

**RESOLUTION NO. 2024-09**

**A RESOLUTION OF THE CITY OF MANOR, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLL; CALLING FOR NOTICE OF A PUBLIC HEARING FOR MAY 1, 2024 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #4 OF THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE SAID PROPOSED ASSESSMENT ROLL AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS RELATED TO THE FOREGOING**

**RECITALS**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Manor, Texas (the "City") to create a public improvement district within the City and its exterritorial jurisdiction; and

**WHEREAS**, on November 7, 2018, the City Council conducted a public hearing to consider a petition received by the City on September 10, 2018, titled "Petition for the Creation of a Public Improvement District to Finance Improvements to Manor Heights," requesting the creation of a public improvement district; and

**WHEREAS**, on November 7, 2018, after due notice and a public hearing, the City Council approved Resolution No. 2018-10 (the "Authorization Resolution"), authorizing, establishing and creating the Manor Heights Public Improvement District (the "District") and determining the advisability of the improvement; and

**WHEREAS**, the City Council authorized additional land to be added to the boundaries of the District pursuant to Resolution No. 2020-11, adopted by the City Council on October 7, 2020; and

**WHEREAS**, the City authorized the creation of the District and the issuance of up to \$30,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

**WHEREAS**, on May 5, 2021, by Ordinance No. 609, the City Council approved a Service and Assessment Plan (the "Original Service and Assessment Plan") for the District and levied assessments within the Major Improvement Area and Improvement Area #1-2 of the District for the costs of certain public improvements as authorized by the Act; and

**WHEREAS**, the City Council now desires to levy an additional assessment in Improvement Area #4 of the District to finance the costs of the Authorized Improvements constructed for the benefit of Improvement Area #4 of the District (the "Improvement Area #4 Improvements"); and

**WHEREAS**, the anticipated levy and assessment amount for the Improvement Area #4 Improvements is approximately \$5,070,000.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Improvement Area #4 Improvements, and as referenced in Exhibit C of the Preliminary SAP; and

**WHEREAS**, the City Council and the City staff have been presented a "Manor Heights Public Improvement District Preliminary 2024 Amended and Restated Service and Assessment Plan," including the proposed Improvement Area #4 Assessment Roll attached as Exhibit I-1 (the "Proposed Assessment Roll"), dated April 17, 2024 (the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS**, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District for the development of Improvement Area #4, and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in Improvement Area #4 of the District as determined by the method of assessment and apportionment chosen by the City; and

**WHEREAS**, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the Preliminary SAP and proposed assessments and requires the City Council to hear and pass on any objections to the Preliminary SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS AS FOLLOWS:**

**SECTION 1.** The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** The City Council does hereby accept the Preliminary SAP, dated April 17, 2024, for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

**SECTION 3.** The City Council hereby determines that the total estimated costs of the Improvement Area #4 Improvements are set forth in Exhibit C of the Preliminary SAP, which costs do include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

**SECTION 4.** The City Council's final determination and approval of the estimated costs of the Improvement Area #4 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final 2024 Amended and Restated Service and Assessment Plan which will include the final Improvement Area #4 Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** The Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in Improvement Area #4 of the District, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

**SECTION 6.** The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

**SECTION 7.** The City Council hereby authorizes and calls a meeting and a public hearing (the Assessment Hearing as defined above) to be held on May 1, 2024 at 7:00 p.m. at City Hall, 105 E. Eggleston Street, Manor, Texas 78653, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within Improvement Area #4 of the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 8.** The City Council hereby approves of without exception the publication by the City Secretary of the Assessment Hearing to be held on May 1, 2024, in substantially the form attached hereto as **Exhibit B**, in the April 19, 2024 edition of *The Manor Journal*, and incorporated herein for all purposes, a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

**SECTION 9.** When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail, or cause to be mailed, to owners of property liable for assessment notice of the Assessment Hearing to be held on May 1, 2024, as required by Section 372.016(c) of the Act.

**SECTION 10.** City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the May 1, 2024, meeting of the City Council.

**SECTION 11.** This Resolution shall become effective from and after its date of passage in accordance with law.

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**PASSED AND APPROVED** on this the 17<sup>th</sup> day of April 2024.

**THE CITY OF MANOR, TEXAS**

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Dr. Christopher Harvey,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

**EXHIBIT A**

**PRELIMINARY 2024 AMENDED AND RESTATED  
SERVICE AND ASSESSMENT PLAN**

# Manor Heights Public Improvement District

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2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN  
APRIL 17, 2024



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## INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this 2024 Amended and Restated Service and Assessment Plan, or an Exhibit attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

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 then-effective provisions of 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, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

On May 5, 2021, the City Council passed and approved Ordinance No. 609 authorizing the levy of Assessments on Assessed Property within the District and approving the Original Service and Assessment Plan for the District.

On August 17, 2022, the City Council passed and approved Ordinance No. 668 which approved the 2022 Annual Service Plan update as well as updating the Assessment Rolls for 2022.

On June 21, 2023, the City Council passed and approved Ordinance No. 708 which accepted and approved the 2023 Amended and Restated Service and Assessment Plan. The 2023 Amended and Restated Service and Assessment Plan (1) levied Improvement Area #3 Assessments, (2) incorporated provisions relating to the City’s issuance of the Improvement Area #3 Bonds, and (3) updated the Assessment Rolls.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2024 Amended and Restated Service and Assessment Plan, which serves to amend and restate the 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #4 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #4 Bonds, and (3) updating the Assessment Rolls.

The PID Act requires a Service Plan for the District. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits

conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay its share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**. The Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #3 Assessment Roll is included as **Exhibit H-1**. The Improvement Area #4 Assessment Roll is included as **Exhibit I-1**. The Major Improvement Area Assessment Roll is included as **Exhibit J-1**.

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## SECTION I: DEFINITIONS

**“2022 Annual Service Plan Update”** means the 2022 Annual Service Plan Update passed and approved by the City Council on August 17, 2022.

**“2023 Amended and Restated Service and Assessment Plan”** means the 2023 Amended and Restated Service and Assessment Plan passed and approved by the City Council on June 21, 2023, by Ordinance No. 708 for the purposes of (1) levying Improvement Area #3 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #3 Bonds, and (3) updating the Assessment Rolls.

**“2024 Amended and Restated Service and Assessment Plan”** means this 2024 Amended and Restated Service and Assessment Plan passed and approved by the City Council on \_\_\_\_\_, \_\_, 2024, by Ordinance No. \_\_\_\_, which serves to amend and restate the 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #4 Bonds, and (3) updating the Assessment Rolls.

**“Actual Costs”** means, with respect to the Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor’s fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

**“Additional Interest”** means the amount collected by application of the Additional Interest Rate.

**“Additional Interest Rate”** means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

**“Administrator”** means the City, or the person or independent firm designated by the City who shall have the responsibility provided in this 2024 Amended and Restated Service and

Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

**“Annual Collection Costs”** means the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2024 Amended and Restated Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

**“Annual Installment”** means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

**“Annual Service Plan Update”** means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Appraisal District”** means Travis Central Appraisal District.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

**“Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Roll”** means one or more assessment rolls for the Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**. The Improvement Area #2 Assessment Roll is included as **Exhibit G-1**. The Improvement Area #3 Assessment Roll is included at **Exhibit H-1**.

The Improvement Area #4 Assessment Roll is included as **Exhibit I-1**. The Major Improvement Area Assessment Roll is included as **Exhibit J-1**.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and **Exhibit C** and depicted on **Exhibit M**.

**“Bond Issuance Costs”** means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**“City”** means the City of Manor, Texas.

**“City Council”** means the governing body of the City.

**“County”** means Travis County, Texas.

**“Delinquent Collection Costs”** mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

**“Developer”** means Forestar (USA) Real Estate Group Inc., and any successor and assigns.

**“District”** means the Manor Heights Public Improvement District containing approximately 602.9 acres located within the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1**.

**“District Formation Expenses”** means the costs associated with forming the District, including but not limited to 1st year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

**“Estimated Buildout Value”** means the estimated buildout value of an Assessed Property at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

**“Improvement Area #1”** means approximately 127.37 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

**“Improvement Area #1-2 Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Improvement Area #1-2 Project)”, that are secured by Improvement Area #1 Assessments and Improvement Area #2 Assessments.

**“Improvement Area #1 Annual Installment”** means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #1 Assessed Property”** means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Assessment”** means an Assessment levied against Improvement Area #1 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit F-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #1 Improvements”** means those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III.B**, and which are to be financed with the proceeds of the Improvement Area #1-2 Bonds.

**“Improvement Area #1 Projects”** means the Improvement Area #1 Improvements and Improvement Area #1’s allocable share of the Major Improvements.

**“Improvement Area #2”** means approximately 91.81 acres located within the District, as shown on **Exhibit B-3** and more specifically described in **Exhibit A-3**.

**“Improvement Area #2 Annual Installment”** means the annual installment payment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #2 Assessed Property”** means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

**“Improvement Area #2 Assessment”** means an Assessment levied against Improvement Area #2 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit G-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #2 Improvements”** means those Authorized Improvements that only benefit Improvement Area #2, and more specifically described in **Section III.C**, and which are to be financed with the proceeds of the Improvement Area #1-2 Bonds.

**“Improvement Area #2 Projects”** means the Improvement Area #2 Improvements and Improvement Area #2’s allocable share of the Major Improvements.

**“Improvement Area #3”** means approximately 159.04 acres located within the District, as shown on **Exhibit B-4** and more specifically described in **Exhibit A-4**.

**“Improvement Area #3 Annual Installment”** means the annual installment payment of the Improvement Area #3 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #3 Assessed Property”** means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment”** means an Assessment levied against Improvement Area #3 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit H-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.



**“Improvement Area #3 Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2023 (Manor Heights Public Improvement District Improvement Area #3 Project)”, that are secured by Improvement Area #3 Assessments.

**“Improvement Area #3 Condominium Parcel”** means all of the area within Improvement Area #3 that is intended to be developed into 106 condominium units, consisting of tax ID 958418 as shown on **Exhibit B-7**.

**“Improvement Area #3 Improvements”** means those Authorized Improvements that only benefit Improvement Area #3, more specifically described in **Section III.D**, and which are to be financed with the proceeds of the Improvement Area #3 Bonds.

**“Improvement Area #4”** means approximately 138.163 acres located within the District, as shown on **Exhibit B-5** and more specifically described in **Exhibit A-5**.

**“Improvement Area #4 Annual Installment”** means the annual installment payment of the Improvement Area #4 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #4 Assessed Property”** means any Parcel within Improvement Area #4 against which an Improvement Area #4 Assessment is levied.

**“Improvement Area #4 Assessment”** means an Assessment levied against Improvement Area #4 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Improvement Area #4 Assessment Roll”** means the Assessment Roll for the Improvement Area #4 Assessed Property and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit I-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #4 Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2024 (Manor Heights Public Improvement District Improvement Area #4 Project)”, that are secured by Improvement Area #4 Assessments.

**“Improvement Area #4 Improvements”** means those Authorized Improvements that only benefit Improvement Area #4, more specifically described in **Section III.E**, and which are to be financed with the proceeds of the Improvement Area #4 Bonds.

**“Indenture”** means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

**“Lot”** means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

**“Lot Type 1”** means a Lot within Improvement Area #1 designated as a 50’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 2”** means a Lot within Improvement Area #2 designated as a 50’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 3”** means a Lot within Improvement Area #2 designated as a 55’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 4”** means a Lot within Improvement Area #3 designated as a 50’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 5”** means a Lot within Improvement Area #3 designated as a 55’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 6”** means a Lot within Improvement Area #3 designated as a 60’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 7”** means a Lot within Improvement Area #4 designated as a 50’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 8”** means a Lot within Improvement Area #4 designated as a 55’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 9”** means a Lot within Improvement Area #4 designated as a 60’ single-family residential lot by the Owner, as shown on the maps attached in **Exhibit L**.

**“Lot Type 10”** means a Lot within Improvement Area #3 designated as a condominium residential lot by the Owner. All Lot Type 10 condominium residential lots will be contained within tax ID 958418 as shown on **Exhibit B-7**.

**“Major Improvement Area”** means approximately 383.102 acres located within the District, as shown on **Exhibit B-6** and more specifically described in **Exhibit A-6**.

**“Major Improvement Area Annual Installment”** means the annual installment payment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Major Improvement Area Assessed Property”** means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

**“Major Improvement Area Assessment”** means an Assessment levied against the Major Improvement Area Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Major Improvement Area Assessment Roll”** means the Assessment Roll for the Major Improvement Area Assessed Property and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit J-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Major Improvement Area Bonds”** means those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2021 (Manor Heights Public Improvement District Major Improvement Area Project).”

**“Major Improvement Area Projects”** means Major Improvement Area’s allocable share of the Major Improvements, District Formation Expenses and Bond Issuance Costs.

**“Major Improvement Area Remainder Parcel”** means all of the area within the Major Improvement Area, save and except all property within Improvement Area #3. Until a plat has been recorded on a property ID within the Major Improvement Area Remainder Parcel, the Major Improvement Area Annual Installment will be allocated to each property ID within the Major Improvement Area Remainder Parcel based on the Appraisal District acreage for billing purposes only.

**“Major Improvements”** means the improvements and associated soft costs that benefit the entire District, and are more specifically described in **Section III.A.**

**“Maximum Assessment”** means, for each Lot within Improvement Area #1, Improvement Area #2, Improvement Area #3, and Improvement Area #4, the amount shown for each Lot Type on **Exhibit K.** The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

**“Non-Benefited Property”** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

**“Original Service and Assessment Plan”** means the Service and Assessment Plan passed and approved by City Council on May 5<sup>th</sup>, 2021, by Ordinance No. 609, which levied Assessments on Assessed Property within the District and approved the Assessment Roll.

**“Owner”** means either Forestar (USA) Real Estate Group Inc., RHOF, LLC or Continental Homes of Texas, L.P. and any successor and assigns.

**“Parcel(s)”** means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

**“PID Act”** means Chapter 372, Texas Local Government Code, as amended.

**“PID Bonds”** means bonds issued by the City to finance the Actual Costs of the Authorized Improvements including the Improvement Area #1-2 Bonds, the Improvement Area #3 Bonds, the Improvement Area #4 Bonds, and the Major Improvement Area Bonds.

**“Phase 1 Section 1 Final Plat”** means the platted property contained within the Manor Heights Phase 1, Section 1 Final Plat attached hereto as **Appendix A.**

**“Phase 1 Section 1 Final Plat (Manor Heights South)”** means the platted property contained within the Manor Heights South Phase 1, Section 1 Final Plat attached hereto as **Appendix A.**

**“Phase 1 Section 2 Final Plat”** means the platted property contained within the Manor Heights Phase 1, Section 2 Final Plat attached hereto as **Appendix A.**

**“Phase 2 Section 1A Final Plat”** means the platted property contained within the Manor Heights Phase 2, Section 1A Final Plat attached hereto as **Appendix A.**

**“Phase 2 Section 1B Final Plat”** means the platted property contained within the Manor Heights Phase 2, Section 1B Final Plat attached hereto as **Appendix A.**

**“Phase 2 Section 2 Final Plat”** means the platted property contained within the Manor Heights Phase 2, Section 2 Final Plat attached hereto as **Appendix A**.

**“Phase 3 Section 1 Final Plat”** means the platted property contained within the Manor Heights Phase 3, Section 1 Final Plat attached hereto as **Appendix A**.

**“Phase 3 Section 2 Final Plat”** means the platted property contained within the Manor Heights Phase 3, Section 2 Final Plat attached hereto as **Appendix A**.

**“Prepayment”** means the payment of all or a portion of an Assessment before the due date of the final installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

**“Prepayment Costs”** means interest and Annual Collection Costs incurred up to the date of Prepayment.

**“Property ID”** means a unique number assigned to each Parcel by the Appraisal District.

**“Service and Assessment Plan”** means any Service and Assessment Plan as amended, modified, and updated from time to time.

**“Service Plan”** means a plan approved by the City Council that covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

**“Trustee”** means a trustee (or successor trustee) under the applicable Indenture.

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## SECTION II: THE DISTRICT

The District includes approximately 602.9 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 1,256 single-family units, 404 condominiums, 68,999 square feet of office space, 17,250 square feet of restaurant space and 150,935 square feet of retail space.

Improvement Area #1 includes approximately 127.37 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Development of Improvement Area #1 is anticipated to include approximately 264 single-family units.

Improvement Area #2 includes approximately 91.81 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-3**. Development of Improvement Area #2 is anticipated to include approximately 251 single-family units.

Improvement Area #3 includes approximately 159.04 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-4** and depicted on **Exhibit B-4**. Development of Improvement Area #3 is anticipated to include approximately 285 single-family units and 106 condominiums.

Improvement Area #4 includes approximately 138.163 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-5** and depicted on **Exhibit B-5**. Development of Improvement Area #4 is anticipated to include approximately 456 single-family units.

The Major Improvement Area includes approximately 383.102 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-6** and depicted on **Exhibit B-6**. Improvement Area #3 and Improvement Area #4 are contained within the Major Improvement Area. Development of the remainder of the Major Improvement Area is anticipated to include approximately 298 condominiums, 68,999 square feet of office space, 17,250 square feet of restaurant space and 150,935 square feet of retail space.

## SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the

Major Improvements, the Improvement Area #1 Improvements, the Improvement Area #2 Improvements, the Improvement Area #3 Improvements, the Improvement Area #4 Improvements, and District Formation Expenses and Bond Issuance Costs are Authorized Improvements and confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and maps depicting the Authorized Improvements are shown on **Exhibit M**.

#### **A. Major Improvements**

- *Wastewater Treatment Plant Phase 1*

Improvements designed and constructed in accordance with 30 TAC Chapter 217 Rules with a nominal treatment capacity of 200,000 gallons per day.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways part of the MAD4 collector roads. All related earthwork, excavation, erosion control, demolition and paving are included.

- *Kimbrow ROW Acquisition*

Improvements including easements needed for relocating the existing Manville water line conflicting with Old Kimbro Road widening.

- *Soft Costs*

Estimated to be 15% of above-described hard costs, inclusive of a 4% construction management fee.

#### **B. Improvement Area #1 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #1.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #1.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #1.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #1.

- *Trails*

Improvements include approximately 5' wide crushed granite trails along the proposed public parkland to be dedicated to the City.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #1 Improvements including permits, fees and fiscals.

### **C. Improvement Area #2 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #2.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #2.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #2.



- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #2.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #2 Improvements including permits, fees and fiscals.

#### **D. Improvement Area #3 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #3.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #3.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm outfalls, storm drain inlets, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to ensure proper drainage of the public roadways within Improvement Area #3.

- *Roadway*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for sidewalks and high modulus mixtures for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #3.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #3 Improvements including permits, fees and fiscals.

#### **E. Improvement Area #4 Improvements**

- *Water*

Improvements including trench excavation and embedment, trench safety, PVC piping, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #4.

- *Wastewater*

Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #4.

- *Drainage*

Improvements including trench excavation and embedment, trench safety, reinforced concrete pipe, manholes, storm sewer outfalls and headwalls, storm drain inlets, testing, related earthwork, excavation, and all other necessary appurtenances required to ensure proper drainage within Improvement Area #4.

- *Roadway*

Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing and handicapped ramps. All related earthwork, excavation, retaining walls, intersections, signage, and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each Lot within Improvement Area #4.

- *Soft Costs*

Include costs associated with engineering and design of Improvement Area #4 Improvements including permits, fees, and fiscals.

#### **F. Bond Issuance Costs**

- *Debt Service Reserve Fund*

Equals the amount required to fund a reserve under an applicable Indenture.

- *Capitalized Interest*

Equals the amount of capitalized interest available for payment of interest on PID Bonds

as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter's counsel.

- *Cost of Issuance*

Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**G. District Formation Expenses**

Costs associated with forming the District, including but not limited to 1<sup>st</sup> year District administration reserves, and any other cost or expense directly associated with the establishment of the District.

**SECTION IV: SERVICE PLAN**

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District.

**Exhibit E** summarizes the sources and uses of funds required to construct the Authorized Improvements and pay the District Formation and Bond Issuance Costs. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

**SECTION V: ASSESSMENT PLAN**

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the

City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

#### **A. Assessment Methodology**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- Major Improvements shall be allocated between the Major Improvement Area, Improvement Area #1, and Improvement Area #2 pro rata based on estimated buildout value, as shown on **Exhibit O**.
- The Improvement Area #1 Improvements were allocated entirely to the Improvement Area #1 Assessed Property.
- The Improvement Area #2 Improvements were allocated entirely to the Improvement Area #2 Assessed Property.
- The Improvement Area #3 Improvements were allocated entirely to the Improvement Area #3 Assessed Property.
- The Improvement Area #4 Improvements are allocated entirely to the Improvement Area #4 Assessed Property.

#### **B. Assessments**

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #2 Assessments were levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #3 Assessments were levied on the Improvement Area #3 Assessed Property as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2** and **Exhibit H-3**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #4 Assessments are levied on the Improvement Area #4 Assessed Property as shown on the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit I-1**. The projected Improvement Area #4 Annual Installments are shown on **Exhibit I-2** and **Exhibit I-3**, subject to revisions made during any Annual Service Plan Update.

Major Improvement Area Assessments were levied on the Major Improvement Area Assessed Property as shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit J-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit J-2**, subject to revisions made during any Annual Service Plan Update.

Upon subdivisions of Assessed Property within an Improvement Area by final plat, the Maximum Assessment for each Lot Type is shown on **Exhibit K**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

### **C. Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
  1. The costs of Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs equal \$8,626,986, as shown on **Exhibit C**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Projects and District Formation Expenses and Bond Issuance Costs; and
  3. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs, which equal \$3,735,156, of which \$3,565,647.30 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
  4. The special benefit ( $\geq$  \$8,626,986) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments (\$3,735,156) levied on the Improvement Area #1 Assessed Property; and
  5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs confer a special benefit

on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Projects, District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

1. The costs of Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs equal \$10,448,125, as shown on **Exhibit C**; and
2. The Improvement Area #2 Assessed Property receives special benefit from Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs; and
3. The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property for Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs, which equal \$3,569,844, of which \$3,380,122.32 remains outstanding, as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit G-1**; and
4. The special benefit ( $\geq$  \$10,448,125) received by the Improvement Area #2 Assessed Property from Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #2 Assessments (\$3,569,844) levied on the Improvement Area #2 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #2 Assessments, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for Improvement Area #2 Projects, District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

▪ *Improvement Area #3*

1. The costs of Improvement Area #3 Improvements and Bond Issuance Costs equal \$11,358,424, as shown on **Exhibit C**; and
2. The Improvement Area #3 Assessed Property receives special benefit from Improvement Area #3 Improvements and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #3 Improvements and Bond Issuance Costs; and
3. The Improvement Area #3 Assessed Property is allocated 100% of the Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property for the Improvement Area #3 Improvements and Bond Issuance costs, which equal \$4,280,000, of which \$4,245,000.00 remains outstanding, as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit H-1**; and
4. The special benefit ( $\geq$  \$11,358,424) received by the Improvement Area #3 Assessed Property from Improvement Area #3 Improvements and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #3 Assessments (\$4,280,000) levied on the Improvement Area #3 Assessed Property; and
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #3 Assessments, the Owner owned 100% of the Improvement Area #3 Assessed Property. The Owner acknowledged that Improvement Area #3 Improvements and Bond Issuance Costs confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Improvement Area #3 Improvements and Bond Issuance Costs. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the 2023 Amended and Restated Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

▪ *Improvement Area #4*

1. The costs of Improvement Area #4 Improvements and Bond Issuance Costs equal \$15,326,390, as shown on **Exhibit C**; and
2. The Improvement Area #4 Assessed Property receives special benefit from Improvement Area #4 Improvements and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #4 Improvements and Bond Issuance Costs; and

3. The Improvement Area #4 Assessed Property is allocated 100% of the Improvement Area #4 Assessments levied on the Improvement Area #4 Assessed Property for the Improvement Area #4 Improvements and Bond Issuance Costs, which equal \$5,070,000, as shown on the Improvement Area #4 Assessment Roll attached hereto as **Exhibit I-1**; and
  4. The special benefit ( $\geq$  \$15,326,390) received by the Improvement Area #4 Assessed Property from Improvement Area #4 Improvements and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #4 Assessments (\$5,070,000) levied on the Improvement Area #4 Assessed Property; and
  5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #4 Assessments, the Owner owned 100% of the Improvement Area #4 Assessed Property. The Owner acknowledged that Improvement Area #4 Improvements and Bond Issuance Costs confer a special benefit on the Improvement Area #4 Assessed Property and consented to the imposition of the Improvement Area #4 Assessments to pay for the Improvement Area #4 Improvements and Bond Issuance Costs. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) this 2024 Amended and Restated Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #4 Assessments on the Improvement Area #4 Assessed Property.
- *Major Improvement Area*
    1. The costs of the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs equal \$8,111,777, as shown on **Exhibit C**; and
    2. The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs equal to or greater than the Actual Costs of the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs; and
    3. The Major Improvement Area Assessed Property was allocated 100% of the Major Improvement Area Assessments levied on the Major Improvement Area Assessed Property for the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs, which equal \$8,080,000, of which \$7,775,000.00 remains outstanding, as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit J-1**; and
    4. The special benefit ( $\geq$  \$8,111,777) received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, District Formation Expenses and



Bond Issuance Costs is equal to or greater than the amount of the Major Improvement Area Assessments (\$8,080,000) levied on the Major Improvement Area Assessed Property; and

5. At the time the City Council approved the Assessment Ordinance levying the Major Improvement Area Assessments, the Owner owned 100% of the Major Improvement Area Assessed Property. The Owner acknowledged that the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs confers a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Assessments to pay for the Major Improvement Area Projects, District Formation Expenses and Bond Issuance Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Major Improvement Area Assessments on the Major Improvement Area Assessed Property.

#### **D. Annual Collection Costs**

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

#### **E. Additional Interest**

The interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest Rate shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

### **SECTION VI: TERMS OF THE ASSESSMENTS**

#### **A. Reallocation of Assessments**

##### *1. Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2024 Amended and Restated Service and Assessment Plan approved by the City Council.

## *2. Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner,

homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2024 Amended and Restated Service and Assessment Plan approved by the City Council.

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

## **B. True-Up of Assessments if Maximum Assessment Exceeded**

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

## **C. Mandatory Prepayment of Assessments**

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

## **D. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the City Council

shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

#### **E. Prepayment of Assessments**

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Lien Termination," a form of which is attached hereto as **Exhibit N**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

#### **F. Prepayment as a Result of Eminent Domain Proceeding or Taking**

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken

Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **“Remaining Property”**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirement on all outstanding PID Bonds.

#### **G. Payment of Assessment in Annual Installments**

**Exhibit F-2** shows the projected Improvement Area #1 Annual Installments. **Exhibit G-2** shows the projected Improvement Area #2 Annual Installments. **Exhibit H-2** shows the projected Improvement Area #3 Annual Installments for the Improvement Area #3 Bonds. **Exhibit H-3** shows the projected Improvement Area #3 Annual Installments for the Improvement Area #3 Bonds and the allocable share of Major Improvement Area Bonds for Improvement Area #3. **Exhibit I-2** shows the projected Improvement Area #4 Annual Installments for the Improvement Area #4 Bonds. **Exhibit I-3** shows the projected Improvement Area #4 Annual Installments for the Improvement Area #4 Bonds and the allocable share of Major Improvement Area Bonds for Improvement Area #4. **Exhibit J-2** shows the projected Major Improvement Area Annual Installments.

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. Until a plat has been recorded on a Parcel and a Property ID has been assigned by the Appraisal District within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4 or the Major Improvement Area, the Annual Installment will be allocated to each Property ID within the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, Improvement Area #3 Assessed Property, Improvement Area #4 Assessed Property, and Major Improvement Area Assessed Property, respectively, based on the Appraisal District acreage for billing purposes only.

The Administrator shall prepare and submit to the City Council for its review and approval, with a copy provided to the Developer contemporaneously therewith, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed

Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2025.

## **SECTION VII: ASSESSMENT ROLL**

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel within the Improvement Area #2 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel within the Improvement Area #3 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #4 Assessment Roll is attached as **Exhibit I-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #4 Assessment Roll and Improvement Area #4 Annual Installments for each Parcel within the Improvement Area #4 Assessed Property as part of each Annual Service Plan Update.

The Major Improvement Area Assessment Roll is attached as **Exhibit J-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel within the Major Improvement Area Assessed Property as part of each Annual Service Plan Update.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable ordinance authorizing the PID Bonds, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2024 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2024 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2024 Amended and Restated Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2024 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2024 Amended



and Restated Service and Assessment Plan. Interpretations of this 2024 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

**D. Form of Buyer Disclosure**

Per Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto in **Exhibit T-1, Exhibit T-2, Exhibit T-3, Exhibit T-4, Exhibit T-5, Exhibit T-6, Exhibit T-7, Exhibit T-8, Exhibit T-9, and Exhibit T-10**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2024 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in the real property records of the County in its entirety.

**E. Severability**

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

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## LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

<b>Exhibit A-1</b>	District Legal Description
<b>Exhibit A-2</b>	Improvement Area #1 Legal Description
<b>Exhibit A-3</b>	Improvement Area #2 Legal Description
<b>Exhibit A-4</b>	Improvement Area #3 Legal Description
<b>Exhibit A-5</b>	Improvement Area #4 Legal Description
<b>Exhibit A-6</b>	Major Improvement Area Legal Description
<b>Exhibit B-1</b>	District Boundary Map
<b>Exhibit B-2</b>	Improvement Area #1 Boundary Map
<b>Exhibit B-3</b>	Improvement Area #2 Boundary Map
<b>Exhibit B-4</b>	Improvement Area #3 Boundary Map
<b>Exhibit B-5</b>	Improvement Area #4 Boundary Map
<b>Exhibit B-6</b>	Major Improvement Area Boundary Map
<b>Exhibit B-7</b>	Improvement Area #3 Condominium Parcel Map
<b>Exhibit C</b>	Authorized Improvements
<b>Exhibit D</b>	Service Plan
<b>Exhibit E</b>	Sources and Uses
<b>Exhibit F-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #1 Annual Installment Schedule
<b>Exhibit G-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #2 Annual Installment Schedule
<b>Exhibit H-1</b>	Improvement Area #3 Assessment Roll
<b>Exhibit H-2</b>	Improvement Area #3 Bonds Annual Installment Schedule
<b>Exhibit H-3</b>	Improvement Area #3 Total Annual Installment Schedule
<b>Exhibit I-1</b>	Improvement Area #4 Assessment Roll
<b>Exhibit I-2</b>	Improvement Area #4 Bonds Annual Installment Schedule
<b>Exhibit I-3</b>	Improvement Area #4 Total Annual Installment Schedule

<b>Exhibit J-1</b>	Major Improvement Area Assessment Roll
<b>Exhibit J-2</b>	Major Improvement Area Annual Installment Schedule
<b>Exhibit K</b>	Maximum Assessment Per Lot Type
<b>Exhibit L</b>	Lot Type Classification Maps
<b>Exhibit M</b>	Maps of Authorized Improvements
<b>Exhibit N</b>	Notice of PID Assessment Lien Termination
<b>Exhibit O</b>	Estimated Buildout Value for Major Improvement Area, Improvement Area #1, Improvement Area #2, Improvement Area #3, and Improvement Area #4
<b>Exhibit P</b>	Improvement Area #1-2 Bond Debt Service Schedule
<b>Exhibit Q</b>	Improvement Area #3 Bond Debt Service Schedule
<b>Exhibit R</b>	Improvement Area #4 Bond Debt Service Schedule
<b>Exhibit S</b>	Major Improvement Area Bond Debt Service Schedule
<b>Exhibit T-1</b>	Lot Type 1 Buyer Disclosure
<b>Exhibit T-2</b>	Lot Type 2 Buyer Disclosure
<b>Exhibit T-3</b>	Lot Type 3 Buyer Disclosure
<b>Exhibit T-4</b>	Lot Type 4 Buyer Disclosure
<b>Exhibit T-5</b>	Lot Type 5 Buyer Disclosure
<b>Exhibit T-6</b>	Lot Type 6 Buyer Disclosure
<b>Exhibit T-7</b>	Lot Type 7 Buyer Disclosure
<b>Exhibit T-8</b>	Lot Type 8 Buyer Disclosure
<b>Exhibit T-9</b>	Lot Type 9 Buyer Disclosure
<b>Exhibit T-10</b>	Lot Type 10 Buyer Disclosure
<b>Exhibit U</b>	Improvement Area #3 Engineering Report
<b>Exhibit V</b>	Improvement Area #4 Engineering Report

## APPENDICES

The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

**Appendix A** Final Plats within the District

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## EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

### Exhibit A The Property

90.089 ACRES OUT OF THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE TRACTS OF LAND CONVEYED TO RHOF, LLC, A TEXAS LIMITED LIABILITY COMPANY, PER DEED RECORDED AS DOCUMENT NO.2017194263 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

44.0347 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS RECORDED IN 2017157471 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

157.9603 ACRES OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.64, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.201780865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**A METES AND BOUNDS**

**DESCRIPTION OF A**

**3.700 ACRE RIGHT-OF-WAY OF LAND**

**BEING** a 3.700 acre (161,158 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of Old Kimbro Road (80 feet wide); 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 northwest 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, same being the northeast corner of a called 90.0886 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017194263 of the Official Public Records of Travis County;

**THENCE**, North 85°48'57" West, 846.55 feet, along the southerly right-of-way line of Old Kimbro Road and the north line of said 90.0886 acre tract to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing along the southerly right-of-way of said Old Kimbro Road and along the north line of said 90.0886 acre tract the following two (2) courses and distances:

1. North 85°48'57" West, 1629.02 feet to an iron rod with plastic cap stamped "KHA" found for a point of curvature;
2. in a southwesterly direction, along a tangent curve to the left, a central angle of 43°49'58", a radius of 533.10 feet, a chord bearing and distance of South 72°20'04" West, 397.96 feet, and a total arc length of 407.84 feet to a point for corner;

**THENCE**, departing the north line of said 90.0886 acre tract and crossing said Old Kimbro Road the following two (2) courses and distances:

1. North 40°17'42" West, 46.07 feet to a point for corner;
2. North 61°40'04" West, 35.46 feet to a 5/8-iron rod found on the northerly right-of-way line of said Old Kimbro Road marking the southwest corner of a called 157.9603 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017180865 of the Official Public Records of Travis County;

**THENCE**, along the northerly right-of-way line of said Old Kimbro Road and along the south line of said 157.9603 acre tract the following three (3) courses and distances:

1. in a northeasterly direction, along a non-tangent curve to the right, a central angle of 36°32'19", a radius of 613.14 feet, a chord bearing and distance of North 68°23'46" East, 384.42 feet, and a total arc length of 391.01 feet to a 1/2-iron rod found for a point for corner;
2. in a northeasterly direction, along a non-tangent curve to the right, a central angle of 7°10'29", a radius of 1407.07 feet, a chord bearing and distance of South 89°23'14" East, 176.08 feet, and a total arc length of 176.20 feet to a concrete monument found for a point of tangency;
3. South 85°54'35" East, 1541.16 feet to a point for corner;

**THENCE**, South 4°11'03" West, 80.00 feet departing the south line of said 157.9603 acre tract and crossing said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 3.700 acres of right-of-way in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

ABEL P. STENDAHL  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6754  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
abel.stendahl@kimley-horn.com



**EXHIBIT OF A 3.700 ACRE  
RIGHT-OF-WAY  
TO BE RELEASED**

A.A. CALDWELL SURVEY NO.52,  
ABSTRACT NO. 154  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	APS	9/3/2020	069255703	1 OF 2

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## **EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION**

Being 127.37 acres of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, and being all of that 110.524 acre tract of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, described in the Manor Heights South Phase 1 Section 1 Final Plat, recorded in Document No. 202100001 Official Public Records of Travis County, and being a portion of that certain 267.942 acre tract of land located in the A.C Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas, conveyed to Forestar (USA) Real Estate Group Inc., as described in Document No. 2019171724, corrected in Document No. 2019176020, Official Public Records of Travis County, Texas.

### **EXHIBIT A-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION**

Being 91.81 acres of land located in the A.C Caldwell Survey No.52, Abstract No.154, and the Lemuel Kimbro Survey No.64, Abstract No.456, City of Manor, Travis County Texas, and being portion of that certain tract or parcel of land containing 90.089 acres located in the A.C. Caldwell Survey No.52 , Abstract No. 154, described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No.2019171725, corrected in Document No.2019176021 Official Public Records of Travis County, and being a portion of that certain 157.9603 acre tract of land located in the A.C Caldwell Survey No.52, Abstract No.154, and the Lemuel Kimbro Survey No.64, Abstract No.456, City of Manor, Travis County Texas, described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No.2019171725, corrected in Document No.2019176021 Official Public Records of Travis County , and a portion of that certain tract or parcel of land containing 3.7 acres situated in the A.C. Caldwell Survey No.52, Abstract 154, City of Manor, Travis County, Texas Conveyed to Forestar (USA) Real Estate Group Inc., as described in document 2021052193, official public records of Travis County, Texas.



## EXHIBIT A-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

Improvement Area #3 is contained within the area described by the Manor Heights Phase 2 Section 1B Final Plat BLK M Lot 2, Manor Heights Phase 3 Section 1 Final Plat & Manor Heights Phase 3 Section 2 Final Plat which are attached in **Appendix A**.

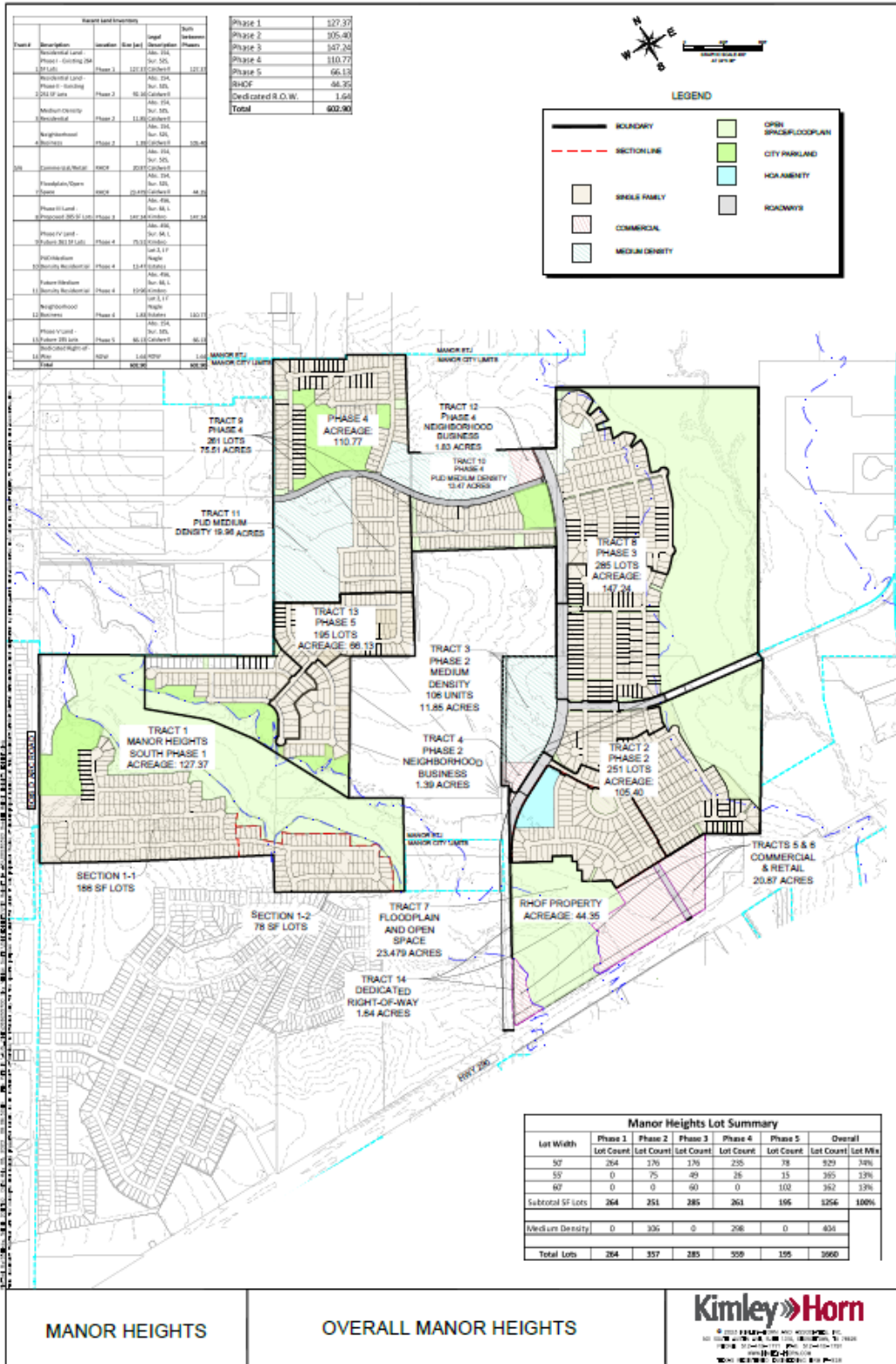
## EXHIBIT A-5 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

Improvement Area #4 contains approximately 138.163 acres as described in the plats for Manor Heights Phase 4 Section A, Manor Heights Phase 4B, and Manor Heights Phase 5, which are attached in **Appendix A**.

## **EXHIBIT A-6 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION**

383.102 Acres Being Portions of a called 267.972 acre Tract of land Recorded in document No.2016214460, Official Public Records of Travis County, 157.9603 Acre Tract Recorded in document No.201718086, Official Public Records of Travis County, A called 90.0886 Acre Tract Recorded in Documents No.2017194263, Official Public Records of Travis County, and a portion of Old Kimbro Road A.C. Caldwell Survey No. 52, Abstract No 154 City of Manor, Travis County, Texas

# EXHIBIT B-1 – DISTRICT BOUNDARY MAP



MANOR HEIGHTS

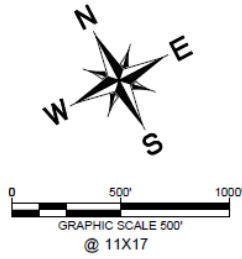
OVERALL MANOR HEIGHTS




**Kimley Horn**

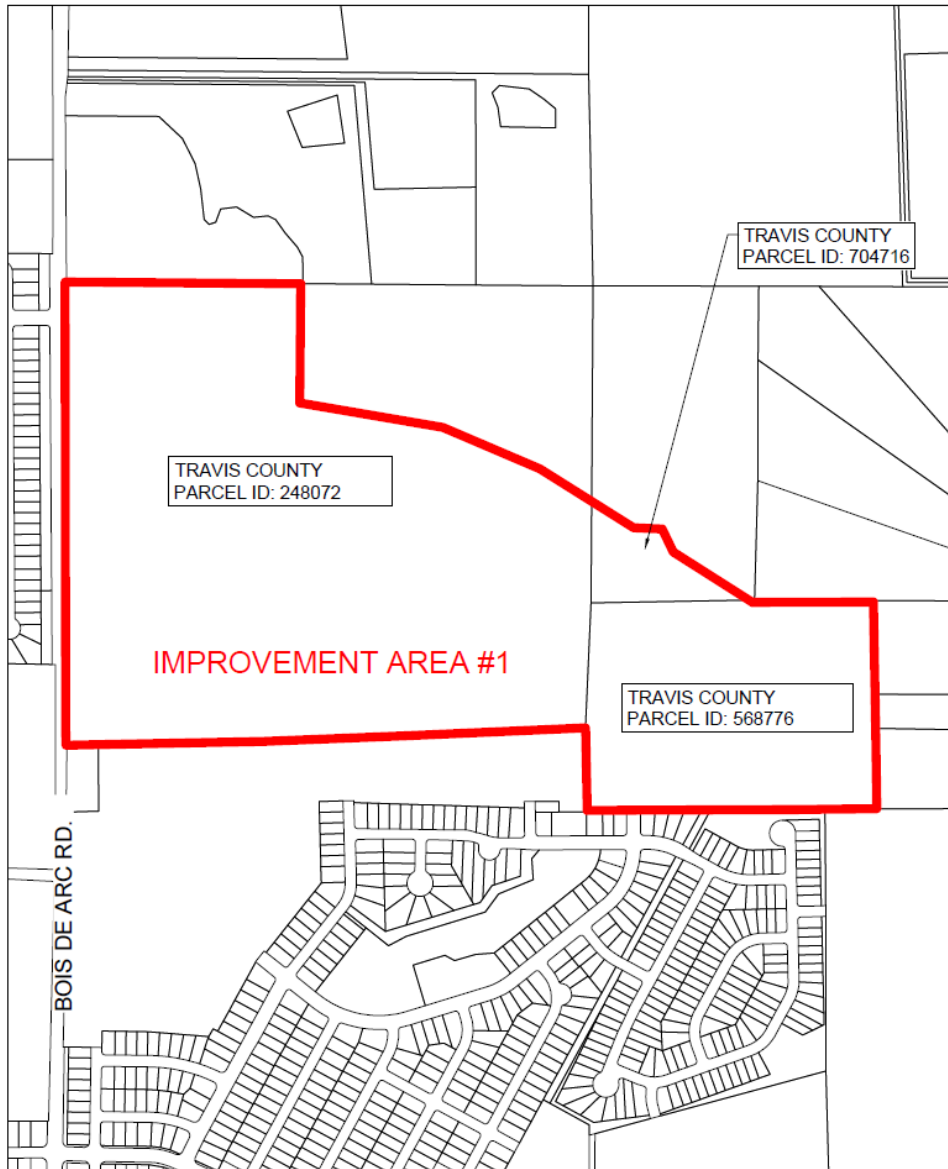
© 2024 KIMLEY HORN AND ASSOCIATES, INC.  
 400 SOUTH 24th STREET, SUITE 100, DENVER, CO 80202  
 TEL: 303.733.1111 FAX: 303.733.1119  
 WWW.KIMLEYHORN.COM  
 2024-00000000000000000000

# EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

## LEGEND



	BOUNDARY
	IA #1
	TAX PARCEL BOUNDARY



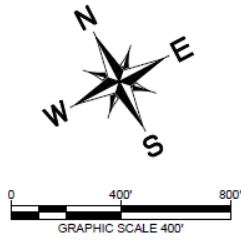
## EXHIBIT F - IMPROVEMENT AREA #1

MANOR, TEXAS  
FEBRUARY 2021

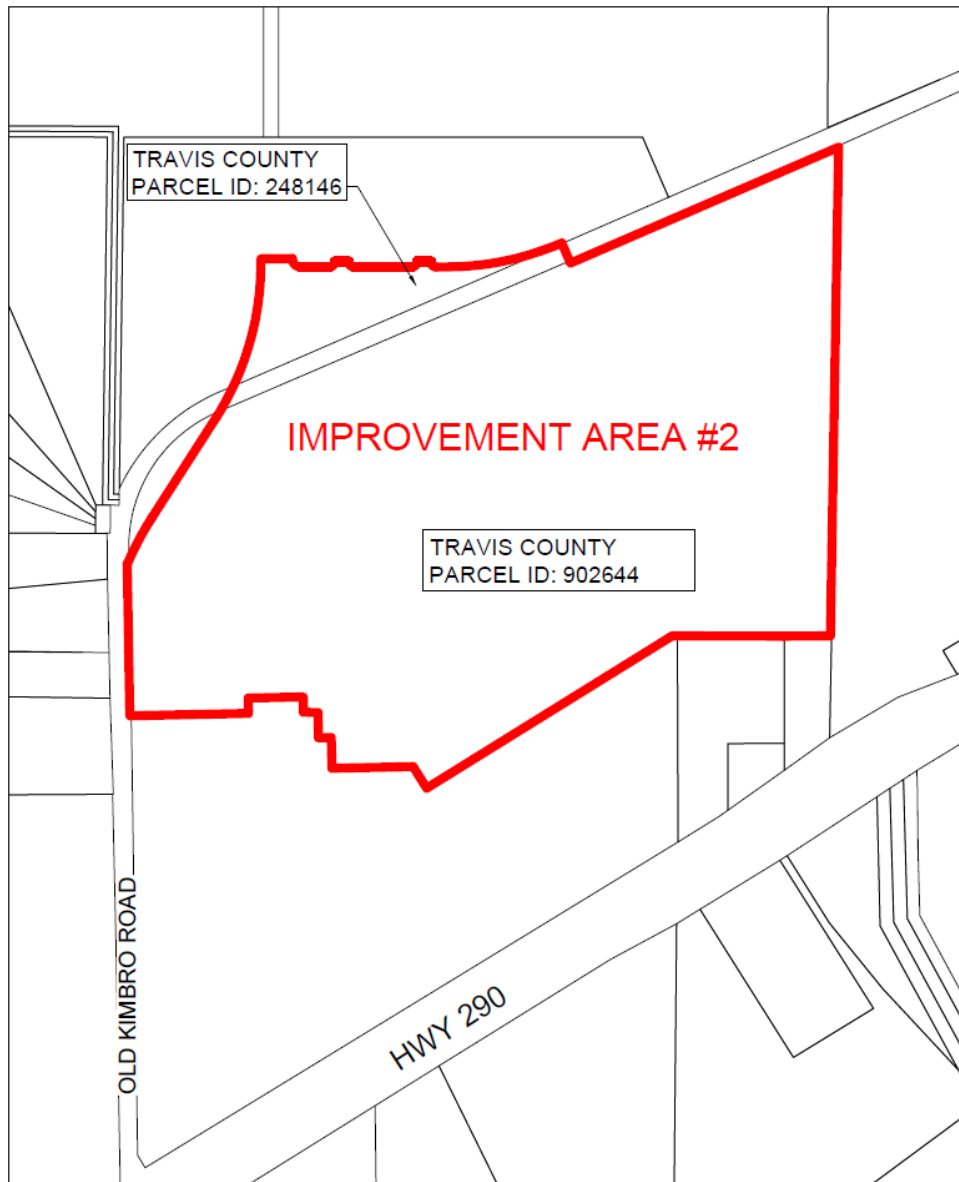


**EXHIBIT B-3 – IMPROVEMENT AREA #2 BOUNDARY MAP**

**LEGEND**



	BOUNDARY
	IA #2
	TAX PARCEL BOUNDARY

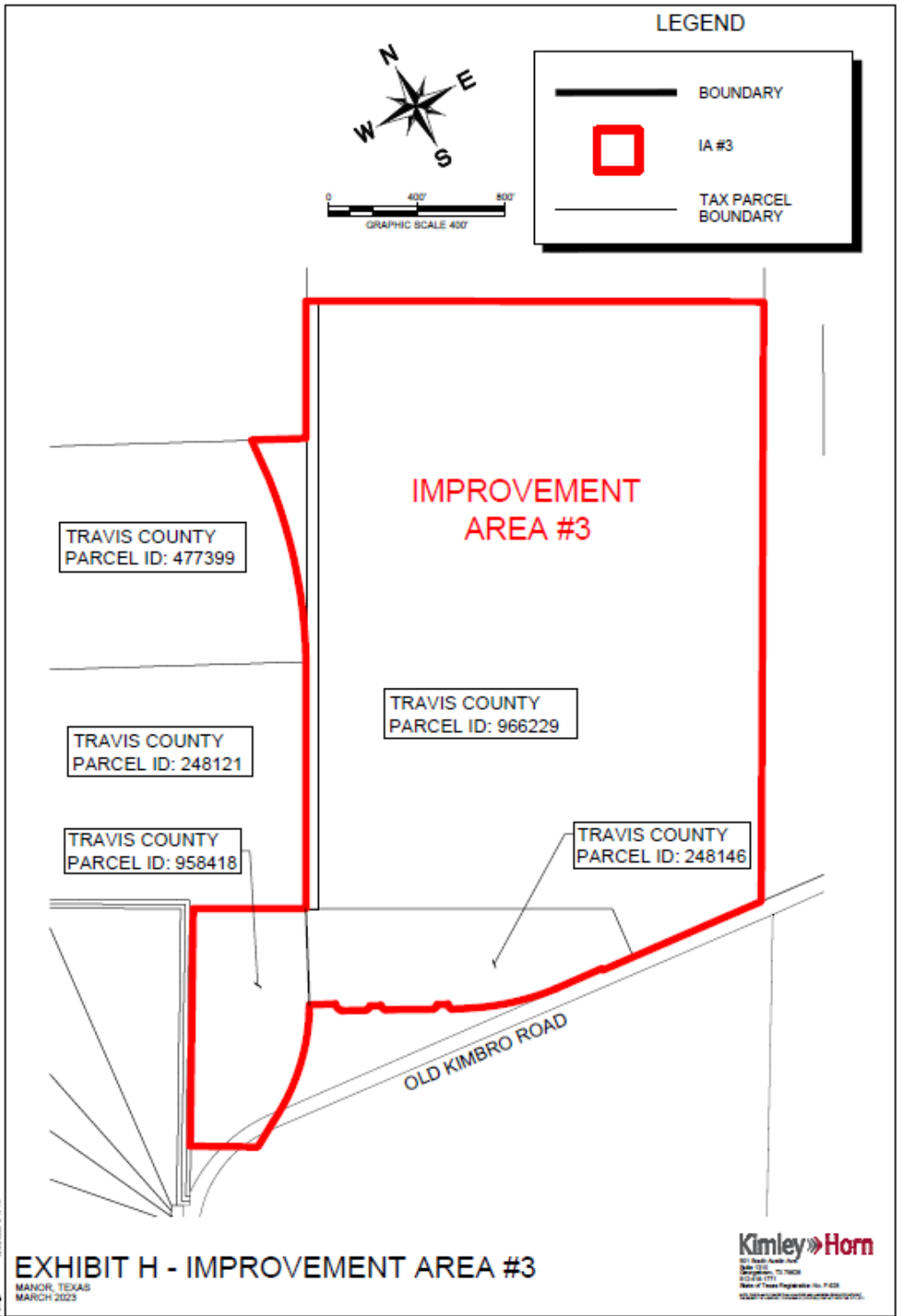


**EXHIBIT H - IMPROVEMENT AREA #2**

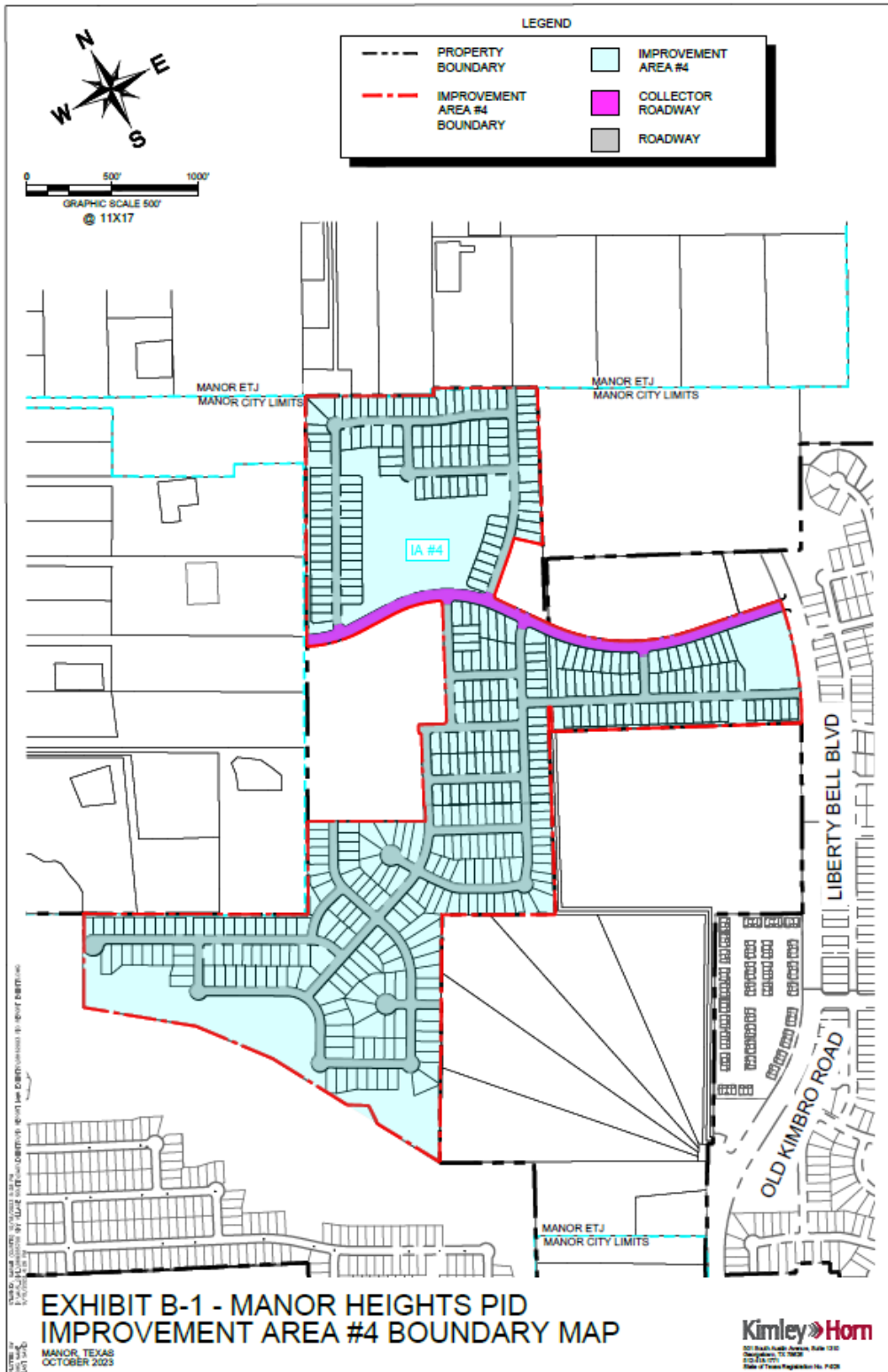
MANOR, TEXAS  
FEBRUARY 2021



**EXHIBIT B-4 – IMPROVEMENT AREA #3 BOUNDARY MAP**

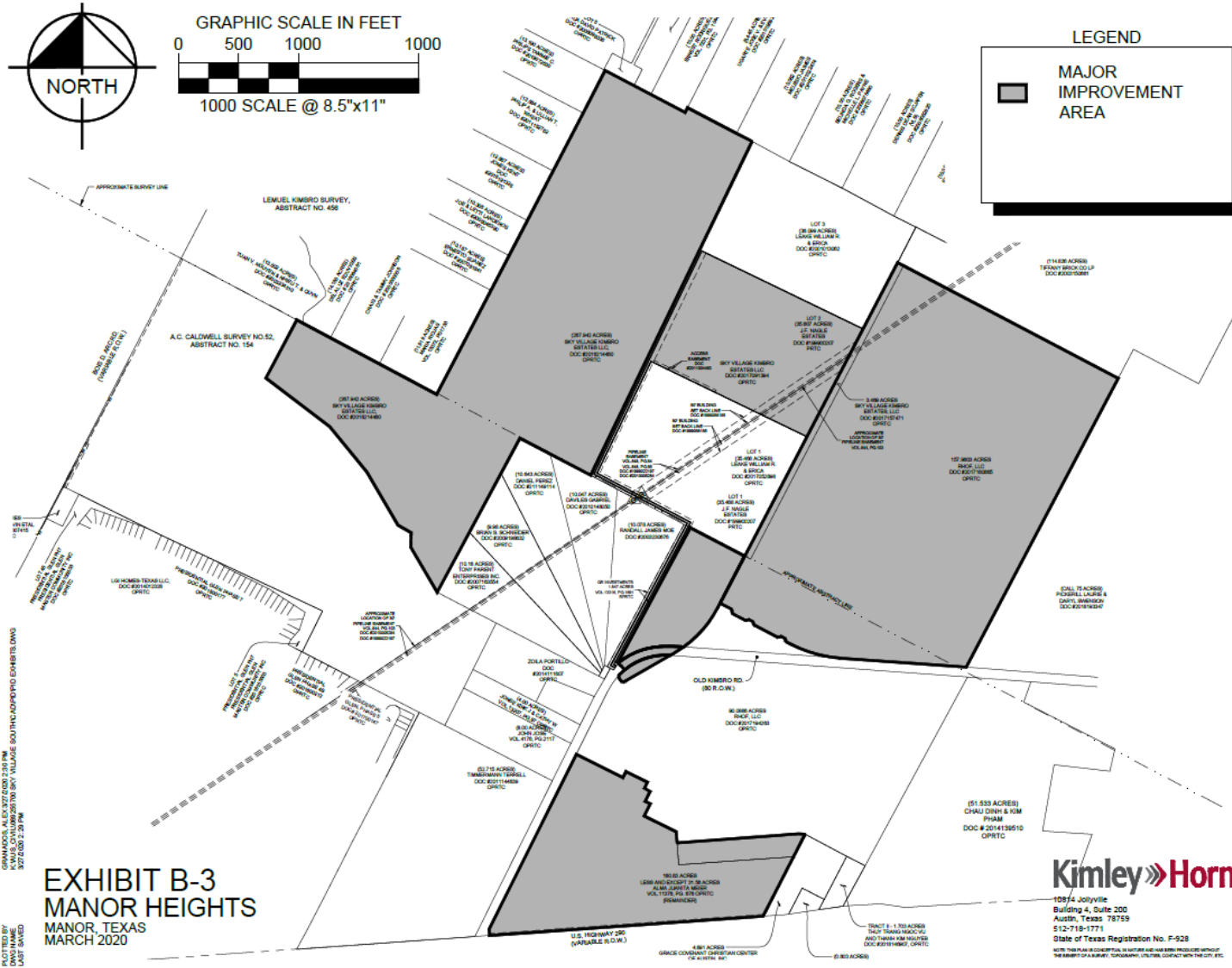


## EXHIBIT B-5 – IMPROVEMENT AREA #4 BOUNDARY MAP



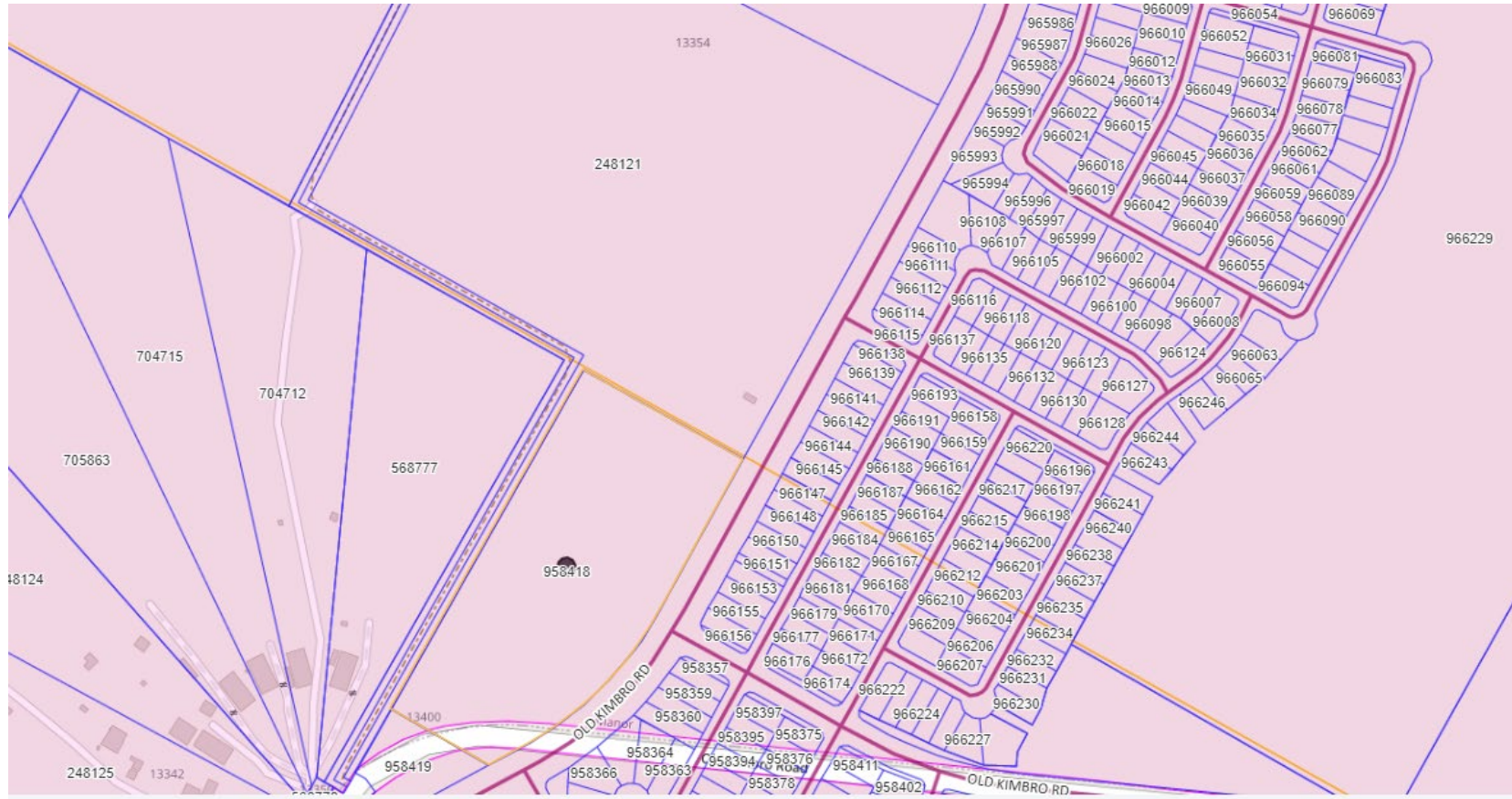


# EXHIBIT B-6 - MAJOR IMPROVEMENT AREA BOUNDARY MAP



## EXHIBIT B-7 – IMPROVEMENT AREA #3 CONDOMINIUM PARCEL MAP

All Improvement Area #3 condominium lots will be contained within Tax ID 958418 upon final plat.



## EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs	Improvement Area #1 [a]	Improvement Area #2 [a]	Improvement Area #3 [c]	Improvement Area #4 [d]	Major Improvement Area [b]
<i>Major Improvements</i>						
Wastewater Treatment Plant Phase 1	\$ 5,119,898	\$ 799,087	\$ 763,720	\$ -	\$ -	\$ 3,557,091
Roadway	3,115,626	486,270	464,749	-	-	2,164,607
Kimbro ROW Acquisition	47,348	7,390	7,063	-	-	32,895
Soft Costs [e]	1,242,431	193,912	185,330	-	-	863,189
	<u>\$ 9,525,302</u>	<u>\$ 1,486,659</u>	<u>\$ 1,420,862</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,617,781</u>
<i>Improvement Area #1 Improvements</i>						
Water	\$ 877,624	\$ 877,624	\$ -	\$ -	\$ -	\$ -
Wastewater	761,450	761,450	-	-	-	-
Drainage	1,147,364	1,147,364	-	-	-	-
Roadway	3,462,805	3,462,805	-	-	-	-
Trails	59,850	59,850	-	-	-	-
Soft Costs [e]	163,600	163,600	-	-	-	-
	<u>\$ 6,472,693</u>	<u>\$ 6,472,693</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Improvement Area #2 Improvements</i>						
Water	\$ 895,023	\$ -	\$ 895,023	\$ -	\$ -	\$ -
Wastewater	1,119,316	-	1,119,316	-	-	-
Drainage	1,164,737	-	1,164,737	-	-	-
Roadway	4,889,702	-	4,889,702	-	-	-
Trails	-	-	-	-	-	-
Soft Costs [e]	320,400	-	320,400	-	-	-
	<u>\$ 8,389,178</u>	<u>\$ -</u>	<u>\$ 8,389,178</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Improvement Area #3 Improvements</i>						
Water	\$ 1,199,062	\$ -	\$ -	\$ 1,199,062	\$ -	\$ -
Wastewater	1,777,998	-	-	1,777,998	-	-
Drainage	3,229,931	-	-	3,229,931	-	-
Roadway	3,012,678	-	-	3,012,678	-	-
Soft Costs [e]	1,382,950	-	-	1,382,950	-	-
	<u>\$ 10,602,619</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,602,619</u>	<u>\$ -</u>	<u>\$ -</u>
<i>Improvement Area #4 Improvements</i>						
Water	\$ 2,173,306	\$ -	\$ -	\$ -	\$ 2,173,306	\$ -
Wastewater	2,348,206	-	-	-	2,348,206	-
Drainage	2,736,230	-	-	-	2,736,230	-
Roadway	4,834,330	-	-	-	4,834,330	-
Soft Costs [e]	1,813,811	-	-	-	1,813,811	-
	<u>\$ 13,905,883</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 13,905,883</u>	<u>\$ -</u>
<i>Bond Issuance Costs and District Formation Expenses</i>						
Debt Service Reserve Fund [f]	\$ 1,714,711	\$ 218,536	\$ 208,864	\$ 296,029	\$ 490,157	\$ 501,125
Capitalized Interest [f]	1,010,544	134,565	128,610	-	414,050	333,319
Underwriter Discount [f]	742,050	112,055	107,095	128,400	152,100	242,400
Cost of Issuance [f]	1,325,327	187,139	178,856	267,980	304,200	387,152
Original Issue Discount [f]	33,395	-	-	33,395	-	-
First Year Annual Collection Costs [f]	150,000	15,339	14,661	30,000	60,000	30,000
	<u>\$ 4,976,028</u>	<u>\$ 667,634</u>	<u>\$ 638,086</u>	<u>\$ 755,805</u>	<u>\$ 1,420,507</u>	<u>\$ 1,493,996</u>
<b>Total</b>	<b>\$ 53,871,701</b>	<b>\$ 8,626,986</b>	<b>\$ 10,448,125</b>	<b>\$ 11,358,424</b>	<b>\$ 15,326,390</b>	<b>\$ 8,111,777</b>

**Notes:**

[a] Costs were determined by construction contracts provided by Kimley-Horn and Associates dated 1/8/2021.

[b] Costs were determined by Excel Construction Services bid for Wastewater Treatment Plant Phase 1 Improvements dated 11/9/2020 and construction contract provided by Kimley-Horn and Associates dated 1/8/2021 for Roadways Improvements.

[c] Costs were determined by the engineering report provided by Kimley-Horn and Associates dated 1/30/2023. Improvement Area #3 is within the Major Improvement Area and therefore funds a portion of the Major Improvements.

[d] Costs were determined by the engineering report provided by Kimley-Horn and Associates dated 11/21/2023. Improvement Area #4 is within the Major Improvement Area and therefore funds a portion of the Major Improvements.

[e] Soft costs estimated at 15% of hard costs, inclusive of a 4% construction management fee.

[f] Costs associated with the issuance of Improvement Area #1-2 bonds were allocated between Improvement Area # 1 and Improvement Area #2 on a pro rata basis based on the amount of Assessments levied.

## EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 81,810	\$ 84,367	\$ 86,924	\$ 89,480	\$ 92,037
Interest		\$ 130,667	\$ 128,621	\$ 126,512	\$ 123,796	\$ 120,999
Capitalized Interest		-	-	-	-	-
	(1)	\$ 212,477	\$ 212,988	\$ 213,436	\$ 213,276	\$ 213,036
Annual Collection Costs	(2)	\$ 17,227	\$ 17,571	\$ 17,923	\$ 18,281	\$ 18,647
Additional Interest Reserve	(3)	\$ 17,896	\$ 17,487	\$ 17,065	\$ 16,631	\$ 16,183
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 247,600</b>	<b>\$ 248,046</b>	<b>\$ 248,423</b>	<b>\$ 248,187</b>	<b>\$ 247,866</b>

Improvement Area #2						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 78,190	\$ 80,633	\$ 83,076	\$ 85,520	\$ 87,963
Interest		\$ 124,883	\$ 122,929	\$ 120,913	\$ 118,317	\$ 115,644
Capitalized Interest		-	-	-	-	-
	(1)	\$ 203,073	\$ 203,562	\$ 203,989	\$ 203,837	\$ 203,608
Annual Collection Costs	(2)	\$ 16,464	\$ 16,794	\$ 17,129	\$ 17,472	\$ 17,821
Additional Interest Reserve	(3)	\$ 17,104	\$ 16,713	\$ 16,310	\$ 15,894	\$ 15,467
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 236,641</b>	<b>\$ 237,068</b>	<b>\$ 237,429</b>	<b>\$ 237,203</b>	<b>\$ 236,896</b>

Improvement Area #3						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 71,000	\$ 72,000	\$ 75,000	\$ 79,000	\$ 83,000
Interest		\$ 224,860	\$ 221,665	\$ 218,425	\$ 215,050	\$ 211,495
Capitalized Interest		-	-	-	-	-
	(1)	\$ 295,860	\$ 293,665	\$ 293,425	\$ 294,050	\$ 294,495
Annual Collection Costs	(2)	\$ 19,527	\$ 19,918	\$ 20,316	\$ 20,723	\$ 21,137
Additional Interest Reserve	(3)	\$ 21,225	\$ 20,870	\$ 20,510	\$ 20,135	\$ 19,740
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 336,612</b>	<b>\$ 334,453</b>	<b>\$ 334,251</b>	<b>\$ 334,908</b>	<b>\$ 335,372</b>

Improvement Area #4						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ -	\$ 59,000	\$ 63,000	\$ 67,000	\$ 72,000
Interest		\$ 414,050	\$ 310,538	\$ 306,924	\$ 303,065	\$ 298,961
Capitalized Interest		\$ (414,050)	\$ -	\$ -	\$ -	\$ -
	(1)	\$ -	\$ 369,538	\$ 369,924	\$ 370,065	\$ 370,961
Annual Collection Costs	(2)	\$ -	\$ 31,212	\$ 31,836	\$ 32,473	\$ 33,122
Additional Interest Reserve	(3)	\$ -	\$ 25,350	\$ 25,055	\$ 24,740	\$ 24,405
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ -</b>	<b>\$ 426,100</b>	<b>\$ 426,815</b>	<b>\$ 427,278</b>	<b>\$ 428,489</b>

Major Improvement Area						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 160,000	\$ 170,000	\$ 175,000	\$ 180,000	\$ 185,000
Interest		\$ 323,788	\$ 318,788	\$ 313,475	\$ 306,913	\$ 300,163
Capitalized Interest		-	-	-	-	-
	(1)	\$ 483,788	\$ 488,788	\$ 488,475	\$ 486,913	\$ 485,163
Annual Collection Costs	(2)	\$ 31,888	\$ 32,525	\$ 33,176	\$ 33,839	\$ 34,516
Additional Interest Reserve	(3)	\$ 38,875	\$ 38,075	\$ 37,225	\$ 36,350	\$ 35,450
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 554,550</b>	<b>\$ 559,388</b>	<b>\$ 558,876</b>	<b>\$ 557,102</b>	<b>\$ 555,129</b>

## EXHIBIT E – SOURCES AND USES

	Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4	Major Improvement Area
<b>Sources of Funds</b>					
Improvement Area #1-2 Bond Par	\$ 3,735,156	\$ 3,569,844	\$ -	\$ -	\$ -
Improvement Area #1-2 Bond Premium	44,700	42,721	-	-	-
Improvement Area #3 Bond Par	-	-	4,280,000	-	-
Improvement Area #4 Bond Par	-	-	-	5,070,000	-
Major Improvement Area Bond Par	-	-	-	-	8,080,000
Owner Contribution	4,847,130	6,835,560	7,078,424	10,256,390	31,777
<b>Total Sources</b>	<b>\$ 8,626,986</b>	<b>\$ 10,448,125</b>	<b>\$ 11,358,424</b>	<b>\$ 15,326,390</b>	<b>\$ 8,111,777</b>
<b>Uses of Funds</b>					
Major Improvements	\$ 1,486,659	\$ 1,420,862	\$ -	\$ -	\$ 6,617,781
Improvement Area #1 Improvements	6,472,693	-	-	-	-
Improvement Area #2 Improvements	-	8,389,178	-	-	-
Improvement Area #3 Improvements	-	-	10,602,619	-	-
Improvement Area #4 Improvements	-	-	-	13,905,883	-
	<u>\$ 7,959,352</u>	<u>\$ 9,810,039</u>	<u>\$ 10,602,619</u>	<u>\$ 13,905,883</u>	<u>\$ 6,617,781</u>
<i>Bond Issuance Costs and District Formation Expenses</i>					
Debt Service Reserve Fund	\$ 218,536	\$ 208,864	\$ 296,029	\$ 490,157	\$ 501,125
Capitalized Interest	134,565	128,610	-	414,050	333,319
Underwriter Discount	112,055	107,095	128,400	152,100	242,400
Cost of Issuance	187,139	178,856	267,980	304,200	387,152
Original Issue Discount	-	-	33,395	-	-
First Year Annual Collection Costs	15,339	14,661	30,000	60,000	30,000
	<u>\$ 667,634</u>	<u>\$ 638,086</u>	<u>\$ 755,805</u>	<u>\$ 1,420,507</u>	<u>\$ 1,493,996</u>
<b>Total Uses</b>	<b>\$ 8,626,986</b>	<b>\$ 10,448,125</b>	<b>\$ 11,358,424</b>	<b>\$ 15,326,390</b>	<b>\$ 8,111,777</b>

**EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
951773	1	\$ 13,557.59	\$ 938.13
951774	1	\$ 13,557.59	\$ 938.13
951775	1	\$ 13,557.59	\$ 938.13
951776	1	\$ 13,557.59	\$ 938.13
951891	1	\$ 13,557.59	\$ 938.13
951892	1	\$ 13,557.59	\$ 938.13
951893	1	\$ 13,557.59	\$ 938.13
951894	1	\$ 13,557.59	\$ 938.13
951895	1	\$ 13,557.59	\$ 938.13
951896	1	\$ 13,557.59	\$ 938.13
951897	1	\$ 13,557.59	\$ 938.13
951898	1	\$ 13,557.59	\$ 938.13
951899	1	\$ 13,557.59	\$ 938.13
951900	1	\$ 13,557.59	\$ 938.13
951901	1	\$ 13,557.59	\$ 938.13
951902	1	\$ 13,557.59	\$ 938.13
951903	1	\$ 13,557.59	\$ 938.13
951904	1	\$ 13,557.59	\$ 938.13
951905	1	\$ 13,557.59	\$ 938.13
951906	1	\$ 13,557.59	\$ 938.13
951907	1	\$ 13,557.59	\$ 938.13
951908	1	\$ 13,557.59	\$ 938.13
951909	1	\$ 13,557.59	\$ 938.13
951910	1	\$ 13,557.59	\$ 938.13
951911	1	\$ 13,557.59	\$ 938.13
951912	1	\$ 13,557.59	\$ 938.13
951913	1	\$ 13,557.59	\$ 938.13
951914	1	\$ 13,557.59	\$ 938.13
951915	1	\$ 13,557.59	\$ 938.13
951916	1	\$ 13,557.59	\$ 938.13
951917	1	\$ 13,557.59	\$ 938.13
951918	1	\$ 13,557.59	\$ 938.13
951919	1	\$ 13,557.59	\$ 938.13
951920	1	\$ 13,557.59	\$ 938.13
951921	1	\$ 13,557.59	\$ 938.13
951922	1	\$ 13,557.59	\$ 938.13
951923	1	\$ 13,557.59	\$ 938.13
951924	1	\$ 13,557.59	\$ 938.13
951925	1	\$ 13,557.59	\$ 938.13
951926	1	\$ 13,557.59	\$ 938.13

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
951927	1	\$ 13,557.59	\$ 938.13
951928	1	\$ 13,557.59	\$ 938.13
951929	1	\$ 13,557.59	\$ 938.13
951930	1	\$ 13,557.59	\$ 938.13
951931	1	\$ 13,557.59	\$ 938.13
951932	1	\$ 13,557.59	\$ 938.13
951933	1	\$ 13,557.59	\$ 938.13
951934	1	\$ 13,557.59	\$ 938.13
951935	1	\$ 13,557.59	\$ 938.13
951936	1	\$ 13,557.59	\$ 938.13
951937	1	\$ 13,557.59	\$ 938.13
951938	1	\$ 13,557.59	\$ 938.13
951939	1	\$ 13,557.59	\$ 938.13
951940	1	\$ 13,557.59	\$ 938.13
951941	1	\$ 13,557.59	\$ 938.13
951942	1	\$ 13,557.59	\$ 938.13
951943	1	\$ 13,557.59	\$ 938.13
951944	1	\$ 13,557.59	\$ 938.13
951945	1	\$ 13,557.59	\$ 938.13
951946	1	\$ 13,557.59	\$ 938.13
951947	1	\$ 13,557.59	\$ 938.13
951948	1	\$ 13,557.59	\$ 938.13
951949	1	\$ 13,557.59	\$ 938.13
951950	1	\$ 13,557.59	\$ 938.13
951951	1	\$ 13,557.59	\$ 938.13
951952	1	\$ 13,557.59	\$ 938.13
951953	1	\$ 13,557.59	\$ 938.13
951954	1	\$ 13,557.59	\$ 938.13
951955	1	\$ 13,557.59	\$ 938.13
951956	1	\$ 13,557.59	\$ 938.13
951957	1	\$ 13,557.59	\$ 938.13
951958	1	\$ 13,557.59	\$ 938.13
951960	1	\$ 13,557.59	\$ 938.13
951961	1	\$ 13,557.59	\$ 938.13
951962	1	\$ 13,557.59	\$ 938.13
951963	1	\$ 13,557.59	\$ 938.13
951964	1	\$ 13,557.59	\$ 938.13
951965	1	\$ 13,557.59	\$ 938.13
951966	1	\$ 13,557.59	\$ 938.13
951967	1	\$ 13,557.59	\$ 938.13

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
951968	1	\$ 13,557.59	\$ 938.13
951969	1	\$ 13,557.59	\$ 938.13
951970	1	\$ 13,557.59	\$ 938.13
951971	1	\$ 13,557.59	\$ 938.13
951972	1	\$ 13,557.59	\$ 938.13
951973	1	\$ 13,557.59	\$ 938.13
951974	1	\$ 13,557.59	\$ 938.13
951975	1	\$ 13,557.59	\$ 938.13
951976	1	\$ 13,557.59	\$ 938.13
951977	1	\$ 13,557.59	\$ 938.13
951978	1	\$ 13,557.59	\$ 938.13
951979	1	\$ 13,557.59	\$ 938.13
951980	1	\$ 13,557.59	\$ 938.13
951981	1	\$ 13,557.59	\$ 938.13
951982	1	\$ 13,557.59	\$ 938.13
951983	1	\$ 13,557.59	\$ 938.13
951984	1	\$ 13,557.59	\$ 938.13
951985	1	\$ 13,557.59	\$ 938.13
951986	1	\$ 13,557.59	\$ 938.13
951987	1	\$ 13,557.59	\$ 938.13
951988	1	\$ 13,557.59	\$ 938.13
951989	1	\$ 13,557.59	\$ 938.13
951990	1	\$ 13,557.59	\$ 938.13
951991	1	\$ 13,557.59	\$ 938.13
951992	1	\$ 13,557.59	\$ 938.13
951993	1	\$ 13,557.59	\$ 938.13
951994	1	\$ 13,557.59	\$ 938.13
951995	1	\$ 13,557.59	\$ 938.13
951996	1	\$ 13,557.59	\$ 938.13
951997	1	\$ 13,557.59	\$ 938.13
951998	1	\$ 13,557.59	\$ 938.13
951999	1	\$ 13,557.59	\$ 938.13
952000	Open Space	\$ -	\$ -
952001	Open Space	\$ -	\$ -
952002	Open Space	\$ -	\$ -
952003	Open Space	\$ -	\$ -
952004	1	\$ 13,557.59	\$ 938.13
952005	1	\$ 13,557.59	\$ 938.13
952006	1	\$ 13,557.59	\$ 938.13
952007	1	\$ 13,557.59	\$ 938.13



Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
952008	1	\$ 13,557.59	\$ 938.13
952009	1	\$ 13,557.59	\$ 938.13
952010	1	\$ 13,557.59	\$ 938.13
952011	1	\$ 13,557.59	\$ 938.13
952012	1	\$ 13,557.59	\$ 938.13
952013	1	\$ 13,557.59	\$ 938.13
952014	1	\$ 13,557.59	\$ 938.13
952015	1	\$ 13,557.59	\$ 938.13
952016	1	\$ 13,557.59	\$ 938.13
952017	1	\$ 13,557.59	\$ 938.13
952018	1	\$ 13,557.59	\$ 938.13
952019	1	\$ 13,557.59	\$ 938.13
952020	1	\$ 13,557.59	\$ 938.13
952021	1	\$ 13,557.59	\$ 938.13
952022	1	\$ 13,557.59	\$ 938.13
952023	1	\$ 13,557.59	\$ 938.13
952024	1	\$ 13,557.59	\$ 938.13
952025	1	\$ 13,557.59	\$ 938.13
952026	1	\$ 13,557.59	\$ 938.13
952027	1	\$ 13,557.59	\$ 938.13
952028	1	\$ 13,557.59	\$ 938.13
952029	1	\$ 13,557.59	\$ 938.13
952030	1	\$ 13,557.59	\$ 938.13
952031	1	\$ 13,557.59	\$ 938.13
952032	1	\$ 13,557.59	\$ 938.13
952033	1	\$ 13,557.59	\$ 938.13
952034	1	\$ 13,557.59	\$ 938.13
952035	1	\$ 13,557.59	\$ 938.13
952036	1	\$ 13,557.59	\$ 938.13
952037	1	\$ 13,557.59	\$ 938.13
952038	1	\$ 13,557.59	\$ 938.13
952039	1	\$ 13,557.59	\$ 938.13
952040	1	\$ 13,557.59	\$ 938.13
952041	1	\$ 13,557.59	\$ 938.13
952042	1	\$ 13,557.59	\$ 938.13
952043	1	\$ 13,557.59	\$ 938.13
952044	1	\$ 13,557.59	\$ 938.13
952045	1	\$ 13,557.59	\$ 938.13
952046	1	\$ 13,557.59	\$ 938.13
952047	1	\$ 13,557.59	\$ 938.13

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
952048	1	\$ 13,557.59	\$ 938.13
952051	1	\$ 13,557.59	\$ 938.13
952052	1	\$ 13,557.59	\$ 938.13
952053	1	\$ 13,557.59	\$ 938.13
952054	1	\$ 13,557.59	\$ 938.13
952055	1	\$ 13,557.59	\$ 938.13
952056	1	\$ 13,557.59	\$ 938.13
952057	1	\$ 13,557.59	\$ 938.13
952058	1	\$ 13,557.59	\$ 938.13
952059	1	\$ 13,557.59	\$ 938.13
952060	1	\$ 13,557.59	\$ 938.13
952061	1	\$ 13,557.59	\$ 938.13
952062	1	\$ 13,557.59	\$ 938.13
952063	1	\$ 13,557.59	\$ 938.13
952064	1	\$ 13,557.59	\$ 938.13
952065	1	\$ 13,557.59	\$ 938.13
952066	1	\$ 13,557.59	\$ 938.13
952067	1	\$ 13,557.59	\$ 938.13
952068	1	\$ 13,557.59	\$ 938.13
952069	1	\$ 13,557.59	\$ 938.13
952070	1	\$ 13,557.59	\$ 938.13
952071	1	\$ 13,557.59	\$ 938.13
952072	1	\$ 13,557.59	\$ 938.13
952073	1	\$ 13,557.59	\$ 938.13
952074	1	\$ 13,557.59	\$ 938.13
952075	1	\$ 13,557.59	\$ 938.13
952076	1	\$ 13,557.59	\$ 938.13
952077	1	\$ 13,557.59	\$ 938.13
952078	1	\$ 13,557.59	\$ 938.13
952079	1	\$ 13,557.59	\$ 938.13
952080	Open Space	\$ -	\$ -
953579	1	\$ 13,557.59	\$ 938.13
953580	1	\$ 13,557.59	\$ 938.13
953583	1	\$ 13,557.59	\$ 938.13
953584	1	\$ 13,557.59	\$ 938.13
953585	1	\$ 13,557.59	\$ 938.13
953586	1	\$ 13,557.59	\$ 938.13
953587	1	\$ 13,557.59	\$ 938.13
953588	1	\$ 13,557.59	\$ 938.13
953589	1	\$ 13,557.59	\$ 938.13

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
953590	1	\$ 13,557.59	\$ 938.13
953591	1	\$ 13,557.59	\$ 938.13
953592	1	\$ 13,557.59	\$ 938.13
953593	1	\$ 13,557.59	\$ 938.13
953594	1	\$ 13,557.59	\$ 938.13
953595	1	\$ 13,557.59	\$ 938.13
953596	1	\$ 13,557.59	\$ 938.13
953597	Open Space	\$ -	\$ -
953598	1	\$ 13,557.59	\$ 938.13
953599	1	\$ 13,557.59	\$ 938.13
953600	1	\$ 13,557.59	\$ 938.13
953601	1	\$ 13,557.59	\$ 938.13
953602	1	\$ 13,557.59	\$ 938.13
953603	1	\$ 13,557.59	\$ 938.13
953604	1	\$ 13,557.59	\$ 938.13
953605	1	\$ 13,557.59	\$ 938.13
953606	1	\$ 13,557.59	\$ 938.13
953607	1	\$ 13,557.59	\$ 938.13
953608	1	\$ 13,557.59	\$ 938.13
953611	1	\$ 13,557.59	\$ 938.13
953612	1	\$ 13,557.59	\$ 938.13
953613	Open Space	\$ -	\$ -
953614	1	\$ 13,557.59	\$ 938.13
953615	1	\$ 13,557.59	\$ 938.13
953616	1	\$ 13,557.59	\$ 938.13
953617	1	\$ 13,557.59	\$ 938.13
953618	1	\$ 13,557.59	\$ 938.13
953619	1	\$ 13,557.59	\$ 938.13
953620	1	\$ 13,557.59	\$ 938.13
953621	1	\$ 13,557.59	\$ 938.13
953622	1	\$ 13,557.59	\$ 938.13
953623	1	\$ 13,557.59	\$ 938.13
953624	1	\$ 13,557.59	\$ 938.13
953626	1	\$ 13,557.59	\$ 938.13
953627	1	\$ 13,557.59	\$ 938.13
953628	1	\$ 13,557.59	\$ 938.13
953629	1	\$ 13,557.59	\$ 938.13
953630	1	\$ 13,557.59	\$ 938.13
953631	1	\$ 13,557.59	\$ 938.13
953632	1	\$ 13,557.59	\$ 938.13

Property ID	Lot Type	Improvement Area #1	
		Outstanding Assessment	Annual Installment Due 1/31/2025
953633	1	\$ 13,557.59	\$ 938.13
953634	1	\$ 13,557.59	\$ 938.13
953635	1	\$ 13,557.59	\$ 938.13
953636	1	\$ 13,557.59	\$ 938.13
953637	1	\$ 13,557.59	\$ 938.13
953638	1	\$ 13,557.59	\$ 938.13
953639	1	\$ 13,557.59	\$ 938.13
953640	1	\$ 13,557.59	\$ 938.13
953641	1	\$ 13,557.59	\$ 938.13
953642	1	\$ 13,557.59	\$ 938.13
953643	1	\$ 13,557.59	\$ 938.13
953644	1	\$ 13,557.59	\$ 938.13
953645	1	\$ 13,557.59	\$ 938.13
953648	1	\$ 13,557.59	\$ 938.13
953649	1	\$ 13,557.59	\$ 938.13
953650	1	\$ 13,557.59	\$ 938.13
953651	1	\$ 13,557.59	\$ 938.13
953653	1	\$ 13,557.59	\$ 938.13
953654	1	\$ 13,557.59	\$ 938.13
953655	1	\$ 13,557.59	\$ 938.13
953656	1	\$ 13,557.59	\$ 938.13
953657	1	\$ 13,557.59	\$ 938.13
953658	1	\$ 13,557.59	\$ 938.13
953659	1	\$ 13,557.59	\$ 938.13
953660	1	\$ 13,557.59	\$ 938.13
953661	1	\$ 13,557.59	\$ 938.13
953662	1	\$ 13,557.59	\$ 938.13
953663	Prepaid	\$ -	\$ -
964373	Open Space	\$ -	\$ -
964374	1	\$ 13,557.59	\$ 938.13
964375	Open Space	\$ -	\$ -
964376	1	\$ 13,557.59	\$ 938.13
964377	1	\$ 13,557.59	\$ 938.13
964378	Open Space	\$ -	\$ -
<b>Total</b>		<b>\$ 3,565,647.30</b>	<b>\$ 246,727.03</b>

*Note: Totals may not sum due to rounding. Due to prepayments not yet redeemed the outstanding assessment may be less than outstanding Bonds for Improvement Area #1.*

## EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Capitalized Interest	Total Annual Installment
2025	\$ 81,810	\$ 130,667	\$ 17,227	\$ 17,896	\$ -	\$ 247,600
2026	84,367	128,621	17,571	17,487	-	248,046
2027	86,924	126,512	17,923	17,065	-	248,423
2028	89,480	123,796	18,281	16,631	-	248,187
2029	92,037	120,999	18,647	16,183	-	247,866
2030	94,593	118,123	19,020	15,723	-	247,459
2031	97,150	115,167	19,400	15,250	-	246,967
2032	102,263	112,131	19,788	14,764	-	248,947
2033	104,820	108,552	20,184	14,253	-	247,808
2034	107,376	104,883	20,587	13,729	-	246,576
2035	112,489	101,125	20,999	13,192	-	247,806
2036	117,602	97,188	21,419	12,629	-	248,839
2037	120,159	93,072	21,848	12,041	-	247,120
2038	125,272	88,867	22,285	11,441	-	247,864
2039	130,385	84,482	22,730	10,814	-	248,412
2040	135,498	79,919	23,185	10,162	-	248,764
2041	140,612	75,176	23,649	9,485	-	248,921
2042	145,725	70,255	24,122	8,782	-	248,883
2043	150,838	64,426	24,604	8,053	-	247,921
2044	155,951	58,392	25,096	7,299	-	246,738
2045	163,621	52,154	25,598	6,519	-	247,892
2046	171,291	45,609	26,110	5,701	-	248,711
2047	178,960	38,758	26,632	4,845	-	249,195
2048	184,073	31,599	27,165	3,950	-	246,787
2049	194,300	24,236	27,708	3,030	-	249,274
2050	201,969	16,464	28,262	2,058	-	248,754
2051	209,639	8,386	28,827	1,048	-	247,900
<b>Total</b>	<b>\$ 3,579,205</b>	<b>\$ 2,219,561</b>	<b>\$ 608,866</b>	<b>\$ 290,031</b>	<b>\$ -</b>	<b>\$ 6,697,662</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

**EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID	Lot Type	Improvement Area #2	
		Outstanding Assessment	Annual Installment Due 1/31/2025
958244	2	\$ 13,557.59	\$ 938.66
958246	2	\$ 13,557.59	\$ 938.66
958247	2	\$ 13,557.59	\$ 938.66
958248	2	\$ 13,557.59	\$ 938.66
958249	2	\$ 13,557.59	\$ 938.66
958250	2	\$ 13,557.59	\$ 938.66
958251	2	\$ 13,557.59	\$ 938.66
958252	2	\$ 13,557.59	\$ 938.66
958254	2	\$ 13,557.59	\$ 938.66
958255	2	\$ 13,557.59	\$ 938.66
958256	2	\$ 13,557.59	\$ 938.66
958257	2	\$ 13,557.59	\$ 938.66
958258	Open Space	\$ -	\$ -
958259	2	\$ 13,557.59	\$ 938.66
958260	2	\$ 13,557.59	\$ 938.66
958262	2	\$ 13,557.59	\$ 938.66
958263	2	\$ 13,557.59	\$ 938.66
958264	2	\$ 13,557.59	\$ 938.66
958265	2	\$ 13,557.59	\$ 938.66
958266	2	\$ 13,557.59	\$ 938.66
958267	2	\$ 13,557.59	\$ 938.66
958268	2	\$ 13,557.59	\$ 938.66
958269	2	\$ 13,557.59	\$ 938.66
958270	2	\$ 13,557.59	\$ 938.66
958271	2	\$ 13,557.59	\$ 938.66
958272	2	\$ 13,557.59	\$ 938.66
958273	2	\$ 13,557.59	\$ 938.66
958274	2	\$ 13,557.59	\$ 938.66
958275	2	\$ 13,557.59	\$ 938.66
958276	2	\$ 13,557.59	\$ 938.66
958277	2	\$ 13,557.59	\$ 938.66
958278	2	\$ 13,557.59	\$ 938.66
958279	2	\$ 13,557.59	\$ 938.66
958280	2	\$ 13,557.59	\$ 938.66
958282	2	\$ 13,557.59	\$ 938.66
958283	2 - Prepaid	\$ -	\$ -
958284	2	\$ 13,557.59	\$ 938.66
958285	2	\$ 13,557.59	\$ 938.66
958286	2	\$ 13,557.59	\$ 938.66
958287	2	\$ 13,557.59	\$ 938.66

		Improvement Area #2	
Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
958288	2	\$ 13,557.59	\$ 938.66
958289	2	\$ 13,557.59	\$ 938.66
958290	2	\$ 13,557.59	\$ 938.66
958291	2	\$ 13,557.59	\$ 938.66
958292	2	\$ 13,557.59	\$ 938.66
958293	2	\$ 13,557.59	\$ 938.66
958294	2	\$ 13,557.59	\$ 938.66
958295	2	\$ 13,557.59	\$ 938.66
958296	2	\$ 13,557.59	\$ 938.66
958297	2	\$ 13,557.59	\$ 938.66
958298	2	\$ 13,557.59	\$ 938.66
958299	2	\$ 13,557.59	\$ 938.66
958300	2	\$ 13,557.59	\$ 938.66
958301	2	\$ 13,557.59	\$ 938.66
958302	2	\$ 13,557.59	\$ 938.66
958303	2	\$ 13,557.59	\$ 938.66
958304	2	\$ 13,557.59	\$ 938.66
958305	2	\$ 13,557.59	\$ 938.66
958306	2	\$ 13,557.59	\$ 938.66
958307	2	\$ 13,557.59	\$ 938.66
958309	2	\$ 13,557.59	\$ 938.66
958310	2	\$ 13,557.59	\$ 938.66
958311	2	\$ 13,557.59	\$ 938.66
958312	2	\$ 13,557.59	\$ 938.66
958313	2	\$ 13,557.59	\$ 938.66
958314	2	\$ 13,557.59	\$ 938.66
958315	2	\$ 13,557.59	\$ 938.66
958316	2	\$ 13,557.59	\$ 938.66
958317	2	\$ 13,557.59	\$ 938.66
958319	2	\$ 13,557.59	\$ 938.66
958320	2	\$ 13,557.59	\$ 938.66
958321	2	\$ 13,557.59	\$ 938.66
958323	Open Space	\$ -	\$ -
958324	2	\$ 13,557.59	\$ 938.66
958334	2	\$ 13,557.59	\$ 938.66
958335	2	\$ 13,557.59	\$ 938.66
958336	2	\$ 13,557.59	\$ 938.66
958337	2	\$ 13,557.59	\$ 938.66
958338	2	\$ 13,557.59	\$ 938.66
958339	2	\$ 13,557.59	\$ 938.66

Property ID	Lot Type	Improvement Area #2	
		Outstanding Assessment	Annual Installment Due 1/31/2025
958340	2	\$ 13,557.59	\$ 938.66
958341	2	\$ 13,557.59	\$ 938.66
958343	Open Space	\$ -	\$ -
958344	2	\$ 13,557.59	\$ 938.66
958345	2	\$ 13,557.59	\$ 938.66
958357	Open Space	\$ -	\$ -
958358	2	\$ 13,557.59	\$ 938.66
958359	2	\$ 13,557.59	\$ 938.66
958360	2	\$ 13,557.59	\$ 938.66
958361	2 - Prepaid	\$ -	\$ -
958363	2	\$ 13,557.59	\$ 938.66
958364	2	\$ 13,557.59	\$ 938.66
958365	2	\$ 13,557.59	\$ 938.66
958366	2	\$ 13,557.59	\$ 938.66
958367	2	\$ 13,557.59	\$ 938.66
958368	2	\$ 13,557.59	\$ 938.66
958369	2	\$ 13,557.59	\$ 938.66
958370	Open Space	\$ -	\$ -
958375	2	\$ 13,557.59	\$ 938.66
958376	2	\$ 13,557.59	\$ 938.66
958377	2	\$ 13,557.59	\$ 938.66
958378	2	\$ 13,557.59	\$ 938.66
958379	2	\$ 13,557.59	\$ 938.66
958380	2	\$ 13,557.59	\$ 938.66
958381	2	\$ 13,557.59	\$ 938.66
958382	2	\$ 13,557.59	\$ 938.66
958383	2	\$ 13,557.59	\$ 938.66
958384	2	\$ 13,557.59	\$ 938.66
958385	2	\$ 13,557.59	\$ 938.66
958386	2	\$ 13,557.59	\$ 938.66
958387	2	\$ 13,557.59	\$ 938.66
958388	2	\$ 13,557.59	\$ 938.66
958389	2	\$ 13,557.59	\$ 938.66
958390	2	\$ 13,557.59	\$ 938.66
958391	2 - Prepaid	\$ -	\$ -
958392	2	\$ 13,557.59	\$ 938.66
958393	2	\$ 13,557.59	\$ 938.66
958394	2	\$ 13,557.59	\$ 938.66
958395	2	\$ 13,557.59	\$ 938.66
958396	2	\$ 13,557.59	\$ 938.66



		Improvement Area #2	
Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
958397	2	\$ 13,557.59	\$ 938.66
958398	Open Space	\$ -	\$ -
958402	3	\$ 13,795.45	\$ 955.13
958403	3	\$ 13,795.45	\$ 955.13
958404	3	\$ 13,795.45	\$ 955.13
958405	3	\$ 13,795.45	\$ 955.13
958407	2	\$ 13,557.59	\$ 938.66
958408	2	\$ 13,557.59	\$ 938.66
958409	2	\$ 13,557.59	\$ 938.66
958410	2	\$ 13,557.59	\$ 938.66
958411	2	\$ 13,557.59	\$ 938.66
958412	Open Space	\$ -	\$ -
958413	3	\$ 13,795.45	\$ 955.13
958414	3	\$ 13,795.45	\$ 955.13
958415	3	\$ 13,795.45	\$ 955.13
958416	3	\$ 13,795.45	\$ 955.13
958463	2	\$ 13,557.59	\$ 938.66
958464	2	\$ 13,557.59	\$ 938.66
958465	2	\$ 13,557.59	\$ 938.66
958466	2	\$ 13,557.59	\$ 938.66
958467	2	\$ 13,557.59	\$ 938.66
958468	2	\$ 13,557.59	\$ 938.66
958469	2	\$ 13,557.59	\$ 938.66
958470	2	\$ 13,557.59	\$ 938.66
958471	2	\$ 13,557.59	\$ 938.66
958472	2	\$ 13,557.59	\$ 938.66
958475	3	\$ 13,795.45	\$ 955.13
958476	3	\$ 13,795.45	\$ 955.13
958477	3	\$ 13,795.45	\$ 955.13
958478	3	\$ 13,795.45	\$ 955.13
958479	3	\$ 13,795.45	\$ 955.13
958480	3	\$ 13,795.45	\$ 955.13
958481	3	\$ 13,795.45	\$ 955.13
958482	3	\$ 13,795.45	\$ 955.13
958483	3	\$ 13,795.45	\$ 955.13
958484	2	\$ 13,557.59	\$ 938.66
958485	2	\$ 13,557.59	\$ 938.66
958486	2	\$ 13,557.59	\$ 938.66

Property ID	Lot Type	Improvement Area #2	
		Outstanding Assessment	Annual Installment Due 1/31/2025
958487	2	\$ 13,557.59	\$ 938.66
958488	2	\$ 13,557.59	\$ 938.66
958489	2	\$ 13,557.59	\$ 938.66
958490	2	\$ 13,557.59	\$ 938.66
958491	2	\$ 13,557.59	\$ 938.66
958492	3	\$ 13,795.45	\$ 955.13
958493	3	\$ 13,795.45	\$ 955.13
958494	3	\$ 13,795.45	\$ 955.13
958495	3	\$ 13,795.45	\$ 955.13
958496	3	\$ 13,795.45	\$ 955.13
958497	2	\$ 13,557.59	\$ 938.66
958498	2	\$ 13,557.59	\$ 938.66
958499	2	\$ 13,557.59	\$ 938.66
958500	2	\$ 13,557.59	\$ 938.66
958501	2	\$ 13,557.59	\$ 938.66
958761	2	\$ 13,557.59	\$ 938.66
958762	2	\$ 13,557.59	\$ 938.66
958763	2	\$ 13,557.59	\$ 938.66
958764	2	\$ 13,557.59	\$ 938.66
958765	2	\$ 13,557.59	\$ 938.66
958766	2	\$ 13,557.59	\$ 938.66
958767	2	\$ 13,557.59	\$ 938.66
958768	2	\$ 13,557.59	\$ 938.66
958769	Open Space	\$ -	\$ -
958770	2	\$ 13,557.59	\$ 938.66
958771	2	\$ 13,557.59	\$ 938.66
958772	3	\$ 13,795.45	\$ 955.13
958773	3	\$ 13,795.45	\$ 955.13
958774	Open Space	\$ -	\$ -
958775	3	\$ 13,795.45	\$ 955.13
958776	3	\$ 13,795.45	\$ 955.13
958777	3	\$ 13,795.45	\$ 955.13
958778	3	\$ 13,795.45	\$ 955.13
958779	3	\$ 13,795.45	\$ 955.13
958780	3	\$ 13,795.45	\$ 955.13
958781	Open Space	\$ -	\$ -
958782	3	\$ 13,795.45	\$ 955.13
958783	3	\$ 13,795.45	\$ 955.13
958784	3	\$ 13,795.45	\$ 955.13
958785	3	\$ 13,795.45	\$ 955.13

Property ID	Lot Type	Improvement Area #2	
		Outstanding Assessment	Annual Installment Due 1/31/2025
958786	3	\$ 13,795.45	\$ 955.13
958787	3	\$ 13,795.45	\$ 955.13
958788	3	\$ 13,795.45	\$ 955.13
958789	3	\$ 13,795.45	\$ 955.13
958790	3	\$ 13,795.45	\$ 955.13
958791	3	\$ 13,795.45	\$ 955.13
958792	3	\$ 13,795.45	\$ 955.13
958793	3	\$ 13,795.45	\$ 955.13
958794	2	\$ 13,557.59	\$ 938.66
958795	2	\$ 13,557.59	\$ 938.66
958796	2	\$ 13,557.59	\$ 938.66
958797	2	\$ 13,557.59	\$ 938.66
958798	2	\$ 13,557.59	\$ 938.66
958799	3	\$ 13,795.45	\$ 955.13
958800	3	\$ 13,795.45	\$ 955.13
958801	3	\$ 13,795.45	\$ 955.13
958802	2	\$ 13,557.59	\$ 938.66
958803	2	\$ 13,557.59	\$ 938.66
958804	2	\$ 13,557.59	\$ 938.66
958805	3	\$ 13,795.45	\$ 955.13
958806	3	\$ 13,795.45	\$ 955.13
958807	3	\$ 13,795.45	\$ 955.13
958808	3	\$ 13,795.45	\$ 955.13
958809	3	\$ 13,795.45	\$ 955.13
958810	3	\$ 13,795.45	\$ 955.13
958811	3	\$ 13,795.45	\$ 955.13
958812	3	\$ 13,795.45	\$ 955.13
958813	3	\$ 13,795.45	\$ 955.13
958814	3	\$ 13,795.45	\$ 955.13
958815	3	\$ 13,795.45	\$ 955.13
958816	3	\$ 13,795.45	\$ 955.13
958817	3	\$ 13,795.45	\$ 955.13
958818	3	\$ 13,795.45	\$ 955.13
958819	3	\$ 13,795.45	\$ 955.13
958820	3	\$ 13,795.45	\$ 955.13
958821	3	\$ 13,795.45	\$ 955.13
958822	3	\$ 13,795.45	\$ 955.13
958823	3	\$ 13,795.45	\$ 955.13
958824	3	\$ 13,795.45	\$ 955.13
958825	2	\$ 13,557.59	\$ 938.66

		Improvement Area #2	
Property ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
958826	2	\$ 13,557.59	\$ 938.66
958827	2	\$ 13,557.59	\$ 938.66
958828	2	\$ 13,557.59	\$ 938.66
958829	2	\$ 13,557.59	\$ 938.66
958830	3	\$ 13,795.45	\$ 955.13
958831	3	\$ 13,795.45	\$ 955.13
958832	3	\$ 13,795.45	\$ 955.13
958833	3	\$ 13,795.45	\$ 955.13
958834	3	\$ 13,795.45	\$ 955.13
958835	3	\$ 13,795.45	\$ 955.13
958836	3	\$ 13,795.45	\$ 955.13
958837	3	\$ 13,795.45	\$ 955.13
958838	3	\$ 13,795.45	\$ 955.13
958839	Open Space	\$ -	\$ -
958840	3	\$ 13,795.45	\$ 955.13
964363	2	\$ 13,557.59	\$ 938.66
964364	2	\$ 13,557.59	\$ 938.66
964365	2	\$ 13,557.59	\$ 938.66
964366	2	\$ 13,557.59	\$ 938.66
964367	2	\$ 13,557.59	\$ 938.66
964368	2	\$ 13,557.59	\$ 938.66
964369	2	\$ 13,557.59	\$ 938.66
964370	2	\$ 13,557.59	\$ 938.66
964371	2	\$ 13,557.59	\$ 938.66
<b>Total</b>		<b>\$ 3,380,122.32</b>	<b>\$ 234,023.43</b>

*Note: Totals may not sum due to rounding. Due to prepayments not yet redeemed the outstanding assessment may be less than outstanding Bonds for Improvement Area #2.*

## EXHIBIT G-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Capitalized Interest	Total Annual Installment
2025	\$ 78,190	\$ 124,883	\$ 16,464	\$ 17,104	\$ -	\$ 236,641
2026	80,633	122,929	16,794	16,713	-	237,068
2027	83,076	120,913	17,129	16,310	-	237,429
2028	85,520	118,317	17,472	15,894	-	237,203
2029	87,963	115,644	17,821	15,467	-	236,896
2030	90,407	112,895	18,178	15,027	-	236,507
2031	92,850	110,070	18,541	14,575	-	236,037
2032	97,737	107,169	18,912	14,111	-	237,929
2033	100,180	103,748	19,291	13,622	-	236,841
2034	102,624	100,242	19,676	13,121	-	235,663
2035	107,511	96,650	20,070	12,608	-	236,838
2036	112,398	92,887	20,471	12,071	-	237,826
2037	114,841	88,953	20,881	11,509	-	236,183
2038	119,728	84,933	21,298	10,934	-	236,894
2039	124,615	80,743	21,724	10,336	-	237,418
2040	129,502	76,381	22,159	9,713	-	237,754
2041	134,388	71,849	22,602	9,065	-	237,904
2042	139,275	67,145	23,054	8,393	-	237,868
2043	144,162	61,574	23,515	7,697	-	236,948
2044	149,049	55,808	23,985	6,976	-	235,818
2045	156,379	49,846	24,465	6,231	-	236,921
2046	163,709	43,591	24,954	5,449	-	237,703
2047	171,040	37,042	25,453	4,630	-	238,166
2048	175,927	30,201	25,962	3,775	-	235,865
2049	185,700	23,164	26,482	2,895	-	238,241
2050	193,031	15,736	27,011	1,967	-	237,745
2051	200,361	8,014	27,552	1,002	-	236,929
<b>Total</b>	<b>\$ 3,420,795</b>	<b>\$ 2,121,327</b>	<b>\$ 581,918</b>	<b>\$ 277,194</b>	<b>\$ -</b>	<b>\$ 6,401,234</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

**EXHIBIT H-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL**

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
958418	Condo Parcel	\$ 861,981.44	\$ 68,351.86
958419	Non-Benefited	\$ -	\$ -
966229	Non-Benefited	\$ -	\$ -
965955	Non-Benefited	\$ -	\$ -
966065	Lot Type 5	\$ 12,326.33	\$ 977.43
965943	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965944	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965945	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965946	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965947	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965948	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965949	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965950	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965951	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965952	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965953	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965954	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965956	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965957	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965958	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965959	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965960	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965961	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965962	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965963	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965964	Lot Type 5	\$ 12,326.33	\$ 977.43
965965	Non-Benefited	\$ -	\$ -
965966	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965967	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965968	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965969	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965970	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965971	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965972	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965973	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965974	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965975	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965976	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965977	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965978	Lot Type 6	\$ 13,446.91	\$ 1,066.29

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
965979	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965980	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965981	Lot Type 6	\$ 13,446.91	\$ 1,066.29
965983	Non-Benefited	\$ -	\$ -
965984	Lot Type 4	\$ 11,205.76	\$ 888.57
965985	Lot Type 4	\$ 11,205.76	\$ 888.57
965986	Lot Type 4	\$ 11,205.76	\$ 888.57
965987	Lot Type 4	\$ 11,205.76	\$ 888.57
965988	Lot Type 4	\$ 11,205.76	\$ 888.57
965989	Lot Type 4	\$ 11,205.76	\$ 888.57
965990	Lot Type 4	\$ 11,205.76	\$ 888.57
965991	Lot Type 4	\$ 11,205.76	\$ 888.57
965992	Lot Type 4	\$ 11,205.76	\$ 888.57
965993	Lot Type 4	\$ 11,205.76	\$ 888.57
965994	Lot Type 4	\$ 11,205.76	\$ 888.57
965995	Lot Type 4	\$ 11,205.76	\$ 888.57
965996	Lot Type 4	\$ 11,205.76	\$ 888.57
965997	Lot Type 4	\$ 11,205.76	\$ 888.57
965998	Lot Type 4	\$ 11,205.76	\$ 888.57
965999	Lot Type 4	\$ 11,205.76	\$ 888.57
966000	Lot Type 4	\$ 11,205.76	\$ 888.57
966001	Lot Type 4	\$ 11,205.76	\$ 888.57
966002	Lot Type 4	\$ 11,205.76	\$ 888.57
966003	Lot Type 4	\$ 11,205.76	\$ 888.57
966004	Lot Type 4	\$ 11,205.76	\$ 888.57
966005	Lot Type 4	\$ 11,205.76	\$ 888.57
966006	Lot Type 4	\$ 11,205.76	\$ 888.57
966007	Lot Type 4	\$ 11,205.76	\$ 888.57
966008	Lot Type 4	\$ 11,205.76	\$ 888.57
966009	Lot Type 4	\$ 11,205.76	\$ 888.57
966010	Lot Type 4	\$ 11,205.76	\$ 888.57
966011	Lot Type 4	\$ 11,205.76	\$ 888.57
966012	Lot Type 4	\$ 11,205.76	\$ 888.57
966013	Lot Type 4	\$ 11,205.76	\$ 888.57
966014	Lot Type 4	\$ 11,205.76	\$ 888.57
966015	Lot Type 4	\$ 11,205.76	\$ 888.57
966016	Lot Type 4	\$ 11,205.76	\$ 888.57
966017	Lot Type 4	\$ 11,205.76	\$ 888.57
966018	Lot Type 4	\$ 11,205.76	\$ 888.57
966019	Lot Type 4	\$ 11,205.76	\$ 888.57

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
966020	Lot Type 4	\$ 11,205.76	\$ 888.57
966021	Lot Type 4	\$ 11,205.76	\$ 888.57
966022	Lot Type 4	\$ 11,205.76	\$ 888.57
966023	Lot Type 4	\$ 11,205.76	\$ 888.57
966024	Lot Type 4	\$ 11,205.76	\$ 888.57
966025	Lot Type 4	\$ 11,205.76	\$ 888.57
966026	Lot Type 4	\$ 11,205.76	\$ 888.57
966027	Lot Type 4	\$ 11,205.76	\$ 888.57
966028	Lot Type 4	\$ 11,205.76	\$ 888.57
966029	Lot Type 4	\$ 11,205.76	\$ 888.57
966030	Non-Benefited	\$ -	\$ -
966031	Lot Type 4	\$ 11,205.76	\$ 888.57
966032	Lot Type 4	\$ 11,205.76	\$ 888.57
966033	Lot Type 4	\$ 11,205.76	\$ 888.57
966034	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966035	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966036	Lot Type 4	\$ 11,205.76	\$ 888.57
966037	Lot Type 4	\$ 11,205.76	\$ 888.57
966038	Lot Type 4	\$ 11,205.76	\$ 888.57
966039	Lot Type 4	\$ 11,205.76	\$ 888.57
966040	Lot Type 4	\$ 11,205.76	\$ 888.57
966041	Lot Type 4	\$ 11,205.76	\$ 888.57
966042	Lot Type 4	\$ 11,205.76	\$ 888.57
966043	Lot Type 4	\$ 11,205.76	\$ 888.57
966044	Lot Type 4	\$ 11,205.76	\$ 888.57
966045	Lot Type 4	\$ 11,205.76	\$ 888.57
966046	Lot Type 4	\$ 11,205.76	\$ 888.57
966047	Lot Type 4	\$ 11,205.76	\$ 888.57
966048	Lot Type 4	\$ 11,205.76	\$ 888.57
966049	Lot Type 4	\$ 11,205.76	\$ 888.57
966050	Lot Type 4	\$ 11,205.76	\$ 888.57
966051	Lot Type 4	\$ 11,205.76	\$ 888.57
966052	Lot Type 4	\$ 11,205.76	\$ 888.57
966053	Lot Type 4	\$ 11,205.76	\$ 888.57
966054	Non-Benefited	\$ -	\$ -
966055	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966056	Lot Type 4	\$ 11,205.76	\$ 888.57
966057	Lot Type 4	\$ 11,205.76	\$ 888.57
966058	Lot Type 4	\$ 11,205.76	\$ 888.57
966059	Lot Type 4	\$ 11,205.76	\$ 888.57



Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
966060	Lot Type 4	\$ 11,205.76	\$ 888.57
966061	Lot Type 4	\$ 11,205.76	\$ 888.57
966062	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966063	Lot Type 5	\$ 12,326.33	\$ 977.43
966064	Lot Type 5	\$ 12,326.33	\$ 977.43
966066	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966067	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966069	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966070	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966071	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966072	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966073	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966074	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966075	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966076	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966077	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966078	Lot Type 4	\$ 11,205.76	\$ 888.57
966079	Lot Type 4	\$ 11,205.76	\$ 888.57
966080	Lot Type 4	\$ 11,205.76	\$ 888.57
966081	Lot Type 4	\$ 11,205.76	\$ 888.57
966082	Non-Benefited	\$ -	\$ -
966083	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966084	Lot Type 5	\$ 12,326.33	\$ 977.43
966085	Lot Type 5	\$ 12,326.33	\$ 977.43
966086	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966087	Lot Type 5	\$ 12,326.33	\$ 977.43
966088	Lot Type 5	\$ 12,326.33	\$ 977.43
966089	Lot Type 5	\$ 12,326.33	\$ 977.43
966090	Lot Type 5	\$ 12,326.33	\$ 977.43
966091	Lot Type 5	\$ 12,326.33	\$ 977.43
966092	Lot Type 5	\$ 12,326.33	\$ 977.43
966093	Lot Type 5	\$ 12,326.33	\$ 977.43
966094	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966095	Lot Type 4	\$ 11,205.76	\$ 888.57
966124	Lot Type 4	\$ 11,205.76	\$ 888.57
966125	Lot Type 4	\$ 11,205.76	\$ 888.57
966126	Lot Type 4	\$ 11,205.76	\$ 888.57
966127	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966128	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966129	Lot Type 4	\$ 11,205.76	\$ 888.57

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
966130	Lot Type 4	\$ 11,205.76	\$ 888.57
966131	Lot Type 4	\$ 11,205.76	\$ 888.57
966132	Lot Type 4	\$ 11,205.76	\$ 888.57
966133	Lot Type 4	\$ 11,205.76	\$ 888.57
966134	Lot Type 4	\$ 11,205.76	\$ 888.57
966135	Lot Type 4	\$ 11,205.76	\$ 888.57
966136	Lot Type 4	\$ 11,205.76	\$ 888.57
966137	Lot Type 4	\$ 11,205.76	\$ 888.57
966138	Non-Benefited	\$ -	\$ -
966139	Lot Type 5	\$ 12,326.33	\$ 977.43
966140	Lot Type 4	\$ 11,205.76	\$ 888.57
966141	Lot Type 4	\$ 11,205.76	\$ 888.57
966142	Lot Type 4	\$ 11,205.76	\$ 888.57
966143	Lot Type 4	\$ 11,205.76	\$ 888.57
966144	Lot Type 4	\$ 11,205.76	\$ 888.57
966145	Lot Type 4	\$ 11,205.76	\$ 888.57
966146	Lot Type 4	\$ 11,205.76	\$ 888.57
966147	Lot Type 4	\$ 11,205.76	\$ 888.57
966148	Lot Type 4	\$ 11,205.76	\$ 888.57
966149	Lot Type 4	\$ 11,205.76	\$ 888.57
966150	Lot Type 4	\$ 11,205.76	\$ 888.57
966151	Lot Type 4	\$ 11,205.76	\$ 888.57
966152	Non-Benefited	\$ -	\$ -
966153	Lot Type 4	\$ 11,205.76	\$ 888.57
966154	Lot Type 4	\$ 11,205.76	\$ 888.57
966155	Lot Type 4	\$ 11,205.76	\$ 888.57
966156	Lot Type 4	\$ 11,205.76	\$ 888.57
966157	Non-Benefited	\$ -	\$ -
966158	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966159	Lot Type 4	\$ 11,205.76	\$ 888.57
966160	Lot Type 4	\$ 11,205.76	\$ 888.57
966161	Lot Type 4	\$ 11,205.76	\$ 888.57
966162	Lot Type 4	\$ 11,205.76	\$ 888.57
966163	Lot Type 4	\$ 11,205.76	\$ 888.57
966164	Lot Type 4	\$ 11,205.76	\$ 888.57
966165	Lot Type 4	\$ 11,205.76	\$ 888.57
966166	Lot Type 4	\$ 11,205.76	\$ 888.57
966167	Lot Type 4	\$ 11,205.76	\$ 888.57
966168	Lot Type 4	\$ 11,205.76	\$ 888.57
966169	Lot Type 4	\$ 11,205.76	\$ 888.57

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
966170	Lot Type 5	\$ 12,326.33	\$ 977.43
966171	Lot Type 4	\$ 11,205.76	\$ 888.57
966172	Lot Type 4	\$ 11,205.76	\$ 888.57
966173	Lot Type 4	\$ 11,205.76	\$ 888.57
966174	Lot Type 4	\$ 11,205.76	\$ 888.57
966175	Non-Benefited	\$ -	\$ -
966176	Lot Type 4	\$ 11,205.76	\$ 888.57
966177	Lot Type 4	\$ 11,205.76	\$ 888.57
966178	Lot Type 4	\$ 11,205.76	\$ 888.57
966179	Lot Type 4	\$ 11,205.76	\$ 888.57
966180	Non-Benefited	\$ -	\$ -
966181	Lot Type 4	\$ 11,205.76	\$ 888.57
966182	Lot Type 4	\$ 11,205.76	\$ 888.57
966183	Lot Type 4	\$ 11,205.76	\$ 888.57
966184	Lot Type 4	\$ 11,205.76	\$ 888.57
966185	Lot Type 4	\$ 11,205.76	\$ 888.57
966186	Lot Type 4	\$ 11,205.76	\$ 888.57
966187	Lot Type 4	\$ 11,205.76	\$ 888.57
966188	Lot Type 4	\$ 11,205.76	\$ 888.57
966189	Lot Type 4	\$ 11,205.76	\$ 888.57
966190	Lot Type 4	\$ 11,205.76	\$ 888.57
966191	Lot Type 4	\$ 11,205.76	\$ 888.57
966192	Lot Type 4	\$ 11,205.76	\$ 888.57
966193	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966194	Non-Benefited	\$ -	\$ -
966196	Lot Type 5	\$ 12,326.33	\$ 977.43
966197	Lot Type 5	\$ 12,326.33	\$ 977.43
966198	Lot Type 5	\$ 12,326.33	\$ 977.43
966199	Lot Type 5	\$ 12,326.33	\$ 977.43
966200	Lot Type 5	\$ 12,326.33	\$ 977.43
966201	Lot Type 5	\$ 12,326.33	\$ 977.43
966202	Lot Type 5	\$ 12,326.33	\$ 977.43
966203	Lot Type 5	\$ 12,326.33	\$ 977.43
966204	Lot Type 5	\$ 12,326.33	\$ 977.43
966205	Lot Type 5	\$ 12,326.33	\$ 977.43
966206	Lot Type 5	\$ 12,326.33	\$ 977.43
966207	Lot Type 5	\$ 12,326.33	\$ 977.43
966208	Lot Type 5	\$ 12,326.33	\$ 977.43
966209	Lot Type 4	\$ 11,205.76	\$ 888.57
966210	Lot Type 4	\$ 11,205.76	\$ 888.57

Parcel ID	Lot Type	Improvement Area #3	
		Outstanding Assessment	Annual Installment Due 1/31/2025
966211	Lot Type 4	\$ 11,205.76	\$ 888.57
966212	Lot Type 4	\$ 11,205.76	\$ 888.57
966213	Lot Type 4	\$ 11,205.76	\$ 888.57
966214	Lot Type 4	\$ 11,205.76	\$ 888.57
966215	Lot Type 4	\$ 11,205.76	\$ 888.57
966216	Lot Type 4	\$ 11,205.76	\$ 888.57
966217	Lot Type 4	\$ 11,205.76	\$ 888.57
966218	Lot Type 4	\$ 11,205.76	\$ 888.57
966219	Lot Type 4	\$ 11,205.76	\$ 888.57
966220	Lot Type 5	\$ 12,326.33	\$ 977.43
966221	Non-Benefited	\$ -	\$ -
966222	Lot Type 4	\$ 11,205.76	\$ 888.57
966223	Lot Type 4	\$ 11,205.76	\$ 888.57
966224	Lot Type 4	\$ 11,205.76	\$ 888.57
966225	Lot Type 4	\$ 11,205.76	\$ 888.57
966226	Lot Type 4	\$ 11,205.76	\$ 888.57
966227	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966228	Lot Type 5	\$ 12,326.33	\$ 977.43
966230	Lot Type 4	\$ 11,205.76	\$ 888.57
966231	Lot Type 5	\$ 12,326.33	\$ 977.43
966232	Lot Type 5	\$ 12,326.33	\$ 977.43
966233	Lot Type 5	\$ 12,326.33	\$ 977.43
966234	Lot Type 5	\$ 12,326.33	\$ 977.43
966235	Lot Type 5	\$ 12,326.33	\$ 977.43
966236	Lot Type 5	\$ 12,326.33	\$ 977.43
966237	Lot Type 5	\$ 12,326.33	\$ 977.43
966238	Lot Type 5	\$ 12,326.33	\$ 977.43
966239	Lot Type 5	\$ 12,326.33	\$ 977.43
966240	Lot Type 5	\$ 12,326.33	\$ 977.43
966241	Lot Type 5	\$ 12,326.33	\$ 977.43
966242	Lot Type 5	\$ 12,326.33	\$ 977.43
966243	Lot Type 5	\$ 12,326.33	\$ 977.43
966244	Lot Type 5	\$ 12,326.33	\$ 977.43
966245	Lot Type 5	\$ 12,326.33	\$ 977.43
966246	Lot Type 6	\$ 13,446.91	\$ 1,066.29
966247	Lot Type 5	\$ 12,326.33	\$ 977.43
966098	Lot Type 4	\$ 11,205.76	\$ 888.57
966099	Lot Type 4	\$ 11,205.76	\$ 888.57
966100	Lot Type 4	\$ 11,205.76	\$ 888.57
966101	Lot Type 4	\$ 11,205.76	\$ 888.57

		Improvement Area #3	
Parcel ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2025
966102	Lot Type 4	\$ 11,205.76	\$ 888.57
966103	Lot Type 4	\$ 11,205.76	\$ 888.57
966104	Lot Type 4	\$ 11,205.76	\$ 888.57
966105	Lot Type 4	\$ 11,205.76	\$ 888.57
966106	Lot Type 4	\$ 11,205.76	\$ 888.57
966107	Lot Type 5	\$ 12,326.33	\$ 977.43
966108	Lot Type 5	\$ 12,326.33	\$ 977.43
966109	Lot Type 5	\$ 12,326.33	\$ 977.43
966110	Lot Type 4	\$ 11,205.76	\$ 888.57
966111	Lot Type 4	\$ 11,205.76	\$ 888.57
966112	Lot Type 4	\$ 11,205.76	\$ 888.57
966113	Lot Type 4	\$ 11,205.76	\$ 888.57
966114	Lot Type 4	\$ 11,205.76	\$ 888.57
966115	Non-Benefited	\$ -	\$ -
966116	Lot Type 4	\$ 11,205.76	\$ 888.57
966117	Lot Type 4	\$ 11,205.76	\$ 888.57
966118	Lot Type 4	\$ 11,205.76	\$ 888.57
966119	Lot Type 4	\$ 11,205.76	\$ 888.57
966120	Lot Type 4	\$ 11,205.76	\$ 888.57
966121	Lot Type 4	\$ 11,205.76	\$ 888.57
966122	Lot Type 4	\$ 11,205.76	\$ 888.57
966123	Lot Type 4	\$ 11,205.76	\$ 888.57
<b>Total</b>		<b>\$ 4,245,000.00</b>	<b>\$ 336,612.42</b>

*Note: Totals may not sum due to rounding.*

**EXHIBIT H-2 – IMPROVEMENT AREA #3 BONDS ANNUAL INSTALLMENT  
SCHEDULE**

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest [a]</b>	<b>Annual Collection Costs</b>	<b>Additional Interest [b]</b>	<b>Total Annual Installment</b>
2025	\$ 71,000	\$ 224,860	\$ 19,527	\$ 21,225	\$ 336,612
2026	72,000	221,665	19,918	20,870	334,453
2027	75,000	218,425	20,316	20,510	334,251
2028	79,000	215,050	20,723	20,135	334,908
2029	83,000	211,495	21,137	19,740	335,372
2030	85,000	207,760	21,560	19,325	333,645
2031	90,000	203,935	21,991	18,900	334,826
2032	94,000	199,210	22,431	18,450	334,091
2033	98,000	194,275	22,879	17,980	333,134
2034	103,000	189,130	23,337	17,490	332,957
2035	108,000	183,723	23,804	16,975	332,501
2036	113,000	178,053	24,280	16,435	331,767
2037	119,000	172,120	24,765	15,870	331,755
2038	126,000	165,873	25,261	15,275	332,408
2039	133,000	159,258	25,766	14,645	332,669
2040	139,000	152,275	26,281	13,980	331,536
2041	147,000	144,978	26,807	13,285	332,069
2042	154,000	137,260	27,343	12,550	331,153
2043	162,000	129,175	27,890	11,780	330,845
2044	170,000	120,670	28,448	10,970	330,088
2045	180,000	111,320	29,017	10,120	330,457
2046	191,000	101,420	29,597	9,220	331,237
2047	200,000	90,915	30,189	8,265	329,369
2048	211,000	79,915	30,793	7,265	328,973
2049	222,000	68,310	31,409	6,210	327,929
2050	235,000	56,100	32,037	5,100	328,237
2051	248,000	43,175	32,678	3,925	327,778
2052	261,000	29,535	33,331	2,685	326,551
2053	276,000	15,180	33,998	1,380	326,558
<b>Total</b>	<b>\$ 4,245,000</b>	<b>\$ 4,225,058</b>	<b>\$ 757,512</b>	<b>\$ 390,560</b>	<b>\$ 9,618,130</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT H-3 - IMPROVEMENT AREA #3 TOTAL ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #3 Bonds				Total Annual Installment
	Principal	Interest [a]	Annual Collection Costs	Additional Interest [c]	Principal	Interest [b]	Annual Collection Costs	Additional Interest [c]	
2025	\$ 49,744	\$ 100,665	\$ 9,914	\$ 12,086	\$ 71,000	\$ 224,860	\$ 19,527	\$ 21,225	\$ 509,022
2026	52,853	99,111	10,112	11,837	72,000	221,665	19,918	20,870	508,366
2027	54,407	97,459	10,314	11,573	75,000	218,425	20,316	20,510	508,005
2028	55,962	95,419	10,521	11,301	79,000	215,050	20,723	20,135	508,110
2029	57,516	93,320	10,731	11,021	83,000	211,495	21,137	19,740	507,961
2030	60,625	91,163	10,946	10,734	85,000	207,760	21,560	19,325	507,113
2031	62,180	88,890	11,165	10,431	90,000	203,935	21,991	18,900	507,491
2032	65,289	86,558	11,388	10,120	94,000	199,210	22,431	18,450	507,446
2033	68,398	83,865	11,616	9,793	98,000	194,275	22,879	17,980	506,806
2034	71,507	81,044	11,848	9,451	103,000	189,130	23,337	17,490	506,807
2035	74,616	78,094	12,085	9,094	108,000	183,723	23,804	16,975	506,390
2036	77,725	75,016	12,327	8,721	113,000	178,053	24,280	16,435	505,556
2037	80,834	71,810	12,573	8,332	119,000	172,120	24,765	15,870	505,305
2038	83,943	68,476	12,825	7,928	126,000	165,873	25,261	15,275	505,579
2039	87,052	65,013	13,081	7,508	133,000	159,258	25,766	14,645	505,323
2040	91,715	61,422	13,343	7,073	139,000	152,275	26,281	13,980	505,089
2041	94,824	57,639	13,610	6,614	147,000	144,978	26,807	13,285	504,756
2042	99,488	53,727	13,882	6,140	154,000	137,260	27,343	12,550	504,390
2043	104,151	49,375	14,159	5,643	162,000	129,175	27,890	11,780	504,173
2044	108,815	44,818	14,443	5,122	170,000	120,670	28,448	10,970	503,285
2045	113,478	40,057	14,731	4,578	180,000	111,320	29,017	10,120	503,302
2046	118,142	35,093	15,026	4,011	191,000	101,420	29,597	9,220	503,508
2047	124,360	29,924	15,327	3,420	200,000	90,915	30,189	8,265	502,399
2048	130,578	24,483	15,633	2,798	211,000	79,915	30,793	7,265	502,465
2049	136,796	18,771	15,946	2,145	222,000	68,310	31,409	6,210	501,586
2050	143,014	12,786	16,265	1,461	235,000	56,100	32,037	5,100	501,762
2051	149,232	6,529	16,590	746	248,000	43,175	32,678	3,925	500,874
2052	-	-	-	-	261,000	29,535	33,331	2,685	326,551
2053	-	-	-	-	276,000	15,180	33,998	1,380	326,558
<b>Total</b>	<b>\$ 2,417,242</b>	<b>\$ 1,710,527</b>	<b>\$ 350,398</b>	<b>\$ 199,683</b>	<b>\$ 4,245,000</b>	<b>\$ 4,225,058</b>	<b>\$ 757,512</b>	<b>\$ 390,560</b>	<b>\$ 14,295,979</b>

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

[b] Interest is calculated at the actual rate of the Improvement Area #3 PID Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT I-1 - IMPROVEMENT AREA #4 ASSESSMENT ROLL

Parcel ID	Legal Description	Lot Type	Improvement Area #4	
			Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
248072	Abs. 154, Sur. 52, AC Caldwell	Initial Parcel	\$ 656,300.72	\$ -
248122 [a]	Abs. 456, Sur. 64, L Kimbro	Initial Parcel	\$ 686,398.75	\$ -
477399 [b]	Lot 2, J F Nagle Estates	Initial Parcel	\$ 304,590.13	\$ -
704716	Abs. 154, Sur. 52, AC Caldwell	Initial Parcel	\$ 630,781.17	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section A Block E Lot 1	Non-Benefited	\$ -	\$ -
TBD	Manor Heights Phase 4 Section A Block E Lot 2	Non-Benefited	\$ -	\$ -
TBD	Manor Heights Phase 4 Section A Block F Lot 1	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 2	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 3	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 4	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 5	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 6	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 7	Lot Type 8	\$ 11,606.66	\$ -
TBD	Manor Heights Phase 4 Section A Block F Lot 8	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section A Block G Lot 1	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 4	Lot Type 7	\$ 10,551.51	\$ -





Parcel ID	Legal Description	Lot Type	Improvement Area #4	
			Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block H Lot 21	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 1	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 2	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 3	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 4	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 5	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 6	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 7	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 8	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 9	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 10	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 11	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 17	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 18	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 19	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 20	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 21	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 22	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 23	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 24	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 25	Lot Type 8	\$ 11,606.66	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 26	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 27	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 28	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 29	Lot Type 7	\$ 10,551.51	\$ -

Parcel ID	Legal Description	Lot Type	Improvement Area #4	
			Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 30	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 31	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 32	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 33	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 34	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 35	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 36	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 37	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 38	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 39	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 40	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block I Lot 41	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block J Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block K Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 2	Lot Type 7	\$ 10,551.51	\$ -

			Improvement Area #4	
Parcel ID	Legal Description	Lot Type	Outstanding Assessment	Annual Installment
			[c]	Due 1/31/2025 [c]
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block L Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block M Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section A Block O Lot 21	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section B Block A Lot 7	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 16	Lot Type 7	\$ 10,551.51	\$ -

Parcel ID	Legal Description	Lot Type	Improvement Area #4	
			Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 21	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 22	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 23	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 24	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 25	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block A Lot 26	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section B Block C Lot 1	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 10	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 11	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 12	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 13	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 14	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 15	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 16	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 17	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 18	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 21	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 1	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 2	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 3	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 4	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 5	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 6	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 7	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 8	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 9	Lot Type 7	\$ 10,551.51	\$ -
TBD	Manor Heights Phase 4 Section B Block D Lot 10	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 19	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 20	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 21	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 22	Lot Type 7	\$ 10,551.51	\$ -

			Improvement Area #4	
Parcel ID	Legal Description	Lot Type	Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 23	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 24	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 25	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 26	Lot Type 7	\$ 10,551.51	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 27	Lot Type 7	\$ 10,551.51	\$ -
<b>Total</b>			<b>\$ 5,070,000.00</b>	<b>\$ -</b>

Notes:

[a] For billing purposes only, until platted parcels within the Manor Heights Phase 4 Section A Final Plat, which is located within initial parcel 248122, are assigned a property ID by the Appraisal District, the Assessment and Annual Installment will be billed to initial parcel 248122. The IA#4 Assessment allocable to initial parcel 248122 is \$2,813,582.93. The IA#4 Annual Installment due 1/31/2025 allocable to initial parcel 248122 is \$0.00.

[b] For billing purposes only, until platted parcels within the Manor Heights Phase 4 Section B Final Plat, which is located within initial parcel 477399, are assigned a property ID by the Appraisal District, the Assessment and Annual Installment will be billed to initial parcel 477399. The IA#4 Assessment allocable to initial parcel 477399 is \$969,335.19. The IA#4 Annual Installment due 1/31/2025 allocable to initial parcel 477399 is \$0.00.

[c] For billing purposes only, until a plat has been recorded within the Improvement Area #4 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 Appraisal District. Totals may not sum due to rounding.

## EXHIBIT I-2 - IMPROVEMENT AREA #4 BONDS ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Annual Installment
2025	\$ -	\$ 414,050	\$ (414,050)	\$ -	\$ -	\$ -
2026	59,000	310,538	-	25,350	31,212	426,100
2027	63,000	306,924	-	25,055	31,836	426,815
2028	67,000	303,065	-	24,740	32,473	427,278
2029	72,000	298,961	-	24,405	33,122	428,489
2030	75,000	294,551	-	24,045	33,785	427,381
2031	80,000	289,958	-	23,670	34,461	428,088
2032	84,000	285,058	-	23,270	35,150	427,477
2033	88,000	279,913	-	22,850	35,853	426,615
2034	93,000	274,523	-	22,410	36,570	426,502
2035	98,000	268,826	-	21,945	37,301	426,072
2036	104,000	262,824	-	21,455	38,047	426,326
2037	111,000	256,454	-	20,935	38,808	427,197
2038	118,000	249,655	-	20,380	39,584	427,619
2039	125,000	242,428	-	19,790	40,376	427,594
2040	132,000	234,771	-	19,165	41,184	427,120
2041	141,000	226,686	-	18,505	42,007	428,198
2042	149,000	218,050	-	17,800	42,847	427,697
2043	158,000	208,924	-	17,055	43,704	427,683
2044	167,000	199,246	-	16,265	44,578	427,090
2045	178,000	189,018	-	15,430	45,470	427,917
2046	189,000	178,115	-	14,540	46,379	428,034
2047	200,000	166,539	-	13,595	47,307	427,441
2048	212,000	154,289	-	12,595	48,253	427,137
2049	225,000	141,304	-	11,535	49,218	427,057
2050	239,000	127,523	-	10,410	50,203	427,135
2051	254,000	112,884	-	9,215	51,207	427,305
2052	497,000	97,326	-	7,945	52,231	654,502
2053	529,000	66,885	-	5,460	53,275	654,620
2054	563,000	34,484	-	2,815	54,341	654,640
<b>Total</b>	<b>\$ 5,070,000</b>	<b>\$ 6,693,768</b>	<b>\$ (414,050)</b>	<b>\$ 512,630</b>	<b>\$ 1,210,783</b>	<b>\$ 13,073,131</b>

[a] Interest is calculated at a rate of 6.125% for illustrative purposes.

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT I-3 - IMPROVEMENT AREA #4 TOTAL ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #4 Bonds					Total Annual Installment
	Principal	Interest [a]	Annual Collection Costs	Additional Interest [c]	Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Annual Collection Costs	
2025	\$ 65,284	\$ 132,113	\$ 13,011	\$ 15,862	\$ -	\$ 414,050	\$ (414,050)	\$ -	\$ -	\$ 226,270
2026	69,364	130,073	13,271	15,536	59,000	310,538	-	25,350	31,212	654,343
2027	71,404	127,905	13,537	15,189	63,000	306,924	-	25,055	31,836	654,850
2028	73,444	125,228	13,807	14,832	67,000	303,065	-	24,740	32,473	654,589
2029	75,484	122,474	14,083	14,464	72,000	298,961	-	24,405	33,122	654,995
2030	79,565	119,643	14,365	14,087	75,000	294,551	-	24,045	33,785	655,041
2031	81,605	116,659	14,652	13,689	80,000	289,958	-	23,670	34,461	654,694
2032	85,685	113,599	14,945	13,281	84,000	285,058	-	23,270	35,150	654,988
2033	89,765	110,064	15,244	12,853	88,000	279,913	-	22,850	35,853	654,542
2034	93,846	106,362	15,549	12,404	93,000	274,523	-	22,410	36,570	654,663
2035	97,926	102,491	15,860	11,935	98,000	268,826	-	21,945	37,301	654,284
2036	102,006	98,451	16,177	11,445	104,000	262,824	-	21,455	38,047	654,406
2037	106,086	94,243	16,501	10,935	111,000	256,454	-	20,935	38,808	654,963
2038	110,166	89,867	16,831	10,405	118,000	249,655	-	20,380	39,584	654,889
2039	114,247	85,323	17,168	9,854	125,000	242,428	-	19,790	40,376	654,185
2040	120,367	80,610	17,511	9,283	132,000	234,771	-	19,165	41,184	654,891
2041	124,447	75,645	17,861	8,681	141,000	226,686	-	18,505	42,007	654,833
2042	130,568	70,512	18,218	8,058	149,000	218,050	-	17,800	42,847	655,054
2043	136,688	64,799	18,583	7,406	158,000	208,924	-	17,055	43,704	655,159
2044	142,808	58,819	18,954	6,722	167,000	199,246	-	16,265	44,578	654,394
2045	148,929	52,571	19,334	6,008	178,000	189,018	-	15,430	45,470	654,759
2046	155,049	46,056	19,720	5,264	189,000	178,115	-	14,540	46,379	654,123
2047	163,210	39,272	20,115	4,488	200,000	166,539	-	13,595	47,307	654,526
2048	171,370	32,132	20,517	3,672	212,000	154,289	-	12,595	48,253	654,828
2049	179,531	24,634	20,927	2,815	225,000	141,304	-	11,535	49,218	654,965
2050	187,691	16,780	21,346	1,918	239,000	127,523	-	10,410	50,203	654,870
2051	195,852	8,569	21,773	979	254,000	112,884	-	9,215	51,207	654,477
2052	-	-	-	-	497,000	97,326	-	7,945	52,231	654,502
2053	-	-	-	-	529,000	66,885	-	5,460	53,275	654,620
2054	-	-	-	-	563,000	34,484	-	2,815	54,341	654,640
<b>Total</b>	<b>\$ 3,172,387</b>	<b>\$ 2,244,895</b>	<b>\$ 459,862</b>	<b>\$ 262,064</b>	<b>\$ 5,070,000</b>	<b>\$ 6,693,768</b>	<b>\$ (414,050)</b>	<b>\$ 512,630</b>	<b>\$ 1,210,783</b>	<b>\$ 19,212,337</b>

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

[b] Interest is calculated at a rate of 6.125% for illustrative purposes.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*



## EXHIBIT J-1 - MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
248072	Abs. 154, Sur. 52, AC Caldwell	IA#4	Initial Parcel	\$ 184,518.72	\$ 13,160.68
248122 [a]	Abs. 456, Sur. 64, L Kimbro	IA#4	Initial Parcel	\$ 791,037.87	\$ 56,420.26
477399 [b]	Lot 2, J F Nagle Estates	IA#4	Initial Parcel	\$ 272,528.25	\$ 19,437.90
704716	Abs. 154, Sur. 52, AC Caldwell	IA#4	Initial Parcel	\$ 177,343.91	\$ 12,648.94
958419	Manor Heights PHS 2 Sec 18 Blk M Lot 1	MIA	Initial Parcel	\$ 62,424.82	\$ 4,452.42
236952	Abs. 154, Sur. 52, AC Caldwell	MIA	Initial Parcel	\$ 1,942,841.65	\$ 138,572.15
902644	Abs. 154, Sur. 52, AC Caldwell	MIA	Initial Parcel	\$ 180,103.99	\$ 12,845.82
958418	Manor Heights PHS 2 Sec 18 Blk M Lot 2	IA#3	Condo Parcel	\$ 490,840.42	\$ 35,008.62
966229	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 8 (DRAINAGE)	IA#3	Non-Benefited	\$ -	\$ -
965955	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 50 (PARKLAND)	IA#3	Non-Benefited	\$ -	\$ -
966065	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 27	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
965943	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 38	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965944	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 39	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965945	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 40	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965946	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 41	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965947	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 42	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965948	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 43	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965949	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 44	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965950	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 45	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965951	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 46	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965952	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 47	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965953	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 48	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965954	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 49	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965956	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 51	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965957	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 52	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965958	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 53	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965959	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 54	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965960	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 55	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965961	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 56	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965962	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 57	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965963	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 58	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965964	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 59	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
965965	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 60 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
965966	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 8	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965967	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 7	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965968	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 6	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965969	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 5	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965970	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 4	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965971	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 3	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965972	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 2	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965973	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 1	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965974	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 18	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965975	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 17	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965976	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 16	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965977	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 15	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965978	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 14	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965979	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 13	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965980	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 12	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965981	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 11	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
965983	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 46 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
965984	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 45	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965985	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 44	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965986	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 43	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965987	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 42	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965988	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 41	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965989	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 40	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965990	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 39	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965991	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 38	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965992	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 37	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
965993	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 36	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965994	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 35	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965995	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 34	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965996	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 33	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965997	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 32	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965998	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 31	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
965999	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 30	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966000	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 29	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966001	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 28	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966002	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 27	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966003	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 26	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966004	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 25	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966005	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 24	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966006	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 23	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966007	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 22	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966008	MANOR HEIGHTS PHS 3 SEC 2 BLK F LOT 21	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966009	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 22	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966010	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 21	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966011	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 20	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966012	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966013	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966014	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966015	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966016	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 15	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966017	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966018	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966019	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966020	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966021	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966022	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966023	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966024	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966025	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966026	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966027	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966028	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966029	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966030	MANOR HEIGHTS PHS 3 SEC 2 BLK I LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	-	-
966031	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 24	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966032	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 23	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966033	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 22	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966034	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 21	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966035	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 20	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966036	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966037	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966038	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966039	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966040	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 15	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966041	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966042	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966043	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966044	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966045	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966046	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966047	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966048	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966049	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966050	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966051	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966052	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
966053	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966054	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966055	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 14	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966056	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966057	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966058	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966059	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966060	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966061	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966062	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 7	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966063	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 28	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966064	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 29	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966066	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 10	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966067	MANOR HEIGHTS PHS 3 SEC 2 BLK J LOT 9	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966069	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 30	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966070	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 31	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966071	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 32	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966072	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 33	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966073	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 34	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966074	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 35	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966075	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 36	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966076	MANOR HEIGHTS PHS 3 SEC 2 BLK D LOT 37	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966077	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 6	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966078	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966079	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966080	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966081	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966082	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966083	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 26	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966084	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 25	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966085	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 24	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966086	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 23	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966087	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 22	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966088	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 21	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966089	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 20	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966090	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 19	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966091	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 18	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966092	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 17	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966093	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 16	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966094	MANOR HEIGHTS PHS 3 SEC 2 BLK G LOT 15	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966095	MANOR HEIGHTS PHS 3 SEC 2 BLK H LOT 25	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966124	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 20	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966125	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966126	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966127	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 11	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966128	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 10	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966129	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966130	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966131	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966132	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966133	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966134	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966135	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966136	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966137	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 1	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966138	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966139	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 2	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966140	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966141	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966142	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
966143	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966144	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966145	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966146	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966147	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966148	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966149	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966150	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966151	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966152	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 15 (DRAINAGE)	IA#3	Non-Benefited	\$ -	\$ -
966153	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966154	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966155	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966156	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966157	MANOR HEIGHTS PHS 3 SEC 1 BLK A LOT 20 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966158	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 37	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966159	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 36	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966160	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 35	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966161	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 34	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966162	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 33	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966163	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 32	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966164	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 31	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966165	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 30	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966166	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 29	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966167	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 28	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966168	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 27	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966169	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 26	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966170	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 25	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966171	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 24	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966172	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 23	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966173	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 22	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966174	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 21	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966175	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 20 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966176	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966177	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966178	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966179	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966180	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 15 (DRAINAGE)	IA#3	Non-Benefited	\$ -	\$ -
966181	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966182	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966183	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966184	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966185	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966186	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966187	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966188	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966189	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966190	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966191	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966192	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966193	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 2	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966194	MANOR HEIGHTS PHS 3 SEC 1 BLK B LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966196	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 26	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966197	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 25	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966198	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 24	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966199	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 23	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966200	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 22	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966201	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 21	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966202	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 20	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966203	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 19	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
966204	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 18	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966205	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 17	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966206	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 16	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966207	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 15	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966208	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 14	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966209	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966210	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966211	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966212	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966213	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966214	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 8	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966215	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 7	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966216	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966217	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966218	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966219	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966220	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 2	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966221	MANOR HEIGHTS PHS 3 SEC 1 BLK C LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966222	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 1	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966223	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966224	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966225	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966226	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966227	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 6	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966228	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 7	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966230	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 9	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966231	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 10	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966232	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 11	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966233	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 12	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966234	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 13	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966235	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 14	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966236	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 15	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966237	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 16	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966238	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 17	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966239	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 18	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966240	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 19	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966241	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 20	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966242	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 21	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966243	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 22	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966244	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 23	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966245	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 24	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966246	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 25	IA#3	Lot Type 6	\$ 7,657.11	\$ 546.14
966247	MANOR HEIGHTS PHS 3 SEC 1 BLK D LOT 26	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966098	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966099	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966100	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966101	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 15	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966102	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966103	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966104	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 12	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966105	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 11	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966106	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 10	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966107	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 9	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966108	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 8	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966109	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 7	IA#3	Lot Type 5	\$ 7,019.02	\$ 500.63
966110	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 6	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966111	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 5	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966112	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 4	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966113	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 3	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11

Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
966114	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 2	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966115	MANOR HEIGHTS PHS 3 SEC 1 BLK F LOT 1 (LANDSCAPE)	IA#3	Non-Benefited	\$ -	\$ -
966116	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 20	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966117	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 19	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966118	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 18	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966119	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 17	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966120	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 16	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966121	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 15	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966122	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 14	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
966123	MANOR HEIGHTS PHS 3 SEC 1 BLK E LOT 13	IA#3	Lot Type 4	\$ 6,380.93	\$ 455.11
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 1	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 2	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 3	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 4	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 5	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 6	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 7	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 8	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 9	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 10	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block B Lot 11	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 12	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 13	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 14	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 15	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 16	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 17	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block D Lot 18	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD	Manor Heights Phase 4 Section A Block E Lot 1	IA#4	Non-Benefited	\$ -	\$ -
TBD	Manor Heights Phase 4 Section A Block E Lot 2	IA#4	Non-Benefited	\$ -	\$ -
TBD	Manor Heights Phase 4 Section A Block F Lot 1	IA#4	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 2	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 3	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 4	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 5	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 6	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 7	IA#4	Lot Type 8	\$ 7,262.49	\$ 517.99
TBD	Manor Heights Phase 4 Section A Block F Lot 8	IA#4	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 9	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 10	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 11	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 12	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 13	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 14	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 15	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 16	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block F Lot 17	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD	Manor Heights Phase 4 Section A Block G Lot 1	IA#4	Non-Benefited	\$ -	\$ -
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 2	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 3	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 4	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 5	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 6	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 7	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 8	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 9	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 10	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 11	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 12	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 13	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [a]	Manor Heights Phase 4 Section A Block G Lot 14	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90









Parcel ID	Legal Description	Improvement Area	Lot Type	Major Improvement Area	
				Outstanding Assessment [c]	Annual Installment Due 1/31/2025 [c]
TBD	Manor Heights Phase 4 Section B Block C Lot 1	IA#4	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 2	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 3	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 4	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 5	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 6	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 7	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 8	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 9	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 10	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 11	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 12	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 13	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 14	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 15	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 16	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 17	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 18	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 19	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 20	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block C Lot 21	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 1	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 2	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 3	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 4	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 5	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 6	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 7	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 8	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 9	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD	Manor Heights Phase 4 Section B Block D Lot 10	IA#4	Non-Benefited	\$ -	\$ -
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 19	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 20	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 21	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 22	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 23	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 24	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 25	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 26	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
TBD [b]	Manor Heights Phase 4 Section B Block D Lot 27	IA#4	Lot Type 7	\$ 6,602.26	\$ 470.90
<b>Total</b>				<b>\$ 7,774,999.99</b>	<b>\$ 554,545.56</b>

Notes:

[a] For billing purposes only, until platted parcels within the Manor Heights Phase 4 Section A Final Plat, which is located within initial parcel 248122, are assigned a property ID by the Appraisal District, the Assessment and Annual Installment will be billed to initial parcel 248122. The MIA Assessment allocable to initial parcel 248122 is \$1,760,507.59. The MIA Annual Installment due 1/31/2025 allocable to initial parcel 248122 is \$125,566.77.

[b] For billing purposes only, until platted parcels within the Manor Heights Phase 4 Section B Final Plat, which is located within initial parcel 477399, are assigned a property ID by the Appraisal District, the Assessment and Annual Installment will be billed to initial parcel 477399. The MIA Assessment allocable to initial parcel 477399 is \$606,529.82. The MIA Annual Installment due 1/31/2025 allocable to initial parcel 477399 is \$43,260.25.

[c] 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 Appraisal District. Totals may not sum due to rounding.

## EXHIBIT J-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENT SCHEDULE

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest [b]	Capitalized Interest	Total Annual Installment
2025	\$ 160,000	\$ 323,788	\$ 31,888	\$ 38,875	-	\$ 554,550
2026	170,000	318,788	32,525	38,075	-	559,388
2027	175,000	313,475	33,176	37,225	-	558,876
2028	180,000	306,913	33,839	36,350	-	557,102
2029	185,000	300,163	34,516	35,450	-	555,129
2030	195,000	293,225	35,206	34,525	-	557,956
2031	200,000	285,913	35,911	33,550	-	555,373
2032	210,000	278,413	36,629	32,550	-	557,591
2033	220,000	269,750	37,361	31,500	-	558,611
2034	230,000	260,675	38,109	30,400	-	559,184
2035	240,000	251,188	38,871	29,250	-	559,308
2036	250,000	241,288	39,648	28,050	-	558,986
2037	260,000	230,975	40,441	26,800	-	558,216
2038	270,000	220,250	41,250	25,500	-	557,000
2039	280,000	209,113	42,075	24,150	-	555,337
2040	295,000	197,563	42,916	22,750	-	558,229
2041	305,000	185,394	43,775	21,275	-	555,444
2042	320,000	172,813	44,650	19,750	-	557,213
2043	335,000	158,813	45,543	18,150	-	557,506
2044	350,000	144,156	46,454	16,475	-	557,085
2045	365,000	128,844	47,383	14,725	-	555,952
2046	380,000	112,875	48,331	12,900	-	554,106
2047	400,000	96,250	49,298	11,000	-	556,548
2048	420,000	78,750	50,284	9,000	-	558,034
2049	440,000	60,375	51,289	6,900	-	558,564
2050	460,000	41,125	52,315	4,700	-	558,140
2051	480,000	21,000	53,361	2,400	-	556,761
<b>Total</b>	<b>\$ 7,775,000</b>	<b>\$ 5,501,869</b>	<b>\$ 1,127,045</b>	<b>\$ 642,275</b>	<b>-</b>	<b>\$ 15,046,189</b>

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

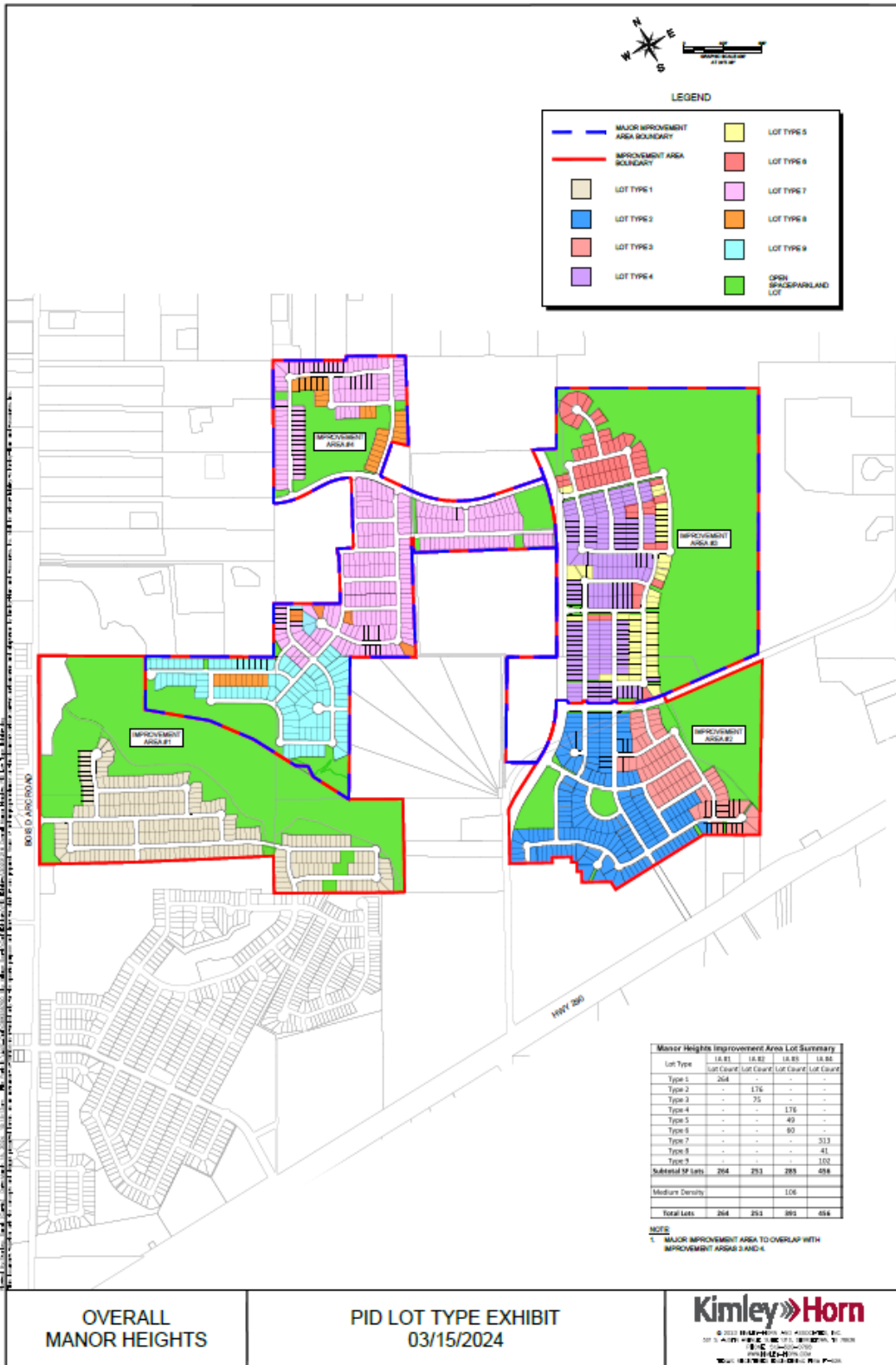
[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT K – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Units/SF [a]	Improved Land Value per Lot	Improved Land Total Value	Assessed Value per Unit/SF	Total Assessed Value	Assessments					Assessment per Unit/SF	Average Annual Installment per Unit/SF	PID Equivalent Tax Rate
						Major Improvement Area Bond	Improvement Area 1-2 Bond	Improvement Area #3 Bond	Improvement Area #4 Bond	Total Assessment			
<b>Improvement Area #1</b>													
Lot Type 1 - 50'	264	\$ 62,500	\$ 16,500,000	\$ 285,000	\$ 75,240,000	\$ -	\$ 3,579,205	\$ -	\$ -	\$ 3,579,205	\$ 13,557.59	\$ 939.63	\$ 0.3297
<b>IA #1 Total</b>	<b>264</b>		<b>\$ 16,500,000</b>		<b>\$ 75,240,000</b>	<b>\$ -</b>	<b>\$ 3,579,205</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,579,205</b>			<b>\$ 0.3297</b>
<b>Improvement Area #2</b>													
Lot Type 2 - 50'	176	\$ 42,557	\$ 7,490,032	\$ 285,000	\$ 50,160,000	\$ -	\$ 2,386,137	\$ -	\$ -	\$ 2,386,137	\$ 13,557.59	\$ 939.63	\$ 0.3297
Lot Type 3 - 55'	75	\$ 42,558	\$ 3,191,850	\$ 290,000	\$ 21,750,000	\$ -	\$ 1,034,659	\$ -	\$ -	\$ 1,034,659	\$ 13,795.45	\$ 956.11	\$ 0.3297
<b>IA #2 Total/Weighted Average</b>	<b>251</b>	<b>\$ 42,557</b>	<b>\$ 10,681,882</b>	<b>\$ 286,494</b>	<b>\$ 71,910,000</b>	<b>\$ -</b>	<b>\$ 3,420,795</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,420,795</b>			<b>\$ 0.3297</b>
<b>Improvement Area #3</b>													
Lot Type 4 - 50'	176	\$ 82,680	\$ 14,551,680	\$ 413,400	\$ 72,758,400	\$ 1,123,043	\$ -	\$ 1,972,214	\$ -	\$ 3,095,257	\$ 17,586.69	\$ 1,301.31	\$ 0.3148
Lot Type 5 - 55'	49	\$ 90,948	\$ 4,456,452	\$ 454,740	\$ 22,282,260	\$ 343,932	\$ -	\$ 603,990	\$ -	\$ 947,922	\$ 19,345.35	\$ 1,431.44	\$ 0.3148
Lot Type 6 - 60'	60	\$ 99,216	\$ 5,952,960	\$ 496,080	\$ 29,764,800	\$ 459,427	\$ -	\$ 806,815	\$ -	\$ 1,266,241	\$ 21,104.02	\$ 1,561.57	\$ 0.3148
Lot Type 10 - Condo	106	\$ 60,000	\$ 6,360,000	\$ 300,000	\$ 31,800,000	\$ 490,840	\$ -	\$ 861,981	\$ -	\$ 1,352,822	\$ 12,762.47	\$ 944.34	\$ 0.3148
<b>IA#3 Total/Weighted Average</b>	<b>391</b>	<b>\$ 80,105</b>	<b>\$ 31,321,092</b>	<b>\$ 400,525</b>	<b>\$ 156,605,460</b>	<b>\$ 2,417,242</b>	<b>\$ -</b>	<b>\$ 4,245,000</b>	<b>\$ -</b>	<b>\$ 6,662,242</b>			<b>\$ 0.3148</b>
<b>Improvement Area #4</b>													
Lot Type 7 - 50'	313	\$ 82,680	\$ 25,878,840	\$ 413,400	\$ 129,394,200	\$ 2,066,508	\$ -	\$ -	\$ 3,302,622	\$ 5,369,130	\$ 17,153.77	\$ 1,362.52	\$ 0.3296
Lot Type 8 - 55'	41	\$ 90,948	\$ 3,728,868	\$ 454,740	\$ 18,644,340	\$ 297,762	\$ -	\$ -	\$ 475,873	\$ 773,635	\$ 18,869.15	\$ 1,498.77	\$ 0.3296
Lot Type 9 - 60'	102	\$ 99,216	\$ 10,120,032	\$ 496,080	\$ 50,600,160	\$ 808,117	\$ -	\$ -	\$ 1,291,505	\$ 2,099,622	\$ 20,584.52	\$ 1,635.03	\$ 0.3296
<b>IA#4 Total</b>	<b>456</b>		<b>\$ 39,727,740</b>		<b>\$ 198,638,700</b>	<b>\$ 3,172,387</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,070,000</b>	<b>\$ 8,242,387</b>			<b>\$ 0.3296</b>
<b>Major Improvement Area - Remainder Area</b>													
Condo	298	\$ 60,000	\$ 17,880,000	\$ 300,000	\$ 89,400,000	\$ 1,427,775	\$ -	\$ -	\$ -	\$ 1,427,775	\$ 4,791	\$ 343.40	\$ 0.1145
Office	68,999	\$ 40	\$ 2,759,960	\$ 200	\$ 13,799,800	\$ 220,392	\$ -	\$ -	\$ -	\$ 220,392	\$ 3.19	\$ 0.23	\$ 0.1145
Restaurant	17,250	\$ 40	\$ 690,000	\$ 200	\$ 3,450,000	\$ 55,099	\$ -	\$ -	\$ -	\$ 55,099	\$ 3.19	\$ 0.23	\$ 0.1145
Retail	150,935	\$ 40	\$ 6,037,400	\$ 200	\$ 30,187,000	\$ 482,106	\$ -	\$ -	\$ -	\$ 482,106	\$ 3.19	\$ 0.23	\$ 0.1145
<b>MIA Remainder Area Total</b>			<b>\$ 27,367,360</b>		<b>\$ 136,836,800</b>	<b>\$ 2,185,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,185,371</b>			<b>\$ 0.1145</b>
<b>Major Improvement Area</b>													
Lot Type 4 - 50'	176	\$ 82,680	\$ 14,551,680	\$ 413,400	\$ 72,758,400	\$ 1,123,043	\$ -	\$ -	\$ -	\$ 1,123,043	\$ 6,381	\$ 457.35	\$ 0.1106
Lot Type 5 - 55'	49	\$ 90,948	\$ 4,456,452	\$ 454,740	\$ 22,282,260	\$ 343,932	\$ -	\$ -	\$ -	\$ 343,932	\$ 7,019	\$ 503.08	\$ 0.1106
Lot Type 6 - 60'	60	\$ 99,216	\$ 5,952,960	\$ 496,080	\$ 29,764,800	\$ 459,427	\$ -	\$ -	\$ -	\$ 459,427	\$ 7,657	\$ 548.82	\$ 0.1106
Lot Type 7 - Condo	106	\$ 60,000	\$ 6,360,000	\$ 300,000	\$ 31,800,000	\$ 490,840	\$ -	\$ -	\$ -	\$ 490,840	\$ 4,631	\$ 331.89	\$ 0.1106
Lot Type 8 - 50'	313	\$ 82,680	\$ 25,878,840	\$ 413,400	\$ 129,394,200	\$ 2,066,508	\$ -	\$ -	\$ -	\$ 2,066,508	\$ 6,602	\$ 473.21	\$ 0.1145
Lot Type 9 - 55'	41	\$ 90,948	\$ 3,728,868	\$ 454,740	\$ 18,644,340	\$ 297,762	\$ -	\$ -	\$ -	\$ 297,762	\$ 7,262	\$ 520.53	\$ 0.1145
Lot Type 10 - 60'	102	\$ 99,216	\$ 10,120,032	\$ 496,080	\$ 50,600,160	\$ 808,117	\$ -	\$ -	\$ -	\$ 808,117	\$ 7,923	\$ 567.85	\$ 0.1145
Remainder Area - Condo	298	\$ 60,000	\$ 17,880,000	\$ 300,000	\$ 89,400,000	\$ 1,427,775	\$ -	\$ -	\$ -	\$ 1,427,775	\$ 4,791	\$ 343.40	\$ 0.1145
Office	68,999	\$ 40	\$ 2,759,960	\$ 200	\$ 13,799,800	\$ 220,392	\$ -	\$ -	\$ -	\$ 220,392	\$ 3.19	\$ 0.23	\$ 0.1145
Restaurant	17,250	\$ 40	\$ 690,000	\$ 200	\$ 3,450,000	\$ 55,099	\$ -	\$ -	\$ -	\$ 55,099	\$ 3.19	\$ 0.23	\$ 0.1145
Retail	150,935	\$ 40	\$ 6,037,400	\$ 200	\$ 30,187,000	\$ 482,106	\$ -	\$ -	\$ -	\$ 482,106	\$ 3.19	\$ 0.23	\$ 0.1145
<b>MIA Total</b>			<b>\$ 98,416,192</b>		<b>\$ 492,080,960</b>	<b>\$ 7,775,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,775,000</b>			

# EXHIBIT L – LOT TYPE CLASSIFICATION MAP

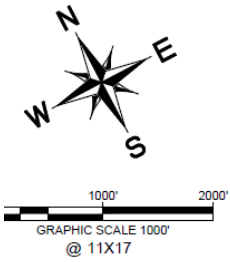


OVERALL  
MANOR HEIGHTS

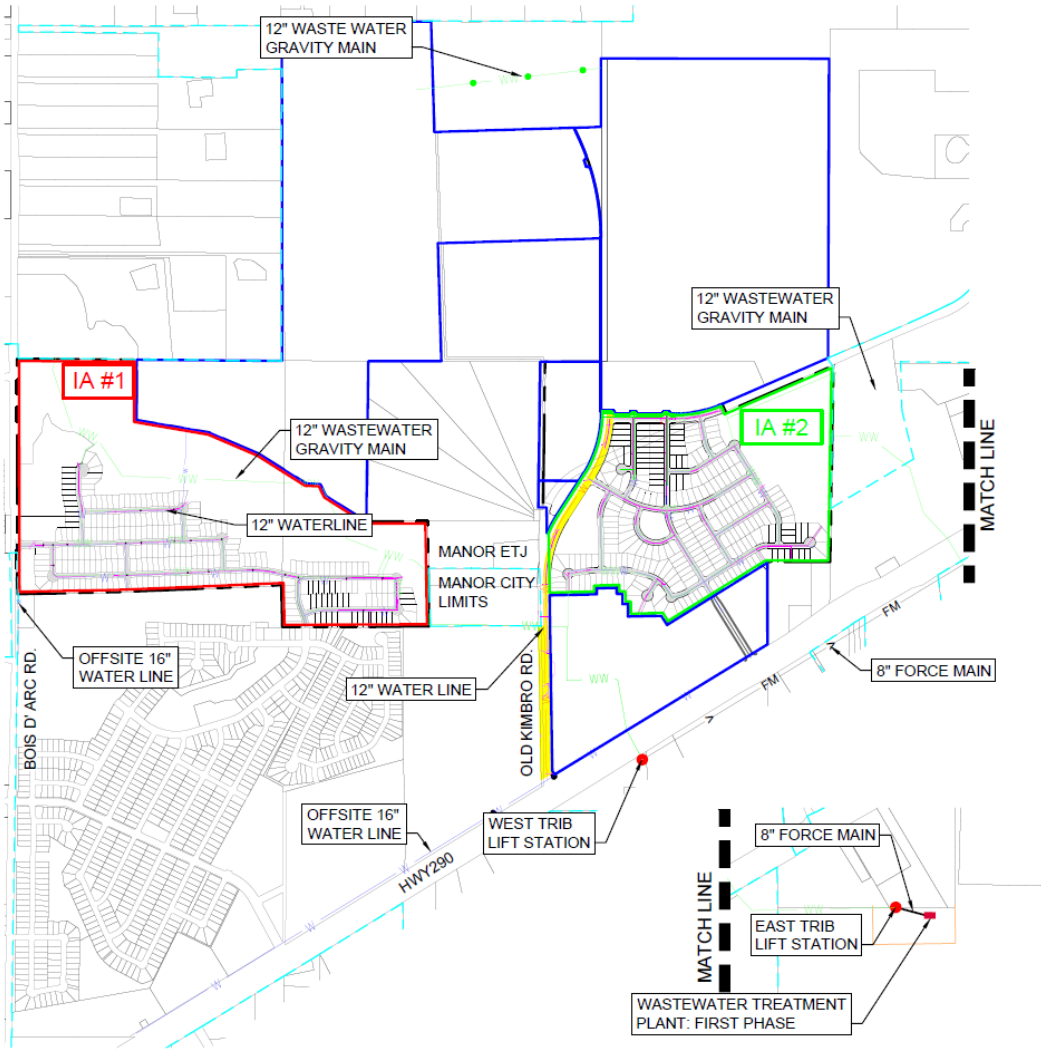
PID LOT TYPE EXHIBIT  
03/15/2024

**KimleyHorn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
100 S. ALICE ST., SUITE 200, DENVER, CO 80202  
303.733.4400  
WWW.KIMLEY-HORN.COM

# EXHIBIT M – MAPS OF AUTHORIZED IMPROVEMENTS

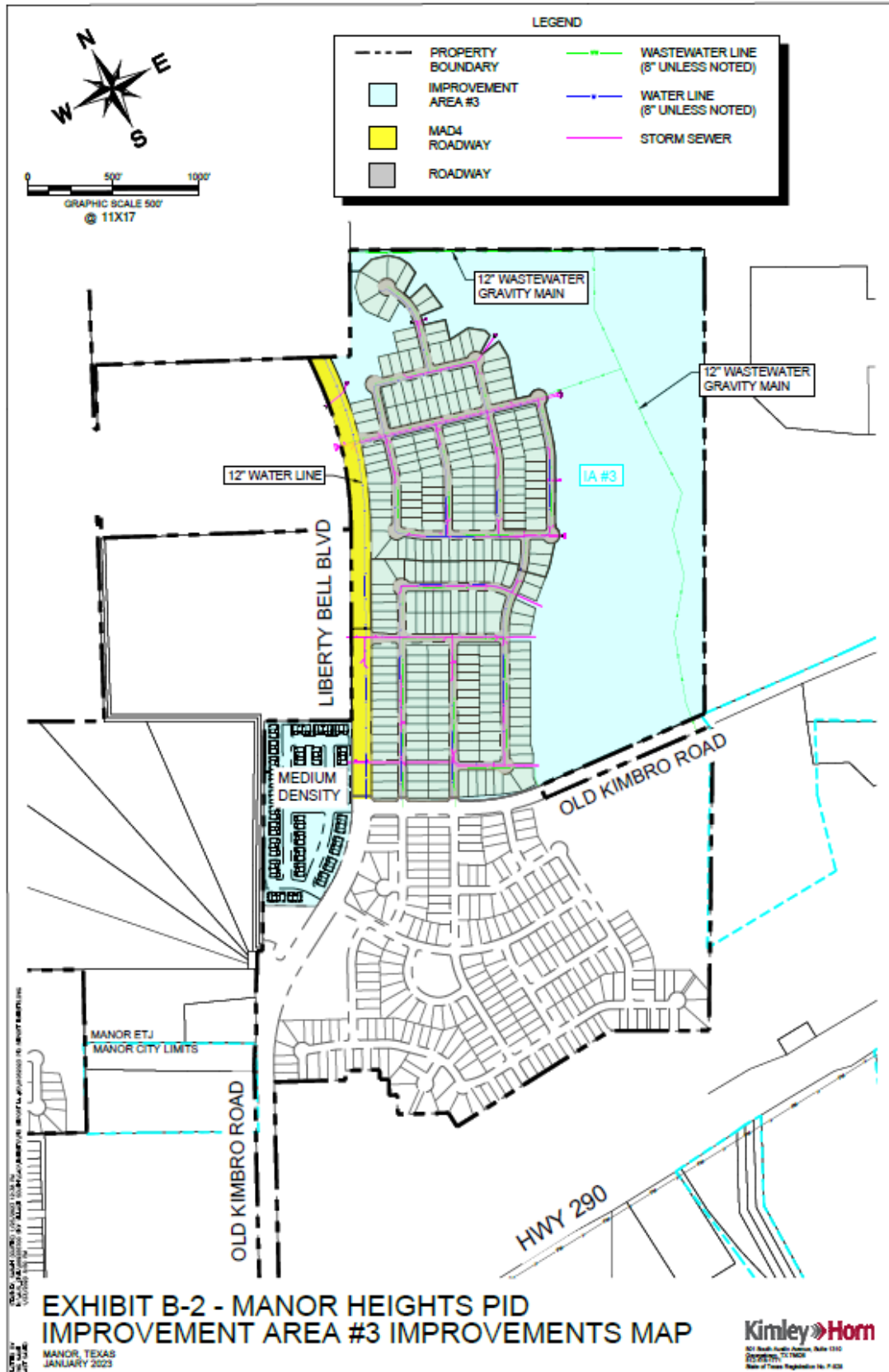


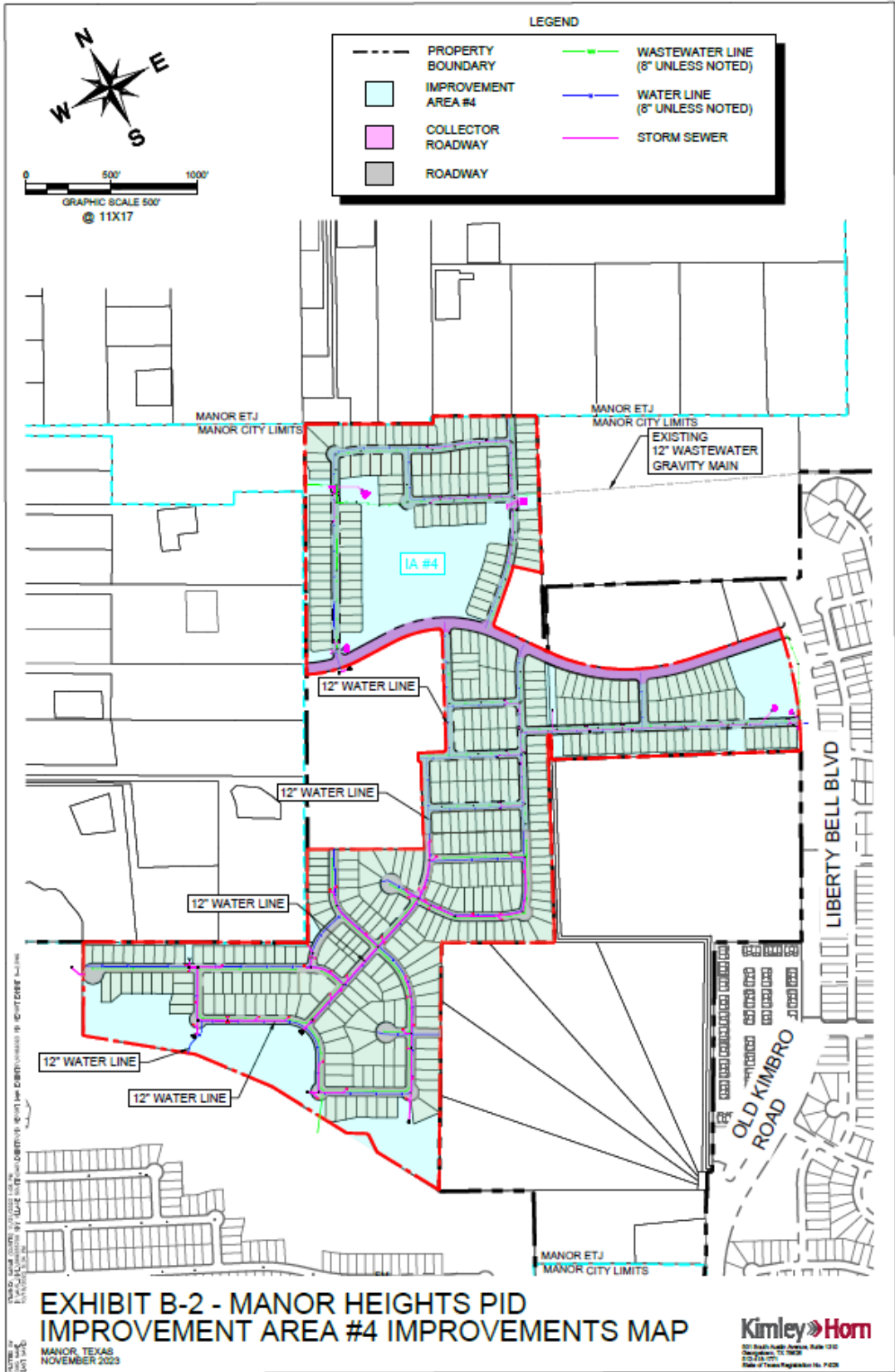
LEGEND	
<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; align-items: center;"> <div style="border: 2px solid red; width: 20px; height: 20px; margin-right: 5px;"></div> <span>IA #1</span> </div> <div style="display: flex; align-items: center;"> <div style="border: 2px solid green; width: 20px; height: 20px; margin-right: 5px;"></div> <span>IA #2</span> </div> <div style="display: flex; align-items: center;"> <div style="border: 2px solid blue; width: 20px; height: 20px; margin-right: 5px;"></div> <span>MAJOR IMPROVEMENT AREA</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: gray; margin-right: 5px;"></div> <span>ROADWAY</span> </div> <div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: yellow; margin-right: 5px;"></div> <span>MAD4</span> </div> </div>	<div style="display: flex; flex-direction: column; gap: 10px;"> <div style="display: flex; align-items: center;"> <div style="border-bottom: 2px solid green; width: 20px; margin-right: 5px;"></div> <span>WW</span> <span style="margin-left: 20px;">WASTEWATER LINE (8" UNLESS NOTED)</span> </div> <div style="display: flex; align-items: center;"> <div style="border-bottom: 2px solid blue; width: 20px; margin-right: 5px;"></div> <span>W</span> <span style="margin-left: 20px;">WATER LINE (8" UNLESS NOTED)</span> </div> <div style="display: flex; align-items: center;"> <div style="border-bottom: 2px solid black; width: 20px; margin-right: 5px;"></div> <span>FM</span> <span style="margin-left: 20px;">FORCE MAIN</span> </div> <div style="display: flex; align-items: center;"> <div style="border-bottom: 2px solid magenta; width: 20px; margin-right: 5px;"></div> <span style="margin-left: 20px;">STORM SEWER</span> </div> </div>



**EXHIBIT O - MAP OF AUTHORIZED IMPROVEMENTS**  
 MANOR, TEXAS  
 FEBRUARY 2021

**Kimley»Horn**  
 10814 Jollyville  
 Building 4, Suite 200  
 Austin, Texas 78759  
 512-719-1771  
 State of Texas Registration No. P-928  
 10/20/19/2207/19/20/21/22/23/24/25/26







**EXHIBIT N – NOTICE OF PID ASSESSMENT LIEN TERMINATION**



P3Works, LLC  
9284 Huntington Square, Suite 100  
North Richland Hills, TX 76182

---

[Date]  
Travis County Clerk's Office  
Honorable [County Clerk Name]  
5501 Airport Boulevard  
Austin, Texas 78751

**Re: City of Manor Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Manor  
Attn: [City Secretary]  
105 E. Eggleston Street  
Manor, TX 78653

Please contact me if you have any questions or need additional information.

Sincerely,  
[Signature]

P3Works, LLC  
P: (817) 393-0353  
admin@p3-works.com

**AFTER RECORDING RETURN TO:**

[City Secretary Name]  
105 E. Eggleston Street  
Manor, TX 78653

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

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

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by the City of Manor, Texas.

**RECITALS**

**WHEREAS**, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

**WHEREAS**, on or about November 7, 2018, the City Council for the City, approved Resolution No. 2018-10, creating the Manor Heights Public Improvement District; and

**WHEREAS**, the City Council authorized additional land to be added to the boundaries of the District pursuant to Resolution No. 2020-11 adopted by the City Council on October 7, 2020; and

**WHEREAS**, the Manor Heights Public Improvement District consists of approximately 602.9 contiguous acres located within the City; and

**WHEREAS**, on or about May 5, 2021, the City Council, approved Ordinance No. 609, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Manor Heights Public Improvement District; and

**WHEREAS**, on or about \_\_\_\_\_, 2024, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the "Improvement Area #4 Assessment Ordinance") approving

the 2024 Amended and Restated Service and Assessment plan and assessment roll for the Property within Improvement Area #4 of the Manor Heights Public Improvement District; and

**WHEREAS**, the applicable Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Lien Amount") for the following property:

**WHEREAS**, the Improvement Area #4 Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Additional Lien Amount") for the following property:

[legal description], a subdivision in Travis County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the City the Lien Amount and Additional Lien Amount (if applicable).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien(s), Instrument No. \_\_\_\_\_, in the Real Property Records of Travis County, Texas, in the amount of the Lien Amount and Additional Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien(s) held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF MANOR, TEXAS,**

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                   §  
                                                  §  
**COUNTY OF TRAVIS**           §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Manager Name], City Manager for the City of Manor, Texas, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

**EXHIBIT O – ESTIMATED BUILDOUT VALUE FOR MAJOR IMPROVEMENT AREA,  
IMPROVEMENT AREA #1, IMPROVEMENT AREA #2, IMPROVEMENT AREA #3, AND  
IMPROVEMENT AREA #4**

	Units		Estimated Buildout Value	Total Buildout Value
<b><i>Improvement Area #1</i></b>				
50'	264	lots	\$ 285,000	\$ 75,240,000
				<u>\$ 75,240,000</u>
<b><i>Improvement Area #2</i></b>				
50'	176	lots	\$ 285,000	\$ 50,160,000
55'	75	lots	\$ 290,000	\$ 21,750,000
	<u>251</u>			<u>\$ 71,910,000</u>
<b><i>Improvement Area #3 [a]</i></b>				
50'	176	lots	\$ 413,400	\$ 72,758,400
55'	49	lots	\$ 454,740	\$ 22,282,260
60'	60	lots	\$ 496,080	\$ 29,764,800
Condo	106	lots	\$ 300,000	\$ 31,800,000
	<u>391</u>			<u>\$ 156,605,460</u>
<b><i>Improvement Area #4 [a]</i></b>				
50'	313	lots	\$ 413,400	\$ 129,394,200
55'	41	lots	\$ 454,740	\$ 18,644,340
60'	102	lots	\$ 496,080	\$ 50,600,160
	<u>456</u>			<u>\$ 198,638,700</u>
<b><i>Major Improvement Area [b]</i></b>				
Condo	298	units	\$ 300,000	\$ 89,400,000
Office	68,999	SqFt	\$ 200	\$ 13,799,800
Restaurant	17,250	SqFt	\$ 200	\$ 3,450,000
Retail	150,935	SqFt	\$ 200	\$ 30,187,000
				<u>\$ 136,836,800</u>
Major Improvement Area Subtotal:				\$ 492,080,960
<b>District Total Projected Assessed Value:</b>				<u><u>\$ 639,230,960</u></u>

Notes:

[a] Improvement Area #3 and Improvement Area #4 are within the Major Improvement Area.

[b] Includes all property within the Major Improvement Area excepting property within Improvement Area #3 and Improvement Area #4 initial parcels.

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

### BOND DEBT SERVICE

City of Manor, Texas  
 Special Assessment Revenue Bonds, Series 2021  
 (Manor Heights Public Improvement District Improvement Area #1-2 Proj)  
 ~REVISED FINAL NUMBERS~

Dated Date                    05/27/2021  
 Delivery Date                05/27/2021

Period Ending	Principal	Interest	Debt Service
09/30/2021		78,952.50	78,952.50
09/30/2022		263,175.00	263,175.00
09/30/2023	150,000	263,175.00	413,175.00
09/30/2024	155,000	259,425.00	414,425.00
09/30/2025	160,000	255,550.00	415,550.00
09/30/2026	165,000	251,550.00	416,550.00
09/30/2027	170,000	247,425.00	417,425.00
09/30/2028	175,000	242,112.50	417,112.50
09/30/2029	180,000	236,643.76	416,643.76
09/30/2030	185,000	231,018.76	416,018.76
09/30/2031	190,000	225,237.50	415,237.50
09/30/2032	200,000	219,300.00	419,300.00
09/30/2033	205,000	212,300.00	417,300.00
09/30/2034	210,000	205,125.00	415,125.00
09/30/2035	220,000	197,775.00	417,775.00
09/30/2036	230,000	190,075.00	420,075.00
09/30/2037	235,000	182,025.00	417,025.00
09/30/2038	245,000	173,800.00	418,800.00
09/30/2039	255,000	165,225.00	420,225.00
09/30/2040	265,000	156,300.00	421,300.00
09/30/2041	275,000	147,025.00	422,025.00
09/30/2042	285,000	137,400.00	422,400.00
09/30/2043	295,000	126,000.00	421,000.00
09/30/2044	305,000	114,200.00	419,200.00
09/30/2045	320,000	102,000.00	422,000.00
09/30/2046	335,000	89,200.00	424,200.00
09/30/2047	350,000	75,800.00	425,800.00
09/30/2048	360,000	61,800.00	421,800.00
09/30/2049	380,000	47,400.00	427,400.00
09/30/2050	395,000	32,200.00	427,200.00
09/30/2051	410,000	16,400.00	426,400.00
	7,305,000	5,205,615.02	12,510,615.02

## EXHIBIT Q - IMPROVEMENT AREA #3 BOND DEBT SERVICE SCHEDULE

### BOND DEBT SERVICE

City of Manor, Texas  
 Special Assessment Revenue Bonds, Series 2023  
 (Manor Heights Public Improvement District Improvement Area #3 Project)  
 Bonds Callable September 15, 2031 @ Par  
 FINAL NUMBERS

Period Ending	Principal	Interest	Debt Service
09/30/2024	35,000	261,029.24	296,029.24
09/30/2025	71,000	224,860.00	295,860.00
09/30/2026	72,000	221,665.00	293,665.00
09/30/2027	75,000	218,425.00	293,425.00
09/30/2028	79,000	215,050.00	294,050.00
09/30/2029	83,000	211,495.00	294,495.00
09/30/2030	85,000	207,760.00	292,760.00
09/30/2031	90,000	203,935.00	293,935.00
09/30/2032	94,000	199,210.00	293,210.00
09/30/2033	98,000	194,275.00	292,275.00
09/30/2034	103,000	189,130.00	292,130.00
09/30/2035	108,000	183,722.50	291,722.50
09/30/2036	113,000	178,052.50	291,052.50
09/30/2037	119,000	172,120.00	291,120.00
09/30/2038	126,000	165,872.50	291,872.50
09/30/2039	133,000	159,257.50	292,257.50
09/30/2040	139,000	152,275.00	291,275.00
09/30/2041	147,000	144,977.50	291,977.50
09/30/2042	154,000	137,260.00	291,260.00
09/30/2043	162,000	129,175.00	291,175.00
09/30/2044	170,000	120,670.00	290,670.00
09/30/2045	180,000	111,320.00	291,320.00
09/30/2046	191,000	101,420.00	292,420.00
09/30/2047	200,000	90,915.00	290,915.00
09/30/2048	211,000	79,915.00	290,915.00
09/30/2049	222,000	68,310.00	290,310.00
09/30/2050	235,000	56,100.00	291,100.00
09/30/2051	248,000	43,175.00	291,175.00
09/30/2052	261,000	29,535.00	290,535.00
09/30/2053	276,000	15,180.00	291,180.00
	4,280,000	4,486,086.74	8,766,086.74

**EXHIBIT R - IMPROVEMENT AREA #4 BOND DEBT SERVICE SCHEDULE**



## EXHIBIT S – MAJOR IMPROVEMENT AREA BOND DEBT SERVICE SCHEDULE

### BOND DEBT SERVICE

City of Manor, Texas  
 Special Assessment Revenue Bonds, Series 2021  
 (Manor Heights Public Improvement District Major Improvement Area Project)  
 ~FINAL NUMBERS~

Dated Date                    05/27/2021  
 Delivery Date                05/27/2021

Period Ending	Principal	Interest	Debt Service
09/30/2021		99,995.63	99,995.63
09/30/2022		333,318.76	333,318.76
09/30/2023	150,000	333,318.76	483,318.76
09/30/2024	155,000	328,631.26	483,631.26
09/30/2025	160,000	323,787.50	483,787.50
09/30/2026	170,000	318,787.50	488,787.50
09/30/2027	175,000	313,475.00	488,475.00
09/30/2028	180,000	306,912.50	486,912.50
09/30/2029	185,000	300,162.50	485,162.50
09/30/2030	195,000	293,225.00	488,225.00
09/30/2031	200,000	285,912.50	485,912.50
09/30/2032	210,000	278,412.50	488,412.50
09/30/2033	220,000	269,750.00	489,750.00
09/30/2034	230,000	260,675.00	490,675.00
09/30/2035	240,000	251,187.50	491,187.50
09/30/2036	250,000	241,287.50	491,287.50
09/30/2037	260,000	230,975.00	490,975.00
09/30/2038	270,000	220,250.00	490,250.00
09/30/2039	280,000	209,112.50	489,112.50
09/30/2040	295,000	197,562.50	492,562.50
09/30/2041	305,000	185,393.76	490,393.76
09/30/2042	320,000	172,812.50	492,812.50
09/30/2043	335,000	158,812.50	493,812.50
09/30/2044	350,000	144,156.26	494,156.26
09/30/2045	365,000	128,843.76	493,843.76
09/30/2046	380,000	112,875.00	492,875.00
09/30/2047	400,000	96,250.00	496,250.00
09/30/2048	420,000	78,750.00	498,750.00
09/30/2049	440,000	60,375.00	500,375.00
09/30/2050	460,000	41,125.00	501,125.00
09/30/2051	480,000	21,000.00	501,000.00
	8,080,000	6,597,133.19	14,677,133.19

## EXHIBIT T-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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$13,557.59**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 [b]	Capitalized Interest	Total Annual Installment
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
<b>Total</b>	<b>\$ 13,557.59</b>	<b>\$ 8,407.43</b>	<b>\$ 2,022.90</b>	<b>\$ 1,098.60</b>	<b>\$ -</b>	<b>\$ 25,086.52</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT T-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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$13,557.59**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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COUNTY OF \_\_\_\_\_

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§

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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 [b]	Capitalized Interest	Total Annual Installment
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
<b>Total</b>	<b>\$ 13,557.59</b>	<b>\$ 8,407.43</b>	<b>\$ 2,022.90</b>	<b>\$ 1,098.60</b>	<b>\$ -</b>	<b>\$ 25,086.52</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT T-3 – 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$13,795.45**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 [b]	Capitalized Interest	Total Annual Installment
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
<b>Total</b>	<b>\$ 13,795.45</b>	<b>\$ 8,554.93</b>	<b>\$ 2,058.39</b>	<b>\$ 1,117.87</b>	<b>\$ -</b>	<b>\$ 25,526.64</b>

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

[b] Additional Interest is calculated at the Additional Interest Rate.

*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.*

## EXHIBIT T-4 – LOT TYPE 4 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$17,586.69**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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COUNTY OF \_\_\_\_\_

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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]<sup>3</sup>

<sup>3</sup> 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

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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]<sup>4</sup>

<sup>4</sup> 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 4

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #3 Bonds				Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Additional Interest [c]	Annual Collection Costs	
2025	\$ 131.31	\$ 265.73	\$ 31.90	\$ 24.08	\$ 187.42	\$ 593.58	\$ 56.03	\$ 82.39	\$ 1,372.44
2026	139.52	261.63	31.25	24.56	190.06	585.14	55.09	84.04	1,371.29
2027	143.62	257.27	30.55	25.05	197.98	576.59	54.14	85.72	1,370.92
2028	147.73	251.88	29.83	25.55	208.54	567.68	53.15	87.44	1,371.80
2029	151.83	246.34	29.09	26.06	219.10	558.29	52.11	89.18	1,372.01
2030	160.04	240.65	28.33	26.58	224.38	548.44	51.01	90.97	1,370.40
2031	164.14	234.65	27.53	27.11	237.58	538.34	49.89	92.79	1,372.03
2032	172.35	228.49	26.71	27.66	248.14	525.87	48.70	94.64	1,372.56
2033	180.55	221.38	25.85	28.21	258.70	512.84	47.46	96.54	1,371.53
2034	188.76	213.94	24.95	28.77	271.89	499.26	46.17	98.47	1,372.20
2035	196.97	206.15	24.01	29.35	285.09	484.98	44.81	100.44	1,371.79
2036	205.17	198.02	23.02	29.94	298.29	470.01	43.38	102.44	1,370.29
2037	213.38	189.56	21.99	30.53	314.13	454.35	41.89	104.49	1,370.34
2038	221.59	180.76	20.93	31.14	332.61	437.86	40.32	106.58	1,371.80
2039	229.80	171.62	19.82	31.77	351.09	420.40	38.66	108.71	1,371.86
2040	242.11	162.14	18.67	32.40	366.93	401.97	36.90	110.89	1,372.01
2041	250.31	152.15	17.46	33.05	388.04	382.71	35.07	113.11	1,371.90
2042	262.62	141.83	16.21	33.71	406.52	362.33	33.13	115.37	1,371.72
2043	274.93	130.34	14.90	34.39	427.64	340.99	31.10	117.68	1,371.96
2044	287.24	118.31	13.52	35.07	448.76	318.54	28.96	120.03	1,370.43
2045	299.55	105.74	12.08	35.78	475.16	293.86	26.71	122.43	1,371.31
2046	311.87	92.64	10.59	36.49	504.19	267.72	24.34	124.88	1,372.71
2047	328.28	78.99	9.03	37.22	527.95	239.99	21.82	127.38	1,370.66
2048	344.69	64.63	7.39	37.97	556.99	210.96	19.18	129.92	1,371.72
2049	361.11	49.55	5.66	38.72	586.03	180.32	16.39	132.52	1,370.31
2050	377.52	33.75	3.86	39.50	620.34	148.09	13.46	135.17	1,371.70
2051	393.93	17.23	1.97	40.29	654.66	113.97	10.36	137.88	1,370.30
2052	-	-	-	-	688.98	77.97	7.09	140.63	914.66
2053	-	-	-	-	728.57	40.07	3.64	143.45	915.73
<b>Total</b>	<b>\$ 6,380.93</b>	<b>\$ 4,515.37</b>	<b>\$ 527.11</b>	<b>\$ 850.94</b>	<b>\$ 11,205.76</b>	<b>\$ 11,153.12</b>	<b>\$ 1,030.98</b>	<b>\$ 3,196.17</b>	<b>\$ 38,860.38</b>

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

[b] Interest is calculated at the actual rate of the Improvement Area #3 PID Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-5 – LOT TYPE 5 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$19,345.35**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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COUNTY OF \_\_\_\_\_

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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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 5

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #3 Bonds				Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Additional Interest [c]	Annual Collection Costs	
2025	\$ 144.44	\$ 292.30	\$ 35.10	\$ 26.48	\$ 206.16	\$ 652.93	\$ 61.63	\$ 90.63	\$ 1,509.69
2026	153.47	287.79	34.37	27.01	209.07	643.66	60.60	92.44	1,508.42
2027	157.98	283.00	33.61	27.55	217.78	634.25	59.56	94.29	1,508.01
2028	162.50	277.07	32.82	28.10	229.39	624.45	58.47	96.18	1,508.98
2029	167.01	270.98	32.00	28.67	241.01	614.12	57.32	98.10	1,509.21
2030	176.04	264.71	31.17	29.24	246.82	603.28	56.11	100.06	1,507.44
2031	180.55	258.11	30.29	29.82	261.34	592.17	54.88	102.07	1,509.23
2032	189.58	251.34	29.39	30.42	272.95	578.45	53.57	104.11	1,509.81
2033	198.61	243.52	28.44	31.03	284.57	564.12	52.21	106.19	1,508.68
2034	207.64	235.33	27.44	31.65	299.08	549.18	50.79	108.31	1,509.43
2035	216.66	226.76	26.41	32.28	313.60	533.48	49.29	110.48	1,508.97
2036	225.69	217.83	25.32	32.93	328.12	517.02	47.72	112.69	1,507.32
2037	234.72	208.52	24.19	33.59	345.54	499.79	46.08	114.94	1,507.38
2038	243.75	198.83	23.02	34.26	365.87	481.65	44.35	117.24	1,508.98
2039	252.77	188.78	21.80	34.94	386.20	462.44	42.53	119.59	1,509.05
2040	266.32	178.35	20.54	35.64	403.62	442.17	40.59	121.98	1,509.21
2041	275.34	167.37	19.21	36.36	426.85	420.98	38.58	124.42	1,509.09
2042	288.89	156.01	17.83	37.08	447.17	398.57	36.44	126.91	1,508.90
2043	302.43	143.37	16.39	37.82	470.40	375.09	34.21	129.44	1,509.15
2044	315.97	130.14	14.87	38.58	493.63	350.39	31.85	132.03	1,507.48
2045	329.51	116.32	13.29	39.35	522.67	323.24	29.39	134.67	1,508.45
2046	343.05	101.90	11.65	40.14	554.61	294.50	26.77	137.37	1,509.99
2047	361.11	86.89	9.93	40.94	580.75	263.99	24.00	140.11	1,507.72
2048	379.16	71.09	8.12	41.76	612.69	232.05	21.10	142.92	1,508.89
2049	397.22	54.50	6.23	42.60	644.63	198.35	18.03	145.77	1,507.34
2050	415.27	37.13	4.24	43.45	682.38	162.90	14.81	148.69	1,508.87
2051	433.33	18.96	2.17	44.32	720.13	125.37	11.40	151.66	1,507.33
2052	-	-	-	-	757.87	85.76	7.80	154.70	1,006.13
2053	-	-	-	-	801.43	44.08	4.01	157.79	1,007.31
<b>Total</b>	<b>\$ 7,019.02</b>	<b>\$ 4,966.91</b>	<b>\$ 579.83</b>	<b>\$ 936.04</b>	<b>\$ 12,326.33</b>	<b>\$ 12,268.43</b>	<b>\$ 1,134.08</b>	<b>\$ 3,515.79</b>	<b>\$ 42,746.42</b>

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

[b] Interest is calculated at the actual rate of the Improvement Area #3 PID Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-6 – LOT TYPE 6 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$21,104.02**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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 \_\_\_\_\_

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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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 6

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #3 Bonds				Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Additional Interest [c]	Annual Collection Costs	
2025	\$ 157.57	\$ 318.88	\$ 38.29	\$ 28.89	\$ 224.91	\$ 712.29	\$ 67.23	\$ 98.87	\$ 1,646.93
2026	167.42	313.95	37.50	29.47	228.07	702.17	66.11	100.85	1,645.54
2027	172.35	308.72	36.66	30.06	237.58	691.91	64.97	102.86	1,645.11
2028	177.27	302.26	35.80	30.66	250.25	681.22	63.78	104.92	1,646.16
2029	182.19	295.61	34.91	31.27	262.92	669.95	62.53	107.02	1,646.42
2030	192.04	288.78	34.00	31.90	269.25	658.12	61.22	109.16	1,644.48
2031	196.97	281.58	33.04	32.54	285.09	646.01	59.87	111.34	1,646.44
2032	206.82	274.19	32.06	33.19	297.76	631.04	58.44	113.57	1,647.07
2033	216.66	265.66	31.02	33.85	310.44	615.41	56.96	115.84	1,645.84
2034	226.51	256.72	29.94	34.53	326.27	599.11	55.40	118.16	1,646.65
2035	236.36	247.38	28.81	35.22	342.11	581.98	53.77	120.52	1,646.15
2036	246.21	237.63	27.62	35.92	357.95	564.02	52.06	122.93	1,644.35
2037	256.06	227.47	26.39	36.64	376.96	545.23	50.27	125.39	1,644.41
2038	265.91	216.91	25.11	37.37	399.13	525.44	48.39	127.90	1,646.16
2039	275.75	205.94	23.78	38.12	421.30	504.48	46.39	130.46	1,646.24
2040	290.53	194.57	22.41	38.88	440.31	482.36	44.28	133.07	1,646.41
2041	300.38	182.58	20.95	39.66	465.65	459.25	42.08	135.73	1,646.28
2042	315.15	170.19	19.45	40.45	487.83	434.80	39.75	138.44	1,646.07
2043	329.92	156.40	17.87	41.26	513.17	409.19	37.32	141.21	1,646.35
2044	344.69	141.97	16.23	42.09	538.51	382.25	34.75	144.04	1,644.52
2045	359.47	126.89	14.50	42.93	570.19	352.63	32.06	146.92	1,645.58
2046	374.24	111.16	12.70	43.79	605.03	321.27	29.21	149.85	1,647.26
2047	393.93	94.79	10.83	44.66	633.54	287.99	26.18	152.85	1,644.79
2048	413.63	77.56	8.86	45.56	668.39	253.15	23.01	155.91	1,646.06
2049	433.33	59.46	6.80	46.47	703.23	216.39	19.67	159.03	1,644.37
2050	453.03	40.50	4.63	47.40	744.41	177.71	16.16	162.21	1,646.04
2051	472.72	20.68	2.36	48.35	785.59	136.77	12.43	165.45	1,644.36
2052	-	-	-	-	826.77	93.56	8.51	168.76	1,097.60
2053	-	-	-	-	874.29	48.09	4.37	172.14	1,098.88
<b>Total</b>	<b>\$ 7,657.11</b>	<b>\$ 5,418.45</b>	<b>\$ 632.54</b>	<b>\$ 1,021.13</b>	<b>\$ 13,446.91</b>	<b>\$ 13,383.74</b>	<b>\$ 1,237.18</b>	<b>\$ 3,835.40</b>	<b>\$ 46,632.46</b>

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

[b] Interest is calculated at the actual rate of the Improvement Area #3 PID Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-7 – LOT TYPE 7 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$17,153.77**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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COUNTY OF \_\_\_\_\_

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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]<sup>3</sup>

<sup>3</sup> 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

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§

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]<sup>4</sup>

<sup>4</sup> 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 7

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #4 Bonds					Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Annual Collection Costs	
2025	\$ 135.87	\$ 274.95	\$ 33.01	\$ 24.91	\$ -	\$ 861.71	\$ (861.71)	\$ -	\$ -	\$ 468.74
2026	144.36	270.70	32.33	25.41	122.79	646.28	-	52.76	64.96	1,359.59
2027	148.60	266.19	31.61	25.92	131.11	638.76	-	52.14	66.26	1,360.60
2028	152.85	260.62	30.87	26.44	139.44	630.73	-	51.49	67.58	1,360.01
2029	157.10	254.89	30.10	26.96	149.84	622.19	-	50.79	68.93	1,360.81
2030	165.59	249.00	29.32	27.50	156.09	613.01	-	50.04	70.31	1,360.86
2031	169.83	242.79	28.49	28.05	166.49	603.45	-	49.26	71.72	1,360.09
2032	178.32	236.42	27.64	28.61	174.82	593.25	-	48.43	73.15	1,360.65
2033	186.82	229.06	26.75	29.19	183.14	582.54	-	47.55	74.62	1,359.67
2034	195.31	221.36	25.81	29.77	193.55	571.33	-	46.64	76.11	1,359.87
2035	203.80	213.30	24.84	30.37	203.95	559.47	-	45.67	77.63	1,359.03
2036	212.29	204.89	23.82	30.97	216.44	546.98	-	44.65	79.18	1,359.23
2037	220.78	196.14	22.76	31.59	231.01	533.72	-	43.57	80.77	1,360.34
2038	229.27	187.03	21.65	32.22	245.58	519.57	-	42.41	82.38	1,360.13
2039	237.77	177.57	20.51	32.87	260.15	504.53	-	41.19	84.03	1,358.61
2040	250.50	167.76	19.32	33.53	274.71	488.60	-	39.89	85.71	1,360.02
2041	259.00	157.43	18.07	34.20	293.44	471.77	-	38.51	87.42	1,359.84
2042	271.73	146.75	16.77	34.88	310.09	453.80	-	37.04	89.17	1,360.24
2043	284.47	134.86	15.41	35.58	328.82	434.80	-	35.49	90.96	1,360.40
2044	297.21	122.41	13.99	36.29	347.55	414.66	-	33.85	92.78	1,358.75
2045	309.95	109.41	12.50	37.02	370.45	393.38	-	32.11	94.63	1,359.44
2046	322.68	95.85	10.95	37.76	393.34	370.69	-	30.26	96.52	1,358.05
2047	339.67	81.73	9.34	38.51	416.23	346.59	-	28.29	98.45	1,358.83
2048	356.65	66.87	7.64	39.28	441.21	321.10	-	26.21	100.42	1,359.39
2049	373.63	51.27	5.86	40.07	468.26	294.08	-	24.01	102.43	1,359.60
2050	390.62	34.92	3.99	40.87	497.40	265.40	-	21.66	104.48	1,359.34
2051	407.60	17.83	2.04	41.69	528.62	234.93	-	19.18	106.57	1,358.45
2052	-	-	-	-	1,034.34	202.55	-	16.53	108.70	1,362.13
2053	-	-	-	-	1,100.94	139.20	-	11.36	110.87	1,362.37
2054	-	-	-	-	1,171.70	71.77	-	5.86	113.09	1,362.41
<b>Total</b>	<b>\$ 6,602.26</b>	<b>\$ 4,672.00</b>	<b>\$ 545.40</b>	<b>\$ 880.46</b>	<b>\$ 10,551.51</b>	<b>\$ 13,930.84</b>	<b>\$ (861.71)</b>	<b>\$ 1,066.87</b>	<b>\$ 2,519.84</b>	<b>\$ 39,907.47</b>

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

[b] Interest is calculated at a rate of 6.125% for illustrative purposes.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-8 – LOT TYPE 8 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 8 PRINCIPAL ASSESSMENT: \$18,869.15**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 8

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #4 Bonds					Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Annual Collection Costs	
2025	\$ 149.45	\$ 302.44	\$ 36.31	\$ 27.40	\$ -	\$ 947.88	\$ (947.88)	\$ -	\$ -	\$ 515.61
2026	158.79	297.77	35.57	27.95	135.07	710.91	-	58.03	71.45	1,495.54
2027	163.46	292.81	34.77	28.51	144.22	702.64	-	57.36	72.88	1,496.66
2028	168.13	286.68	33.95	29.08	153.38	693.80	-	56.64	74.34	1,496.01
2029	172.81	280.38	33.11	29.66	164.83	684.41	-	55.87	75.83	1,496.89
2030	182.15	273.90	32.25	30.25	171.70	674.31	-	55.05	77.34	1,496.94
2031	186.82	267.07	31.34	30.86	183.14	663.79	-	54.19	78.89	1,496.09
2032	196.16	260.06	30.40	31.48	192.30	652.58	-	53.27	80.47	1,496.71
2033	205.50	251.97	29.42	32.11	201.46	640.80	-	52.31	82.08	1,495.64
2034	214.84	243.49	28.40	32.75	212.90	628.46	-	51.30	83.72	1,495.86
2035	224.18	234.63	27.32	33.40	224.35	615.42	-	50.24	85.39	1,494.93
2036	233.52	225.38	26.20	34.07	238.09	601.68	-	49.12	87.10	1,495.16
2037	242.86	215.75	25.03	34.75	254.11	587.09	-	47.93	88.84	1,496.37
2038	252.20	205.73	23.82	35.45	270.14	571.53	-	46.66	90.62	1,496.14
2039	261.54	195.33	22.56	36.16	286.16	554.98	-	45.30	92.43	1,494.47
2040	275.55	184.54	21.25	36.88	302.19	537.46	-	43.87	94.28	1,496.02
2041	284.90	173.17	19.87	37.62	322.79	518.95	-	42.36	96.17	1,495.82
2042	298.91	161.42	18.45	38.37	341.10	499.18	-	40.75	98.09	1,496.26
2043	312.92	148.34	16.95	39.14	361.71	478.29	-	39.04	100.05	1,496.44
2044	326.93	134.65	15.39	39.92	382.31	456.13	-	37.24	102.05	1,494.62
2045	340.94	120.35	13.75	40.72	407.49	432.71	-	35.32	104.09	1,495.39
2046	354.95	105.43	12.05	41.53	432.67	407.76	-	33.29	106.18	1,493.86
2047	373.63	89.91	10.27	42.36	457.86	381.25	-	31.12	108.30	1,494.71
2048	392.31	73.56	8.41	43.21	485.33	353.21	-	28.83	110.46	1,495.33
2049	411.00	56.40	6.45	44.07	515.09	323.48	-	26.41	112.67	1,495.56
2050	429.68	38.41	4.39	44.96	547.14	291.93	-	23.83	114.93	1,495.27
2051	448.36	19.62	2.24	45.86	581.48	258.42	-	21.10	117.23	1,494.29
2052	-	-	-	-	1,137.77	222.81	-	18.19	119.57	1,498.34
2053	-	-	-	-	1,211.03	153.12	-	12.50	121.96	1,498.61
2054	-	-	-	-	1,288.87	78.94	-	6.44	124.40	1,498.65
<b>Total</b>	<b>\$ 7,262.49</b>	<b>\$ 5,139.20</b>	<b>\$ 599.94</b>	<b>\$ 968.51</b>	<b>\$ 11,606.66</b>	<b>\$ 15,323.92</b>	<b>\$ (947.88)</b>	<b>\$ 1,173.55</b>	<b>\$ 2,771.82</b>	<b>\$ 43,898.21</b>

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

[b] Interest is calculated at a rate of 6.125% for illustrative purposes.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-9 – LOT TYPE 9 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 9 PRINCIPAL ASSESSMENT: \$20,584.52**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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§  
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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]<sup>3</sup>

<sup>3</sup> 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

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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]<sup>4</sup>

<sup>4</sup> 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 9

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #4 Bonds					Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Annual Collection Costs	
2025	\$ 163.04	\$ 329.94	\$ 39.61	\$ 29.89	\$ -	\$ 1,034.05	\$ (1,034.05)	\$ -	\$ -	\$ 562.49
2026	173.23	324.84	38.80	30.49	147.35	775.54	-	63.31	77.95	1,631.50
2027	178.32	319.43	37.93	31.10	157.34	766.51	-	62.57	79.51	1,632.72
2028	183.42	312.74	37.04	31.72	167.33	756.87	-	61.79	81.10	1,632.01
2029	188.51	305.87	36.12	32.36	179.81	746.63	-	60.95	82.72	1,632.97
2030	198.70	298.80	35.18	33.00	187.30	735.61	-	60.05	84.37	1,633.03
2031	203.80	291.34	34.19	33.66	199.79	724.14	-	59.11	86.06	1,632.10
2032	213.99	283.70	33.17	34.34	209.78	711.90	-	58.11	87.78	1,632.78
2033	224.18	274.87	32.10	35.02	219.77	699.05	-	57.07	89.54	1,631.61
2034	234.37	265.63	30.98	35.73	232.26	685.59	-	55.97	91.33	1,631.85
2035	244.56	255.96	29.81	36.44	244.75	671.37	-	54.81	93.16	1,630.84
2036	254.75	245.87	28.58	37.17	259.73	656.38	-	53.58	95.02	1,631.08
2037	264.94	235.36	27.31	37.91	277.21	640.47	-	52.28	96.92	1,632.40
2038	275.13	224.43	25.98	38.67	294.69	623.49	-	50.90	98.86	1,632.15
2039	285.32	213.09	24.61	39.44	312.17	605.44	-	49.42	100.84	1,630.33
2040	300.60	201.32	23.18	40.23	329.66	586.32	-	47.86	102.85	1,632.02
2041	310.79	188.92	21.68	41.04	352.13	566.13	-	46.21	104.91	1,631.81
2042	326.08	176.10	20.13	41.86	372.11	544.56	-	44.45	107.01	1,632.29
2043	341.36	161.83	18.49	42.69	394.59	521.77	-	42.59	109.15	1,632.48
2044	356.65	146.90	16.79	43.55	417.07	497.60	-	40.62	111.33	1,630.49
2045	371.93	131.29	15.00	44.42	444.54	472.05	-	38.53	113.56	1,631.33
2046	387.22	115.02	13.15	45.31	472.01	444.82	-	36.31	115.83	1,629.66
2047	407.60	98.08	11.21	46.21	499.48	415.91	-	33.95	118.14	1,630.59
2048	427.98	80.25	9.17	47.14	529.45	385.32	-	31.45	120.51	1,631.27
2049	448.36	61.52	7.03	48.08	561.91	352.89	-	28.81	122.92	1,631.53
2050	468.74	41.91	4.79	49.04	596.88	318.47	-	26.00	125.38	1,631.20
2051	489.12	21.40	2.45	50.02	634.34	281.92	-	23.01	127.88	1,630.14
2052	-	-	-	-	1,241.21	243.06	-	19.84	130.44	1,634.55
2053	-	-	-	-	1,321.12	167.04	-	13.64	133.05	1,634.85
2054	-	-	-	-	1,406.04	86.12	-	7.03	135.71	1,634.90
<b>Total</b>	<b>\$ 7,922.71</b>	<b>\$ 5,606.40</b>	<b>\$ 654.48</b>	<b>\$ 1,056.55</b>	<b>\$ 12,661.81</b>	<b>\$ 16,717.01</b>	<b>\$ (1,034.05)</b>	<b>\$ 1,280.24</b>	<b>\$ 3,023.81</b>	<b>\$ 47,888.96</b>

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

[b] Interest is calculated at a rate of 6.125% for illustrative purposes.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

## EXHIBIT T-10 – LOT TYPE 10 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 RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**LOT TYPE 10 PRINCIPAL ASSESSMENT: \$12,762.47**

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 *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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

<sup>2</sup> 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

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§

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]<sup>3</sup>

<sup>3</sup> 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]<sup>4</sup>

<sup>4</sup> 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 10

Installment Due 1/31	Major Improvement Area Bonds				Improvement Area #3 Bonds				Total Annual Installment
	Principal	Interest [a]	Additional Interest [c]	Annual Collection Costs	Principal	Interest [b]	Additional Interest [c]	Annual Collection Costs	
2025	\$ 95.29	\$ 192.84	\$ 23.15	\$ 17.47	\$ 136.01	\$ 430.75	\$ 40.66	\$ 59.79	\$ 995.97
2026	101.25	189.86	22.68	17.82	137.93	424.63	39.98	60.99	995.13
2027	104.23	186.70	22.17	18.18	143.67	418.42	39.29	62.21	994.86
2028	107.20	182.79	21.65	18.54	151.34	411.96	38.57	63.45	995.50
2029	110.18	178.77	21.11	18.91	159.00	405.15	37.81	64.72	995.66
2030	116.14	174.64	20.56	19.29	162.83	397.99	37.02	66.01	994.48
2031	119.11	170.28	19.98	19.68	172.41	390.67	36.21	67.33	995.67
2032	125.07	165.81	19.39	20.07	180.07	381.62	35.34	68.68	996.05
2033	131.03	160.66	18.76	20.47	187.73	372.16	34.44	70.05	995.30
2034	136.98	155.25	18.11	20.88	197.31	362.31	33.50	71.46	995.79
2035	142.94	149.60	17.42	21.30	206.89	351.95	32.52	72.88	995.49
2036	148.89	143.70	16.71	21.72	216.47	341.08	31.48	74.34	994.41
2037	154.85	137.56	15.96	22.16	227.96	329.72	30.40	75.83	994.44
2038	160.80	131.17	15.19	22.60	241.37	317.75	29.26	77.35	995.50
2039	166.76	124.54	14.38	23.05	254.78	305.08	28.05	78.89	995.55
2040	175.69	117.66	13.55	23.51	266.27	291.70	26.78	80.47	995.65
2041	181.65	110.42	12.67	23.98	281.60	277.72	25.45	82.08	995.57
2042	190.58	102.92	11.76	24.46	295.01	262.94	24.04	83.72	995.45
2043	199.52	94.58	10.81	24.95	310.33	247.45	22.57	85.40	995.61
2044	208.45	85.86	9.81	25.45	325.66	231.16	21.01	87.10	994.51
2045	217.38	76.74	8.77	25.96	344.82	213.25	19.39	88.85	995.15
2046	226.32	67.23	7.68	26.48	365.89	194.28	17.66	90.62	996.16
2047	238.23	57.32	6.55	27.01	383.13	174.16	15.83	92.44	994.67
2048	250.14	46.90	5.36	27.55	404.20	153.09	13.92	94.28	995.44
2049	262.05	35.96	4.11	28.10	425.27	130.86	11.90	96.17	994.42
2050	273.96	24.49	2.80	28.66	450.18	107.47	9.77	98.09	995.43
2051	285.87	12.51	1.43	29.24	475.08	82.71	7.52	100.06	994.41
2052	-	-	-	-	499.98	56.58	5.14	102.06	663.76
2053	-	-	-	-	528.72	29.08	2.64	104.10	664.54
<b>Total</b>	<b>\$ 4,630.57</b>	<b>\$ 3,276.76</b>	<b>\$ 382.52</b>	<b>\$ 617.52</b>	<b>\$ 8,131.90</b>	<b>\$ 8,093.70</b>	<b>\$ 748.17</b>	<b>\$ 2,319.43</b>	<b>\$ 28,200.57</b>

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

[b] Interest is calculated at the actual rate of the Improvement Area #3 PID Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate.

*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.*

### Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

**EXHIBIT U – IMPROVEMENT AREA #3 ENGINEERING REPORT**



## ENGINEERING REPORT

# Manor Heights Public Improvement District

## Manor, Texas

January 30, 2023

*Prepared for:*  
**City of Manor**



01/30/2023

*Alejandro E. Granados Rico*

*Prepared by:*  
**Kimley»»Horn**

501 South Austin Avenue  
Suite 1310  
Georgetown, TX 78628

Job No. 069255700  
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TBPE Firm #928

**TABLE OF CONTENTS**

- I. INTRODUCTION**
- II. DEVELOPMENT COSTS**
- III. DEVELOPMENT IMPROVEMENTS**
- IV. DEVELOPMENT SCHEDULE**
  - a. DESIGN STAGE**
  - b. CONSTRUCTION STAGE**

**APPENDICES**

**Exhibit A – Manor Heights Location Map**

**Exhibit B – Manor Heights PID Improvement Area #3 Map**

**Exhibit C - Engineers' OPC**



## **I. INTRODUCTION**

Manor Heights will be developed on approximately ±477.8 acres of undeveloped land in the City of Manor. The subject property is located along Old Kimbro Road and North of Highway 290, in Manor, Travis County, Texas. The project will encompass the construction of 1,256 single-family lots, . A site location map is included in the appendix as *Exhibit A*. A map of the overall Improvements Area #3 boundary is included in the appendix as *Exhibit B-1*.

This report includes supporting documentation for the issuance of bonds by the City for improvements installed in Improvement Area #3. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

## **II. DEVELOPMENT COSTS**

An Engineers' Opinion of Probable Cost (OPC) has been prepared for all public infrastructure within Improvement Area #3. The Engineers' OPC has been provided as *Exhibit C*.

## **III. DEVELOPMENT IMPROVEMENTS**

Overall development improvements have been defined as Improvement Area #3 as shown in *Exhibit B-2*. No assessments have been levied nor bonds issued for the improvements shown. Improvements for Improvement Area #3 include water, wastewater, drainage, and roadway, as shown on *Exhibit B-2*.

Water improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide water service to each lot.

Wastewater improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide wastewater service to each lot.

Drainage improvements include trench excavation and embedment, reinforced concrete pipe, manholes, storm sewer outfalls and headwalls, storm drain inlets, testing, related earthwork, excavation and all other necessary appurtenances required to ensure proper drainage.

Roadway improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing and handicap ramps. All related earthwork, excavation, retaining walls, intersections, signage and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each lot.

Included soft costs of the above hard costs are estimated to be 15%, inclusive of a 4% construction management fee.

#### **IV. DEVELOPMENT SCHEDULE**

**a. Design Stage**

The preliminary plan for Improvement Area #3 is approved by the City of Manor. The construction drawings for Carillon Townhomes, Phase 3-1 and Phase 3-2 of Improvement Area #3 are approved by the City of Manor. Phase 3-1 included the offsite wastewater connection to the Cottonwood Phase 2 Wastewater Line Project completed by the City of Manor. The overall boundary of Improvement Area #3 is shown in *Exhibit B-1*.



**b. Construction Stage**

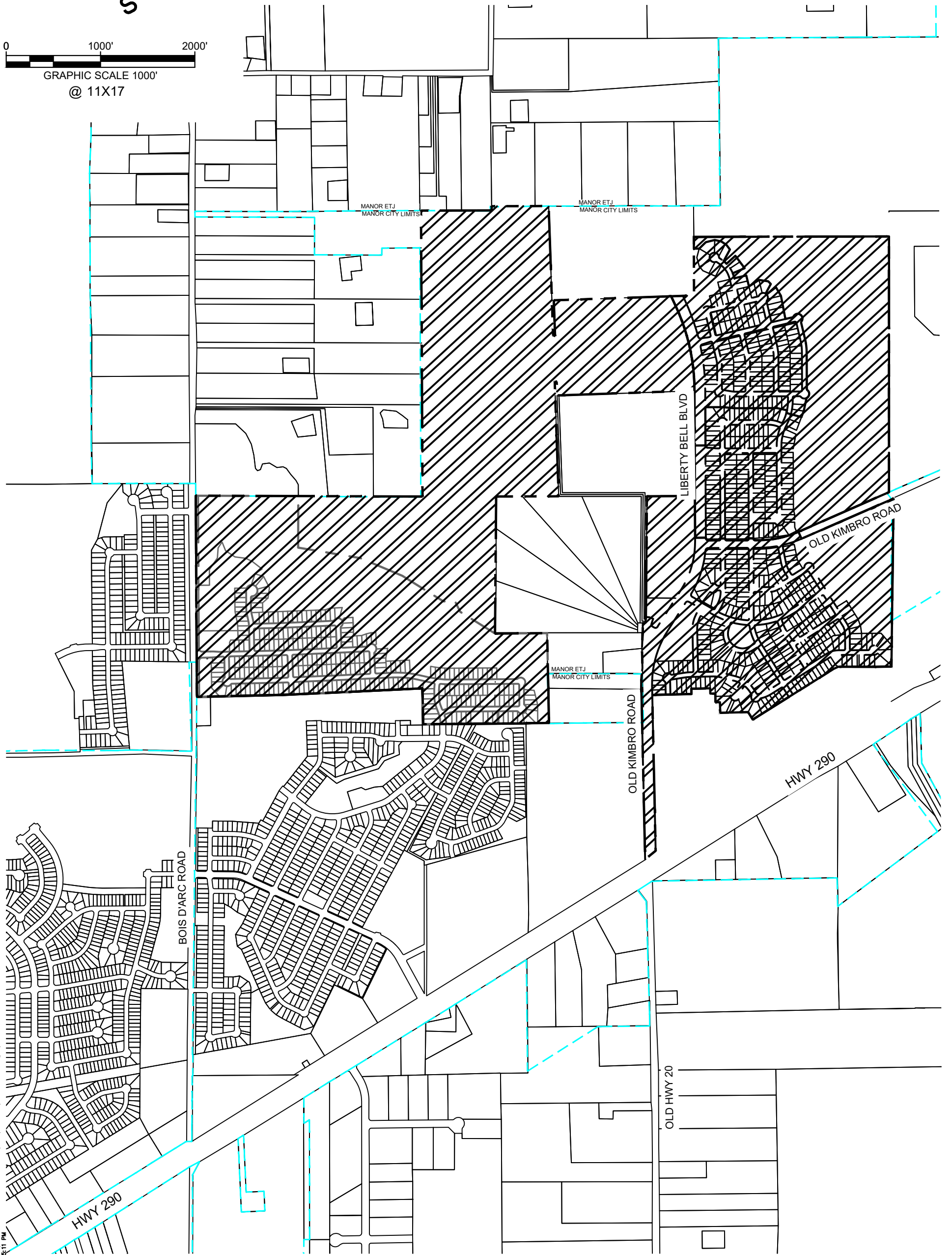
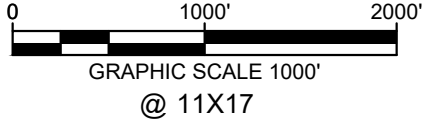
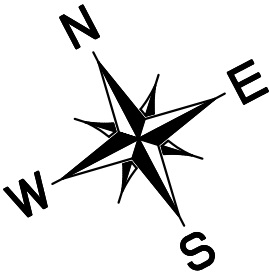
The onsite construction improvements for Improvement Area #3 started in the third quarter of 2021 and anticipates final acceptance in the first quarter of 2023.

## **Exhibit A**

### **Manor Heights Location Map**

LEGEND

	PROPERTY BOUNDARY
	MANOR CITY LIMITS/ETJ



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# EXHIBIT A - MANOR HEIGHTS LOCATION MAP

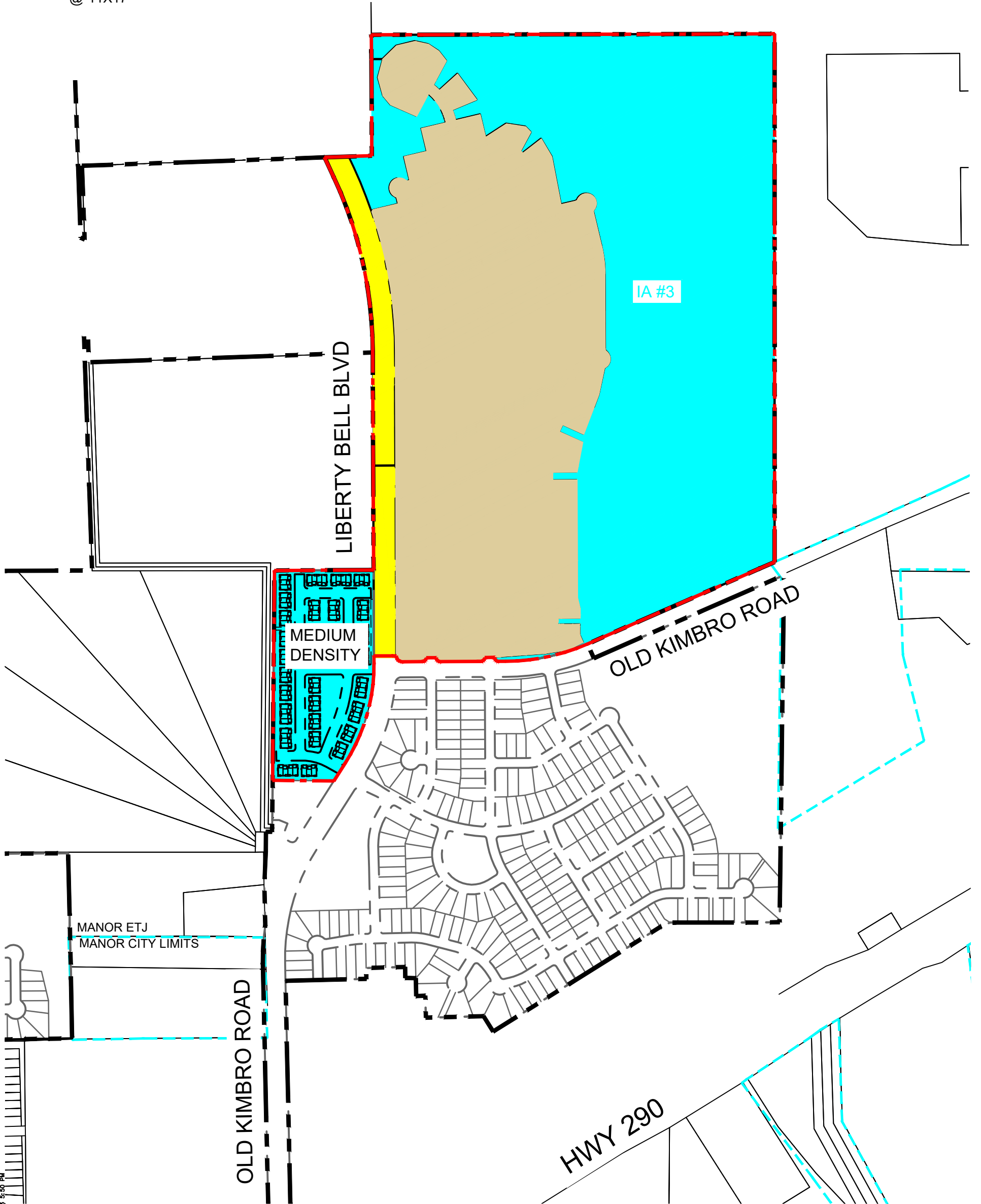
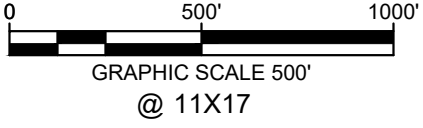
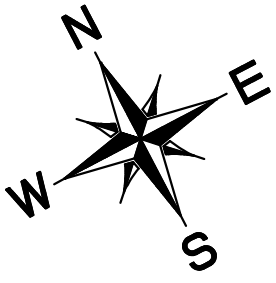
MANOR, TEXAS  
JANUARY 2023

**Exhibit B-1**

**Manor Heights PID Improvement Area #3  
Boundary Map**

LEGEND

	PROPERTY BOUNDARY		IMPROVEMENT AREA #3
	IMPROVEMENT AREA #3 BOUNDARY		MAD4 ROADWAY
			ROADWAY



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# EXHIBIT B-1 - MANOR HEIGHTS PID IMPROVEMENT AREA #3 BOUNDARY MAP

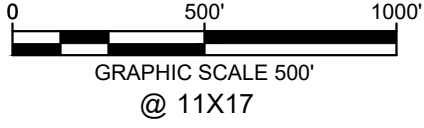
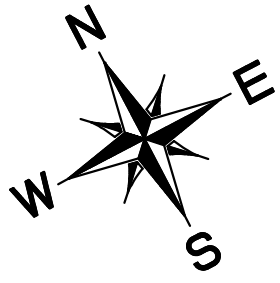
MANOR, TEXAS  
JANUARY 2023



501 South Austin Avenue, Suite 1310  
Georgetown, TX 78626  
512-418-1771  
State of Texas Registration No. F-928

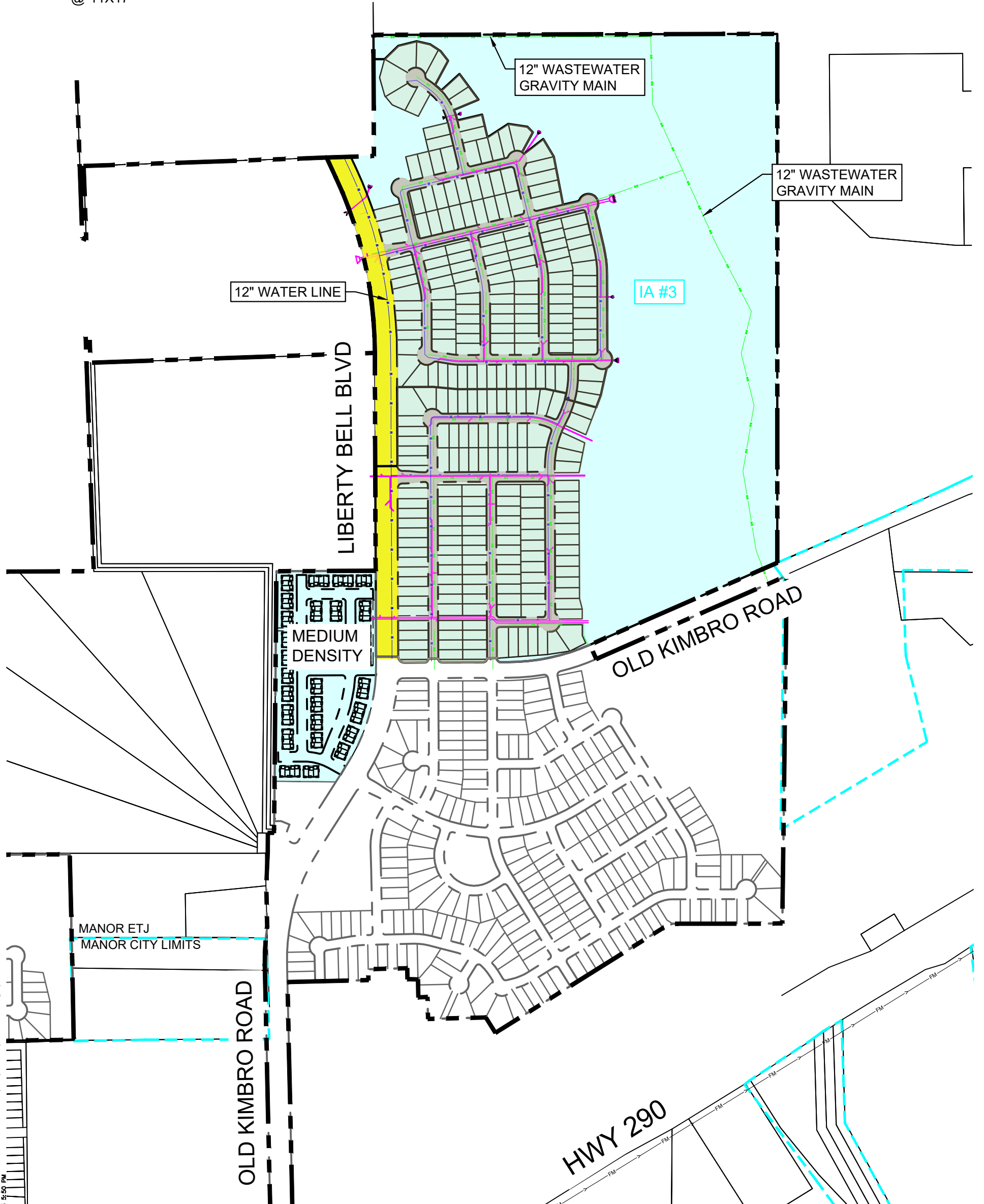
**Exhibit B-2**

**Manor Heights PID Improvement Area #3  
Improvements Map**



LEGEND

	PROPERTY BOUNDARY		WASTEWATER LINE (8" UNLESS NOTED)
	IMPROVEMENT AREA #3		WATER LINE (8" UNLESS NOTED)
	MAD4 ROADWAY		STORM SEWER
	ROADWAY		



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 LAST SAVED: 1/23/2023 5:50 PM

# EXHIBIT B-2 - MANOR HEIGHTS PID IMPROVEMENT AREA #3 IMPROVEMENTS MAP

MANOR, TEXAS  
JANUARY 2023



501 South Austin Avenue, Suite 1310  
Georgetown, TX 78626  
512-418-1771  
State of Texas Registration No. F-928



## **Exhibit C**

### **Engineers' OPC**

**OPINION OF PROBABLE CONSTRUCTION COST - MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT**  
**KIMLEY-HORN AND ASSOCIATES**  
*25-Jan-23*

	TOTAL ACREAGE	ESTIMATED LOTS	ROADWAY	DRAINAGE	WASTEWATER	WATER	SUBTOTAL	SOFT COSTS (15%, W/ 4% CONSTRUCTION MANAGEMENT)	TOTAL
<b>INTERNAL IMPROVEMENTS (PID ELIGIBLE)</b>	147.19	391	\$3,012,678	\$3,229,931	\$1,777,998	\$1,199,062	\$9,219,668	\$1,382,950	\$10,602,619
<b>TOTAL PID ELIGIBLE IMPROVEMENTS (IA #3)</b>	147.19	391	\$3,012,678	\$3,229,931	\$1,777,998	\$1,199,062	\$9,219,668	\$1,382,950	\$10,602,619

1. Review all notes and assumptions. Costs were determined by actual construction costs provided by Kimley-Horn and Associates.

2. Legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, etc. are not included.

3. Soft Cost Included in this OPC:

Estimated to be 15% of hard costs, including a 4% construction management fee.

4. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Alex Granados, (512) 782-0602.

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #3**

Date Prepared: 01/25/2023  
 Date Exhibit: 01/25/2023  
 Project: Manor Heights PID Improvement Area #3  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 159.04  
 Lots: 391  
 LF Internal Residential: 12,030  
 LF PID Eligible Collector Roadway: 2,599

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

**A. WATER**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
1	8" GATE VALVE, COMPLETE IN PLACE	31	EA	\$ 1,850.00	\$ 57,350.00
2	8" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE	11,860	LF	\$ 34.00	\$ 427,376.80
3	SINGLE SERVICE CONNECTION W/ METER BOX, , COMPLETE IN PLACE	41	EA	\$ 1,650.00	\$ 67,650.00
4	DOUBLE SERVICE CONNECTION W/ METER BOX, COMPLETE IN PLACE	122	EA	\$ 2,150.00	\$ 262,300.00
5	2" IRRIGATION SERVICE CONNECTION W/ METER BOX, COMPLETE IN PLACE	6	EA	\$ 4,350.00	\$ 26,100.00
6	1" IRRIGATION SERVICE CONNECTION	2	EA	\$ 4,800.00	
7	FIRE HYDRANT ASSEMBLY INCLUDING 6" LEAD AND VALVE, COMPLETE IN PLACE	31	EA	\$ 4,800.00	\$ 148,800.00
8	8" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE	2	EA	\$ 3,650.00	\$ 7,300.00
9	REMOVE EXISTING 8" PLUG AND CONNECT, COMPLETE IN PLACE	3	EA	\$ 1,450.00	\$ 4,350.00
10	12" GATE VALVE, COMPLETE IN PLACE	6	EA	\$ 2,800.00	\$ 16,800.00
11	12" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE	2,665	LF	\$ 54.00	\$ 156,510.00
12	12" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE	2	EA	\$ 3,800.00	\$ 7,600.00
13	REMOVE EXISTING 12" PLUG AND CONNECT, COMPLETE IN PLACE	2	EA	\$ 1,200.00	\$ 2,400.00
14	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, COMPLETE IN PLACE	14,525	EA	\$ 1.00	\$ 14,525.00
				<b>Subtotal</b>	<b>\$ 1,199,061.80</b>

**B. WASTEWATER**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
14	8" SDR26 (ALL DEPTHS), COMPLETE IN PLACE	11,865	LF	\$ 32.00	\$ 395,203.20
15	SINGLE WASTEWATER SERVICE, COMPLETE IN PLACE	41	EA	\$ 1,700.00	\$ 77,558.80
16	DOUBLE WASTEWATER SERVICE, COMPLETE IN PLACE	122	EA	\$ 3,000.00	\$ 366,000.00
17	4' WASTEWATER DROP MANHOLE WITH GASKETED AND WATERTIGHT LID	2	EA	\$ 4,900.00	\$ 9,800.00
18	STANDARD 4' WASTEWATER MANHOLE, COMPLETE IN PLACE	43	EA	\$ 3,925.00	\$ 168,775.00
19	4' WASTEWATER MANHOLE WITH BOLTED TOP	5	EA	\$ 3,925.00	\$ 19,625.00
20	EXTRA DEPTH (OVER 8') MANHOLE, COMPLETE IN PLACE	95	EA	\$ 300.00	\$ 28,500.00
21	CONNECT TO EXISTING 8" WASTEWATER LINE STUBS	4	EA	\$ 750.00	\$ 3,000.00
22	SILT FENCE	5,410	LF	\$ 2.00	\$ 10,820.00
23	REVEGETATION	1	LS	\$ 33,700.00	\$ 33,700.00
24	SWPP	1	LS	\$ 4,200.00	\$ 4,200.00
25	ROCK BERM WASTEWATER IMPROVEMENTS	2	EA	\$ 3,700.00	\$ 7,400.00
26	CONNECTION TO EXISTING WASTEWATER LINE	1	EA	\$ 4,000.00	\$ 4,000.00
27	8" SDR 26 WW LINE (0'-10') DEPTH	2,417	LF	\$ 56.00	\$ 135,352.00
28	8" SDR 26 WW LINE (10'-12') DEPTH	124	LF	\$ 62.00	\$ 7,688.00
29	12" SDR 26 WW LINE (0'-10') DEPTH	1,500	LF	\$ 76.00	\$ 114,000.00
30	12" SDR 26 WW LINE (10'-12') DEPTH	1,770	LF	\$ 79.00	\$ 139,830.00
31	4' WW MANHOLE (0'-10') STANDARD DEPTH W/ COATING	16	EA	\$ 6,000.00	\$ 96,000.00
32	EXTRA VERTICAL FEET MANHOLE (ABOVE 10') W/ COATING	10	VF	\$ 603.00	\$ 6,030.00
33	MANHOLE VENT PIPE (4" DIP)	50	LF	\$ 950.00	\$ 47,500.00
34	BORED 24" STEEL ENCASMENT PIPE INCLUDING 12" SDR 26	150	LF	\$ 423.00	\$ 63,450.00
35	BORING PIT (30'x10')	1	EA	\$ 6,630.00	\$ 6,630.00
36	RECEIVING PIT (10'x10')	1	EA	\$ 2,210.00	\$ 2,210.00
37	CONCRETE TRENCH CAP	2	EA	\$ 6,525.00	\$ 13,050.00
38	TRENCH SAFETY EXCAVATION PROTECTION SYSTEMS, COMPLETE IN PLACE	17,676	EA	\$ 1.00	\$ 17,676.00
				<b>Subtotal</b>	<b>\$ 1,777,998.00</b>

**C. STORM WATER & DRAINAGE**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
22	18" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	2,387	LF	\$ 42.00	\$ 100,254.00
23	24" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	1,870	LF	\$ 53.00	\$ 99,110.00
24	30" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	1,230	LF	\$ 68.00	\$ 83,640.00
25	36" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	1,302	LF	\$ 96.00	\$ 124,992.00
26	42" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	590	LF	\$ 124.00	\$ 73,160.00
27	48" RCP, CLASS III PIPE (ALL DEPTHS), COMPLETE IN PLACE	588	LF	\$ 155.00	\$ 91,140.00
28	4' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	490	LF	\$ 227.00	\$ 111,230.00
29	9' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	550	LF	\$ 557.00	\$ 306,350.00
30	8' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	316	LF	\$ 477.00	\$ 150,732.00
31	5' x 3' RCB, (ALL DEPTHS), COMPLETE IN PLACE	225	LF	\$ 248.00	\$ 55,800.00
32	10' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	360	LF	\$ 656.00	\$ 236,160.00
33	11' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	805	LF	\$ 806.00	\$ 648,830.00
34	12' x 4' RCB, (ALL DEPTHS), COMPLETE IN PLACE	420	LF	\$ 955.00	\$ 401,100.00
35	STANDARD 4' MANHOLE, COMPLETE IN PLACE	1	EA	\$ 3,000.00	\$ 3,000.00
36	STANDARD 5' MANHOLE, COMPLETE IN PLACE	7	EA	\$ 3,700.00	\$ 25,900.00
37	STANDARD 6' MANHOLE, COMPLETE IN PLACE	7	EA	\$ 4,700.00	\$ 32,900.00
38	STANDARD 7' MANHOLE, COMPLETE IN PLACE	1	EA	\$ 8,100.00	\$ 8,100.00
39	5' JUNCTION BOX WITH GRATE TOP	1	EA	\$ 8,200.00	\$ 8,200.00
40	4' x 5' JUNCTION BOX, COMPLETE IN PLACE	2	EA	\$ 4,700.00	\$ 9,400.00
41	4' x 6' JUNCTION BOX, COMPLETE IN PLACE	1	EA	\$ 4,400.00	\$ 4,400.00
42	6' x 12' JUNCTION BOX, COMPLETE IN PLACE	1	EA	\$ 13,000.00	\$ 13,000.00
43	8' x 10' JUNCTION BOX, COMPLETE IN PLACE	2	EA	\$ 15,000.00	\$ 30,000.00
44	12' x 12' JUNCTION BOX, COMPLETE IN PLACE	1	EA	\$ 27,000.00	\$ 27,000.00
45	3' x 13' JUNCTION BOX, COMPLETE IN PLACE	1	EA	\$ 17,500.00	\$ 17,500.00
46	4' x 13' JUNCTION BOX, COMPLETE IN PLACE	1	EA	\$ 15,700.00	\$ 15,700.00
47	6' x 12' JUNCTION BOX, COMPLETE IN PLACE	3	EA	\$ 13,000.00	\$ 39,000.00
48	10'X4' JUNCTION BOX WITH GRATE TOP	1	EA	\$ 21,000.00	\$ 21,000.00
49	10' TYPE 1 CURB INLET, COMPLETE IN PLACE	79	EA	\$ 4,300.00	\$ 339,700.00
50	STANDARD 24" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	3	EA	\$ 4,900.00	\$ 14,700.00
51	STANDARD 36" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	2	EA	\$ 7,600.00	\$ 15,200.00
52	STANDARD 42" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	2	EA	\$ 8,800.00	\$ 17,600.00
53	STANDARD 48" HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	1	EA	\$ 11,000.00	\$ 11,000.00
54	STANDARD TXDOT 12' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	1	EA	\$ 27,000.00	\$ 27,000.00
55	STANDARD TXDOT 4' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	1	EA	\$ 19,000.00	\$ 19,000.00
56	STANDARD TXDOT 10' x 4' HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE	2	EA	\$ 18,500.00	\$ 37,000.00
57	TRENCH SAFETY EXCAVATION PROTECTION SYSTEMS, COMPLETE IN PLACE	11,133	EA	\$ 1.00	\$ 11,133.00
				<b>Subtotal</b>	<b>\$ 3,229,931.00</b>

**D. PAVEMENT ITEMS**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
57	SUBGRADE PREPERATION, PER CITY OF AUSTIN STANDARD SPECIFICATION 201S, MINIMUM 6" DEPTH, PER SQUARE YARD- COMPLETE IN PLACE	60,310	SY	\$ 2.25	\$ 135,697.50
58	CRUSHED LIMESTONE BASE, 12-INCH, PER SQUARE YARD, COMPLETE IN PLACE	50,520	SY	\$ 13.25	\$ 669,390.00
59	HOT MIX ASPHALT CONCRETE PAVEMENT, 2.0" TYPE D, COMPLETE IN PLACE	37,275	SY	\$ 11.50	\$ 428,662.50
60	31.0" FLEXIBLE BASE - PER SQUARE YARD, COMPLETE IN PLACE (MAD4)	9,790	SY	\$ 35.00	\$ 342,650.00
61	HOT MIX ASPHALT CONCRETE PAVEMENT, 2.5" TYPE C, COMPLETE IN PLACE (MAD4)	6,960	SY	\$ 13.75	\$ 95,700.00
62	HOT MIX ASPHALT CONCRETE PAVEMENT, 2.5" TYPE D, COMPLETE IN PLACE (MAD4)	6,960	SY	\$ 13.75	\$ 95,700.00
63	TENSAR TX5 GEOGRID, COMPLETE IN PLACE	60,310	SY	\$ 3.85	\$ 232,193.50
64	8' GRANITE GRAVEL TRAIL, COMPLETE IN PLACE	3,550	LF	\$ 28.00	\$ 99,400.00
65	8' CONCRETE SIDEWALK, COMPLETE IN PLACE	787	SY	\$ 66.00	\$ 51,942.00
66	6" CONCRETE CURB AND GUTTER, COMPLETE IN PLACE	28,010	LF	\$ 14.00	\$ 392,140.00
67	DEVELOPER CONCRETE SIDEWALK, COMPLETE IN PLACE	1,840	SY	\$ 75.00	\$ 138,000.00
68	CONCRETE VALLEY GUTTER, COMPLETE IN PLACE	15	EA	\$ 3,700.00	\$ 55,500.00
69	SIDEWALK CURB RAMP, COMPLETE IN PLACE	42	EA	\$ 1,150.00	\$ 48,300.00
70	REVEGETATION OF ROW AND EASEMENTS, COMPLETE IN PLACE	8,135	SY	\$ 1.50	\$ 12,202.50
71	EXCAVATION AROUND EXISTING UTILITIES	25,158	CY	\$ 7.75	\$ 194,974.50
72	SIGNING AND STRIPING, COMPLETE IN PLACE	1	LS	\$ 13,800.00	\$ 13,800.00
73	STREET END BARRICADE	1	EA	\$ 1,350.00	\$ 1,350.00
74	TEMPORARY EMERGENCY ACCESS	145	SY	\$ 35.00	\$ 5,075.00
				<b>Subtotal</b>	<b>\$ 3,012,677.50</b>

**SUMMARY OF ESTIMATED PROJECT COSTS**

	DESCRIPTION	TOTAL COST
A.	<b>WATER</b>	\$ 1,199,061.80
B.	<b>WASTEWATER</b>	\$ 1,777,998.00
C.	<b>STORM WATER &amp; DRAINAGE</b>	\$ 3,229,931.00
D.	<b>PAVEMENT ITEMS</b>	\$ 3,012,677.50
	<b>Total Estimated Project Costs</b>	<b>\$ 9,219,668.30</b>

Cost per lot 23,579.71

**EXHIBIT V - IMPROVEMENT AREA #4 ENGINEERING REPORT**



## ENGINEERING REPORT

# Manor Heights Public Improvement District

## Manor, Texas

November 21, 2023

*Prepared for:*  
**City of Manor**



*Sarah Starkey*

11/21/2023

*Prepared by:*  
**Kimley»»Horn**

501 South Austin Avenue  
Suite 1310  
Georgetown, TX 78628

Job No. 069255700  
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TBPE Firm #928

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## **I. INTRODUCTION**

Manor Heights will be developed on approximately ±477.8 acres of undeveloped land in the City of Manor. The subject property is located along Old Kimbro Road and North of Highway 290, in Manor, Travis County, Texas. The project will encompass the construction of 1,256 single-family lots, Improvement Area #4 encompasses 456 single-family lots of the total subject property. A site location map is included in the appendix as *Exhibit A*. A map of the overall Improvements Area #4 boundary is included in the appendix as *Exhibit B-1*.

This report includes supporting documentation for the issuance of bonds by the City for improvements installed in Improvement Area #4. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

## **II. DEVELOPMENT COSTS**

An Engineers' Opinion of Probable Cost (OPC) has been prepared for all public infrastructure within Improvement Area #4. The Engineers' OPC has been provided as *Exhibit C*.

## **III. DEVELOPMENT IMPROVEMENTS**

Overall development improvements have been defined as Improvement Area #4 as shown in *Exhibit B-2*. No assessments have been levied nor bonds issued for the improvements shown. Improvements for Improvement Area #4 include water, wastewater, drainage, and roadway, as shown on *Exhibit B-2*.

Water improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide water service to each lot.

Wastewater improvements include trench excavation and embedment, PVC piping, manholes, service connections, testing, related earthwork, excavation, and all other necessary appurtenances required to provide wastewater service to each lot.

Drainage improvements include trench excavation and embedment, reinforced concrete pipe, manholes, storm sewer outfalls and headwalls, storm drain inlets, testing, related earthwork, excavation and all other necessary appurtenances required to ensure proper drainage.

Roadway improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing and handicap ramps. All related earthwork, excavation, retaining walls, intersections, signage and re-vegetation of all disturbed areas within the right-of-way are included to provide roads to each lot.

Included soft costs of the above hard costs are estimated to be 15%, inclusive of a 4% construction management fee.



#### **IV. DEVELOPMENT SCHEDULE**

**a. Design Stage**

The preliminary plan for Improvement Area #4 is approved by the City of Manor. The construction drawings for Phases 4 and 5 of Improvement Area #4 are approved by the City of Manor. The overall boundary of Improvement Area #4 is shown in *Exhibit B-1*.



**b. Construction Stage**

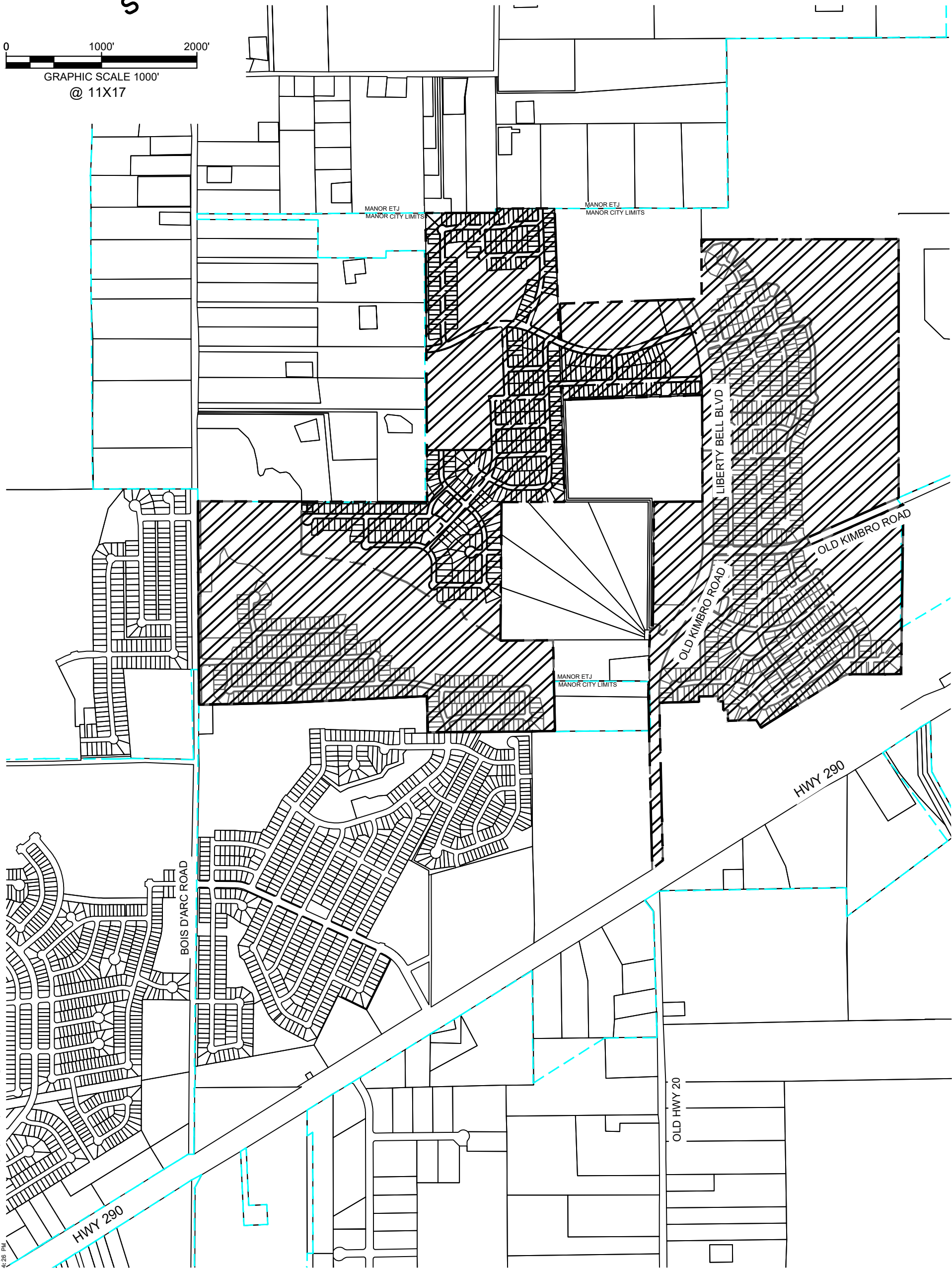
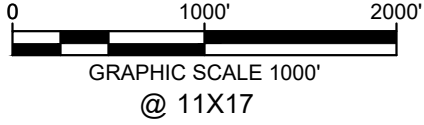
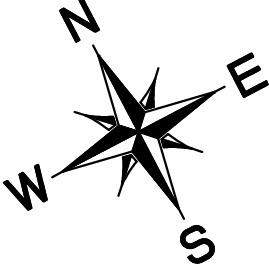
The onsite construction improvements for Improvement Area #4 started in the second quarter of 2022 and anticipates final acceptance in the last quarter of 2024.

## **Exhibit A**

### **Manor Heights Location Map**

LEGEND

	PROPERTY BOUNDARY
	MANOR CITY LIMITS/ETJ



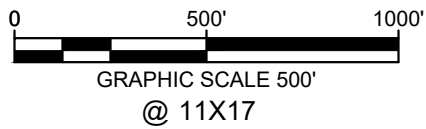
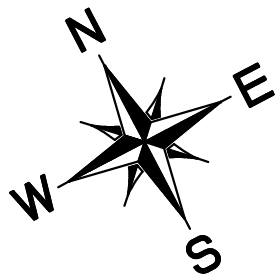
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# EXHIBIT A - MANOR HEIGHTS LOCATION MAP

MANOR, TEXAS  
OCTOBER 2023

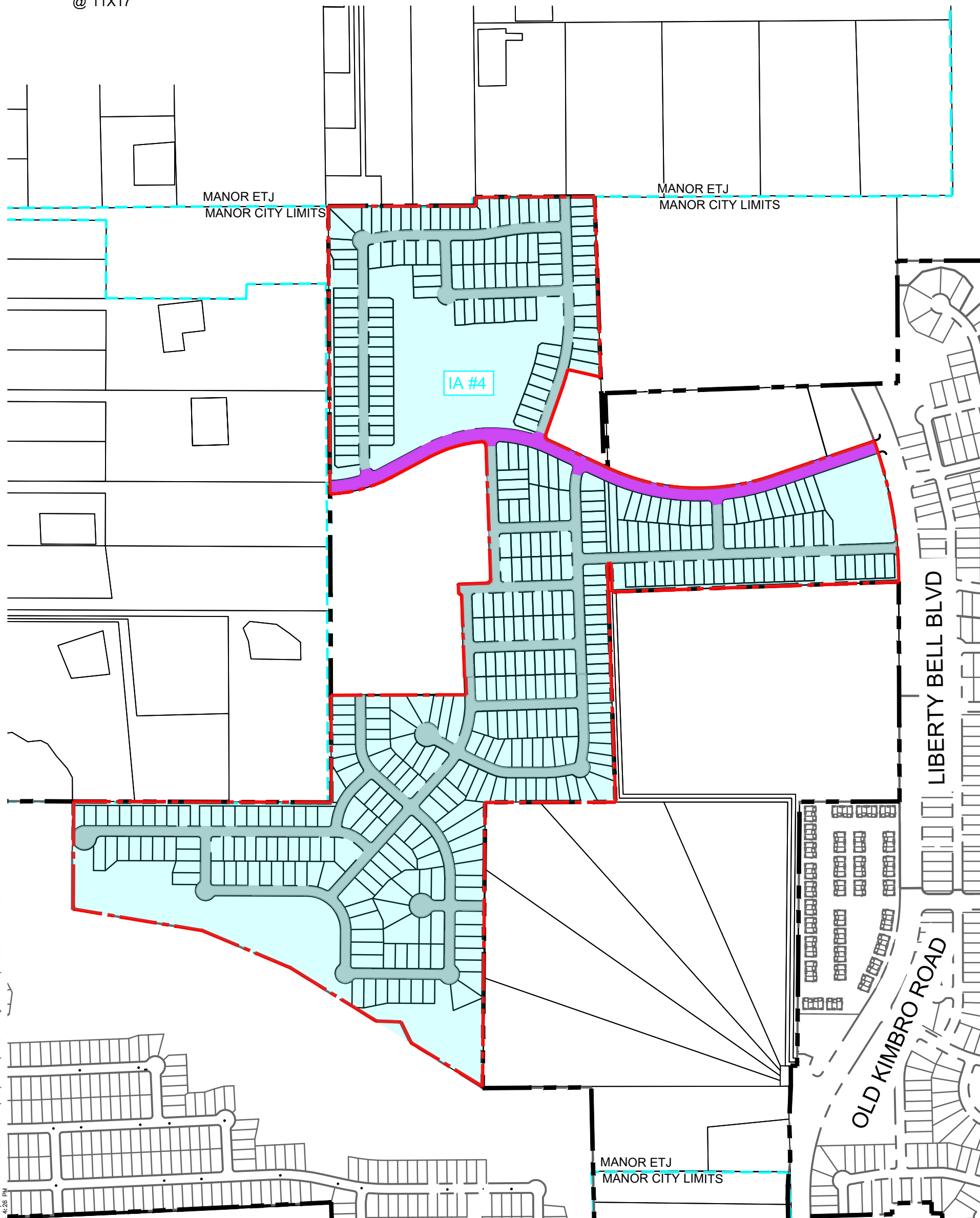
**Exhibit B-1**

**Manor Heights PID Improvement Area #4  
Boundary Map**



LEGEND

	PROPERTY BOUNDARY		IMPROVEMENT AREA #4
	IMPROVEMENT AREA #4 BOUNDARY		COLLECTOR ROADWAY
			ROADWAY



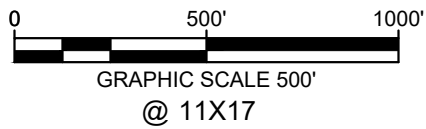
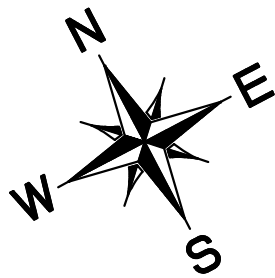
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# EXHIBIT B-1 - MANOR HEIGHTS PID IMPROVEMENT AREA #4 BOUNDARY MAP

MANOR, TEXAS  
OCTOBER 2023

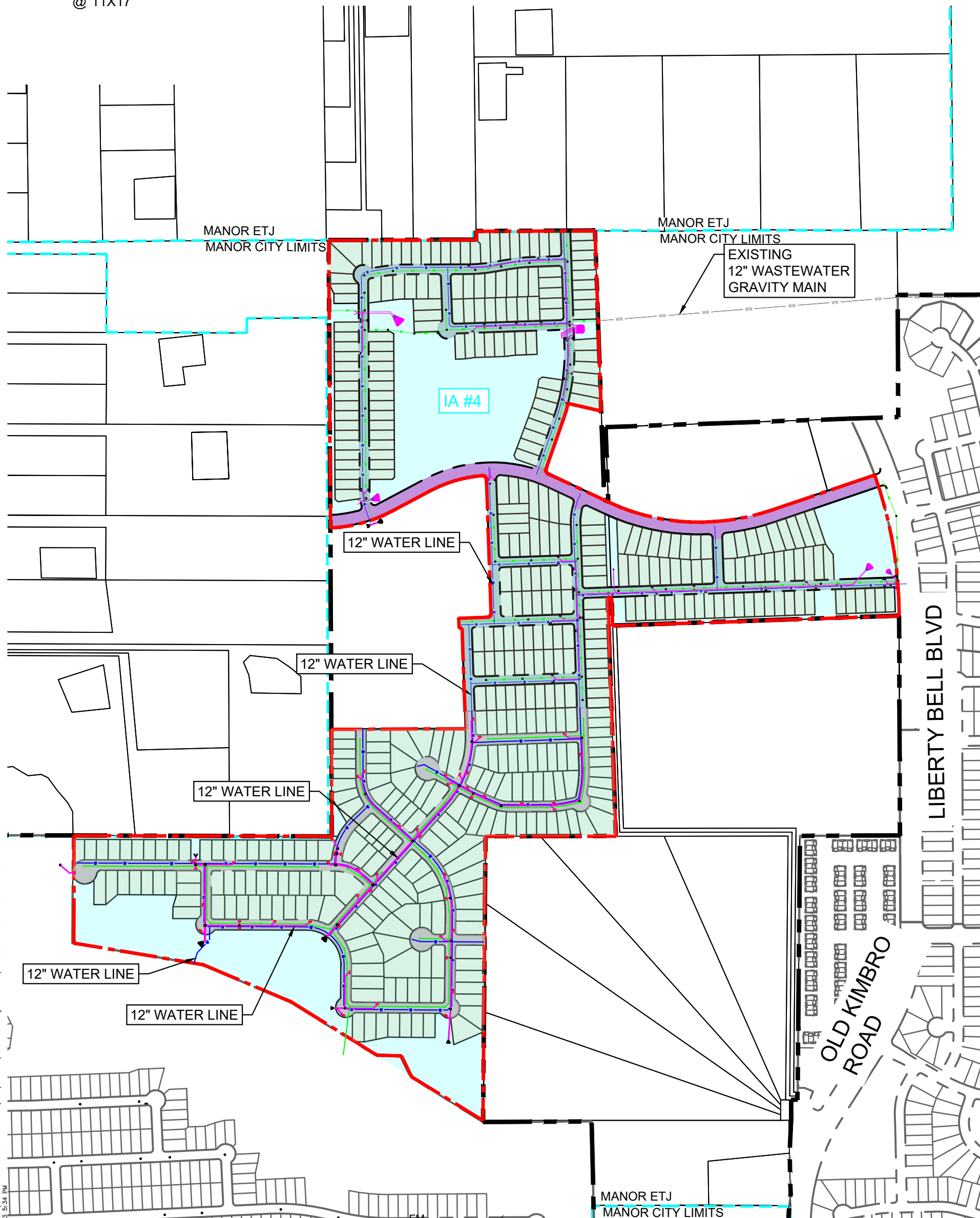
**Exhibit B-2**

**Manor Heights PID Improvement Area #4  
Improvements Map**



LEGEND

	PROPERTY BOUNDARY		WASTEWATER LINE (8" UNLESS NOTED)
	IMPROVEMENT AREA #4		WATER LINE (8" UNLESS NOTED)
	COLLECTOR ROADWAY		STORM SEWER
	ROADWAY		



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# EXHIBIT B-2 - MANOR HEIGHTS PID IMPROVEMENT AREA #4 IMPROVEMENTS MAP

MANOR, TEXAS  
NOVEMBER 2023



## **Exhibit C**

### **Engineers' OPC**



**OPINION OF PROBABLE CONSTRUCTION COST - MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT  
KIMLEY-HORN AND ASSOCIATES  
21-Nov-23**

	TOTAL ACREAGE	ESTIMATED LOTS	ROADWAY	DRAINAGE	WASTEWATER	WATER	SUBTOTAL	SOFT COSTS (15%, W/ 4% CONSTRUCTION MANAGEMENT)	TOTAL
<b>INTERNAL IMPROVEMENTS (PID ELIGIBLE)</b>	138.16	456	\$4,834,330	\$2,736,230	\$2,348,206	\$2,173,306	\$12,092,072	\$1,813,811	\$13,905,883
<b>TOTAL PID ELIGIBLE IMPROVEMENTS (IA #4)</b>	138.16	456	\$4,834,330	\$2,736,230	\$2,348,206	\$2,173,306	\$12,092,072	\$1,813,811	\$13,905,883

1. Review all notes and assumptions. Costs were determined by actual construction costs provided by Kimley-Horn and Associates.

2. Legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, etc. are not included.

3. Soft Cost Included in this OPC:

Estimated to be 15% of hard costs, including a 4% construction management fee.

4. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Alex Granados, (512) 782-0602.

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #4**

Date Prepared: 11/21/2023  
 Date Exhibit: 11/21/2023  
 Project: Manor Heights PID Improvement Area #4  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 138.1633  
 Lots: 456  
 LF Internal Residential: 20,398

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

**A. WATER**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
1	12" GATE VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	8	EA	\$ 3,435.00	\$ 27,480.00
2	12" GATE VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	9	EA	\$ 4,750.00	\$ 42,750.00
3	12" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1,448	LF	\$ 75.00	\$ 108,600.00
4	12" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2,321	LF	\$ 85.00	\$ 197,285.00
5	12" AIR RELEASE VALVE PER CITY OF MANOR DETAIL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 3,995.00	\$ 3,995.00
6	8" GATE VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	28	EA	\$ 2,285.00	\$ 63,980.00
7	8" GATE VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	21	EA	\$ 2,950.00	\$ 61,950.00
8	8" PVC WATERLINE (C-900); INCLUDING ALL APPURTANANENCES NOT ITEMIZED IN THE BID INCLUDING BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	16,015	LF	\$ 45.00	\$ 720,675.00
9	8" AIR RELEASE VALVE PER CITY OF MANOR DETAIL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	3	EA	\$ 3,955.00	\$ 11,865.00
10	WATER SERVICE (SINGLE CONNECTION) W/ METER BOX, INCLUDING CORPORATION STOPS AND APPURTENANCES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	26	EA	\$ 1,750.00	\$ 45,500.00
11	WATER SERVICE (SINGLE CONNECTION) W/ METER BOX, INCLUDING CORPORATION STOPS AND APPURTENANCES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	25	EA	\$ 2,025.00	\$ 50,625.00
12	WATER SERVICE (DOUBLE CONNECTION) W/ METER BOX, INCLUDING CORPORATION STOPS AND APPURTENANCES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	106	EA	\$ 2,300.00	\$ 243,800.00
13	WATER SERVICE (DOUBLE CONNECTION) W/ METER BOX, INCLUDING CORPORATION STOPS AND APPURTENANCES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	85	EA	\$ 2,700.00	\$ 229,500.00
14	FIRE HYDRANT ASSEMBLY INCLUDING 6" LEAD AND VALVE PER CITY OF MANOR DETAIL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	27	EA	\$ 5,525.00	\$ 149,175.00
15	FIRE HYDRANT ASSEMBLY INCLUDING 6" LEAD AND VALVE PER CITY OF MANOR DETAIL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	22	EA	\$ 6,925.00	\$ 152,350.00
16	8" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	4	EA	\$ 2,500.00	\$ 10,000.00
17	8" PLUG AND BLOWOFF VALVE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 4,700.00	\$ 9,400.00
18	REMOVE EXISTING 12" PLUG AND CONNECT TO PROPOSED 12" PVC WATERLINE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 2,100.00	\$ 4,200.00
19	REMOVE EXISTING 8" PLUG AND CONNECT TO PROPOSED 8" PVC WATERLINE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 1,725.00	\$ 3,450.00
20	REMOVE EXISTING 8" PLUG AND CONNECT TO PROPOSED 8" PVC WATERLINE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 1,800.00	\$ 1,800.00
21	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	17,463	LF	\$ 1.00	\$ 17,463.00
22	HYDROSTATIC TESTING & CHLORINATION, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	17,463	LF	\$ 1.00	\$ 17,463.00
	<b>Subtotal</b>			<b>\$</b>	<b>\$ 2,173,306.00</b>

**B. WASTEWATER**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
23	8" SDR 26 ASTM D3034 PVC GRAVITY WASTEWATER, ALL DEPTHS, INCLUDING ALL APPURTENANCES NOT ITEMIZED IN THE BID BUT NOT LIMITED TO TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	9,785	LF	\$ 39.25	\$ 384,061.25
24	8" SDR 26 ASTM D3034 PVC GRAVITY WASTEWATER, ALL DEPTHS, INCLUDING ALL APPURTENANCES NOT ITEMIZED IN THE BID BUT NOT LIMITED TO TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	7,592	LF	\$ 42.00	\$ 318,864.00
25	SINGLE GRAVITY SEWER LATERAL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	26	EA	\$ 3,215.00	\$ 83,590.00
26	SINGLE GRAVITY SEWER LATERAL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	23	EA	\$ 3,575.00	\$ 82,225.00
27	DOUBLE GRAVITY SEWER LATERAL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	106	EA	\$ 4,500.00	\$ 477,000.00
28	DOUBLE GRAVITY SEWER LATERAL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	86	EA	\$ 5,100.00	\$ 438,600.00
29	4' DIAMETER PRECAST CONCRETE WASTEWATER MANHOLE, ALL DEPTHS, INCLUDING ALL APPURTENANCES NOT ITEMIZED IN THE BID BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	40	EA	\$ 4,455.00	\$ 178,200.00
30	4' DIAMETER PRECAST CONCRETE WASTEWATER MANHOLE, ALL DEPTHS, INCLUDING ALL APPURTENANCES NOT ITEMIZED IN THE BID BUT NOT LIMITED TO FITTINGS AND TESTING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	47	EA	\$ 5,350.00	\$ 251,450.00
31	REMOVE EXISTING 8" PLUG AND CONNECT PROPOSED WASTEWATER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 800.00	\$ 800.00
32	8" WASTEWATER PLUG, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	4	EA	\$ 39.25	\$ 157.00

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #4**

Date Prepared: 11/21/2023  
 Date Exhibit: 11/21/2023  
 Project: Manor Heights PID Improvement Area #4  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 138.1633  
 Lots: 456  
 LF Internal Residential: 20,398

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

33	CORE INTO EXISTING MANHOLE AND CONNECT PROPOSED 8" WASTEWATER LINE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 4,350.00	\$ 8,700.00
34	CORE INTO EXISTING MANHOLE AND CONNECT PROPOSED 8" WASTEWATER LINE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 10,500.00	\$ 10,500.00
35	CONCRETE TRENCH CAP FOR 8" WASTEWATER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	90	EA	\$ 16.00	\$ 1,440.00
36	EXTRA DEPTH (OVER 8') MANHOLE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	113.3	VF	\$ 300.00	\$ 33,990.00
37	EXTRA DEPTH (OVER 8') MANHOLE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	117.0	VF	\$ 375.00	\$ 43,875.00
38	TESTING	17,377	LF	\$ 1.00	\$ 17,377.00
39	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, ALL DEPTHS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	17,377	LF	\$ 1.00	\$ 17,377.00
				<b>Subtotal</b>	<b>\$ 2,348,206.25</b>

**C. STORM WATER & DRAINAGE**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
40	18" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1,829	LF	\$ 51.00	\$ 93,279.00
41	18" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2,013	LF	\$ 58.00	\$ 116,754.00
42	24" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1,162	LF	\$ 63.00	\$ 73,206.00
43	24" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2,036	LF	\$ 73.00	\$ 148,628.00
44	30" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	621	LF	\$ 82.00	\$ 50,922.00
45	30" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	800	LF	\$ 95.00	\$ 76,000.00
46	36" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	168	LF	\$ 113.00	\$ 18,984.00
47	36" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	128	LF	\$ 125.00	\$ 16,000.00
48	36" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	151	LF	\$ 139.00	\$ 20,989.00
49	42" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	695	LF	\$ 161.00	\$ 111,895.00
50	48" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	906	LF	\$ 187.00	\$ 169,422.00
51	48" RCP, CLASS III PIPE (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	668	LF	\$ 218.00	\$ 145,624.00
52	5' x 3' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	111	LF	\$ 294.00	\$ 32,634.00
53	5' x 3' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	727	LF	\$ 360.00	\$ 261,720.00
54	5' x 4' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	357	LF	\$ 406.00	\$ 144,942.00
55	6' x 4' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	121	LF	\$ 411.00	\$ 49,731.00
56	7' x 4' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	62	LF	\$ 509.00	\$ 31,558.00
57	6' x 4' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	162	LF	\$ 425.00	\$ 68,850.00
58	7' x 4' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	115	LF	\$ 550.00	\$ 63,250.00
57	3' x 2' REINFORCED CONCRETE BOX (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	28	LF	\$ 275.00	\$ 7,700.00
58	4' x 4' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	12	EA	\$ 3,675.00	\$ 44,100.00
59	4' x 4' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	11	EA	\$ 3,500.00	\$ 38,500.00
60	5' x 5' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	7	EA	\$ 5,215.00	\$ 36,505.00
61	5' x 5' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 4,200.00	\$ 8,400.00
62	6' x 6' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	6	EA	\$ 8,000.00	\$ 48,000.00
63	6' x 6' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 6,300.00	\$ 12,600.00
64	7' x 7' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	7	EA	\$ 8,850.00	\$ 61,950.00
65	8' x 4' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 10,400.00	\$ 10,400.00
66	8' x 8' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 10,225.00	\$ 10,225.00
67	10' x 6' JUNCTION BOX, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 9,555.00	\$ 9,555.00
68	3' x 3' OPEN AREA INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 3,545.00	\$ 3,545.00
69	4' x 4' OPEN AREA INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 4,300.00	\$ 4,300.00

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #4**

Date Prepared: 11/21/2023  
 Date Exhibit: 11/21/2023  
 Project: Manor Heights PID Improvement Area #4  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 138.1633  
 Lots: 456  
 LF Internal Residential: 20,398

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

70	4' x 4' OPEN AREA INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 3,975.00	\$ 7,950.00
71	6' x 6' OPEN AREA INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 6,500.00	\$ 6,500.00
72	10' TYPE 1 CURB INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	33	EA	\$ 4,800.00	\$ 158,400.00
73	10' TYPE 1 CURB INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	43	EA	\$ 5,200.00	\$ 223,600.00
74	15' CURB INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	4	EA	\$ 7,405.00	\$ 29,620.00
75	15' CURB INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	4	EA	\$ 8,000.00	\$ 32,000.00
76	20' CURB INLET, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 8,455.00	\$ 8,455.00
77	STANDARD 18" HEADWALL PER CITY OF AUSTIN DETAIL 508S-13, INCLUDING RIP RAP AND ENERGY DISSIPATORS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 4,950.00	\$ 4,950.00
78	STANDARD 24" HEADWALL PER CITY OF AUSTIN DETAIL 508S-13, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 5,200.00	\$ 5,200.00
79	STANDARD 24" HEADWALL PER CITY OF AUSTIN DETAIL 508S-13, INCLUDING RIP RAP AND ENERGY DISSIPATORS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 5,775.00	\$ 11,550.00
80	STANDARD 30" HEADWALL PER CITY OF AUSTIN DETAIL 508S-13, INCLUDING RIP RAP AND ENERGY DISSIPATORS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 6,950.00	\$ 6,950.00
81	STANDARD 36" HEADWALL PER CITY OF AUSTIN DETAIL 508S-13, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 7,825.00	\$ 7,825.00
82	36", 2-42", 2-6'x4' PW-S HEADWALL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 32,250.00	\$ 32,250.00
83	3'x2' TxDOT HEADWALL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 8,900.00	\$ 8,900.00
84	42", 2-6'x4' PW-S HEADWALL, COMPLETE IN PLACE AS DETAILED AS SPECIFIED	1	EA	\$ 28,000.00	\$ 28,000.00
85	STANDARD 48" HEADWALL, INCLUDING RIP RAP AND ENERGY DISSIPATORS,, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 14,875.00	\$ 14,875.00
86	STANDARD 5' x 3' TxDOT HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2	EA	\$ 16,800.00	\$ 33,600.00
87	STANDARD 5' x 3' TxDOT HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 21,000.00	\$ 21,000.00
88	STANDARD 5' x 3' TxDOT HEADWALL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 12,755.00	\$ 12,755.00
89	STANDARD 5' x 4' TxDOT HEADWALL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 22,500.00	\$ 22,500.00
90	STANDARD 6' x 4' TxDOT HEADWALL, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 18,870.00	\$ 18,870.00
91	STANDARD 7' x 4' TxDOT HEADWALL, INCLUDING RIP RAP, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	EA	\$ 28,360.00	\$ 28,360.00
92	ADJUST MANHOLE CASTINGS TO GRADE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	25	EA	\$ 275.00	\$ 6,875.00
93	ADJUST MANHOLE CASTINGS TO GRADE, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	22	EA	\$ 375.00	\$ 8,250.00
94	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	12,455	LF	\$ 1.00	\$ 12,455.00
				<b>Subtotal</b>	<b>\$ 2,736,230.00</b>

**D. ROADWAY PAVEMENT ITEMS**

	DESCRIPTION		UNIT	COST / UNIT	TOTAL COST
95	SUBGRADE PREPERATION, PER CITY OF AUSTIN STANDARD SPECIFICATION 201S, MINIMUM 6" DEPTH, PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	58,906	SY	\$ 2.25	\$ 132,538.50
96	SUBGRADE PREPERATION, PER CITY OF AUSTIN STANDARD SPECIFICATION 201S, MINIMUM 6" DEPTH, PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	43,399	SY	\$ 2.50	\$ 108,497.50
97	CRUSHED LIMESTONE BASE, 12-INCH, PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	43,399	SY	\$ 16.00	\$ 694,384.00
98	CRUSHED LIMESTONE BASE, 12-INCH, PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	44,107	SY	\$ 12.25	\$ 540,310.75
99	CRUSHED LIMESTONE BASE, 18-INCH, PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	12,099	SY	\$ 20.50	\$ 248,029.50
100	HOT MIX ASPHALT CONCRETE PAVEMENT, 2.0" TYPE D, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	32,708	SY	\$ 13.50	\$ 441,558.00
101	HOT MIX ASPHALT CONCRETE PAVEMENT, 2.0" TYPE D, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	32,912	SY	\$ 19.00	\$ 625,328.00
102	HOT MIX ASPHALT CONCRETE PAVEMENT, 3.0" TYPE D, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	12,099	SY	\$ 22.00	\$ 266,178.00
103	TENSAR TX5 GEOGRID MEETING TxDOT STANDARD DMS 6240 TYPE 2 - PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	58,906	SY	\$ 3.75	\$ 220,897.50
104	TENSAR TX5 GEOGRID MEETING TxDOT STANDARD DMS 6240 TYPE 2 - PER SQUARE YARD, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	43,399	SY	\$ 4.00	\$ 173,596.00
105	4' CONCRETE SIDEWALK, INCLUDING 5' x 5' PASSING SPACES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1,626	SY	\$ 76.50	\$ 124,389.00

**OPINION OF PROBABLE CONSTRUCTION COSTS  
IMPROVEMENT AREA #4**

Date Prepared: 11/21/2023  
 Date Exhibit: 11/21/2023  
 Project: Manor Heights PID Improvement Area #4  
 KHA Job Number: N/A  
 Prepared By: Sarah Starkey  
 Reviewed By: Alex Granados

Total Acreage: 138.1633  
 Lots: 456  
 LF Internal Residential: 20,398

**INTERNAL PUBLIC IMPROVEMENTS (PID ELIGIBLE)**

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
106	4' CONCRETE SIDEWALK, INCLUDING 5' x 5' PASSING SPACES, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	833	SY	\$ 80.00	\$ 66,640.00
107	5' CONCRETE SIDEWALK, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	834	SY	\$ 87.00	\$ 72,558.00
108	8' CONCRETE SIDEWALK, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	2,491	SY	\$ 69.00	\$ 171,879.00
109	6" CONCRETE CURB AND GUTTER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	25,365	SY	\$ 15.25	\$ 386,816.25
110	6" CONCRETE CURB AND GUTTER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	17,544	SY	\$ 17.50	\$ 307,020.00
111	CONCRETE VALLEY GUTTER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	12	EA	\$ 6,050.00	\$ 72,600.00
112	CONCRETE VALLEY GUTTER, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	10	EA	\$ 4,450.00	\$ 44,500.00
113	SIDEWALK CURB RAMP, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	34	LF	\$ 1,315.00	\$ 44,710.00
114	SIDEWALK CURB RAMP, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	36	LF	\$ 1,450.00	\$ 52,200.00
115	SIGNING AND STRIPING, COMPLETE IN PLACE AS DETAILED AND SPECIFIED	1	LS	\$ 39,700.00	\$ 39,700.00
<b>Subtotal</b>					<b>\$ 4,834,330.00</b>

**SUMMARY OF ESTIMATED PROJECT COSTS**

Category	Description	Total Cost
A.	WATER	\$ 2,173,306.00
B.	WASTEWATER	\$ 2,348,206.25
C.	STORM WATER & DRAINAGE	\$ 2,736,230.00
D.	ROADWAY PAVEMENT ITEMS	\$ 4,834,330.00
<b>Total Estimated Project Costs</b>		<b>\$ 12,092,072.25</b>
Cost per lot		26,517.70

**APPENDIX A – FINAL PLATS WITHIN THE DISTRICT**







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 16.848 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 16.848 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 2" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY FEBRUARY 05, 2021.

BY: Jeff Scott  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
2221 E. LAMAR BLVD., SUITE 790  
ARLINGTON, TEXAS 76006

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 9<sup>th</sup> DAY OF March, 2021.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. 15<sup>th</sup> DAY OF May, 2021.

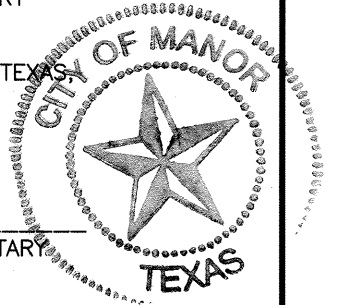
APPROVED: Philip Trujon  
PHILIP TRUJON, CHAIRPERSON

ATTEST: Lluvia Almaraz  
LLUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ON THIS THE DATE. 13<sup>th</sup> DAY OF May, 2021.

APPROVED: Larry Wallace, Jr.  
DR. LARRY WALLACE, JR., MAYOR

ATTEST: Lluvia Almaraz  
LLUVIA 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. 29 DAY OF March, 2021 AT 1:37 O'CLOCK PM DULY RECORDED ON THE DAY OF 29 DAY OF March, 2021 AT 1:37 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202100038 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 29 DAY OF March, 2021.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: E. Medina  
DEPUTY  
**E. MEDINA**



GENERAL NOTES:

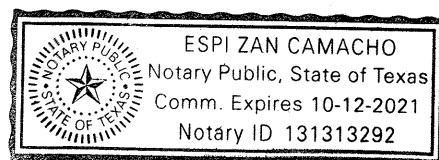
- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN 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 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 WAIVER 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 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. 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. 481, 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. 481.
- 17. 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.

THE STATE OF TX )  
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.

Esra Camacho  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 131313292  
MY COMMISSION EXPIRES: 10-12-21  
COUNTY OF TRAVIS  
THE STATE OF TEXAS



THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

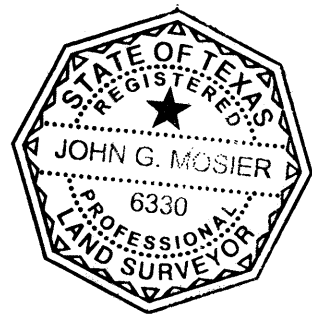
A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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



I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 2-3-21  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com



SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), 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 0.99992097045 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 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- 4. ACCORDING TO COMMUNITY PANEL NO. 48453C0485J DATED 8/18/2014 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 DEFINED BY FEMA AS 1% ANNUAL FLOOD CHANCE AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE PROPERTY IS WITHIN ZONE X (UN-SHADED) DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. 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.

SUBDIVISION PLAT ESTABLISHING

MANOR HEIGHTS SOUTH  
PHASE 1 SECTION 2

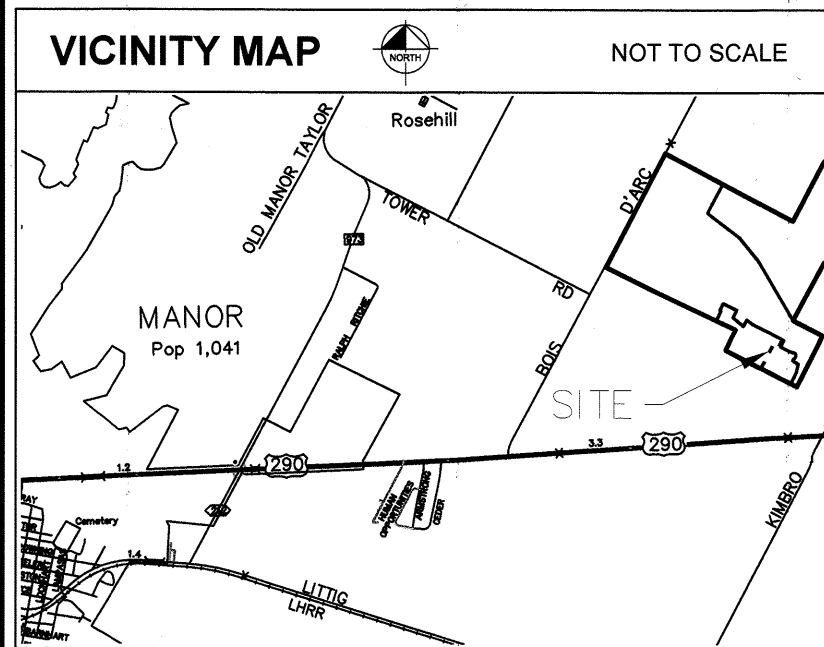
BEING 16.848 ACRES OF LAND SITUATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

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

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
2221 E. LAMAR BLVD., SUITE 790  
ARLINGTON, TEXAS 76006  
DALLAS COUNTY  
CONTACT: JOHN MABERRY



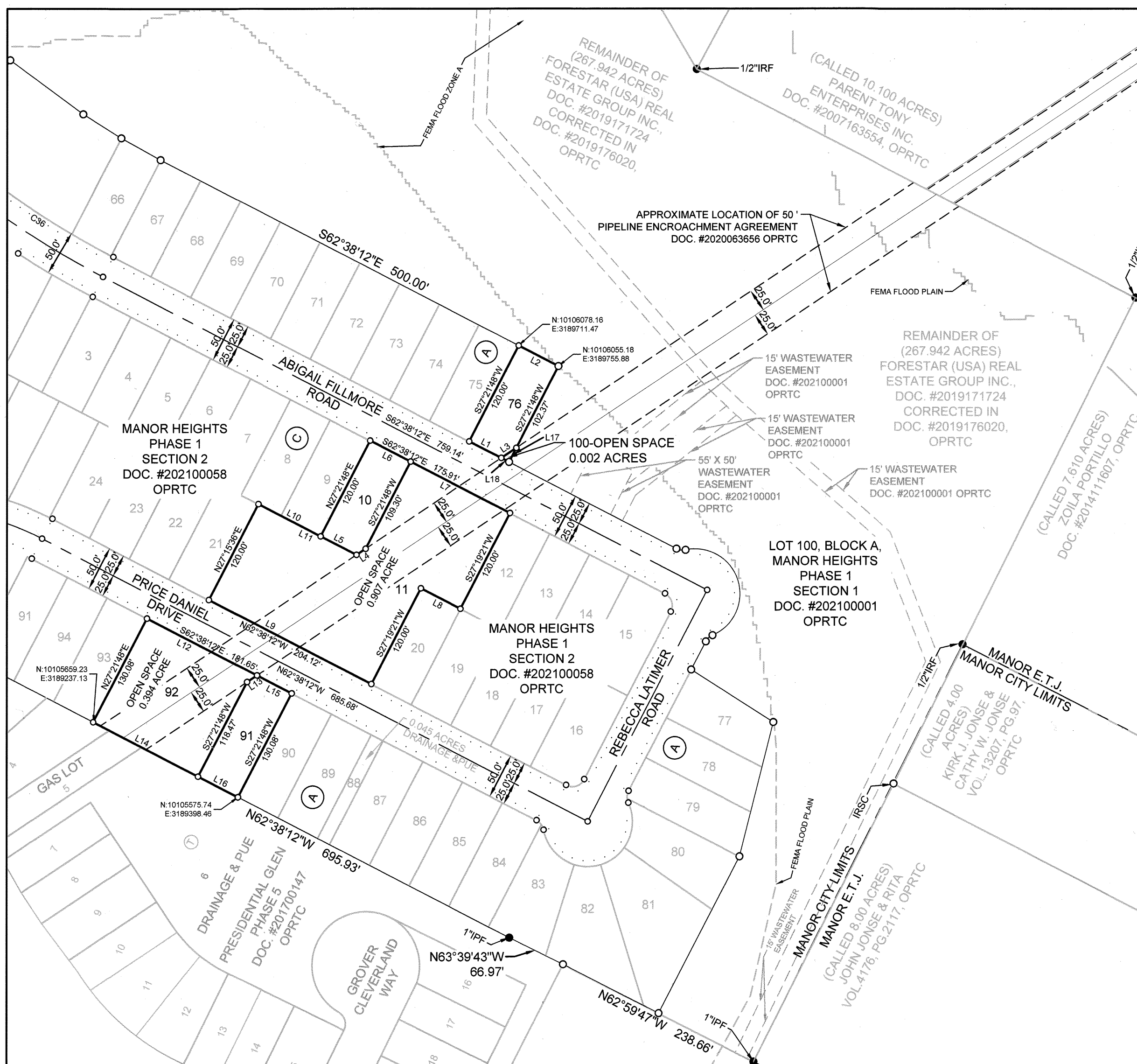
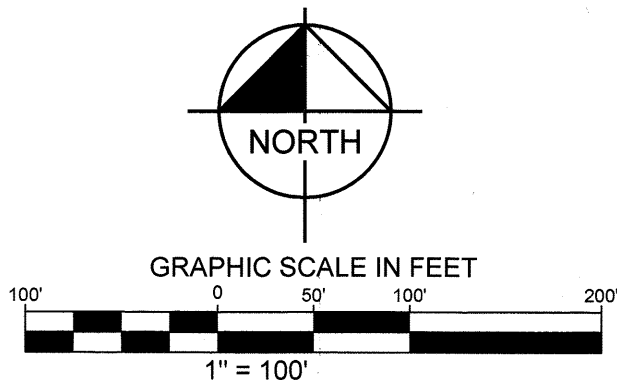
# AMENDED PLAT OF MANOR HEIGHTS SOUTH PHASE 1 SECTION 2 AMENDING LOTS 76, 91, AND 92, BLOCK A, LOTS 10 & 11, BLOCK C FINAL PLAT CITY OF MANOR, TRAVIS COUNTY, TEXAS

LEGEND	
○	1/2" IRON ROD W "KHA" CAP SET
---	SIDEWALK
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

BEING LOT 76 (0.136 ACRES), LOT 91 (0.148 ACRES), LOT 92 (0.394), AND LOT 100 (0.002), BLOCK A LOT 10 (0.140 ACRES), AND LOT 11 (0.907 ACRES), BLOCK C, IN MANOR HEIGHTS PHASE 1 SECTION 2 SUBDIVISION RECORDED IN DOCUMENT NO. 202100058, SAME BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N62°38'12"W	40.25'
L2	S62°38'12"E	50.00'
L3	S56°18'26"W	20.15'
L4	S56°18'26"W	12.23'
L5	N62°38'12"W	45.08'
L6	S62°38'12"E	51.00'
L7	S62°38'12"E	124.91'
L8	N62°38'12"W	50.00'
L9	N62°38'12"W	204.12'
L10	S62°38'12"E	78.26'
L11	N62°38'12"W	123.34'
L12	S62°38'12"E	138.07'
L13	S56°18'26"W	13.26'
L14	N62°38'12"W	131.65'
L15	S62°38'12"E	43.58'
L16	N62°38'12"W	50.00'
L17	S27°21'48"W	17.63'
L18	N62°38'12"W	9.75'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 76	0.136	5,914
BLOCK A LOT 91	0.148	6,467
BLOCK A LOT 92-OPEN SPACE	0.394	17,162
BLOCK A LOT 100-OPEN SPACE	0.002	86
BLOCK C LOT 10	0.140	6,088
BLOCK C LOT 11-OPEN SPACE	0.907	39,528



**Kimley»Horn**

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 321-3427 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

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 100, BLOCK A, LOTS 10 AND 11, BLOCK C, MANOR HEIGHTS PHASE 1 SECTION 2 PLAT OF WHICH RECORDED IN DOCUMENT NUMBER 202100058, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, 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 PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "AMENDED MANOR HEIGHTS PHASE 1, SECTION 2" LOTS 76, 91, 92, AND 100, BLOCK A, LOTS 10 AND 11, BLOCK C AND WHOSE NAME IS SUBSCRIBED HERETO IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "AMENDED MANOR HEIGHTS PHASE 1, SECTION 2" LOTS 76, 91, 92, AND 100, BLOCK A, LOTS 10 AND 11, BLOCK C AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.


WITNESS MY HAND THIS DAY 1-20, 2022

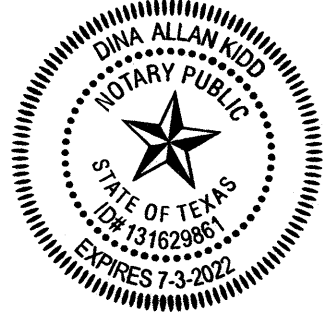
BY:   
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
**Jeff Scott, Authorized Agent**

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 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<sup>th</sup> DAY OF JAN, 2022

  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 131629861  
MY COMMISSION EXPIRES: 7-3-22  
COUNTY OF TRAVIS  
THE STATE OF TEXAS

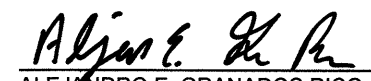


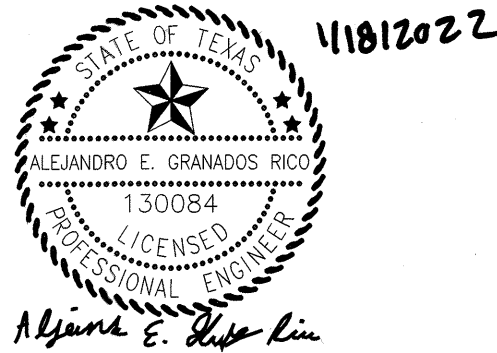
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

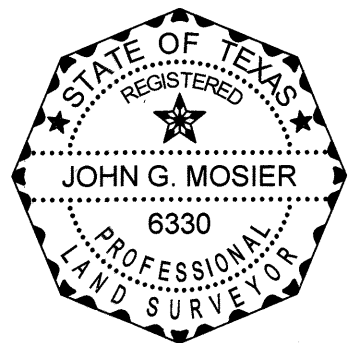
  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759



THE STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com



**SURVEYOR'S NOTES:**

- 1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), 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 0.99992097045 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 1/2" 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:


20<sup>th</sup> DAY OF January, 2022

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE 17<sup>th</sup> DAY OF January, 2022

APPROVED:   
JULIE LEONARD, CHAIRPERSON

ATTEST:   
LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ON THIS THE 30<sup>th</sup> DAY OF January, 2022

APPROVED:   
HONORABLE DR. CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

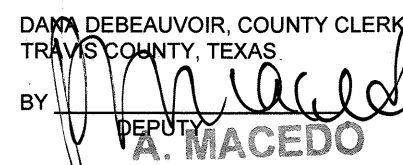
ATTEST:   
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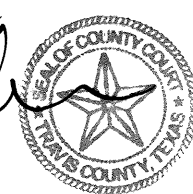


COUNTY OF TRAVIS §  
STATE OF TEXAS §

I, DANA DEBEAUVOIR, 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 21<sup>st</sup> DAY OF January, 2022 AT 12:20 O'CLOCK P.M., DULY RECORDED ON THE DAY OF Jan 21, 2022 AT 12:20 O'CLOCK P.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 20<sup>th</sup> DAY OF January, 2022 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
BY:   
A. MACEDO  
DEPUTY



**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 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 WAIVER 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 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. 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. 481, 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. 481.
- 17. LOT 92, BLOCK A, OPEN SPACE, 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.
- 18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MANOR HEIGHTS SOUTH PHASE 1 SECTION 2, LOT(S) 76, 91, & 92 BLOCK A, LOT(S) 10 & 11 BLOCK C, RECORDED IN DOCUMENT NO. 202100058, 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 (0.136 ACRES), LOT 91 (0.148 ACRES), LOT 92 (0.394), AND LOT 100 (0.002), BLOCK A, LOT 10 (0.140 ACRES), AND LOT 11 (0.907 ACRES), BLOCK C, IN MANOR HEIGHTS PHASE 1 SECTION 2 SUBDIVISION RECORDED IN DOCUMENT NO. 202100058, SAME BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.



**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 321-3427 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

OWNER:  
 TUAN V. NGUYEN & NHIEU T. & QUYN  
 DOC. #2003234510 OPRTC  
 (CALLED 13.502 ACRES)

S62°00'08"E 1087.10' CITY OF MANOR E.T.J.  
 MANOR CITY LIMITS  
 SUBDIVISION PLAT ESTABLISHING

LEMUEL KIMBRO SURVEY,  
 ABSTRACT NO. 456  
 A.C. CALDWELL SURVEY NO. 52,  
 ABSTRACT NO. 154

**LEGEND**

- IRF ● IRON ROD FOUND
- IRP ○ 1/2" IRON ROD W/ "KHA" CAP SET
- 60D ● 60D NAIL FOUND
- OPRTC ○ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- T CPR TRAVIS COUNTY PLAT RECORDS
- RPRTC ○ REAL PROPERTY RECORDS OF TRAVIS COUNTY
- DRTC ○ DEED RECORDS TRAVIS COUNTY
- P.O.B. ● POINT OF BEGINNING
- T.B.M. ● BENCH MARK
- P.U.E. ● PUBLIC UTILITY EASEMENT
- BL ● BUILDING SET BACK LINE
- W.L.E. ● WATER LINE EASEMENT
- W.W.E. ● WASTEWATER EASEMENT
- ● SIDEWALK
- A, B, C, D ● BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
- P.O.C. ● POINT OF CURVE
- P.R.C. ● POINT OF REVERSE CURVE
- P.C.C. ● POINT OF COMPOUND CURVE
- P.O.T. ● POINT OF TANGENT
- ● PHASE AND MATCH LINE

# MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DECEMBER 10, 2020

## Kimley»Horn

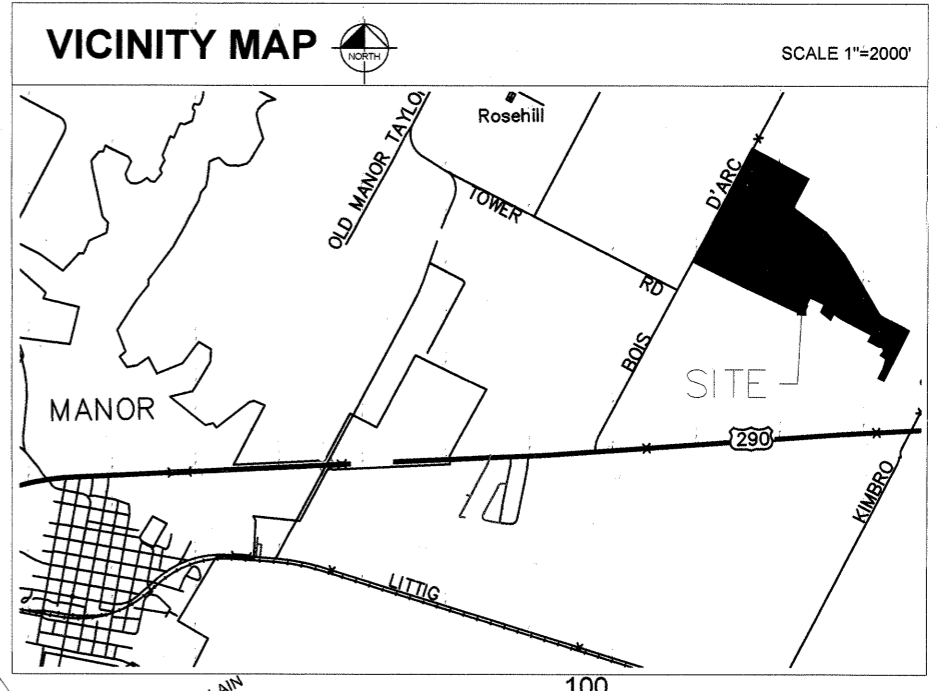
**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP INC.,  
 A DELAWARE CORPORATION  
 2221 E. LAMAR BLVD., SUITE 790  
 ARLINGTON, TEXAS 76005  
 CONTACT: JOHN MABERRY

OPEN SPACE  
 DRAINAGE LOT  
 58.170 ACRES  
 PORTION OF  
 (267.942 ACRES)  
 FORESTAR (USA) REAL  
 ESTATE INC.,  
 DOC. #2019171724  
 CORRECTED IN  
 DOC. #2019176020

REMAINDER OF  
 (267.942 ACRES)  
 FORESTAR (USA) REAL  
 ESTATE INC.,  
 DOC. #2019171724  
 CORRECTED IN  
 DOC. #2019176020



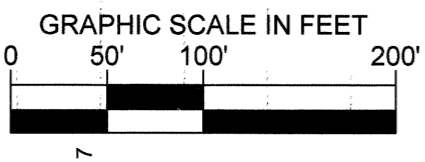
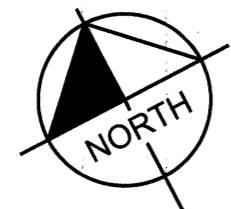
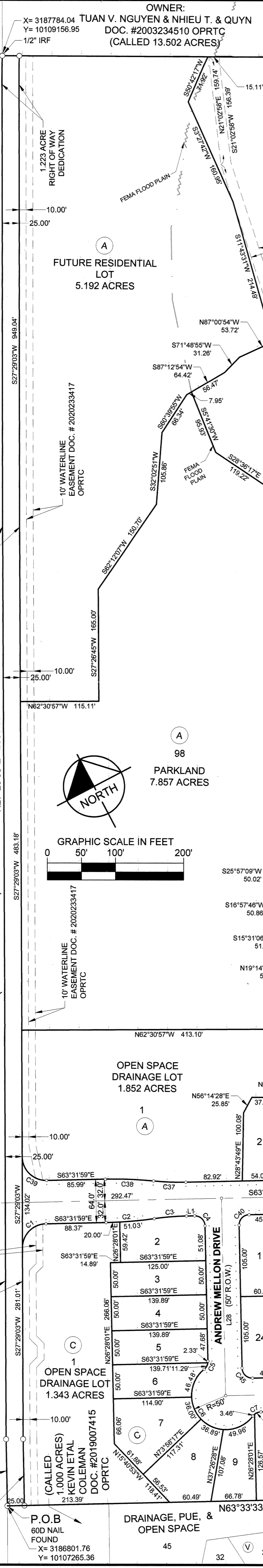
PROPOSED 15' ROW DEDICATION

PRESIDENTIAL HEIGHTS PHASE 1  
 DOC. 201600302 OPRTC

PRESIDENTIAL HEIGHTS PHASE 2  
 DOC. 201700274 OPRTC

15.116 ACRES)  
 J.L. PERRY JR.  
 1.223 ACRE  
 RIGHT OF WAY  
 DEDICATION  
 DOC. 201700274 OPRTC

BOIS D. ARC RD.  
 (VARIABLE R.O.W.)



OPEN SPACE  
 DRAINAGE LOT  
 58.170 ACRES  
 S60°05'37"E 1800.72'

OPEN SPACE  
 DRAINAGE LOT  
 58.170 ACRES

OPEN SPACE  
 DRAINAGE LOT  
 58.170 ACRES  
 S60°05'37"E 1800.72'

MATCH LINE "A"  
SHEET 1 OF 5

MATCH LINE "A"  
SHEET 2 OF 5

DWS NAME: K:\SVA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\6825780-SKY VILLAGE SOUTH\KIMLEY-HORN PLAT\MANOR HEIGHTS PHASE 1\SECTION 1\MANOR HEIGHTS PHASE 1-SECTION 1.DWG PLOTTED BY: GONZALEZ, DAVID 12/10/2020 5:17 PM LAST SAVED: 12/10/2020 5:16 PM

SUBDIVISION PLAT ESTABLISHING  
**MANOR HEIGHTS SOUTH  
 PHASE 1 SECTION 1**

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

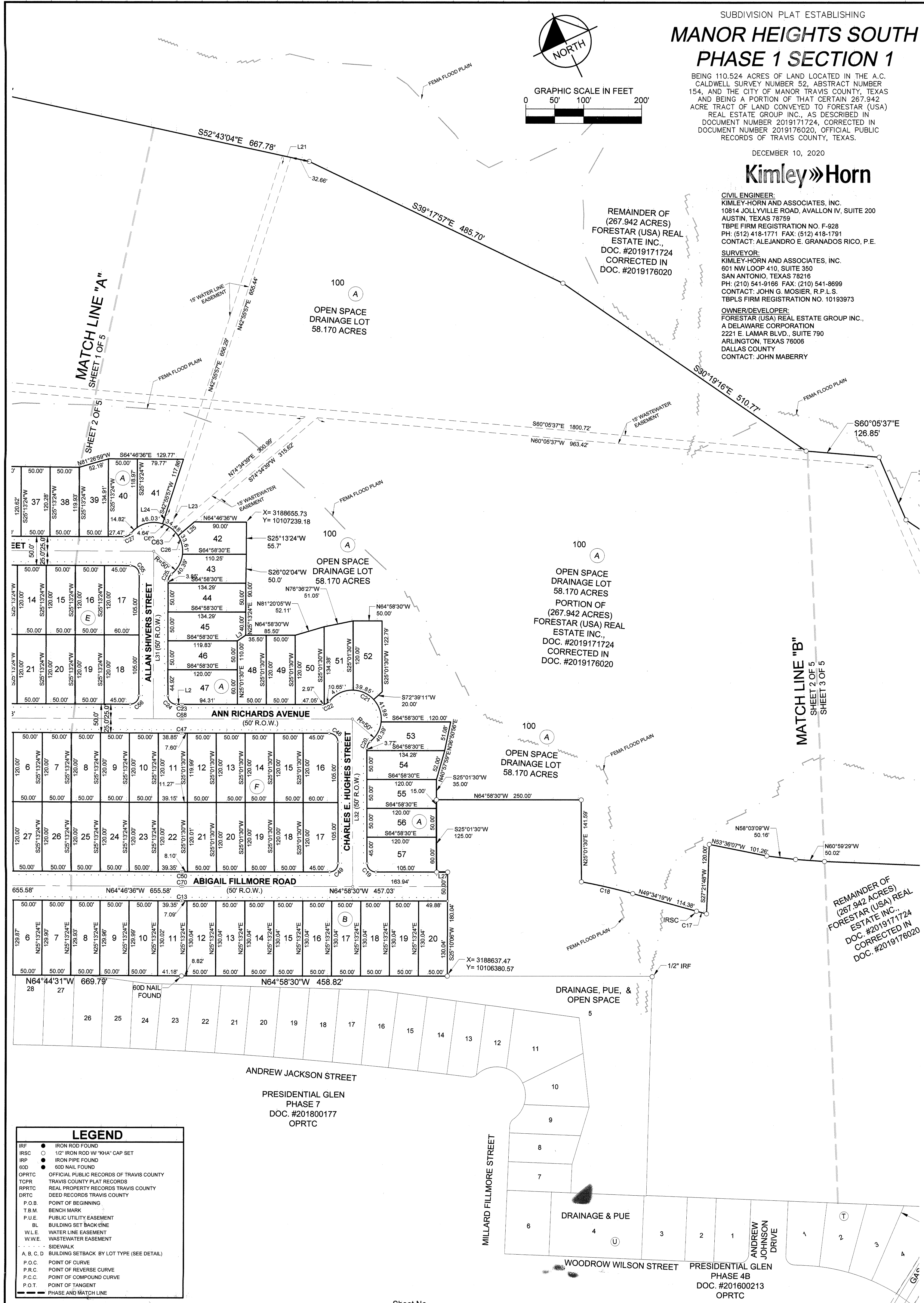
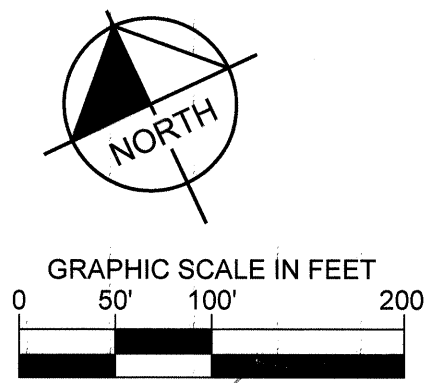
DECEMBER 10, 2020

**Kimley»Horn**

CIVIL ENGINEER:  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
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 PH: (512) 418-1771 FAX: (512) 418-1791  
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 2221 E. LAMAR BLVD., SUITE 790  
 ARLINGTON, TEXAS 76006  
 DALLAS COUNTY  
 CONTACT: JOHN MABERRY



LEGEND	
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRP	IRON PIPE FOUND
60D	60D NAIL FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
TCPR	TRAVIS COUNTY PLAT RECORDS
RRPTC	REAL PROPERTY RECORDS TRAVIS COUNTY
DRTC	DEED RECORDS TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT
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A, B, C, D	BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
P.O.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.T.	POINT OF TANGENT
---	PHASE AND MATCH LINE

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\0625700-SKY VILLAGE SOUTH\DWG\KIMLEY-HORN\PLAT\MANOR HEIGHTS PHASE 1-SECTION 1\MANOR HEIGHTS SOUTH\PHASE 1-SECTION 1\PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 12/10/2020 5:17 PM LAST SAVED 12/10/2020 5:18 PM

20210001

Manor 5.2021

SUBDIVISION PLAT ESTABLISHING

Kimley»Horn

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

GENERAL INFORMATION:

TOTAL ACREAGE.....110.524 ACRES

LINEAR FOOT OF 50' ROW.....6360'

LINEAR FOOT OF 64' ROW.....154'

NUMBER OF SINGLE FAMILY LOTS.....186

NUMBER OF FUTURE RESIDENTIAL LOTS.....1

ACREAGE OF RESIDENTIAL LOTS.....28.456 ACRES

ACREAGE OF FUTURE RESIDENTIAL LOTS .....5.192 ACRES

NUMBER OF NON-RESIDENTIAL LOTS.....4

ACREAGE OF NON-RESIDENTIAL LOTS.....69.205 ACRES

TOTAL NUMBER OF LOTS.....191

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

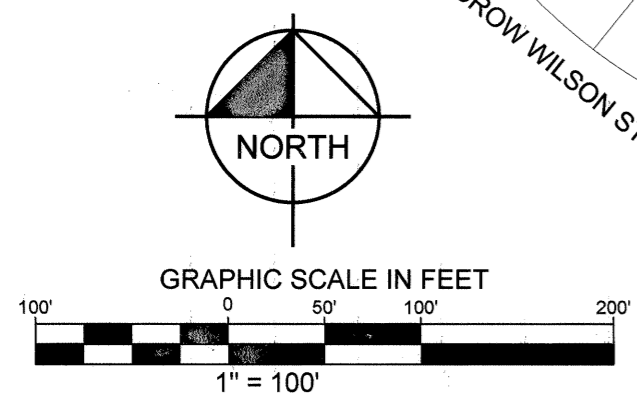
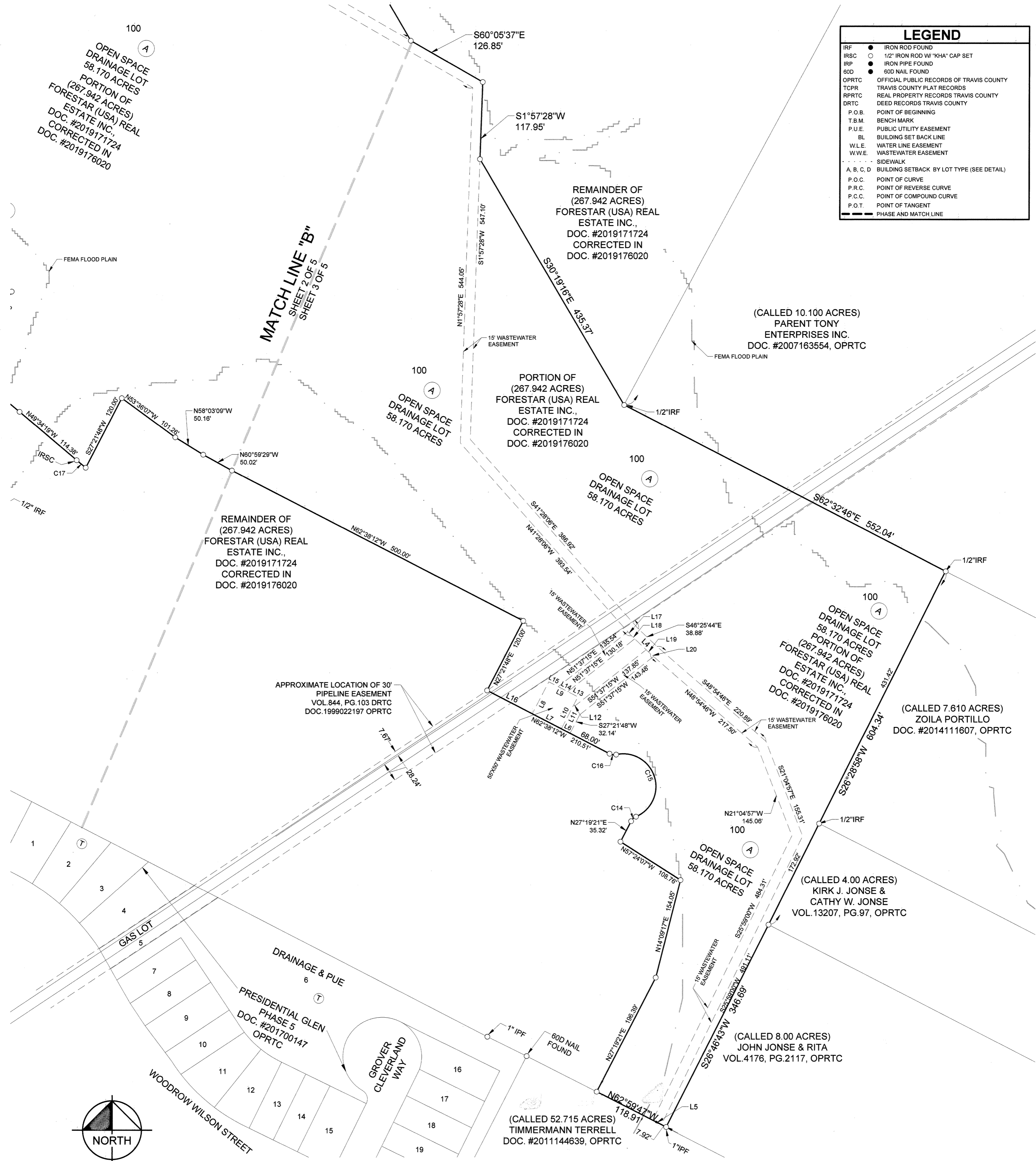
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OWNER/DEVELOPER:  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
2221 E. LAMAR BLVD., SUITE 790  
ARLINGTON, TEXAS 76006  
DALLAS COUNTY  
CONTACT: JOHN MABERRY

LEGEND	
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRP	IRON PIPE FOUND
60D	60D NAIL FOUND
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
TCPR	TRAVIS COUNTY PLAT RECORDS
RPRTC	REAL PROPERTY RECORDS TRAVIS COUNTY
DRTC	DEED RECORDS TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT
BL	BUILDING SET BACK LINE
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
- - -	SIDEWALK
A, B, C, D	BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
P.O.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.T.	POINT OF TANGENT
- - -	PHASE AND MATCH LINE



DWG NAME: K:\SVA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\06255750-SKY VILLAGE SOUTH\DWG\KIMLEY-HORN\PLAT\MANOR HEIGHTS PHASE 1\SECTION 1\MANOR HEIGHTS SOUTH PHASE 1 SECTION 1\PHASE 1 SECTION 1\PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 12/10/2020 5:17 PM LAST SAVED: 12/10/2020 5:16 PM

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 110.524 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 110.524 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY December 14, 2020

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

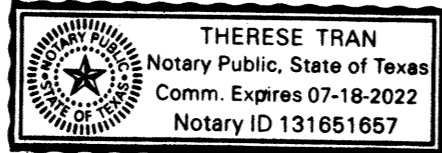
2221 E. LAMAR BLVD., SUITE 790 ARLINGTON, TEXAS 76006

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 14 DAY OF DECEMBER, 2020

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 19051454
MY COMMISSION EXPIRES: 07-18-2022
COUNTY OF TRAVIS
THE STATE OF TEXAS



THE STATE OF TEXAS ) (
COUNTY OF TRAVIS ) (

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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



12/12/2020

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 12-11-20
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-321-3402
GREG.MOSIER@KIMLEY-HORN.COM



SURVEYOR'S NOTES:

- 1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), 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 0.99992097045 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 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

Kimley-Horn

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JEFF SCOTT

SUBDIVISION PLAT ESTABLISHING

MANOR HEIGHTS SOUTH
PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DECEMBER 10, 2020

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 31st DAY OF December, 2020.

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

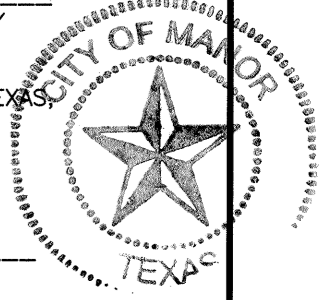
APPROVED: Philip Tryon
PHILIP TRYON, CHAIRPERSON

ATTEST: Lluvia Almaraz
LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: Dr. Larry Wallace, Jr.
DR. LARRY WALLACE, JR., MAYOR

ATTEST: Lluvia Almaraz
LLUVIA ALMARAZ, CITY SECRETARY



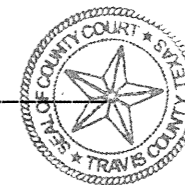
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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. 5th DAY OF January, 2021 AT 8:10 O'CLOCK A.M. DULY RECORDED ON THE DAY OF 5th DAY OF January, 2021 AT 8:10 O'CLOCK A.M. 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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: K. Reyna
DEPUTY K. REYNA



GENERAL NOTES:

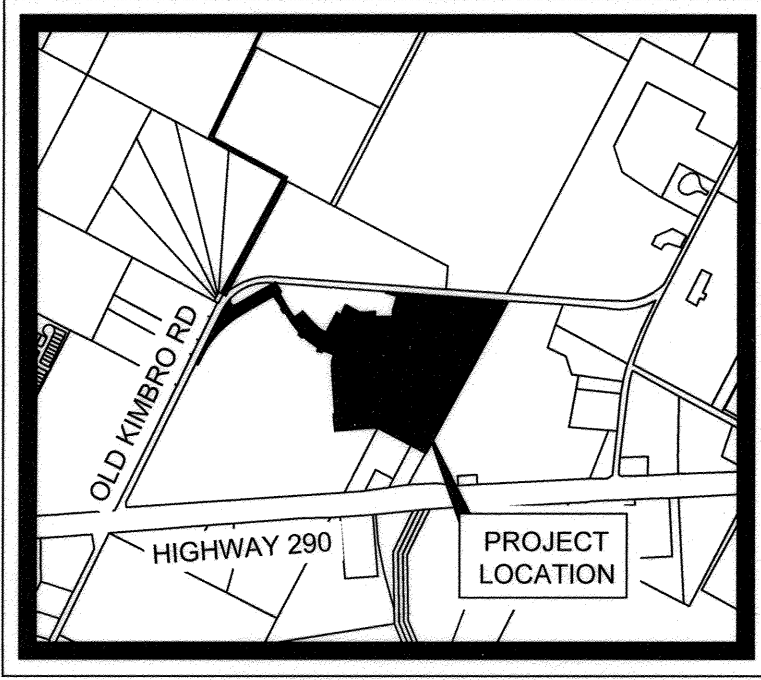
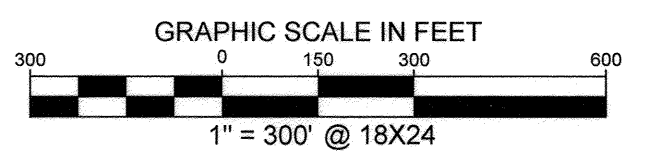
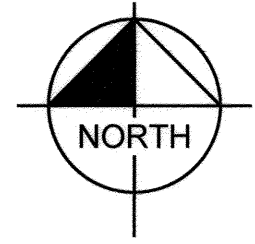
- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN 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 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 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.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE 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. 481, MINIMUM LOT SIZE SHALL BE 6000 Sq.Ft., AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1500 Sq.Ft.
15. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 481.
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 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.

DWG NAME: K:\SMA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\06262570-SKY VILLAGE SOUTH\DWG\KIMLEY-HORN\PLAT\MANOR HEIGHTS PHASE 1-SECTION 1-MANOR HEIGHTS PHASE 1-PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 12/10/2020 5:16 PM

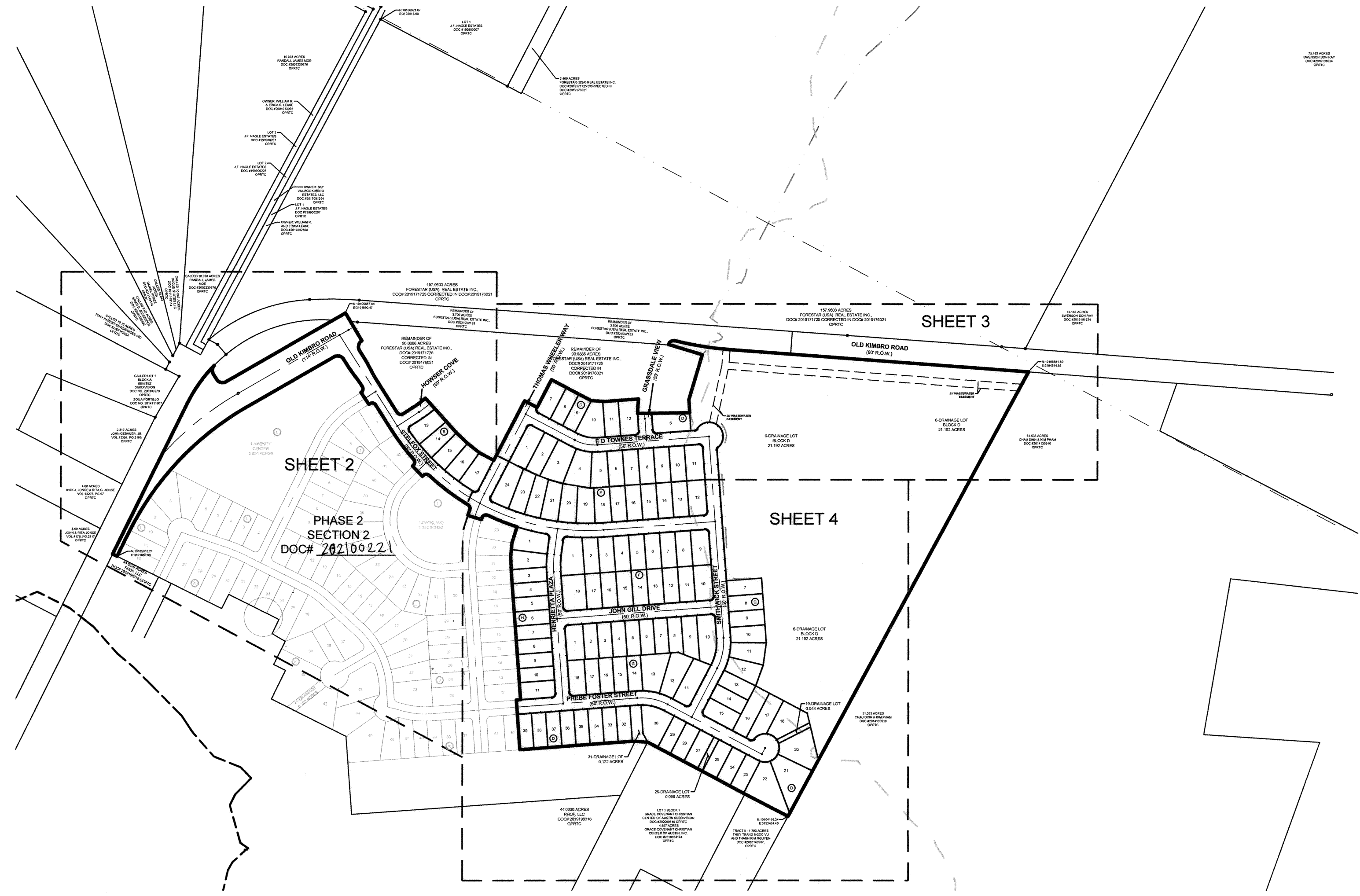




202100232



VICINITY MAP  
SCALE: 1" = 2,000'



**GENERAL INFORMATION:**

TOTAL ACREAGE	50.634 ACRES
TOTAL LINEAR FEET OF ROW	6,930'
LINEAR FEET OF 50' ROW	6,106'
LINEAR FEET OF 114' ROW	824'
ACREAGE OF ROW	9.398 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

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
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 A DELAWARE CORPORATION  
 2221 E. LAMAR BLVD., SUITE 790  
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 CONTACT: JOHN MABERRY

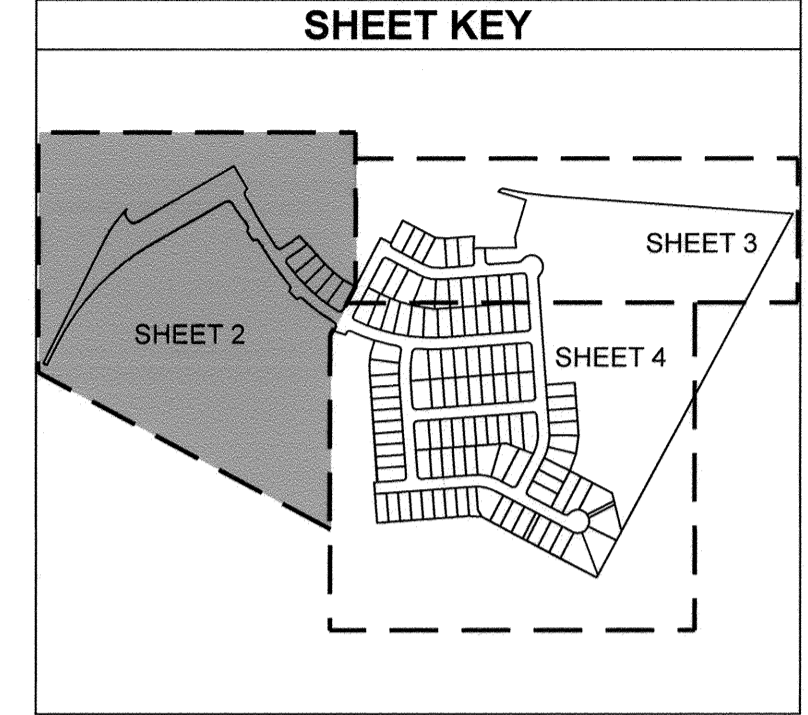
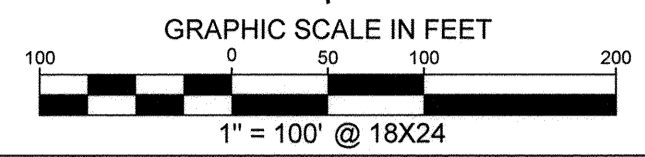
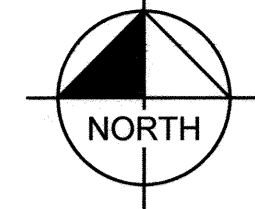
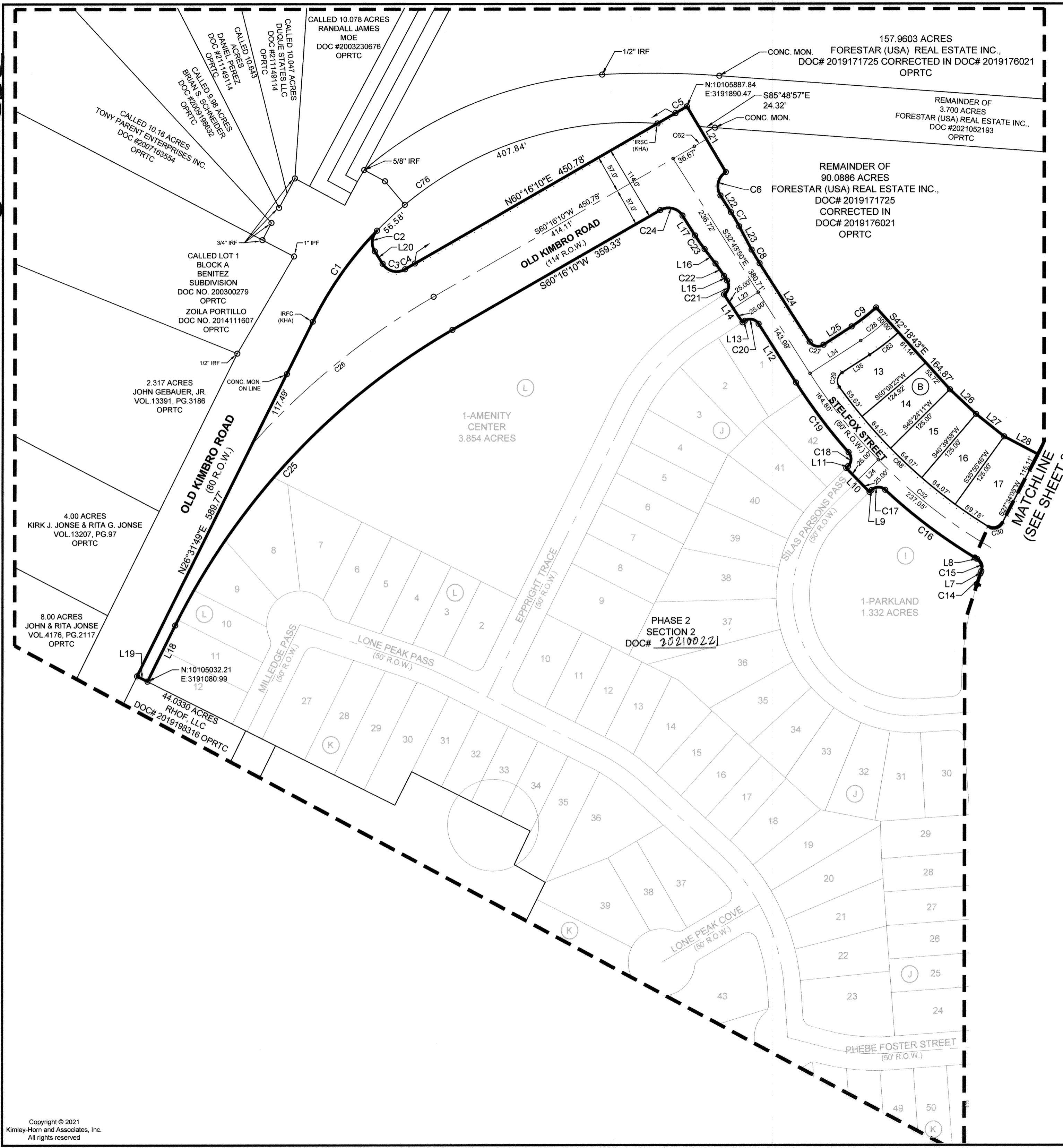
**MANOR HEIGHTS PHASE 2, SECTION 1A**  
 50.634 ACRES  
 BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT  
 DESCRIBED IN DOCUMENT NO. 2019171725, AND IN  
 CORRECTION DEED IN DOCUMENT NO. 2019176021,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A  
 PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF 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



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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	8/17/2021	069255703	1 OF 6

2021001232



**LEGEND**

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRP	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
---	SIDEWALK
(A)	BLOCK IDENTIFIERS

**GENERAL INFORMATION:**

TOTAL ACREAGE	50.634 ACRES
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LINEAR FEET OF 50' ROW	6,105'
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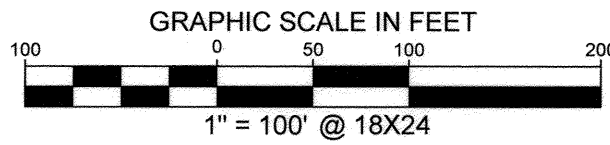
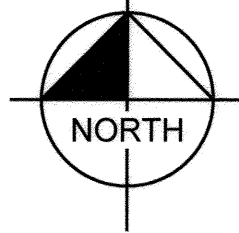
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**Kimley»Horn**

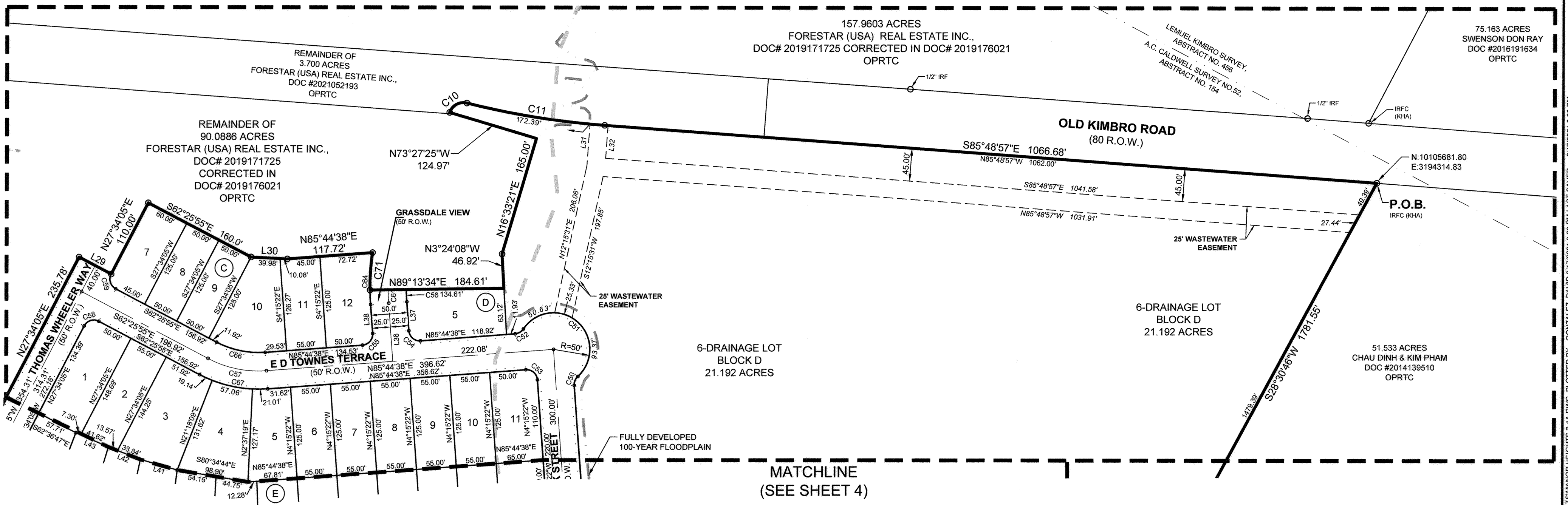
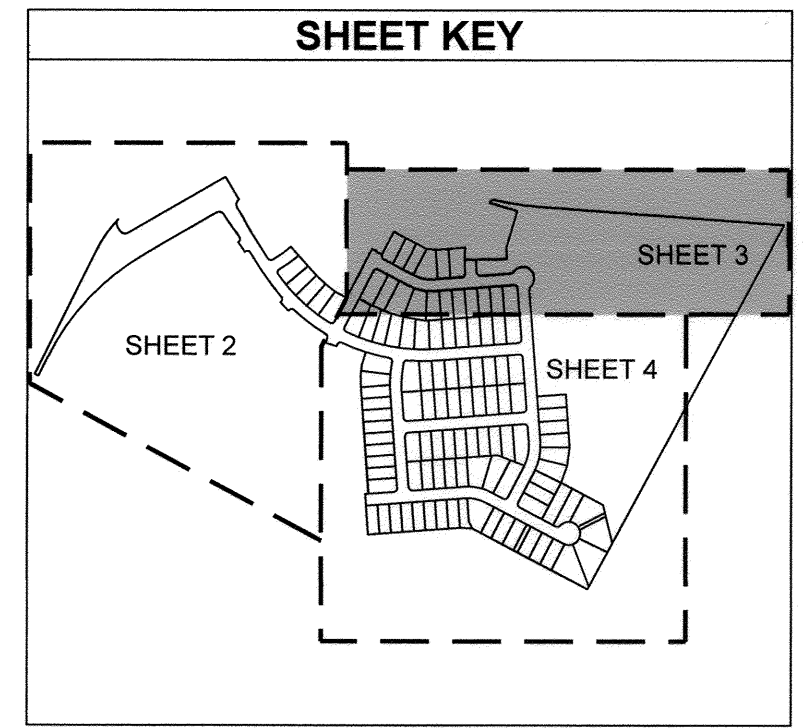
601 NW Loop 410, Suite 350  
 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/17/2021	069255703	2 OF 6

2021001202



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS



GENERAL INFORMATION:	
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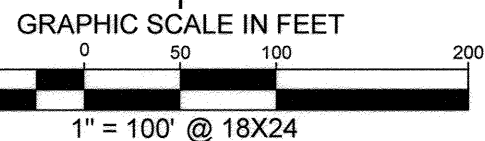
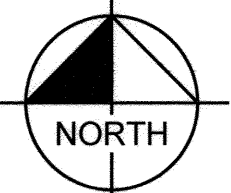
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**Kimley»Horn**

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

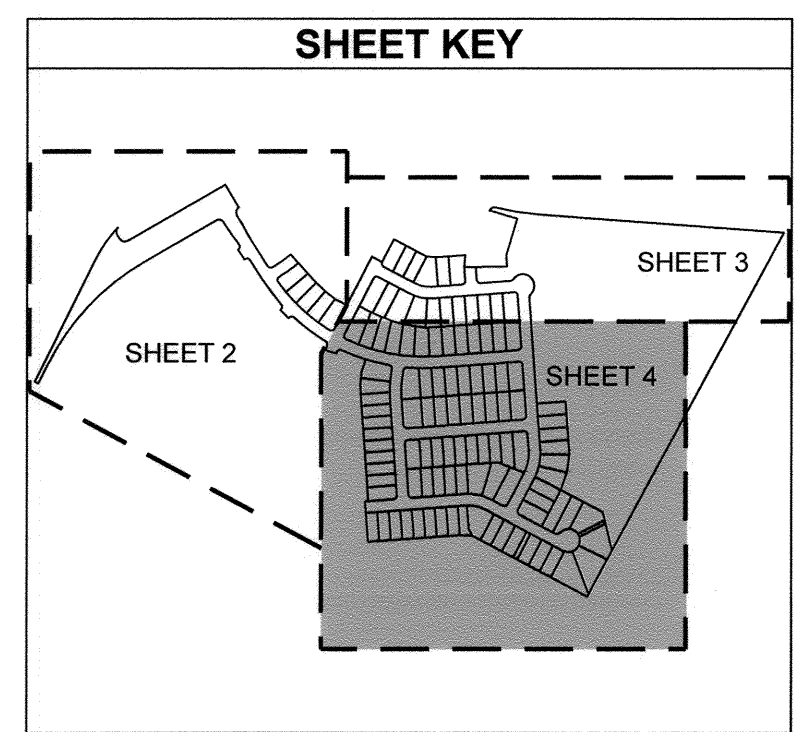
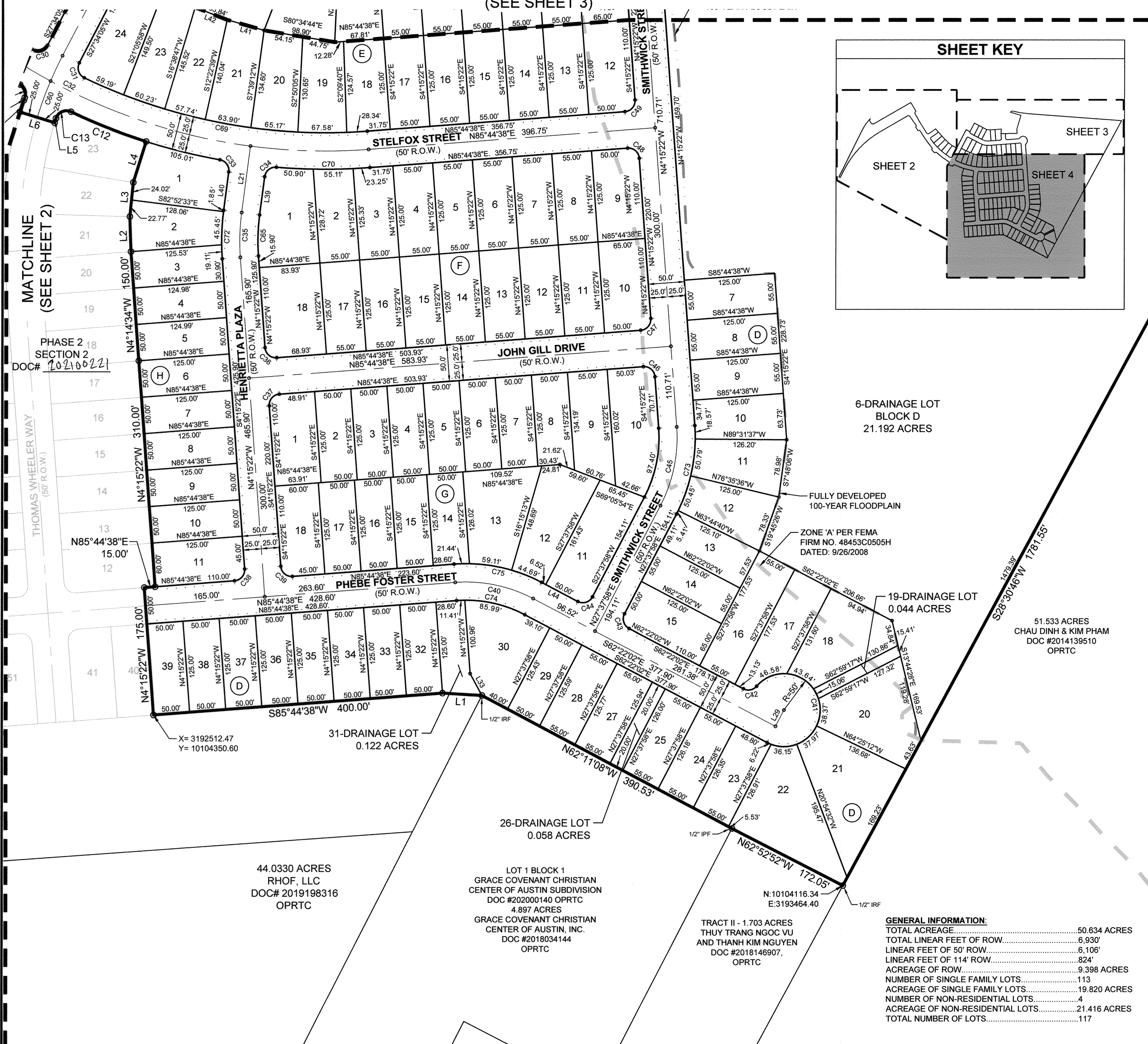
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/17/2021	069255703	3 OF 6

202100232



LEGEND	
IRFC	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	SIDEWALK
(A)	BLOCK IDENTIFIERS

MATCHLINE  
(SEE SHEET 3)



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°57'27"	533.10'	167.08'	N35°21'29"E	166.40'
C2	76°37'28"	25.00'	33.43'	S06°01'28"W	31.00'
C3	88°16'44"	25.00'	38.52'	S76°25'38"E	34.82'
C4	0°50'10"	1157.00'	16.88'	N59°51'05"E	16.88'
C5	1°12'06"	943.00'	19.78'	N59°40'07"E	19.78'
C6	91°47'54"	25.00'	40.05'	S13°10'07"W	35.91'
C7	4°30'37"	310.50'	24.44'	S30°28'31"E	24.44'
C8	4°30'37"	300.00'	23.62'	S30°28'31"E	23.61'
C9	9°40'04"	275.00'	46.40'	N52°26'08"E	46.35'
C10	84°16'56"	20.00'	29.42'	N61°43'42"E	26.84'
C11	9°41'07"	1140.00'	192.71'	S80°58'23"E	192.48'
C12	7°45'03"	825.00'	111.60'	N68°39'06"W	111.52'
C13	97°22'38"	15.00'	25.49'	S86°32'07"W	22.53'
C14	1°50'28"	525.00'	16.87'	N18°00'20"E	16.87'
C15	78°36'23"	15.00'	20.58'	N19°56'26"W	19.00'
C16	11°42'16"	825.00'	168.53'	N53°06'54"W	168.24'
C17	87°16'14"	15.00'	22.85'	S89°06'07"W	20.70'
C18	87°16'14"	15.00'	22.85'	N01°49'53"E	20.70'
C19	9°04'25"	825.00'	130.65'	N37°16'02"W	130.51'
C20	90°00'00"	15.00'	23.56'	N17°43'50"W	21.21'
C21	90°00'00"	15.00'	23.56'	N12°16'10"E	21.21'
C22	4°30'37"	285.50'	22.47'	N34°59'08"W	22.47'
C23	4°30'37"	314.50'	24.76'	N34°59'08"W	24.75'
C24	87°00'00"	25.00'	37.96'	N76°13'50"W	34.42'
C25	33°44'24"	1042.98'	614.18'	S43°24'00"W	605.35'
C26	16°20'18"	1100.00'	352.07'	S51°06'02"W	350.57'
C27	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'
C28	9°39'38"	300.00'	50.58'	N52°26'21"E	50.52'
C29	93°01'01"	15.00'	24.35'	S10°45'40"W	21.76'
C30	93°56'30"	15.00'	24.59'	N74°32'20"E	21.93'
C31	92°05'35"	15.00'	24.11'	S18°28'42"E	21.60'
C32	61°13'33"	800.00'	859.06'	S63°29'36"E	818.38'
C33	87°16'14"	15.00'	22.85'	N36°11'05"W	20.70'
C34	87°16'14"	15.00'	22.85'	S51°05'09"W	20.70'
C35	11°42'25"	300.00'	61.30'	S01°35'50"W	61.19'
C36	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C37	90°00'00"	15.00'	23.56'	S40°44'38"E	21.21'
C38	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C39	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C40	31°53'21"	200.00'	111.31'	N78°18'42"W	109.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C41	256°39'27"	50.00'	23.98'	N10°41'46"W	78.45'
C42	76°37'28"	15.00'	20.07'	N79°18'14"E	18.61'
C43	90°00'00"	15.00'	23.56'	S17°22'02"E	21.21'
C44	90°00'00"	15.00'	23.56'	N72°37'58"E	21.21'
C45	31°53'21"	200.00'	111.31'	N11°41'18"E	109.88'
C46	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C47	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C48	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C49	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C50	52°01'12"	15.00'	13.62'	S21°45'14"W	13.16'
C51	106°59'48"	50.00'	93.37'	N05°44'04"W	80.38'
C52	52°01'12"	15.00'	13.62'	N59°44'01"E	13.16'
C53	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C54	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C55	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C56	3°26'56"	275.00'	16.71'	S02°30'54"E	16.71'
C57	31°49'28"	150.00'	83.32'	S78°20'39"E	82.25'
C58	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C59	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C60	10°29'03"	500.00'	91.49'	S22°19'34"W	91.36'
C61	3°26'56"	300.00'	18.23'	S02°30'54"E	18.23'
C62	11°42'06"	1000.00'	20.97'	S59°40'07"W	20.97'
C63	9°39'16"	325.00'	54.76'	N52°26'08"E	54.70'
C64	9°01'51"	325.00'	51.23'	S03°44'30"W	51.17'
C65	11°42'25"	275.00'	56.19'	S01°35'50"W	56.09'
C66	31°49'28"	125.00'	69.43'	S78°20'39"E	68.54'
C67	31°49'28"	175.00'	97.20'	S78°20'39"E	95.96'
C68	22°44'34"	775.00'	307.62'	S47°07'08"E	305.61'
C69	29°43'53"	775.00'	402.16'	S79°23'28"E	397.66'
C70	8°58'39"	825.00'	129.27'	S89°46'03"E	129.13'
C71	9°01'51"	325.00'	51.23'	S03°44'30"W	51.17'
C72	11°42'25"	325.00'	66.40'	S01°35'50"W	66.29'
C73	31°53'21"	225.00'	125.23'	N11°41'18"E	123.62'
C74	31°53'21"	175.00'	97.40'	N78°18'42"W	96.15'
C75	31°53'21"	225.00'	125.23'	N78°18'42"W	123.62'
C76	67°52'18"	533.10'	631.50'	N60°18'54"E	595.22'

LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING
L1	N85°32'13"W	54.58'	L23	S28°13'13"E	39.54'		
L2	N01°58'12"W	47.90'	L24	S32°43'50"E	139.08'		
L3	N05°37'08"E	46.79'	L25	N57°16'10"E	50.27'		
L4	N17°28'23"E	58.84'	L26	S46°57'55"E	53.72'		
L5	S17°27'55"W	6.32'	L27	S51°42'08"E	53.72'		
L6	N72°54'57"W	50.00'	L28	S62°25'55"E	57.28'		
L7	N19°08'40"E	4.00'	L29	S62°25'55"E	50.00'		
L8	N59°05'20"W	3.98'	L30	S87°02'40"E	50.06'		
L9	S45°28'00"W	4.00'	L31	N04°05'25"E	56.81'		
L10	N44°32'00"W	50.00'	L32	S04°05'25"W	45.00'		
L11	N45°28'00"E	4.00'	L33	N28°41'18"W	34.05'		
L12	N32°45'50"W	103.99'	L34	N57°16'10"E	90.27'		
L13	S57°16'10"W	4.00'	L35	S57°16'10"W	49.21'		
L14	N33°52'34"W	50.01'	L36	N04°15'22"W	79.58'		
L15	N32°43'50"W	8.19'	L37	N04°15'22"W	39.58'		
L16	N37°14'27"W	27.24'	L38	N04°15'22"W	39.58'		
L17	N32°43'50"W	35.18'	L39	N07°27'02"E	52.73'		
L18	S26°31'49"W	93.07'	L40	N07°27'02"E	52.73'		
L19	N63°36'50"W	17.50'	L41	S74°05'08"E	52.85'		
L20	S32°17'16"E	21.93'	L42	S68°51'26"E	47.41'		
L21	S30°55'56"E	114.00'	L43	S66°27'40"E	48.92'		
L22	S32°43'50"E	28.44'	L44	S62°22'02"E	56.52'		

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/17/2021	069255703	4 OF 6

**GENERAL INFORMATION:**

TOTAL ACREAGE	50.634 ACRES
TOTAL LINEAR FEET OF ROW	6,930'
LINEAR FEET OF 50' ROW	6,106'
LINEAR FEET OF 114' ROW	824'
ACREAGE OF ROW	9.398 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

202100232

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 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171725, AND CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN 3.700 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 PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 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 PLAT 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY August 20, 2021

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

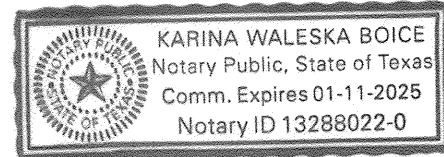
2221 E. LAMAR BLVD., SUITE 790  
ARLINGTON, TEXAS 76006

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jill 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 13288022-0  
MY COMMISSION EXPIRES: 01.11.2025  
COUNTY OF WILLIAMSON  
THE STATE OF TEXAS



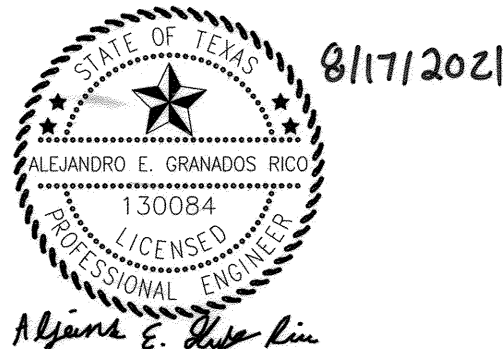
STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

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



STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[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 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com



- SURVEYOR'S NOTES
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
  - ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992097045. 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 AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

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 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.
- 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 WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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 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, SIDEWALKS, 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 IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
- ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 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 PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY 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 WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 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 - 5'  
STREET SIDE YARD - 15'
- PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
- LOT 6, BLOCK D, DRAINAGE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 6, BLOCK D, 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 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.
- 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 "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS. THE CITY OF MANOR WILL MAINTAIN THE PUBLIC STORM INFRASTRUCTURE LOCATED IN THE DRAINAGE LOTS.
- 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: 7<sup>th</sup> DAY OF Sept, 2021.

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

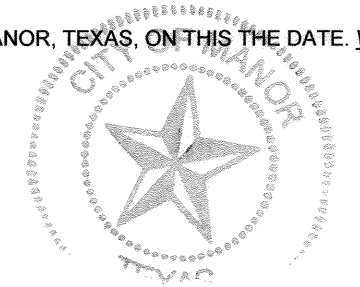
APPROVED: [Signature]  
PHILIP TRYON, CHAIRPERSON

ATTEST: [Signature]  
LLOVIA ALMARAZ, CITY SECRETARY

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

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

ATTEST: [Signature]  
LLOVIA ALMARAZ, CITY SECRETARY



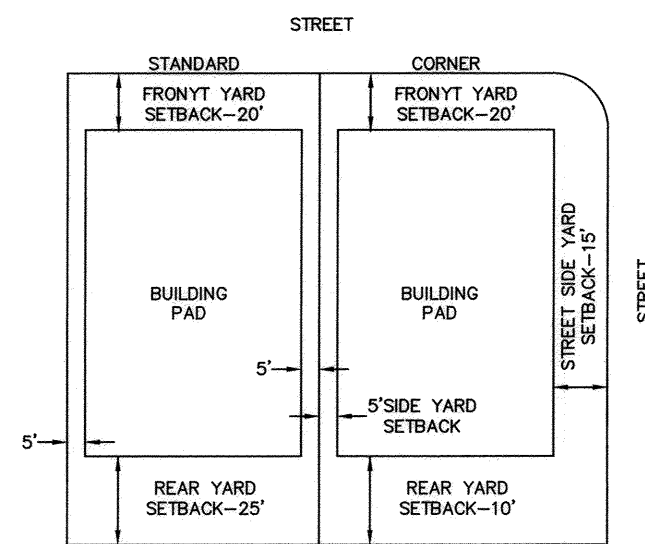
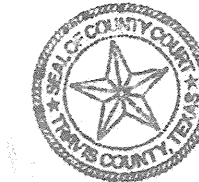
COUNTY OF TRAVIS:  
STATE OF TEXAS:  
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, 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, 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 202100232 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]  
DEPUTY  
E. MEDINA



TYPICAL SETBACK DETAIL  
NOT TO SCALE

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	8/17/2021	069255703	6 OF 6

282001202

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

**BEING** a 50.634 acre (2,205,608 square feet) tract of land 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 Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725 corrected in Document No. 2019176021 of the Official Public Records of Travis County, 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; 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 51.533 acre tract of land described in instrument to Chau Dinh and Km Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County;

**THENCE**, South 28°30'46" West, 1781.55 feet, departing the southerly right-of-way line of said Old Kimbro Road and along the northwesterly line of said 51.533 acre tract to a 1/2-inch iron rod found marking the northeast corner of a called 1.703 acre Tract II described in instrument to Thuy Trang Ngoc Vu and Thanh Kim Nguyen recorded in Document No. 2019146907 of the Official Public Records of Travis County;

**THENCE**, North 62°52'52" West, 172.05 feet, departing the northwesterly line of said 51.533 acre tract and along the northerly line of said Tract II to a 1/2-inch iron pipe found marking the northern-most corner of said Tract II, same being the northeastern-most corner of a called 4.981 acre tract of land described in instrument to Grace Covenant Christian Center of Austin, Inc. recorded in Document No. 2018034144 of the Official Public Records of Travis County;

**THENCE**, North 62°11'08" West, 390.53 feet along the northeasterly line of said 4.981 acre tract to a 1/2-inch iron rod found marking the northern-most corner of said 4.981 acre tract;

**THENCE**, departing from said 4.981 acre tract and crossing said 90.0886 acre tract, the following thirty-nine (39) courses and distances:

- North 86°32'13" West, 54.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°44'38" West, 400.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 85°44'38" East, 15.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°14'34" West, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 1°58'12" West, 47.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 5°3'706" East, 46.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 17°28'23" East, 58.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 7°45'03", a radius of 825.00 feet, a chord bearing and distance of North 68°39'06" West, 111.52 feet, and a total arc length of 111.60 feet to a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 97°22'38", a radius of 15.00 feet, a chord bearing and distance of South 66°32'07" West, 22.53 feet, and a total arc length of 25.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 17°27'55" West, 6.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 72°54'57" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 1°50'28", a radius of 525.00 feet, a chord bearing and distance of North 18°00'20" 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;
- North 19°08'40" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 78°36'23", a radius of 15.00 feet, a chord bearing and distance of North 19°56'26" West, 19.00 feet, and a total arc length of 20.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 59°06'20" West, 3.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 11°42'16", a radius of 825.00 feet, a chord bearing and distance of North 53°06'54" West, 168.24 feet, and a total arc length of 168.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a southwesterly 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°06'07" 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;
- South 45°28'00" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 44°32'00" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 45°28'00" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of North 1°49'53" 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;
- in a northwesterly direction, along a tangent reverse curve to the right, a central angle of 9°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;
- North 32°43'50" West, 103.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", 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 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 57°16'10" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°52'34" West, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", 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;
- North 32°43'50" West, 8.19 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 4°30'37", a radius of 285.50 feet, a chord bearing and distance of North 34°59'08" 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;
- North 37°14'27" West, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 4°30'37", a radius of 314.50 feet, a chord bearing and distance of North 34°59'08" West, 24.75 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- 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;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 87°00'00", a radius of 25.00 feet, a chord bearing and distance of North 76°13'50" West, 34.42 feet, and a total arc length of 37.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 60°16'10" West, 359.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 33°44'24", a radius of 1042.98 feet, a chord bearing and distance of South 43°24'00" West, 605.35 feet, and a total arc length of 614.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 26°31'49" West, 93.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 63°36'50" 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 aforesaid Old Kimbro Road;

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

- North 26°31'49" East, 589.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 17°57'27", a radius of 533.10 feet, a chord bearing and distance of North 35°21'29" East, 166.40 feet, and a total arc length of 167.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southwesterly direction, along a tangent reverse curve to the right a central angle of 76°37'27", a radius of 25.00 feet, a chord bearing and distance of South 6°01'28" 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;
- South 32°17'16" East, 21.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly 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 South 76°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;
- 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 59°51'05" East, 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;
- North 60°16'10" East, 450.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 1°12'6", a radius of 943.00 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;
- South 30°55'56" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

- in a southwesterly 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°1007" 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;
- South 32°43'50" East, 29.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a tangent curve to the right a central angle of 4°30'37", a radius of 310.50 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;
- South 28°13'13" East, 39.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a tangent reverse curve to the left a central angle of 4°30'37", a radius of 300.00 feet, a chord bearing and distance of South 30°28'31" East, 23.61 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;
- South 32°43'50" East, 139.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 57°16'10" East, 50.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 9°40'4", a radius of 275.00 feet, a chord bearing and distance of South 52°26'8" 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;
- South 42°18'43" East, 164.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 46°57'55" East, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 51°42'8" East, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 57.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°34'5" East, 235.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°34'5" East, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 87°24'0" East, 50.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 85°44'38" East, 117.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southwesterly direction, along a tangent reverse curve to the left a central angle of 9°15'1", a radius of 325.00 feet, a chord bearing and distance of South 3°44'30" 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;
- North 89°13'34" East, 184.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 46.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 16°33'21" East, 165.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- 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:

- in a northeasterly direction, along a tangent curve to the right, a central angle of 84°16'56", a radius of 20.00 feet, a chord bearing and distance of North 61°43'42" East, 26.84 feet, and a total arc length of 29.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly 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 South 80°58'23" East, 192.48 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;
- South 85°48'57" East, 1066.68 feet to the **POINT OF BEGINNING**, and containing 50.634 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 13	0.181	7,872
BLOCK B LOT 14	0.169	7,381
BLOCK B LOT 15	0.169	7,383
BLOCK B LOT 16	0.169	7,383
BLOCK B LOT 17	0.195	8,476
BLOCK C LOT 7	0.171	7,452
BLOCK C LOT 8	0.143	6,250
BLOCK C LOT 9	0.143	6,250
BLOCK C LOT 10	0.221	9,639
BLOCK C LOT 11	0.158	6,881
BLOCK C LOT 12	0.190	8,257
BLOCK D LOT 5	0.206	8,984
BLOCK D LOT 6 - DRAINAGE	21.192	923,111
BLOCK D LOT 7	0.158	6,875
BLOCK D LOT 8	0.158	6,875
BLOCK D LOT 9	0.158	6,875
BLOCK D LOT 10	0.168	7,324
BLOCK D LOT 11	0.185	8,042
BLOCK D LOT 12	0.182	7,948
BLOCK D LOT 13	0.161	7,003
BLOCK D LOT 14	0.158	6,875
BLOCK D LOT 15	0.185	8,077
BLOCK D LOT 16	0.224	9,764
BLOCK D LOT 17	0.207	9,017
BLOCK D LOT 18	0.256	11,172
BLOCK D LOT 19-DRAINAGE	0.044	1,931
BLOCK D LOT 20	0.298	12,993
BLOCK D LOT 21	0.340	14,828
BLOCK D LOT 22	0.357	15,550
BLOCK D LOT 23	0.160	6,955
BLOCK D LOT 24	0.159	6,945
BLOCK D LOT 25	0.159	6,935
BLOCK D LOT 26 - DRAINAGE	0.068	2,519
BLOCK D LOT 27	0.159	6,922
BLOCK D LOT 28	0.159	6,912
BLOCK D LOT 29	0.144	6,276
BLOCK D LOT 30	0.256	11,132
BLOCK D LOT 31 - DRAINAGE	0.122	5,312
BLOCK D LOT 32	0.143	6,250
BLOCK D LOT 33	0.143	6,250
BLOCK D LOT 34	0.143	6,250
BLOCK D LOT 35	0.143	6,250
BLOCK D LOT 36	0.143	6,250
BLOCK D LOT 37	0.143	6,250
BLOCK D LOT 38	0.143	6,250
BLOCK D LOT 39	0.143	6,250
BLOCK E LOT 1	0.222	9,653
BLOCK E LOT 2	0.185	8,068
BLOCK E LOT 3	0.249	10,862
BLOCK E LOT 4	0.226	9,845
BLOCK E LOT 5	0.173	7,542
BLOCK E LOT 6	0.158	6,875
BLOCK E LOT 7	0.158	6,875
BLOCK E LOT 8	0.158	6,875
BLOCK E LOT 9	0.158	6,875
BLOCK E LOT 10	0.158	6,875
BLOCK E LOT 11	0.185	8,077
BLOCK E LOT 12	0.185	8,077
BLOCK E LOT 13	0.158	6,875
BLOCK E LOT 14	0.158	6,875

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 15	0.158	6,875
BLOCK E LOT 16	0.158	6,875
BLOCK E LOT 17	0.158	6,875
BLOCK E LOT 18	0.166	7,222
BLOCK E LOT 19	0.181	7,872
BLOCK E LOT 20	0.182	7,925
BLOCK E LOT 21	0.184	8,017
BLOCK E LOT 22	0.172	7,499
BLOCK E LOT 23	0.185	8,055
BLOCK E LOT 24	0.229	9,992
BLOCK F LOT 1	0.235	10,253
BLOCK F LOT 2	0.160	6,969
BLOCK F LOT 3	0.158	6,878
BLOCK F LOT 4	0.158	6,875
BLOCK F LOT 5	0.158	6,875
BLOCK F LOT 6	0.158	6,875
BLOCK F LOT 7	0.158	6,875
BLOCK F LOT 8	0.158	6,875
BLOCK F LOT 9	0.185	8,077
BLOCK F LOT 10	0.185	8,077
BLOCK F LOT 11	0.158	6,875
BLOCK F LOT 12	0.158	6,875
BLOCK F LOT 13	0.158	6,875
BLOCK F LOT 14	0.158	6,875
BLOCK F LOT 15	0.158	6,875
BLOCK F LOT 16	0.158	6,875
BLOCK F LOT 17	0.158	6,875
BLOCK F LOT 18	0.240	10,444
BLOCK G LOT 1	0.182	7,940
BLOCK G LOT 2	0.143	6,250
BLOCK G LOT 3	0.143	6,250
BLOCK G LOT 4	0.143	6,250
BLOCK G LOT 5	0.143	6,250
BLOCK G LOT 6	0.143	6,250
BLOCK G LOT 7	0.143	6,250
BLOCK G LOT 8	0.146	6,340
BLOCK G LOT 9	0.186	8,091
BLOCK G LOT 10	0.239	10,399
BLOCK G LOT 11	0.246	10,694
BLOCK G LOT 12	0.242	10,521
BLOCK G LOT 13	0.256	11,169
BLOCK G LOT 14	0.144	6,257
BLOCK G LOT 15	0.143	6,250
BLOCK G LOT 16	0.143	6,250
BLOCK G LOT 17	0.143	6,250
BLOCK G LOT 18	0.171	7,452
BLOCK H LOT 1	0.213	9,264
BLOCK H LOT 2	0.169	7,361
BLOCK H LOT 3	0.144	6,252
BLOCK H LOT 4	0.143	6,249
BLOCK H LOT 5	0.143	6,250
BLOCK H LOT 6	0.143	6,250
BLOCK H LOT 7	0.143	6,250
BLOCK H LOT 8	0.143	6,250
BLOCK H LOT 9	0.143	6,250
BLOCK H LOT 10	0.143	6,250
BLOCK H LOT 11	0.171	7,452
BOUNDARY	50.634	2,205,608
R.O.W.	9.398	409,393

**MANOR HEIGHTS PHASE 2, SECTION 1A  
50.634 ACRES**

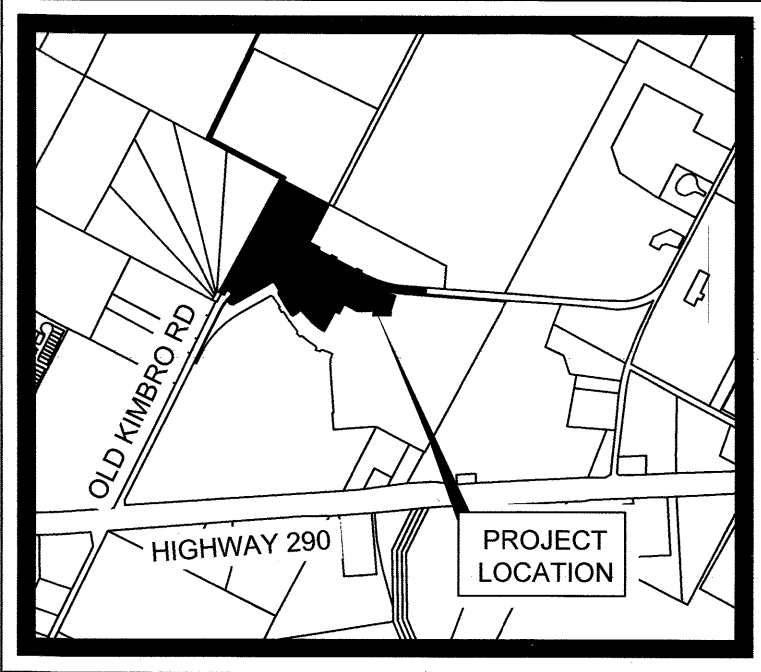
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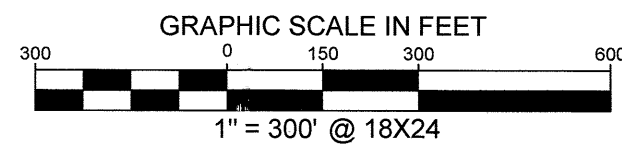
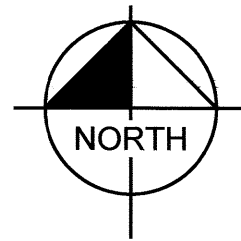
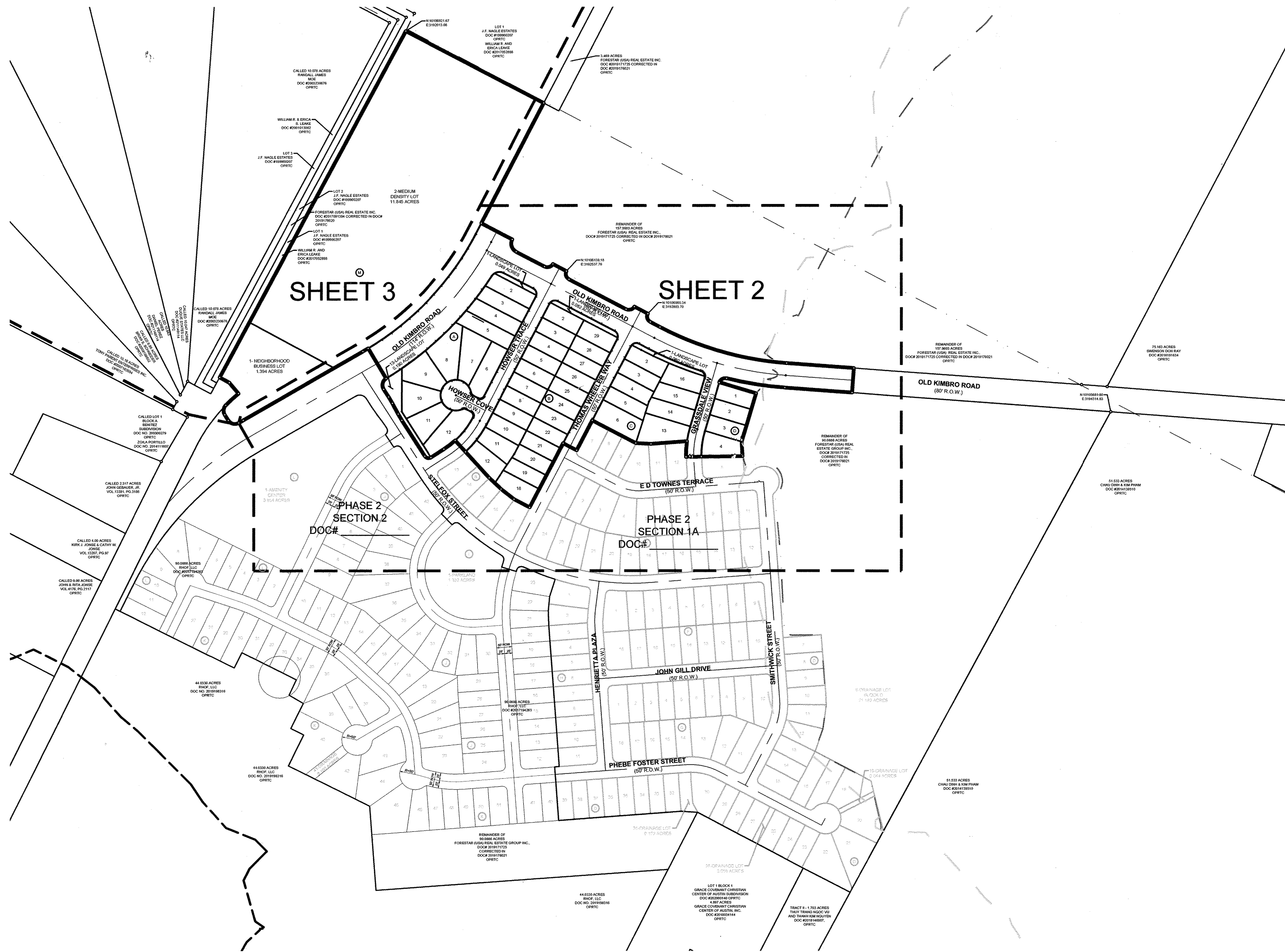
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	8/17/2021	069255703	6 OF 6

202100237



VICINITY MAP  
SCALE: 1" = 2,000'



**GENERAL INFORMATION:**

TOTAL ACRES	27.686 ACRES
TOTAL LINEAR FEET OF ROW	3,468'
LINEAR FEET OF 50' ROW	1,593'
LINEAR FEET OF 80' ROW	1,287'
LINEAR FEET OF 114' ROW	589'
ACREAGE OF ROW	5.526 ACRES
NUMBER OF SINGLE FAMILY LOTS	47
ACREAGE OF SINGLE FAMILY LOTS	8.520 ACRES
NUMBER OF MULTI FAMILY LOTS	1
ACREAGE OF MULTI FAMILY LOTS	11.845 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	1.795 ACRES
TOTAL NUMBER OF LOTS	53

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP INC.,  
 A DELAWARE CORPORATION  
 2221 E. LAMAR BLVD., SUITE 790  
 ARLINGTON, TEXAS 76006  
 DALLAS COUNTY  
 CONTACT: JOHN MABERRY

**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**

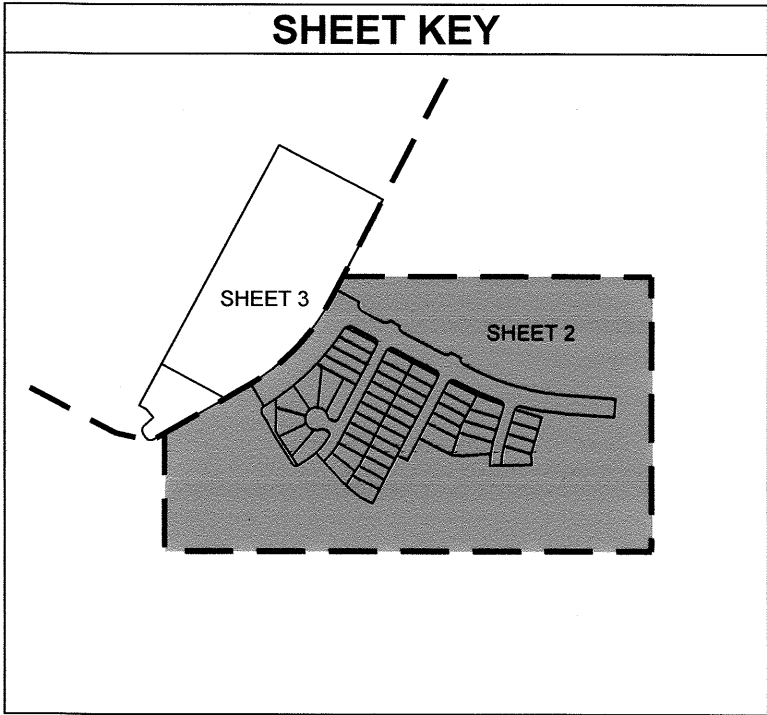
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	8/17/2021	069255703	1 OF 5

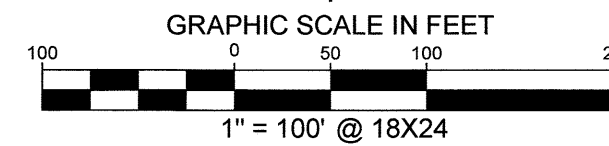
202100237

**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IRP IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- (A) BLOCK IDENTIFIERS



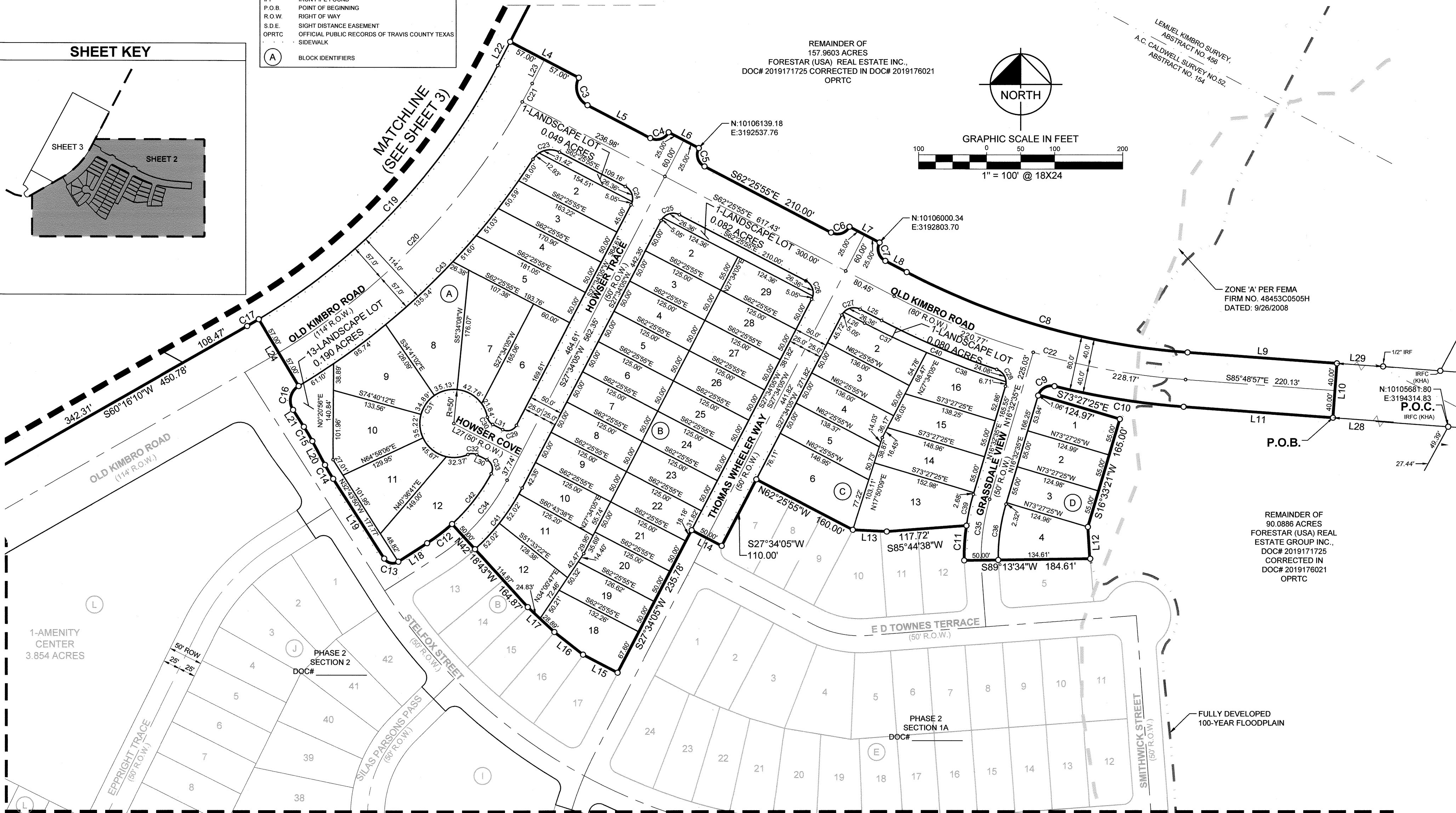
REMAINDER OF  
157.9603 ACRES  
FORESTAR (USA) REAL ESTATE INC.,  
DOC# 2019171725 CORRECTED IN DOC# 2019176021  
OPRTC



LEMUEL KIMBRO SURVEY,  
ABSTRACT NO. 456  
A.C. CALDWELL SURVEY NO. 52,  
ABSTRACT NO. 154

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

REMAINDER OF  
90.0886 ACRES  
FORESTAR (USA) REAL  
ESTATE GROUP INC.,  
DOC# 2019171725  
CORRECTED IN  
DOC# 2019176021  
OPRTC



1-AMENITY  
CENTER  
3.854 ACRES

PHASE 2  
SECTION 2  
DOC#

PHASE 2  
SECTION 1A  
DOC#

FULLY DEVELOPED  
100-YEAR FLOODPLAIN

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	27.686 ACRES
TOTAL LINEAR FEET OF ROW.....	3,468'
LINEAR FEET OF 50' ROW.....	1,593'
LINEAR FEET OF 80' ROW.....	1,287'
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TOTAL NUMBER OF LOTS.....	53

**MANOR HEIGHTS PHASE 2, SECTION 1B**  
27.686 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE  
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OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52,  
ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY,  
TEXAS

**Kimley»Horn**

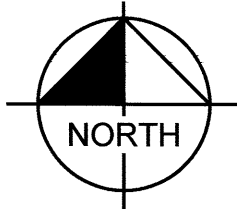
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/17/2021	069255703	2 OF 5

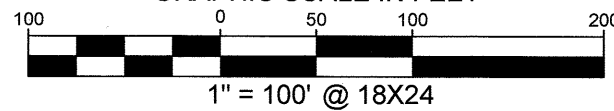
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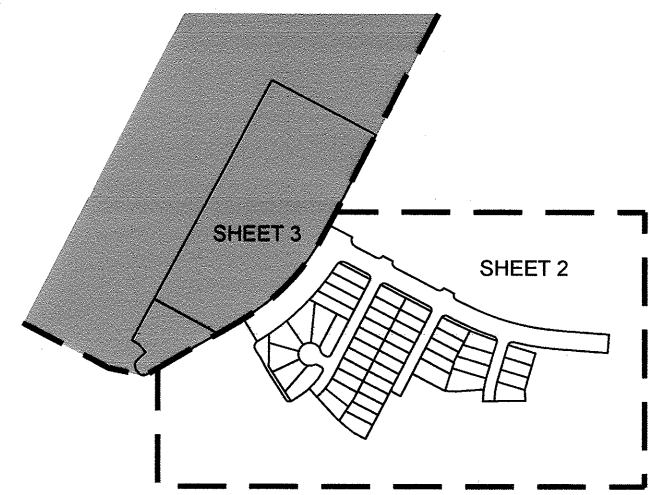
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GRAPHIC SCALE IN FEET



**SHEET KEY**



**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W CAP
- IPF IRON PIPE FOUND
- P.O.B POINT OF BEGINNING
- R.O.W RIGHT OF WAY
- S.D.E SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- (A) BLOCK IDENTIFIERS

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76°37'28"	25.00'	33.43'	N06°01'28"E	31.00'
C2	6°04'52"	533.10'	56.58'	N47°22'38"E	56.55'
C3	89°58'58"	30.00'	47.11'	S17°26'26"E	42.42'
C4	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C5	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C6	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C7	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C8	23°23'02"	1060.00'	432.61'	S74°07'26"E	429.62'
C9	84°16'56"	20.00'	29.42'	S61°43'42"W	26.84'
C10	9°41'07"	1140.00'	192.71'	N80°58'23"W	192.48'
C11	9°01'51"	325.00'	51.23'	N03°44'30"E	51.17'
C12	9°40'04"	275.00'	46.40'	S52°26'08"W	46.35'
C13	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'
C14	4°30'37"	300.00'	23.62'	N30°28'31"W	23.61'
C15	4°30'37"	310.50'	24.44'	N30°28'31"W	24.44'
C16	91°47'54"	25.00'	40.05'	N19°10'07"E	35.91'
C17	1°12'06"	943.00'	19.78'	S59°40'07"W	19.78'
C18	0°50'10"	1157.00'	16.88'	S69°51'05"W	16.88'
C19	31°31'01"	943.00'	518.72'	N43°18'34"E	512.21'
C20	31°31'01"	1000.00'	550.07'	N43°18'34"E	543.17'
C21	1°45'23"	1000.00'	30.65'	N28°25'45"E	30.65'
C22	23°23'02"	1100.00'	448.94'	S74°07'26"E	445.83'
C23	84°42'11"	30.00'	44.35'	S75°13'00"W	40.42'
C24	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'
C25	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C26	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'
C27	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C28	88°13'37"	20.00'	30.80'	N27°34'13"W	27.84'
C29	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C30	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C31	284°02'25"	50.00'	247.87'	S27°34'05"W	61.54'
C32	52°01'12"	15.00'	13.62'	N88°26'31"W	13.16'
C33	90°29'53"	15.00'	23.69'	N17°10'58"W	21.31'
C34	20°02'27"	300.00'	104.93'	N37°35'19"E	104.40'
C35	17°19'01"	300.00'	90.67'	S07°53'05"W	90.33'
C36	17°19'01"	275.00'	83.12'	N07°53'05"E	82.80'
C37	4°36'36"	1255.00'	100.97'	S64°44'13"E	100.95'
C38	5°40'34"	1255.00'	124.33'	S69°52'47"E	124.28'
C39	8°17'10"	325.00'	47.00'	N12°24'00"E	46.95'
C40	9°15'07"	1140.00'	184.08'	S67°03'28"E	183.88'
C41	20°02'49"	325.00'	113.71'	N37°35'30"E	113.13'
C42	29°12'12"	275.00'	140.17'	S42°40'04"W	138.65'
C43	26°12'10"	1057.00'	483.39'	N45°57'59"E	479.19'
C44	88°16'44"	25.00'	38.52'	N76°25'38"W	34.82'

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N32°17'16"W	21.93'
L2	N40°17'42"W	46.07'
L3	N61°40'04"W	35.46'
L4	S62°26'57"E	114.00'
L5	S62°25'55"E	104.53'
L6	S62°25'55"E	50.00'
L7	S62°25'55"E	50.00'
L8	S62°25'55"E	35.45'
L9	S85°48'57"E	220.13'
L10	S04°11'03"W	80.00'
L11	N85°48'57"W	220.13'
L12	S03°24'11"E	46.91'
L13	N87°02'40"W	50.06'
L14	N62°25'55"W	50.00'
L15	S62°25'55"E	57.28'
L16	N51°42'08"W	53.72'
L17	N46°57'55"W	53.72'
L18	S57°16'10"W	50.27'
L19	N32°43'50"W	139.08'
L20	N28°13'13"W	39.54'
L21	N32°43'50"W	29.44'
L22	N27°33'03"E	39.32'
L23	N27°33'03"E	39.32'
L24	N30°55'56"W	114.00'
L25	N62°25'55"W	35.45'
L26	N62°25'55"W	34.50'
L27	N62°25'55"W	107.70'
L28	N85°48'57"W	846.55'
L29	S85°54'35"E	744.70'
L30	N62°25'55"W	16.45'
L31	N62°25'55"W	16.46'

**GENERAL INFORMATION:**

TOTAL ACREAGE..... 27.686 ACRES

TOTAL LINEAR FEET OF ROW..... 3,468'

LINEAR FEET OF 50' ROW..... 1,593'

LINEAR FEET OF 80' ROW..... 1,287'

LINEAR FEET OF 114' ROW..... 589'

ACREAGE OF ROW..... 5.526 ACRES

NUMBER OF SINGLE FAMILY LOTS..... 47

ACREAGE OF SINGLE FAMILY LOTS..... 8.520 ACRES

NUMBER OF MULTI FAMILY LOTS..... 1

ACREAGE OF MULTI FAMILY LOTS..... 11.845 ACRES

NUMBER OF NON-RESIDENTIAL LOTS..... 5

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TOTAL NUMBER OF LOTS..... 53

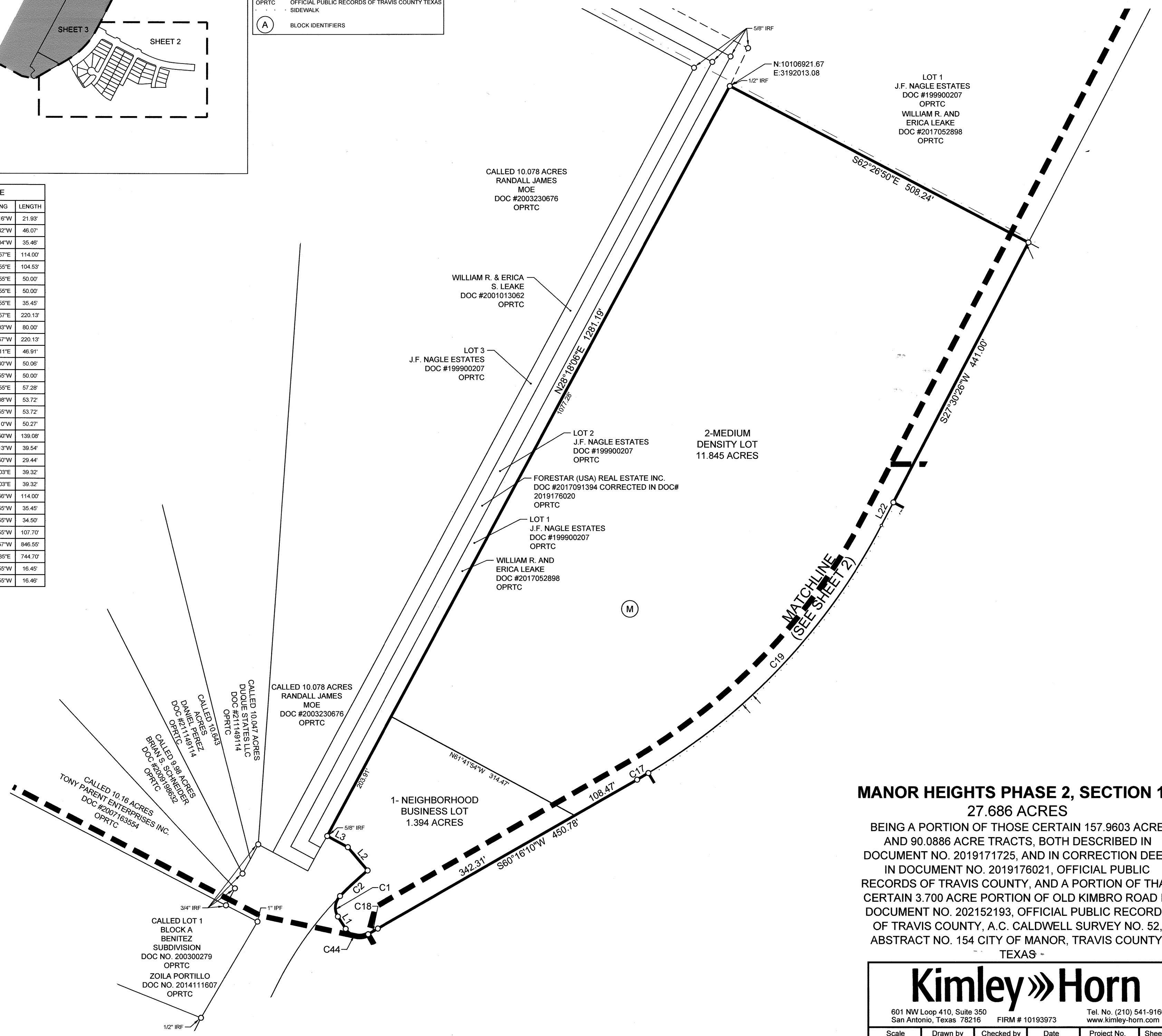
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**Kimley»Horn**

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

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1" = 100'	APS	JGM	8/17/2021	069255703	3 OF 5



DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 2\DWG\PLAT\MANOR HEIGHTS 2-1B.DWG PLOTTED BY: GONZALEZ, DAVID 8/17/2021 2:03 PM LAST SAVED: 8/17/2021 1:59 PM

202001202

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., 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 PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY August 20, 2021

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

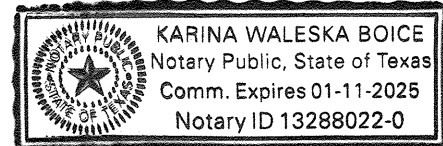
2221 E. LAMAR BLVD., SUITE 790  
ARLINGTON, TEXAS 76006

THE STATE OF Texas §  
COUNTY OF Williamson §

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 20 DAY OF August, 2021.

Karina Waleska Boice  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 13288022-0  
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 PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

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



STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 8-17-21

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330- STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

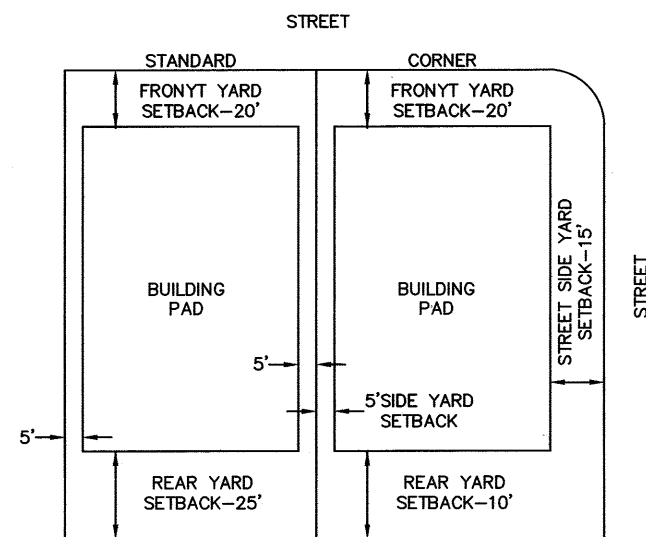


SURVEYOR'S NOTES

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

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
- 9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:  
(SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 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 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.
- 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.



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. 7<sup>th</sup> DAY OF Sept. 2021

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. 11<sup>th</sup> DAY OF Aug. 2021

APPROVED: [Signature]  
PHILIP TRYON, CHAIRPERSON

ATTEST: [Signature]  
LUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. 11<sup>th</sup> DAY OF Aug. 2021

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

ATTEST: [Signature]  
LUVIA ALMARAZ, CITY SECRETARY



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

I, DANA DEBEAUVOIR, 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 14<sup>th</sup> DAY OF October 2021 AT 12:32 O'CLOCK PM, DULY RECORDED ON THE DAY OF 14<sup>th</sup> DAY OF October, 2021 AT 12:33 O'CLOCK P  
IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202100287, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 14<sup>th</sup> DAY OF October, 2021

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]  
DEPUTY

E. MEDINA



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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	8/17/2021	069255703	4 OF 5

202001202

**A METES AND BOUNDS  
DESCRIPTION OF A  
27.686 ACRE TRACT OF LAND**

BEING a 27.686 acre (1,205,981 square feet) 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 90.0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725 corrected in Document No. 2019176021 of the Official Public Records of Travis County, 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; 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 Km Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County;

THENCE, North 85°48'57" West, 846.55 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°48'57" 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 80°58'23" West, 192.48 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;

THENCE, crossing said 90.0886 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°16'56", a radius of 20.00 feet, a chord bearing and distance of South 61°43'42" West, 26.84 feet, and a total arc length of 29.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 73°27'25" East, 124.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 16°33'21" West, 165.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 3°24'11" East, 46.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 89°13'23" West, 184.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. in a northeasterly direction, along a tangent reverse curve to the right a central angle of 9°51'51", a radius of 325.00 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 85°44'38" West, 117.72.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 87°2'40" West, 50.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 62°25'55" West, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. South 27°34'5" West, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. North 62°25'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 27°34'5" West, 235.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. South 62°25'55" East, 57.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. North 51°42'8" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
15. North 46°57'55" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. North 42°18'43" West, 164.87 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°40'4", a radius of 275.00 feet, a chord bearing and distance of South 52°26'8" 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 57°16'10" West, 50.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. in a southeasterly direction, along a tangent reverse 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°43'50" 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;
20. North 32°43'50" West, 139.08 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 30°28'31" West, 23.61 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;
22. North 28°13'13" West, 39.54 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°30'37", a radius of 310.50 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°43'50" West, 29.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. in a northeasterly direction, along a tangent reverse curve to the right a central angle of 91°47'54", a radius of 25.00 feet, a chord bearing and distance of North 13°10'07" East, 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;

THENCE, departing the southwesterly boundary line of said 90.0886 acre tract and crossing said Old Kimbro Road, the following four (4) courses and distances:

1. North 30°55'56" 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°12'6", a radius of 943.00 feet, a chord bearing and distance of South 59°40'07" West, 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;
3. South 60°16'10" 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°50'10", a radius of 1157.00 feet, a chord bearing and distance of South 59°51'05" 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 76°25'38" West, 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;
2. North 32°17'16" 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, 46.07 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 aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, along the boundary of said Lot 1, the following two (2) courses and distances:

1. North 28°18'06" East, 1281.19 feet to a 1/2-inch iron rod found for corner;
2. South 62°26'50" East, 508.24 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 3.469 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 3.469 acre tract and crossing said 157.9603 acre tract, the following fourteen (14) courses and distances:

1. South 27°30'26" West, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 62°26'57" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. in a southeasterly direction, along a non-tangent curve to the left, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of South 17°26'26" 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°25'55" East, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
5. in a northeasterly 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 72°34'05" 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°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. in a southeasterly 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°25'55" 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 point of tangency;
8. South 62°25'55" 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 northeasterly 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 72°34'05" 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°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. in a southeasterly 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°25'55" 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°25'55" 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 southeasterly direction, along a tangent curve to the left, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of South 74°07'26" East, 429.62 feet, and a total arc length of 432.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. South 85°48'57" 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 aforesaid Old Kimbro Road;

THENCE, South 4°11'03" West, 80.00 feet, departing the northerly right-of-way line of said Old Kimbro Road to the POINT OF BEGINNING, and containing 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 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1-LANDSCAPE	0.049	2,129
BLOCK A LOT 2	0.184	8,008
BLOCK A LOT 3	0.192	8,343
BLOCK A LOT 4	0.202	8,788
BLOCK A LOT 5	0.215	9,360
BLOCK A LOT 6	0.247	10,779
BLOCK A LOT 7	0.277	12,058
BLOCK A LOT 8	0.309	13,472
BLOCK A LOT 9	0.251	10,927
BLOCK A LOT 10	0.243	10,567
BLOCK A LOT 11	0.223	9,696
BLOCK A LOT 12	0.275	11,965
BLOCK A LOT 13-LANDSCAPE	0.190	8,291
BLOCK B LOT 1-LANDSCAPE	0.082	3,580
BLOCK B LOT 2	0.158	6,874
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK B LOT 9	0.143	6,250
BLOCK B LOT 10	0.155	6,736
BLOCK B LOT 11	0.181	7,884
BLOCK B LOT 12	0.191	8,332
BLOCK B LOT 18	0.196	8,532
BLOCK B LOT 19	0.149	6,472
BLOCK B LOT 20	0.144	6,262
BLOCK B LOT 21	0.143	6,250
BLOCK B LOT 22	0.143	6,250
BLOCK B LOT 23	0.143	6,250
BLOCK B LOT 24	0.143	6,250
BLOCK B LOT 25	0.143	6,250
BLOCK B LOT 26	0.143	6,250
BLOCK B LOT 27	0.143	6,250
BLOCK B LOT 28	0.143	6,250
BLOCK B LOT 29	0.158	6,874
BLOCK C LOT 1-LANDSCAPE	0.080	3,465
BLOCK C LOT 2	0.161	7,033
BLOCK C LOT 3	0.156	6,800
BLOCK C LOT 4	0.156	6,816
BLOCK C LOT 5	0.164	7,133
BLOCK C LOT 6	0.268	11,680
BLOCK C LOT 13	0.281	12,244
BLOCK C LOT 14	0.192	8,357
BLOCK C LOT 15	0.181	7,898
BLOCK C LOT 16	0.189	8,231
BLOCK D LOT 1	0.158	6,875
BLOCK D LOT 2	0.158	6,874
BLOCK D LOT 3	0.158	6,873
BLOCK D LOT 4	0.197	8,601
BLOCK M LOT 1 - NEIGHBORHOOD BUSINESS	1.394	60,713
BLOCK M LOT 2 - MEDIUM DENSITY	11.845	515,982
BOUNDARY	27.686	1,205,981
R.O.W.	5.526	240,723

**MANOR HEIGHTS PHASE 2, SECTION 1B  
27.686 ACRES**

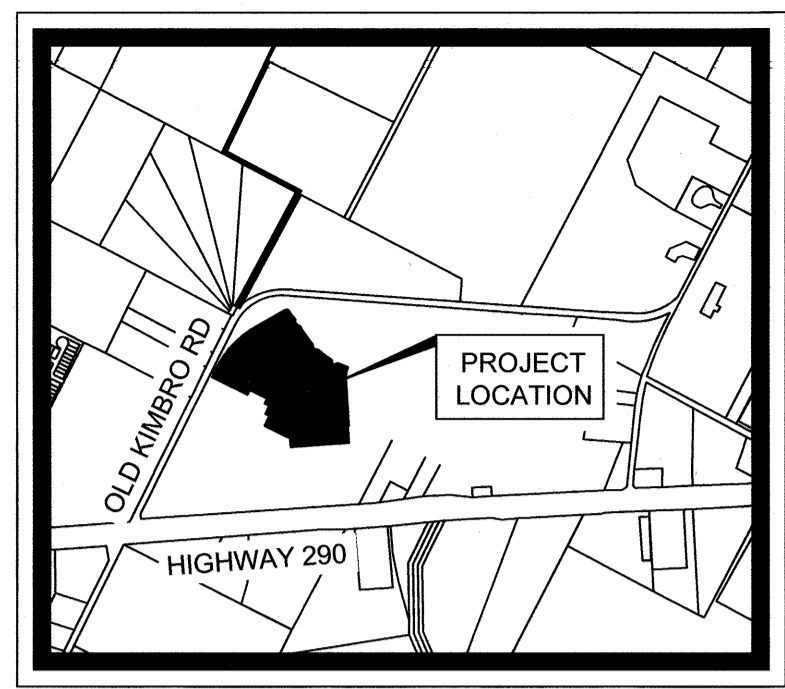
BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE AND 90.0886 ACRE TRACTS, BOTH DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, 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 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9186 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	8/17/2021	069255703	5 OF 5

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 2\DWG\PLATS\MANOR HTS PHASE 2\DWG PLOTTED BY: GONZALEZ, DAVID 8/17/2021 2:03 PM LAST SAVED: 8/17/2021 1:58 PM



**GENERAL INFORMATION:**  
 TOTAL ACREAGE.....27.316 ACRES  
 TOTAL LINEAR FEET OF 50' ROW.....3,954'  
 ACREAGE OF ROW.....91  
 NUMBER OF SINGLE FAMILY LOTS.....17,371 ACRES  
 ACREAGE OF SINGLE FAMILY LOTS.....3  
 NUMBER OF NON-RESIDENTIAL LOTS.....3  
 ACREAGE OF NON-RESIDENTIAL LOTS.....5.286 ACRES  
 TOTAL NUMBER OF LOTS.....94

**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- (A) BLOCK IDENTIFIERS

REMAINDER OF 90.0886 ACRES FORESTAR (USA) REAL ESTATE GROUP INC., DOC# 2019171725 CORRECTED IN DOC# 2019176021 OPRTC

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP INC.,  
 A DELAWARE CORPORATION  
 2221 E. LAMAR BLVD., SUITE 790  
 ARLINGTON, TEXAS 76006  
 DALLAS COUNTY  
 CONTACT: JOHN MABERRY

**MANOR HEIGHTS PHASE 2, SECTION 2**  
**27.316 ACRES**  
 BEING A PORTION OF A CALLED 90.0886 ACRE TRACT  
 RECORDED IN DOCUMENT NO. 2019176021, OFFICIAL  
 PUBLIC RECORDS OF TRAVIS COUNTY,  
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	8/10/2021	069255703	1 OF 3

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	33°44'24"	1042.96'	614.18'	N43°24'00"E	605.39'	C30	284°02'25"	50.00'	247.87'	S30°19'18"E	61.54'
C2	87°00'00"	25.00'	37.96'	S78°13'50"E	34.42'	C31	52°01'12"	15.00'	13.62'	S33°40'05"W	13.16'
C3	4°30'37"	314.50'	24.76'	S34°59'08"E	24.75'	C32	100°13'31"	15.00'	26.24'	N70°12'33"W	23.02'
C4	4°30'37"	285.50'	22.47'	S34°59'08"E	22.47'	C33	52°03'55"	15.00'	13.63'	N22°00'29"E	13.17'
C5	90°00'00"	15.00'	23.56'	S12°16'10"W	21.21'	C34	175°16'26"	50.00'	152.96'	S39°35'51"E	99.91'
C6	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'	C35	52°01'12"	15.00'	13.62'	S78°46'32"W	13.16'
C7	9°04'25"	825.00'	130.65'	S37°16'02"E	130.51'	C36	71°11'19"	15.00'	18.64'	S39°37'12"E	17.46'
C8	87°16'14"	15.00'	22.85'	S01°49'53"W	20.70'	C37	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C9	87°16'14"	15.00'	22.85'	N89°06'07"E	20.70'	C38	90°00'00"	15.00'	23.56'	S40°44'38"W	21.21'
C10	11°42'16"	825.00'	168.53'	S53°06'54"E	168.24'	C39	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C11	78°36'23"	15.00'	20.58'	S19°56'26"E	19.00'	C40	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C12	1°50'28"	525.00'	16.87'	S18°00'20"W	16.87'	C41	89°46'10"	15.00'	23.50'	N49°08'27"W	21.17'
C13	97°22'38"	15.00'	25.49'	N66°32'07"E	22.53'	C42	85°45'07"	15.00'	22.45'	N43°05'54"E	20.41'
C14	7°45'03"	825.00'	111.60'	S68°39'06"E	111.52'	C43	139°29'32"	205.00'	499.09'	S24°16'46"E	384.65'
C15	8°00'00"	500.00'	69.81'	N67°34'50"W	69.76'	C44	139°29'32"	155.00'	377.36'	S24°16'46"E	290.83'
C16	15°47'53"	300.00'	82.72'	N55°40'54"W	82.46'	C45	16°51'45"	525.00'	154.51'	S08°39'13"W	153.95'
C17	43°45'25"	300.00'	229.11'	N25°54'15"W	223.58'	C46	21°20'25"	475.00'	176.92'	S06°24'50"W	175.90'
C18	19°02'31"	300.00'	96.70'	S84°44'07"E	99.25'	C47	19°02'31"	275.00'	91.39'	S84°44'07"E	90.97'
C19	21°20'25"	500.00'	186.23'	S06°24'50"W	185.15'	C48	19°02'31"	325.00'	108.01'	S84°44'07"E	107.52'
C20	139°29'32"	180.00'	438.23'	S24°16'46"E	337.74'	C49	16°04'15"	275.00'	77.13'	N12°03'40"W	76.88'
C21	30°51'01"	300.00'	161.53'	S41°50'40"W	159.59'	C50	43°45'25"	325.00'	248.20'	N25°54'15"W	242.21'
C22	52°01'12"	15.00'	13.62'	N00°24'33"E	13.16'	C51	9°58'52"	275.00'	47.91'	N42°47'31"W	47.85'
C23	186°02'25"	50.00'	162.35'	S67°25'10"W	99.86'	C52	15°47'53"	325.00'	89.61'	N55°40'54"W	89.33'
C24	52°01'12"	15.00'	13.62'	S49°34'14"E	13.16'	C53	15°47'53"	275.00'	75.83'	N55°40'54"W	75.59'
C25	82°00'00"	15.00'	21.47'	S67°25'10"W	19.88'	C54	8°00'00"	525.00'	73.30'	N67°34'50"W	73.24'
C26	90°00'00"	15.00'	23.56'	N71°25'10"E	21.21'	C55	8°00'00"	475.00'	66.32'	N67°34'50"W	66.27'
C27	90°00'00"	15.00'	23.56'	S18°34'50"E	21.21'	C56	30°51'01"	325.00'	174.99'	S41°50'40"W	172.89'
C28	97°28'47"	15.00'	25.52'	N10°56'18"E	22.55'	C57	30°51'01"	275.00'	148.07'	S41°50'40"W	146.29'
C29	52°01'12"	15.00'	13.62'	N85°41'18"E	13.16'						

LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH		
L1	N32°43'50"W	35.18'	L18	S02°12'01"E	55.58'		
L2	S37°14'27"E	27.24'	L19	S04°15'22"E	50.00'		
L3	S33°43'50"E	8.19'	L20	S59°40'42"W	170.25'		
L4	S33°52'34"E	50.01'	L21	S45°28'00"W	61.30'		
L5	N57°16'10"E	4.00'	L22	S45°28'00"W	61.30'		
L6	S45°28'00"W	4.00'	L23	S45°28'00"W	61.30'		
L7	S44°32'00"E	50.00'	L24	N85°58'28"E	47.28'		
L8	N45°28'00"E	4.00'	L25	N85°58'28"E	48.60'		
L9	S59°06'20"E	3.98'	L26	N85°44'38"E	95.00'		
L10	S19°08'40"W	4.00'	L27	S75°12'51"E	28.39'		
L11	S72°54'57"E	50.00'	L28	S75°12'51"E	5.83'		
L12	N17°27'55"E	6.32'	L29	S04°01'32"E	21.89'		
L13	S04°01'32"E	73.17'	L30	S04°01'32"E	44.54'		
L14	S75°12'51"E	57.07'	L31	S59°40'42"W	69.37'		
L15	N85°58'28"E	87.12'	L32	S59°40'42"W	74.94'		
L16	S45°28'00"W	61.30'	L33	N57°16'10"E	60.67'		
L17	N57°16'10"E	60.17'	L34	N57°16'10"E	59.67'		
			L35	N63°34'50"W	1.16'		

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 2\DWG\PLATS\MANOR HTS PHASE 2\DWG\PLOTTED BY: GONZALEZ, DAVID 8/17/2021 12:37 PM LAST SAVED: 8/17/2021 12:36 PM

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 27.316 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 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED IN DOCUMENT NUMBER 2019171725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

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

WITNESS MY HAND THIS DAY August 20 2021

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

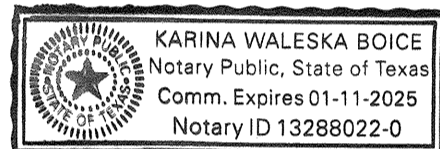
2221 E. LAMAR BLVD, SUITE 790 ARLINGTON, TEXAS 76006

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JILL 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.

KARINA WALESKA BOICE
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 13288022-0
MY COMMISSION EXPIRES: 01-11-2025
COUNTY OF WILLIAMSON
THE STATE OF TEXAS



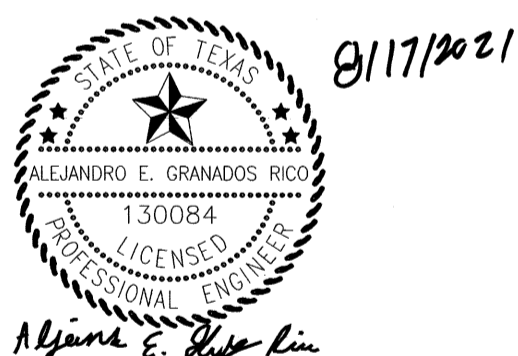
STATE OF TEXAS §
COUNTY OF TRAVIS §

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 PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

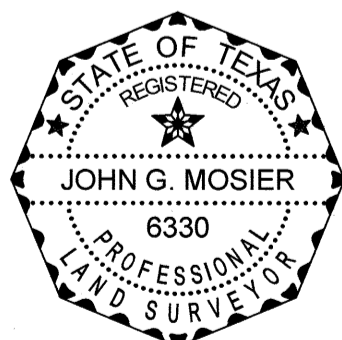
Alejandro E. Granados Rico
ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759



STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 3-19-21
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

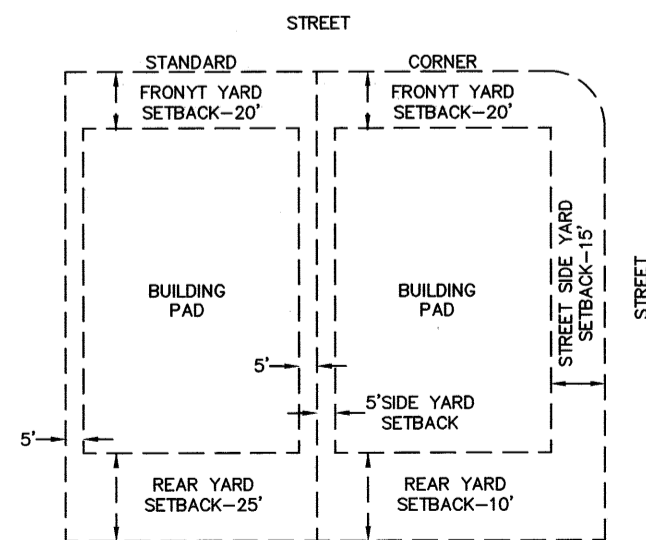


SURVEYOR'S NOTES

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

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 2 SECTION 2 FINAL PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. 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 - 5'
STREET SIDE YARD - 15'
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 THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
16. LOT 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.
17. DEDICATION AND CONVEYANCE OF LOT 1, BLOCK I, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE OWNER/DEVELOPER 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 I, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
18. 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.
19. 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.



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. 7th DAY OF Sept 2021

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

APPROVED: PHILIP TRYON, CHAIRPERSON

ATTEST: LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: DR. LARRY WALLACE JR., MAYOR

ATTEST: LLUVIA ALMARAZ, CITY SECRETARY



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

I, DANA DEBEAUVOIR, 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 22 DAY OF September 2021 AT 12:36 O'CLOCK PM, DULY RECORDED ON THE DAY OF 22 DAY OF September 2021 AT 12:36 O'CLOCK PM IN THE PLAT 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: IRIS VELASQUEZ-ONTIVEROS DEPUTY



SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

MANOR HEIGHTS PHASE 2, SECTION 2

27.316 ACRES

BEING A PORTION OF A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley Horn

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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, APS, JGM, 8/10/2021, 069255703, 2 OF 3

202100221

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

BEING a 27.316 acre (1,189,892 square feet) 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 a called 90.0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc. recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the southwesterly end of a curve on the southeasterly right-of-way line of Old Kimbro Road (80 feet wide) on the northwesterly line of said 90.0886 acre tract;

THENCE, South 26°31'49" West, along the southeasterly right-of-way line of said Old Kimbro Road, at a distance of 87.04 feet pass a concrete monument found on line, continuing for a total distance of 589.77 feet to the western-most southwest corner of said 90.0886 acre tract;

THENCE, South 63°36'50" East, 17.50 feet, departing the southeasterly right-of-way line of said Old Kimbro Road and along the southwesterly line of said 90.0886 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the POINT OF BEGINNING of the herein described tract;

THENCE, departing the southwesterly line of and crossing said 90.0886 acre tract, the following thirty-seven (37) courses and distances:

- 1. North 26°31'49" East, 93.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
2. in a northeasterly direction, along a tangent curve to the right, a central angle of 33°44'24", a radius of 1042.98 feet, a chord bearing and distance of North 43°24'00" East, 605.35 feet, and a total arc length of 614.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
3. North 60°16'10" East, 359.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
4. in a southeasterly direction, along a tangent curve to the right, a central angle of 87°00'00", a radius of 25.00 feet, a chord bearing and distance of South 76°13'50" East, 34.42 feet, and a total arc length of 37.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
5. South 32°43'50" East, 35.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
6. in a southeasterly direction, along a tangent curve to the left, a central angle of 4°30'37", a radius of 314.50 feet, a chord bearing and distance of South 34°59'08" East, 24.75 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
7. South 37°14'27" East, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
8. in a southeasterly direction, along a tangent curve to the right, a central angle of 4°30'37", a radius of 285.50 feet, a chord bearing and distance of South 34°59'08" East, 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;
9. South 32°43'50" East, 8.19 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
10. 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 12°16'10" West, 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 corner;
11. South 33°52'34" East, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. North 57°16'10" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
13. in a southeasterly 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°43'50" 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;
14. South 32°43'50" East, 103.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
15. in a southeasterly direction, along a tangent curve to the left, a central angle of 9°04'25", a radius of 825.00 feet, a chord bearing and distance of South 37°16'02" East, 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 reverse curvature;
16. in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of South 1°49'53" 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;
17. South 45°28'00" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. South 44°32'00" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. North 45°28'00" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
20. in a northeasterly direction, along a tangent curve to the right, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of North 89°06'07" 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;
21. in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 11°42'16", a radius of 825.00 feet, a chord bearing and distance of South 53°06'54" East, 168.24 feet, and a total arc length of 168.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 59°06'20" East, 3.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
23. in a southeasterly direction, along a tangent curve to the right, a central angle of 78°36'23", a radius of 15.00 feet, a chord bearing and distance of South 19°56'26" East, 19.00 feet, and a total arc length of 20.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
24. South 19°08'40" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
25. in a southwesterly direction, along a tangent curve to the left, a central angle of 1°50'28", a radius of 525.00 feet, a chord bearing and distance of South 18°00'20" West, 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 corner;
26. South 72°54'57" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. North 17°27'55" East, 6.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
28. in a northeasterly direction, along a tangent curve to the right, a central angle of 97°22'38", a radius of 15.00 feet, a chord bearing and distance of North 66°32'07" East, 22.53 feet, and a total arc length of 25.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
29. in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 7°45'03", a radius of 825.00 feet, a chord bearing and distance of South 68°39'06" East, 111.52 feet, and a total arc length of 111.60 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
30. South 17°28'23" West, 58.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. South 5°37'06" West, 46.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
32. South 1°58'12" East, 47.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
33. South 4°14'34" East, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
34. South 4°15'22" East, 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
35. South 85°44'38" West, 15.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
36. South 4°15'22" East, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
37. South 85°44'38" West, 611.69 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southwesterly line of said 90.0886 acre tract;

THENCE, along the southwesterly lines of said 90.0886 acre tract, the following ten (10) courses and distances:

- 1. North 4°15'58" West, 92.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 63°41'58" West, 296.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 26°19'23" East, 112.46 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 63°36'46" West, 46.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 26°39'00" East, 91.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 60°21'11" West, 53.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 26°43'42" East, 55.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 63°34'50" West, 198.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. South 25°31'49" West, 55.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 63°38'50" West, 415.09 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 Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Table with 3 columns: LOT TABLE, LOT TABLE, LOT TABLE. Each column has sub-columns for LOT NO., ACRES, and SQ. FT. Rows include BLOCK D LOT 40-41, BLOCK H LOT 12-19, BLOCK I LOT 1-PARKLAND, BLOCK J LOT 1-15, BLOCK K LOT 27-51, BLOCK L LOT 1-12, BOUNDARY, and ROW.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH: (210) 541-9166 FAX: (210) 541-8699 CONTACT: JOHN G. MOSIER, R.P.L.S. TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 2221 E. LAMAR BLVD., SUITE 790 ARLINGTON, TEXAS 76006 DALLAS COUNTY CONTACT: JOHN MABERRY

MANOR HEIGHTS PHASE 2, SECTION 2 27.316 ACRES BEING A PORTION OF A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2019176021, 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 # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

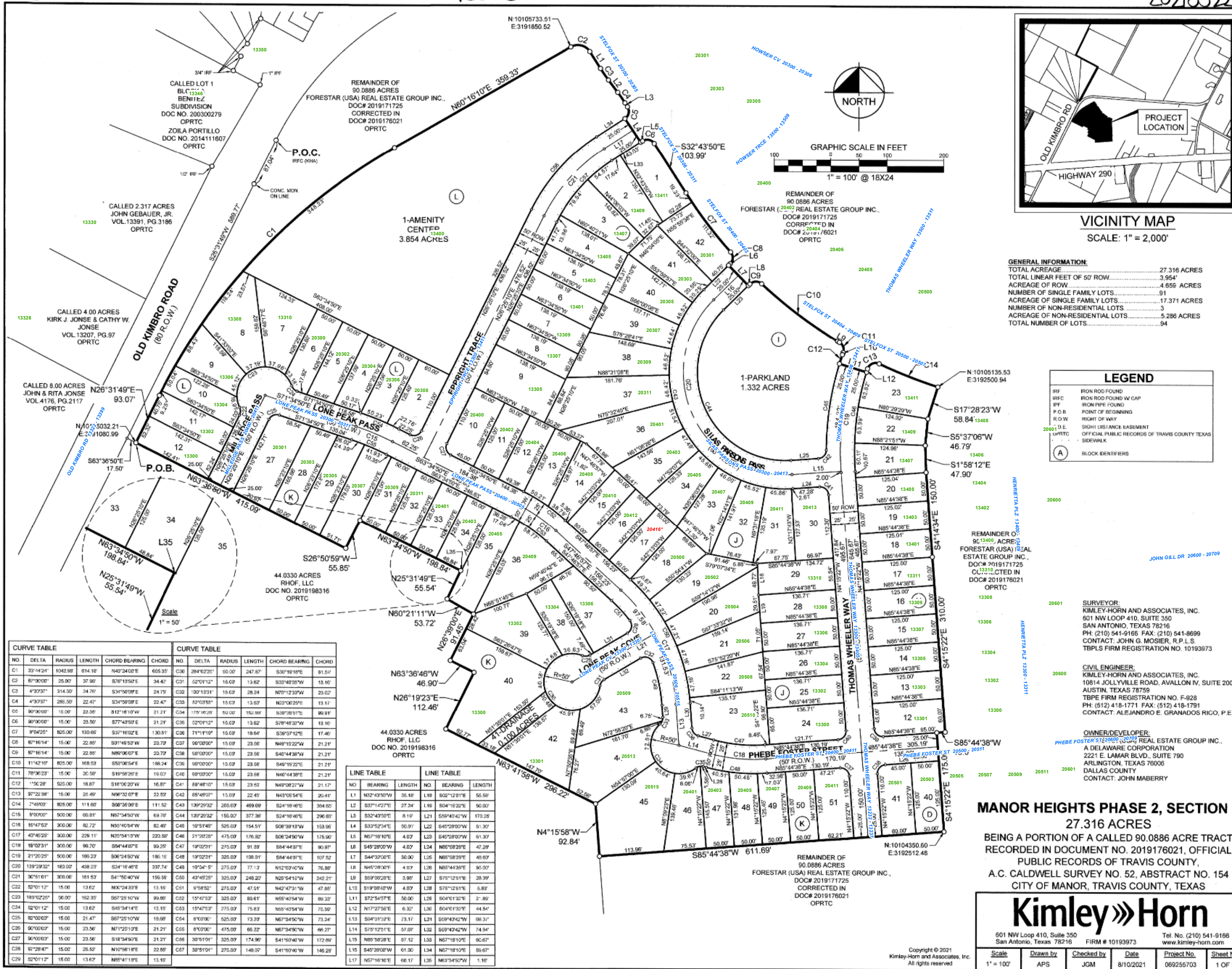
Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, APS, JGM, 8/10/2021, 069255703, 3 OF 3

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 2\DWG\PLATS\MANOR HEIGHTS 2-DWG - PLOTTED BY: GONZALEZ, DAVID 8/17/2021 12:37 PM LAST SAVED: 8/17/2021 12:36 PM

09-22-2021

\$ 102.00

202100221



CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD	
C1	33°42'24"	1342.88	814.18'	N43°24'02"E	655.35'	C26	284°02'22"	50.00'	247.87'	S30°18'19"W	81.54'
C2	87°30'00"	25.00'	37.96'	S78°13'57"E	34.42'	C27	02°01'12"	15.00'	13.60'	S33°40'29"W	18.16'
C3	4°37'57"	314.50'	24.76'	S34°58'09"E	24.79'	C28	109°13'31"	15.00'	28.24'	N07°02'39"W	23.02'
C4	4°39'57"	285.50'	22.47'	S34°58'09"E	22.47'	C29	53°03'55"	15.00'	13.62'	N22°03'29"E	13.11'
C5	90°00'00"	15.00'	23.56'	S12°16'10"W	21.21'	C30	175°16'28"	50.00'	152.99'	S39°53'51"E	96.81'
C6	90°00'00"	15.00'	23.56'	S77°42'59"E	21.21'	C31	02°01'12"	15.00'	13.62'	S78°49'32"W	13.16'
C7	9°54'25"	625.00'	133.66'	S31°16'02"E	130.51'	C32	71°11'19"	15.00'	18.64'	S38°31'12"E	17.46'
C8	87°16'14"	15.00'	22.85'	S01°49'53"W	23.79'	C33	50°00'00"	15.00'	23.56'	N48°19'22"W	21.21'
C9	87°16'14"	15.00'	22.85'	N89°06'07"E	23.79'	C34	50°00'00"	15.00'	23.56'	S40°44'38"W	21.21'
C10	11°42'10"	635.00'	169.53'	S53°06'54"E	168.24'	C35	50°00'00"	15.00'	23.56'	S49°19'22"E	21.21'
C11	78°36'23"	15.00'	20.59'	S19°56'28"E	19.02'	C36	50°00'00"	15.00'	23.56'	N46°44'38"E	21.21'
C12	1°02'28"	525.00'	18.87'	S18°02'20"W	16.87'	C37	50°00'00"	15.00'	23.56'	N48°08'21"W	21.17'
C13	97°22'38"	15.00'	28.49'	N06°32'07"E	23.52'	C38	65°48'07"	15.00'	22.40'	N43°05'54"E	20.41'
C14	7°45'03"	835.00'	111.60'	S08°35'09"E	111.52'	C39	139°29'32"	285.00'	489.09'	S24°18'48"E	394.60'
C15	8°00'00"	500.00'	69.81'	N63°54'50"W	69.79'	C40	139°29'32"	150.00'	277.36'	S24°18'48"E	206.80'
C16	18°47'53"	300.00'	80.72'	N55°04'54"E	82.49'	C41	18°51'46"	505.00'	154.51'	S08°38'12"W	133.96'
C17	43°46'59"	300.00'	228.11'	N03°54'13"W	223.58'	C42	21°29'21"	475.00'	176.82'	S08°24'56"W	175.99'
C18	18°02'31"	300.00'	96.70'	S84°44'48"E	99.29'	C43	19°02'31"	275.00'	91.39'	S84°44'48"E	90.89'
C19	21°20'23"	500.00'	105.22'	S08°24'56"W	105.11'	C44	19°02'31"	325.00'	108.31'	S84°44'48"E	107.52'
C20	139°29'32"	150.00'	438.23'	S24°18'48"E	337.74'	C45	18°51'46"	275.00'	77.13'	N12°02'40"W	76.89'
C21	305°16'11"	300.00'	181.53'	S4°18'40"W	159.58'	C46	43°40'25"	335.00'	248.20'	N25°54'15"W	242.21'
C22	50°10'12"	15.00'	13.62'	N06°34'33"E	13.16'	C47	9°58'52"	275.00'	47.61'	N42°47'31"W	47.85'
C23	189°02'29"	50.00'	162.39'	S87°25'10"W	99.89'	C48	19°47'33"	325.00'	89.61'	N55°04'54"E	89.33'
C24	92°10'12"	15.00'	13.62'	S48°34'14"E	13.10'	C49	19°47'33"	275.00'	75.83'	N55°04'54"E	75.59'
C25	82°00'00"	15.00'	21.47'	S87°25'10"W	19.59'	C50	8°00'00"	525.00'	73.39'	N63°54'50"W	73.24'
C26	90°00'00"	15.00'	23.56'	N7°12'19"E	21.21'	C51	8°00'00"	475.00'	65.32'	N63°54'50"W	66.27'
C27	90°00'00"	15.00'	23.56'	S18°34'50"E	21.21'	C52	38°51'01"	335.00'	174.96'	S41°40'40"W	172.89'
C28	97°28'47"	15.00'	25.82'	N10°58'18"E	22.85'	C53	30°51'01"	275.00'	148.07'	S41°40'40"W	148.29'
C29	52°01'12"	15.00'	13.62'	N88°41'19"E	13.16'	C54	17°51'01"	275.00'	48.07'	S41°40'40"W	48.07'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N32°43'50"W	35.88'	L18	S02°12'01"E	55.68'
L2	S37°42'21"E	27.34'	L19	S04°19'22"E	50.00'
L3	S32°43'50"E	81.19'	L20	S59°40'42"W	173.28'
L4	S33°52'34"E	90.91'	L21	S45°29'02"W	61.30'
L5	N63°19'10"E	4.02'	L22	S45°29'02"W	61.30'
L6	S49°29'02"W	4.02'	L23	S45°29'02"W	47.29'
L7	S46°32'02"E	36.30'	L24	N63°19'10"E	48.87'
L8	N45°09'00"E	4.02'	L25	N63°19'10"E	90.07'
L9	S59°09'02"E	3.99'	L26	S78°12'51"E	28.39'
L10	S19°39'02"W	4.02'	L27	S78°12'51"E	6.83'
L11	S72°54'37"E	50.00'	L28	S04°01'30"E	2.80'
L12	N17°27'56"E	6.30'	L29	S04°01'30"E	44.84'
L13	S04°01'30"E	73.17'	L30	S09°42'42"W	99.37'
L14	S10°12'51"E	57.87'	L31	S09°42'42"W	74.94'
L15	N80°58'28"E	67.12'	L32	N63°19'10"E	90.67'
L16	S49°28'00"W	61.30'	L33	N63°19'10"E	99.67'
L17	N57°16'16"E	66.17'	L34	N63°19'10"E	1.16'



**LEGEND**  
 Recently Assigned Addresses\*  
 Existing Addresses  
 Address Range

# Addressed Plat

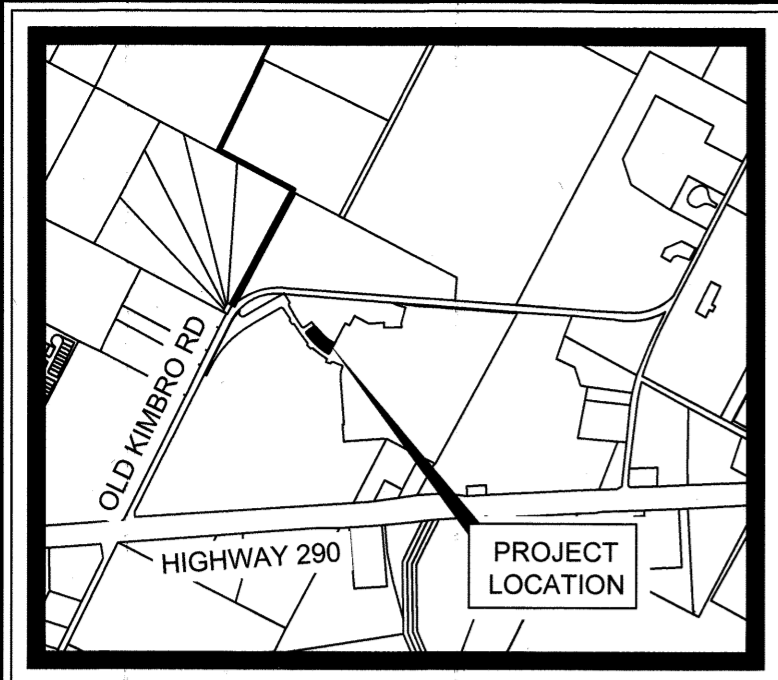
Document Number: 202100221  
 Case Number: C8-MA-1182481  
 Plat Number: 1182481  
 Date Completed: 12/09/2021

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries. This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Addresses are subject to change. To confirm addresses, please look at our Jurisdiction Web Map. <http://www.austintexas.gov/gis/JurisdictionsWebMap/>



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

LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET
.....	SIDEWALK
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

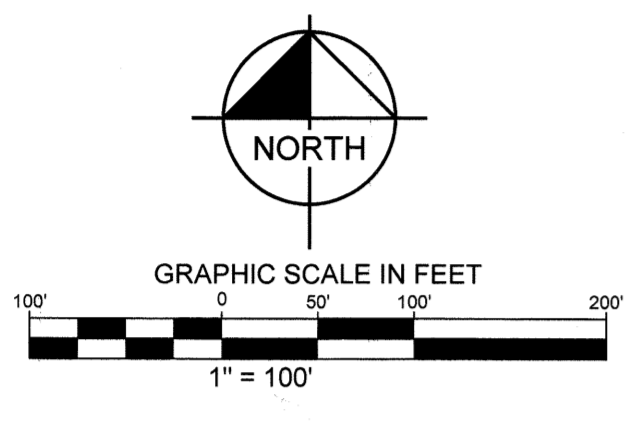


**VICINITY MAP**  
SCALE: 1" = 2,000'

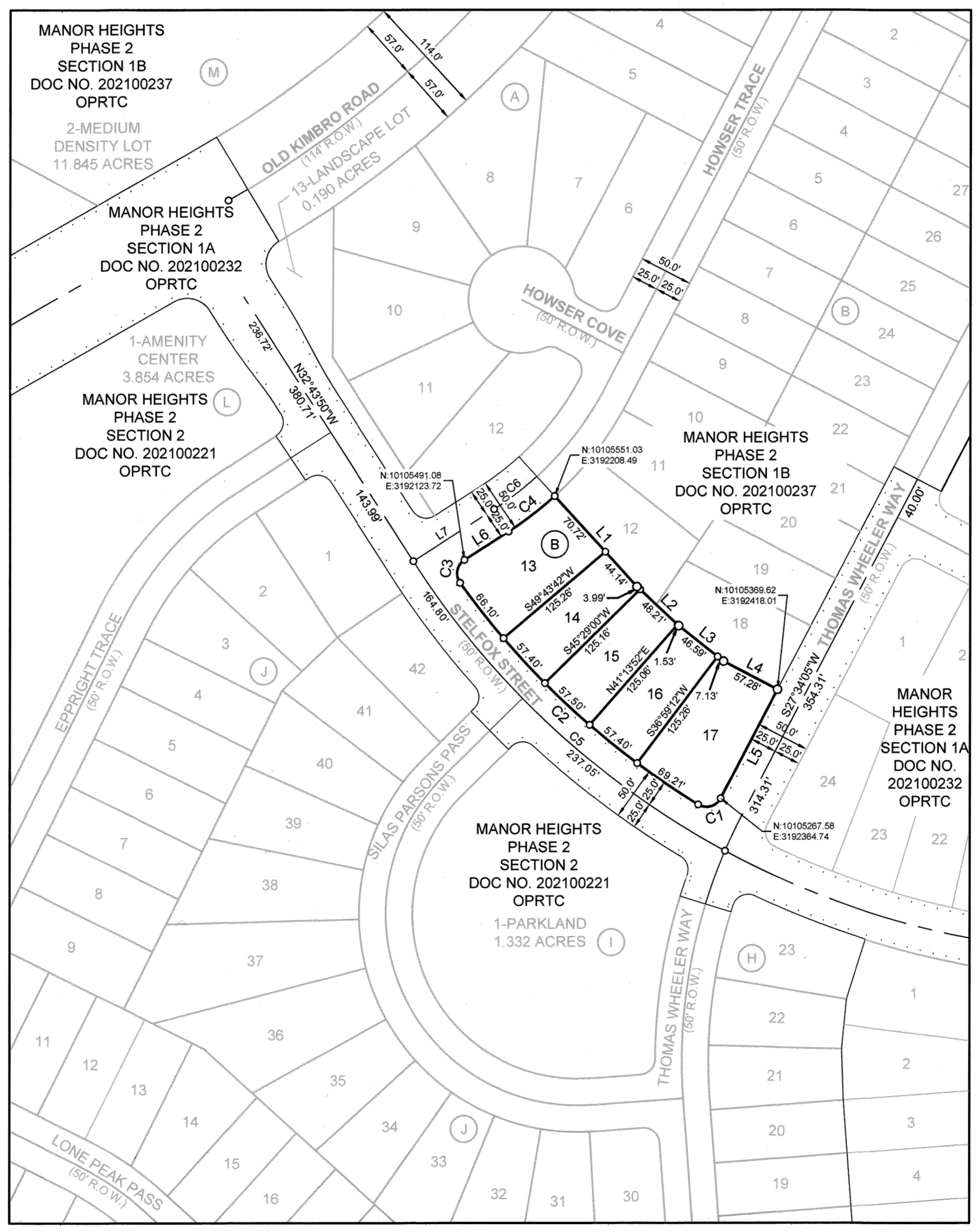
BEING LOT 13 (0.209 ACRES), LOT 14-16 (0.152 ACRES), AND LOT 17 (0.218) BLOCK B, IN MANOR HEIGHTS PHASE 2 SECTION 1A SUBDIVISION RECORDED IN DOCUMENT NO. 202100232, SAME BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S42°18'43"E	114.87'
L2	S46°57'55"E	53.72'
L3	S51°42'08"E	53.72'
L4	S62°25'55"E	57.28'
L5	S27°34'05"W	115.11'
L6	N57°16'10"E	49.21'
L7	N57°16'10"E	90.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	93°56'30"	15.00'	24.59'	S74°32'20"W	21.93'
C2	22°44'34"	775.00'	307.62'	N47°07'08"W	305.61'
C3	93°01'01"	15.00'	24.35'	N10°45'40"E	21.76'
C4	9°39'16"	325.00'	54.76'	N52°26'32"E	54.70'
C5	61°31'33"	800.00'	859.06'	N63°29'36"W	818.38'
C6	9°39'16"	300.00'	50.55'	N52°26'32"E	50.49'



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 13	0.209	9,126
BLOCK B LOT 14	0.152	6,614
BLOCK B LOT 15	0.152	6,628
BLOCK B LOT 16	0.152	6,615
BLOCK B LOT 17	0.218	9,511



**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 321-3427 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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



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, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, 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 PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "AMENDED MANOR HEIGHTS PHASE 2, SECTION 1A" LOTS 13 - 17, BLOCK B, AND WHOSE NAME IS SUBSCRIBED HERETO IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "AMENDED MANOR HEIGHTS PHASE 2, SECTION 1A" LOTS 13 - 17, BLOCK B, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY 1-20, 2022

BY: Jeff Scott  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
10700 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 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<sup>TH</sup> DAY OF JAN, 2022

Dina Allan Kidd  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 131629861  
MY COMMISSION EXPIRES: 7-3-22  
COUNTY OF TRAVIS  
THE STATE OF TEXAS



THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

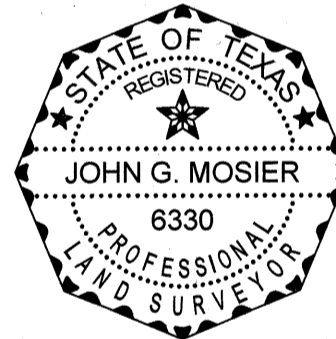
Alejandro E. Granados Rico  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759



THE STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 1-17-22  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com



**SURVEYOR'S NOTES:**

- 1. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), 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 0.99992097045 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 1/2" 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. 20 DAY OF January, 2022

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE 17<sup>TH</sup> DAY OF January, 2022

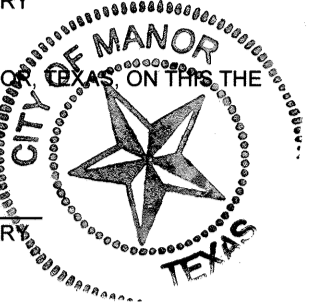
APPROVED: Julie Leonard  
JULIE LEONARD, CHAIRPERSON

ATTEST: Luvia T. Almaraz  
LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE 31<sup>ST</sup> DAY OF January, 2022

APPROVED: Christopher Harvey  
HONORABLE DR. CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST: Luvia T. Almaraz  
LUVIA T. ALMARAZ, CITY SECRETARY



COUNTY OF TRAVIS §  
STATE OF TEXAS §

I, DANA DEBEAUVOIR, 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 31<sup>ST</sup> DAY OF January, 2022 AT 12:30 O'CLOCK P.M., DULY RECORDED ON THE DAY OF Jan 31, 2022 AT 12:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202200024 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

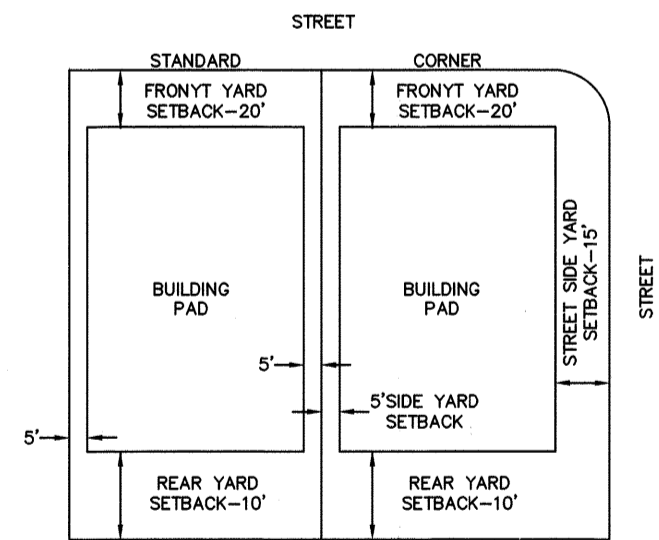
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 31<sup>ST</sup> DAY OF January, 2022 A.D.

DANA DEBEAUVOIR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS  
BY: A. Macedo  
DEPUTY



**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 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:  
(SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
- 14. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MANOR HEIGHTS PHASE 2 SECTION 1A, LOT(S) 13-17 BLOCK B. RECORDED IN DOCUMENT NUMBER 202100232, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



TYPICAL SETBACK DETAIL  
NOT TO SCALE

# 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 (0.209 ACRES), LOT 14-16 (0.152 ACRES), AND LOT 17 (0.218) BLOCK B, IN MANOR HEIGHTS PHASE 2 SECTION 1A SUBDIVISION RECORDED IN DOCUMENT NO. 202100232, SAME BEING A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

## Kimley»Horn

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 321-3427 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

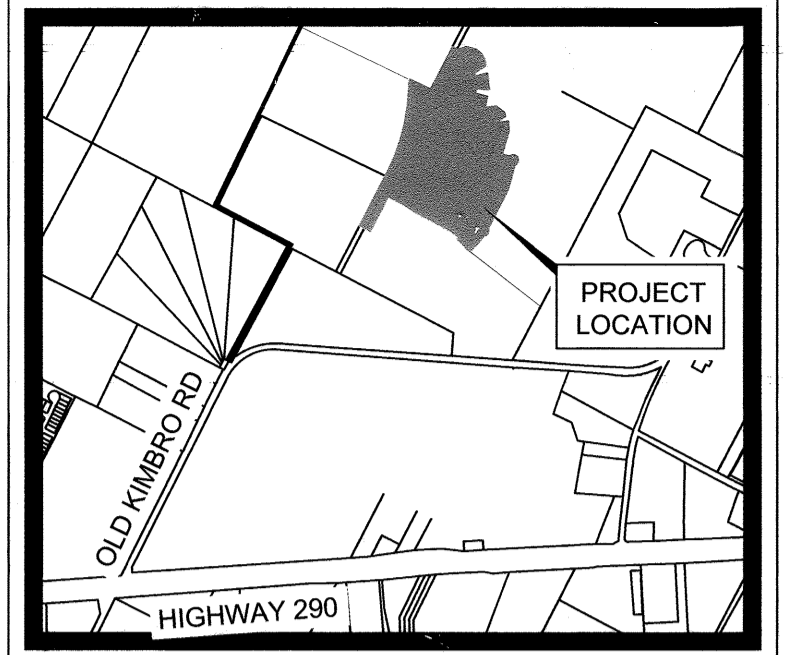
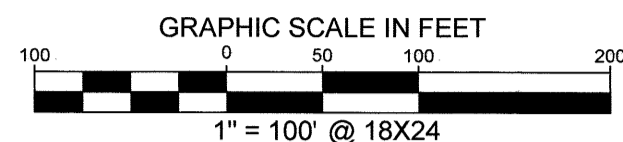
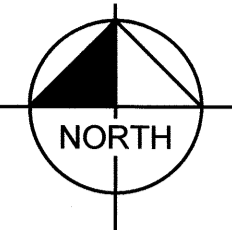
**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

\$129.00

6-21-22

202200160



VICINITY MAP  
SCALE: 1" = 2,000'

**LEGEND**

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

FORESTAR (USA) REAL ESTATE GROUP, INC.  
DOC. NO. 2019176020  
OPRTC  
LOT 2  
J.F. NAGLE ESTATES  
DOC. NO. 199900207  
PRTC

P.O.B.  
5/8" IRF

LEAKE WILLIAM R. & ERICA S.  
DOC. NO. 2017052898  
OPRTC

LOT 1  
J.F. NAGLE ESTATES  
DOC. NO. 199900207  
PRTC

1/2" IRSC (KHA) IN CONCRETE  
1/2" IRSC (KHA) IN CONCRETE  
X= 3192711.76  
Y= 10107161.75

**SURVEYOR:**  
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601 NW LOOP 410, SUITE 350  
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CONTACT: JOHN G. MOSIER, R.P.L.S.  
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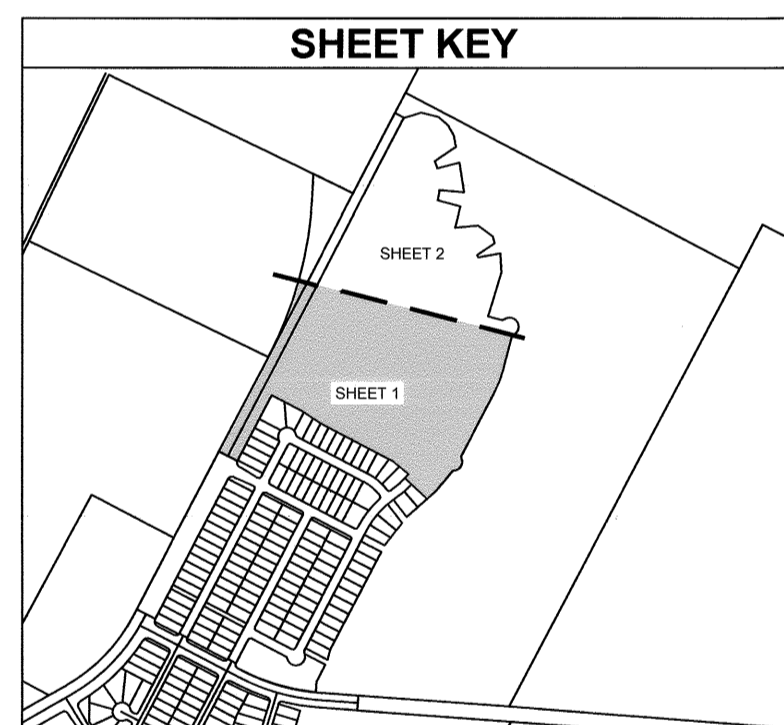
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AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

**GENERAL INFORMATION:**

TOTAL ACREAGE	41.135 ACRES
TOTAL LINEAR FEET OF ROW	8,426'
LINEAR FEET OF 50' ROW	6,804'
LINEAR FEET OF 114' ROW	1,622'
ACREAGE OF ROW	12,241 ACRES
NUMBER OF SINGLE FAMILY LOTS	145
ACREAGE OF SINGLE FAMILY LOTS	25,287 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	6
ACREAGE OF NON-RESIDENTIAL LOTS	3,607 ACRES
TOTAL NUMBER OF LOTS	151

SEE PAGE 2 OF 4 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 4 FOR LOT SUMMARY TABLE



MANOR HEIGHTS PHASE 3, SECTION 2  
41.135 ACRES

CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

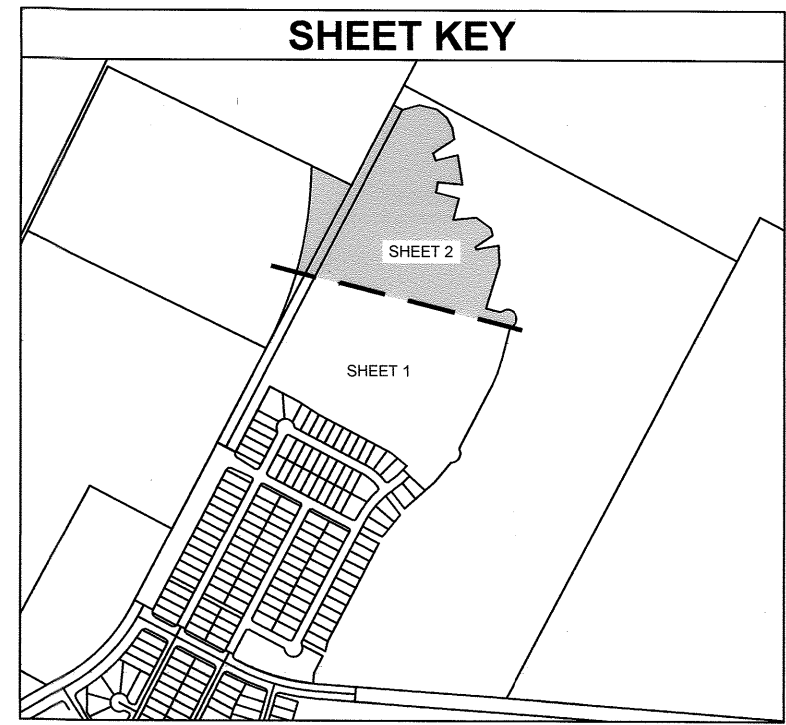
**Kimley»Horn**

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

Scale 1" = 100'	Drawn by DJG	Checked by JGM	Date 12/20/2021	Project No. 069255704	Sheet No. 1 OF 4
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DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704\MANOR HTS PHASE 3\DWG\PLANS\MANOR HTS PHASE 3\DWG\PLANS\MANOR HTS PHASE 3\DWG\PLANNING\069255704-01.dwg PLOTTED BY: GONZALEZ, DAVID 9/23/2022 10:48 AM LAST SAVED: 9/23/2022 10:47 AM

202200160



LEAKE WILLIAM R. & ERICA S. DOC. NO. 2001013062 OPRTC  
LOT 3 J.F. NAGLE ESTATES DOC. NO. 199900207 PRTC

FORESTAR (USA) REAL ESTATE GROUP, INC. DOC. NO. 2019176020 OPRTC  
LOT 2 J.F. NAGLE ESTATES DOC. NO. 199900207 PRTC

IRSC  
1/2" IRF  
(UNPLATTED) (CALLED 114.836 ACRES) TIFFANY BRICK CO. L.P. DOC. NO. 2003150661 OPRTC  
25' WASTEWATER EASEMENT DOC. NO. OPRTC (TO BE RECORDED WITH PHASE 3, SECTION 1)  
APPROXIMATE LOCATION OF 30' PIPELINE EASEMENT VOL. 848, PG. 54 DOC #2010005284 OPRTC  
FLOOD ZONE "A"  
FULLY DEVELOPED 100-YEAR FLOODPLAIN PER CLOMR NO. 19-06 213R & 19-06-2131R-481027.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH: (210) 541-9166 FAX: (210) 541-8699 CONTACT: JOHN G. MOSIER, R.P.L.S. TBPLS FIRM REGISTRATION NO. 10193973

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

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

LEGEND table with symbols for IRF, IRFC, IRSC, IPF, P.O.B., R.O.W., S.D.E., OPRTC, SIDEWALK, APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H, FULLY DEVELOPED 100-YEAR FLOODPLAIN, 1/2" IRON ROD SET IN CONCRETE W/CAP "KHA", and BLOCK IDENTIFIERS.

LINE TABLE with columns: NO., BEARING, LENGTH. Lists 27 line segments (L1-L27) with their respective bearings and lengths.

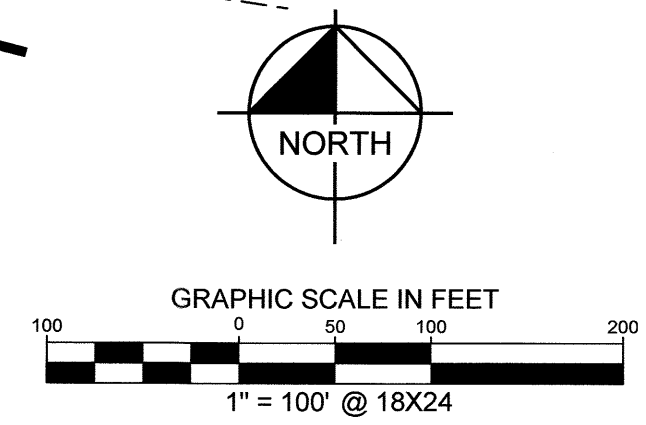
CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists 39 curve segments (C1-C39) with their respective parameters.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists 39 curve segments (C40-C78) with their respective parameters.

GENERAL INFORMATION:  
TOTAL ACRES.....41.135 ACRES  
TOTAL LINEAR FEET OF ROW.....8,426'  
LINEAR FEET OF 50' ROW.....6,804'  
LINEAR FEET OF 144' ROW.....1,622'  
ACREAGE OF ROW.....12,241 ACRES  
NUMBER OF SINGLE FAMILY LOTS.....145  
ACREAGE OF SINGLE FAMILY LOTS.....25,287 ACRES  
NUMBER OF NON-RESIDENTIAL LOTS.....6  
ACREAGE OF NON-RESIDENTIAL LOTS.....3.607 ACRES  
TOTAL NUMBER OF LOTS.....151

MANOR HEIGHTS PHASE 3, SECTION 2  
41.135 ACRES

CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS



SEE PAGE 2 OF 4 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 4 FOR LOT SUMMARY TABLE

Kimley Horn logo and contact information: 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com. Includes a table for Scale, Drawn by, Checked by, Date, Project No., and Sheet No.

DWG NAME: K:\SVA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\092625704-MANOR HTS PHASE 3\DWG\PLAT\MANOR HTS PHASE 3\DWG\PLAT\MANOR HTS PHASE 3 SECTION 2.DWG PLOTTED BY: GONZALEZ, DAVID 9/26/2022 10:48 AM LAST SAVED: 9/26/2022 10:47 AM

202200160

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 41.135 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID 41.135 ACRES CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 41.135 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 3, SECTION 2" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED. SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY MAY 25 2022

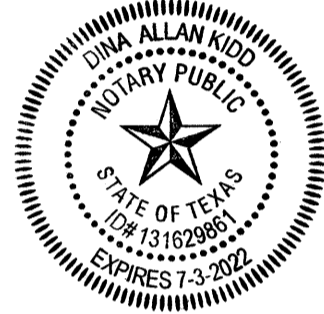
BY: [Signature]  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
Jeff Scott

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 25<sup>TH</sup> DAY OF MAY, 2022

Dina Allan Kidd  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 131629861  
MY COMMISSION EXPIRES: 7-3-22  
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 PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

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



STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 5-23-2022

JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330- STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

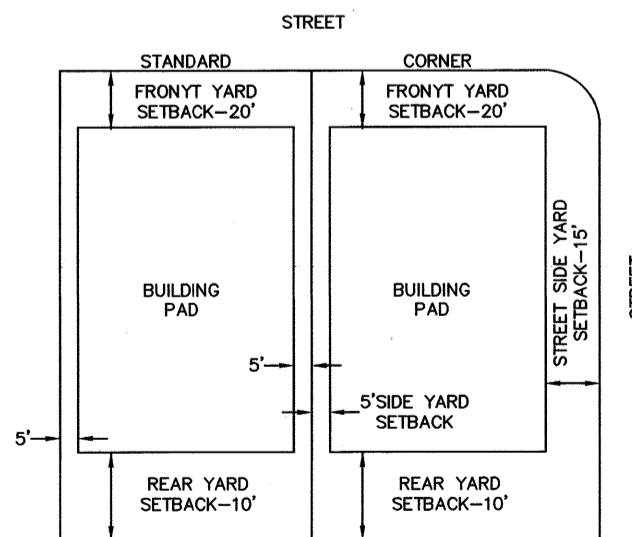


SURVEYOR'S NOTES

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

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 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 ARE AS FOLLOWS:  
(SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
- 15. LOT 60, BLOCK D, LANDSCAPE LOT, LOT 46, BLOCK F, LANDSCAPE LOT, LOT 1, BLOCK G, LANDSCAPE LOT, LOT 1, BLOCK H, LANDSCAPE LOT, LOT 1, BLOCK I, LANDSCAPE LOT, TO BE 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 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 IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 6, BLOCK D, OPEN SPACE AND DRAINAGE LOT, LOT 19, BLOCK D, OPEN SPACE AND DRAINAGE LOT, LOT 26, BLOCK D, OPEN SPACE AND DRAINAGE LOT, AND LOT 30, BLOCK D, OPEN SPACE LOT UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 16. DEDICATION AND CONVEYANCE LOT 50, BLOCK D, 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 OWNER/DEVELOPER 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 50, BLOCK D, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 17. 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.



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: 14<sup>th</sup> DAY OF June 2022

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE: 9<sup>th</sup> DAY OF March 2022

APPROVED: [Signature] ATTEST: [Signature]  
JULIE LEONARD, CHAIRPERSON LUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE: 9<sup>th</sup> DAY OF March 2022

APPROVED: [Signature] ATTEST: [Signature]  
DR. CHRISTOPHER HARVEY, MAYOR LUVIA ALMARAZ, CITY SECRETARY



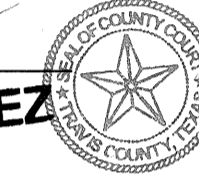
COUNTY OF TRAVIS:  
STATE OF TEXAS:  
KNOW ALL ME BY THESE PRESENTS:

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE: 21<sup>st</sup> DAY OF June 2022 AT 12:06 O'CLOCK PM, DULY RECORDED ON THE DAY OF 21<sup>st</sup> DAY OF June, 2022 AT 12:06 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202200160, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 21<sup>st</sup> DAY OF June 2022

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]  
DEPUTY T. PEREZ



MANOR HEIGHTS PHASE 3, SECTION 2  
41.135 ACRES

CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	12/20/2021	069255704	3 OF 4

202200160

**A METES AND BOUNDS DESCRIPTION OF A 41.135 ACRE TRACT OF LAND**

BEING a 41.135 acre (1,791,834 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and containing a portion of Lot 2 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County; described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019176020 of the Official Public Records of Travis County, and containing a portion of that certain 157.9603 acre tract of land described in Document No. 2019171725, and in correction deed in Document No. 2019176021, and a portion of that certain 3.469 acre tract of land described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019171724 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found marking the southwestern line of aforesaid 3.469 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County;

**THENCE**, crossing into Lot 2, of said J.F. Nagle Estates plat the following two (2) courses and distances:  
1. in a northerly direction along a non-tangent curve turning to the left, having a radius of 2143.05 feet, a chord North 15°14'58" East, 920.87, a central angle of 24°48'48", and an arc length of 928.11 feet to a 1/2-inch iron rod with cap stamped "KHA" set for corner;  
2. North 02°50'33" East, a distance of 112.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, along the southeasterly line of Lot 3 of said J.F. Nagle Estates plat the following three (3) courses and distances:  
1. South 64°11'52" East, a distance of 242.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
2. North 27°33'28" East, a distance of 496.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
3. South 62°26'32" East, a distance of 56.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157.9603 acre tract;

**THENCE**, crossing said 157.9603 acre tract, the following forty-one (41) courses and distances:  
1. North 73°30'03" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
2. South 75°55'00" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
3. South 49°35'26" East, a distance of 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
4. South 28°39'06" East, a distance of 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
5. South 10°01'41" East, a distance of 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
6. South 56°03'48" West, a distance of 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
7. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 19°48'38" East, 41.93, a central angle of 07°23'47", and an arc length of 41.95 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
8. North 75°39'03" East, a distance of 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
9. South 08°48'51" East, a distance of 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
10. North 84°57'18" West, a distance of 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
11. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 09°43'49" West, 53.09, a central angle of 09°22'14", and an arc length of 53.15 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
12. South 14°24'56" West, a distance of 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
13. South 75°35'04" East, a distance of 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
14. South 14°24'56" West, a distance of 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
15. North 84°44'51" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
16. South 53°32'59" East, a distance of 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
17. South 16°08'29" East, a distance of 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
18. South 56°08'09" West, a distance of 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
19. in a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 23°12'46" East, 13.98, a central angle of 16°04'35", and an arc length of 14.03 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
20. North 79°59'57" East, a distance of 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
21. South 02°46'19" East, a distance of 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
22. South 16°50'50" West, a distance of 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
23. South 75°35'04" East, a distance of 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
24. in a easterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord North 78°24'20" East, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
25. in a southeasterly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 30°35'04" East, 99.25, a central angle of 194°02'25", and an arc length of 169.33 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
26. in a southwesternly direction along a reverse tangent curve turning to the left, having a radius of 15.00 feet, a chord South 40°25'32" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
27. South 14°24'56" West, a distance of 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
28. in a southerly direction along a tangent curve to the right, having a radius of 625.00 feet, a chord of South 20°59'31" West, 143.16, a central angle of 13°09'09", and an arc length of 143.47 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
29. South 27°34'05" West, a distance of 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
30. in a southerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 01°33'29" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
31. in a southwesternly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 33°50'04" West, 85.07, a central angle of 116°34'23", and an arc length of 101.73 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
32. South 39°56'34" West, a distance of 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
33. South 48°32'15" West, a distance of 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
34. North 46°51'01" West, a distance of 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;  
35. in a northeasterly direction along a non-tangent curve turning to the left, having a radius of 475.00 feet, a chord North 41°22'30" East, 29.42, a central angle of 03°32'59", and an arc length of 29.43 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
36. North 50°24'00" West, a distance of 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
37. North 62°25'55" West, a distance of 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
38. North 56°45'49" West, a distance of 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
39. North 62°25'55" West, a distance of 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
40. South 27°34'05" West, a distance of 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;  
41. North 62°25'55" West, a distance of 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, North 27°34'05" East, a distance of 581.04 feet to the **POINT OF BEGINNING**, and containing 1,791,834 square feet or 41.135 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 27	0.166	7,252
BLOCK D LOT 28	0.184	8,023
BLOCK D LOT 29	0.248	10,803
BLOCK D LOT 30	0.245	10,683
BLOCK D LOT 31	0.215	9,364
BLOCK D LOT 32	0.218	9,517
BLOCK D LOT 33	0.217	9,464
BLOCK D LOT 34	0.226	9,844
BLOCK D LOT 35	0.256	11,131
BLOCK D LOT 36	0.199	8,653
BLOCK D LOT 37	0.187	8,143
BLOCK D LOT 38	0.172	7,500
BLOCK D LOT 39	0.200	8,702
BLOCK D LOT 40	0.179	7,800
BLOCK D LOT 41	0.179	7,800
BLOCK D LOT 42	0.209	9,086
BLOCK D LOT 43	0.200	8,733
BLOCK D LOT 44	0.241	10,479
BLOCK D LOT 45	0.278	12,101
BLOCK D LOT 46	0.369	16,079
BLOCK D LOT 47	0.385	16,752
BLOCK D LOT 48	0.267	11,649
BLOCK D LOT 49	0.238	10,375
BLOCK D LOT 50 - PARKLAND	3.260	142,016
BLOCK D LOT 51	0.179	7,800
BLOCK D LOT 52	0.179	7,800
BLOCK D LOT 53	0.200	8,702
BLOCK D LOT 54	0.172	7,500
BLOCK D LOT 55	0.172	7,500
BLOCK D LOT 56	0.172	7,500
BLOCK D LOT 57	0.191	8,320
BLOCK D LOT 58	0.186	8,093
BLOCK D LOT 59	0.173	7,526
BLOCK D LOT 60 LANDSCAPE	0.045	1,966
BLOCK F LOT 21	0.212	9,215
BLOCK F LOT 22	0.150	6,532
BLOCK F LOT 23	0.143	6,250
BLOCK F LOT 24	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 25	0.143	6,250
BLOCK F LOT 26	0.143	6,250
BLOCK F LOT 27	0.143	6,250
BLOCK F LOT 28	0.143	6,250
BLOCK F LOT 29	0.143	6,250
BLOCK F LOT 30	0.143	6,250
BLOCK F LOT 31	0.144	6,253
BLOCK F LOT 32	0.144	6,277
BLOCK F LOT 33	0.147	6,421
BLOCK F LOT 34	0.145	6,309
BLOCK F LOT 35	0.239	10,408
BLOCK F LOT 36	0.307	13,365
BLOCK F LOT 37	0.207	9,022
BLOCK F LOT 38	0.148	6,437
BLOCK F LOT 39	0.151	6,562
BLOCK F LOT 40	0.155	6,743
BLOCK F LOT 41	0.160	6,980
BLOCK F LOT 42	0.246	10,723
BLOCK F LOT 43	0.158	6,871
BLOCK F LOT 44	0.154	6,710
BLOCK F LOT 45	0.151	6,594
BLOCK F LOT 46 LANDSCAPE	0.045	1,966
BLOCK G LOT 1 LANDSCAPE	0.086	3,728
BLOCK G LOT 2	0.143	6,250
BLOCK G LOT 3	0.143	6,250
BLOCK G LOT 4	0.143	6,250
BLOCK G LOT 5	0.143	6,250
BLOCK G LOT 6	0.195	8,487
BLOCK G LOT 7	0.187	8,143
BLOCK G LOT 8	0.143	6,250
BLOCK G LOT 9	0.143	6,250
BLOCK G LOT 10	0.143	6,250
BLOCK G LOT 11	0.143	6,250
BLOCK G LOT 12	0.143	6,250
BLOCK G LOT 13	0.143	6,250
BLOCK G LOT 14	0.171	7,452
BLOCK G LOT 15	0.143	6,250
BLOCK G LOT 16	0.143	6,250
BLOCK G LOT 17	0.143	6,250
BLOCK G LOT 18	0.143	6,250
BLOCK G LOT 19	0.143	6,250
BLOCK G LOT 20	0.197	8,590
BLOCK G LOT 21	0.205	8,937
BLOCK G LOT 22	0.155	6,758
BLOCK G LOT 23	0.149	6,500
BLOCK G LOT 24	0.149	6,500
BLOCK G LOT 25	0.149	6,500
BLOCK I LOT 1 LANDSCAPE	0.084	3,653
BLOCK I LOT 2	0.143	6,250
BLOCK I LOT 3	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 17	0.158	6,875
BLOCK G LOT 18	0.158	6,875
BLOCK G LOT 19	0.158	6,875
BLOCK G LOT 20	0.158	6,875
BLOCK G LOT 21	0.158	6,875
BLOCK G LOT 22	0.209	9,098
BLOCK G LOT 23	0.217	9,443
BLOCK G LOT 24	0.164	7,150
BLOCK G LOT 25	0.164	7,150
BLOCK G LOT 26	0.179	7,800
BLOCK H LOT 1 LANDSCAPE	0.087	3,803
BLOCK H LOT 2	0.149	6,500
BLOCK H LOT 3	0.149	6,500
BLOCK H LOT 4	0.149	6,500
BLOCK H LOT 5	0.149	6,500
BLOCK H LOT 6	0.162	7,056
BLOCK H LOT 7	0.164	7,129
BLOCK H LOT 8	0.148	6,465
BLOCK H LOT 9	0.143	6,250
BLOCK H LOT 10	0.143	6,250
BLOCK H LOT 11	0.143	6,250
BLOCK H LOT 12	0.143	6,250
BLOCK H LOT 13	0.171	7,452
BLOCK H LOT 14	0.171	7,452
BLOCK H LOT 15	0.143	6,250
BLOCK H LOT 16	0.143	6,250
BLOCK H LOT 17	0.143	6,250
BLOCK H LOT 18	0.143	6,250
BLOCK H LOT 19	0.143	6,250
BLOCK H LOT 20	0.197	8,590
BLOCK H LOT 21	0.205	8,937
BLOCK H LOT 22	0.155	6,758
BLOCK H LOT 23	0.149	6,500
BLOCK H LOT 24	0.149	6,500
BLOCK H LOT 25	0.149	6,500
BLOCK I LOT 1 LANDSCAPE	0.084	3,653
BLOCK I LOT 2	0.143	6,250
BLOCK I LOT 3	0.143	6,250

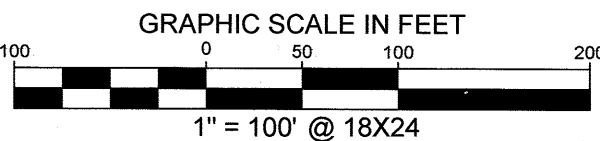
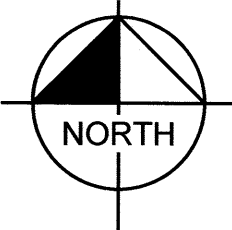
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 4	0.143	6,250
BLOCK I LOT 5	0.161	6,999
BLOCK I LOT 6	0.180	7,851
BLOCK I LOT 7	0.149	6,506
BLOCK I LOT 8	0.143	6,250
BLOCK I LOT 9	0.143	6,250
BLOCK I LOT 10	0.143	6,250
BLOCK I LOT 11	0.204	8,868
BLOCK I LOT 12	0.171	7,442
BLOCK I LOT 13	0.143	6,250
BLOCK I LOT 14	0.143	6,250
BLOCK I LOT 15	0.143	6,250
BLOCK I LOT 16	0.143	6,250
BLOCK I LOT 17	0.160	6,950
BLOCK I LOT 18	0.186	8,092
BLOCK I LOT 19	0.143	6,250
BLOCK I LOT 20	0.143	6,250
BLOCK I LOT 21	0.143	6,250
BLOCK I LOT 22	0.143	6,250
BLOCK J LOT 1	0.200	8,702
BLOCK J LOT 2	0.172	7,500
BLOCK J LOT 3	0.172	7,500
BLOCK J LOT 4	0.172	7,500
BLOCK J LOT 5	0.172	7,500
BLOCK J LOT 6	0.172	7,500
BLOCK J LOT 7	0.172	7,500
BLOCK J LOT 8	0.172	7,500
BLOCK J LOT 9	0.200	8,702
BLOCK J LOT 10	0.200	8,702
BLOCK J LOT 11	0.172	7,500
BLOCK J LOT 12	0.172	7,500
BLOCK J LOT 13	0.172	7,500
BLOCK J LOT 14	0.172	7,500
BLOCK J LOT 15	0.172	7,500
BLOCK J LOT 16	0.172	7,500
BLOCK J LOT 17	0.172	7,500
BLOCK J LOT 18	0.200	8,702
ROW	12.241	533,203

**MANOR HEIGHTS PHASE 3, SECTION 2  
41.135 ACRES**

CONTAINING A PORTION OF LOT 2 OF J.F. NAGLE ESTATES, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, AND CONVEYED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, ALSO CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT RECORDED IN DOCUMENT 2019171724, ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY; OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**  
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com  
Scale: 1" = 100' Drawn by: DJG Checked by: JGM Date: 12/20/2021 Project No.: 069255704 Sheet No.: 4 OF 4

GONZALEZ, DAVID 9/29/2022 10:48 AM LAST SAVED 9/29/2022 10:47 AM



**LEGEND**

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

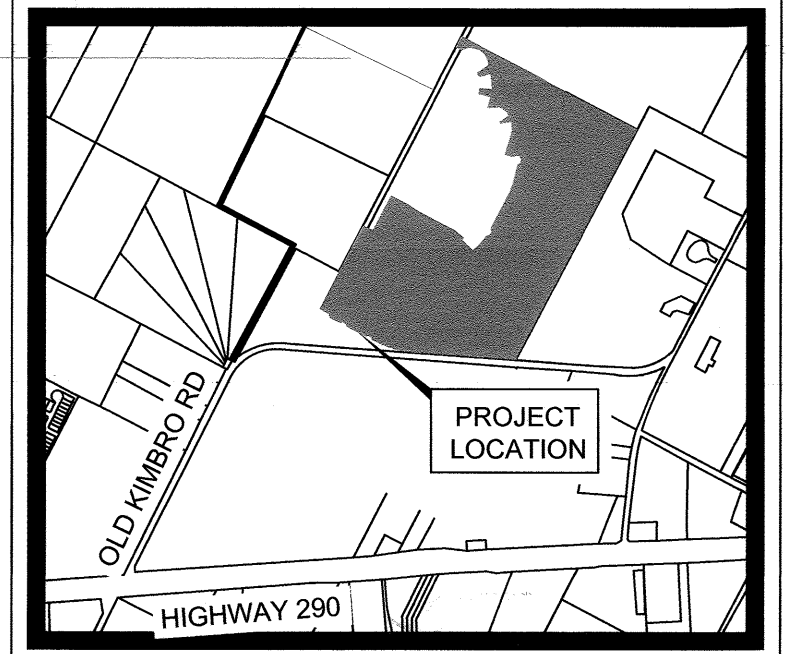
LEAKE WILLIAM R. & ERICA S.  
DOC. NO. 2017052898  
OPRTC

LOT 1  
J.F. NAGLE ESTATES  
DOC. NO. 199900207  
PRTC

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

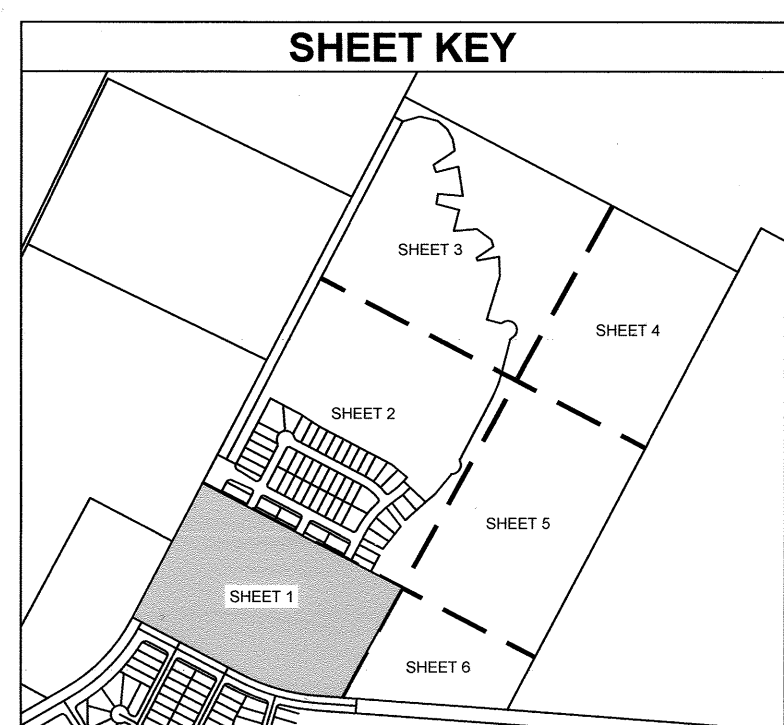
2-MEDIUM  
DENSITY LOT  
11.845 ACRES

X= 3192260.00  
Y= 10106295.42  
IRSC (KHA)



**VICINITY MAP**  
SCALE: 1" = 2,000'

100-1-  
PER  
NO. 19-06-2-  
19-06-2131R-4810z.



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

CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9168 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	106.055 ACRES
TOTAL LINEAR FEET OF ROW.....	6,203'
LINEAR FEET OF 50' ROW.....	5,225'
LINEAR FEET OF 114' ROW.....	977'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	140
ACREAGE OF SINGLE FAMILY LOTS.....	22.960 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.734 ACRES
TOTAL NUMBER OF LOTS.....	149

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

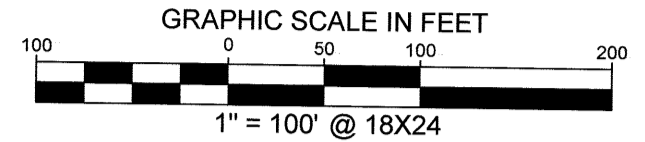
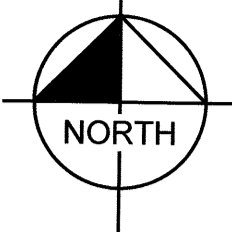
**Kimley»Horn**

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

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

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS PHASE 3\DWG\PLOTTED BY: GONZALEZ, DAVID 6/23/2022 10:25 AM LAST SAVED: 6/23/2022 10:27 AM

202200161



**LEGEND**

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

FORESTAR (USA) REAL ESTATE GROUP, INC.  
 DOC. NO. 2019176020  
 OPRTC  
 LOT 2  
 J.F. NAGLE ESTATES  
 DOC. NO. 199900207  
 PRTC

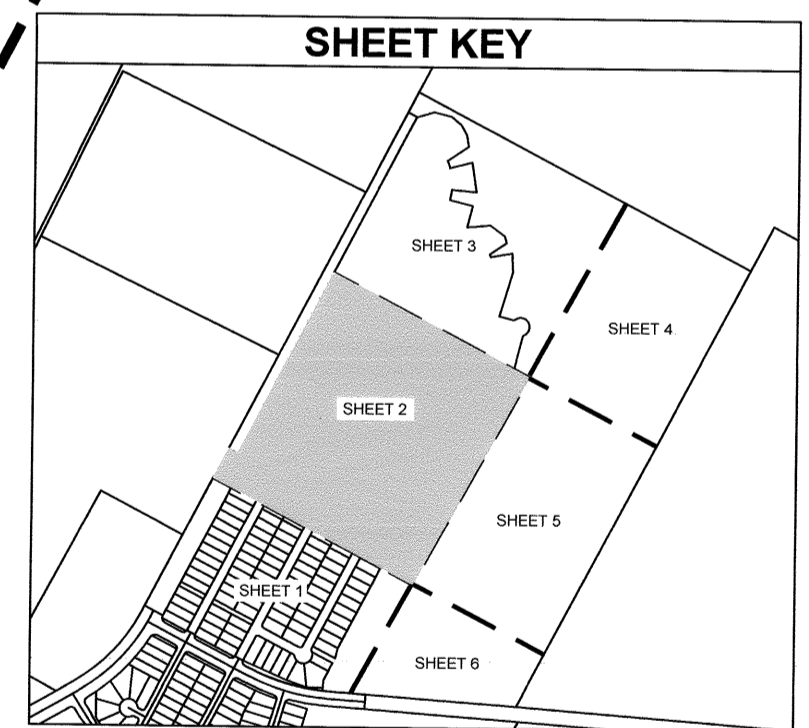
(CALLED 3.469 ACRES)  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 DOC. NO. 2019171725  
 OPRTC

(UNPLATTED)  
 157.9603 ACRES  
 FORESTAR (USA) REAL ESTATE GROUP, INC.  
 DOC. NO. 2019171725  
 CORRECTED IN DOC. NO. 2019176021  
 OPRTC  
 (REMAINDER)

LEAKE WILLIAM R. & ERICA S.  
 DOC. NO. 2017052898  
 OPRTC  
 LOT 1  
 J.F. NAGLE ESTATES  
 DOC. NO. 199900207  
 PRTC

MATCHLINE  
 (SEE SHEET 3)

MATCHLINE  
 (SEE SHEET 5)



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

CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	2 OF 8

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

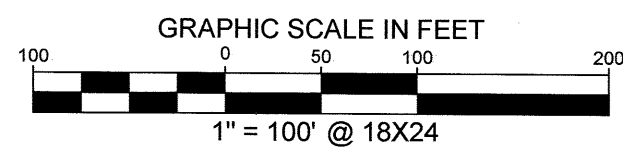
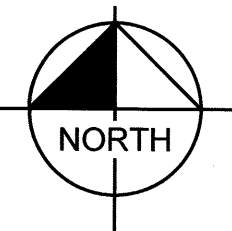
**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP, INC.,  
 A DELAWARE CORPORATION  
 10700 PECAN PARK BLVD. STE. 150  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

**GENERAL INFORMATION:**

TOTAL ACREAGE	106.055 ACRES
TOTAL LINEAR FEET OF ROW	6,203'
LINEAR FEET OF 50' ROW	5,226'
LINEAR FEET OF 114' ROW	977'
ACREAGE OF ROW	3.361 ACRES
NUMBER OF SINGLE FAMILY LOTS	140
ACREAGE OF SINGLE FAMILY LOTS	22.960 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	9
ACREAGE OF NON-RESIDENTIAL LOTS	74.734 ACRES
TOTAL NUMBER OF LOTS	149

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
 SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 3\DWG\PLAT\MANOR HTS PHASE 3-1.DWG PLOTTED BY: GONZALEZ, DAVID 5/23/2022 10:27 AM



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

LEAKE WILLIAM R. & ERICA S.  
DOC. NO. 2001013062  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC. NO. 199900207  
PRTC

(UNPLATTED)  
(CALLED 3.469 ACRES)  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
DOC. NO. 2019171724  
OPRTC

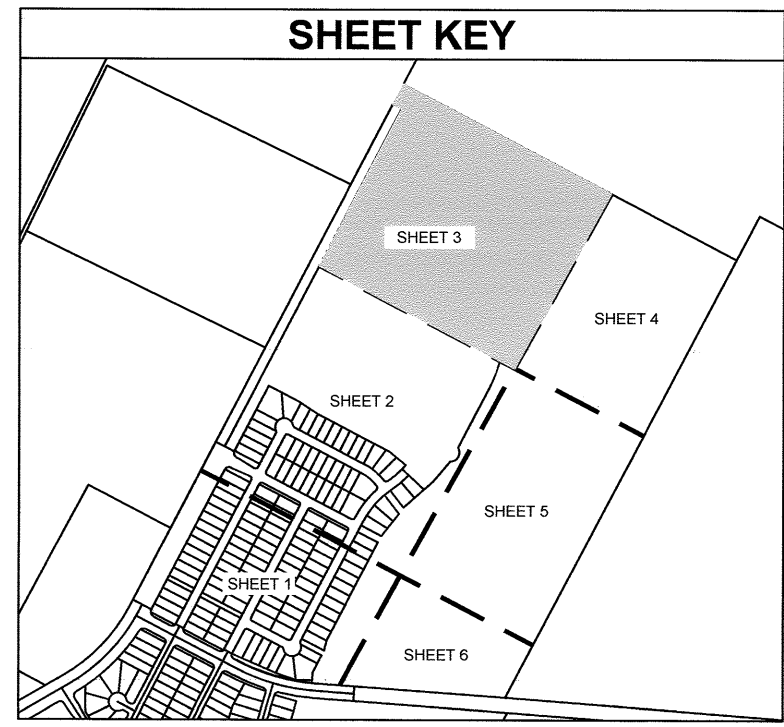
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TIFFANY BRICK CO. L.P.  
DOC. NO. 2003150661 OPRTC

FORESTAR (USA) REAL ESTATE GROUP, INC.  
DOC. NO. 2019176020  
OPRTC  
LOT 2  
J.F. NAGLE ESTATES  
DOC. NO. 199900207  
PRTC

(UNPLATTED)  
157.9603 ACRES  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
DOC. NO. 2019171725  
CORRECTED IN DOC. NO. 2019176021  
OPRTC  
(REMAINDER)

MATCHLINE  
(SEE SHEET 2)

MATCHLINE  
(SEE SHEET 4)



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

CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
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A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

GENERAL INFORMATION:	
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TOTAL LINEAR FEET OF ROW	6,203'
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ACREAGE OF NON-RESIDENTIAL LOTS	74,734 ACRES
TOTAL NUMBER OF LOTS	149

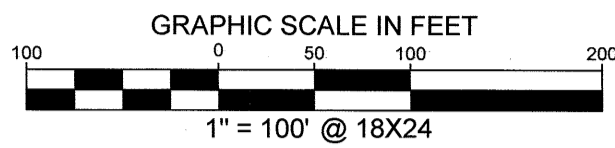
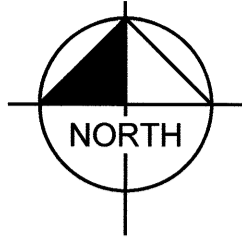
SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

**Kimley»Horn**

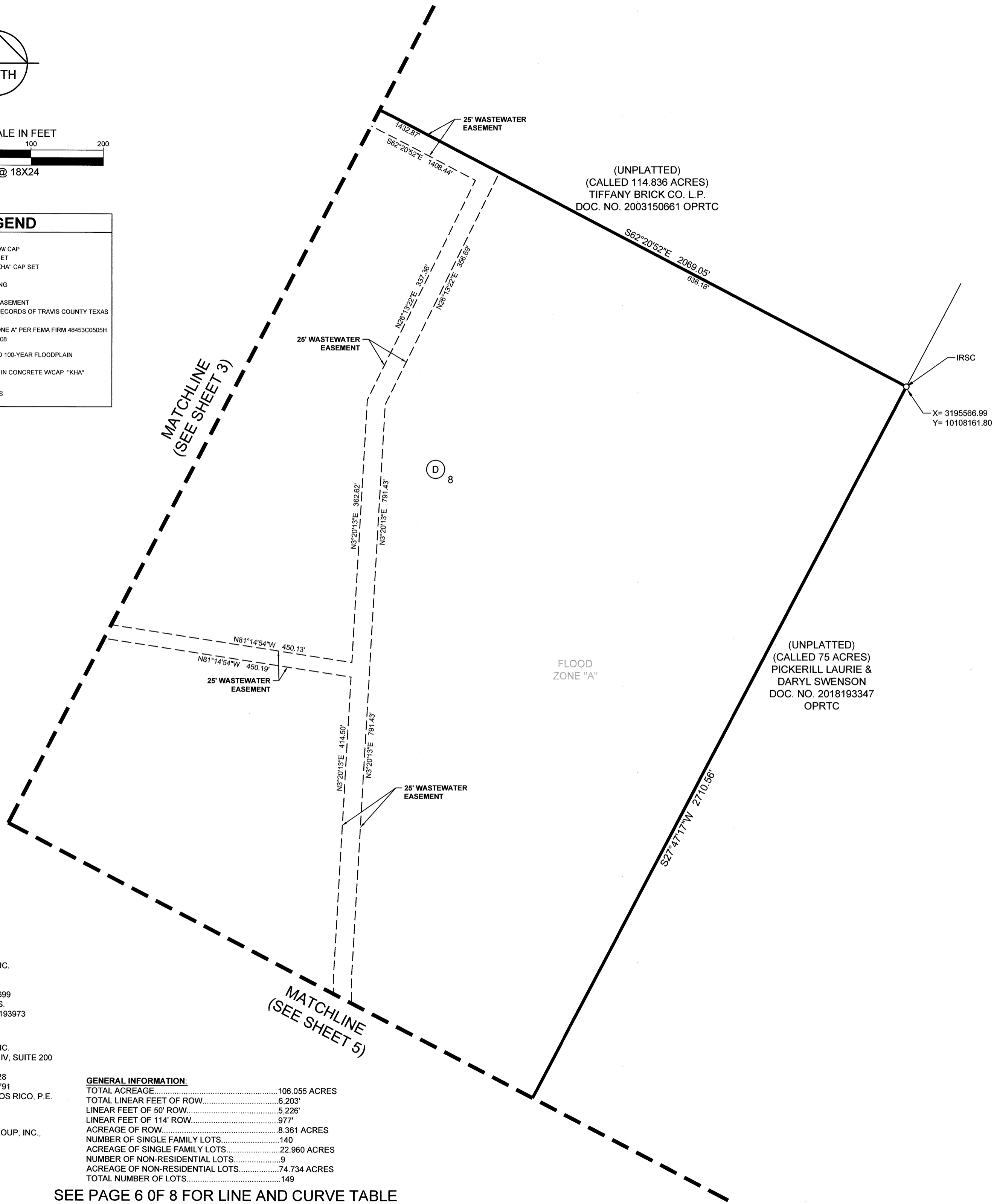
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

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





LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
○	1/2" IRON ROD W/"KHA" CAP SET
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P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
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---	FULLY DEVELOPED 100-YEAR FLOODPLAIN
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
Ⓐ	BLOCK IDENTIFIERS



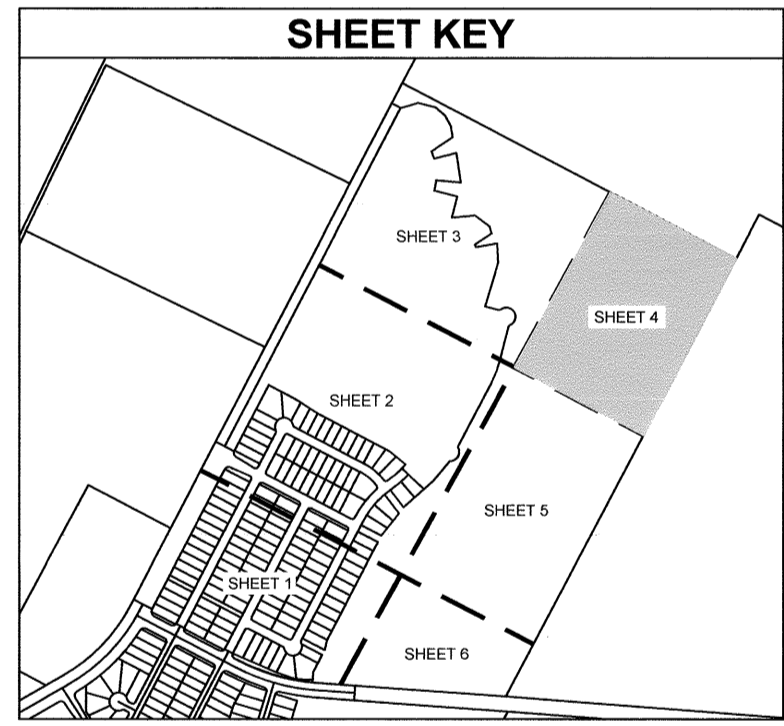
**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

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

GENERAL INFORMATION:	
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SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
 SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE



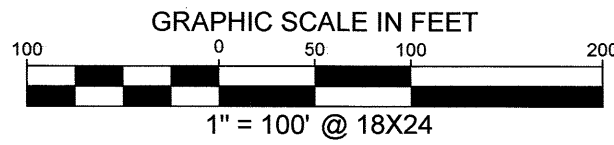
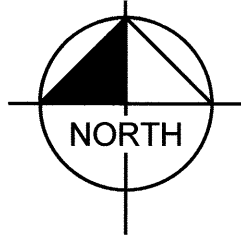
**MANOR HEIGHTS PHASE 3, SECTION 1**  
 106.055 ACRES  
 CONTAINING A PORTION OF THAT CERTAIN 157.9603  
 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725,  
 AND IN CORRECTION DEED IN DOCUMENT NO.  
 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS  
 COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRE  
 TRACT DESCRIBED IN DOCUMENT NO. 2019171724,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C.  
 CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND  
 LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

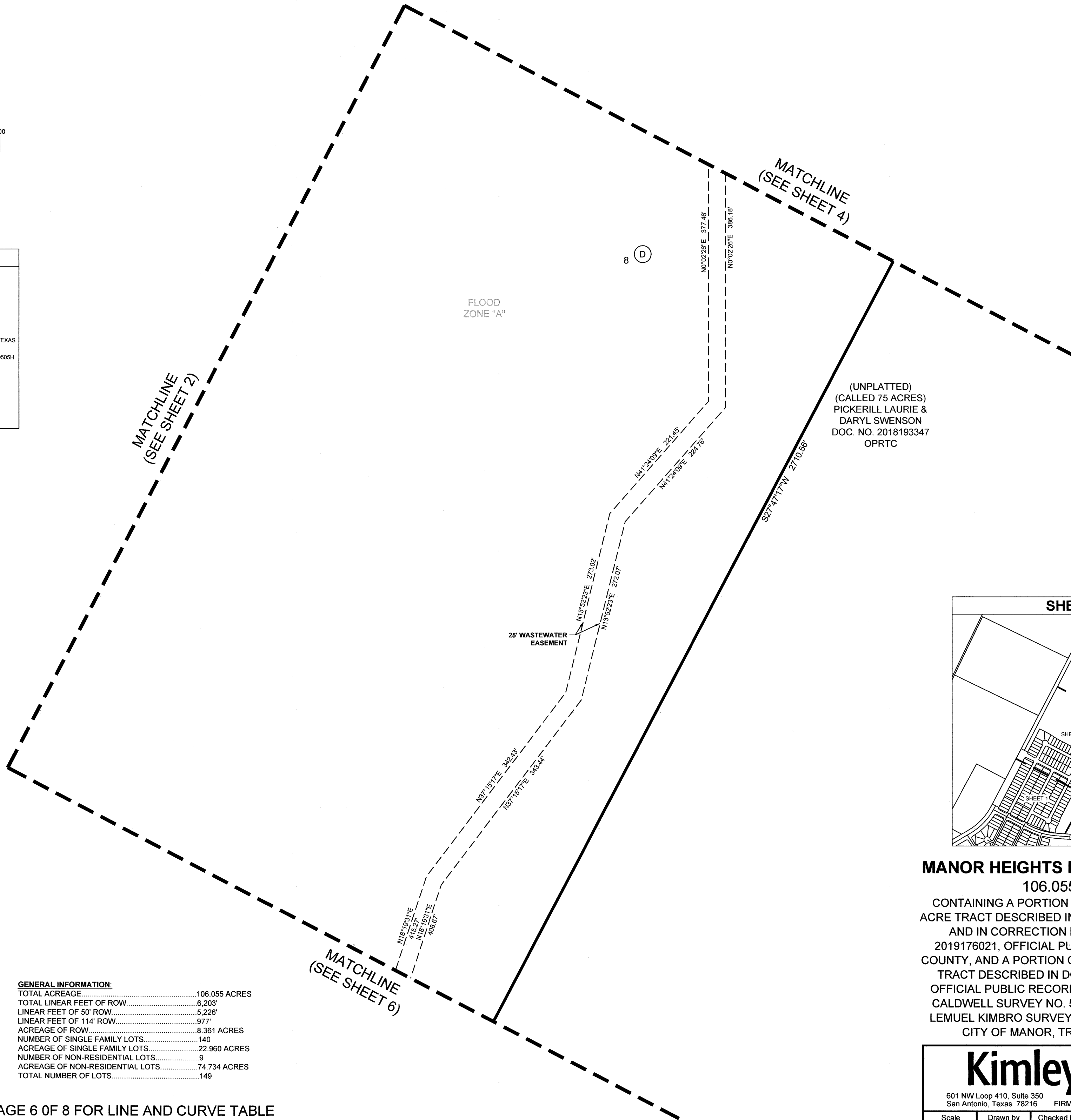
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	4 OF 8

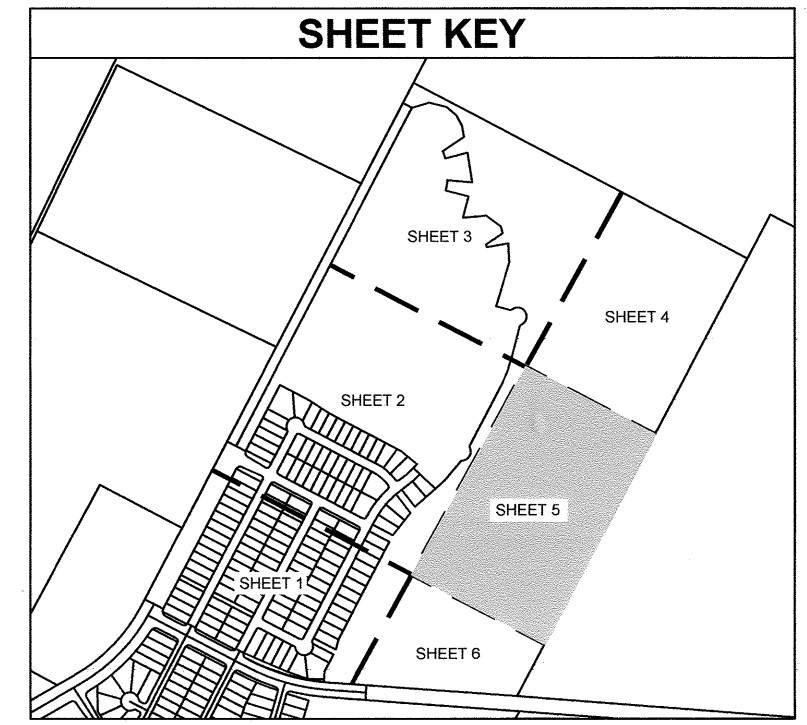
202200161



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
O	1/2" IRON ROD W/"KHA" CAP SET
IPF	IRON PIPE FOUND
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---	FULLY DEVELOPED 100-YEAR FLOODPLAIN
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
A	BLOCK IDENTIFIERS



(UNPLATTED)  
(CALLED 75 ACRES)  
PICKERILL LAURIE &  
DARYL SWENSON  
DOC. NO. 2018193347  
OPRTC



**MANOR HEIGHTS PHASE 3, SECTION 1**  
106.055 ACRES  
CONTAINING A PORTION OF THAT CERTAIN 157.9603  
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 3.469 ACRE  
TRACT DESCRIBED IN DOCUMENT NO. 2019171724,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C.  
CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND  
LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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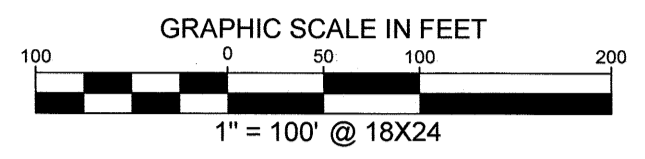
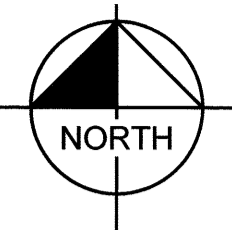
**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

# Kimley»Horn

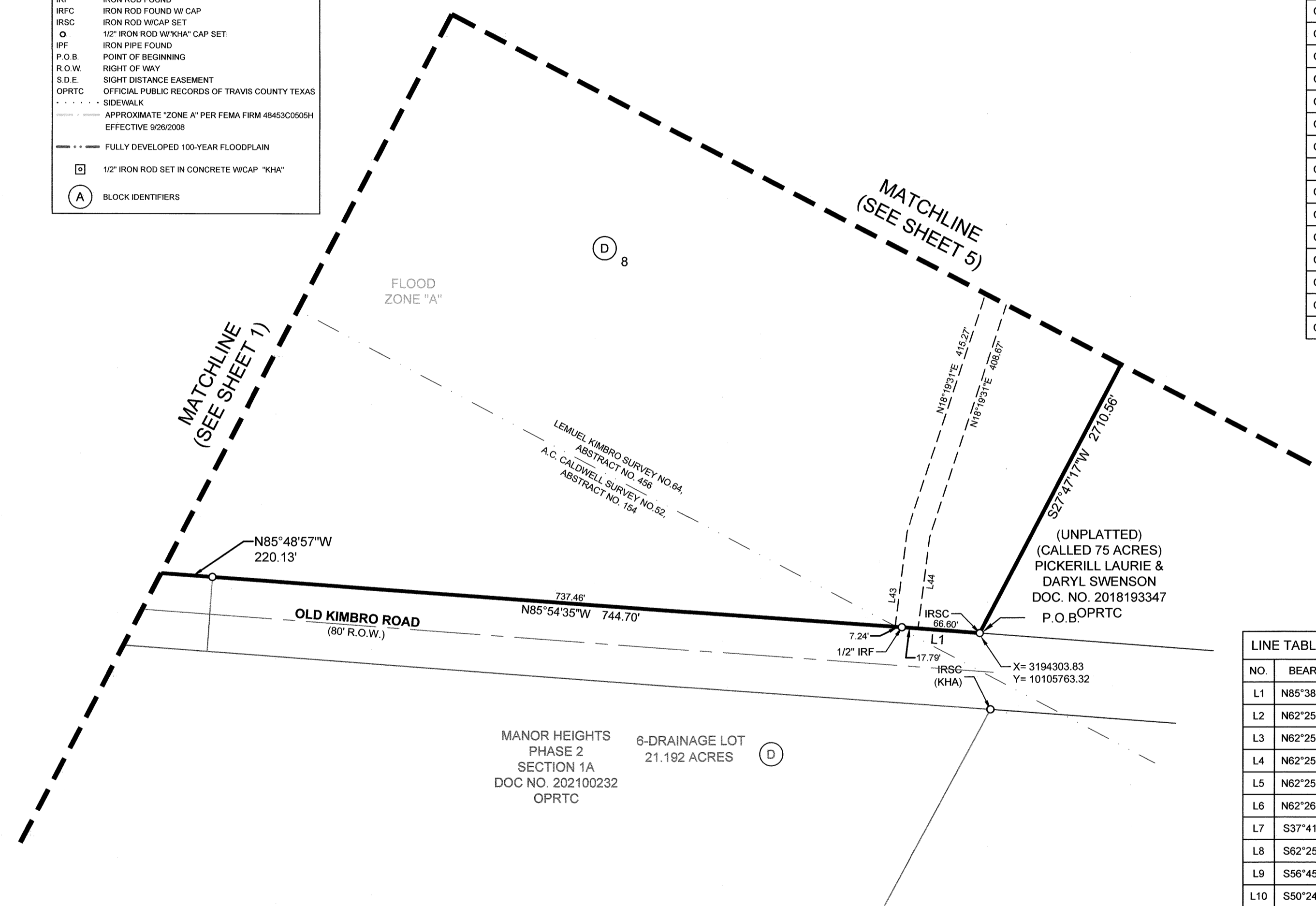
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	5 OF 8

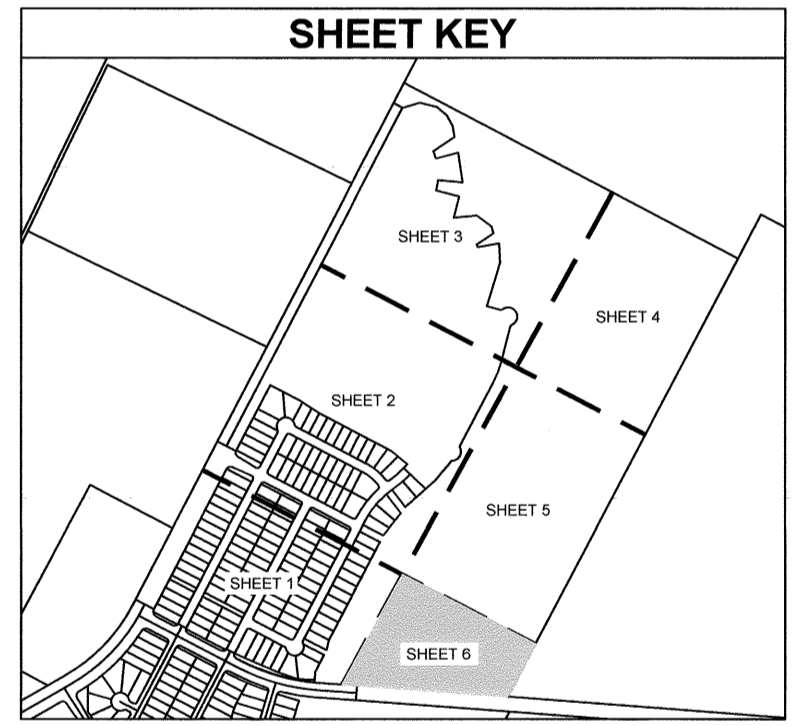


LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
O	1/2" IRON ROD W/"KHA" CAP SET
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - - - -	SIDEWALK
- - - - -	APPROXIMATE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

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°23'02"	1060.00'	432.61'	N74°07'26"W	429.62'	C27	86°30'08"	15.00'	22.65'	S81°02'54"E	20.56'
C2	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'	C28	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C3	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'	C29	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C4	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'	C30	85°53'11"	15.00'	22.48'	N05°07'08"E	20.44'
C5	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'	C31	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C6	89°58'58"	30.00'	47.11'	N17°26'26"W	42.42'	C32	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C7	3°32'59"	475.00'	29.43'	S41°22'30"W	29.42'	C33	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C8	116°34'23"	50.00'	101.73'	N33°50'04"E	85.07'	C34	52°01'12"	15.00'	13.62'	S01°33'29"W	13.16'
C9	52°01'12"	15.00'	13.62'	N01°33'29"E	13.16'	C35	194°02'25"	50.00'	169.33'	N72°34'05"E	99.25'
C10	13°09'09"	625.00'	143.47'	N20°59'31"E	143.16'	C36	52°01'12"	15.00'	13.62'	N36°25'19"W	13.16'
C11	52°01'12"	15.00'	13.62'	N40°25'32"E	13.16'	C37	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C12	194°02'25"	50.00'	169.33'	N30°35'04"W	99.25'	C38	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C13	52°01'12"	15.00'	13.62'	S78°24'20"W	13.16'	C39	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C14	16°04'35"	50.00'	14.03'	N23°12'46"W	13.98'	C40	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C15	9°22'14"	325.00'	53.15'	N09°43'49"E	53.09'	C41	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C16	7°23'47"	325.00'	41.95'	N19°48'38"W	41.93'	C42	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C17	24°44'32"	300.00'	129.55'	S50°03'39"E	128.55'	C43	8°45'38"	300.00'	45.87'	N66°48'44"W	45.83'
C18	28°35'44"	500.00'	249.54'	N41°51'57"E	246.96'	C44	8°45'38"	300.00'	45.87'	S66°48'44"E	45.83'
C19	13°00'51"	500.00'	113.57'	N49°39'23"E	113.33'	C45	84°22'04"	25.50'	37.55'	S75°22'49"W	34.25'
C20	90°24'09"	25.00'	39.45'	S17°37'57"E	35.48'	C46	24°38'28"	275.00'	118.11'	S50°07'41"E	117.20'
C21	8°45'38"	300.00'	45.87'	N58°03'06"W	45.83'	C47	24°38'05"	325.00'	139.74'	S50°06'52"E	138.66'
C22	8°45'38"	300.00'	45.87'	S58°03'06"E	45.83'	C48	13°00'49"	525.00'	119.24'	N49°39'24"E	118.99'
C23	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'	C49	12°33'03"	475.00'	104.05'	N49°25'31"E	103.84'
C24	48°30'09"	15.00'	12.70'	N03°19'01"E	12.32'	C50	28°35'44"	475.00'	237.07'	S41°51'57"W	234.61'
C25	194°02'25"	50.00'	169.33'	S72°34'05"W	99.25'	C51	20°29'39"	525.00'	187.79'	S37°48'54"W	186.79'
C26	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'						



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°38'46"W	84.38'	L25	N56°03'48"E	140.41'
L2	N62°25'55"W	35.45'	L26	N10°01'41"W	62.95'
L3	N62°25'55"W	50.00'	L27	N28°39'06"W	63.56'
L4	N62°25'55"W	50.00'	L28	N49°35'26"W	70.81'
L5	N62°25'55"W	104.53'	L29	N75°55'00"W	97.58'
L6	N62°26'57"W	114.00'	L30	S73°30'03"W	97.58'
L7	S37°41'23"E	37.91'	L31	N62°26'32"W	56.90'
L8	S62°25'55"E	114.00'	L32	N27°33'28"E	124.35'
L9	S56°45'49"E	126.56'	L33	S62°25'55"E	12.99'
L10	S60°24'00"E	110.66'	L34	S62°25'55"E	10.45'
L11	N48°32'15"E	67.42'	L35	N13°54'04"E	56.60'
L12	N75°35'04"W	76.95'	L36	N62°25'55"W	10.45'
L13	N02°46'19"W	105.59'	L37	N62°26'09"W	12.67'
L14	S79°59'57"W	123.83'	L38	S27°34'05"W	50.00'
L15	N56°08'09"E	115.62'	L39	S27°34'05"W	54.74'
L16	N16°08'29"W	38.98'	L40	N04°05'25"E	59.13'
L17	N53°32'59"W	99.32'	L41	S70°46'22"E	116.20'
L18	S84°44'51"W	127.43'	L42	S88°54'18"E	90.02'
L19	N14°24'56"E	120.00'	L43	N07°10'59"E	102.39'
L20	N75°35'04"W	130.00'	L44	N07°10'59"E	98.68'
L21	N14°24'56"E	3.70'	L45	S66°33'01"E	260.67'
L22	S84°57'18"E	136.15'	L46	S62°25'55"E	140.68'
L23	N08°48'51"W	163.90'	L47	S27°34'05"W	79.54'
L24	S75°39'03"W	125.95'	L48	S04°05'25"W	54.08'



**MANOR HEIGHTS PHASE 3, SECTION 1**  
**106.055 ACRES**  
 CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	6 OF 8

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

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

**GENERAL INFORMATION:**

TOTAL ACREAGE	106.055 ACRES
TOTAL LINEAR FEET OF ROW	6,203'
LINEAR FEET OF 50' ROW	5,226'
LINEAR FEET OF 114' ROW	977'
ACREAGE OF ROW	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS	140
ACREAGE OF SINGLE FAMILY LOTS	22.960 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	9
ACREAGE OF NON-RESIDENTIAL LOTS	74.734 ACRES
TOTAL NUMBER OF LOTS	149

SEE PAGE 6 OF 8 FOR LINE AND CURVE TABLE  
 SEE PAGE 8 OF 8 FOR LOT SUMMARY TABLE

2022 00161

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 106.055 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, CONTAINING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171725, CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 106.055 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAN TO BE KNOWN AS "MANOR HEIGHTS PHASE 3, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY MAY 25 2022

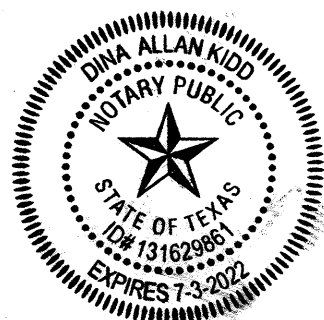
BY: JH  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
Jeff Scott

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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 25<sup>TH</sup> DAY OF MAY, 2022

Dina Allan Kidd  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 131629861  
MY COMMISSION EXPIRES: 1-3-22  
COUNTY OF WILLIAMSON  
THE STATE OF TEXAS



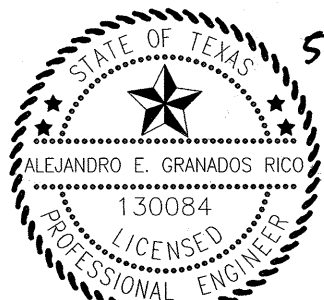
STATE OF TEXAS §  
COUNTY OF TRAVIS §

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 PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

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



STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier 5-23-2022  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330- STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

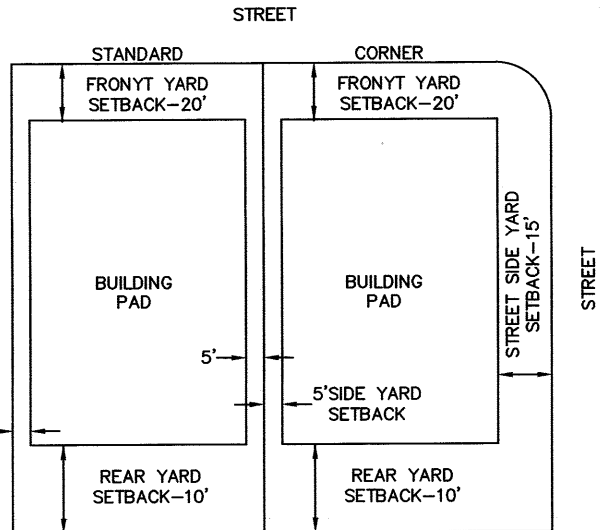


SURVEYOR'S NOTES

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

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
- 9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 3 SECTION 1 FINAL PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:  
(SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
- 15. LOT 8, BLOCK D, DRAINAGE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 8, BLOCK D, 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 8, BLOCK D, DRAINAGE LOT, UPON TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 15. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 15, BLOCK A, DRAINAGE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 15, BLOCK B, DRAINAGE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS.
- 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, 2018, 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, 14<sup>TH</sup> DAY OF June 2022

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE, 11<sup>TH</sup> DAY OF May 2022

APPROVED: Julie Leonard ATTEST: Lluvia T. Almaraz  
JULIE LEONARD, CHAIRPERSON LLOVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE, 11<sup>TH</sup> DAY OF May 2022

APPROVED: Dr. Christopher Harvey ATTEST: Lluvia T. Almaraz  
DR. CHRISTOPHER HARVEY, MAYOR LLOVIA T. ALMARAZ, CITY SECRETARY



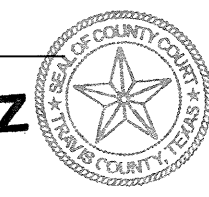
COUNTY OF TRAVIS:  
STATE OF TEXAS:  
KNOW ALL ME BY THESE PRESENTS:

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE 21<sup>ST</sup> DAY OF June 2022 AT 12:14 O'CLOCK PM, DULY RECORDED ON THE DAY OF 21<sup>ST</sup> DAY OF June 2022 AT 12:14 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202200161, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 21<sup>ST</sup> DAY OF June 2022

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: T. Perez  
DEPUTY  
**T. PEREZ**



**MANOR HEIGHTS PHASE 3, SECTION 1**  
**106.055 ACRES**  
CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	02/04/2022	069255703	7 OF 8

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

202200161

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

**BEING** a 106.055 acre (4,619,755 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; containing a portion of a called 157,9603 acre tract of land described in instrument to Forestar (USA) Real Estate Group, Inc. recorded in Document No. 2019171725 and corrected in Document No. 2019176021 of the Official Public Records of Travis County, and containing a portion of a called 3,469 acre tract of land described in instrument to Forestar (USA) Real Estate Group, Inc. recorded in Document No. 2019171724 of the 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 northerly right-of-way line of said Old Kimbro Road marking the southwestern-most corner of a called 75 acre tract of land described in instrument to Laurie Pickenill and Daryl Swenson recorded in Document No. 2018193347 of the Official Public Records of Travis County;

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

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

**THENCE**, North 27°30'26" East, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwest most corner of aforesaid 157,9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

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

**THENCE**, departing from said Lot 1 and crossing said 157,9603 acre tract, the following forty-two (42) courses and distances:

1. South 62°25'55" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°34'05" East, 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 62°25'55" East, 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 55°45'49" East, 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 62°25'55" East, 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 50°24'00" East, 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 3°32'59", a radius of 475.00 feet, a chord bearing and distance of South 41°22'30" West, 29.42 feet, and a total arc length of 29.43 feet to a point of tangency;
8. South 46°51'01" East, 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 48°32'15" East, 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 39°56'34" East, 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. in a northeasterly direction, along a non-tangent curve to the left, a central angle of 116°34'23", a radius of 50.00 feet, a chord bearing and distance of North 33°50'04" East, 85.07 feet, and a total arc length of 101.73 feet to a point of tangency;
12. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 1°33'29" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
13. North 27°34'05" East, 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 13°09'09", a radius of 625.00 feet, a chord bearing and distance of North 20°59'31" East, 143.16 feet, and a total arc length of 143.47 feet to a point of tangency;
15. North 14°24'56" East, 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. in a northeasterly direction, along a tangent curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 40°25'32" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
17. in a northwesterly direction, along a tangent reverse curve to the left, a central angle of 194°02'25", a radius of 50.00 feet, a chord bearing and distance of North 30°35'04" West, 99.25 feet, and a total arc length of 169.33 feet to a point of tangency;
18. in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of South 78°24'20" West, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
19. North 75°35'04" West, 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. North 16°50'50" East, 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. North 2°48'19" West, 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 79°59'57" West, 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 16°04'35", a radius of 50.00 feet, a chord bearing and distance of North 23°12'46" West, 13.98 feet, and a total arc length of 14.03 feet to a point of tangency;
24. North 56°08'09" East, 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. North 16°08'29" West, 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
26. North 53°32'59" West, 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. South 84°44'51" West, 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. North 14°24'56" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
29. North 75°35'04" West, 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
30. North 14°24'56" East, 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. in a northeasterly direction, along a tangent curve to the left, a central angle of 9°22'14", a radius of 325.00 feet, a chord bearing and distance of North 9°43'49" East, 53.09 feet, and a total arc length of 53.15 feet to a point of tangency;
32. South 84°57'18" East, 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
33. North 8°48'51" West, 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
34. South 75°39'03" West, 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
35. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 7°23'47", a radius of 325.00 feet, a chord bearing and distance of North 19°48'38" West, 41.93 feet, and a total arc length of 41.95 feet to a point of tangency;
36. North 58°03'48" East, 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
37. North 10°01'41" West, 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
38. North 28°39'06" West, 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
39. North 49°35'26" West, 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
40. North 75°55'00" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
41. South 73°30'03" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
42. North 62°26'32" West, 56.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157,9603 acre tract on the southeasterly line of Lot 3 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

**THENCE**, North 27°33'28" East, 124.35 feet along the southeasterly boundary line of said Lot 3 and the southwest most corner of a called 114,836 acre tract of land described in instrument to Tiffany Brick Co, L.P. recorded in Document No. 2003150661 of the Official Public Records of Travis County, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

**THENCE**, South 62°20'52" East, 2069.05 feet, departing the easterly line of said Lot 3 of the J.F. Nagle Estates and along the southerly boundary line of a called 114,836 acre tract of land, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

**THENCE**, South 27°47'17" West, 2710.56 feet and along the westerly boundary line of a called 75 acre tract of land described in instrument to Laurie Pickenill and Daryl Swenson recorded in Document No. 2018193347 of the Official Public Records of Travis County and to the northerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 106.055 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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

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

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 20	0.158	6,875
BLOCK C LOT 21	0.158	6,875
BLOCK C LOT 22	0.158	6,875
BLOCK C LOT 23	0.158	6,875
BLOCK C LOT 24	0.158	6,875
BLOCK C LOT 25	0.158	6,875
BLOCK C LOT 26	0.187	8,125
BLOCK D LOT 1	0.216	9,422
BLOCK D LOT 2	0.177	7,694
BLOCK D LOT 3	0.172	7,514
BLOCK D LOT 4	0.168	7,334
BLOCK D LOT 5	0.155	6,741
BLOCK D LOT 6	0.211	9,204
BLOCK D LOT 7	0.308	13,417
BLOCK D LOT 8 - DRAINAGE	74.022	3,224,393
BLOCK D LOT 9	0.149	6,506
BLOCK D LOT 10	0.166	7,243
BLOCK D LOT 11	0.158	6,875
BLOCK D LOT 12	0.158	6,875
BLOCK D LOT 13	0.158	6,875
BLOCK D LOT 14	0.158	6,875
BLOCK D LOT 15	0.158	6,875
BLOCK D LOT 16	0.158	6,875
BLOCK D LOT 17	0.158	6,875
BLOCK D LOT 18	0.158	6,875
BLOCK D LOT 19	0.158	6,875
BLOCK D LOT 20	0.158	6,875
BLOCK D LOT 21	0.158	6,875
BLOCK D LOT 22	0.173	7,538
BLOCK D LOT 23	0.189	8,212
BLOCK D LOT 24	0.201	8,744
BLOCK D LOT 25	0.206	8,968
BLOCK D LOT 26	0.163	7,087
BLOCK E LOT 1	0.171	7,452
BLOCK E LOT 2	0.143	6,250
BLOCK E LOT 3	0.143	6,250
BLOCK E LOT 4	0.143	6,250
BLOCK E LOT 5	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 6	0.143	6,250
BLOCK E LOT 7	0.143	6,250
BLOCK E LOT 8	0.143	6,250
BLOCK E LOT 9	0.143	6,250
BLOCK E LOT 10	0.265	11,547
BLOCK E LOT 11	0.304	13,224
BLOCK E LOT 12	0.143	6,250
BLOCK E LOT 13	0.143	6,250
BLOCK E LOT 14	0.143	6,250
BLOCK E LOT 15	0.143	6,250
BLOCK E LOT 16	0.143	6,250
BLOCK E LOT 17	0.143	6,250
BLOCK E LOT 18	0.143	6,250
BLOCK E LOT 19	0.143	6,250
BLOCK E LOT 20	0.171	7,452
BLOCK F LOT 1 - LANDSCAPE	0.107	4,656
BLOCK F LOT 2	0.178	7,750
BLOCK F LOT 3	0.178	7,750
BLOCK F LOT 4	0.178	7,750
BLOCK F LOT 5	0.178	7,733
BLOCK F LOT 6	0.170	7,402
BLOCK F LOT 7	0.408	17,774
BLOCK F LOT 8	0.225	9,790
BLOCK F LOT 9	0.176	7,668
BLOCK F LOT 10	0.146	6,374
BLOCK F LOT 11	0.143	6,250
BLOCK F LOT 12	0.143	6,250
BLOCK F LOT 13	0.143	6,250
BLOCK F LOT 14	0.143	6,250
BLOCK F LOT 15	0.143	6,250
BLOCK F LOT 16	0.143	6,250
BLOCK F LOT 17	0.143	6,250
BLOCK F LOT 18	0.185	8,076
BLOCK F LOT 19	0.182	7,943
BLOCK F LOT 20	0.208	9,072
OVERALL BOUNDARY	106.055	4,619,769
ROW	8.361	364,225

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

CONTAINING A PORTION OF THAT CERTAIN 157.9603 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 3.469 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, AND LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

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

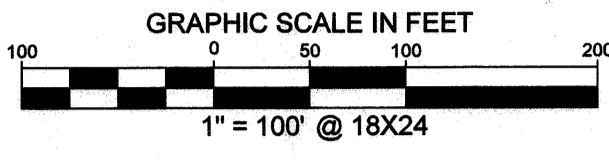
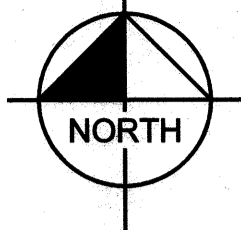
# Kimley»Horn

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

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

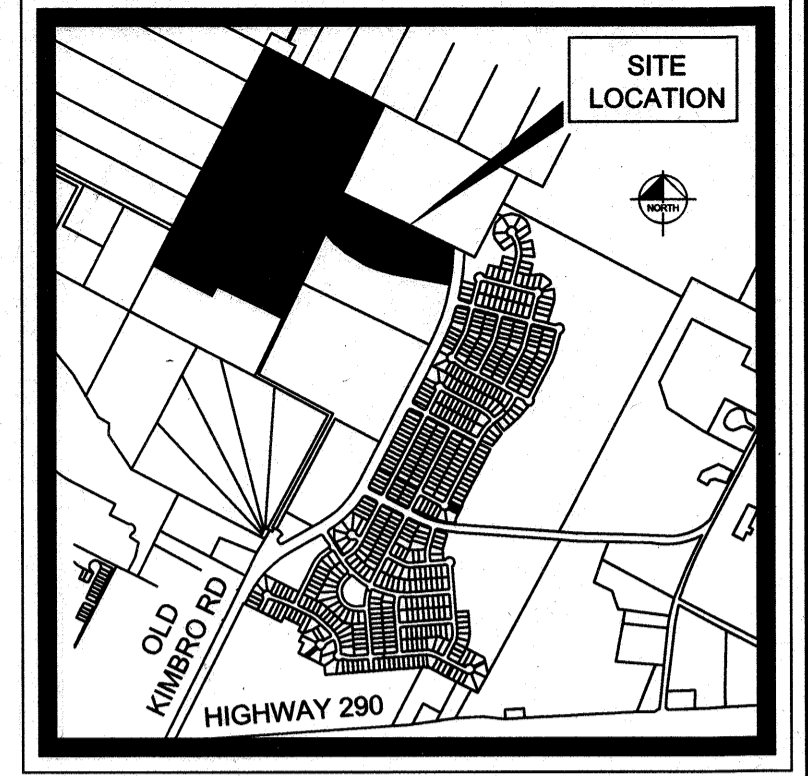
DRAWN: K. SNA; SURVEY: MANOR HEIGHTS DEVELOPMENT; 069255703; MANOR HTS PHASE 3; IDWMS PLATS; MANOR HEIGHTS 3 - IDWMS PLOTTED BY: GONZALEZ, DAVID 6/29/2022 10:29 AM LAST SAVED: 6/29/2022 10:27 AM

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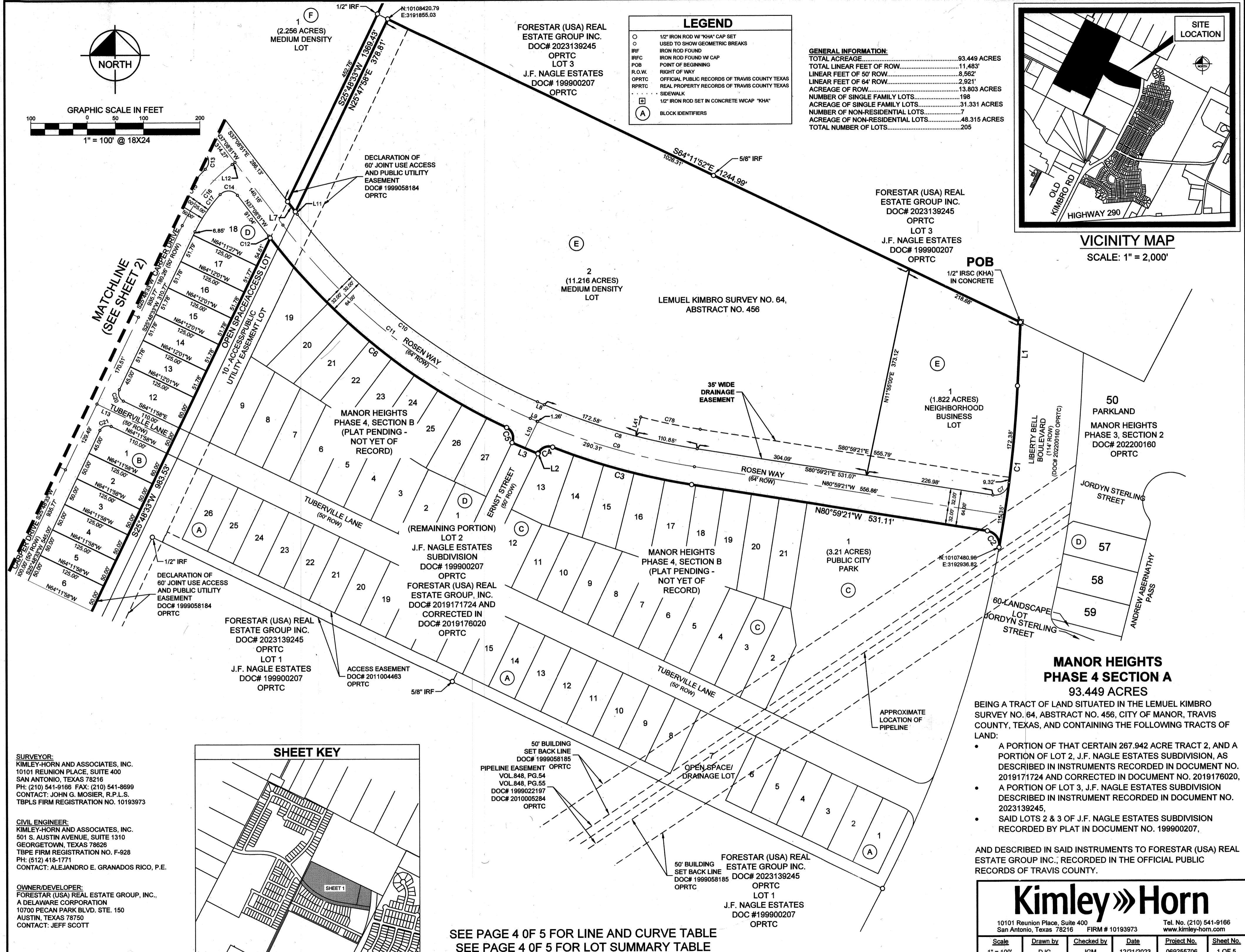


LEGEND	
○	1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
○	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

GENERAL INFORMATION:	
TOTAL ACREAGE.....	93.449 ACRES
TOTAL LINEAR FEET OF ROW.....	11,483'
LINEAR FEET OF 50' ROW.....	8,562'
LINEAR FEET OF 64' ROW.....	2,921'
ACREAGE OF ROW.....	13,803 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	198
ACREAGE OF SINGLE FAMILY LOTS.....	31.331 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7
ACREAGE OF NON-RESIDENTIAL LOTS.....	48.315 ACRES
TOTAL NUMBER OF LOTS.....	205



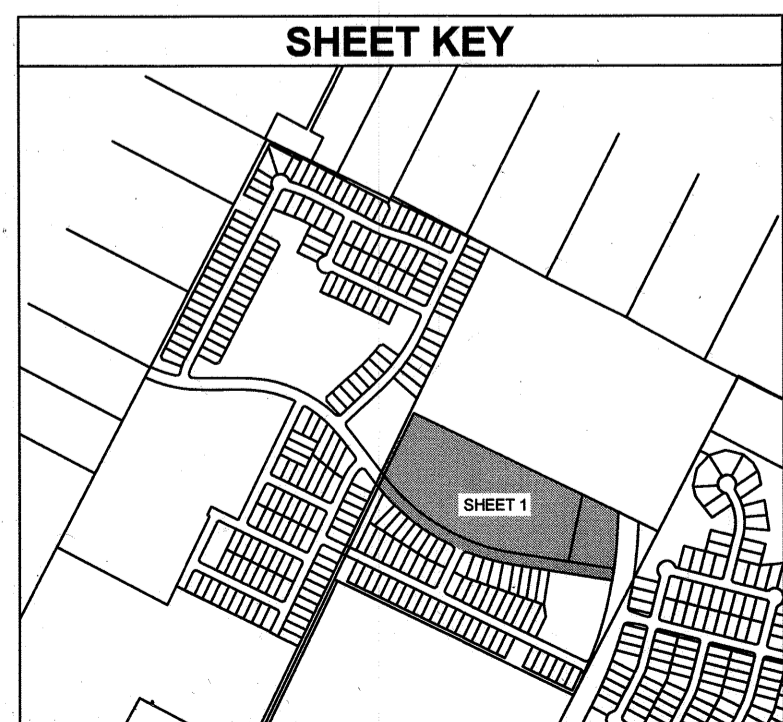
**VICINITY MAP**  
SCALE: 1" = 2,000'



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

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771  
CONTACT: ALJANDRO E. GRANADOS RICO, P.E.

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



SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

- MANOR HEIGHTS PHASE 4 SECTION A**  
93.449 ACRES
- BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:
- A PORTION OF THAT CERTAIN 267.942 ACRE TRACT 2, AND A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020,
  - A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245,
  - SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

**Kimley»Horn**

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

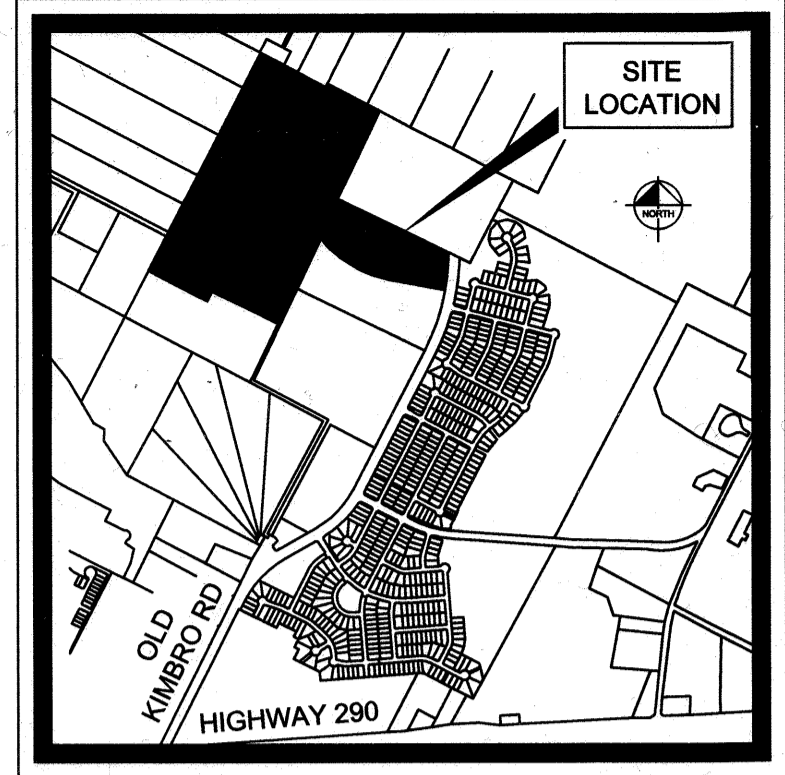
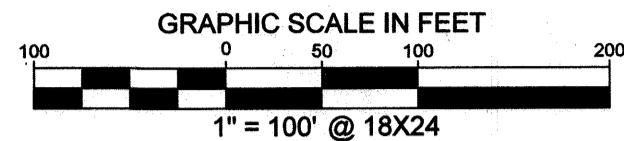
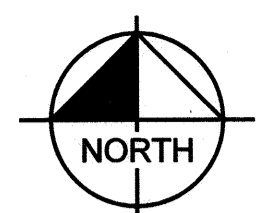
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	12/21/2023	069255706	1 OF 5

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4.DWG PLOTTED BY: GONZALEZ, DAVID 12/28/2023 3:09 PM LAST SAVED: 12/27/2023 10:05 PM

202400016

**GENERAL INFORMATION:**

TOTAL ACREAGE	93.449 ACRES
TOTAL LINEAR FEET OF ROW	11,483'
LINEAR FEET OF 60' ROW	8,562'
LINEAR FEET OF 64' ROW	2,921'
ACREAGE OF ROW	13,803 ACRES
NUMBER OF SINGLE FAMILY LOTS	198
ACREAGE OF SINGLE FAMILY LOTS	31.331 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	205
ACREAGE OF NON-RESIDENTIAL LOTS	48.315 ACRES
TOTAL NUMBER OF LOTS	205



**VICINITY MAP**  
SCALE: 1" = 2,000'

1/2" IRF  
CALLED 10.305 ACRES  
LETICIA C. &  
JOSE J. LANDEROS  
REVOCABLE TRUST  
DOC# 2022039461  
OPRTC

1/2" IRF  
(10.187 ACRES)  
ERNESTO SUAREZ  
DOC #2007081841  
OPRTC

21  
(19.640 ACRES)  
MEDIUM DENSITY  
LOT

LEMUEL KIMBRO SURVEY NO. 64,  
ABSTRACT NO. 456

(CALLED 12,919 ACRES)  
MARIA RIOJAS  
VOL. 13278, PG. 1339  
CORRECTED IN  
VOL. 13372, PG. 1733  
RPRTC

TRAVIS COUNTY  
CITY LIMIT

**LEGEND**

○	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
○	IRON ROD FOUND
IRF	IRON ROD FOUND W/ CAP
IRFC	IRON ROD FOUND W/ CAP
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
---	SIDEWALK
⊠	1/2" IRON ROD SET IN CONCRETE W/ CAP "KHA"
(A)	BLOCK IDENTIFIERS

**MANOR HEIGHTS  
PHASE 4 SECTION A  
93.449 ACRES**

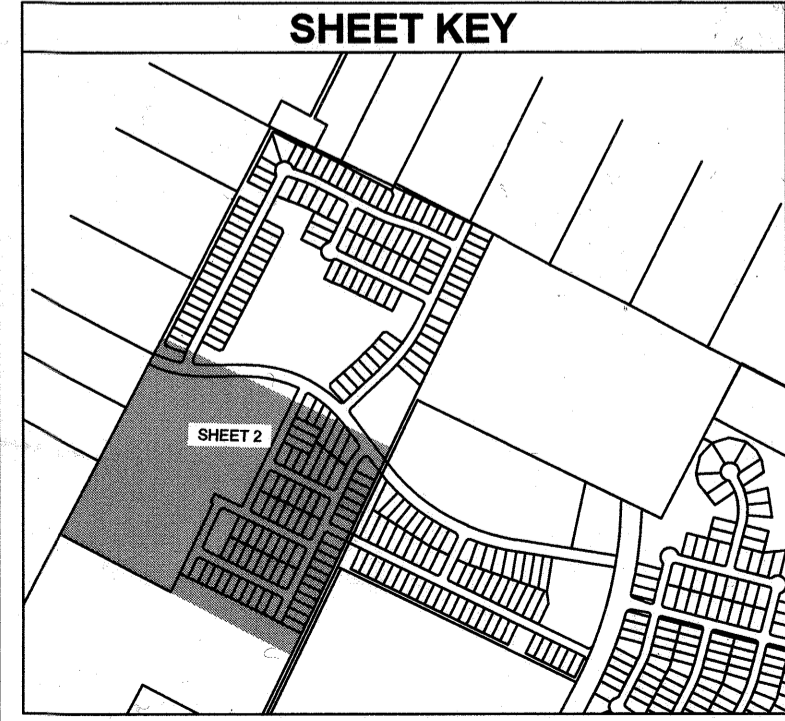
26 BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF THAT CERTAIN 267.942 ACRE TRACT 2, AND A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020,
- A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245,
- SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date
1" = 100'	DJG	JGM	12/21/2023
Project No.	Sheet No.		
069255706	2 OF 5		



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

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
PH: (512) 418-1771  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

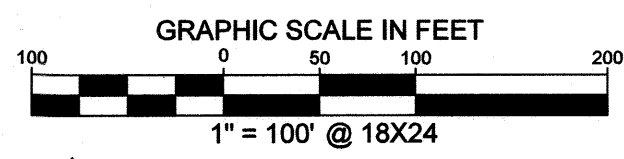
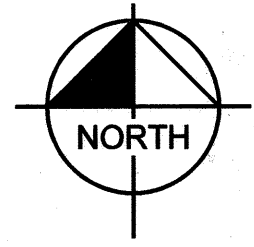
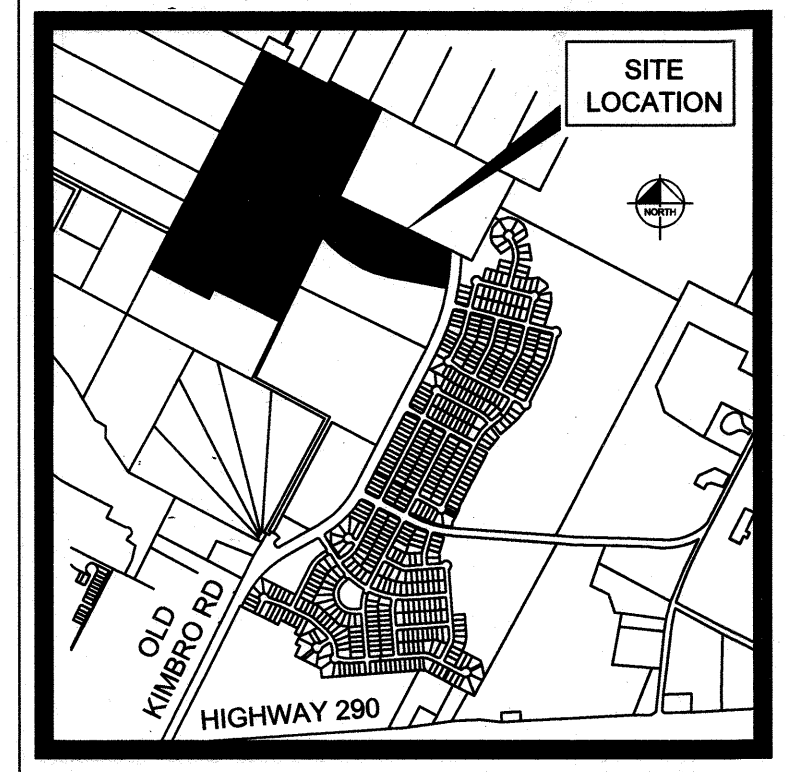
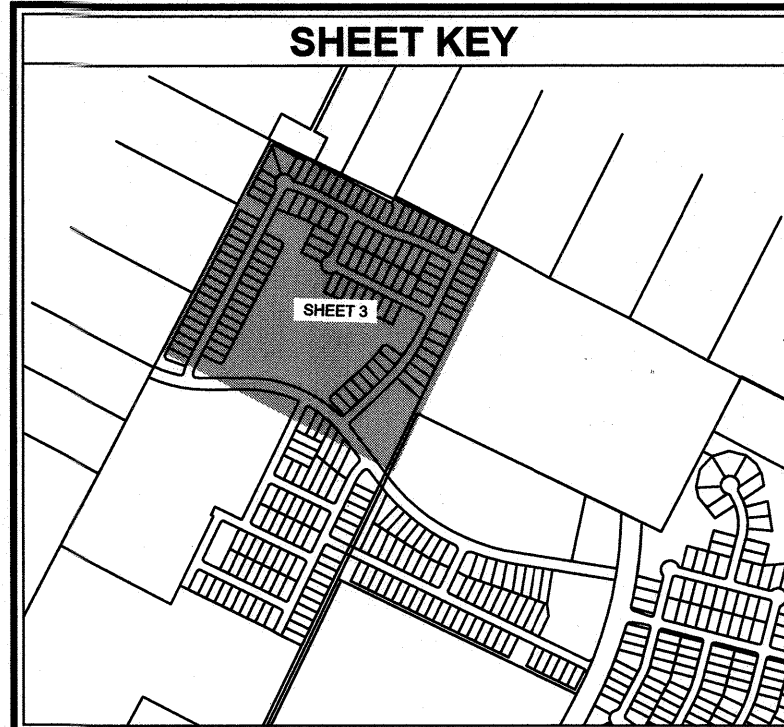
**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

S25°48'33"W  
88.89'  
CALLED 267.942 ACRES  
FORESTAR (USA) REAL  
ESTATE GROUP, INC.  
DOC# 2019171724 AND  
CORRECTED IN  
DOC# 2019176020  
OPRTC

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

DECLARATION OF  
60" JOINT USE ACCESS AND  
PUBLIC UTILITY EASEMENT  
DOC# 1999058184 OPRTC

202400016



**GENERAL INFORMATION:**

TOTAL ACREAGE	93.449 ACRES
TOTAL LINEAR FEET OF ROW	11,483'
LINEAR FEET OF 50' ROW	8,562'
LINEAR FEET OF 64' ROW	2,921'
ACREAGE OF ROW	13.803 ACRES
NUMBER OF SINGLE FAMILY LOTS	198
ACREAGE OF SINGLE FAMILY LOTS	31,331 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7
ACREAGE OF NON-RESIDENTIAL LOTS	48.315 ACRES
TOTAL NUMBER OF LOTS	205

(13.584 ACRES)  
PHILIP A. &  
LILLIAN T. WHEAT  
DOC# 2011152762  
OPRTC

(12.867 ACRES)  
JONES KENT  
DOC# 2018191326  
OPRTC

**SURVEYOR:**  
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CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

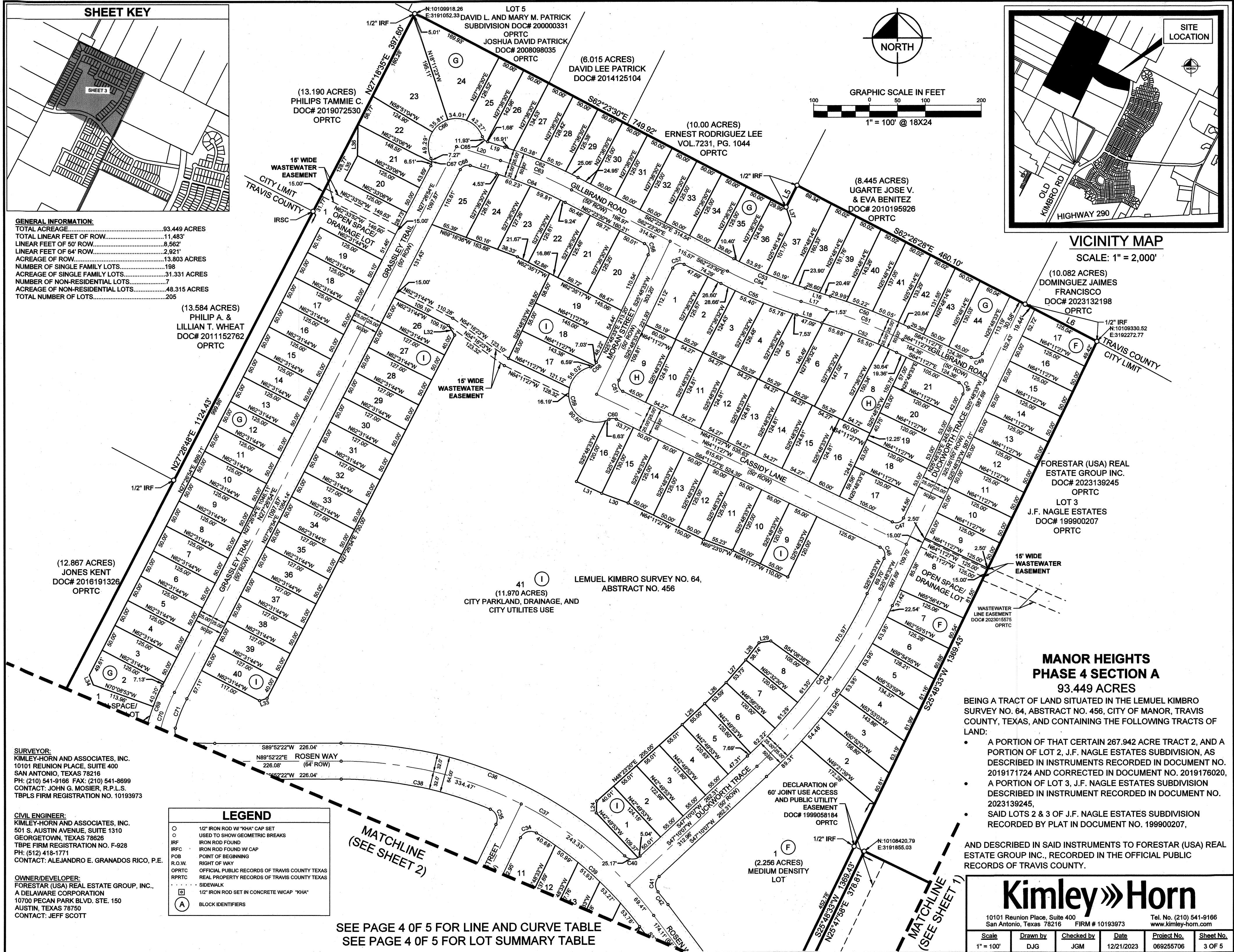
**CIVIL ENGINEER:**  
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TBPE FIRM REGISTRATION NO. F-928  
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AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

**LEGEND**

○	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
POB	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
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---	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
A	BLOCK IDENTIFIERS

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE



**VICINITY MAP**  
SCALE: 1" = 2,000'

(10.082 ACRES)  
DOMINGUEZ JAIMES  
FRANCISCO  
DOC# 2023132198  
OPRTC

FORESTAR (USA) REAL  
ESTATE GROUP INC.  
DOC# 2023139245  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC# 199900207  
OPRTC

**MANOR HEIGHTS  
PHASE 4 SECTION A  
93.449 ACRES**

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

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**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by DJG	Checked by JGM
Date 12/21/2023	Project No. 069255706	Sheet No. 3 OF 5



20240016

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK B LOT 1 through BLOCK G LOT 4.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK G LOT 5 through BLOCK H LOT 1.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK H LOT 2 through BLOCK I LOT 21.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK I LOT 22 through BLOCK K LOT 4.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK K LOT 5 through BLOCK O LOT 21.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows include L1 through L21.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows include L22 through L41.

A METES AND BOUNDS DESCRIPTION OF A 93.449 ACRE TRACT OF LAND. BEING A 93.449 ACRE (4,070,642 SQUARE FEET) TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NUMBER 64, ABSTRACT NUMBER 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS...

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 501 S. AUSTIN AVENUE, SUITE 1310 GEORGETOWN, TEXAS 78626

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

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C1 through C20.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C21 through C40.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C41 through C60.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C61 through C78.

MANOR HEIGHTS PHASE 4 SECTION A 93.449 ACRES. BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS... Kimley Horn logo and contact information.

DWG NAME: K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\06925706-MANOR HTS PHASE 4\DWG\PLAT\MANOR HEIGHTS, PHASE 4, SECTION A.DWG. PLOTTED BY: GONZALEZ, DAVID 12/28/2023 3:08 PM LAST SAVED: 12/27/2023 10:05 PM

202400016

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 93.449 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND, AND A PORTION OF LOT 2 CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020. A PORTION OF LOT 3 CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2023139245. LOT 2 AND LOT 3 OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207. ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 4 SECTION A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 93.449 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY 9/10/2024

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

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Signature] 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 9 DAY OF Jan, 2024

NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER 132922816  
MY COMMISSION EXPIRES: 12/31/2024  
COUNTY OF TRAVIS  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

[Signature]  
ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626

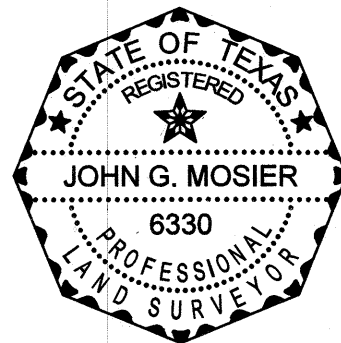


11/21/2024

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 12-28-23  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - STATE OF TEXAS  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-321-3402  
greg.mosier@kimley-horn.com

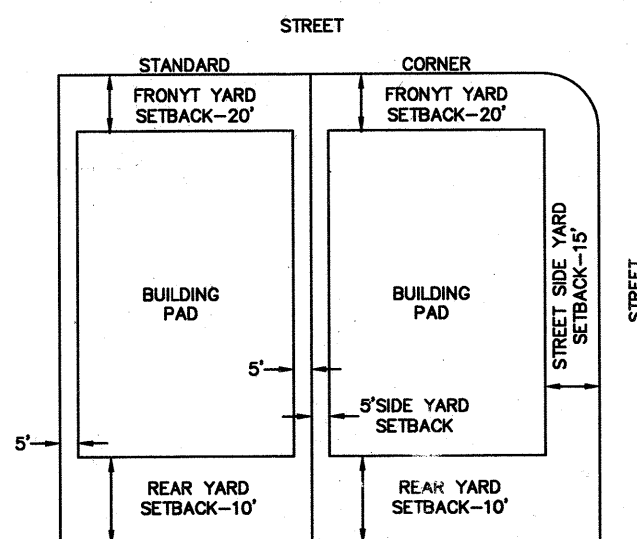


SURVEYOR'S NOTES:

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

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 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 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 ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
- 15. LOT 8, BLOCK F, OPEN SPACE/DRAINAGE LOT, AND LOT 1, BLOCK G, OPEN SPACE/DRAINAGE LOT, ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING, MAINTAINING, AND LANDSCAPING IN THE DRAINAGE LOTS.
- 16. DEDICATION AND CONVEYANCE LOT 41, BLOCK I, 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 OWNER/DEVELOPER 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 41, BLOCK I, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 17. 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.



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, 25<sup>th</sup> DAY OF Jan, 2024

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE, 13<sup>th</sup> DAY OF Dec, 2023

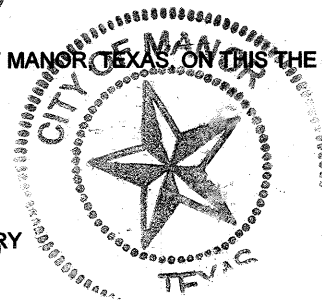
APPROVED: [Signature]  
CAKESHA SMALL, CHAIRPERSON  
Felix Paiz

ATTEST: [Signature]  
LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE, 13<sup>th</sup> DAY OF Dec, 2023

APPROVED: [Signature]  
DR. CHRISTOPHER HARVEY, MAYOR

ATTEST: [Signature]  
LUVIA T. ALMARAZ, CITY SECRETARY



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

I, DYANA LIMON - MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE, 30<sup>th</sup> DAY OF January, 2024 AT 11:17 O'CLOCK PM DULY RECORDED ON THE DAY OF 30<sup>th</sup> DAY OF January, 2024 IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202400016 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 30<sup>th</sup> DAY OF January, 2024

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

BY: [Signature]  
DEPUTY TORI GARZA



MANOR HEIGHTS  
PHASE 4 SECTION A  
93.449 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF THAT CERTAIN 267.942 ACRE TRACT 2, AND A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020.
- A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245.
- SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

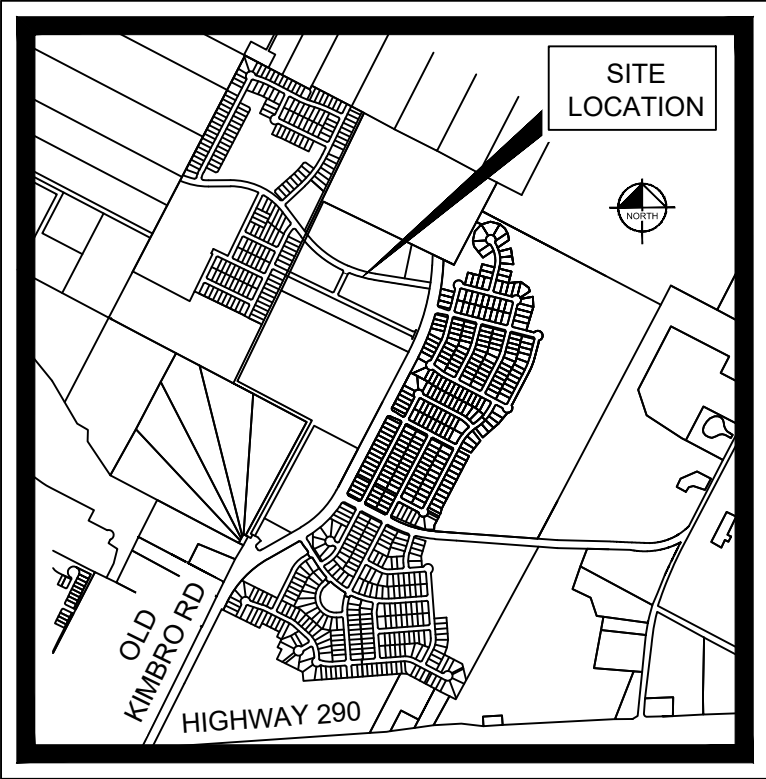
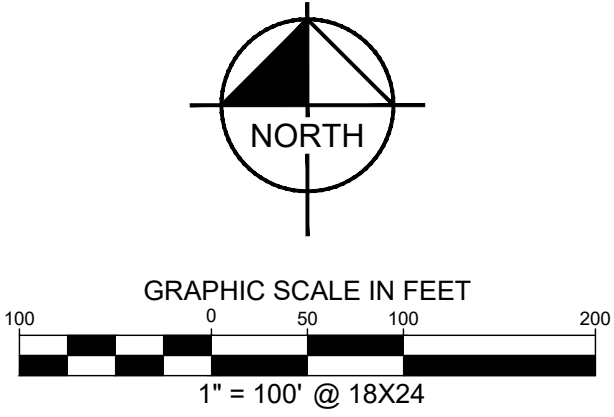
Kimley»Horn

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

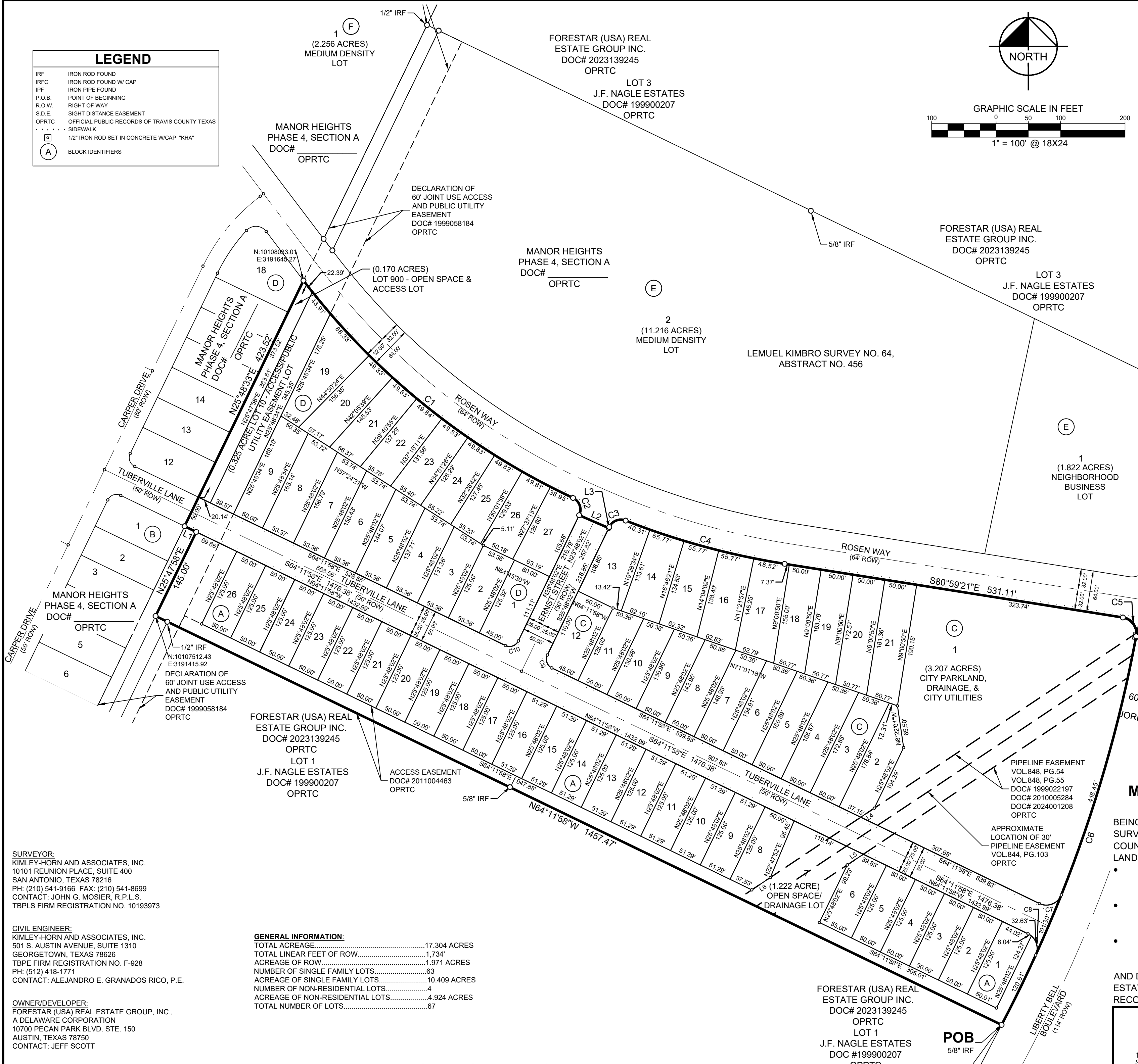
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	12/21/2023	069255706	5 OF 5

**LEGEND**

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - - - -	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
⊙	BLOCK IDENTIFIERS



**VICINITY MAP**  
SCALE: 1" = 2,000'



**MANOR HEIGHTS PHASE 4 SECTION B**  
17.304 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020,
- A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245,
- SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

**Kimley»Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	01/10/2024	069255706	1 OF 3

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

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	17.304 ACRES
TOTAL LINEAR FEET OF ROW.....	1,734'
ACREAGE OF ROW.....	1,971 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	63
ACREAGE OF SINGLE FAMILY LOTS.....	10,409 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	4
ACREAGE OF NON-RESIDENTIAL LOTS.....	4,924 ACRES
TOTAL NUMBER OF LOTS.....	67

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLE  
SEE PAGE 2 OF 3 FOR LOT SUMMARY TABLE

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\06255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS PHASE 4 SECTION B.DWG PLOTTED BY: GONZALEZ, DAVID 1/10/2024 4:09 PM\LAST SAVED 1/10/2024 4:06 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.143	6,250
BLOCK A LOT 2	0.143	6,250
BLOCK A LOT 3	0.143	6,250
BLOCK A LOT 4	0.143	6,250
BLOCK A LOT 5	0.143	6,250
BLOCK A LOT 6	0.153	6,679
BLOCK A LOT 7 - OPEN SPACE/DRAINAGE LOT	1.222	53,211
BLOCK A LOT 8	0.146	6,377
BLOCK A LOT 9	0.147	6,412
BLOCK A LOT 10	0.147	6,412
BLOCK A LOT 11	0.147	6,412
BLOCK A LOT 12	0.147	6,412
BLOCK A LOT 13	0.147	6,412
BLOCK A LOT 14	0.147	6,412
BLOCK A LOT 15	0.147	6,412
BLOCK A LOT 16	0.147	6,412
BLOCK A LOT 17	0.143	6,250
BLOCK A LOT 18	0.143	6,250
BLOCK A LOT 19	0.143	6,250
BLOCK A LOT 20	0.143	6,250
BLOCK A LOT 21	0.143	6,250
BLOCK A LOT 22	0.143	6,250
BLOCK A LOT 23	0.143	6,250
BLOCK A LOT 24	0.143	6,250
BLOCK A LOT 25	0.143	6,250
BLOCK A LOT 26	0.143	6,250
BLOCK C LOT 1 - CITY PARKLAND/DRAINAGE/CITY UTILITES LOT	3.207	139,677
BLOCK C LOT 2	0.181	7,873
BLOCK C LOT 3	0.202	8,792
BLOCK C LOT 4	0.195	8,493
BLOCK C LOT 5	0.188	8,194
BLOCK C LOT 6	0.181	7,895
BLOCK C LOT 7	0.174	7,596
BLOCK C LOT 8	0.168	7,297
BLOCK C LOT 9	0.161	6,998

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 10	0.154	6,699
BLOCK C LOT 11	0.147	6,400
BLOCK C LOT 12	0.171	7,452
BLOCK C LOT 13	0.198	8,632
BLOCK C LOT 14	0.181	7,886
BLOCK C LOT 15	0.184	8,035
BLOCK C LOT 16	0.192	8,369
BLOCK C LOT 17	0.203	8,839
BLOCK C LOT 18	0.183	7,970
BLOCK C LOT 19	0.193	8,409
BLOCK C LOT 20	0.203	8,848
BLOCK C LOT 21	0.213	9,288
BLOCK D LOT 1	0.172	7,501
BLOCK D LOT 2	0.153	6,684
BLOCK D LOT 3	0.157	6,840
BLOCK D LOT 4	0.165	7,179
BLOCK D LOT 5	0.173	7,518
BLOCK D LOT 6	0.180	7,858
BLOCK D LOT 7	0.188	8,197
BLOCK D LOT 8	0.196	8,534
BLOCK D LOT 9	0.191	8,306
BLOCK D LOT 10 - ACCESS/PUBLIC UTILITES EASEMENT LOT	0.325	14,138
BLOCK D LOT 19	0.223	9,692
BLOCK D LOT 20	0.183	7,988
BLOCK D LOT 21	0.171	7,456
BLOCK D LOT 22	0.162	7,068
BLOCK D LOT 23	0.157	6,819
BLOCK D LOT 24	0.154	6,705
BLOCK D LOT 25	0.154	6,724
BLOCK D LOT 26	0.154	6,715
BLOCK D LOT 27	0.175	7,622
BLOCK D LOT 900 - OPEN SPACE/ACCESS LOT	0.170	7,411
RIGHT-OF-WAY	1.971	85,836
SECTION B BOUNDARY	17.304	753,742

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°27'17"	1132.00'	542.42'	S51°06'14"E	537.25'
C2	90°37'54"	20.00'	31.64'	S19°30'55"E	28.44'
C3	85°37'45"	20.00'	29.89'	N68°36'54"E	27.19'
C4	12°24'57"	1182.00'	256.14'	S74°46'42"E	255.64'
C5	91°30'23"	25.00'	39.93'	S35°13'36"E	35.82'
C6	17°07'14"	2143.05'	640.37'	S19°05'45"W	637.99'
C7	94°04'39"	25.00'	41.05'	N68°45'42"E	36.59'
C8	88°37'52"	25.00'	38.67'	S19°53'02"E	34.93'
C9	90°00'00"	15.00'	23.56'	S19°11'58"E	21.21'
C10	90°00'00"	15.00'	23.56'	N70°48'02"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°11'58"W	20.15'
L2	S66°33'33"E	50.04'
L3	N25°48'02"E	1.84'
L4	N56°17'09"E	25.34'
L5	N56°17'09"E	29.91'
L6	N56°17'09"E	34.44'

**A METES AND BOUNDS  
DESCRIPTION OF A  
17.304 ACRE TRACT OF LAND**

BEING A 17.304 ACRE (753,742 SQUARE FEET) TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NUMBER 64, ABSTRACT NUMBER 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NUMBER 2019176020.
- A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245.
- SAID LOT 2 & 3, OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 1 OF J.F. NAGLE ESTATES SUBDIVISION, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF SAID LOT 1 AND LOT 2, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- NORTH 64°11'58" WEST, 1457.47 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- NORTH 25°47'58" EAST, 145.00 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- NORTH 64°11'58" WEST, 20.15 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- NORTH 25°48'33" EAST, 423.52 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER ON THE WESTERLY BOUNDARY LINE OF LOT 3 OF SAID J.F. NAGLE ESTATES SUBDIVISION.

**THENCE**, DEPARTING THE WEST BOUNDARY LINE OF SAID LOT 3, AND CROSSING INTO SAID LOT 2, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1132.00 FEET, A CHORD SOUTH 51°06'14" EAST, 537.25 FEET, A CENTRAL ANGLE OF 27°27'17", AND AN ARC LENGTH OF 542.42 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR POINT OF TANGENCY;
- IN A SOUTHERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD SOUTH 19°30'55" EAST, 28.44 FEET, A CENTRAL ANGLE OF 90°37'54", AND AN ARC LENGTH OF 31.64 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR POINT OF TANGENCY;
- SOUTH 66°33'33" EAST, 50.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- NORTH 25°48'02" EAST, 1.84 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CURVATURE;
- IN A EASTERLY DIRECTION ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CHORD OF NORTH 68°36'54" EAST, 27.19 FEET, A CENTRAL ANGLE OF 85°37'45", AND AN ARC LENGTH OF 29.89 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR POINT OF TANGENCY;
- IN A EASTERLY DIRECTION ALONG A REVERSE TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1182.00 FEET, A CHORD SOUTH 74°46'42" EAST, 256.14 FEET, A CENTRAL ANGLE OF 12°24'57", AND AN ARC LENGTH OF 256.14 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR POINT OF TANGENCY;
- SOUTH 80°59'21" EAST, 556.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CURVATURE;
- IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2143.05 FEET, A CHORD SOUTH 18°45'10" WEST, 663.36 FEET, A CENTRAL ANGLE OF 17°48'25", AND AN ARC LENGTH OF 666.04 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- SOUTH 80°59'21" EAST, 531.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CURVATURE;
- IN A SOUTHEASTERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD SOUTH 35°13'36" EAST, 35.82 FEET, A CENTRAL ANGLE OF 91°30'23", AND AN ARC LENGTH OF 39.93 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER;
- IN A SOUTHERLY DIRECTION ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2143.05 FEET, A CHORD SOUTH 19°05'45" WEST, 637.99 FEET, A CENTRAL ANGLE OF 17°07'14", AND AN ARC LENGTH OF 640.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.304 ACRES OF LAND IN TRAVIS COUNTY, TEXAS. THE BASIS OF THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) (NAD'83). ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN U.S. SURVEY FEET. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THIS DESCRIPTION WAS GENERATED ON 6/14/2022 AT 9:29 AM, BASED ON GEOMETRY IN THE DRAWING FILE K:\SNA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS, PHASE 4, SECTION B.DWG. IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN SAN ANTONIO, TEXAS.

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

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

**MANOR HEIGHTS PHASE 4 SECTION B  
17.304 ACRES**

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020.
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- SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

<h1>Kimley»Horn</h1>					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216			FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	01/10/2024	069255706	2 OF 3

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 17.304 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2 CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020. A PORTION OF LOT 3 CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2023139245. LOT 2 AND LOT 3 OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 4 SECTION B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 17.304 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION B" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

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

THE STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

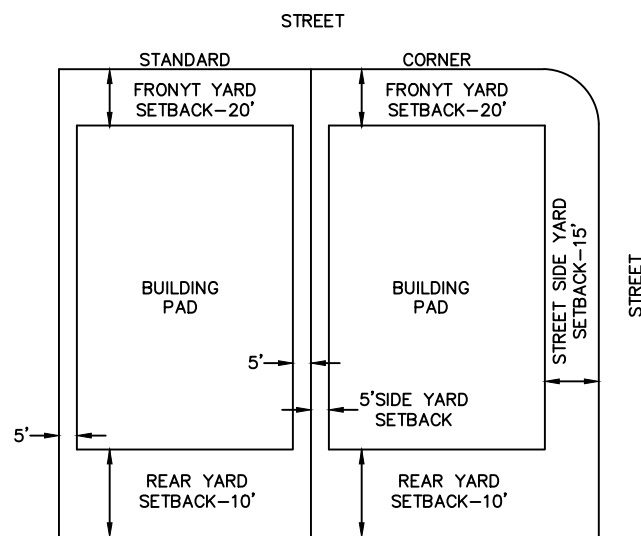
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 - State of Texas  
10101 Reunion Place, Suite 400  
San Antonio, Texas 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES:

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

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 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 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.
- 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 SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE 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 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 ARE AS FOLLOWS:  
(SEE TYPICAL SETBACK DETAIL)  
FRONT YARD - 20'  
REAR YARD - 10'  
SIDE YARD - 5'  
STREET SIDE YARD - 15'
- 13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
- 15. LOT 7, BLOCK A, OPEN SPACE/DRAINAGE LOT, AND LOT 10, BLOCK D, ACCESS/PUBLIC UTILITY EASEMENT LOT, ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING, MAINTAINING, AND LANDSCAPING IN THE DRAINAGE LOTS.
- 16. DEDICATION AND CONVEYANCE LOT 1, BLOCK C, 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 OWNER/DEVELOPER 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 C, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 17. 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.



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. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

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

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY, MAYOR LUVIA T. ALMARAZ, CITY SECRETARY

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

I, DYANA LIMON - MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ DULY RECORDED ON THE DAY OF \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

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

BY: \_\_\_\_\_  
DEPUTY

MANOR HEIGHTS PHASE 4 SECTION B  
17.304 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND CONTAINING THE FOLLOWING TRACTS OF LAND:

- A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION, AS DESCRIBED IN INSTRUMENTS RECORDED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020,
- A PORTION OF LOT 3, J.F. NAGLE ESTATES SUBDIVISION DESCRIBED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2023139245,
- SAID LOTS 2 & 3 OF J.F. NAGLE ESTATES SUBDIVISION RECORDED BY PLAT IN DOCUMENT NO. 199900207,

AND DESCRIBED IN SAID INSTRUMENTS TO FORESTAR (USA) REAL ESTATE GROUP INC., RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

**Kimley»Horn**  
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com  
Scale: N/A Drawn by: DJG Checked by: JGM Date: 01/10/2024 Project No: 069255706 Sheet No: 3 OF 3

## EXHIBIT B

### NOTICE OF PUBLIC HEARING TO CONSIDER PROPOSED ASSESSMENTS TO BE LEVIED AGAINST PROPERTY LOCATED IN IMPROVEMENT AREA #4 OF THE MANOR HEIGHTS PUBLIC IMPROVEMENT DISTRICT

**Date, Time, and Place of the Hearing:** Notice is hereby given that the City Council of the City of Manor, Texas, will hold a public hearing in the Council Chambers at City of Manor – City Hall, 105 E. Eggleston St., Manor, Texas, 78653 on May 1, 2024, at 7:00 p.m., to consider proposed assessments to be levied against the assessable property located in Improvement Area #4 of the Manor Heights Public Improvement District (the “District”) pursuant to the provisions of Chapter 372, Texas Local Government Code. The meeting may also be viewed electronically. Please visit [www.manortx.gov](http://www.manortx.gov) for more detailed instructions on how to live-stream the meeting.

**General Nature of Public Improvements:** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) – (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) – (vii) above, including costs of establishing, administering and operating the District (the “Authorized Improvements”). Improvement Area #4 is anticipated to include the acquisition, construction, and/or improvement of roadways, water, wastewater, and drainage improvements, and related facilities, as well as the payment of costs associated with the public improvements described herein (the “Improvement Area #4 Improvements”).

**Estimated Total Cost of Public Improvements:** The total cost of the public improvements to be funded by the District is approximately \$30,000,000.00, including issuance and required reserves related to the proposed issuance of bonds to fund the construction of the Authorized Improvements. The total estimated cost of the Improvement Area #4 Improvements is expected to be \$15,326,390.00, including issuance and required reserves related to the proposed issuance of bonds, to fund the construction of the Improvement Area #4 Improvements.

**District Boundaries:** The District includes approximately 602.9 acres located along Old Kimbro Road, north of US Highway 290 (the “Property”). Improvement Area #4, comprised of approximately 138.163 acres, is located within the Property as generally depicted on Exhibit A attached hereto.

**Materials:** The field notes, a copy of the proposed service and assessment plan, and assessment roll are available for inspection at Manor City Hall at 105 E. Eggleston St., Manor, Texas 78653.

All written and oral objections will be considered at the hearing.

# Exhibit A

