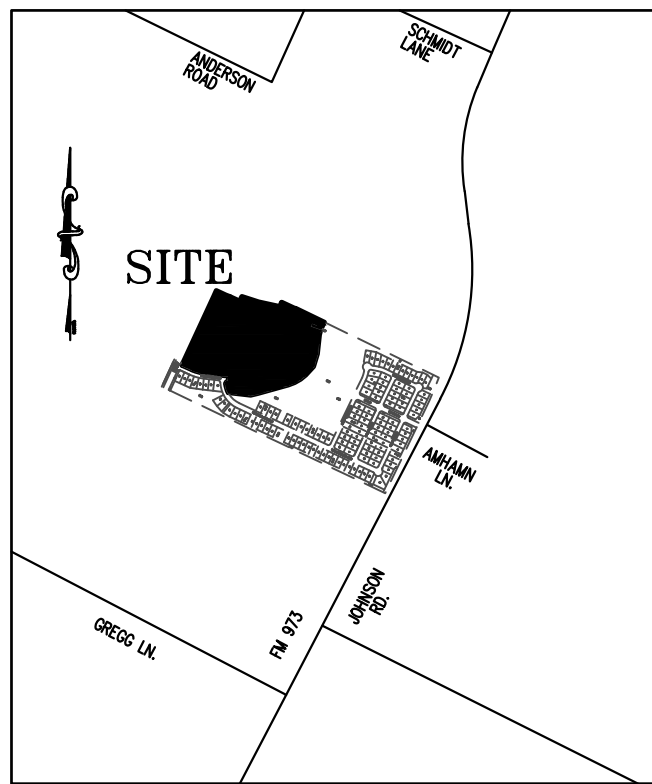
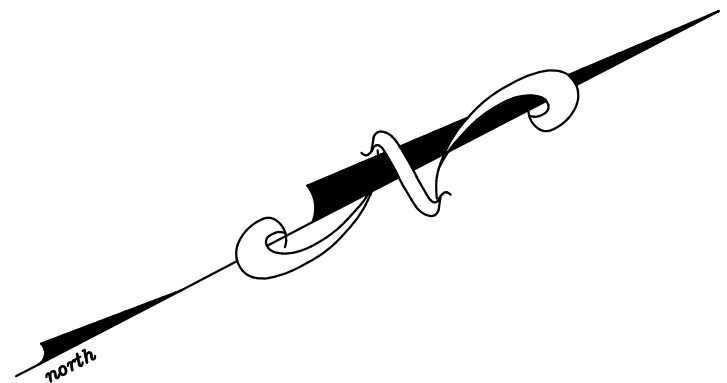


HOLLEY-SMITH PHASE 2



LOCATION MAP
SCALE: 1" = 2,000'



SCALE: 1" = 100'
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

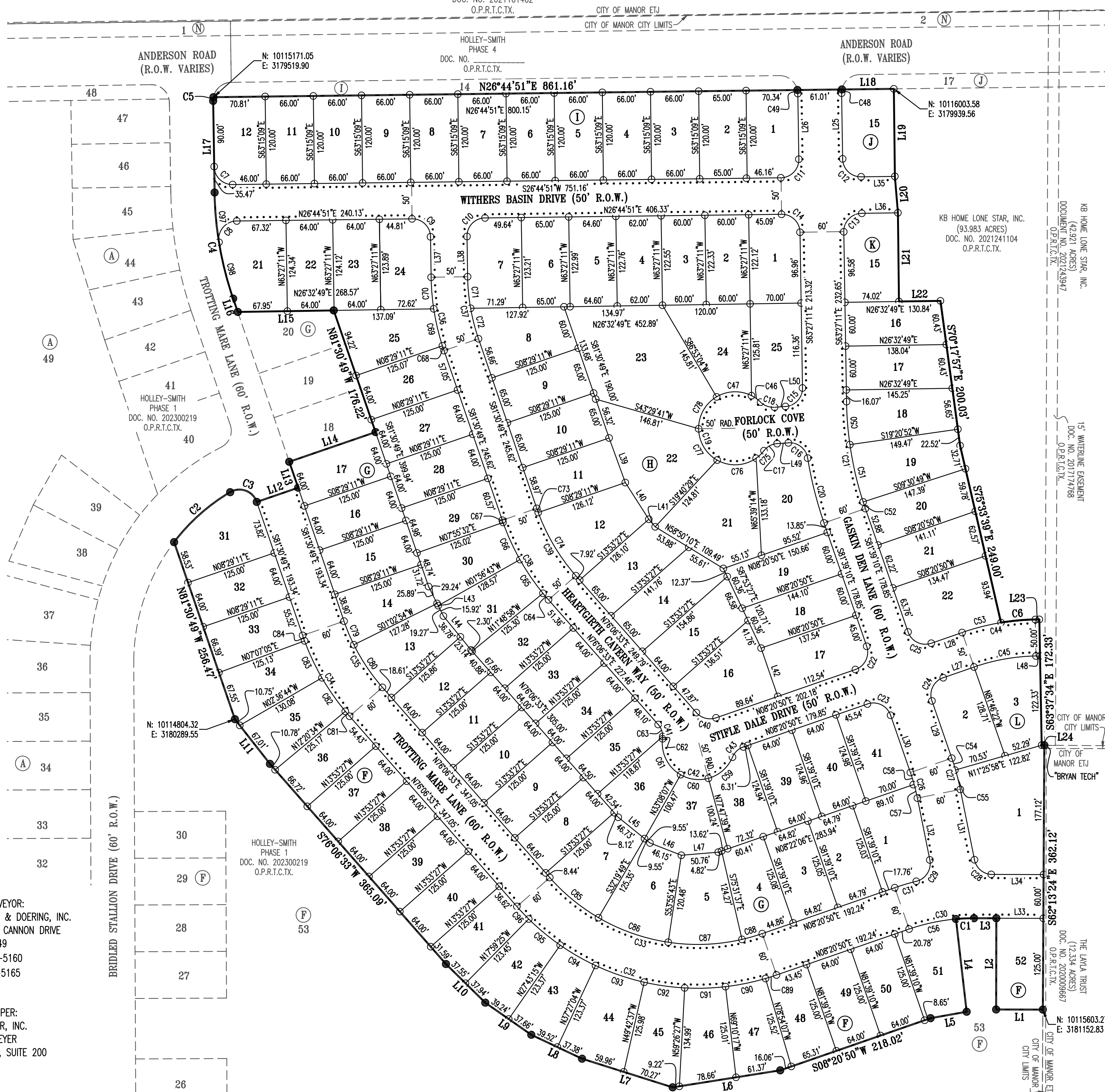
LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD FOUND
- STAMPED "CBD SETSTONE" (UNLESS NOTED OTHERWISE)
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- P.U.E. PUBLIC UTILITY EASEMENT
- APPROX. SIDEWALK LOCATION
- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

GAB MANOR, LLC
(40.03 ACRES)
DOC. NO. 2021161462
O.P.R.T.C.TX.

CITY OF MANOR ETJ

CITY OF MANOR CITY LIMITS



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

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

REVISED DATE: APRIL 29, 2024
ACREAGE: 28.384 ACRES
SURVEY: SUMNER BACON SURVEY
NUMBER 62, ABSTRACT NUMBER 63

F.E.M.A. MAP NO.: 48453C0295H,
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

SINGLE FAMILY LOTS: 109
TOTAL LOTS: 109
BLOCKS: 7
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')

STREETS	R.O.W.	L.F.
HEARTGIRTH CAVERN WAY	50' R.O.W.	846'
STIFLE DALE DRIVE	50' R.O.W.	490'
FORLOCK COVE	50' R.O.W.	124'
GASKIN DEN LANE	60' R.O.W.	1,133'
WITHERS BASIN DRIVE	50' R.O.W.	934'
TROTTING MARE LANE	60' R.O.W.	1,400'
TOTAL		4,927'

SHEET NO. 1 OF 3



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 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

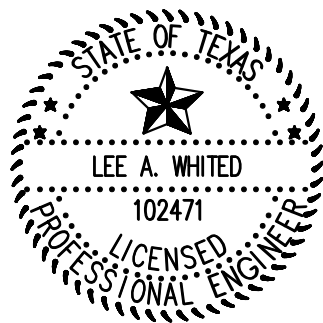
I, LEE A. WHITED, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

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

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. 3 OF 3



J:\AC3D\5411.2\SURVEY\PLAT - HOLLEY SMITH PH 2.DWG