

## HOLLEY-SMITH PHASE 2

			Curve Ta	ble		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	24.79	270.00	S24°56'33"W	24.78	12.40	5*15'39"
C2	103.54	270.00	N14°14'46"W	102.90	52.41	21°58'17"
C3	44.40	25.00	N47°36'47"E	38.79	30.73	101°44'49"
C4	148.15	470.00	N72°29'00"W	147.54	74.69	18'03'38"
C5	5.12	25.00	N57*35'04"W	5.11	2.57	11°44'15"
C6	47.21	325.00	N22°12'45"E	47.17	23.65	8*19'23"
C7	39.18	25.00	S71°38'50"W	35.29	24.91	89°47'58"
C8	43.00	25.00	N22°31'23"W	37.89	29.04	98*32'28"
C9	39.18	25.00	N71°38'50"E	35.29	24.91	89°47'58"
C10	39.36	25.00	N18°21'10"W	35.42	25.09	90°12'02"
C11	39.36	25.00	S18°21'10"E	35.42	25.09	90°12'02"
C12	39.18	25.00	S71°38'50"W	35.29	24.91	89°47'58"
C13	39.36	25.00	S18*21'10"E	35.42	25.09	90°12'02"
C14	39.18	25.00	N71°38'50"E	35.29	24.91	89°47'58"
C15	37.90	25.00	N20°01'06"W	34.38	23.67	86*52'10"
C16	37.01	25.00	S65°49'55"W	33.73	22.84	84*49'52"
C17	21.03	25.00	S00°40'42"E	20.41	11.18	48°11'23"
C18	21.03	25.00	N47°30'40"E	20.41	11.18	48°11'23"
C19	241.19	50.00	S66°35'01"E	66.67	44.72	276°22'46"
C20	91.58	530.00	S76°42'09"E	91.47	45.90	9*54'01"
C21	149.29	470.00	S72*33'11"E	148.67	75.28	18*11'59"
C22	39.27	25.00	N36°39'10"W	35.36	25.00	90°00'00"
C23	39.27	25.00	S53°20'50"W	35.36	25.00	90°00'00"
C24	39.27	25.00	S36*39'10"E	35.36	25.00	90°00'00"
C25	39.27	25.00	N53*20'50"E	35.36	25.00	90°00'00"
C26	36.32	270.00	N77*47'55"W	36.30	18.19	7*42'29"
C27	44.40	330.00	S77*47'55"E	44.36	22.23	7*42'29"
C28	32.83	25.00	N68*32'04"E	30.52	19.27	75*14'26"
C29	38.24	25.00	N30°07'38"W	34.62	23.99	87*38'06"
C30	90.60	270.00	S17°57'36"W	90.17	45.73	19*13'32"
C31	30.77	330.00	S11°01'08"W	30.76	15.40	5*20'35"
C32	390.28	330.00	N42*13'42"E	367.93	221.59	67'45'43"
C33	319.32	270.00	N42*13'42"E	301.03	181.30	67*45'43"
C34	128.88	330.00	N87*17'52"E	128.07	65.27	22*22'38"
C35	105.45	270.00	N87*17'52 <b>"</b> E	104.78	53.41	22°22'38"
C36	102.44	325.00	S72°29'00"E	102.02	51.65	18.03,38
C37	86.68	275.00	S72*29'00"E	86.33	43.70	18'03'38"
C38	126.93	325.00	N87*17'52"E	126.13	64.28	22°22'38"
C39	107.40	275.00	N87*17'52"E	106.72	54.39	22*22'38"
C40	29.57	25.00	N42*13'42"E	27.87	16.79	67°45'43"
C41	21.03	25.00	N79°47'45"W	20.41	11.18	48*11'23"
C42	143.24	50.00	N42*13'42"E	99.04	358.98	164*08'29"
C43	21.03	25.00	S15°44'51"E	20.41	11.18	48*11'23"
C44	102.25	325.00	S13 44 51 E S17*21'38"W	101.83	51.55	18'01'36"
C45	86.52	275.00		86.17	43.62	18'01'36"
			S17*21'38"W	15.26		
C46	15.32	50.00	N62*49'51"E		7.72	17°33'02"
C47	49.89	50.00	N25°28'12"E	47.85	27.24	57*10'15"
C48	5.12	25.00	N57°35'04"W	5.11	2.57	11°44'15"

			Curve Tal	ole		
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C50	59.05	470.00	S67°03'09"E	59.02	29.57	7"11'57"
C51	80.67	470.00	S75°34'09"E	80.57	40.43	9*50'03"
C52	9.57	470.00	S81°04'10"E	9.57	4.78	1*09'59"
C53	55.04	325.00	N13*11'57"E	54.98	27.59	9*42'14"
C54	16.96	330.00	S80°10'51"E	16.95	8.48	2*56'38"
C55	27.44	330.00	S76°19'36"E	27.43	13.73	4°45'51"
C56	65.81	270.00	S15°19'47"W	65.64	33.07	13°57'53"
C57	19.28	270.00	N75°59'24"W	19.27	9.64	4°05'26"
C58	17.05	270.00	N79°50'38"W	17.04	8.53	3°37'03"
C59	45.42	50.00	S13°49'06"E	43.87	24.41	52'02'54'
C60	39.48	50.00	S34°49'40"W	38.46	20.84	45*14'38'
C61	58.34	50.00	N89°07'32"W	55.08	33.00	66'50'56'
C62	3.14	25.00	N59*18'09"W	3.14	1.57	7*12'09"
C63	17.88	25.00	N83°23'50"W	17.51	9.34	40°59'14'
C64	11.77	325.00	S77°08'48"W	11.77	5.88	2*04'29"
C65	55.99	325.00	S83°07'09"W	55.92	28.06	9*52'15"
C66	55.99	325.00	N87°00'35"W	55.92	28.06	9*52'15"
C67	3.18	325.00	N81°47'38"W	3.18	1.59	0°33'39"
C68	6.95	325.00	N80°54'03"W	6.95	3.48	1*13'31"
C69	52.04	325.00	N75°42'04"W	51.98	26.08	9*10'28"
C70	43.45	325.00	N67*17'01"W	43.42	21.76	7*39'39"
C71	43.51	275.00	S67*59'07"E	43.46	21.80	9*03'52"
C72	43.18	275.00	S77*00'56"E	43.13	21.63	8°59'45"
C73	6.03	275.00	S82*08'32"E	6.03	3.02	1°15'26"
C74	101.37	275.00	N86*40'09"E	100.80	51.27	21°07'12'
C75	14.97	50.00	S16*11'42"E	14.92	7.54	17'09'23"
C76	56.45	50.00	S24°43'42"W	53.50	31.66	64°41'27'
C77	52.17	50.00	S86°57'44"W	49.83	28.74	59°46'37'
C78	52.39	50.00	N33'07'57"W	50.03	28.89	60'02'02'
C79	35.05	270.00	S85°13'57"E	35.03	17.55	7*26'17"
C80	70.40	270.00	N83*34'44"E	70.20	35.40	14°56'21"
C81	8.92	330.00	S76°52'59"W	8.92	4.46	1*32'53"
C82	56.04	330.00	S82°31'21"W	55.98	28.09	9*43'50"
C83	56.04	330.00	N87*44'50"W	55.98	28.09	9°43′50″
C84	7.88	330.00	N82°11'52"W	7.88	3.94	1*22'06"
C85	86.89	270.00	N66*53'22"E	86.52	43.83	18'26'22'
C86	101.78	270.00	N46*52'14"E	101.18	51.50	21°35'54
C87	101.78	270.00	N25°16'20"E	101.18	51.50	21°35'54
C88	28.87	270.00	N11*24'37"E	28.85	14.45	6°07'33"
C89	15.84	330.00	S09°43'22"W	15.84	7.92	2°45'03"
C90	56.04	330.00	S15°57'48"W	55.98	28.09	9°43′50″
C91	56.04	330.00	S25°41'38"W	55.98	28.09	9°43'50"
C92	56.04	330.00	S35*25'28"W	55.98	28.09	9*43'50"
C93	70.61	330.00	S46°25'09"W	70.47	35.44	12'15'33'
C94	56.04	330.00	S57*24'50"W	55.98	28.09	9*43'50"
C95	56.04	330.00	S67*08'40"W	55.98	28.09	9*43'50"
C96	23.61	330.00	S74°03'34"W	23.61	11.81	4*05'58"
C97	68.42	470.00	S67°37'24"E	68.36	34.27	8*20'26"

	Line Table			
Line #	Length	Direction		
L1	64.00	S27°34'22"W		
L2	125.00	N62°25'38"W		
L3	30.56	S27°34'22"W		
L4	127.91	S69°08'09"E		
L5	50.19	S17°20'45"W		
L6	149.25	S18°25'49"W		
L7	130.23	S44°59'34"W		
L8	76.90	S52°41'03"W		
L9	76.90	S62°22'46"W		
L10	75.49	S71°57'51"W		
L11	77.76	S79°21'39"W		
L12	60.00	N08°29'11"E		
L13	37.56	N81°30'49"W		
L14	125.00	N08°29'11"E		
L15	131.48	S26°32'49"W		
L16	19.37	N81°30'49"W		
L17	125.47	N63°27'11"W		

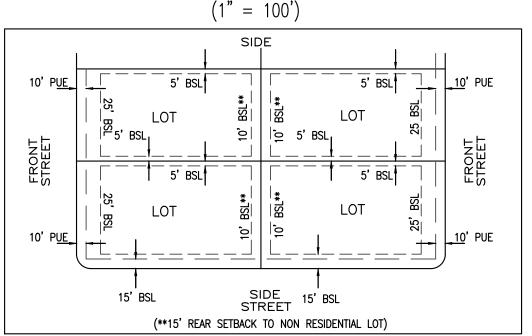
Line Table					
Line #	Length	Direction			
L18	71.16	N26°47'49"E			
L19	119.94	S63°12'02"E			
L20	50.13	S67°21'04"E			
L21	121.41	S63*12'02"E			
L22	56.82	N26°32'49"E			
L23	5.50	N26°22'26"E			
L24	3.62	N27°44'02"E			
L25	90.00	N63°27'11"W			
L26	90.00	S63°27'11"E			
L27	44.72	N08*20'50"E			
L28	44.72	N08°20'50"E			
L29	82.96	S81°39'10"E			
L30	82.96	S81°39'10"E			
L31	98.33	N73*56'41"W			
L32	86.50	N73*56'41"W			
L33	64.44	S27°34'22"W			
L34	71.70	S27'34'22"W			

Line Table			
Line #	Length	Direction	
L35	46.24	S26°44'51"W	
L36	49.47	S26°44'51"W	
L37	55.41	S63°27'11"E	
L38	55.06	N63*27'11"W	
L39	65.01	S82°33'20"E	
L40	59.68	N84°46'31"E	
L41	13.55	S77*32'19"W	
L42	70.00	S81°39'10"E	
L43	45.16	N89°14'17"W	
L44	59.92	N78*14'27 <b>"</b> E	
L45	56.28	N66°31'56"E	
L46	46.15	N48°49'13"E	
L47	50.76	N22*38'55"E	
L48	5.50	N26*22'26"E	
L49	15.38	S23*24'59"W	
L50	15.03	S23°24'59"W	

## 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. 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.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WASTEWATER SYSTEM.
- 6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER SYSTEM.
- 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 THE CITY OF MANOR ADOPTED ENVIRONMENTAL CRITERIA.
- 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. 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.
- 11. 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.
- 12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE SF-2.
- 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. THIS PLAT IS SUBJECT TO THE HOLLEY/SMITH-KB HOME DEVELOPMENT AGREEMENT EXECUTED ON OCTOBER 2, 2021, AND SUBSEQUENT AMENDMENTS.
- 15. 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.
- 16. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS THE 8TH DAY OF SEPTEMBER, 2023.
- 17. 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.
- 18. 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, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

## TYPICAL LOT, BUILDING SETBACK LINE AND EASEMENT LOCATION DETAIL



SHEET NO. 2 OF 3



## HOLLEY-SMITH PHASE 2

STATE OF TEXAS § COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS: THAT LAURIE LARA, SENIOR DIRECTOR OF LAND DEVELOPMENT 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 HEREBY SUBDIVIDE 28.384 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 2" 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. LAURIE LARA, SENIOR DIRECTOR OF LAND DEVELOPMENT KB HOME LONE STAR, INC. 10800 PECAN PARK BOULEVARD, SUITE 200 AUSTIN, TEXAS 78750 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAURIE LARA, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND (S)HE ACKNOWLEDGED TO ME THAT (S)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 **ENGINEERS CERTIFICATION** I, LEE A. WHITED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 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.

WITNESS MY HAND THIS\_\_\_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_



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

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

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.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE

BY: DEPUTY

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THIS PROPERTY COMPLIES WITH CITY OF MANOR DEVELOPMENT REGULATIONS.

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

SHEET NO. 3 OF 3

