



MANOR HEIGHTS
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 17, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”).

On November 7, 2018, the City passed and approved Resolution No. 2018-10 authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. On October 7, 2020, the City authorized additional land to be included within the District pursuant to Resolution No. 2020-11. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 602.9 acres located within the City.

On May 5, 2021 the City Council approved Ordinance No. 609 which approved the SAP for the District and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District. The SAP also set forth the costs of the Authorized Improvements, the indebtedness to be incurred for such Authorized Improvements, and the manner of assessing the property in the District for the costs of such Authorized Improvements based on the benefit provided to the Assessed Property.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the 2022 Annual Service Plan Update. This 2022 Annual Service Plan Update also updates the Assessment Rolls for 2022.

PARCEL SUBDIVISION

Improvement Area #1

The final plat of Manor Heights South Phase 1 Section 1 attached hereto as **Exhibit B-1**, was filed and recorded with the County on January 5, 2021 and consists of 186 single-family residential lots and 5 non-benefitted lots.

The final plat of Manor Heights South Phase 1 Section 2 attached hereto as **Exhibit B-2**, was filed and recorded with the County on March 29, 2021 and consists of 78 single-family residential lots and 4 non-benefitted lots. An amendment to the Manor Heights South Phase 1 Section 2 plat amending Lots 76, 91 and 92 Block A and Lots 10 and 11 Block C, attached hereto as **Exhibit B-3**, was filed and recorded with the County on January 31, 2022.

Improvement Area #2

The final plat of Manor Heights Phase 2 Section 1A, attached hereto as **Exhibit B-4**, was filed and recorded with the County on September 28, 2021 and consists of 113 single-family residential lots and 4 non-benefitted lots. An amendment to the Manor Heights Phase 2, Section 1A plat amending Lots 13-17 Block B, attached hereto as **Exhibit B-5**, was filed and recorded with the County on January 31, 2022.

The final plat of Manor Heights Phase 2 Section 1B, attached hereto as **Exhibit B-6**, was filed and recorded with the County on October 1, 2021 and consists of 47 single-family residential lots, 1 multifamily lot and 5 non-benefitted lots.

The final plat of Manor Heights Phase 2 Section 2, attached hereto as **Exhibit B-7**, was filed and recorded with the County on September 22, 2021 and consists of 91 single-family residential lots and 3 non-benefitted lots.

Major Improvement Area

There have been no recorded plats in the Major Improvement Area.

LOT AND HOME SALES UPDATE

Improvement Area #1

Per the Quarterly Report dated March 31, 2022, all lots were closed with Continental Homes of Texas. With Continental Homes of Texas, 25 homes are under construction, 20 completed homes

are not under contract with end users, 83 homes are under contract with end-users and 48 homes have been delivered to end-users. All homes in Improvement Area #1 are expected to be completed by the April 2022.

See **Exhibit D** for Homebuyer Disclosures.

Improvement Area #2

Per the Quarterly Report dated March 31, 2022, 19 lots are owned by the Developer, 96 lots have been closed with Richmond American Homes of Texas, 44 Lots are under contract with Richmond American Homes of Texas and 92 Homes are under contract with Continental Homes of Texas.

With Richmond American Homes of Texas, 11 homes are under construction, 6 homes are under contract with end-users and no homes have been delivered to end-users. All homes in Improvement Area #2 are expected to be completed by October 2022.

See **Exhibit D** for Homebuyer Disclosures.

Major Improvement Area

Per the Quarterly Report dated March 31, 2022, 52 Lots are under contract with Continental Homes of Texas. No homes are under construction. All homes in the Major Improvement Area are expected to be completed by the first quarter of 2029.

See **Exhibit D** for Homebuyer Disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Quarterly Report dated March 31, 2022, intract construction has been completed for Phase 1-1 and Phase 1-2 which make up Improvement Area #1. Substantial completion was achieved May 26, 2021, with initial home closings from Continental Homes of Texas, L.P. in October 2021, as projected.

Improvement Area #1			
	Budget	Spent to Date ¹	Percent Complete
<i>Major Improvements</i>			
Wastewater Treatment Plant Phase 1	\$ 799,086.55	\$ 770,436.34	96%
Roadway	486,270.45	228,160.31	47%
Kimbrow ROW Acquisition	7,389.75	0.00	0%
Soft Costs	193,912.01	0.00	0%
	\$ 1,486,658.76	\$ 998,596.65	67%
<i>Improvement Area #1 Improvements</i>			
Water	\$ 877,624.00	\$ 729,678.60	83%
Wastewater	761,450.00	661,905.00	87%
Drainage	1,147,364.00	1,032,627.60	90%
Roadway	3,462,804.75	2,220,170.22	64%
Trails	59,850.00	53,865.00	90%
Soft Costs	163,600.00	184,393.80	113%
	\$ 6,472,692.75	\$ 4,882,640.22	75%
Total	\$ 7,959,351.51	\$ 5,881,236.87	74%

Notes:

¹ Per quarterly report dated March 31, 2022

Improvement Area #2

Per the Quarterly Report dated March 31, 2022, Intract Phase 2-1A, Phase 2-1B, and Phase 2-2, which make up Improvement Area #2, have an anticipated substantial completion date of 5/27/22. Lots went under contract with Continental Homes of Texas, L.P. and Richmond American Homes of Texas, Inc. in August and September 2021.

Improvement Area #2			
	Budget	Spent to Date ¹	Percent Complete
<i>Major Improvements</i>			
Wastewater Treatment Plant Phase 1	\$ 763,720.28	\$ 736,338.08	96%
Roadway	464,748.91	218,062.30	47%
Kimbro ROW Acquisition	7,062.69	0.00	0%
Soft Costs	185,329.78	0.00	0%
	\$ 1,420,861.66	\$ 954,400.38	67%
<i>Improvement Area #2 Improvements</i>			
Water	\$ 895,023.00	\$ 272,214.00	30%
Wastewater	1,119,316.00	369,184.50	33%
Drainage	1,164,737.00	187,071.30	16%
Roadway	4,889,701.55	785,953.18	16%
Trails	0.00	0.00	
Soft Costs	320,400.00	97,200.00	30%
	\$ 8,389,177.55	\$ 1,711,622.98	20%
Total	\$ 9,810,039.21	\$ 2,666,023.36	27%

Notes:

¹ Per quarterly report dated March 31, 2022

Major Improvement Area

Per the Quarterly Report dated March 31, 2022, Phase 3 has started construction as of June 2021, with an anticipated completion date of July 2022. Remaining phases are expected to be substantially complete by the middle of 2023. City of Manor is managing the construction of the Wastewater Treatment Plant Phase 1 and paying for improvements through the PID bond proceeds. Roadway, Kimbro ROW Acquisition, and Soft Costs for the Major Improvement Area will be completed alongside Phase 4.

Major Improvement Area			
	Budget	Spent to Date ¹	Percent Complete
<i>Major Improvements</i>			
Wastewater Treatment Plant Phase 1	\$ 3,557,090.67	\$ 3,426,614.08	96%
Roadway	2,164,606.65	1,015,642.40	47%
Kimbro ROW Acquisition	32,895.06	0.00	0%
Soft Costs	863,188.86	0.00	0%
	\$ 6,617,781.23	\$ 4,442,256.48	67%

Notes:

¹ Per quarterly report dated March 31, 2022

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$3,735,155.96.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$3,569,844.04.

Major Improvement Area

The Major Improvement Area has an outstanding Assessment of \$8,080,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

Improvement Area #1

- **IA#1-2 Bond – Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #1 is \$211,262.57.
- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the Improvement Area #1-2 Project Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest for Improvement Area #1 of \$18,675.78.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$14,523.06.

Due January 31, 2023		
Improvement Area #1		
Principal	\$	76,697.25
Interest	\$	134,565.32
Additional Interest	\$	18,675.78
Annual Collection Costs	\$	14,523.06
Total Annual Installment	\$	244,461.41

Annual Collection Costs Breakdown Improvement Area #1	
Administration	\$ 11,777.53
City Auditor	641.48
Filing Fees	256.59
County Collection	51.32
Miscellaneous	256.59
PID Trustee Fees (UMB)	1,539.55
Total Annual Collection Costs	\$ 14,523.06

See **Exhibit C-1** for the debt service schedule for the Improvement Area #1-2 PID Bonds as shown in the Limited Offering Memorandum.

Improvement Area #2

- **IA#2 Bond – Principal and Interest** – The total principal and interest required for the Annual Installment for Improvement Area #2 is \$201,912.43.
- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the Improvement Area #1-2 Project Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest for Improvement Area #2 of \$17,849.22.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #2 is \$13,880.30.

Due January 31, 2023 Improvement Area #2	
Principal	\$ 73,302.75
Interest	\$ 128,609.68
Additional Interest	\$ 17,849.22
Annual Collection Costs	\$ 13,880.30
Total Annual Installment	\$ 233,641.95

Annual Collection Costs Breakdown Improvement Area #2		
Administration	\$	11,256.29
City Auditor		613.09
Filing Fees		245.23
County Collection		49.05
Miscellaneous		245.23
PID Trustee Fees (UMB)		1,471.41
Total Annual Collection Costs	\$	13,880.30

See **Exhibit C-1** for the debt service schedule for the Improvement Area #1-2 PID Bonds as shown in the Limited Offering Memorandum.

Major Improvement Area

- **MIA Bond – Principal and Interest** – The total principal and interest required for the Annual Installment is \$483,318.76.
- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the Major Improvement Area Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest for the Major Improvement Area of \$40,400.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the Major Improvement Area is \$28,196.64.

Due January 31, 2023		
Major Improvement Area		
Principal	\$	150,000.00
Interest	\$	333,318.76
Additional Interest	\$	40,400.00
Annual Collection Costs	\$	28,196.64
Total Annual Installment	\$	551,915.40

Annual Collection Costs Breakdown Major Improvement Area		
Administration	\$	22,866.18
City Auditor		1,245.43
Filing Fees		498.17
County Collection		99.63
Miscellaneous		498.17
PID Trustee Fees (UMB)		2,989.04
Total Annual Collection Costs	\$	28,196.64

See **Exhibit C-2** for the debt service schedule for the Major Improvement Area PID Bonds as shown in the Limited Offering Memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No full prepayments have occurred within Improvement Area #1.

Improvement Area #2

No full prepayments have occurred within Improvement Area #1.

Major Improvement Area

No full prepayments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial prepayments have occurred within the Improvement Area #1.

Improvement Area #2

No partial prepayments have occurred within the Improvement Area #1.

Major Improvement Area

No partial prepayments have occurred within the Improvement Area #1.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

There have been no extraordinary optional redemptions.

Improvement Area #2

There have been no extraordinary optional redemptions.

Major Improvement Area

There have been no extraordinary optional redemptions.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Improvement Area #1						
Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 76,697	\$ 79,254	\$ 81,810	\$ 84,367	\$ 86,924
Interest		134,565	132,648	130,667	128,621	126,512
Capitalized Interest		-	-	-	-	-
	(1)	\$ 211,263	\$ 211,902	\$ 212,477	\$ 212,988	\$ 213,436
Annual Collection Costs	(2)	\$ 14,523	\$ 14,814	\$ 15,110	\$ 15,412	\$ 15,720
Additional Interest Reserve	(3)	\$ 18,676	\$ 18,292	\$ 17,896	\$ 17,487	\$ 17,065
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 244,461	\$ 245,008	\$ 245,483	\$ 245,887	\$ 246,221

Improvement Area #2						
Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 73,303	\$ 75,746	\$ 78,190	\$ 80,633	\$ 83,076
Interest		128,610	126,777	124,883	122,929	120,913
Capitalized Interest		-	-	-	-	-
	(1)	\$ 201,912	\$ 202,523	\$ 203,073	\$ 203,562	\$ 203,989
Annual Collection Costs	(2)	\$ 13,880	\$ 14,158	\$ 14,441	\$ 14,730	\$ 15,024
Additional Interest Reserve	(3)	\$ 17,849	\$ 17,483	\$ 17,104	\$ 16,713	\$ 16,310
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 233,642	\$ 234,164	\$ 234,618	\$ 235,005	\$ 235,324

Major Improvement Area						
Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 150,000	\$ 155,000	\$ 160,000	\$ 170,000	\$ 175,000
Interest		333,319	328,631	323,788	318,788	313,475
Capitalized Interest		-	-	-	-	-
	(1)	\$ 483,319	\$ 483,631	\$ 483,788	\$ 488,788	\$ 488,475
Annual Collection Costs	(2)	\$ 28,197	\$ 28,761	\$ 29,336	\$ 29,922	\$ 30,521
Additional Interest Reserve	(3)	\$ 40,400	\$ 39,650	\$ 38,875	\$ 38,075	\$ 37,225
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 551,915	\$ 552,042	\$ 551,998	\$ 556,785	\$ 556,221

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-1** for Improvement Area #1, **Exhibit A-2** for Improvement Area #2 and **Exhibit A-3** for the Major Improvement Area respectively. The Parcels shown on the Assessment Rolls will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
951773	LOT 18 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19513 ABIGAIL FILLMORE RD	1	\$ 14,148.32	\$ 925.99
951774	LOT 19 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19517 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951775	LOT 20 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19521 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951776	LOT 21 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19525 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951891	LOT 1 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19601 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951892	LOT 2 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19605 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951893	LOT 3 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19609 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951894	LOT 4 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19613 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951895	LOT 5 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19617 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951896	LOT 6 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19621 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951897	LOT 7 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19625 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951898	LOT 8 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	19629 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951899	LOT 9 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951900	LOT 10 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951901	LOT 11 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951902	LOT 12 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951903	LOT 13 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951904	LOT 14 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951905	LOT 15 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951906	LOT 16 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951907	LOT 17 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951908	LOT 18 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951909	LOT 19 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951910	LOT 20 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951911	LOT 17 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951912	LOT 18 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951913	LOT 19 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951914	LOT 20 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951915	LOT 21 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951916	LOT 22 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ABIGAIL FILLMORE RD	1	14,148.32	925.99
951917	LOT 23 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19704 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951918	LOT 24 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19700 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951919	LOT 25 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19628 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951920	LOT 26 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19624 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951921	LOT 27 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19620 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951922	LOT 28 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19616 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951923	LOT 29 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19612 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951924	LOT 30 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19608 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951925	LOT 31 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19604 ABIGAIL FILLMORE RD	1	14,148.32	925.99
951926	LOT 32 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19600 ABIGAIL FILLMORE RD	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
951927	LOT 1 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19701 ANN RICHARDS AVE	1	14,148.32	925.99
951928	LOT 2 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19709 ANN RICHARDS AVE	1	14,148.32	925.99
951929	LOT 3 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19713 ANN RICHARDS AVE	1	14,148.32	925.99
951930	LOT 4 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19717 ANN RICHARDS AVE	1	14,148.32	925.99
951931	LOT 5 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19721 ANN RICHARDS AVE	1	14,148.32	925.99
951932	LOT 6 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19801 ANN RICHARDS AVE	1	14,148.32	925.99
951933	LOT 7 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19805 ANN RICHARDS AVE	1	14,148.32	925.99
951934	LOT 8 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19809 ANN RICHARDS AVE	1	14,148.32	925.99
951935	LOT 9 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19813 ANN RICHARDS AVE	1	14,148.32	925.99
951936	LOT 10 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	19817 ANN RICHARDS AVE	1	14,148.32	925.99
951937	LOT 11 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951938	LOT 12 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951939	LOT 13 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951940	LOT 14 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951941	LOT 15 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951942	LOT 16 BLK F MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951943	LOT 57 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	CHARLES HUGHES ST	1	14,148.32	925.99
951944	LOT 56 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	CHARLES HUGHES ST	1	14,148.32	925.99
951945	LOT 55 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	CHARLES HUGHES ST	1	14,148.32	925.99
951946	LOT 54 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	CHARLES HUGHES ST	1	14,148.32	925.99
951947	LOT 53 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	CHARLES HUGHES ST	1	14,148.32	925.99
951948	LOT 52 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951949	LOT 51 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951950	LOT 50 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951951	LOT 49 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951952	LOT 48 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ANN RICHARDS AVE	1	14,148.32	925.99
951953	LOT 47 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951954	LOT 46 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951955	LOT 45 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951956	LOT 44 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951957	LOT 43 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951958	LOT 42 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	ALLEN SHIVERS ST	1	14,148.32	925.99
951960	LOT 41 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19816 CAROLINE HARRISON ST	1	14,148.32	925.99
951961	LOT 40 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19812 CAROLINE HARRISON ST	1	14,148.32	925.99
951962	LOT 39 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19808 CAROLINE HARRISON ST	1	14,148.32	925.99
951963	LOT 38 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19804 CAROLINE HARRISON ST	1	14,148.32	925.99
951964	LOT 37 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19800 CAROLINE HARRISON ST	1	14,148.32	925.99
951965	LOT 36 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19720 CAROLINE HARRISON ST	1	14,148.32	925.99
951966	LOT 35 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19716 CAROLINE HARRISON ST	1	14,148.32	925.99
951967	LOT 34 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19712 CAROLINE HARRISON ST	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
951968	LOT 33 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19708 CAROLINE HARRISON ST	1	14,148.32	925.99
951969	LOT 32 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19704 CAROLINE HARRISON ST	1	14,148.32	925.99
951970	LOT 31 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19700 CAROLINE HARRISON ST	1	14,148.32	925.99
951971	LOT 30 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19624 CAROLINE HARRISON ST	1	14,148.32	925.99
951972	LOT 29 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19620 CAROLINE HARRISON ST	1	14,148.32	925.99
951973	LOT 28 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19616 CAROLINE HARRISON ST	1	14,148.32	925.99
951974	LOT 27 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19612 CAROLINE HARRISON ST	1	14,148.32	925.99
951975	LOT 26 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19608 CAROLINE HARRISON ST	1	14,148.32	925.99
951976	LOT 25 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19604 CAROLINE HARRISON ST	1	14,148.32	925.99
951977	LOT 24 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19600 CAROLINE HARRISON ST	1	14,148.32	925.99
951978	LOT 23 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14013 MAMIE EISENHOWER RD	1	14,148.32	925.99
951979	LOT 22 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14017 MAMIE EISENHOWER RD	1	14,148.32	925.99
951980	LOT 21 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14021 MAMIE EISENHOWER RD	1	14,148.32	925.99
951981	LOT 20 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14101 MAMIE EISENHOWER RD	1	14,148.32	925.99
951982	LOT 19 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14105 MAMIE EISENHOWER RD	1	14,148.32	925.99
951983	LOT 18 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14109 MAMIE EISENHOWER RD	1	14,148.32	925.99
951984	LOT 17 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14113 MAMIE EISENHOWER RD	1	14,148.32	925.99
951985	LOT 16 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14104 MAMIE EISENHOWER RD	1	14,148.32	925.99
951986	LOT 15 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14100 MAMIE EISENHOWER RD	1	14,148.32	925.99
951987	LOT 14 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14020 MAMIE EISENHOWER RD	1	14,148.32	925.99
951988	LOT 13 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14016 MAMIE EISENHOWER RD	1	14,148.32	925.99
951989	LOT 12 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14012 MAMIE EISENHOWER RD	1	14,148.32	925.99
951990	LOT 11 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14008 MAMIE EISENHOWER RD	1	14,148.32	925.99
951991	LOT 10 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14004 MAMIE EISENHOWER RD	1	14,148.32	925.99
951992	LOT 9 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	14000 MAMIE EISENHOWER RD	1	14,148.32	925.99
951993	LOT 8 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	13916 MAMIE EISENHOWER RD	1	14,148.32	925.99
951994	LOT 7 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	13912 MAMIE EISENHOWER RD	1	14,148.32	925.99
951995	LOT 6 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	13908 MAMIE EISENHOWER RD	1	14,148.32	925.99
951996	LOT 5 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19516 ANN RICHARDS AVE	1	14,148.32	925.99
951997	LOT 4 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19512 ANN RICHARDS AVE	1	14,148.32	925.99
951998	LOT 3 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19508 ANN RICHARDS AVE	1	14,148.32	925.99
951999	LOT 2 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1	19504 ANN RICHARDS AVE	1	14,148.32	925.99
952000	LOT 1 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1 (OPEN SPACE)	19400 12 ANN RICHARDS AVE	Open Space	-	-
952001	LOT 98 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1 (PARKLAND)	14108 12 MAMIE EISENHOWER RD	Open Space	-	-
952002	LOT 100 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1 (OPEN SPACE)	ALLEN SHIVERS ST	Open Space	-	-
952003	LOT 1 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1 (OPEN SPACE)	13809 12 BOIS D ARC RD	Open Space	-	-
952004	LOT 2 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13820 ANDREW MELLON DR	1	14,148.32	925.99
952005	LOT 3 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13816 ANDREW MELLON DR	1	14,148.32	925.99
952006	LOT 4 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13812 ANDREW MELLON DR	1	14,148.32	925.99
952007	LOT 5 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13808 ANDREW MELLON DR	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
952008	LOT 6 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13804 ANDREW MELLON DR	1	14,148.32	925.99
952009	LOT 7 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	13800 ANDREW MELLON DR	1	14,148.32	925.99
952010	LOT 8 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19401 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952011	LOT 9 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19405 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952012	LOT 10 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19409 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952013	LOT 11 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19413 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952014	LOT 12 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19417 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952015	LOT 13 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19421 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952016	LOT 14 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19425 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952017	LOT 15 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19501 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952018	LOT 16 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19505 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952019	LOT 17 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 1	19509 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952020	LOT 1 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19505 ANN RICHARDS AVE	1	14,148.32	925.99
952021	LOT 2 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19509 ANN RICHARDS AVE	1	14,148.32	925.99
952022	LOT 3 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19513 ANN RICHARDS AVE	1	14,148.32	925.99
952023	LOT 4 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19517 ANN RICHARDS AVE	1	14,148.32	925.99
952024	LOT 5 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19521 ANN RICHARDS AVE	1	14,148.32	925.99
952025	LOT 6 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19601 ANN RICHARDS AVE	1	14,148.32	925.99
952026	LOT 7 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19605 ANN RICHARDS AVE	1	14,148.32	925.99
952027	LOT 8 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19609 ANN RICHARDS AVE	1	14,148.32	925.99
952028	LOT 9 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19613 ANN RICHARDS AVE	1	14,148.32	925.99
952029	LOT 10 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19617 ANN RICHARDS AVE	1	14,148.32	925.99
952030	LOT 11 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19621 ANN RICHARDS AVE	1	14,148.32	925.99
952031	LOT 12 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19625 ANN RICHARDS AVE	1	14,148.32	925.99
952032	LOT 1 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19601 CAROLINE LN	1	14,148.32	925.99
952033	LOT 2 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19605 CAROLINE LN	1	14,148.32	925.99
952034	LOT 3 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19609 CAROLINE LN	1	14,148.32	925.99
952035	LOT 4 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19613 CAROLINE LN	1	14,148.32	925.99
952036	LOT 5 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19617 CAROLINE LN	1	14,148.32	925.99
952037	LOT 6 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19621 CAROLINE LN	1	14,148.32	925.99
952038	LOT 7 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19625 CAROLINE LN	1	14,148.32	925.99
952039	LOT 8 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19701 CAROLINE HARRISON ST	1	14,148.32	925.99
952040	LOT 9 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19705 CAROLINE LN	1	14,148.32	925.99
952041	LOT 10 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19709 CAROLINE LN	1	14,148.32	925.99
952042	LOT 11 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19713 CAROLINE LN	1	14,148.32	925.99
952043	LOT 12 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19717 CAROLINE HARRISON ST	1	14,148.32	925.99
952044	LOT 13 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19721 CAROLINE HARRISON ST	1	14,148.32	925.99
952045	LOT 14 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19801 CAROLINE LN	1	14,148.32	925.99
952046	LOT 15 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19805 CAROLINE LN	1	14,148.32	925.99
952047	LOT 16 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19809 CAROLINE LN	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023
952048	LOT 17 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19813 CAROLINE LN	1	14,148.32	925.99
952051	LOT 13 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19524 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952052	LOT 14 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19520 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952053	LOT 15 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19516 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952054	LOT 16 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19512 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952055	LOT 17 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19508 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952056	LOT 18 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19504 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952057	LOT 19 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19500 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952058	LOT 20 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19424 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952059	LOT 21 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19420 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952060	LOT 22 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19416 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952061	LOT 23 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19412 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952062	LOT 24 BLK D MANOR HEIGHTS SOUTH PHS 1 SEC 1	19400 ABIGAIL FILLMORE RD	1	14,148.32	925.99
952063	LOT 18 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19812 ANN RICHARDS AVE	1	14,148.32	925.99
952064	LOT 19 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19808 ANN RICHARDS AVE	1	14,148.32	925.99
952065	LOT 20 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19804 ANN RICHARDS AVE	1	14,148.32	925.99
952066	LOT 21 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19800 ANN RICHARDS AVE	1	14,148.32	925.99
952067	LOT 22 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19720 ANN RICHARDS AVE	1	14,148.32	925.99
952068	LOT 23 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19716 ANN RICHARDS AVE	1	14,148.32	925.99
952069	LOT 24 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19712 ANN RICHARDS AVE	1	14,148.32	925.99
952070	LOT 25 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19708 ANN RICHARDS AVE	1	14,148.32	925.99
952071	LOT 26 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19704 ANN RICHARDS AVE	1	14,148.32	925.99
952072	LOT 27 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19700 ANN RICHARDS AVE	1	14,148.32	925.99
952073	LOT 28 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19624 ANN RICHARDS AVE	1	14,148.32	925.99
952074	LOT 29 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19620 ANN RICHARDS AVE	1	14,148.32	925.99
952075	LOT 30 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19616 ANN RICHARDS AVE	1	14,148.32	925.99
952076	LOT 31 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19612 ANN RICHARDS AVE	1	14,148.32	925.99
952077	LOT 32 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19608 ANN RICHARDS AVE	1	14,148.32	925.99
952078	LOT 33 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19604 ANN RICHARDS AVE	1	14,148.32	925.99
952079	LOT 34 BLK E MANOR HEIGHTS SOUTH PHS 1 SEC 1	19600 ANN RICHARDS AVE	1	14,148.32	925.99
952080	BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 1 (FUTURE RESIDENTIAL LOTS)	BOIS D ARC RD	Open Space	-	-
953579	LOT 97 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20001 PRICE DANIEL DR	1	14,148.32	925.99
953580	LOT 96 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20005 PRICE DANIEL DR	1	14,148.32	925.99
953583	LOT 27 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20004 PRICE DANIEL DR	1	14,148.32	925.99
953584	LOT 28 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20000 PRICE DANIEL DR	1	14,148.32	925.99
953585	LOT 1 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20001 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953586	LOT 63 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19912 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953587	LOT 62 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19828 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953588	LOT 61 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19824 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953589	LOT 60 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19820 ABIGAIL FILLMORE RD	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
953590	LOT 59 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19816 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953591	LOT 58 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19812 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953592	LOT 21 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	19813 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953593	LOT 22 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	19817 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953594	LOT 23 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	19821 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953595	LOT 24 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	19825 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953596	LOT 25 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	19829 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953597	LOT 26 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2 (OPEN SPACE)	19901 ABIGAIL FILLMORE RD	Open Space	-	-
953598	LOT 27 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20220 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953599	LOT 28 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20216 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953600	LOT 29 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20212 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953601	LOT 30 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20208 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953602	LOT 31 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20204 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953603	LOT 32 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20200 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953604	LOT 33 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20124 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953605	LOT 34 BLK B MANOR HEIGHTS SOUTH PHS 1 SEC 2	20120 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953606	LOT 95 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20009 PRICE DANIEL DR	1	14,148.32	925.99
953607	LOT 94 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20013 PRICE DANIEL DR	1	14,148.32	925.99
953608	LOT 93 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20017 PRICE DANIEL DR	1	14,148.32	925.99
953609	LOT 92 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2 (OPEN SPACE)	PRICE DANIEL DR	Open Space	-	-
953610	LOT 91 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21001 PRICE DANIEL DR	1	14,148.32	925.99
953611	LOT 90 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21005 PRICE DANIEL DR	1	14,148.32	925.99
953612	LOT 89 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21009 PRICE DANIEL DR	1	14,148.32	925.99
953613	LOT 88 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2 (DRAINAGE)	PRICE DANIEL DR	Open Space	-	-
953614	LOT 87 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21013 PRICE DANIEL DR	1	14,148.32	925.99
953615	LOT 86 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21017 PRICE DANIEL DR	1	14,148.32	925.99
953616	LOT 85 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21021 PRICE DANIEL DR	1	14,148.32	925.99
953617	LOT 84 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21025 PRICE DANIEL DR	1	14,148.32	925.99
953618	LOT 83 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21029 PRICE DANIEL DR	1	14,148.32	925.99
953619	LOT 82 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21031 PRICE DANIEL DR	1	14,148.32	925.99
953620	LOT 81 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	13601 REBECCA LATIMER RD	1	14,148.32	925.99
953621	LOT 80 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	13605 REBECCA LATIMER RD	1	14,148.32	925.99
953622	LOT 79 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	13609 REBECCA LATIMER RD	1	14,148.32	925.99
953623	LOT 78 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	13613 REBECCA LATIMER RD	1	14,148.32	925.99
953624	LOT 77 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	13617 REBECCA LATIMER RD	1	14,148.32	925.99
953625	LOT 76 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21012 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953626	LOT 75 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21008 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953627	LOT 74 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21004 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953628	LOT 73 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	21000 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953629	LOT 72 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20028 ABIGAIL FILLMORE RD	1	14,148.32	925.99

Property ID	Legal Description	Property Address	Lot Type	Improvement Area #1	
				Outstanding Assessment	Annual Installment Due 1/31/2023
953630	LOT 71 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20024 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953631	LOT 70 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20020 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953632	LOT 69 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20016 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953633	LOT 68 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20012 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953634	LOT 67 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20008 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953635	LOT 66 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20004 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953636	LOT 65 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	20000 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953637	LOT 64 BLK A MANOR HEIGHTS SOUTH PHS 1 SEC 2	19916 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953638	LOT 2 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20005 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953639	LOT 3 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20009 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953640	LOT 4 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20013 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953641	LOT 5 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20017 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953642	LOT 6 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20021 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953643	LOT 7 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20025 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953644	LOT 8 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20029 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953645	LOT 9 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21001 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953646	LOT 10 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21005 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953647	LOT 11 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2 (OPEN SPACE)	ABIGAIL FILLMORE RD	Open Space	-	-
953648	LOT 12 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21017 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953649	LOT 13 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21021 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953650	LOT 14 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21025 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953651	LOT 15 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21029 ABIGAIL FILLMORE RD	1	14,148.32	925.99
953653	LOT 16 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21028 PRICE DANIEL DR	1	14,148.32	925.99
953654	LOT 17 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21024 PRICE DANIEL DR	1	14,148.32	925.99
953655	LOT 18 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21020 PRICE DANIEL DR	1	14,148.32	925.99
953656	LOT 19 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21016 PRICE DANIEL DR	1	14,148.32	925.99
953657	LOT 20 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	21012 PRICE DANIEL DR	1	14,148.32	925.99
953658	LOT 21 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20028 PRICE DANIEL DR	1	14,148.32	925.99
953659	LOT 22 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20024 PRICE DANIEL DR	1	14,148.32	925.99
953660	LOT 23 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20020 PRICE DANIEL DR	1	14,148.32	925.99
953661	LOT 24 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20016 PRICE DANIEL DR	1	14,148.32	925.99
953662	LOT 25 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20012 PRICE DANIEL DR	1	14,148.32	925.99
953663	LOT 26 BLK C MANOR HEIGHTS SOUTH PHS 1 SEC 2	20008 PRICE DANIEL DR	1	14,148.32	925.99
Total				\$ 3,735,155.96	\$ 244,461.41

Note: Totals may not sum due to rounding.

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Annual Installment Due 1/31/2023
958244	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 12	MILLEDGE PS	2	\$ 14,148.32	\$ 925.99
958246	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 30	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958247	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 31	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958248	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 32	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958249	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 33	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958250	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 34	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958251	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 35	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958252	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 36	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958254	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 37	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958255	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 38	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958256	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 39	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958257	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 40	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958258	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 41 (DRAINAGE EASEMENT)	LONE PEAK CV	Open Space	\$ -	\$ -
958259	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 42	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958260	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 43	LONE PEAK CV	2	\$ 14,148.32	\$ 925.99
958262	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 44	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958263	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 45	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958264	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 46	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958265	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 47	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958266	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 48	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958267	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 49	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958268	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 50	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958269	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 51	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958270	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 34	SILAS PARSONS PS	2	\$ 14,148.32	\$ 925.99
958271	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 33	SILAS PARSONS PS	2	\$ 14,148.32	\$ 925.99
958272	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 32	SILAS PARSONS PS	2	\$ 14,148.32	\$ 925.99
958273	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 31	SILAS PARSONS PS	2	\$ 14,148.32	\$ 925.99
958274	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 30	SILAS PARSONS PS	2	\$ 14,148.32	\$ 925.99
958275	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 29	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958276	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 28	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958277	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 27	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958278	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 26	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958279	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 25	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958280	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 24	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958282	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 23	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958283	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 22	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958284	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 21	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958285	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 20	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958286	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 19	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99
958287	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 18	LONE PEAK PS	2	\$ 14,148.32	\$ 925.99

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2			
				Outstanding Assessment	Annual Installment		
					Due 1/31/2023		
958288	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 17	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958289	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 16	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958290	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 15	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958291	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 14	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958292	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 13	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958293	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 12	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958294	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 11	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958295	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 10	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958296	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 12	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958297	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 13	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958298	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 14	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958299	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 15	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958300	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 16	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958301	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 17	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958302	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 18	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958303	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 19	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958304	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 20	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958305	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 21	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958306	MANOR HEIGHTS PHS 2 SEC 2 BLK D LOT 41	PHEBE FOSTER ST	2	\$	14,148.32	\$	925.99
958307	MANOR HEIGHTS PHS 2 SEC 2 BLK D LOT 40	PHEBE FOSTER ST	2	\$	14,148.32	\$	925.99
958309	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 3	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958310	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 4	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958311	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 5	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958312	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 6	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958313	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 7	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958314	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 8	MILLEDGE PS	2	\$	14,148.32	\$	925.99
958315	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 9	MILLEDGE PS	2	\$	14,148.32	\$	925.99
958316	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 10	MILLEDGE PS	2	\$	14,148.32	\$	925.99
958317	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 11	MILLEDGE PS	2	\$	14,148.32	\$	925.99
958319	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 27	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958320	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 28	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958321	MANOR HEIGHTS PHS 2 SEC 2 BLK K LOT 29	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958323	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 1 (AMENITY CENTER)	EPPRIGHT TRCE	Open Space	\$	-	\$	-
958324	MANOR HEIGHTS PHS 2 SEC 2 BLK L LOT 2	LONE PEAK PS	2	\$	14,148.32	\$	925.99
958325	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 9	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958326	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 8	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958327	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 7	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958328	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 6	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958329	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 5	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958330	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 4	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2			
				Outstanding Assessment	Annual Installment		
					Due 1/31/2023		
958331	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 3	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958332	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 2	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958333	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 1	EPPRIGHT TRCE	2	\$	14,148.32	\$	925.99
958334	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 42	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958335	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 41	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958336	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 40	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958337	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 39	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958338	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 38	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958339	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 37	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958340	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 36	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958341	MANOR HEIGHTS PHS 2 SEC 2 BLK J LOT 35	SILAS PARSONS PS	2	\$	14,148.32	\$	925.99
958343	MANOR HEIGHTS PHS 2 SEC 2 BLK I LOT 1 (PARKLAND)	SILAS PARSONS PS	Open Space	\$	-	\$	-
958344	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 22	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958345	MANOR HEIGHTS PHS 2 SEC 2 BLK H LOT 23	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958357	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 1 (LANDSCAPE)	HOWSER TRCE	Open Space	\$	-	\$	-
958358	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 2	HOWSER TRCE	2	\$	14,148.32	\$	925.99
958359	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 3	HOWSER TRCE	2	\$	14,148.32	\$	925.99
958360	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 4	HOWSER TRCE	2	\$	14,148.32	\$	925.99
958361	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 5	HOWSER TRCE	2	\$	14,148.32	\$	925.99
958363	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 6	HOWSER CV	2	\$	14,148.32	\$	925.99
958364	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 7	HOWSER CV	2	\$	14,148.32	\$	925.99
958365	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 8	HOWSER CV	2	\$	14,148.32	\$	925.99
958366	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 9	HOWSER CV	2	\$	14,148.32	\$	925.99
958367	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 10	HOWSER CV	2	\$	14,148.32	\$	925.99
958368	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 11	HOWSER CV	2	\$	14,148.32	\$	925.99
958369	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 12	HOWSER CV	2	\$	14,148.32	\$	925.99
958370	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 13 (LANDSCAPE)	STELFOX ST	Open Space	\$	-	\$	-
958375	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 29	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958376	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 28	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958377	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 27	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958378	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 26	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958379	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 25	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958380	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 24	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958381	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 23	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958382	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 22	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958383	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 21	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958384	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 20	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958385	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 19	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958386	MANOR HEIGHTS PHS 2 SEC 1B BLK B LOT 18	THOMAS WHEELER WY	2	\$	14,148.32	\$	925.99
958387	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 12	HOWSER TRCE	2	\$	14,148.32	\$	925.99

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Annual Installment
					Due 1/31/2023
958388	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 11	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958389	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 10	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958390	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 9	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958391	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 8	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958392	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 7	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958393	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 6	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958394	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 5	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958395	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 4	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958396	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 3	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958397	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 2	HOWSER TRCE	2	\$ 14,148.32	\$ 925.99
958398	MANOR HEIGHTS PHS 2 SEC 1B BLK A LOT 1 (LANDSCAPE)	HOWSER TRCE	Open Space	\$ -	\$ -
958402	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 16	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958403	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 15	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958404	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 14	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958405	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 13	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958407	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 6	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958408	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 5	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958409	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 4	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958410	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 3	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958411	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 2	THOMAS WHEELER WY	2	\$ 14,148.32	\$ 925.99
958412	MANOR HEIGHTS PHS 2 SEC 1B BLK C LOT 1 (LANDSCAPE)	THOMAS WHEELER WY	Open Space	\$ -	\$ -
958413	MANOR HEIGHTS PHS 2 SEC 1B BLK D LOT 4	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958414	MANOR HEIGHTS PHS 2 SEC 1B BLK D LOT 3	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958415	MANOR HEIGHTS PHS 2 SEC 1B BLK D LOT 2	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958416	MANOR HEIGHTS PHS 2 SEC 1B BLK D LOT 1	GRASS DALE VW	3	\$ 14,396.53	\$ 942.24
958463	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 2	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958464	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 3	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958465	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 4	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958466	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 5	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958467	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 6	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958468	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 7	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958469	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 8	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958470	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 9	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958471	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 10	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958472	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 11	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958475	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 10	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958476	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 11	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958477	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 12	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958478	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 13	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958479	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 14	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Annual Installment
					Due 1/31/2023
958480	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 15	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958481	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 16	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958482	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 17	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958483	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 18	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958484	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 1	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958485	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 2	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958486	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 3	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958487	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 4	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958488	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 5	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958489	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 6	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958490	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 7	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958491	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 8	JOHN GILL DR	2	\$ 14,148.32	\$ 925.99
958492	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 9	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958493	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 10	JOHN GILL DR	3	\$ 14,396.53	\$ 942.24
958494	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 11	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958495	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 12	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958496	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 13	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958497	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 14	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958498	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 15	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958499	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 16	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958500	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 17	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958501	MANOR HEIGHTS PHS 2 SEC 1A BLK G LOT 18	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958761	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 39	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958762	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 38	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958763	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 37	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958764	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 36	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958765	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 35	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958766	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 34	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958767	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 33	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958768	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 32	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958769	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 31 (DRAINAGE EASEMENT)	PHEBE FOSTER ST	Open Space	\$ -	\$ -
958770	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 30	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958771	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 29	PHEBE FOSTER ST	2	\$ 14,148.32	\$ 925.99
958772	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 28	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958773	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 27	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958774	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 26 (DRAINAGE EASEMENT)	PHEBE FOSTER ST	Open Space	\$ -	\$ -
958775	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 25	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958776	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 24	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958777	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 23	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958778	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 22	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Annual Installment
					Due 1/31/2023
958779	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 21	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958780	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 20	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958781	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 19 (DRAINAGE EASEMENT)	PHEBE FOSTER ST	Open Space	\$ -	\$ -
958782	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 18	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958783	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 17	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958784	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 16	PHEBE FOSTER ST	3	\$ 14,396.53	\$ 942.24
958785	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 15	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958786	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 14	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958787	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 13	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958788	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 12	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958789	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 11	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958790	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 10	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958791	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 9	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958792	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 8	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958793	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 7	SMITHWICK ST	3	\$ 14,396.53	\$ 942.24
958794	MANOR HEIGHTS PHS 2 SEC 1A BLK B LOT 17	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958795	MANOR HEIGHTS PHS 2 SEC 1A BLK B LOT 16	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958796	MANOR HEIGHTS PHS 2 SEC 1A BLK B LOT 15	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958797	MANOR HEIGHTS PHS 2 SEC 1A BLK B LOT 14	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958798	MANOR HEIGHTS PHS 2 SEC 1A BLK B LOT 13	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958799	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 12	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958800	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 11	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958801	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 10	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958802	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 9	ED TOWNES TER	2	\$ 14,148.32	\$ 925.99
958803	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 8	ED TOWNES TER	2	\$ 14,148.32	\$ 925.99
958804	MANOR HEIGHTS PHS 2 SEC 1A BLK C LOT 7	ED TOWNES TER	2	\$ 14,148.32	\$ 925.99
958805	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 1	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958806	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 2	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958807	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 3	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958808	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 4	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958809	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 5	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958810	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 6	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958811	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 7	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958812	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 8	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958813	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 9	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958814	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 10	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958815	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 11	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
958816	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 12	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958817	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 13	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958818	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 14	STELFOX ST	3	\$ 14,396.53	\$ 942.24

Parcel ID	Legal Description	Property Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Annual Installment Due 1/31/2023
958819	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 15	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958820	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 16	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958821	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 17	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958822	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 18	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958823	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 19	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958824	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 20	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958825	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 21	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958826	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 22	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958827	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 23	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958828	MANOR HEIGHTS PHS 2 SEC 1A BLK E LOT 24	STELFOX ST	2	\$ 14,148.32	\$ 925.99
958829	MANOR HEIGHTS PHS 2 SEC 1A BLK H LOT 1	HENRIETTA PLZ	2	\$ 14,148.32	\$ 925.99
958830	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 1	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958831	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 2	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958832	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 3	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958833	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 4	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958834	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 5	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958835	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 6	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958836	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 7	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958837	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 8	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958838	MANOR HEIGHTS PHS 2 SEC 1A BLK F LOT 9	STELFOX ST	3	\$ 14,396.53	\$ 942.24
958839	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 6 (DRAINAGE)	SMITHWICK ST	Open Space	\$ -	\$ -
958840	MANOR HEIGHTS PHS 2 SEC 1A BLK D LOT 5	ED TOWNES TER	3	\$ 14,396.53	\$ 942.24
Total				\$ 3,569,844.04	\$ 233,641.95

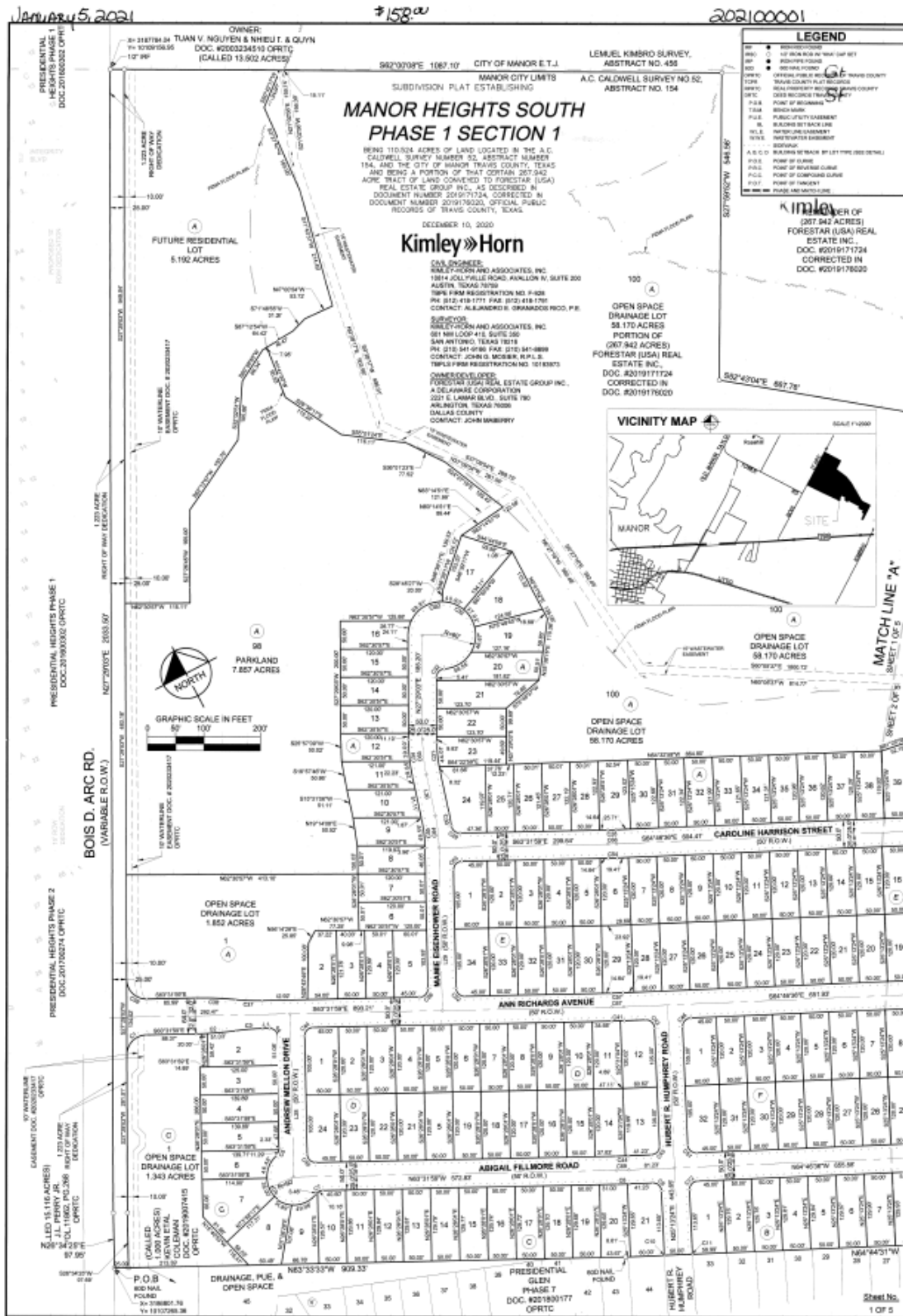
Note: Totals may not sum due to rounding.

EXHIBIT A-3 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Parcel ID	Legal Description	Major Improvement Area	
		Outstanding Assessment	Annual Installment Due 1/31/2023
248072	Major Improvement Area Initial Parcel	\$ 480,148.76	\$ 32,797.21
248122	Major Improvement Area Initial Parcel	2,058,413.67	140,602.75
477399	Major Improvement Area Initial Parcel	748,042.33	51,096.05
704716	Major Improvement Area Initial Parcel	461,478.69	31,521.93
816122	Major Improvement Area Initial Parcel	72,881.97	4,978.30
236952	Major Improvement Area Initial Parcel	911,320.89	62,249.01
248120	Major Improvement Area Initial Parcel	2,688,395.68	183,634.53
248146	Major Improvement Area Initial Parcel	296,706.44	20,266.94
902644	Major Improvement Area Initial Parcel	84,480.65	5,770.57
958418	Major Improvement Area Initial Parcel	248,849.55	16,998.01
958419	Major Improvement Area Initial Parcel	29,281.36	2,000.10
Total		\$ 8,080,000.00	\$ 551,915.40

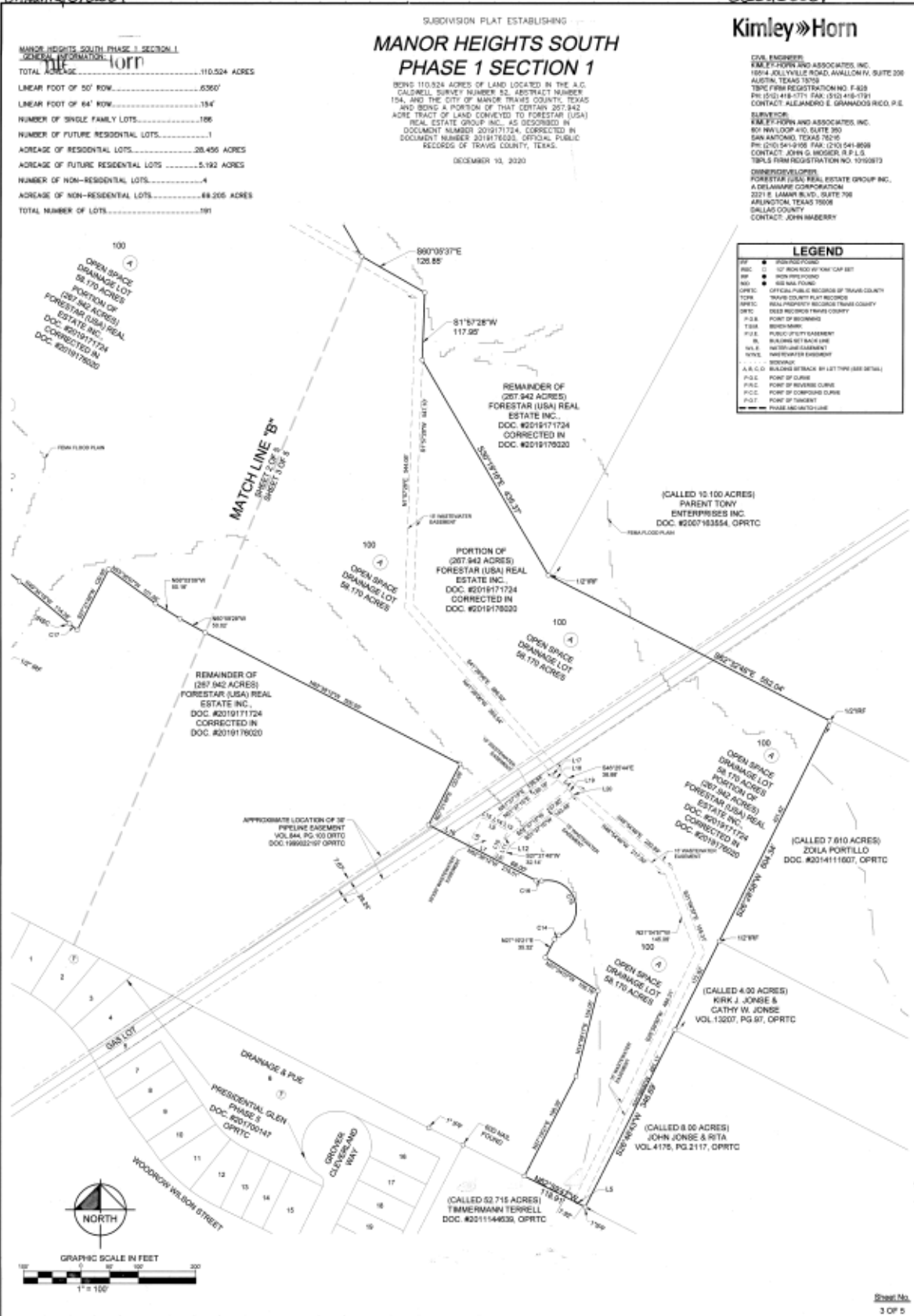
Note: For billing purposes only, until a plat has been recorded within the Major Improvement Area Initial Parcel, the Annual Installment will be billed to each Tax Parcel within the Major Improvement Area Initial Parcel based on the acreage of the Tax Parcel as calculated by the Travis Central Appraisal District. Totals may not sum due to rounding.

EXHIBIT B-1 – MANOR HEIGHTS SOUTH PHASE 1 SECTION 1 PLAT



JANUARY 5, 2024

202100001



January 5, 2021

202100001

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 110.524 ACRES TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 53, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 207.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176230, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBSCRIBE 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 PLAN, AND DESIGNATED HEREIN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY SUBSCRIBES SAID 110.524 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 1" AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY December 14 2020

BY: FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 700
ARLINGTON, TEXAS 76010

CITY OF MANOR ACKNOWLEDGMENTS
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 21st DAY OF October 2018

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE 12th DAY OF December 2020

APPROVED: Phil Stiner, Chairman

ATTEST: Luiza Almaraz, City Secretary

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE 12th DAY OF December 2020

APPROVED: Dr. Larry Wallace, Jr., Mayor

ATTEST: Luiza Almaraz, City Secretary



COUNTY OF TRAVIS
STATE OF TEXAS
KNOW ALL ME BY THESE PRESENTS:
I, SARNA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING OF AUTENTICATION AND FILED FOR RECORD IN MY OFFICE ON THE DATE 5th DAY OF January 2021 AT 8:10 O'CLOCK AM, DULY RECORDED ON THE DAY OF 5th DAY OF January 2021 AT 8:10 O'CLOCK AM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202100001 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 5th DAY OF January 2021

SARNA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Deputy K. Reyna



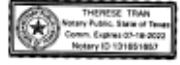
GENERAL NOTES:

- 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 PLAN SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO RESPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 12" 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 ADDITIONAL LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING 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 APPROVED 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 REPLACEMENT OF ANY PORTIONS OF ANY EXISTING UNDERGROUND 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 14.03 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURBS AND GUTTERS.
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 PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEOWNERS. IF 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 CITY'S ZONING ORDINANCE.
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 CITY OF MANOR ORDINANCE NO. 485, MINIMUM LOT SIZE SHALL BE 6000 SQ.FT. AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1000 SQ.FT.
15. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 485.
16. LOT 1, BLOCK A, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE LOT, ARE 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, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE 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, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE LOT UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
17. DEDICATION AND CONVEYANCE OF LOT 98, BLOCK A, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE HOME OWNERS ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 98 IN ACCORDANCE WITH THE TERMS OF 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 98 UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
18. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY MADE. 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.

THE STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN G. MOSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF December 2020

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 01451458
MY COMMISSION EXPIRES 08-27-2025
COUNTY OF TRAVIS



I, ALEJANDRO E. ERANDOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT 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 FANEL NO. 464530485G, EFFECTIVE DATE AUGUST 16, 2004, TRAVIS COUNTY, TEXAS AND INCORPORATED AS FOLLOWS:

Alejandro E. Erandos Rico
ALEJANDRO E. ERANDOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10914 JOLLYVILLE ROAD
AUSTIN, TEXAS 78759



I, JOHN G. MOSER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN 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. Moser
JOHN G. MOSER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
801 NW LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78216
PH. 210-320-2400
DRE.MOSER@KIMLEY-HORN.COM



- SURVEYOR'S NOTES:
1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.999992087048 TO CONVERT TO THE GRID. 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 5 AND AFTER ROAD CONSTRUCTION WITH A 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

SUBDIVISION PLAT ESTABLISHING
MANOR HEIGHTS SOUTH
PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 53, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 207.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176230, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DECEMBER 10, 2020
Copyright © 2020
Kimley-Horn and Associates, Inc.
All rights reserved.

Kimley Horn
CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES, INC.
10914 JOLLYVILLE ROAD, AVALON LN, SUITE 200
AUSTIN, TEXAS 78759
TELEPHONE REGISTRATION NO. F-688
PH. (512) 418-1171 FAX (512) 418-1171
CONTACT: ALEJANDRO E. ERANDOS RICO, P.E.
SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
801 HWY LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78216
PH. (210) 541-9196 FAX (210) 541-8889
CONTACT: JOHN G. MOSER, P.L.S.
TELEPHONE REGISTRATION NO. 18199793
OWNER/DEVELOPER/OWNER
FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 700
ARLINGTON, TEXAS 76010
DALLAS COUNTY
CONTACT: JEFF SCOTT

JANUARY 5, 2021

20210001

SUBDIVISION PLAT ESTABLISHING MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 53, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.842 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED IN DOCUMENT NUMBER 201817174, CORRECTED IN DOCUMENT NUMBER 201817174, CORRECTED IN RECORDS OF TRAVIS COUNTY, TEXAS.

DECEMBER 10, 2020

Kimley»Horn

CIVIL ENGINEERS
KIMLEY-HORN AND ASSOCIATES, INC.
1601 JOLLYVILLE ROAD, SUITE 200
AUSTIN, TEXAS 78758
TELEPHONE REGISTRATION NO. F-428
P.O. BOX 498-1771 FAX: 512-498-1781
CONTACT: ALEJANDRO E. GRANADOS RODRIGUEZ, P.E.

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 413, SUITE 308
SAN ANTONIO, TEXAS 78215
P.O. BOX 541-8186 FAX: 214-541-4090
CONTACT: JOHN G. ROSSER, P.L.S.
TELEPHONE REGISTRATION NO. 18122973

OWNER/DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION
2201 E. LAUREL BLVD., SUITE 700
ARLINGTON, TEXAS 76010
DALLAS COUNTY
CONTACT: JOHN MAGEEY

A METERS AND SQUARES DESCRIPTION OF A 118.8-ACRE TRACT OF LAND

BEING a 118.84-acre (4144.420 square feet) tract of land situated in the A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, corrected in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(a) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(b) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(c) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(d) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(e) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(f) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(g) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(h) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(i) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(j) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(k) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(l) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(m) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(n) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(o) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(p) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(q) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(r) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(s) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(t) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(u) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(v) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(w) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(x) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(y) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(z) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(aa) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ab) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ac) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ad) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ae) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(af) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ag) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

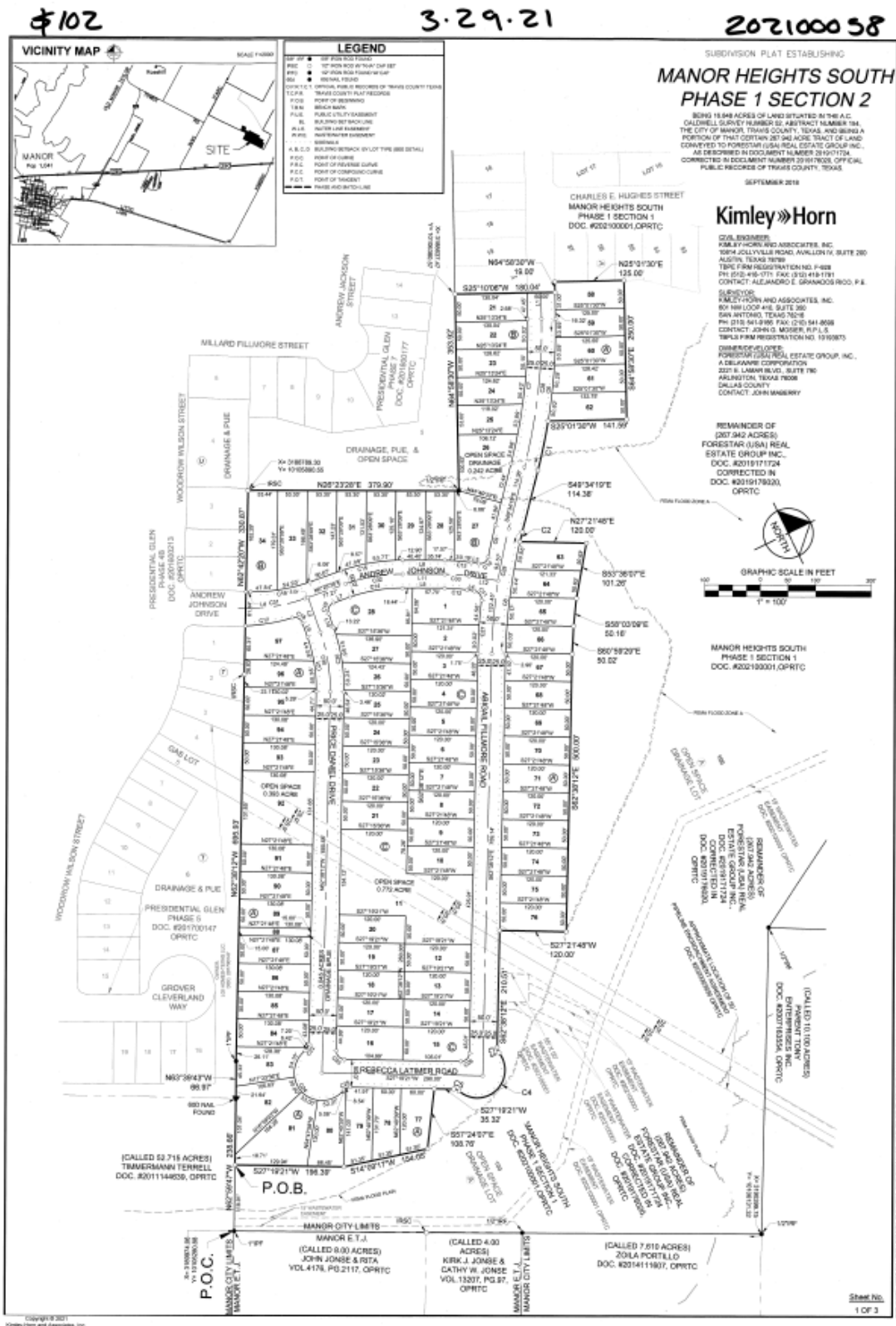
BEING(ah) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

BEING(ai) a 1.00-acre (43,560 square feet) tract of land in the Block 6, A.C. Caldwell Survey Number 53, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.842-acre tract described in Instrument No. Forestar (USA) Real Estate Group, Inc. as described in Document No. 201817174 of the Official Public Records of Travis County, Texas, and being more particularly described as follows:

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE							
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N62°31'59"W	11.80	L7	S62°38'12"E	58.00	L13	N62°38'12"W	17.48	L19	S48°25'44"E	8.80
L2	N64°46'36"W	7.52	L8	S27°14'48"W	58.00	L14	N62°38'12"W	18.45	L20	S48°34'48"E	8.40
L3	N62°38'12"E	17.81	L9	N62°38'12"W	58.00	L15	N62°38'12"W	18.16	L21	N62°43'54"W	15.20
L4	N48°28'44"W	38.80	L10	N37°14'48"E	58.00	L16	S62°38'12"E	77.80	L22	N28°13'24"E	22.70
L5	N62°38'12"W	15.00	L11	S27°14'48"W	41.28	L17	S41°28'08"E	8.24	L23	N28°13'24"E	18.24
L6	N62°38'12"W	15.00	L12	N62°38'12"W	2.68	L18	S48°25'44"E	8.94	L24	S28°13'24"E	36.80

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°27'41"	38.00	54.69	S72°12'39"W	49.27	C41	1°14'36"	1025.30	22.24	S64°09'18"E	22.24
C2	8°47'50"	438.00	47.38	S68°58'29"E	70.89	C42	90°30'00"	15.00	23.56	N19°48'36"W	21.21
C3	8°47'50"	438.00	47.38	S68°58'29"E	70.89	C43	90°30'00"	15.00	23.56	N70°13'24"E	21.21
C4	80°09'50"	15.00	23.58	N48°31'59"W	21.21	C44	1°14'36"	1025.30	21.16	S64°09'18"E	21.16
C5	82°01'12"	15.00	13.62	N52°28'27"E	13.16	C45	90°30'00"	15.00	23.56	S18°31'58"E	21.21
C6	184°02'28"	88.00	188.32	S18°31'58"E	88.28	C46	90°30'00"	15.00	23.56	S70°13'24"E	21.21
C7	82°01'12"	15.00	13.62	N48°32'08"E	13.16	C47	0°11'55"	1025.30	3.58	S64°32'23"E	3.58
C8	1°14'36"	1025.30	22.24	S64°09'18"E	22.24	C48	90°30'00"	15.00	23.56	N10°52'03"W	21.21
C9	80°09'50"	15.00	23.58	N48°34'26"W	21.21	C49	90°30'00"	15.00	23.56	N70°13'24"E	21.21
C10	82°01'12"	15.00	13.62	N48°31'58"E	13.16	C50	0°11'55"	1025.30	3.58	S64°32'23"E	3.58
C11	0°49'23"	15.00	1.00	S24°49'28"W	1.38	C51	90°30'00"	15.00	23.56	S18°49'58"E	21.21
C12	80°09'50"	15.00	23.58	S70°13'24"E	21.21	C52	90°30'00"	15.00	23.56	S18°31'58"E	21.21
C13	0°11'55"	1025.30	3.58	S64°32'23"E	3.58	C53	90°30'00"	15.00	23.56	S71°28'11"W	21.21
C14	28°42'36"	15.00	18.48	N41°32'48"E	10.19	C54	1°14'36"	1025.30	18.86	S64°09'18"E	18.86
C15	189°22'36"	88.01	187.84	S17°38'28"E	88.88	C55	90°30'00"	15.00	23.56	N19°48'36"W	21.21
C16	30°42'50"	15.00	18.48	N62°29'40"E	10.19	C56	90°30'00"	15.00	23.56	N70°13'24"E	21.21
C17	1°03'13"	1025.30	17.00	S62°05'59"W	17.83	C57	1°14'36"	1025.30	21.16	S64°09'18"E	21.16
C18	8°54'48"	1025.30	98.88	S28°38'42"E	90.85	C58	22°47'48"	58.00	18.08	N21°02'31"W	17.90
C19	80°09'50"	15.00	23.58	S18°38'28"E	21.21	C59	1°03'28"	88.00	17.92	N47°04'44"W	17.87
C20	82°01'12"	15.00	13.62	S51°02'39"W	13.16	C60	1°18'19"	58.00	18.08	N10°19'30"W	18.00
C21	184°02'28"	88.00	188.32	S18°38'28"E	89.25	C61	10°58'54"	380.00	57.33	N20°59'23"E	57.24
C22	82°01'12"	15.00	13.62	N48°32'03"E	13.16	C62	1°15'51"	380.00	62.80	S21°38'02"W	62.54
C23	0°11'58"	878.00	3.38	S64°32'23"E	3.38	C63	1°14'36"	1025.30	18.47	S64°09'18"E	18.41
C24	80°09'50"	15.00	23.58	S18°48'38"E	21.21	C64	1°14'36"	1080.30	21.70	S64°09'18"E	21.70
C25	82°01'12"	15.00	13.62	S51°14'08"W	13.16	C65	0°11'55"	1080.30	3.48	S64°32'23"E	3.48
C26	184°02'28"	88.00	188.32	S18°48'38"E	89.25	C66	1°14'36"	1080.30	21.70	S64°09'18"E	21.70
C27	82°01'12"	15.00	13.62	N48°32'48"E	13.16	C67	0°11'55"	1080.30	3.48	S64°32'23"E	3.48
C28	1°14'36"	1025.30	17.00	S64°09'18"E	17.00						
C29	82°14'37"	15.00	21.79	S21°34'41"E	19.83						
C30	4°11'51"	325.01	23.79	N17°36'52"E	23.77						
C31	18°54'11"	275.00	52.33	S28°38'12"E	52.23						
C32	88°12'39"	20.00	22.88	S78°34'22"W	23.49						
C33	260°18'30"	60.00	276.74	N18°25'37"W	87.64						
C34	1°15'53"	325.01	67.68	S21°31'17"W	67.62						
C35	18°56'54"	275.00	52.33	N38°58'33"E	52.41						
C36	80°09'50"	15.00									

EXHIBIT B-2 – MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 PLAT



202100038

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 18.848 ACRES TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 30, ABSTRACT NUMBER 154, AND THE CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.042 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019170020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC UTILITY AND HEARING PROVISIONS OF CHAPTER 372 AND 332 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 18.848 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 2" AND SO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY February 09 2021

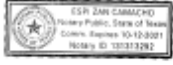
BY: Jeff Scott
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
Jeff Scott
2221 E. LAMAR BLVD., SUITE 700
MCKINNEY, TEXAS 75069

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF SCOTT, 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 5 DAY OF February, 2021

BY: Erin Gonzalez
COUNTY PUBLIC
NOTARY REGISTRATION NUMBER 04562627
MY COMMISSION EXPIRES: 08/11/21
COUNTY OF TRAVIS
THE STATE OF TEXAS



THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, ALEJANDRO G. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS 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 COTTONGUOD 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. 484320485L EFFECTIVE DATE AUGUST 16, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

BY: Alejandro G. Granados Rico 2/10/21
ALEJANDRO G. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
KILLON, TX, SUITE 208
AUSTIN, TEXAS 78759



I, JOHN G. MOSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IN THESE AND AS PREPARED FROM MY ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BY: John G. Mosey 2-3-21
JOHN G. MOSEY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
821 HWY LOOP AND STATE 190
SAN ANTONIO, TEXAS 78219
PH. 210-321-3463
jg@kimley-horn.com



- SURVEYOR'S NOTES:**
- THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4003 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
 - ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR 0.999997046 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
 - ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND OPEN ROAD CONSTRUCTION WITH A 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
 - ACCORDING TO COMMUNITY PANEL NO. 484320485L DATED 8/16/2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE A WHICH IS DESIGNATED BY FEMA AS AN ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE PROPERTY IS WITHIN ZONE X (UN-SHADED) DESIGNATED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL ZONE DESIGNATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARDS. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

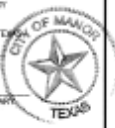
MANOR HEIGHTS SOUTH PHASE 1 SECTION 2

BEING 18.848 ACRES OF LAND RELIANT IN THE A.C. CALDWELL SURVEY NUMBER 30, ABSTRACT NUMBER 154, AND BEING A PORTION OF THAT CERTAIN 267.042 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019170020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CITY OF MANOR ACKNOWLEDGMENTS
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 29 DAY OF March, 2021.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE 18 DAY OF May, 2021.

APPROVED: Philip J. ... ATTEST: Lluvia Almaraz
PHILIP J. ... LUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ON THIS DATE 18 DAY OF May, 2021.
APPROVED: Larry Wallace, Jr. ATTEST: Lluvia Almaraz
DR. LARRY WALLACE, JR., MAYOR LUVIA ALMARAZ, CITY SECRETARY



COUNTY OF TRAVIS
STATE OF TEXAS
KNOW ALL ME BY THESE PRESENTS:
I, DANA DEBEHAUVER, 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 29 DAY OF March 2021 AT 11:20 O'CLOCK AM DULY RECORDED ON THE DAY OF 29 DAY OF March 2021 AT 11:20 O'CLOCK AM IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29 DAY OF March 2021.

DANA DEBEHAUVER, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: E. Medina
DEPUTY E. MEDINA



- GENERAL NOTES:**
- 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 PLAN 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.
 - A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 - 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 WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 - STREETS AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNLESS CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
 - 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 OBLIGATORY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
 - ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROL SHALL BE CONSTRUCTED AND RETALLED TO CITY OF MANOR STANDARDS.
 - EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 14.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
 - 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.
 - THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEOWNERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A MANOR HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
 - THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4003 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.999997046. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
 - THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
 - 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.
 - PER CITY OF MANOR ORDINANCE NO. 481, MINIMUM LOT SIZE SHALL BE 8000 SQ.FT., AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1000 SQ.FT.
 - THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 481.
 - LOT 88, BLOCK A, OPEN SPACE DRAINAGE LOT, LOT 92, BLOCK A, OPEN SPACE, LOT 26, BLOCK B, OPEN SPACE DRAINAGE LOT, AND LOT 11, BLOCK C, OPEN SPACE ARE DEDICATED TO THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF THOSE LOTS.



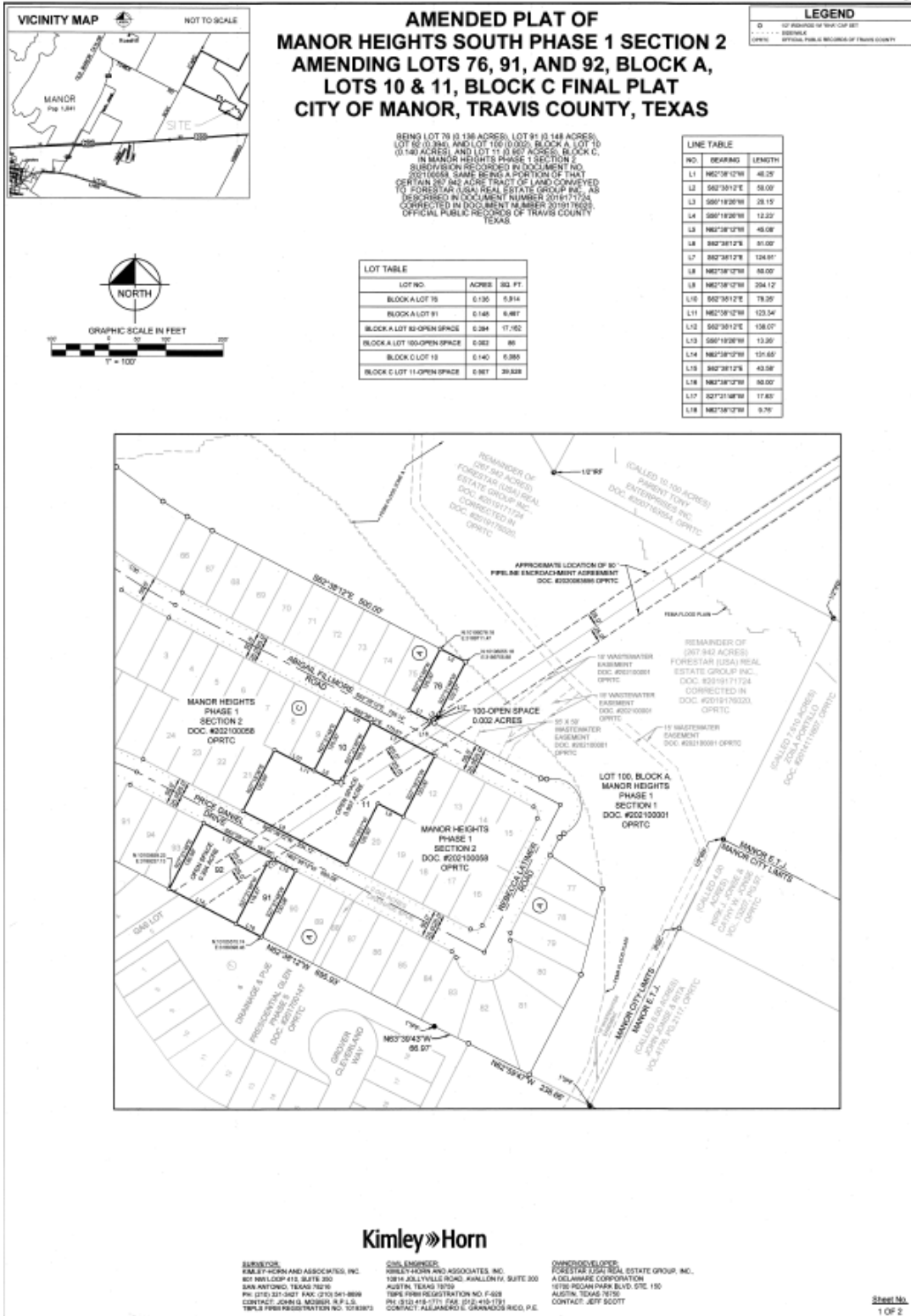
OWNER/ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, SUITE 200
AUSTIN, TEXAS 78759
PHONE: 512-321-3463
FAX: 512-321-3463
CONTACT: ALEJANDRO G. GRANADOS RICO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 W. LOOP W. SUITE 200
SAN ANTONIO, TEXAS 78216
PHONE: 214-541-9955 FAX: 214-541-4888
CONTACT: JOHN G. MOSEY, R.P.L.S.
TSP/LS #19 REGISTRATION NO. 19169875

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 700
MCKINNEY, TEXAS 75069
DALLAS COUNTY
CONTACT: JOHN MARRIOTT
3 OF 3

EXHIBIT B-3 – MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 AMENDED PLAT

202200023



THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF LOTS 76, 91, 92, AND 101, BLOCK A, LOTS 10 AND 11, BLOCK C, MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 PLAT OF WHICH RECORDS IN DOCUMENT NUMBER 20170088, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 32, ABSTRACT NUMBER 154, AND THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND DO HEREBY AMEND SAID SUBDIVISION PLAT, HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 AND 231 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 "AMENDED MANOR HEIGHTS SOUTH PHASE 1 SECTION 2" LOTS 76, 91, 92, AND 101, BLOCK A, LOTS 10 AND 11, BLOCK C, AND VANCE WALKER IS SUBSCRIBED HERETO IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "AMENDED MANOR HEIGHTS SOUTH PHASE 1 SECTION 2" LOTS 76, 91, 92, AND 101, BLOCK A, LOTS 10 AND 11, BLOCK C, AND SO HEREBY DESIGNATE TO THE USE OF THE PUBLIC FOR ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY 1-20-22

BY: FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, 5370 PECAN PARK BLVD, STE 150, AUSTIN, TEXAS 78750, Jeff Scott, Authorized Agent

THE STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Scott, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING, 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 22nd DAY OF JAN 2022

Notary Public: Maria Anton Vela, Notary Registration Number 181229801, My Commission Expires 7-8-23, County of Travis, State of Texas



THE STATE OF TEXAS
COUNTY OF

I, ALEJANDRO E. GRANADOS RECO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, 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.

NO SITE IS LOCATED IN THE COTTONTWOOD CREEK WATERSHED. NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 105 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484530465, EFFECTIVE DATE AUGUST 16, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Alejandro E. Granados Reco, Registered Professional Engineer No. 10384, KIMLEY-HORN AND ASSOCIATES, INC., 10914 JOLLYVILLE ROAD, AUSTIN, TEXAS 78750



THE STATE OF TEXAS
COUNTY OF

I, JOHN G. MOSEBY, 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 ORDINANCES IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosbey, Registered Professional Land Surveyor, No. 8338, State of Texas, 801 NW LOOP 415, SUITE 300, SAN ANTONIO, TEXAS 78219, PH: 210-321-5462, email: jmos@kimley-horn.com



SUBDIVISION NOTES

- 1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 420 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.999999974 TO CONVERT TO THE GRID. 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 12" IRON ROD WITH RED PLASTIC CAP STAMPED "KH", UNLESS OTHERWISE NOTED.
4. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 420 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
5. PER CITY OF MANOR ORDINANCE NO. 40, MINIMUM LOT SIZE SHALL BE 6000 SQ. FT., AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1500 SQ. FT.
6. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 401.
7. LOT 92, BLOCK A, OPEN SPACE, AND LOT 11, BLOCK C, OPEN SPACE ARE DEDICATED TO THE HOMEOWNER SUBDIVISION OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF THOSE LOTS.
8. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MANOR HEIGHTS SOUTH PHASE 1 SECTION 2, LOTS 76, 91, & 92 BLOCK A, LOTS 10 & 11 BLOCK C, RECORDED IN DOCUMENT NO. 20170088 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

AMENDED PLAT OF MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 AMENDING LOTS 76, 91, AND 92, BLOCK A, LOTS 10 & 11, BLOCK C FINAL PLAT CITY OF MANOR, TRAVIS COUNTY, TEXAS

BEING LOT 76 TO 138 ACRES, LOT 91 (0.148 ACRES), LOT 92 (0.396 ACRES), AND LOT 100 (0.002 ACRES), BLOCK A, LOT 10 (0.140 ACRES), AND LOT 11 (0.807 ACRES), BLOCK C, IN MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 SUBDIVISION RECORDED IN DOCUMENT NO. 20170088, SAME BEING A PORTION OF THAT CERTAIN 267.842 ACRES TRACT OF LAND CONVEYED TO FORESTAR USA REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 201711724, CORRECTED IN DOCUMENT NUMBER 201910203, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

Kimley-Horn

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC., 801 NW LOOP 415, SUITE 300, SAN ANTONIO, TEXAS 78219, PH: (210) 321-3427 FAX: (210) 841-8888, CONTACT: JOHN G. MOSEBY, R.L.P.S., TRPLS FIRM REGISTRATION NO. 13181073. CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC., 10914 JOLLYVILLE ROAD, AUSTIN, TEXAS 78750, TRPLS FIRM REGISTRATION NO. F-408, PH: (512) 418-1771 FAX: (512) 418-1769, CONTACT: ALEJANDRO E. GRANADOS RECO, P.E.



CITY OF MANOR ACKNOWLEDGMENTS
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.
City of Manor, 2022

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS 10th DAY OF January, 2022.
Attest: Evelyn Almaraz, City Secretary

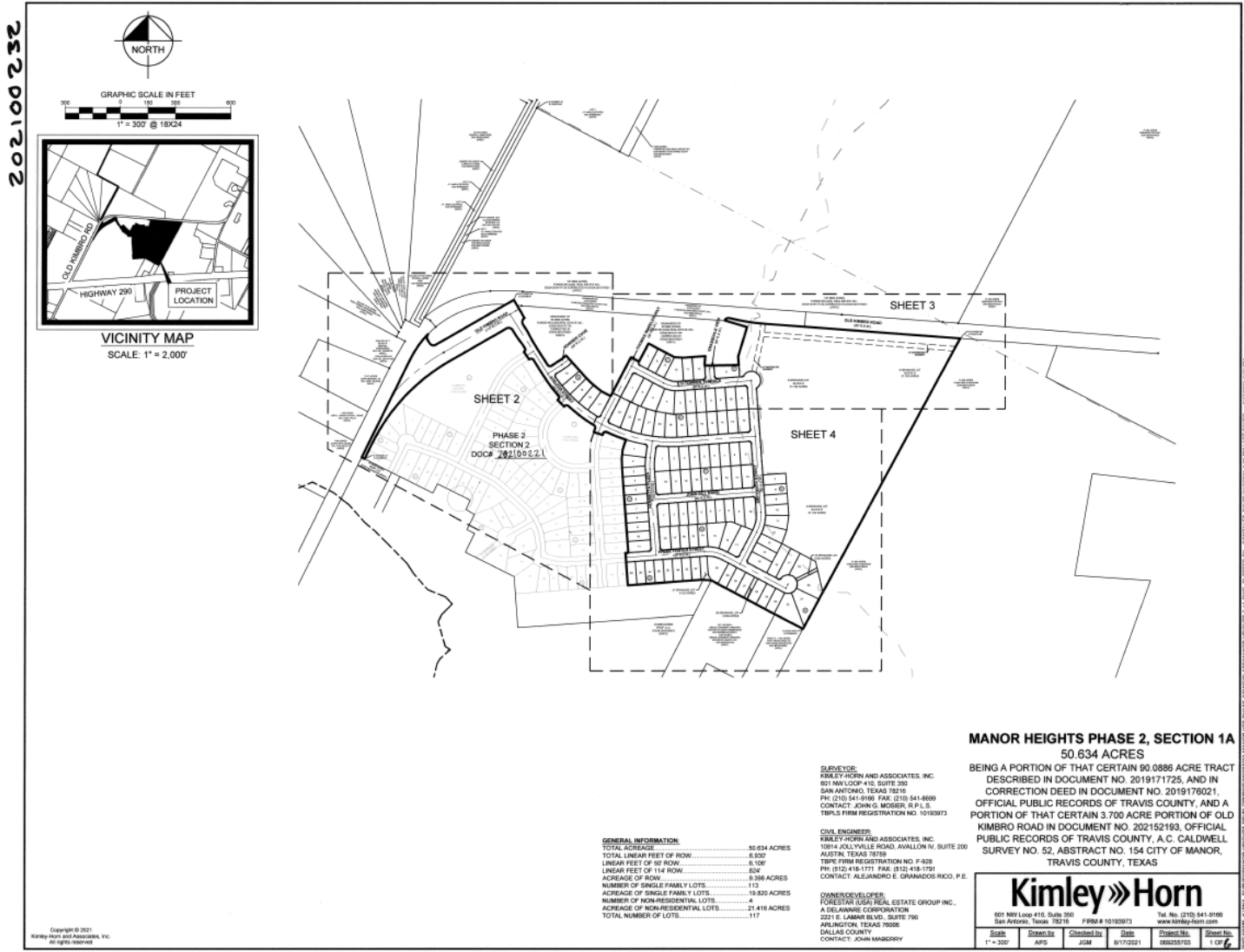
ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS 10th DAY OF January, 2022.
Attest: Evelyn Almaraz, City Secretary

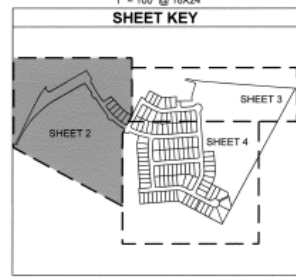
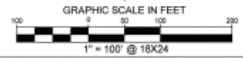
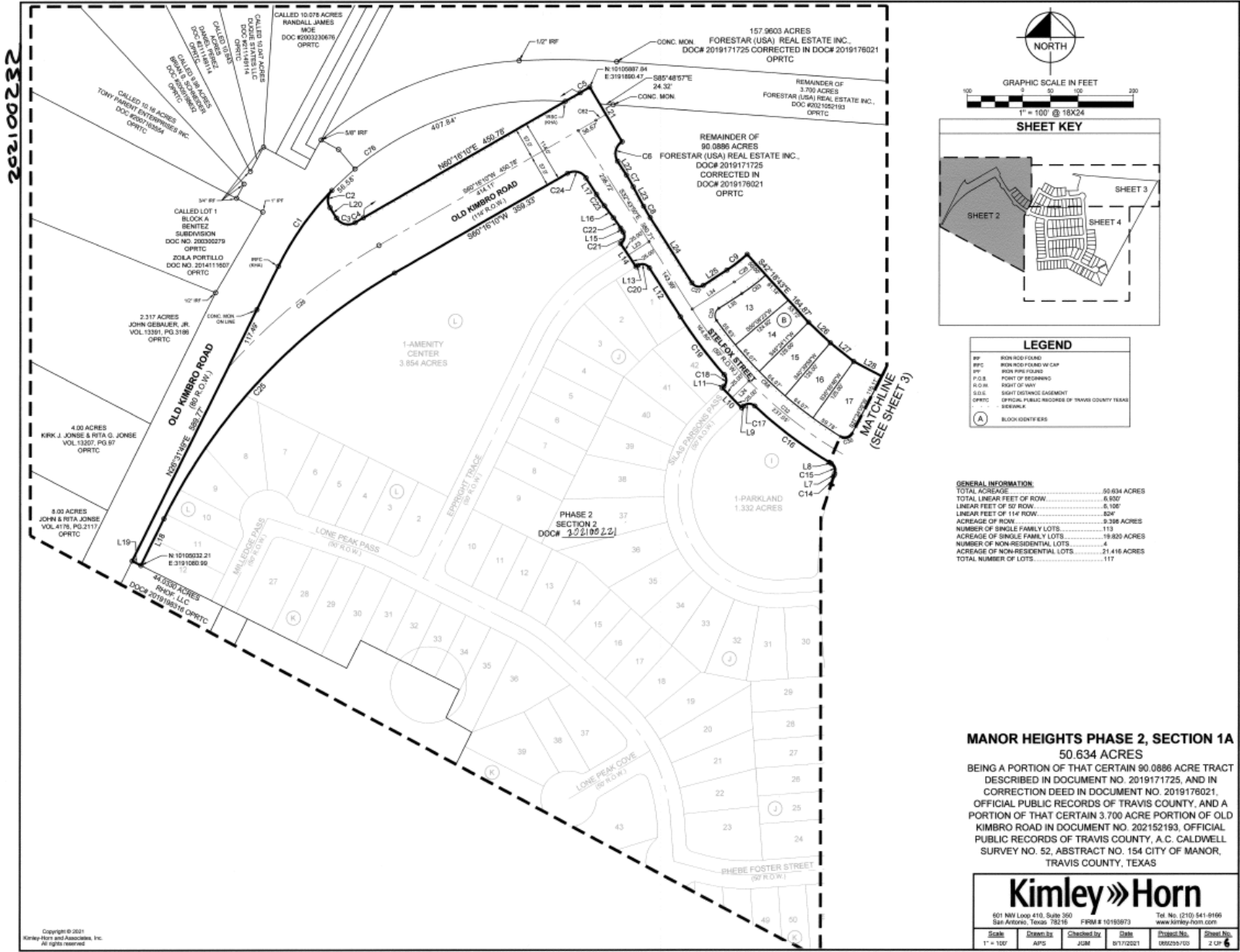
COUNTY OF TRAVIS
STATE OF TEXAS
I, DIANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF JANUARY 2022 AT 10:00 A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20220023 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 22nd DAY OF January, 2022.
Diana Debeavor, County Clerk, Travis County, Texas

- 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 CONJUNCTION WITH 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 WITH 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 WITHHELDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DIVERSITY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED 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 UTILITY 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 14.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURBS 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 PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THIS PLAN, 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 GRABER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 420 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.999999974. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
14. 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.
15. PER CITY OF MANOR ORDINANCE NO. 40, MINIMUM LOT SIZE SHALL BE 6000 SQ. FT., AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1500 SQ. FT.
16. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 401.
17. LOT 92, BLOCK A, OPEN SPACE, AND LOT 11, BLOCK C, OPEN SPACE ARE DEDICATED TO THE HOMEOWNER SUBDIVISION OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF THOSE LOTS.
18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MANOR HEIGHTS SOUTH PHASE 1 SECTION 2, LOTS 76, 91, & 92 BLOCK A, LOTS 10 & 11 BLOCK C, RECORDED IN DOCUMENT NO. 20170088 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EXHIBIT B-4 – MANOR HEIGHTS PHASE 2 SECTION 1A PLAT





LEGEND

- RF ROW RIGHT-OF-WAY
- RFW ROW RIGHT-OF-WAY CAP
- RFV ROW RIGHT-OF-WAY VARIATION
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- S.D.S. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS RECORDS
- (A) BLOCK IDENTIFIERS

GENERAL INFORMATION

TOTAL ACRES	50.634 ACRES
TOTAL LINEAR FEET OF ROW	8,600'
LINEAR FEET OF 50' ROW	6,100'
LINEAR FEET OF 114' ROW	820'
ACREAGE OF ROW	3.208 ACRES
NUMBER OF SINGLE FAMILY LOTS	113
ACREAGE OF SINGLE FAMILY LOTS	19,825 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	4
ACREAGE OF NON-RESIDENTIAL LOTS	21.416 ACRES
TOTAL NUMBER OF LOTS	117

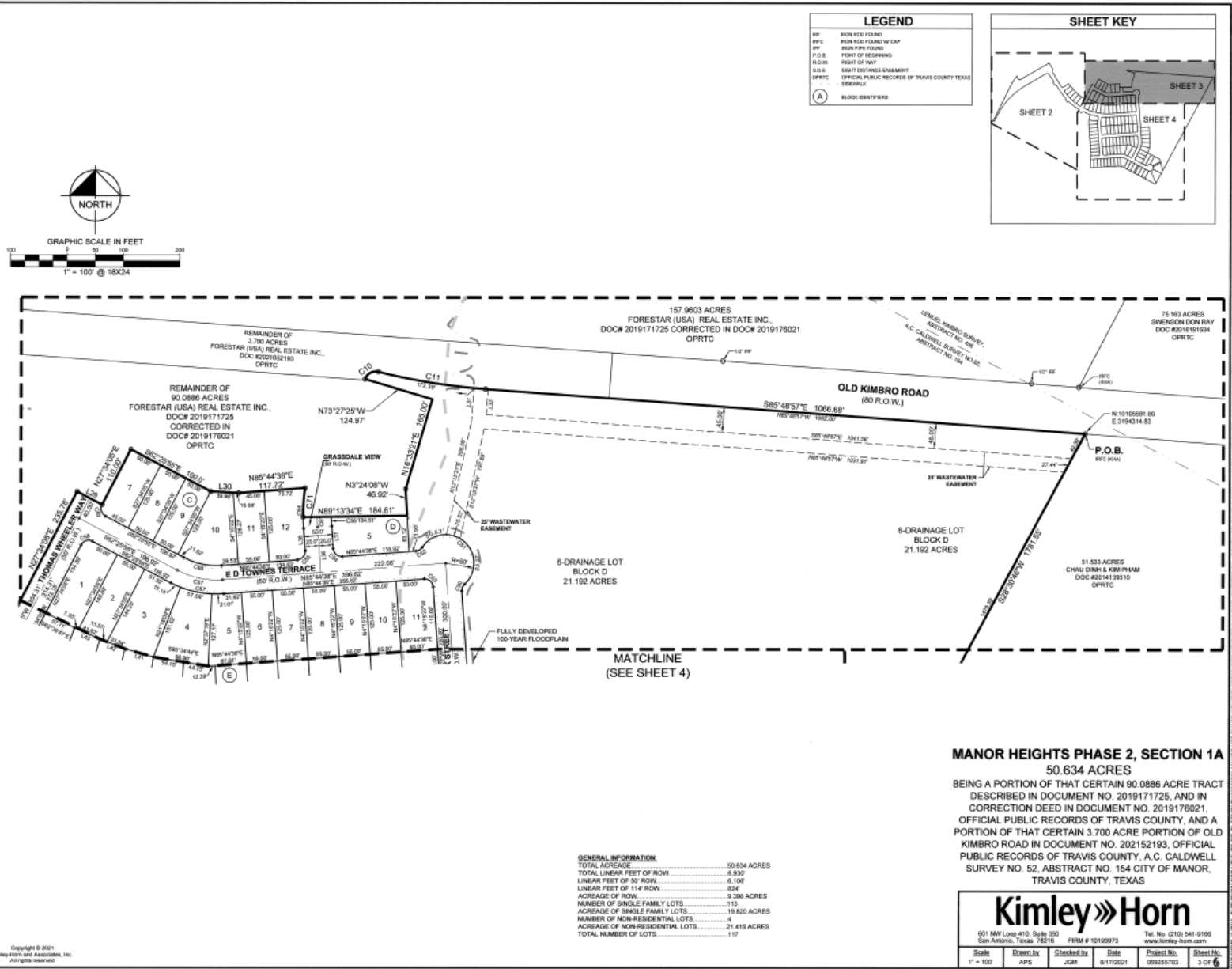
MANOR HEIGHTS PHASE 2, SECTION 1A
50.634 ACRES
 BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN 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 300 San Antonio, Texas 78216 PRR # 10193973 Tel. No. (210) 541-6166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APB	JUM	01/17/2021	1000254/03	2 OF 6

2022/01/20



MANOR HEIGHTS PHASE 2, SECTION 1A
 50.634 ACRES
 BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT 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

GENERAL INFORMATION

TOTAL ACREAGE	50.634 ACRES
TOTAL LINEAR FEET OF ROW	5,937
LINEAR FEET OF 92' ROW	6,107
LINEAR FEET OF 114' ROW	624
ACREAGE OF ROW	3,388 ACRES
NUMBER OF SINGLE FAMILY LOTS	113
ACREAGE OF SINGLE FAMILY LOTS	19,820 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	4
ACREAGE OF NON-RESIDENTIAL LOTS	21,416 ACRES
TOTAL NUMBER OF LOTS	117

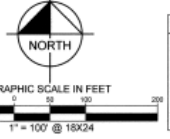
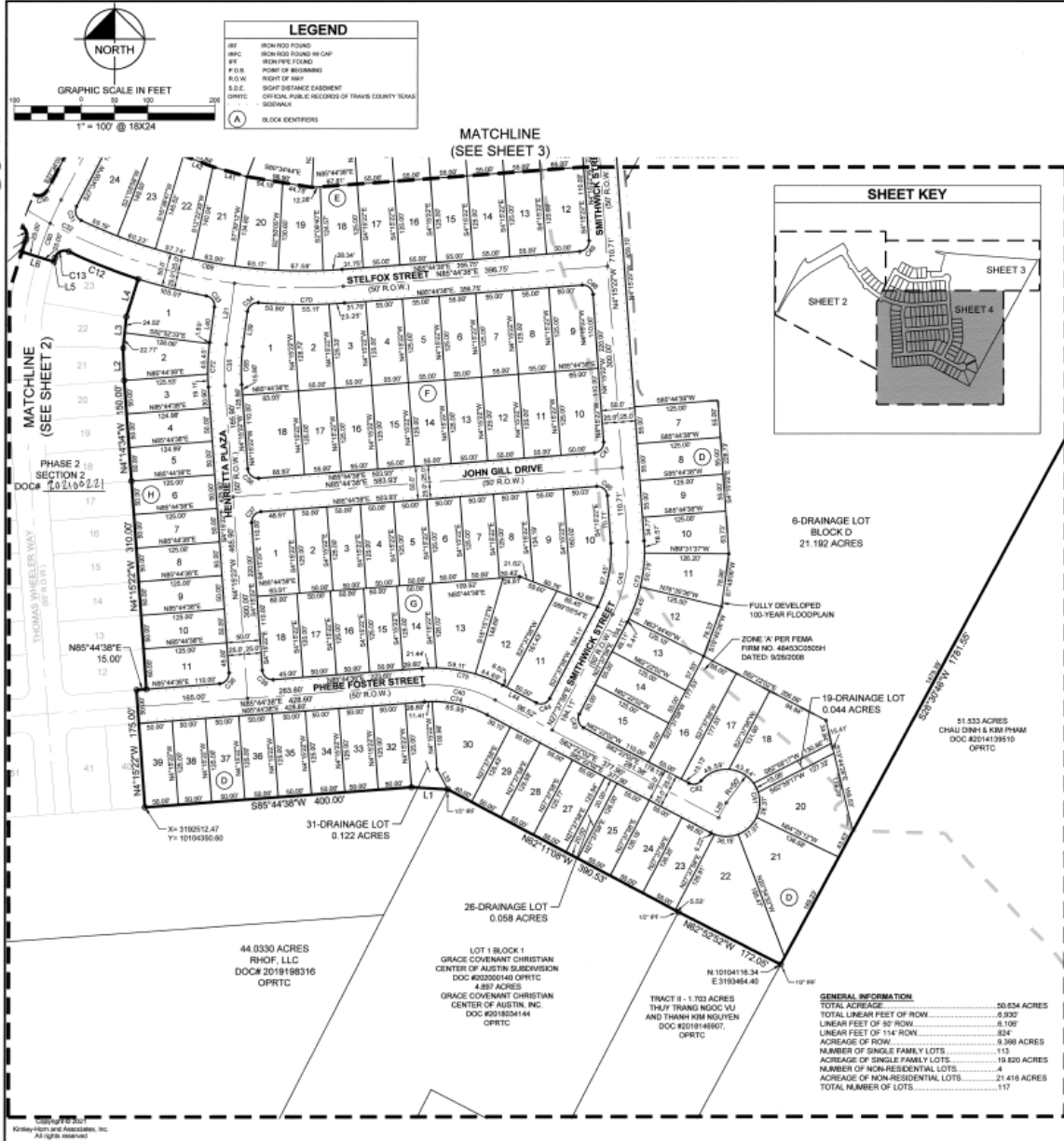
Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216
 FIRM # 10150973 Tel. No. (210) 541-9105 www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 100'	APS	JCM	8/17/2021	060250703	3 OF 6

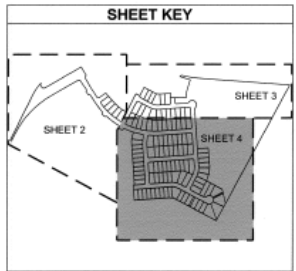
Copyright © 2021
 Kimley Horn and Associates, Inc.
 All rights reserved.

202100282



LEGEND	
IR	IRON ROD FOUND
IRFC	IRON ROD FOUND IN CAP
IRFC	IRON ROD FOUND IN CAP
IRFC	IRON ROD FOUND IN CAP
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SHORT DISTANCE EXHIBIT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	BOUNDARY
	BLOCK IDENTIFIERS

MATCHLINE (SEE SHEET 3)



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	175°21'	531.18	107.08	N82°01'29"E
C2	78°32'31"	23.89	23.47	N89°17'31"W
C3	88°44'42"	23.09	23.02	S20°23'59"E
C4	278°42'	1157.08	15.80	N85°01'55"E
C5	172°58'	945.08	19.70	N89°49'21"E
C6	87°45'47"	23.09	23.09	S17°18'17"W
C7	478°21'	218.88	24.44	S30°29'11"E
C8	47°21'21"	230.00	23.02	S82°03'11"E
C9	37°42'42"	231.00	48.42	N82°03'11"E
C10	87°45'47"	23.09	23.42	N87°43'21"E
C11	87°45'47"	1148.08	192.71	S87°43'21"E
C12	74°53'21"	825.00	111.60	N89°39'59"W
C13	87°45'47"	15.80	23.49	S86°21'31"W
C14	17°00'00"	825.00	18.87	N89°00'00"E
C15	87°45'47"	15.80	23.99	N89°39'59"W
C16	114°42'00"	825.00	103.53	N89°39'59"W
C17	87°45'47"	15.80	22.85	S89°06'17"W
C18	87°45'47"	15.80	22.89	N87°43'21"E
C19	87°45'47"	825.00	103.60	N87°43'21"E
C20	87°45'47"	15.80	23.99	N87°43'21"E
C21	87°45'47"	15.80	23.99	N87°43'21"E
C22	87°45'47"	284.82	22.47	N89°39'59"W
C23	87°45'47"	314.80	24.70	N89°39'59"W
C24	87°45'47"	25.00	27.30	N89°39'59"W
C25	27°42'42"	1148.08	81.18	S47°43'21"E
C26	18°21'21"	1148.08	362.27	S17°43'21"E
C27	87°45'47"	15.80	23.99	S77°43'21"E
C28	87°45'47"	300.00	30.58	N82°03'11"E
C29	87°45'47"	15.80	24.30	S74°43'21"E
C30	87°45'47"	15.80	24.39	N87°43'21"E
C31	87°45'47"	15.80	24.39	N87°43'21"E
C32	87°45'47"	15.80	24.39	S17°43'21"E
C33	87°45'47"	15.80	22.85	N87°43'21"E
C34	87°45'47"	15.80	22.89	S17°43'21"E
C35	114°42'00"	300.00	61.30	S81°39'59"W
C36	87°45'47"	15.80	23.99	S47°43'21"E
C37	87°45'47"	15.80	23.99	S47°43'21"E
C38	87°45'47"	15.80	23.99	S47°43'21"E
C39	87°45'47"	15.80	23.99	S47°43'21"E
C40	87°45'47"	15.80	23.99	S47°43'21"E
C41	87°45'47"	15.80	23.99	S47°43'21"E
C42	87°45'47"	15.80	23.99	S47°43'21"E
C43	87°45'47"	15.80	23.99	S47°43'21"E
C44	87°45'47"	15.80	23.99	S47°43'21"E
C45	87°45'47"	15.80	23.99	S47°43'21"E
C46	87°45'47"	15.80	23.99	S47°43'21"E
C47	87°45'47"	15.80	23.99	S47°43'21"E
C48	87°45'47"	15.80	23.99	S47°43'21"E
C49	87°45'47"	15.80	23.99	S47°43'21"E
C50	87°45'47"	15.80	23.99	S47°43'21"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C51	238°28'21"	58.00	23.98	N17°14'40"W
C52	78°32'31"	15.80	23.07	N89°17'31"W
C53	87°45'47"	15.80	23.99	S17°18'17"W
C54	87°45'47"	15.80	23.99	N89°39'59"W
C55	175°21'	531.18	107.08	N82°01'29"E
C56	87°45'47"	15.80	23.99	N89°39'59"W
C57	87°45'47"	15.80	23.99	N89°39'59"W
C58	87°45'47"	15.80	23.99	N89°39'59"W
C59	87°45'47"	15.80	23.99	N89°39'59"W
C60	87°45'47"	15.80	23.99	N89°39'59"W
C61	87°45'47"	15.80	23.99	N89°39'59"W
C62	87°45'47"	15.80	23.99	N89°39'59"W
C63	87°45'47"	15.80	23.99	N89°39'59"W
C64	87°45'47"	15.80	23.99	N89°39'59"W
C65	87°45'47"	15.80	23.99	N89°39'59"W
C66	87°45'47"	15.80	23.99	N89°39'59"W
C67	87°45'47"	15.80	23.99	N89°39'59"W
C68	87°45'47"	15.80	23.99	N89°39'59"W
C69	87°45'47"	15.80	23.99	N89°39'59"W
C70	87°45'47"	15.80	23.99	N89°39'59"W
C71	87°45'47"	15.80	23.99	N89°39'59"W
C72	87°45'47"	15.80	23.99	N89°39'59"W
C73	87°45'47"	15.80	23.99	N89°39'59"W
C74	87°45'47"	15.80	23.99	N89°39'59"W
C75	87°45'47"	15.80	23.99	N89°39'59"W
C76	87°45'47"	15.80	23.99	N89°39'59"W

LINE TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°02'00"W	54.58	L28	S28°10'15"E	38.54
L2	N87°18'17"W	47.40	L29	S27°43'21"E	138.08
L3	N87°43'21"W	48.79	L30	N87°43'21"E	88.27
L4	N87°43'21"E	18.44	L31	S47°43'21"E	188.27
L5	S17°18'17"E	8.32	L32	S50°42'00"E	152.72
L6	N27°43'21"W	53.00	L33	S49°39'59"E	17.39
L7	N18°43'21"E	4.08	L34	S49°39'59"E	68.00
L8	N89°39'59"W	3.88	L35	S57°43'21"E	68.00
L9	S49°39'59"W	4.07	L36	N49°39'59"E	58.67
L10	N49°39'59"E	15.00	L37	S49°39'59"E	45.00
L11	S49°39'59"E	4.50	L38	N28°14'18"W	38.50
L12	N28°14'18"W	103.88	L39	N87°43'21"E	60.27
L13	S87°43'21"W	4.00	L40	S57°43'21"E	48.21
L14	N87°43'21"W	58.07	L41	N49°39'59"E	79.50
L15	N49°39'59"E	8.07	L42	N49°39'59"E	58.37
L16	N27°43'21"W	27.24	L43	N49°39'59"E	38.88
L17	N27°43'21"W	38.14	L44	N87°43'21"E	62.73
L18	S28°10'15"E	69.07	L45	N87°43'21"E	52.70
L19	N87°43'21"E	17.07	L46	S17°43'21"E	52.85
L20	S27°10'15"E	21.00	L47	N89°39'59"E	47.41
L21	S27°10'15"E	114.00	L48	N89°39'59"E	48.87
L22	S27°43'21"E	29.44	L49	S27°43'21"E	96.52

MANOR HEIGHTS PHASE 2, SECTION 1A
50.634 ACRES
 BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT 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
 801 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10123973 Tel. No. (210) 541-2186 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APB	JGH	01/17/2021	098260703	4 OF 6

20210921

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 50.634 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 157,9655 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 201917720, AND CORRECTED IN DOCUMENT NUMBER 2019177021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 3,7003 ACRES OF OLD KIMBRO ROAD CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC., AN 80 FOOT WIDE RIGHT-OF-WAY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTERS 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 PLAN AND DESIGNATED HEREIN AS MANOR HEIGHTS PHASE 2, SECTION 1A OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 50.634 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS PHASE 2, SECTION 1A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY August 20, 2021


BY: 
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

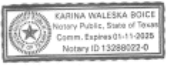
2221 E. LAMAR BLVD., SUITE 700
ARLINGTON, TEXAS 75006

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Will Scott 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 30 DAY OF August, 2021.


NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 363022-2
MY COMMISSION EXPIRES 01/11/2025
COUNTY OF WILLIAMSON
THE STATE OF TEXAS



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 PLAN IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLES 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. 486330509H 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 JOLLIVILLE ROAD
AVALONIA IV, SUITE 200
AUSTIN, TEXAS 78759



STATE OF TEXAS §
COUNTY OF BEKAR §

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 PLAN COMPLES 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.


8-19-21

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330, STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: 210-321-3602
greg.mosier@kimley-horn.com



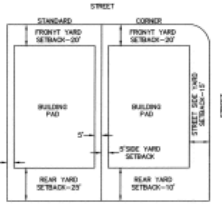
SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203, 940303), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE CORRECTED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992049. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 3. ALL PROPERTY OWNERS OF THE LOTS IN THIS SUBDIVISION WILL BE NOTICED PRIOR TO LOT SALES AND AFTER ROAD CONSTRUCTION WITH A 10-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "NOA" UNLESS OTHERWISE NOTED.

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved.

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 PLAN 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 THIS PLAN AND DESIGNATED HEREIN 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 1.4.3 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 PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEOWNERS. 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 - 25'
SIDE YARD - 15'
STREET SIDE YARD - 15'
- 13. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6350 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.
- 14. LOT 6, BLOCK D, DRAINAGE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS, THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "OWN") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 6, BLOCK D, DRAINAGE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2016 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 6, BLOCK D, DRAINAGE LOT, UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 15. LOT 19, BLOCK D, DRAINAGE LOT, LOT 26, BLOCK D, DRAINAGE LOT AND LOT 31, BLOCK D, DRAINAGE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION, THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "OWN") SHALL BE RESPONSIBLE FOR MAINTAINING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS. THE CITY OF MANOR WILL MAINTAIN THE PUBLIC STORM INFRASTRUCTURE LOCATED IN THE DRAINAGE LOTS.
- 16. 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, 2016, AS AMENDED.



TYPICAL SETBACK DETAIL
NOT TO SCALE

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: 1st DAY OF Aug 2021

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE: 11th DAY OF Aug 2021

APPROVED: 
PHILIP TRIVON, CHAIRMAN

ATTEST: 
LLOVA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE: 11th DAY OF Aug 2021

APPROVED: 
DIR. LARRY WALLACE JR., MAYOR

ATTEST: 
LLOVA ALMARAZ, CITY SECRETARY




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

I, DANA DEBEAUVOR, 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 28 DAY OF September 2021 AT 11:36 O'CLOCK A.M., DULY RECORDED ON THE DAY OF 28 DAY OF Sept, 2021 AT 11:36 O'CLOCK AM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20100832 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 28 DAY OF September 2021

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: 
DEPUTY
E. MEDINA



MANOR HEIGHTS PHASE 2, SECTION 1A
50.634 ACRES

BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201917725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019178021, 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 Phone # 10193873 Tel. No. (210) 541-9186 www.kimley-horn.com
Scale: N/A Drawn By: APS Checked By: JGM Date: 8/17/2021 Project No.: 08020703 Sheet No.: 6 of 6

DATE PLOTTED: 8/17/2021 10:58:54 AM PLOTTER: HP DesignJet T1100PS (PCL6) FILE: C:\WORK\2021\20210832\20210832.dwg PLOT: 20210832.dwg

A METES AND BOUNDS DESCRIPTION OF A 50.634 ACRE TRACT OF LAND

BEING a 50.634 acre (2,205,638 square feet) tract situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas, and being a portion of that certain 90.0886 acre tract of land described in instrument to Forrester (USA) Real Estate Group Inc., recorded in Document No. 201917725, corrected in Document No. 201917822, of the Official Public Records of Travis County, and a portion of that certain 3.700 acre tract described in instrument to Forrester (USA) Real Estate Group Inc., recorded in Document No. 202152193, Official Public Records of Travis County, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwestern-most corner of a called S1.553 acre tract of land described in instrument to Chua Dinh and Kim Pham recorded in Document No. 2014139010 of the Official Public Records of Travis County;

THENCE, South 29°30'48" West, 1781.55 feet, departing the southerly right-of-way line of said Old Kimbro Road and along the northwesterly line of said S1.553 acre tract to a 1/2-inch iron rod found marking the northwest corner of a called 1.700 acre Tract B described in instrument to Thai Trang Ngoc Vu and Thanh Kim Nguyen recorded in Document No. 2019148607 of the Official Public Records of Travis County;

THENCE, North 62°52'52" West, 172.05 feet, departing the northwesterly line of said S1.553 acre tract and along the northerly line of said Tract B to a 1/2-inch iron pipe found marking the northern-most corner of said Tract B, same being the northwestern-most corner of a called 4.861 acre tract of land described in instrument to Grace Coveman Christian Center of Austin, Inc., recorded in Document No. 2019034144 of the Official Public Records of Travis County;

THENCE, North 62°11'08" West, 390.53 feet along the northwesterly line of said 4.861 acre tract to a 1/2-inch iron rod found marking the northern-most corner of said 4.861 acre tract;

THENCE, departing from said 4.861 acre tract and crossing said 90.0886 acre tract, the following thirty-two (32) courses and distances:

1. North 00°32'13" West, 54.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 00°44'30" West, 402.30 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 4°18'22" West, 170.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 80°44'30" East, 19.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 4°18'22" West, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 4°14'34" West, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 1°50'12" West, 47.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 5°27'50" East, 46.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 17°28'23" East, 50.84 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 623.00 feet, a chord bearing and distance of North 68°39'56" West, 111.52 feet, and a total arc length of 111.60 feet to a point of reverse curvature;
11. In a southeasterly direction, along a tangent reverse curve to the left, a central angle of 97°22'21", a radius of 15.00 feet, a chord bearing and distance of North 68°39'56" West, 22.93 feet, and a total arc length of 25.48 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
12. South 17°28'23" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. North 72°54'51" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. In a northwesterly direction, along a non-tangent curve to the right, a central angle of 17°50'21", a radius of 525.00 feet, a chord bearing and distance of North 67°02'02" East, 16.87 feet, and a total arc length of 16.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
15. North 19°20'40" East, 46.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
16. In a northwesterly direction, along a tangent curve to the left, a central angle of 78°20'23", a radius of 15.00 feet, a chord bearing and distance of North 19°20'28" West, 19.00 feet, and a total arc length of 20.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
17. North 89°02'50" West, 3.86 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
18. In a southeasterly direction, along a non-tangent curve to the right, a central angle of 11°42'16", a radius of 625.00 feet, a chord bearing and distance of North 57°06'14" West, 168.24 feet, and a total arc length of 168.63 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
19. In a southeasterly direction, along a tangent reverse curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of South 89°06'01" West, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
20. South 45°20'07" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. North 44°20'07" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. North 49°30'07" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
23. In a northwesterly direction, along a tangent curve to the left, a central angle of 67°10'14", a radius of 15.00 feet, a chord bearing and distance of North 1°49'57" East, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
24. In a northwesterly direction, along a tangent reverse curve to the right, a central angle of 97°04'25", a radius of 825.00 feet, a chord bearing and distance of North 37°16'02" West, 130.51 feet, and a total arc length of 130.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
25. North 24°23'00" West, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
26. In a northwesterly direction, along a tangent curve to the left, a central angle of 90°20'21", a radius of 15.00 feet, a chord bearing and distance of North 77°43'50" West, 21.21 feet, and a total arc length of 23.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
27. South 97°16'10" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. North 37°32'34" West, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
29. In a northwesterly direction, along a non-tangent curve to the left, a central angle of 60°50'07", a radius of 15.00 feet, a chord bearing and distance of North 12°16'10" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
30. North 32°53'50" West, 4.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
31. In a northwesterly direction, along a tangent curve to the left, a central angle of 4°20'37", a radius of 285.50 feet, a chord bearing and distance of North 59°58'00" West, 22.47 feet, and a total arc length of 22.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
32. North 37°21'47" West, 25.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
33. In a northwesterly direction, along a tangent curve to the right, a central angle of 292°37", a radius of 214.00 feet, a chord bearing and distance of North 54°58'06" West, 24.75 feet, and a total arc length of 24.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
34. North 32°43'50" West, 35.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
35. In a northwesterly direction, along a tangent curve to the left, a central angle of 87°09'07", a radius of 25.00 feet, a chord bearing and distance of North 70°13'50" West, 24.42 feet, and a total arc length of 27.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
36. South 69°16'10" West, 250.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
37. In a northwesterly direction, along a tangent curve to the left, a central angle of 32°44'24", a radius of 154.58 feet, a chord bearing and distance of South 43°24'00" West, 905.35 feet, and a total arc length of 914.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
38. South 26°31'48" West, 92.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
39. South 63°50'50" West, 17.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly right-of-way line of oldroad Old Kimbro Road;

THENCE, along the southeasterly right-of-way line of said Old Kimbro Road, the following thirty-one (31) courses and distances:

1. North 26°31'48" East, 569.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for a point of curvature;
2. In a northwesterly direction, along a tangent curve to the right, a central angle of 17°57'27", a radius of 503.10 feet, a chord bearing and distance of North 67°21'29" West, 162.45 feet, and a total arc length of 167.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. In a southeasterly direction, along a tangent reverse curve to the right a central angle of 78°37'27", a radius of 25.00 feet, a chord bearing and distance of South 07°52'50" West, 31.00 feet, and a total arc length of 33.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
4. South 32°17'48" East, 21.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. In a southeasterly direction, along a tangent reverse curve to the right a central angle of 88°16'04", a chord bearing and distance of South 79°25'38" East, 34.82 feet, and a total arc length of 38.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
6. In a southeasterly direction, along a tangent reverse curve to the right a central angle of 0°50'10", a radius of 1157.00 feet, a chord bearing and distance of North 91°59'58" East, 18.88 feet, and a total arc length of 18.88 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
7. North 60°16'10" East, 486.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. In a northwesterly direction, along a tangent curve to the right, a central angle of 12°19", a radius of 343.643 feet, a chord bearing and distance of North 59°40'07" East, 19.78 feet, and a total arc length of 19.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. South 90°50'59" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved

10. In a southeasterly direction, along a tangent reverse curve to the left a central angle of 91°47'54", a radius of 25.00 feet, a chord bearing and distance of South 13°10'37" West, 35.91 feet, and a total arc length of 40.05 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
11. South 32°43'50" East, 24.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. In a southeasterly direction, along a tangent curve to the right a central angle of 4°20'37", a radius of 310.50 feet, a chord bearing and distance of North 30°28'23" West, 24.44 feet, and a total arc length of 24.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
13. South 28°17'13" East, 36.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. In a southeasterly direction, along a tangent reverse curve to the left, a central angle of 9°30'37", a radius of 300.00 feet, a chord bearing and distance of South 30°28'23" East, 20.61 feet, and a total arc length of 23.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
15. South 32°43'50" East, 130.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. North 57°16'10" East, 50.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
17. In a northwesterly direction, along a tangent curve to the left, a central angle of 9°40'14", a radius of 275.00 feet, a chord bearing and distance of South 52°20'09" West, 46.35 feet, and a total arc length of 46.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. South 47°18'42" East, 154.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. South 48°57'59" East, 52.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. South 51°42'08" East, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. South 82°25'55" East, 57.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. North 27°34'51" East, 235.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. South 82°50'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
24. North 27°34'51" East, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. South 82°25'55" East, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
26. South 87°24'07" East, 90.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. North 89°44'39" East, 117.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. In a southeasterly direction, along a tangent reverse curve to the left a central angle of 97°13", a radius of 325.00 feet, a chord bearing and distance of South 3°44'50" West, 51.17 feet, and a total arc length of 51.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
29. North 89°12'54" East, 184.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
30. North 15°22" West, 48.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. North 16°32'11" East, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
32. North 73°27'25" West, 124.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

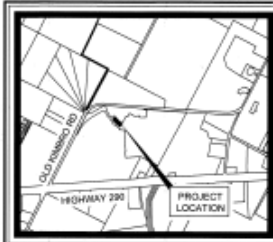
THENCE, along the southern right-of-way line of said Old Kimbro Road, the following three (3) courses and distances:

1. In a northwesterly direction, along a tangent curve to the right, a central angle of 84°16'16", a radius of 20.00 feet, a chord bearing and distance of North 61°42'42" East, 20.46 feet, and a total arc length of 20.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. In a southeasterly direction, along a tangent curve to the right, a central angle of 9°41'10", a radius of 1140.00 feet, a chord bearing and distance of South 69°58'25" East, 192.49 feet, and a total arc length of 192.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 10°48'07" East, 1096.66 feet to the **POINT OF BEGINNING**, and containing 50.634 acres of land in Travis County, Texas. The basis of bearing for the description in the Tract State Plane Coordinate System GCS, Central Zone (ITRS: 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 0.99999937045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

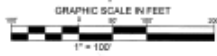
LOT TABLE			LOT TABLE		
LOT NO.	ADJAC.	SQ. FT.	LOT NO.	ADJAC.	SQ. FT.
BLOCK LOT 13	6181	7473	BLOCK LOT 15	6180	6415
BLOCK LOT 14	6188	7381	BLOCK LOT 16	6186	6478
BLOCK LOT 15	6188	7381	BLOCK LOT 17	6186	6415
BLOCK LOT 16	6188	7381	BLOCK LOT 18	6186	7222
BLOCK LOT 17	6182	6475	BLOCK LOT 19	6181	7472
BLOCK LOT 17 - DRAINAGE	6171	7482	BLOCK LOT 20	6182	7488
BLOCK LOT 18	6188	6475	BLOCK LOT 21	6184	6417
BLOCK LOT 19	6140	6200	BLOCK LOT 22	6172	7490
BLOCK LOT 20	6221	6098	BLOCK LOT 23	6185	6395
BLOCK LOT 21	6188	6461	BLOCK LOT 24	6208	6982
BLOCK LOT 22	6180	6207	BLOCK LOT 1	6238	10,263
BLOCK LOT 23	6238	6094	BLOCK LOT 2	6186	6460
BLOCK LOT 24 - DRAINAGE	6140	6021.11	BLOCK LOT 3	6188	6475
BLOCK LOT 25	6188	6475	BLOCK LOT 4	6188	6475
BLOCK LOT 26	6188	6475	BLOCK LOT 5	6188	6475
BLOCK LOT 27	6188	6475	BLOCK LOT 6	6188	6475
BLOCK LOT 28	6188	6475	BLOCK LOT 7	6188	6475
BLOCK LOT 29	6188	6475	BLOCK LOT 8	6188	6475
BLOCK LOT 30	6188	6475	BLOCK LOT 9	6188	6475
BLOCK LOT 31	6188	6475	BLOCK LOT 10	6188	6475
BLOCK LOT 32	6188	6475	BLOCK LOT 11	6188	6475
BLOCK LOT 33	6188	6475	BLOCK LOT 12	6188	6475
BLOCK LOT 34	6188	6475	BLOCK LOT 13	6188	6475
BLOCK LOT 35	6188	6475	BLOCK LOT 14	6188	6475
BLOCK LOT 36	6188	6475	BLOCK LOT 15	6188	6475
BLOCK LOT 37	6188	6475	BLOCK LOT 16	6188	6475
BLOCK LOT 38	6188	6475	BLOCK LOT 17	6188	6475
BLOCK LOT 39	6188	6475	BLOCK LOT 18	6188	6475
BLOCK LOT 40	6188	6475	BLOCK LOT 19	6188	6475
BLOCK LOT 41	6188	6475	BLOCK LOT 20	6188	6475
BLOCK LOT 42	6188	6475	BLOCK LOT 21	6188	6475
BLOCK LOT 43	6188	6475	BLOCK LOT 22	6188	6475
BLOCK LOT 44	6188	6475	BLOCK LOT 23	6188	6475
BLOCK LOT 45	6188	6475	BLOCK LOT 24	6188	6475
BLOCK LOT 46	6188	6475	BLOCK LOT 25	6188	6475
BLOCK LOT 47	6188	6475	BLOCK LOT 26	6188	6475
BLOCK LOT 48	6188	6475	BLOCK LOT 27	6188	6475
BLOCK LOT 49	6188	6475	BLOCK LOT 28	6188	6475
BLOCK LOT 50	6188	6475	BLOCK LOT 29	6188	6475
BLOCK LOT 51	6188	6475	BLOCK LOT 30	6188	6475
BLOCK LOT 52	6188	6475	BLOCK LOT 31	6188	6475
BLOCK LOT 53	6188	6475	BLOCK LOT 32	6188	6475
BLOCK LOT 54	6188	6475	BLOCK LOT 33	6188	6475
BLOCK LOT 55	6188	6475	BLOCK LOT 34	6188	6475
BLOCK LOT 56	6188	6475	BLOCK LOT 35	6188	6475
BLOCK LOT 57	6188	6475	BLOCK LOT 36	6188	6475
BLOCK LOT 58	6188	6475	BLOCK LOT 37	6188	6475
BLOCK LOT 59	6188	6475	BLOCK LOT 38	6188	6475
BLOCK LOT 60	6188	6475	BLOCK LOT 39	6188	6475
BLOCK LOT 61	6188	6475	BLOCK LOT 40	6188	6475
BLOCK LOT 62	6188	6475	BLOCK LOT 41	6188	6475
BLOCK LOT 63	6188	6475	BLOCK LOT 42	6188	6475
BLOCK LOT 64	6188	6475	BLOCK LOT 43	6188	6475
BLOCK LOT 65	6188	6475	BLOCK LOT 44	6188	6475
BLOCK LOT 66	6188	6475	BLOCK LOT 45	6188	6475
BLOCK LOT 67	6188	6475	BLOCK LOT 46	6188	6475
BLOCK LOT 68	6188	6475	BLOCK LOT 47	6188	6475
BLOCK LOT 69	6188	6475	BLOCK LOT 48	6188	6475
BLOCK LOT 70	6188	6475	BLOCK LOT 49	6188	6475
BLOCK LOT 71	6188	6475	BLOCK LOT 50	6188	6475
BLOCK LOT 72	6188	6475	BLOCK LOT 51	6188	6475
BLOCK LOT 73	6188	6475	BLOCK LOT 52	6188	6475
BLOCK LOT 74	6188	6475	BLOCK LOT 53	6188	6475
BLOCK LOT 75	6188	6475	BLOCK LOT 54	6188	6475
BLOCK LOT 76	6188	6475	BLOCK LOT 55	6188	6475
BLOCK LOT 77	6188	6475	BLOCK LOT 56	6188	6475
BLOCK LOT 78	6188	6475	BLOCK LOT 57	6188	6475
BLOCK LOT 79	6188	6475	BLOCK LOT 58	6188	6475
BLOCK LOT 80	6188	6475	BLOCK LOT 59	6188	6475
BLOCK LOT 81	6188	6475	BLOCK LOT 60	6188	6475
BLOCK LOT 82	6188	6475	BLOCK LOT 61	6188	6475
BLOCK LOT 83	6188	6475	BLOCK LOT 62	6188	6475
BLOCK LOT 84	6188	6475	BLOCK LOT 63	6188	6475
BLOCK LOT 85	6188	6475	BLOCK LOT 64	6188	6475
BLOCK LOT 86	6188	6475	BLOCK LOT 65	6188	6475
BLOCK LOT 87	6188	6475	BLOCK LOT 66	6188	6475
BLOCK LOT 88	6188	6475	BLOCK LOT 67	6188	6475
BLOCK LOT 89	6188	6475	BLOCK LOT 68	6188	6475
BLOCK LOT 90	6188	6475	BLOCK LOT 69	6188	6475
BLOCK LOT 91	6188	6475	BLOCK LOT 70	6188	6475
BLOCK LOT 92	6188	6475	BLOCK LOT 71	6188	6475
BLOCK LOT 93	6188	6475	BLOCK LOT 72	6188	6475
BLOCK LOT 94	6188	6475	BLOCK LOT 73	6188	6475
BLOCK LOT 95	6188	6475	BLOCK LOT 74	6188	6475
BLOCK LOT 96	6188	6475	BLOCK LOT 75	6188	6475
BLOCK LOT 97	6188	6475	BLOCK LOT 76	6188	6475
BLOCK LOT 98	6188	6475	BLOCK LOT 77	6188	6475
BLOCK LOT 99	6188	6475	BLOCK LOT 78	6188	6475
BLOCK LOT 100	6188	6475	BLOCK LOT 79		

EXHIBIT B-5 – MANOR HEIGHTS PHASE 2 SECTION 2 SECTION 1A AMENDED PLAT

202200074



VICINITY MAP
SCALE: 1" = 2,000'



AMENDED PLAT OF MANOR HEIGHTS PHASE 2 SECTION 1A AMENDING LOTS 13 - 17, BLOCK B, FINAL PLAT CITY OF MANOR, TRAVIS COUNTY, TEXAS

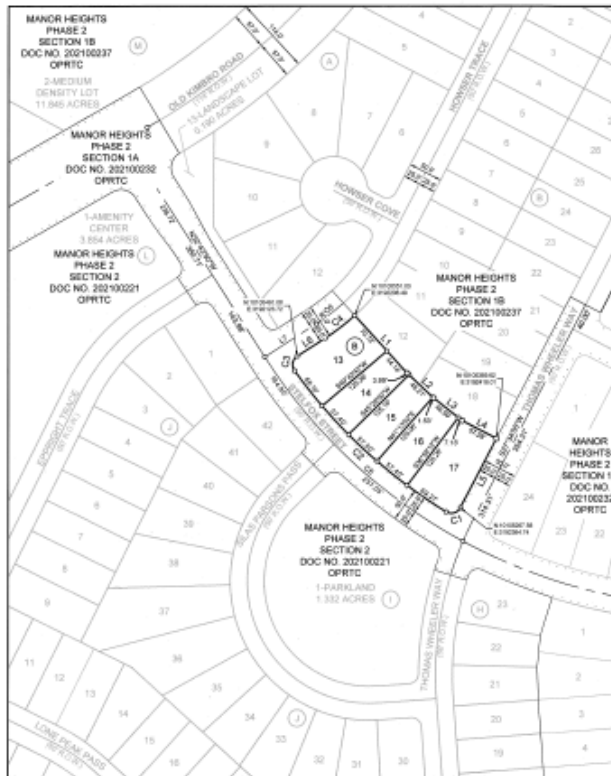
BEING LOT 13 (0.299 ACRES), LOT 14 (0.152 ACRES), AND LOT 17 (0.219) BLOCK B, IN MANOR HEIGHTS PHASE 2 SECTION 1A SUBDIVISION RECORDED IN DOCUMENT NO. 202100202. SAME BEING A PORTION OF THAT CERTAIN 90.0898 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED IN DOCUMENT NUMBER 201917725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND	
D	10' SIDEWALK AND DRIVE
---	SEWER
---	WATER
---	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°18'42"E	114.87'
L2	S86°10'38"E	53.72'
L3	S81°42'38"E	53.72'
L4	S82°25'38"E	57.28'
L5	S21°34'55"W	118.11'
L6	N67°10'18"E	48.21'
L7	N67°10'18"E	58.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°38'32"	15.00'	24.89'	S74°32'29"W	21.92'
C2	22°43'34"	179.00'	307.62'	N41°10'38"W	285.67'
C3	87°31'01"	15.00'	24.35'	N1°45'48"E	21.76'
C4	8°38'10"	328.00'	64.76'	N52°35'32"E	64.76'
C5	91°31'33"	858.00'	858.00'	N87°22'36"W	916.38'
C6	8°38'10"	328.00'	65.55'	N52°35'32"E	65.49'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 13	0.299	8,128
BLOCK B LOT 14	0.152	4,914
BLOCK B LOT 16	0.152	4,808
BLOCK B LOT 18	0.152	4,815
BLOCK B LOT 17	0.218	9,311



KimleyHorn

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 801 MIDCOP RD, SUITE 200
 SAN ANTONIO, TEXAS 78216
 PH: (210) 351-1847 FAX: (210) 341-8869
 CONTACT: JOHN B. MOSELEY, R.P.L.S.
 10914 FARM ROAD SECTION 10, N. 134623

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10914 FARM ROAD, SUITE 200
 AUSTIN, TEXAS 78758
 TEXAS ENGINEERING NO. F-338
 PH: (512) 418-1771 FAX: (512) 418-1759
 CONTACT: ALEJANDRO E. GONZALEZ, P.E.

COMMERCIAL/DCS:
 FORESTAR USA REAL ESTATE GROUP, INC.
 A DELAWARE CORPORATION
 1700 PECAN PARK BLVD, STE. 108
 AUSTIN, TEXAS 78758
 CONTACT: JEFF BOOTH

Sheet No.
1 OF 2

THE STATE OF TEXAS
COUNTY OF TRAVIS
WHEREAS, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE OWNER OF LOTS 13-17, BLOCK B, MANOR HEIGHTS PHASE 2 SECTION 1A PLAT OF WHICH RECORDED IN DOCUMENT NUMBER 202100232...

WITNESS MY HAND THIS DAY 1-20 2022
BY: [Signature]
FORESTAR (USA) REAL ESTATE GROUP, INC.
A DELAWARE CORPORATION
1030 PECAN PARK BLVD, STE. 180
AUSTIN, TEXAS 78702

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESSIE SOUTHWORTH TO ME TO BE THE PERSON OR PERSON 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.

BY: [Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 91629861
MY COMMISSION EXPIRES: 7-1-22
COUNTY OF TRAVIS
THE STATE OF TEXAS



I, ALEJANDRO E. GRANADOS RICO, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE ENGINEERING STAND POINT AND COMPLES 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.
NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 103 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY FLOOD NUMBER 17-04030205H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

BY: [Signature]
ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 130094
KIMLEY-HORN AND ASSOCIATES, INC.
10511 JOLLYVILLE ROAD
AVALON IV, SUITE 200
AUSTIN, TEXAS 78799



I, JOHN G. MOSEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES 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.

BY: [Signature]
JOHN G. MOSEER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 W.W. LOOP #100, SUITE 300
SAN ANTONIO, TEXAS 78216
PH: 210-321-3822
jgm@moserandsurvey.com



- SURVEYORS' NOTES:
1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 420 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.9999921940 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THIS LOTS IN THIS SUBDIVISION SHALL BE MONUMENTED PRIOR TO LOT SPLIT AND AFTER ROAD CONSTRUCTION WITH A 10" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

CITY OF MANOR ACKNOWLEDGMENTS
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE, 2022 DAY OF January, 2022.

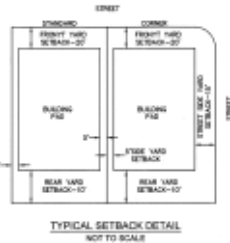
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DAY OF January, 2022.
[Signature]
CITY OF MANOR, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DAY OF January, 2022.
[Signature]
MAYOR OF CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

COUNTY OF TRAVIS
STATE OF TEXAS
I, DIANA ORRINGER, 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 20th DAY OF January, 2022 AT 10:00 A.M. DULY RECORDED ON THE DAY OF January 20, 2022 IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2022-00024.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20th DAY OF January, 2022.
DIANA ORRINGER, COUNTY CLERK
TRAVIS COUNTY, TEXAS
[Signature]
A. MACEDO

- GENERAL NOTES:
1. PROPERTY CORNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY BASINMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES BASEMENT 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 BASINMENTS.
2. A 12" PUBLIC UTILITY BASINMENT 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 ADDING 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.
4. GROUNDWATER DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED 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 UTILITY 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 14.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
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 PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEOWNERS, 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 - 30'
REAR YARD - 10'
SIDE YARD - 5'
STREET SIDE YARD - 10'
13. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 5000 SQ FT WITH A MINIMUM FRONT YARD AND SIDE YARD DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ FT.
14. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MANOR HEIGHTS PHASE 2 SECTION 1A (LOTS) 13-17 BLOCK B, RECORDED IN DOCUMENT NUMBER 202100232, OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



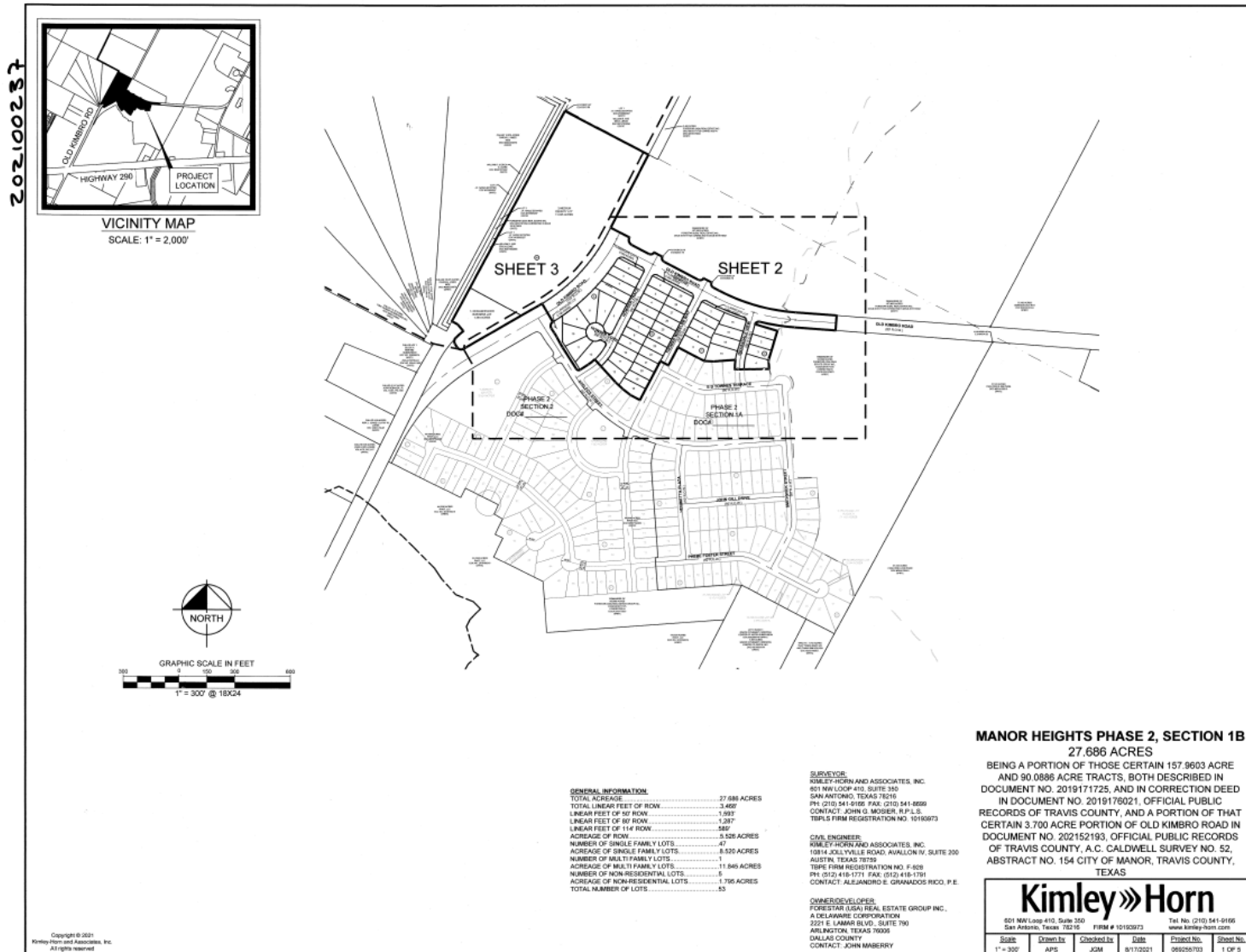
AMENDED PLAT OF MANOR HEIGHTS
PHASE 2 SECTION 1A
AMENDING LOTS 13 - 17, BLOCK B,
FINAL PLAT
CITY OF MANOR, TRAVIS COUNTY, TEXAS

BEING LOT 13 (0.208 ACRES), LOT 14-16 (0.102 ACRES), AND LOT 17 (0.318) BLOCK B, IN MANOR HEIGHTS PHASE 2 SECTION 1A SUBDIVISION RECORDED IN DOCUMENT NO. 202100232, SAME BEING A PORTION OF THAT CERTAIN 1.25 ACRES TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC., AS DESCRIBED IN DOCUMENT NUMBER 201917125, CORRECTED IN DOCUMENT NUMBER 201817801, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

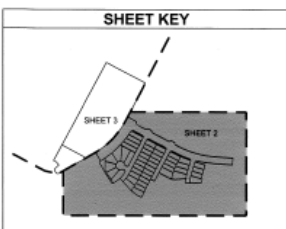
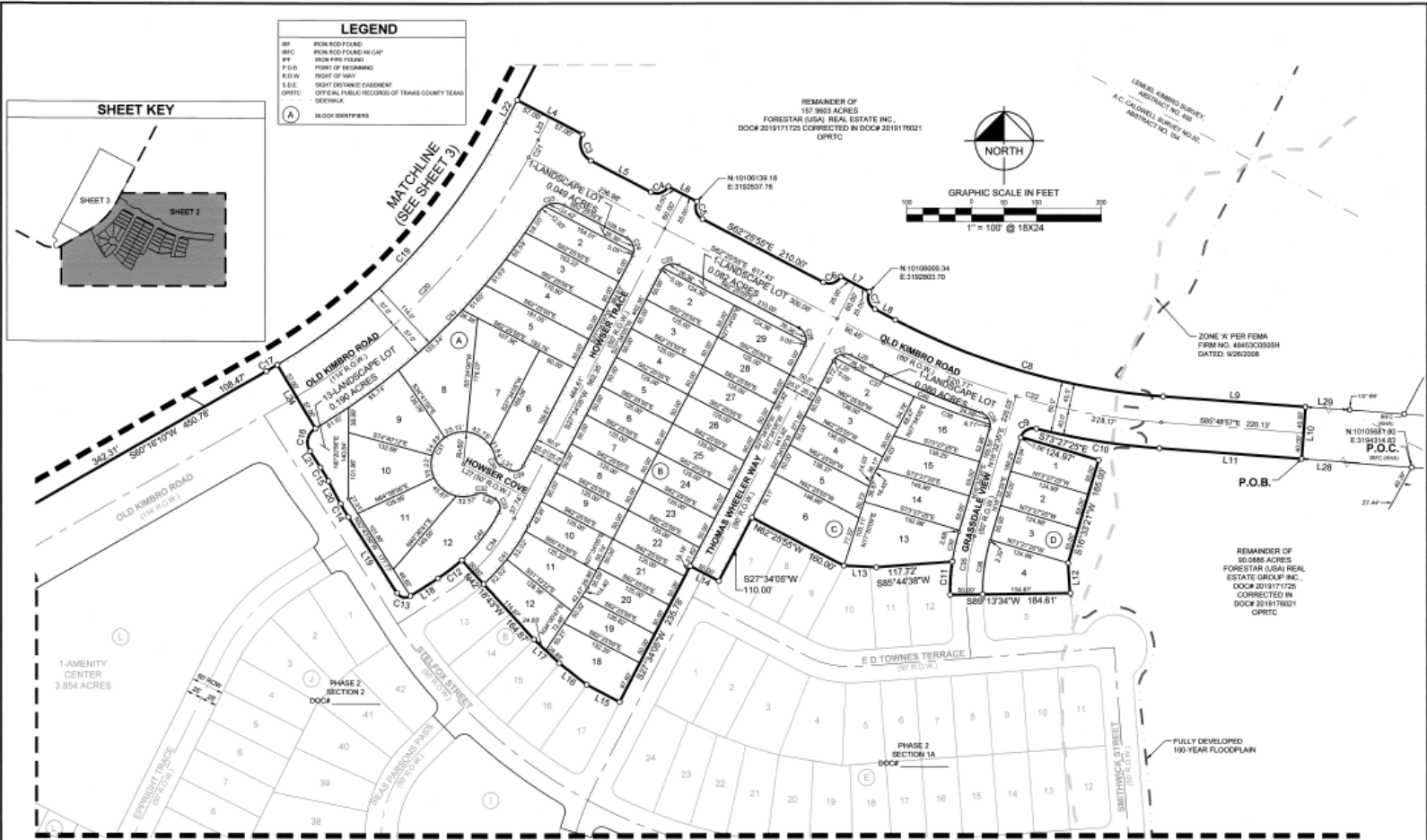
Kimley Horn

SUBDIVISION: KIMLEY-HORN AND ASSOCIATES, INC. 501 W.W. LOOP #100, SUITE 300 SAN ANTONIO, TEXAS 78216 PH: (210) 321-3427 FAX: (210) 341-8899 COUNTY: JOHN G. MOSEER, P.L.S. TRPLS FRM REGISTRATION NO. 10183975
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 1014 JOLLYVILLE ROAD, AVALON IV, SUITE 200 AUSTIN, TEXAS 78799 TYPE PRIN REGISTRATION NO. P-828 P.L.S. JOHN A. HOFF, P.E. (210) 321-3427 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.
OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION 1030 PECAN PARK BLVD, STE. 180 AUSTIN, TEXAS 78702 COUNTRY: JEFF ARBEE

EXHIBIT B-6 – MANOR HEIGHTS PHASE 2 SECTION 1B PLAT



2021021202



LEGEND

RF	FROM ROW PLUMB
RF-C	FROM ROW PLUMB IN CURB
RF-F	FROM P.P.S. PLUMB
P.S.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.C.	SIGHT DISTANCE CASEMENT
OPREC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	GENERAL
(A)	BLOCK IDENTIFIERS

1-AMENITY CENTER
3.854 ACRES

PHASE 2 SECTION 2
DOC#

PHASE 2 SECTION 1A
DOC#

FULLY DEVELOPED
100-YEAR FLOODPLAIN

GENERAL INFORMATION

TOTAL ACRES	27.686 ACRES
TOTAL LINEAR FEET OF ROW	3,488'
LINEAR FEET OF 50' ROW	1,282'
LINEAR FEET OF 60' ROW	1,207'
LINEAR FEET OF 114' ROW	589'
ACREAGE OF ROW	5,508 ACRES
NUMBER OF SINGLE FAMILY LOTS	47
ACREAGE OF SINGLE FAMILY LOTS	8,500 ACRES
NUMBER OF MULTI-FAMILY LOTS	1
ACREAGE OF MULTI-FAMILY LOTS	11.841 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	3
ACREAGE OF NON-RESIDENTIAL LOTS	1.795 ACRES
TOTAL NUMBER OF LOTS	51

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE AND 90.0886 ACRE TRACTS, BOTH 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 300 San Antonio, Texas 78216 P 998 # 10192973 F 998 # 10192973 Tel. No. (210) 541-9106 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/17/2021	069295793	2 OF 5

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved.

20210202

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 27.686 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND 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 90.6698 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 OLD KIMBRO ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED BY CHAPTER 212 AND 233 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 2, SECTION 1B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 27.686 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 2, SECTION 1B" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY August 30 2021

BY: *[Signature]*
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

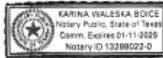
2221 E. LAMAR BLVD., SUITE 700
ARLINGTON, TEXAS 76010

THE STATE OF TEXAS §
COUNTY OF WILLAMETTE §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SCOTT 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 20 DAY OF August, 2021.

[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 13296022-0
MY COMMISSION EXPIRES: 01/11/2025
COUNTY OF WILLAMETTE
THE STATE OF OREGON



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 COMPLES 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. 48453C005H, EFFECTIVE DATE SEPTEMBER 26, 2009, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature]
ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130064
KIMLEY HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALON, TX, SUITE 200
AUSTIN, TEXAS 78759



STATE OF TEXAS §
COUNTY OF BEKAR §

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.

[Signature] 8-19-21

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78219
PH: 210-351-1400
jgpmosier@kimley-horn.com



SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4302) (NAD83), 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 1.00000000. THE UNIT OF LENGTH MEASUREMENT IS U.S. SURVEY FEET.
- 3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WERE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 12-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved.

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 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 MANOR 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. 634) AND ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 5'
STREET SIDE YARD - 15'
- 13. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT AND LOT 1, BLOCK C, LANDSCAPE LOT ARE DEDICATED TO THE HOMEOWNER ASSOCIATION, 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 3000 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.
- 15. 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, 7th DAY OF August 2021.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE, 11th DAY OF August 2021.

[Signature]
PHILIP TRIN, CHAIRPERSON

[Signature]
LILIANA ALMAYAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE, 11th DAY OF August 2021.

[Signature]
DR. LARRY WALLACE, JR., MAYOR

[Signature]
LILIANA ALMAYAR, CITY SECRETARY



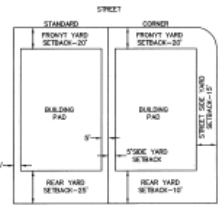
COUNTY OF TRAVIS:
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBAUJOUR, 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, 11th DAY OF October 2021 AT 10:00 AM, DULY RECORDED ON THE DAY OF 11th DAY OF October 2021 AT 12:30 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202108257. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 11th DAY OF October 2021.

DANA DEBAUJOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: *[Signature]*
DEPUTY
E. MELHINA



TYPICAL SETBACK DETAIL
NOT TO SCALE

MANOR HEIGHTS PHASE 2, SECTION 1B

27.686 ACRES
BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE AND 90.0806 ACRE TRACTS, BOTH 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 logo and contact information: 601 NW Loop 410, Suite 350, San Antonio, Texas 78216, FIRM # 10190373, Tel. No. (210) 541-9166, www.kimley-horn.com. Includes a table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

15201702

A METES AND BOUNDS DESCRIPTION OF A 27.686 ACRE TRACT OF LAND
BEING a 27,686 acre tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas, being a portion of that certain 157,9603 acre tract of land and being a portion of that certain 50,0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725 in the Official Public Records of Travis County, Texas, and a portion of that certain 3,700 acre tract described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 202152193, Official Public Records of Travis County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwestern-most corner of a called 51,533 acre tract of land described in instrument to Chau Dinh and Kim Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County.

THENCE, North 05°45'37" West, 045.55 feet, along the southern right-of-way line of said Old Kimbro Road to a **POINT OF BEGINNING**.

THENCE, Along the southern right-of-way line of said Old Kimbro Road, the following two (2) courses and distances:
1. North 85°49'57" West, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. In a northwesterly direction, along a tangent curve to the right, a central angle of 9°41'07", a radius of 1140.00 feet, a chord bearing and distance of North 82°52'50" West, 152.49 feet, and a total arc length of 162.71 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner.

THENCE, crossing said 50,0886 acre tract, the following twenty-four (24) courses and distances:
1. in a southwesterly direction, along a tangent curve to the left, a central angle of 84°16'59", a radius of 20.50 feet, a chord bearing and distance of South 61°43'42" West, 28.84 feet, and a total arc length of 23.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 72°27'25" East, 124.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 15°32'21" West, 165.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 32°01'17" East, 49.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 80°32'22" West, 104.61 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 reverse curve to the right a central angle of 9°15", a radius of 325.50 feet, a chord bearing and distance of North 3°44'30" East, 51.17 feet, and a total arc length of 51.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
7. South 82°44'38" West, 117.25 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 87°40'47" West, 50.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 82°20'55" West, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. South 27°04'37" West, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. North 82°52'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 27°34'51" West, 226.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. South 62°20'55" East, 57.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. North 51°42'28" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
15. North 48°57'59" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. North 42°19'41" West, 154.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
17. in a southwesterly direction, along a tangent curve to the right, a central angle of 9°49'24", a radius of 275.00 feet, a chord bearing and distance of South 82°38'28" West, 45.25 feet, and a total arc length of 49.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. South 07°10'19" West, 60.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. in a southwesterly direction, along a tangent curve to the right a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 77°42'50" East, 21.21 feet, and a total arc length of 23.51 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
20. North 32°42'50" West, 126.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. in a northwesterly direction, along a tangent reverse curve to the right a central angle of 4°30'37", a radius of 300.00 feet, a chord bearing and distance of North 80°28'25" West, 29.51 feet, and a total arc length of 23.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
22. North 28°12'12" West, 26.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. in a northwesterly direction, along a tangent curve to the left a central angle of 4°20'37", a radius of 319.00 feet, a chord bearing and distance of North 30°28'31" West, 24.44 feet, and a total arc length of 24.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
24. North 32°42'50" West, 29.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. in a northwesterly direction, along a tangent reverse curve to the right a central angle of 9°14'58", a radius of 26.00 feet, a chord bearing and distance of North 17°03'07" East, 35.91 feet, and a total arc length of 40.26 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency.

THENCE, departing the southwesterly boundary line of said 50,0886 acre tract and crossing said Old Kimbro Road, the following four (4) courses and distances:
1. North 30°09'08" West, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. in a southwesterly direction, along a tangent curve to the left, a central angle of 1°12'05", a radius of 843.00 feet, a chord bearing and distance of South 59°40'07" West, 19.79 feet, and a total arc length of 19.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 60°18'19" West, 450.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 0°50'07", a radius of 1157.00 feet, a chord bearing and distance of South 59°01'05" West, 16.88 feet, and a total arc length of 16.88 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency.

THENCE, departing the southeasterly right-of-way line of and said Old Kimbro Road, the following four (4) courses and distances:
1. in a northwesterly direction, along a tangent reverse curve to the right a central angle of 88°16'44", a radius of 25.00 feet, a chord bearing and distance of North 10°29'38" West, 34.42 feet, and a total arc length of 38.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
2. North 33°17'05" West, 21.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 40°17'42" West, 45.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 61°40'04" West, 35.46 feet to a 5/8-inch iron rod found marking the southwestern-most corner of abstracted 157,9603 acre tract on the southeasterly line of L&L of J.F. Heagy Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County.

THENCE, along the boundary of said Lot 1, the following two (2) courses and distances:
1. North 28°18'00" East, 1281.19 feet to a 1/2-inch iron rod found for corner;
2. South 62°20'55" East, 609.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly southeast corner of said Lot 1, same being the southwest corner of a called 3,450 acre tract of land described in instrument to Forestar (USA) Real Estate, Inc. recorded in Document No. 2019171724 of the Official Public Records of Travis County;

THENCE, departing from said Lot 1 and said 3,450 acre tract and crossing said 157,9603 acre tract, the following fourteen (14) courses and distances:
1. South 27°30'28" West, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 62°20'55" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 88°50'59", a radius of 30.00 feet, a chord bearing and distance of South 17°20'28" East, 42.42 feet, and a total arc length of 47.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
4. South 62°20'55" East, 104.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 22°15'58" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 62°20'55" East, 50.00 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 left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°20'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. South 52°29'53" East, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
9. in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 22°15'58" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. South 62°20'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°20'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
12. South 62°20'55" East, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;

13. in a southwesterly direction, along a tangent curve to the left, a central angle of 27°32'02", a radius of 1060.00 feet, a chord bearing and distance of South 74°07'20" East, 420.52 feet, and a total arc length of 432.51 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. South 80°48'53" East, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northerly right-of-way line of abstracted Old Kimbro Road.

THENCE, South 41°11'03" West, 80.00 feet, departing the northerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and covering 27,686 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 4225) (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 0.999205045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE	
LOT NO.	ACRES
BLOCK A LOT 1-LANDSCAPE	0.048
BLOCK A LOT 2	0.184
BLOCK A LOT 3	0.162
BLOCK A LOT 4	0.202
BLOCK A LOT 5	0.193
BLOCK A LOT 6	0.247
BLOCK A LOT 7	0.217
BLOCK A LOT 8	0.243
BLOCK A LOT 9	0.201
BLOCK A LOT 10	0.243
BLOCK A LOT 11	0.223
BLOCK A LOT 12	0.273
BLOCK A LOT 13-LANDSCAPE	0.198
BLOCK B LOT 1-LANDSCAPE	0.000
BLOCK B LOT 2	0.138
BLOCK B LOT 3	0.140
BLOCK B LOT 4	0.140
BLOCK B LOT 5	0.140
BLOCK B LOT 6	0.140
BLOCK B LOT 7	0.140
BLOCK B LOT 8	0.140
BLOCK B LOT 9	0.140
BLOCK B LOT 10	0.140
BLOCK B LOT 11	0.140
BLOCK B LOT 12	0.140
BLOCK B LOT 13	0.140
BLOCK B LOT 14	0.140
BLOCK B LOT 15	0.140
BLOCK B LOT 16	0.140
BLOCK B LOT 17	0.140
BLOCK B LOT 18	0.140
BLOCK B LOT 19	0.140
BLOCK B LOT 20	0.140
BLOCK B LOT 21	0.140
BLOCK B LOT 22	0.140
BLOCK B LOT 23	0.140
BLOCK B LOT 24	0.140
BLOCK B LOT 25	0.140
BLOCK B LOT 26	0.140
BLOCK B LOT 27	0.140
BLOCK B LOT 28	0.140
BLOCK B LOT 29	0.140
BLOCK C LOT 1-LANDSCAPE	0.000
BLOCK C LOT 2	0.181
BLOCK C LOT 3	0.158
BLOCK C LOT 4	0.158
BLOCK C LOT 5	0.158
BLOCK C LOT 6	0.158
BLOCK C LOT 7	0.158
BLOCK C LOT 8	0.158
BLOCK C LOT 9	0.158
BLOCK C LOT 10	0.158
BLOCK C LOT 11	0.158
BLOCK C LOT 12	0.158
BLOCK C LOT 13	0.158
BLOCK C LOT 14	0.158
BLOCK C LOT 15	0.158
BLOCK C LOT 16	0.158
BLOCK C LOT 17	0.158
BLOCK C LOT 18	0.158
BLOCK C LOT 19	0.158
BLOCK C LOT 20	0.158
BLOCK C LOT 21	0.158
BLOCK C LOT 22	0.158
BLOCK C LOT 23	0.158
BLOCK C LOT 24	0.158
BLOCK C LOT 25	0.158
BLOCK C LOT 26	0.158
BLOCK C LOT 27	0.158
BLOCK C LOT 28	0.158
BLOCK C LOT 29	0.158
BLOCK C LOT 30	0.158
BLOCK D LOT 1-NEIGHBORHOOD BUSINESS	1.204
BLOCK D LOT 2-MEMORIALITY	11.843
BOUNDARY	27.686
T.O.W.	0.025

MANOR HEIGHTS PHASE 2, SECTION 1B 27.686 ACRES

BEING A PORTION OF THOSE CERTAIN 157,9603 ACRE AND 90,0886 ACRE TRACTS, BOTH 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

021 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10190373 Tel. No. (210) 541-9166 www.kimley-horn.com

Sheet No.	Drawn by	Checked by	Date	Project No.	Sheet No.
15201702	AKH	JKH	06/17/2021	1002184701	OF 4

202100221

THE STATE OF TEXAS
COUNTY OF TRAVIS

WHEREAS, FORESTAR TEXAS REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 27.316 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 954, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR TEXAS REAL ESTATE GROUP INC. AS DESCRIBED IN DOCUMENT NUMBER 2019178021, CORRECTED IN DOCUMENT NUMBER 202100221, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBSCRIBE SAID PLANS BEING APPROVED FOR SUBDIVISION PLEASANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 AND 223 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS MANOR HEIGHTS PHASE 2, SECTION 2 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBSCRIBES SAID 27.316 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS MANOR HEIGHTS PHASE 2, SECTION 2 AND DO HEREBY DEEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESSETH MY HAND THIS DAY August 20 2021

BY: [Signature]
FORESTAR TEXAS REAL ESTATE GROUP INC.
A DELAWARE CORPORATION

2021 E. LAMAR BLVD. SUITE 300
ARLINGTON, TEXAS 76010

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Julie Scott KNOWN TO ME TO BE THE PERSON OR PERSONS 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 20 DAY OF August, 2021.

[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 0228622-2
BY CAROLINA ESPINOSA, M.D.
COUNTY OF TRAVIS
THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I, William D. Grannard P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PROVISIONS 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 COTTOWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 18 YEAR FLOODPLAIN AS SHOWN ON THE FLOODED INSURANCE RATE MAP COMMUNITY PANEL NO. 494530098, EFFECTIVE DATE SEPTEMBER 26, 2009, TRAVIS COUNTY, TEXAS AND INCORPORATED AS FOLLOWS:

[Signature]
WILLIAM D. GRANNARD P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 132884
WILLEY HORN AND ASSOCIATES, INC.
1914 JELL PAVILL ROAD
KAMILLON B. SUITE 200
AUSTIN, TEXAS 78758



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 PLAN COMPLIES WITH THE SURVEYING RELATED PROVISIONS 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.

[Signature]
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6334 - STATE OF TEXAS
181 NW LOOP 413, SUITE 358
SAN ANTONIO, TEXAS 78218
PH: 210.321.1442
jgmosier@mosier-horn.com



GENERAL NOTES

- 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 PLAN 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.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- PUBLIC SEWERLINES BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SEWERLINES SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SEWERLINES MAY RESULT IN THE WITHHELD OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- DRIVWAY 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY MANOR WATER AND WASTEWATER SYSTEM.
- 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.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SEWERLINES, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY HOMES IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, FEBRUARY 30, 2000.
- ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- PROVIDE TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY HOMES ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- THE SUBDIVISION OWNERS/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SEWERLINES AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 2 SECTION 2 FINAL PLAN, WHETHER INSTALLED ON OR BELOW THE SURFACE. THE COMBINED SURFACE TO GROUND SCALE FACTOR IS THE REQUIREABILITY OF THE OVERSIZED/DEVELOPER TO INSURE ALL SEWERLINES ARE ADA COMPLIANT UNLESS A VARIANCE HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- THE SEWERLINES SHOWN HEREON ARE TIED TO THE TEXAS STATE PLUMBING COORDINATE SYSTEM GRID, CENTRAL ZONE 4003 MAGNETIC, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL SEWERLINES AND COORDINATED BENCHMARK HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GROUND SCALE FACTOR IS 2.0. THE LIMIT OF LINEAR REQUIREMENT IS U.S. SURVEY FEET.
- THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (PERFORMANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 20'
SIDE YARD - 0'
STREET SIDE YARD - 10'
- 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.
- FOR THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE FAMILY RESIDENTIAL LOT SHALL BE 4200 Sq. Ft. WITHIN PUD OF 1 AND 3000 Sq. Ft. WITHIN PUD OF 2. MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq. Ft.
- LOT 41, BLOCK K, OPEN SPACE DRAINAGE LOT, IS DEDICATED TO THE HOMEOWNER ASSOCIATION, THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA"), SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 41, BLOCK K, OPEN SPACE DRAINAGE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE CITY OF MANOR WILL MAINTAIN THE PUBLIC STORM INFRASTRUCTURE IN LOT 41, BLOCK K, OPEN SPACE DRAINAGE LOT.
- DEDICATION AND COMPLETION OF LOT 1, BLOCK L, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE OVERSIZED/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF MANOR PURSUANT TO THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK L, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- LOT 1, BLOCK L, AMENITY CENTER LOT WILL BE OWNED BY THE HOMEOWNER ASSOCIATION, THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA"), SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK L, AMENITY CENTER.
- 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 1st DAY OF April, 2021

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE 12th DAY OF July, 2021

[Signature]
PLANNING AND ZONING COMMISSION

[Signature]
CITY CLERK

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE 12th DAY OF July, 2021

APPROVED:
DR. LARRY WALLACE JR., MANOR

ATTEST:
[Signature]
CITY CLERK



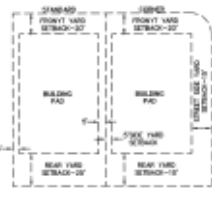
COUNTY OF TRAVIS
STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:

I, Diana Dezaulavor, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF RECORD AND ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE DATE 22 DAY OF September, 2021 AT 12:54 O'CLOCK PM, DULY RECORDED ON THE DAY OF 22 DAY OF September, 2021 AT 12:54 IN THE PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202100221 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 22 DAY OF September, 2021

DANA DEZAUAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
WILLEY HORN AND ASSOCIATES, INC.
811 NW LOOP 413, SUITE 358
SAN ANTONIO, TEXAS 78218
PH: 210.341.9988 FAX: 210.341.8608
CONTACT: JOHN G. MOSIER, P.L.S.
TRAVIS FIRM REGISTRATION NO. 13193873

CIVIL ENGINEER:
WILLEY HORN AND ASSOCIATES, INC.
1914 JELL PAVILL ROAD, SANLON N, SUITE 200
AUSTIN, TEXAS 78758
TRAP FIRM REGISTRATION NO. F-428
PH: 210.418.1771 FAX: 210.418.1793
CONTACT: WILLIAM D. GRANNARD P.E., P.E.

OWNER/DEVELOPER:
FORESTAR TEXAS REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2021 E. LAMAR BLVD., SUITE 300
ARLINGTON, TEXAS 76010
DALLAS COUNTY
CONTACT: JOHN MANDERRY

MANOR HEIGHTS PHASE 2, SECTION 2
27.316 ACRES
BEING A PORTION OF A CALLED 90.0886 ACRE TRACT
RECORDED IN DOCUMENT NO. 2019178021, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

801 Hill Loop 413, Suite 300 Phone: 210.341.9973 Tel. No. 210.541.9390
San Antonio, Texas 78202 www.kimley-horn.com

Date	Drawn	Checked	Date	Compl. No.	Sheet No.
N/A	APR	JUN	07/02/21	002024783	2 OF 2

Copyright © 2021
Kimley-Horn and Associates, Inc.

202100221

A METES AND BOUNDS DESCRIPTION OF A 27.316 ACRES TRACT OF LAND

BEING a 27.316 acre (71,188.80 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 194, City of Manor, Travis County, Texas, being a portion of a called 90.0888 acre tract of land described in Instrument to Forestar (254) Real Estate Group, Inc. recorded in Document No. 2019176221, corrected in Document No. 2019176221 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCEMENT at a 1/2-inch iron rod with a plastic cap stamped "904" found marking the southeasterly end of a sewer on the southeasterly right-of-way line of Oak Knolls Road (80 feet wide) on the northeasterly line of said 90.0888 acre tract.

THENCE, South 29°14'07" West, along the southeasterly right-of-way line of said Oak Knolls Road, to a distance of 87.34 feet (888) a sewer manhole found on line, continuing for a total distance of 589.77 feet to the westerly-most southeast corner of said 90.0888 acre tract.

THENCE, South 63°50'59" East, 17.88 feet, departing the southeasterly right-of-way line of said Oak Knolls Road and along the southeasterly line of said 90.0888 acre tract to a 1/2-inch iron rod with a plastic cap stamped "904" set for the **POINT OF BEGINNING** of the herein described tract.

THENCE, departing the southeasterly line of and meeting said 90.0888 acre tract, the following fully-surveyed (27) courses and distances:

- North 30°51'48" East, 63.87 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 22°42'24", a radius of 104.56 feet, a chord bearing and distance of North 24°30'09" East, 438.36 feet, and a total arc length of 614.55 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- North 68°18'10" East, 295.33 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 87°00'58", a radius of 23.20 feet, a chord bearing and distance of South 19°12'36" West, 34.42 feet, and a total arc length of 37.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 32°42'07" East, 28.18 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 4°22'21", a radius of 314.58 feet, a chord bearing and distance of South 24°30'09" East, 24.79 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 27°14'07" East, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 4°30'27", a radius of 283.05 feet, a chord bearing and distance of South 34°38'58" East, 22.41 feet, and a total arc length of 22.41 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 32°42'07" East, 8.78 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 88°30'07", a radius of 18.08 feet, a chord bearing and distance of South 12°18'19" West, 21.21 feet, and a total arc length of 23.58 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 32°52'34" East, 88.08 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 67°18'10" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 50°38'50", a radius of 18.00 feet, a chord bearing and distance of South 77°43'07" West, 21.21 feet, and a total arc length of 23.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 32°42'07" East, 103.89 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 60°18'14", a radius of 110.00 feet, a chord bearing and distance of South 27°14'07" East, 110.81 feet, and a total arc length of 130.85 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 80°18'14", a radius of 110.00 feet, a chord bearing and distance of South 4°05'09" West, 30.78 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 62°28'07" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 40°20'09" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 87°18'10", a radius of 15.00 feet, a chord bearing and distance of North 80°08'29" East, 23.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 11°42'18", a radius of 825.80 feet, a chord bearing and distance of South 53°29'54" East, 160.24 feet, and a total arc length of 186.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 80°08'29" East, 2.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 70°20'22", a radius of 15.30 feet, a chord bearing and distance of South 19°18'29" East, 18.00 feet, and a total arc length of 20.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 19°18'29" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 11°42'18", a radius of 825.80 feet, a chord bearing and distance of South 53°29'54" East, 160.24 feet, and a total arc length of 186.53 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 72°34'37" East, 90.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 17°12'18" West, 236.22 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 87°22'28", a radius of 19.88 feet, a chord bearing and distance of North 68°32'37" East, 22.85 feet, and a total arc length of 25.48 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of tangency;
- South 19°18'29" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a point of curvature;
- South 72°34'37" East, 90.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 1°54'12" East, 47.80 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 4°18'24" East, 150.58 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 4°18'24" East, 210.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 80°14'09" West, 11.80 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 4°18'24" East, 115.80 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 65°44'38" West, 601.88 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set on the southeasterly line of said 90.0888 acre tract.

THENCE, along the southeasterly line of said 90.0888 acre tract, the following ten (10) courses and distances:

- North 41°23'09" West, 92.04 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 87°14'18" West, 236.22 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 62°18'29" West, 112.40 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 62°18'29" West, 40.80 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 30°12'02" East, 91.45 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 62°18'29" West, 112.40 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 30°12'02" East, 55.55 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 62°18'29" West, 188.84 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- South 22°18'18" West, 58.84 feet to a 1/2-inch iron rod with a plastic cap stamped "904" set for a corner;
- North 62°18'29" West, 415.08 feet to the **POINT OF BEGINNING**, and containing 27.316 acres of land in Travis County, Texas.

The basis of bearing for this description is the Texas State Plane Coordinate System (GCS, Central Zone 1099) (2011) (NAD83), all distances are on the surface and shown as U.S. Survey Feet. To convert gage distances to GCS, apply the combined 2-DIPRACE to GCRD scale factor of 0.9999987045. This instrument was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 48	0.143	8,238	BLOCK J LOT 28	0.187	8,038	BLOCK L LOT 1 HAMBURGER CENTER	3.894	167,880
BLOCK D LOT 41	0.171	7,482	BLOCK J LOT 28	0.175	7,338	BLOCK L LOT 2	0.171	7,482
BLOCK H LOT 12	0.171	7,482	BLOCK J LOT 30	0.180	8,346	BLOCK L LOT 3	0.188	8,350
BLOCK H LOT 13	0.143	8,280	BLOCK J LOT 31	0.142	7,810	BLOCK L LOT 4	0.151	8,879
BLOCK H LOT 14	0.143	8,250	BLOCK J LOT 32	0.191	8,330	BLOCK L LOT 5	0.181	7,958
BLOCK H LOT 15	0.143	8,230	BLOCK J LOT 33	0.189	8,340	BLOCK L LOT 6	0.185	7,988
BLOCK H LOT 16	0.143	8,258	BLOCK J LOT 34	0.172	7,480	BLOCK L LOT 7	0.244	10,631
BLOCK H LOT 17	0.143	8,238	BLOCK J LOT 36	0.183	8,388	BLOCK L LOT 8	0.207	11,847
BLOCK H LOT 18	0.143	8,280	BLOCK J LOT 38	0.276	12,135	BLOCK L LOT 9	0.174	7,889
BLOCK H LOT 19	0.144	8,251	BLOCK J LOT 37	0.232	10,470	BLOCK L LOT 10	0.188	8,874
BLOCK H LOT 20	0.144	8,281	BLOCK J LOT 36	0.244	10,830	BLOCK L LOT 11	0.183	7,112
BLOCK H LOT 21	0.187	8,815	BLOCK J LOT 39	0.195	8,494	BLOCK L LOT 12	0.171	7,443
BLOCK L LOT 1 HAMBURGER	1.532	66,022	BLOCK J LOT 40	0.188	8,614	BOUNDARY	27.316	1,188,688
BLOCK J LOT 1	0.187	8,078	BLOCK J LOT 41	0.186	8,528	ROW	4.659	202,828
BLOCK J LOT 2	0.189	8,247	BLOCK J LOT 42	0.194	8,827			
BLOCK J LOT 3	0.182	8,374	BLOCK K LOT 27	0.201	11,284			
BLOCK J LOT 4	0.188	7,286	BLOCK K LOT 28	0.194	8,488			
BLOCK J LOT 5	0.159	8,809	BLOCK K LOT 29	0.202	8,805			
BLOCK J LOT 6	0.188	8,809	BLOCK K LOT 30	0.218	9,800			
BLOCK J LOT 7	0.158	8,809	BLOCK K LOT 31	0.142	6,258			
BLOCK J LOT 8	0.158	8,809	BLOCK K LOT 32	0.143	6,258			
BLOCK J LOT 9	0.289	11,718	BLOCK K LOT 33	0.143	6,258			
BLOCK J LOT 10	0.171	7,482	BLOCK K LOT 34	0.143	6,258			
BLOCK J LOT 11	0.143	6,258	BLOCK K LOT 35	0.224	9,748			
BLOCK J LOT 12	0.143	8,280	BLOCK K LOT 36	0.278	12,125			
BLOCK J LOT 13	0.148	8,317	BLOCK K LOT 37	0.237	10,319			
BLOCK J LOT 14	0.178	7,810	BLOCK K LOT 38	0.158	6,938			
BLOCK J LOT 16	0.143	8,238	BLOCK K LOT 39	0.281	11,568			
BLOCK J LOT 16	0.143	8,238	BLOCK K LOT 40	0.470	20,477			
BLOCK J LOT 17	0.143	8,280	BLOCK L LOT 41-DRAINAGE	0.100	4,335			
BLOCK J LOT 18	0.174	7,578	BLOCK K LOT 42	0.283	12,237			
BLOCK J LOT 19	0.229	9,882	BLOCK K LOT 43	0.291	12,852			
BLOCK J LOT 20	0.238	10,301	BLOCK K LOT 44	0.281	12,115			
BLOCK J LOT 21	0.198	8,619	BLOCK K LOT 45	0.283	10,704			
BLOCK J LOT 22	0.181	7,888	BLOCK K LOT 46	0.181	8,548			
BLOCK J LOT 23	0.286	11,583	BLOCK K LOT 47	0.150	6,830			
BLOCK J LOT 24	0.285	8,828	BLOCK K LOT 48	0.147	6,483			
BLOCK J LOT 25	0.157	6,830	BLOCK K LOT 49	0.144	6,253			
BLOCK J LOT 26	0.187	8,830	BLOCK K LOT 50	0.143	6,280			
BLOCK J LOT 27	0.157	8,830	BLOCK K LOT 51	0.177	7,739			

SUBJECT:
SHELFER AND ASSOCIATES, INC.
811 W. LOOP 412, SUITE 200
SAN ANTONIO, TEXAS 78201
PH: 210-541-9190, FAX: (210) 541-8088
CONTACT: JOHN C. MOSEY, P.L.L.C.
TRIPS FROM REGISTRATION NO. 1781913

COV. ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10314 JULLYVILLE ROAD, WAXAHOLE, TX
AUSTIN, TEXAS 78750
TRIPS FROM REGISTRATION NO. 8-408
PH: 252-213-4171, FAX: (812) 418-1156
CONTACT: ALVARADO S. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (254) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION,
8221 E. LAMAR BLVD., SUITE 200
ARLINGTON, TEXAS 76010
DALLAS COUNTY
CONTACT: JOHN MANDERY

MANOR HEIGHTS PHASE 2, SECTION 2
27.316 ACRES
BEING A PORTION OF A CALLED 90.0888 ACRE TRACT
RECORDED IN DOCUMENT NO. 2019176221, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley-Horn

811 W. Loop 412, Suite 200
San Antonio, Texas 78201
FURN # 19160873
PH: (210) 541-9190
WWW.KIMLEY-HORN.COM

State	Contract No.	Contract No.	Date	Contract No.	Sheet No.
TX	APG	JCM	8/18/2021	082191703	3 OF 2

EXHIBIT C-1 – IMPROVEMENT AREA #1-2 BOND DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Series 2021 IA#1-2 Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021 ⁽¹⁾	\$ -	\$ 78,952.50	\$ 78,952.50
2022 ⁽¹⁾	-	263,175.00	263,175.00
2023	150,000.00	263,175.00	413,175.00
2024	155,000.00	259,425.00	414,425.00
2025	160,000.00	255,550.00	415,550.00
2026	165,000.00	251,550.00	416,550.00
2027	170,000.00	247,425.00	417,425.00
2028	175,000.00	242,112.50	417,112.50
2029	180,000.00	236,643.76	416,643.76
2030	185,000.00	231,018.76	416,018.76
2031	190,000.00	225,237.50	415,237.50
2032	200,000.00	219,300.00	419,300.00
2033	205,000.00	212,300.00	417,300.00
2034	210,000.00	205,125.00	415,125.00
2035	220,000.00	197,775.00	417,775.00
2036	230,000.00	190,075.00	420,075.00
2037	235,000.00	182,025.00	417,025.00
2038	245,000.00	173,800.00	418,800.00
2039	255,000.00	165,225.00	420,225.00
2040	265,000.00	156,300.00	421,300.00
2041	275,000.00	147,025.00	422,025.00
2042	285,000.00	137,400.00	422,400.00
2043	295,000.00	126,000.00	421,000.00
2044	305,000.00	114,200.00	419,200.00
2045	320,000.00	102,000.00	422,000.00
2046	335,000.00	89,200.00	424,200.00
2047	350,000.00	75,800.00	425,800.00
2048	360,000.00	61,800.00	421,800.00
2049	380,000.00	47,400.00	427,400.00
2050	395,000.00	32,200.00	427,200.00
2051	410,000.00	16,400.00	426,400.00
Total	<u>\$ 7,305,000.00</u>	<u>\$ 5,205,615.02</u>	<u>\$ 12,510,615.02</u>

⁽¹⁾ Bond proceeds will be capitalized to pay interest due in 2021 and 2022.

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)

EXHIBIT C-2 – MAJOR IMPROVEMENT AREA BOND DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Series 2021 MIA Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021 ⁽¹⁾	\$ -	\$ 99,995.63	\$ 99,995.63
2022 ⁽¹⁾	-	333,318.76	333,318.76
2023	150,000.00	333,318.76	483,318.76
2024	155,000.00	328,631.26	483,631.26
2025	160,000.00	323,787.50	483,787.50
2026	170,000.00	318,787.50	488,787.50
2027	175,000.00	313,475.00	488,475.00
2028	180,000.00	306,912.50	486,912.50
2029	185,000.00	300,162.50	485,162.50
2030	195,000.00	293,225.00	488,225.00
2031	200,000.00	285,912.50	485,912.50
2032	210,000.00	278,412.50	488,412.50
2033	220,000.00	269,750.00	489,750.00
2034	230,000.00	260,675.00	490,675.00
2035	240,000.00	251,187.50	491,187.50
2036	250,000.00	241,287.50	491,287.50
2037	260,000.00	230,975.00	490,975.00
2038	270,000.00	220,250.00	490,250.00
2039	280,000.00	209,112.50	489,112.50
2040	295,000.00	197,562.50	492,562.50
2041	305,000.00	185,393.76	490,393.76
2042	320,000.00	172,812.50	492,812.50
2043	335,000.00	158,812.50	493,812.50
2044	350,000.00	144,156.26	494,156.26
2045	365,000.00	128,843.76	493,843.76
2046	380,000.00	112,875.00	492,875.00
2047	400,000.00	96,250.00	496,250.00
2048	420,000.00	78,750.00	498,750.00
2049	440,000.00	60,375.00	500,375.00
2050	460,000.00	41,125.00	501,125.00
2051	480,000.00	21,000.00	501,000.00
Total	<u>\$8,080,000.00</u>	<u>\$6,597,133.19</u>	<u>\$14,677,133.19</u>

⁽¹⁾ Bond proceeds will be capitalized to pay interest due in 2021 and 2022.

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)

EXHIBIT D – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Major Improvement Area Initial Parcel

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 - LOT
TYPE 1 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$14,148.32

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Improvement Area #1 of the *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Capitalized Interest	Total Annual Installment
2023	290.52	509.72	55.01	70.74	-	925.99
2024	300.20	502.45	56.11	69.29	-	928.06
2025	309.89	494.95	57.23	67.79	-	929.86
2026	319.57	487.20	58.38	66.24	-	931.39
2027	329.26	479.21	59.55	64.64	-	932.66
2028	338.94	468.92	60.74	62.99	-	931.59
2029	348.62	458.33	61.95	61.30	-	930.21
2030	358.31	447.44	63.19	59.56	-	928.49
2031	367.99	436.24	64.45	57.77	-	926.45
2032	387.36	424.74	65.74	55.93	-	933.77
2033	397.04	411.18	67.06	53.99	-	929.27
2034	406.73	397.29	68.40	52.00	-	924.42
2035	426.10	383.05	69.77	49.97	-	928.88
2036	445.46	368.14	71.16	47.84	-	932.60
2037	455.15	352.55	72.59	45.61	-	925.89
2038	474.52	336.62	74.04	43.34	-	928.51
2039	493.88	320.01	75.52	40.96	-	930.37
2040	513.25	302.72	77.03	38.49	-	931.50
2041	532.62	284.76	78.57	35.93	-	931.88
2042	551.99	266.12	80.14	33.26	-	931.51
2043	571.36	244.04	81.74	30.50	-	927.64
2044	590.72	221.18	83.38	27.65	-	922.93
2045	619.78	197.55	85.05	24.69	-	927.07
2046	648.83	172.76	86.75	21.60	-	929.93
2047	677.88	146.81	88.48	18.35	-	931.52
2048	697.25	119.69	90.25	14.96	-	922.16
2049	735.98	91.80	92.06	11.48	-	931.32
2050	765.04	62.36	93.90	7.80	-	929.09
2051	794.09	31.76	95.78	3.97	-	925.60
Total	\$ 14,148.32	\$ 9,419.60	\$ 2,134.02	\$ 1,238.63	\$ -	\$ 26,940.57

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2– LOT
TYPE 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$14,148.32

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the “Authorized Improvements”) undertaken for the benefit of the property within Improvement Area #2 of the *Manor Heights Public Improvement District* (the “District”) created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Capitalized Interest	Total Annual Installment
2023	290.52	509.72	55.01	70.74	-	925.99
2024	300.20	502.45	56.11	69.29	-	928.06
2025	309.89	494.95	57.23	67.79	-	929.86
2026	319.57	487.20	58.38	66.24	-	931.39
2027	329.26	479.21	59.55	64.64	-	932.66
2028	338.94	468.92	60.74	62.99	-	931.59
2029	348.62	458.33	61.95	61.30	-	930.21
2030	358.31	447.44	63.19	59.56	-	928.49
2031	367.99	436.24	64.45	57.77	-	926.45
2032	387.36	424.74	65.74	55.93	-	933.77
2033	397.04	411.18	67.06	53.99	-	929.27
2034	406.73	397.29	68.40	52.00	-	924.42
2035	426.10	383.05	69.77	49.97	-	928.88
2036	445.46	368.14	71.16	47.84	-	932.60
2037	455.15	352.55	72.59	45.61	-	925.89
2038	474.52	336.62	74.04	43.34	-	928.51
2039	493.88	320.01	75.52	40.96	-	930.37
2040	513.25	302.72	77.03	38.49	-	931.50
2041	532.62	284.76	78.57	35.93	-	931.88
2042	551.99	266.12	80.14	33.26	-	931.51
2043	571.36	244.04	81.74	30.50	-	927.64
2044	590.72	221.18	83.38	27.65	-	922.93
2045	619.78	197.55	85.05	24.69	-	927.07
2046	648.83	172.76	86.75	21.60	-	929.93
2047	677.88	146.81	88.48	18.35	-	931.52
2048	697.25	119.69	90.25	14.96	-	922.16
2049	735.98	91.80	92.06	11.48	-	931.32
2050	765.04	62.36	93.90	7.80	-	929.09
2051	794.09	31.76	95.78	3.97	-	925.60
Total	\$ 14,148.32	\$ 9,419.60	\$ 2,134.02	\$ 1,238.63	\$ -	\$ 26,940.57

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 –
LOT TYPE 3 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$14,396.53

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Improvement Area #2 of the *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - LOT TYPE 3

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Capitalized Interest	Total Annual Installment
2023	295.62	518.66	55.98	71.98	-	942.24
2024	305.47	511.27	57.10	70.50	-	944.34
2025	315.32	503.63	58.24	68.98	-	946.17
2026	325.18	495.75	59.40	67.40	-	947.73
2027	335.03	487.62	60.59	65.77	-	949.02
2028	344.89	477.15	61.80	64.10	-	947.94
2029	354.74	466.37	63.04	62.38	-	946.53
2030	364.59	455.29	64.30	60.60	-	944.78
2031	374.45	443.89	65.59	58.78	-	942.71
2032	394.16	432.19	66.90	56.91	-	950.15
2033	404.01	418.40	68.24	54.94	-	945.58
2034	413.86	404.26	69.60	52.92	-	940.63
2035	433.57	389.77	70.99	50.85	-	945.18
2036	453.28	374.60	72.41	48.68	-	948.96
2037	463.13	358.73	73.86	46.41	-	942.14
2038	482.84	342.52	75.34	44.10	-	944.80
2039	502.55	325.62	76.84	41.68	-	946.70
2040	522.26	308.03	78.38	39.17	-	947.84
2041	541.96	289.75	79.95	36.56	-	948.22
2042	561.67	270.78	81.55	33.85	-	947.85
2043	581.38	248.32	83.18	31.04	-	943.92
2044	601.09	225.06	84.84	28.13	-	939.13
2045	630.65	201.02	86.54	25.13	-	943.33
2046	660.21	175.79	88.27	21.97	-	946.25
2047	689.77	149.38	90.04	18.67	-	947.87
2048	709.48	121.79	91.84	15.22	-	938.33
2049	748.90	93.41	93.67	11.68	-	947.66
2050	778.46	63.46	95.55	7.93	-	945.39
2051	808.02	32.32	97.46	4.04	-	941.84
Total	\$ 14,396.53	\$ 9,584.85	\$ 2,171.46	\$ 1,260.36	\$ -	\$ 27,413.21

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT – MAJOR IMPROVEMENT AREA
INITIAL PARCEL BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

**MAJOR IMPROVEMENT AREA INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$8,080,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Major Improvement Area of the *Manor Heights Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

ANNUAL INSTALLMENTS - MAJOR IMPROVEMENT AREA INITIAL PARCEL

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Capitalized Interest	Total Annual Installment
2023	150,000.00	333,318.76	28,196.64	40,400.00	-	551,915.40
2024	155,000.00	328,631.26	28,760.57	39,650.00	-	552,041.83
2025	160,000.00	323,787.50	29,335.78	38,875.00	-	551,998.28
2026	170,000.00	318,787.50	29,922.50	38,075.00	-	556,785.00
2027	175,000.00	313,475.00	30,520.95	37,225.00	-	556,220.95
2028	180,000.00	306,912.50	31,131.37	36,350.00	-	554,393.87
2029	185,000.00	300,162.50	31,754.00	35,450.00	-	552,366.50
2030	195,000.00	293,225.00	32,389.08	34,525.00	-	555,139.08
2031	200,000.00	285,912.50	33,036.86	33,550.00	-	552,499.36
2032	210,000.00	278,412.50	33,697.59	32,550.00	-	554,660.09
2033	220,000.00	269,750.00	34,371.55	31,500.00	-	555,621.55
2034	230,000.00	260,675.00	35,058.98	30,400.00	-	556,133.98
2035	240,000.00	251,187.50	35,760.16	29,250.00	-	556,197.66
2036	250,000.00	241,287.50	36,475.36	28,050.00	-	555,812.86
2037	260,000.00	230,975.00	37,204.87	26,800.00	-	554,979.87
2038	270,000.00	220,250.00	37,948.97	25,500.00	-	553,698.97
2039	280,000.00	209,112.50	38,707.94	24,150.00	-	551,970.44
2040	295,000.00	197,562.50	39,482.10	22,750.00	-	554,794.60
2041	305,000.00	185,393.74	40,271.75	21,275.00	-	551,940.49
2042	320,000.00	172,812.50	41,077.18	19,750.00	-	553,639.68
2043	335,000.00	158,812.50	41,898.72	18,150.00	-	553,861.22
2044	350,000.00	144,156.26	42,736.70	16,475.00	-	553,367.96
2045	365,000.00	128,843.76	43,591.43	14,725.00	-	552,160.19
2046	380,000.00	112,875.00	44,463.26	12,900.00	-	550,238.26
2047	400,000.00	96,250.00	45,352.53	11,000.00	-	552,602.53
2048	420,000.00	78,750.00	46,259.58	9,000.00	-	554,009.58
2049	440,000.00	60,375.00	47,184.77	6,900.00	-	554,459.77
2050	460,000.00	41,125.00	48,128.46	4,700.00	-	553,953.46
2051	480,000.00	21,000.00	49,091.03	2,400.00	-	552,491.03
Total	\$ 8,080,000.00	\$ 6,163,818.78	\$ 1,093,810.67	\$ 722,325.00	\$ -	\$ 16,059,954.45

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.