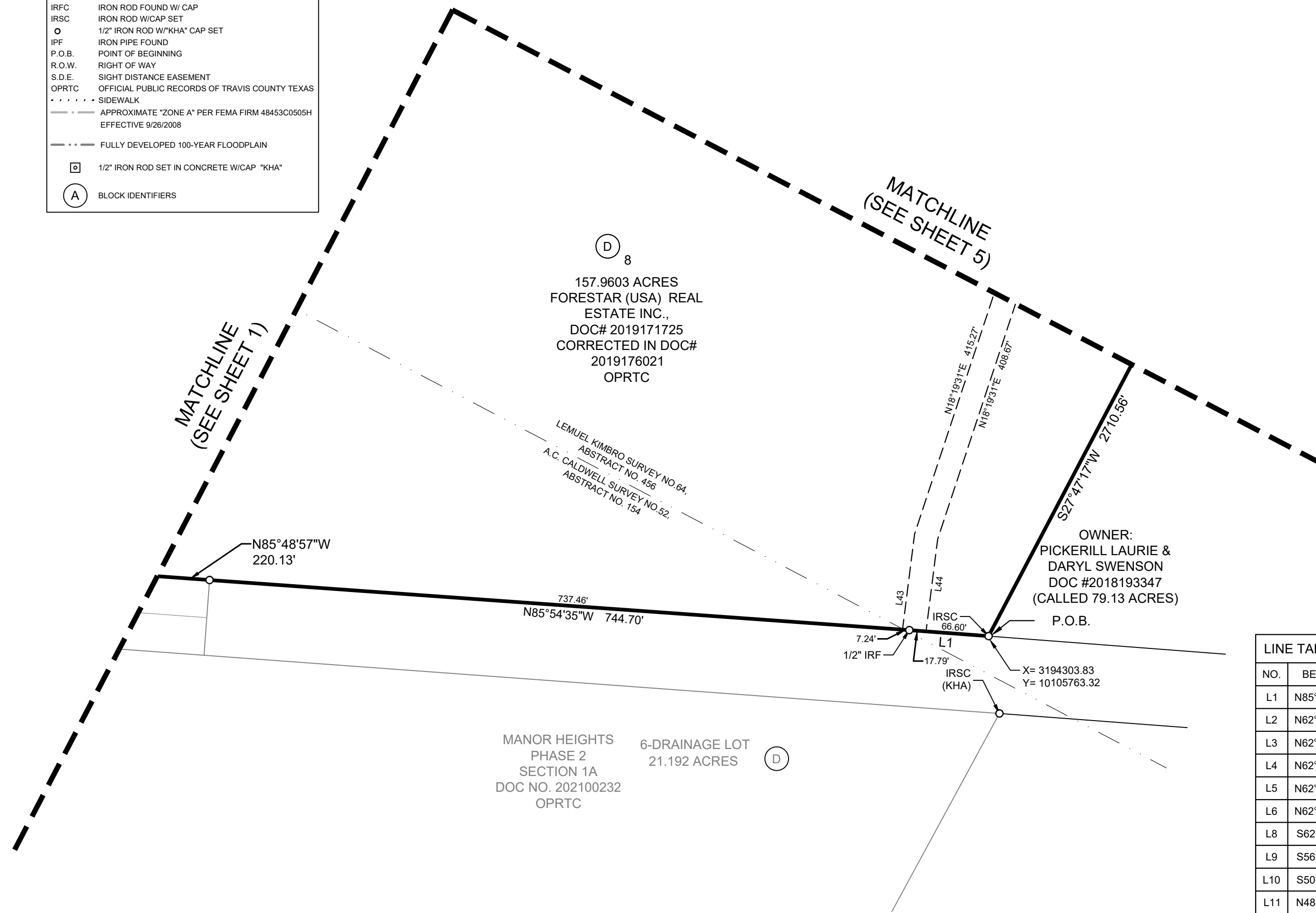
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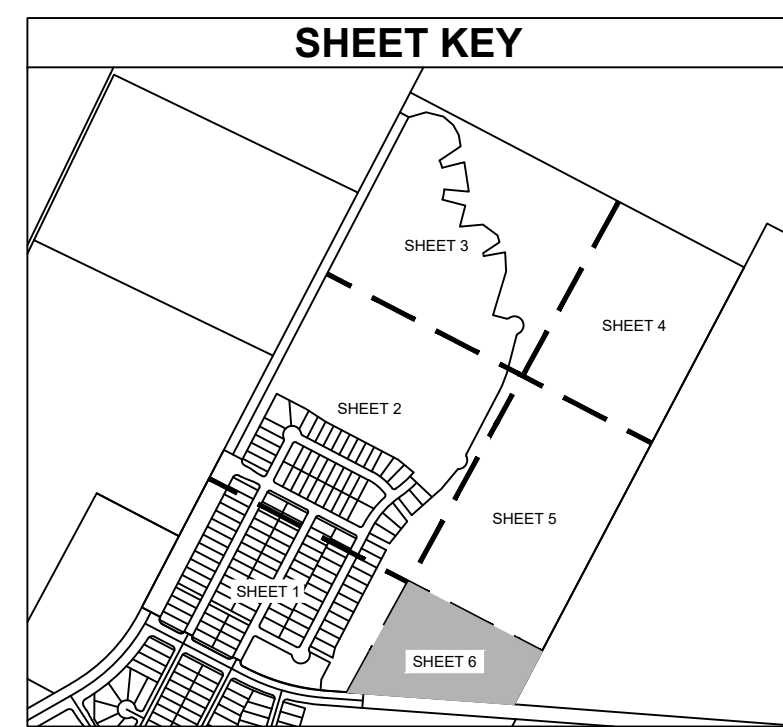


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Ⓐ	BLOCK IDENTIFIERS



CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°23'02"	1060.00'	432.61'	N74°07'26\"W	429.62'	C29	90°00'00"	15.00'	23.56'	S72°34'05\"W	21.21'
C2	90°00'00"	20.00'	31.42'	N17°25'55\"W	28.28'	C30	85°53'11"	15.00'	22.48'	N05°07'08\"E	20.44'
C3	90°00'00"	20.00'	31.42'	S72°34'05\"W	28.28'	C31	90°00'00"	15.00'	23.56'	N72°34'05\"E	21.21'
C4	90°00'00"	20.00'	31.42'	N17°25'55\"W	28.28'	C32	90°00'00"	15.00'	23.56'	N17°25'55\"W	21.21'
C5	90°00'00"	20.00'	31.42'	S72°34'05\"W	28.28'	C33	90°00'00"	15.00'	23.56'	N72°34'05\"E	21.21'
C6	89°58'58"	30.00'	47.11'	N17°26'26\"W	42.42'	C34	52°01'12"	15.00'	13.62'	S01°33'29\"W	13.16'
C7	3°32'59"	475.00'	29.43'	S41°22'30\"W	29.42'	C35	38°45'29"	50.00'	33.82'	N64°24'17\"E	33.18'
C8	116°34'23"	50.00'	101.73'	N33°50'04\"E	85.07'	C36	52°01'12"	15.00'	13.62'	N36°25'19\"W	13.16'
C9	52°01'12"	15.00'	13.62'	N01°33'29\"E	13.16'	C37	90°00'00"	15.00'	23.56'	S17°25'55\"E	21.21'
C10	13°09'09"	625.00'	143.47'	N20°59'31\"E	143.16'	C38	90°00'00"	15.00'	23.56'	S72°34'05\"W	21.21'
C11	52°01'12"	15.00'	13.62'	N40°25'32\"E	13.16'	C39	90°00'00"	15.00'	23.56'	S72°34'05\"W	21.21'
C12	194°02'25"	50.00'	169.33'	N30°35'04\"W	99.25'	C40	90°00'00"	15.00'	23.56'	N17°25'55\"W	21.21'
C13	52°01'12"	15.00'	13.62'	S78°24'20\"W	13.16'	C41	90°00'00"	15.00'	23.56'	S72°34'05\"W	21.21'
C14	16°04'35"	50.00'	14.03'	N23°12'46\"W	13.98'	C42	90°00'00"	15.00'	23.56'	N17°25'55\"W	21.21'
C15	9°22'14"	325.00'	53.15'	N09°43'49\"E	53.09'	C43	8°45'38"	300.00'	45.87'	N66°48'44\"W	45.83'
C16	12°48'20"	187.98'	42.01'	N19°48'38\"W	41.93'	C44	8°45'38"	300.00'	45.87'	S66°48'44\"E	45.83'
C20	90°24'09"	25.00'	39.45'	S17°37'57\"E	35.48'	C45	84°22'04"	25.50'	37.55'	S75°22'49\"W	34.25'
C21	8°45'38"	300.00'	45.87'	N58°03'06\"W	45.83'	C46	24°36'28"	275.00'	118.11'	S50°07'41\"E	117.20'
C22	8°45'38"	300.00'	45.87'	S58°03'06\"E	45.83'	C47	24°38'05"	325.00'	139.74'	S50°06'52\"E	138.66'
C23	90°00'00"	15.00'	23.56'	N72°34'05\"E	21.21'	C48	13°00'49"	525.00'	119.24'	N49°39'24\"E	118.99'
C24	48°30'09"	15.00'	12.70'	N03°19'01\"E	12.32'	C49	12°33'03"	475.00'	104.05'	N49°25'31\"E	103.84'
C25	40°32'43"	50.00'	35.38'	S65°17'54\"W	34.65'	C50	28°35'44"	475.00'	237.07'	S41°51'57\"W	234.61'
C26	52°01'12"	15.00'	13.62'	S36°25'19\"E	13.16'	C51	20°29'39"	525.00'	187.79'	S37°48'54\"W	186.79'
C27	86°30'08"	15.00'	22.65'	S81°02'54\"E	20.56'						
C28	90°00'00"	15.00'	23.56'	S17°25'55\"E	21.21'						

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°38'46\"W	84.38'	L26	N10°01'41\"W	62.95'
L2	N62°25'55\"W	35.45'	L27	N28°39'06\"W	63.56'
L3	N62°25'55\"W	50.00'	L28	N49°35'26\"W	70.81'
L4	N62°25'55\"W	50.00'	L29	N75°55'00\"W	97.58'
L5	N62°25'55\"W	104.53'	L30	S73°30'03\"W	97.58'
L6	N62°26'57\"W	114.00'	L31	N62°26'32\"W	56.90'
L8	S62°25'55\"E	114.00'	L32	N27°33'28\"E	124.35'
L9	S56°45'49\"E	126.56'	L33	S62°25'55\"E	12.99'
L10	S50°24'00\"E	110.66'	L34	S62°25'55\"E	10.45'
L11	N48°32'15\"E	67.42'	L35	N13°54'04\"E	56.60'
L12	N75°35'04\"W	76.95'	L36	N62°25'55\"W	10.45'
L13	N02°46'19\"W	105.59'	L37	N62°26'09\"W	12.67'
L14	S79°59'57\"W	123.83'	L38	S27°34'05\"W	50.00'
L15	N56°08'09\"E	115.62'	L39	S27°34'05\"W	54.74'
L16	N16°08'29\"W	38.98'	L40	N04°05'25\"E	59.13'
L17	N53°32'59\"W	99.32'	L41	S70°46'22\"E	116.20'
L18	S84°44'51\"W	127.43'	L42	S88°54'18\"E	90.02'
L19	N14°24'56\"E	120.00'	L43	N07°10'59\"E	102.39'
L20	N75°35'04\"W	130.00'	L44	N07°10'59\"E	98.68'
L21	N14°24'56\"E	3.70'	L45	S66°33'01\"E	260.67'
L22	S84°57'18\"E	136.15'	L46	S62°25'55\"E	140.68'
L23	N08°48'51\"W	163.90'	L47	S27°34'05\"W	79.54'
L24	S75°39'03\"W	125.95'	L48	S04°05'25\"W	54.08'
L25	N56°03'48\"E	140.41'			



MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES
 BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 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	02/04/2022	069255703	6 OF 8

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 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
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
 FORESTAR (USA) REAL ESTATE GROUP, INC.,
 A DELAWARE CORPORATION
 10700 PECAN PARK BLVD. STE. 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT

GENERAL INFORMATION:

TOTAL ACREAGE.....	106.055 ACRES
TOTAL LINEAR FEET OF ROW.....	6,202'
LINEAR FEET OF 50' ROW.....	5,227'
LINEAR FEET OF 114' ROW.....	975'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	141
ACREAGE OF SINGLE FAMILY LOTS.....	22.815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.879 ACRES
TOTAL NUMBER OF LOTS.....	150

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 106.055 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 3.469 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, 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 "MANOR HEIGHTS PHASE 3, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 106.055 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "MANOR HEIGHTS PHASE 3, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, ____.

BY: _____
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750

THE STATE OF _____ §
COUNTY OF _____ §

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 _____
THE STATE OF _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, 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 COTTONWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

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
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. 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 GOVERNING BODY OR UTILITY COMPANY.
- 4. 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.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
- 9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 10. 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.
- 11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 3 SECTION 1 FINAL PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 10'
SIDE YARD - 5'
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
- 16. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS ("THE HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 AS AMENDED (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT UPON TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 17. LOT 15, BLOCK A, DRAINAGE LOT, AND LOT 15, BLOCK B, DRAINAGE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS.
- 18. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: _____ ATTEST: _____

JULIE LEONARD, 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 _____, ____.

APPROVED: _____ ATTEST: _____

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

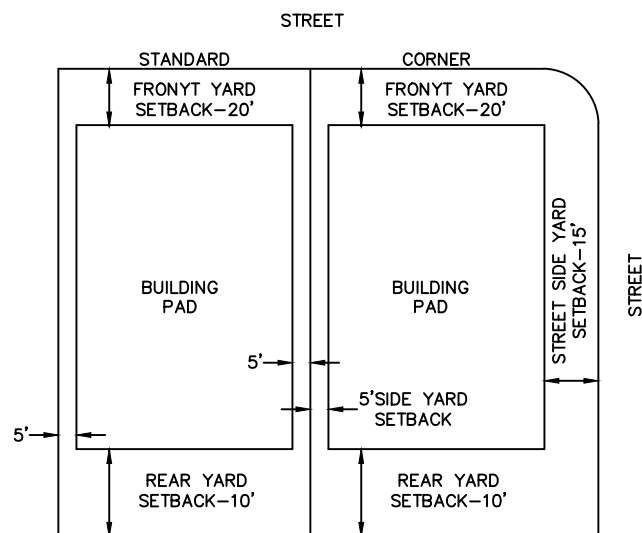
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, REBECCA GUERRERO, 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 _____, ____ 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 _____, ____.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
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.
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AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

**MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES**

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com
Scale: N/A Drawn by: DJG Checked by: JGM Date: 02/04/2022 Project No.: 069255703 Sheet No.: 7 OF 8

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

BEING a 106.055 acre (4,619,755 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and being a portion of a called 157.9603 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017180865 of the Official Public Records of Travis County, also being a portion of a called 90.0886 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017194263 of the Official Public Records of Travis County; also being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the northerly right-of-way line of said Old Kimbro Road marking the southwestern-most corner of a called 75.163 acre tract of land described in instrument to Swenson Don Ray recorded in Document No. 2016191634 of the Official Public Records of Travis County;

THENCE, along the northerly right-of-way line of said Old Kimbro Road, the following fifteen (15) courses and distances:

1. North 85°38'46" West, 84.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 85°54'35" West, 744.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 85°48'57" West, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. in a northwesterly direction, along a tangent curve to the right, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of North 74°07'26" West, 429.62 feet, and a total arc length of 432.61 feet to a point for corner of tangency;
5. North 62°25'55" West, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. in a northwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 17°25'55" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
7. North 62°25'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 72°34'05" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
9. North 62°25'55" West, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. in a northwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 17°25'55" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
11. North 62°25'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 72°34'05" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
13. North 62°25'55" West, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. in a northwesterly direction, along a tangent curve to the right, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of North 17°26'26" West, 42.42 feet, and a total arc length of 47.11 feet to a point of tangency;
15. North 62°26'57" West, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, North 27°30'26" East, 441.00 feet to a 5/8-inch iron rod found marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, North 27°34'05" East, 536.04 feet along the easterly boundary line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing from said Lot 1 and crossing said 157.9603 acre tract, the following forty-two (42) courses and distances:

1. South 62°25'55" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°34'05" East, 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 62°25'55" East, 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 56°45'49" East, 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 62°25'55" East, 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 50°24'00" East, 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 3°32'59", a radius of 475.00 feet, a chord bearing and distance of South 41°22'30" West, 29.42 feet, and a total arc length of 29.43 feet to a point of tangency;
8. South 46°51'01" East, 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 48°32'15" East, 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 39°56'34" East, 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. in a northeasterly direction, along a non-tangent curve to the left, a central angle of 116°34'23", a radius of 50.00 feet, a chord bearing and distance of North 33°50'04" East, 85.07 feet, and a total arc length of 101.73 feet to a point of tangency;
12. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 1°33'29" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
13. North 27°34'05" East, 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 13°09'09", a radius of 625.00 feet, a chord bearing and distance of North 20°59'31" East, 143.16 feet, and a total arc length of 143.47 feet to a point of tangency;
15. North 14°24'56" East, 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. in a northeasterly direction, along a tangent curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 40°25'32" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
17. in a northwesterly direction, along a tangent reverse curve to the left, a central angle of 194°02'25", a radius of 50.00 feet, a chord bearing and distance of North 30°35'04" West, 99.25 feet, and a total arc length of 169.33 feet to a point of tangency;
18. in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of South 78°24'20" West, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
19. North 75°35'04" West, 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. North 16°50'50" East, 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. North 2°46'19" West, 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 79°59'57" West, 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 16°04'35", a radius of 50.00 feet, a chord bearing and distance of North 23°12'46" West, 13.98 feet, and a total arc length of 14.03 feet to a point of tangency;
24. North 56°08'09" East, 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. North 16°08'29" West, 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
26. North 53°32'59" West, 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. South 84°44'51" West, 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. North 14°24'56" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
29. North 75°35'04" West, 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
30. North 14°24'56" East, 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. in a northeasterly direction, along a tangent curve to the left, a central angle of 9°22'14", a radius of 325.00 feet, a chord bearing and distance of North 9°43'49" East, 53.09 feet, and a total arc length of 53.15 feet to a point of tangency;
32. South 84°57'18" East, 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
33. North 8°48'51" West, 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
34. South 75°39'03" West, 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
35. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 12°48'20", a radius of 187.98 feet, a chord bearing and distance of North 19°48'38" West, 41.93 feet, and a total arc length of 42.01 feet to a point of tangency;
36. North 56°03'48" East, 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
37. North 10°01'41" West, 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
38. North 28°39'06" West, 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
39. North 49°35'26" West, 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
40. North 75°55'00" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
41. South 73°30'03" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
42. North 62°26'32" West, 56.90 feet to a 1/2-inch iron with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 3 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, North 27°33'28" East, 124.35 feet along the southeasterly boundary line of said Lot 3 and the southwest most corner of a called 114.836 acre tract of land described in instrument to Tiffany Brick Co, LP, recorded in Document No. 2003150661TR of the Official Public Records of Travis County, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

THENCE, South 62°20'52" East, 2069.05 feet, departing the easterly line of said Lot 3 of the J.F Nagle Estates and along the southerly boundary line of a called 114.836 acre tract of land, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

THENCE, South 27°47'17" West, 2710.56 feet and along the westerly boundary line of a called 79.13 acres tract of land described in instrument to Laurie Pickerrill and Daryl Swenson recorded in Document No. 2018193347 of the Official Public Records of Travis County and to the northerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 106.055 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1 - LANDSCAPE	0.089	3,875
BLOCK A LOT 2	0.196	8,525
BLOCK A LOT 3	0.178	7,750
BLOCK A LOT 4	0.178	7,750
BLOCK A LOT 5	0.178	7,750
BLOCK A LOT 6	0.178	7,750
BLOCK A LOT 7	0.178	7,750
BLOCK A LOT 8	0.178	7,750
BLOCK A LOT 9	0.178	7,750
BLOCK A LOT 10	0.178	7,749
BLOCK A LOT 11	0.178	7,747
BLOCK A LOT 12	0.178	7,744
BLOCK A LOT 13	0.178	7,742
BLOCK A LOT 14	0.178	7,739
BLOCK A LOT 15 - DRAINAGE	0.089	3,869
BLOCK A LOT 16	0.178	7,735
BLOCK A LOT 17	0.178	7,732
BLOCK A LOT 18	0.177	7,730
BLOCK A LOT 19	0.177	7,707
BLOCK A LOT 20 - LANDSCAPE	0.047	2,060
BLOCK B LOT 1 - LANDSCAPE	0.084	3,653
BLOCK B LOT 2	0.172	7,500
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK B LOT 9	0.143	6,250
BLOCK B LOT 10	0.143	6,250
BLOCK B LOT 11	0.143	6,250
BLOCK B LOT 12	0.143	6,250
BLOCK B LOT 13	0.143	6,250
BLOCK B LOT 14	0.172	7,500
BLOCK B LOT 15 - DRAINAGE	0.143	6,250
BLOCK B LOT 16	0.143	6,250
BLOCK B LOT 17	0.143	6,250
BLOCK B LOT 18	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 19	0.143	6,250
BLOCK B LOT 20 - LANDSCAPE	0.082	3,578
BLOCK B LOT 21	0.143	6,250
BLOCK B LOT 22	0.143	6,250
BLOCK B LOT 23	0.143	6,250
BLOCK B LOT 24	0.143	6,250
BLOCK B LOT 25	0.172	7,500
BLOCK B LOT 26	0.143	6,250
BLOCK B LOT 27	0.143	6,250
BLOCK B LOT 28	0.143	6,250
BLOCK B LOT 29	0.143	6,250
BLOCK B LOT 30	0.143	6,250
BLOCK B LOT 31	0.143	6,250
BLOCK B LOT 32	0.143	6,250
BLOCK B LOT 33	0.143	6,250
BLOCK B LOT 34	0.143	6,250
BLOCK B LOT 35	0.143	6,250
BLOCK B LOT 36	0.143	6,250
BLOCK B LOT 37	0.172	7,500
BLOCK C LOT 1 - LANDSCAPE	0.084	3,653
BLOCK C LOT 2	0.172	7,500
BLOCK C LOT 3	0.143	6,250
BLOCK C LOT 4	0.143	6,250
BLOCK C LOT 5	0.143	6,250
BLOCK C LOT 6	0.143	6,250
BLOCK C LOT 7	0.143	6,250
BLOCK C LOT 8	0.143	6,250
BLOCK C LOT 9	0.143	6,250
BLOCK C LOT 10	0.143	6,250
BLOCK C LOT 11	0.143	6,250
BLOCK C LOT 12	0.143	6,250
BLOCK C LOT 13	0.158	6,875
BLOCK C LOT 14	0.185	8,077
BLOCK C LOT 15	0.185	8,077
BLOCK C LOT 16	0.158	6,875
BLOCK C LOT 17	0.158	6,875
BLOCK C LOT 18	0.158	6,875
BLOCK C LOT 19	0.158	6,875

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 20	0.158	6,875
BLOCK C LOT 21	0.158	6,875
BLOCK C LOT 22	0.158	6,875
BLOCK C LOT 23	0.158	6,875
BLOCK C LOT 24	0.158	6,875
BLOCK C LOT 25	0.158	6,875
BLOCK C LOT 26	0.187	8,125
BLOCK D LOT 1	0.216	9,422
BLOCK D LOT 2	0.177	7,694
BLOCK D LOT 3	0.172	7,514
BLOCK D LOT 4	0.168	7,334
BLOCK D LOT 5	0.155	6,741
BLOCK D LOT 6	0.211	9,204
BLOCK D LOT 7	0.308	13,417
BLOCK D LOT 8 - DRAINAGE	74.022	3,224,379
BLOCK D LOT 9	0.149	6,506
BLOCK D LOT 10	0.166	7,243
BLOCK D LOT 11	0.158	6,875
BLOCK D LOT 12	0.158	6,875
BLOCK D LOT 13	0.158	6,875
BLOCK D LOT 14	0.158	6,875
BLOCK D LOT 15	0.158	6,875
BLOCK D LOT 16	0.158	6,875
BLOCK D LOT 17	0.158	6,875
BLOCK D LOT 18	0.158	6,875
BLOCK D LOT 19	0.158	6,875
BLOCK D LOT 20	0.158	6,875
BLOCK D LOT 21	0.158	6,875
BLOCK D LOT 22	0.173	7,538
BLOCK D LOT 23	0.189	8,212
BLOCK D LOT 24	0.201	8,744
BLOCK D LOT 25	0.206	8,968
BLOCK D LOT 26	0.163	7,087
BLOCK E LOT 1	0.171	7,452
BLOCK E LOT 2	0.143	6,250
BLOCK E LOT 3	0.143	6,250
BLOCK E LOT 4	0.143	6,250
BLOCK E LOT 5	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 6	0.143	6,250
BLOCK E LOT 7	0.143	6,250
BLOCK E LOT 8	0.143	6,250
BLOCK E LOT 9	0.143	6,250
BLOCK E LOT 10	0.265	11,547
BLOCK E LOT 11	0.304	13,224
BLOCK E LOT 12	0.143	6,250
BLOCK E LOT 13	0.143	6,250
BLOCK E LOT 14	0.143	6,250
BLOCK E LOT 15	0.143	6,250
BLOCK E LOT 16	0.143	6,250
BLOCK E LOT 17	0.143	6,250
BLOCK E LOT 18	0.143	6,250
BLOCK E LOT 19	0.143	6,250
BLOCK E LOT 20	0.171	7,452
BLOCK F LOT 1 - LANDSCAPE	0.107	4,656
BLOCK F LOT 2	0.178	7,750
BLOCK F LOT 3	0.178	7,750
BLOCK F LOT 4	0.178	7,750
BLOCK F LOT 5	0.178	7,733
BLOCK F LOT 6	0.170	7,402
BLOCK F LOT 7	0.408	17,774
BLOCK F LOT 8	0.225	9,790
BLOCK F LOT 9	0.176	7,668
BLOCK F LOT 10	0.146	6,374
BLOCK F LOT 11	0.143	6,250
BLOCK F LOT 12	0.143	6,250
BLOCK F LOT 13	0.143	6,250
BLOCK F LOT 14	0.143	6,250
BLOCK F LOT 15	0.143	6,250
BLOCK F LOT 16	0.143	6,250
BLOCK F LOT 17	0.143	6,250
BLOCK F LOT 18	0.185	8,076
BLOCK F LOT 19	0.182	7,943
BLOCK F LOT 20	0.208	9,072
OVERALL BOUNDARY	106.055	4,619,755
ROW	8.361	364,225

MANOR HEIGHTS PHASE 3, SECTION 1 106.055 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
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
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	02/04/2022	069255703	8 OF 8