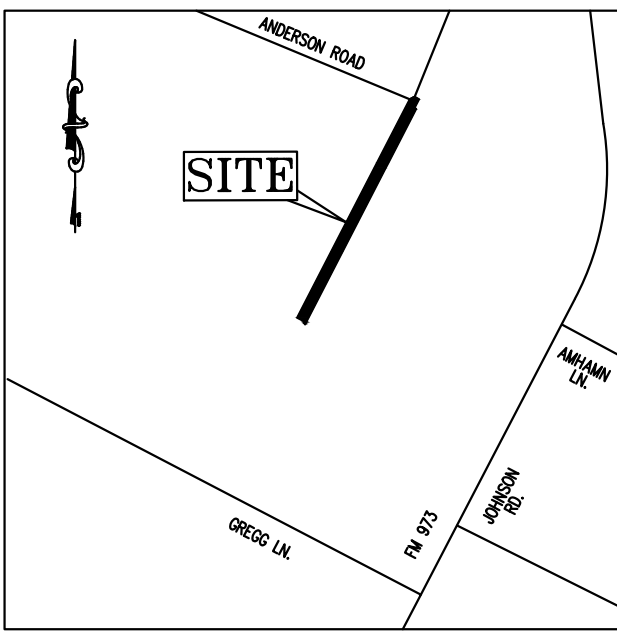
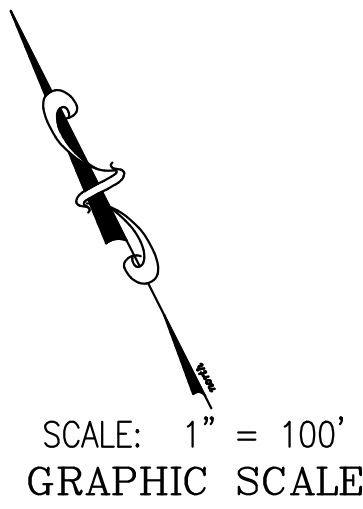


HOLLEY-SMITH PHASE 4



LOCATION MAP
SCALE: 1" = 2,000'



- LEGEND**
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
 - CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
 - ⊕ BENCHMARK
 - 1 LOT NUMBER
 - ⊙ BLOCK DESIGNATOR
 - L.S. LANDSCAPE
 - H.O.A. HOME OWNER ASSOCIATION
 - APPROX. SIDEWALK LOCATION
 - O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER AND DEVELOPER:
KB HOME LONE STAR, INC.
ATTN: JOHN ZINSMEYER
10800 PECAN PARK, SUITE 200
AUSTIN, TX 78750

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512)-280-5160
FAX: (512)-280-5165

DATE: APRIL 10, 2024
ACREAGE: 6.178 ACRES
SURVEY: SUMNER BACON SURVEY NUMBER 62,
ABSTRACT NUMBER 63
F.E.M.A. MAP NO.: 48453C0295H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

Line #	Length	Direction
L1	55.03	N62°25'38"E
L2	5.96	S63°17'54"E
L3	45.99	S61°52'16"E
L4	103.33	S26°47'46"W
L5	20.00	S62°36'18"E
L6	61.02	S26°49'14"W
L7	83.95	N63°15'09"W

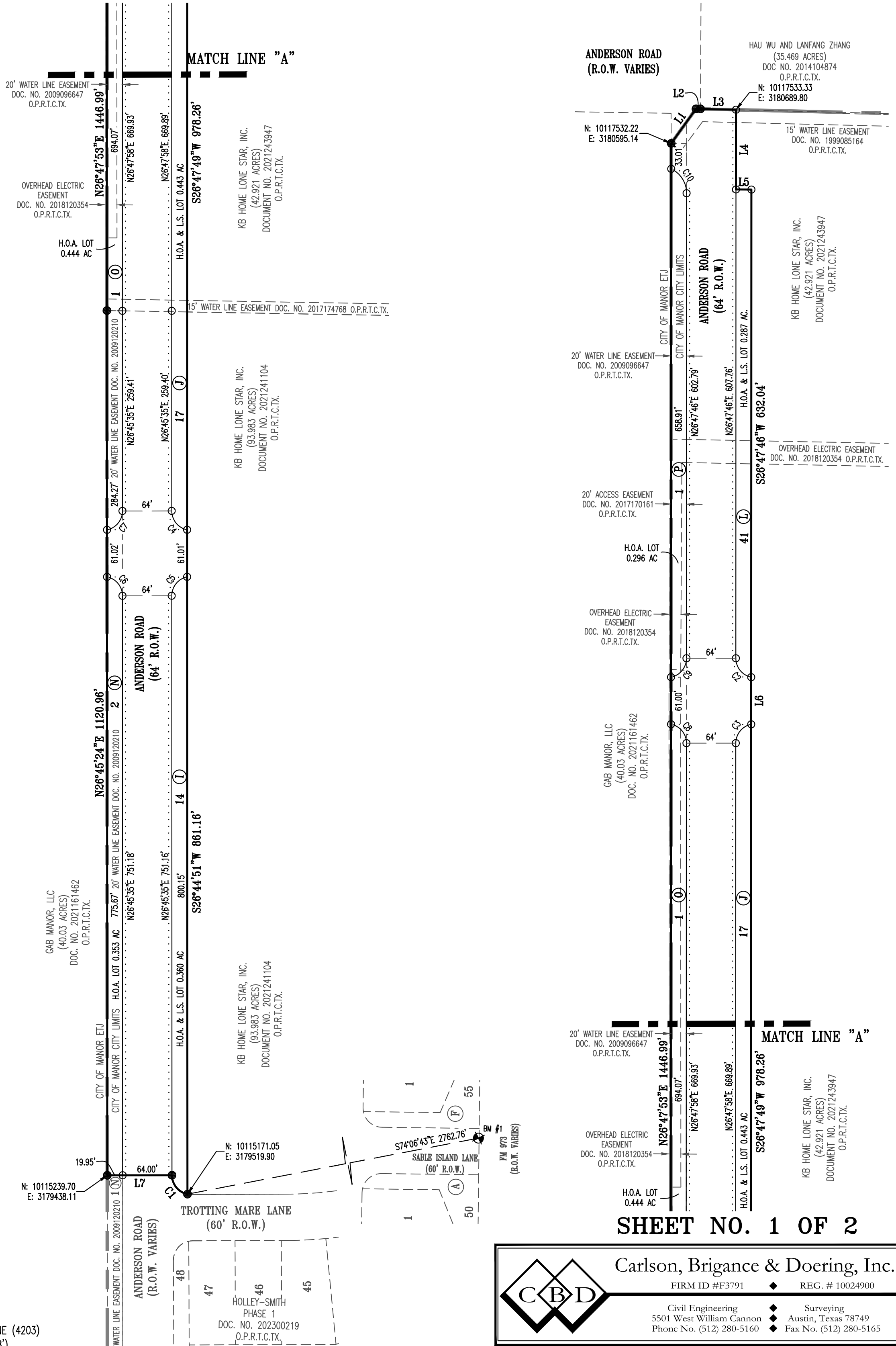
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	34.24	25.00	N12°29'02"W	31.62	20.41	78°27'47"
C2	34.23	25.00	N12°26'00"W	31.62	20.41	78°27'37"
C3	34.21	25.00	N66°00'13"E	31.60	20.39	78°24'34"
C4	34.09	25.00	N12°13'40"W	31.51	20.29	78°07'26"
C5	34.11	25.00	N65°45'20"E	31.52	20.31	78°10'02"
C6	34.22	25.00	N12°27'11"W	31.61	20.40	78°25'31"
C7	34.22	25.00	N65°58'33"E	31.61	20.40	78°25'57"
C8	34.26	25.00	N12°27'20"W	31.64	20.43	78°30'36"
C9	34.26	25.00	N66°03'13"E	31.64	20.43	78°30'54"
C10	39.48	35.00	N05°30'58"W	37.42	22.14	64°37'30"

H.O.A. & L.S. LOTS	3
H.O.A. LOTS:	3
TOTAL LOTS:	6
BLOCKS:	6

STREETS	R.O.W. WIDTH	L.F.
ANDERSON ROAD	64' R.O.W.	2,610
TOTAL		2,610

BENCHMARK NOTES:
#1 - CAPPED 1/2" IRON ROD SET STAMPED "CONTROL"
N: 10,114,414.72
E: 3,182,177.13
ELEV=558.02' (NAVD '88)

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88')



SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

HOLLEY-SMITH PHASE 4

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, VICE PRESIDENT OF KB HOME LONE STAR, INC., BEING OWNERS OF THAT CERTAIN CALLED 93.983 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021241104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND THAT CALLED 42.921 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021243947, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 6.178 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"HOLLEY-SMITH PHASE 4"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____, DAY OF _____, 20____, A.D.

JOHN ZINSMEYER, VICE PRESIDENT
KB HOME LONE STAR, INC.
10800 PECAN PARK BOULEVARD, SUITE 200
AUSTIN, TEXAS 78750

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PLAT 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 THE 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. PUBLIC SIDEWALKS (4' WIDE) BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF ANDERSON ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE AQUA WATER SUPPLY CORPORATION.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. 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.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL 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 COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). 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 "H.O.A.") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE H.O.A..
15. THIS PLAT IS SUBJECT TO THE HOLLEY/SMITH-KB HOME DEVELOPMENT AGREEMENT EXECUTED ON OCTOBER 2, 2021, AND SUBSEQUENT AMENDMENTS.
16. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS FOUND IN DOC. NO. 2023072453 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LOTS 14, BLOCK I, LOT 17, BLOCK J, LOT 41, BLOCK L, LOT 2, BLOCK N, LOT 1, BLOCK O, AND LOT 1, BLOCK P SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "H.O.A."). NO RESIDENTIAL USES ARE ALLOWED ON THESE AFOREMENTIONED LOTS.
18. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS THE _____ DAY OF _____, 20____.
19. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0295H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.
20. PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
21. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO THE LOWER COLORADO RIVER ELECTRIC COOPERATIVE, INC. IN VOLUME 649, PAGE 213 AND VOLUME 650, PAGE 185, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
22. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE EASEMENT AND RIGHT-OF-WAY GRANTED TO TEXAS POWER & LIGHT COMPANY IN VOLUME 1022, PAGE 620, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
23. THIS PROPERTY IS SUBJECT TO A BLANKET-TYPE EASEMENT GRANTED TO AQUA WATER SUPPLY CORPORATION IN VOLUME 3816, PAGE 398, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 2003155668, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ENGINEERS CERTIFICATION

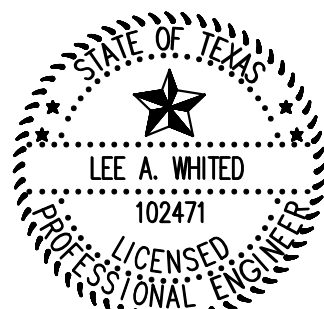
I, CHARLES R. BRIGANCE JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # MAP NO.: 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS _____ DAY OF _____, 2022



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

LEE A. WHITED, P.E. NO. 102471
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

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

APPROVED: _____ ATTEST: _____

CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____

HONORABLE DR. CHRISTOPHER HARVEY, _____
MAYOR OF THE CITY OF MANOR, TEXAS LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____ A.D.

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

BY: DEPUTY

JOHN DAVID KIPP, R.P.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

DATE



SHEET NO. 2 OF 2



J:\AC3D\5411.4\SURVEY\PLAT- HOLLEY-SMITH PHASE 4.DWG