

VICINITY MAP
SCALE: 1" = 2,000'

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
- APPROXIMATE "ZONE A" PER FIRM FIRM 48453C0505H EFFECTIVE 9/26/2008
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- (A) BLOCK IDENTIFIERS

OWNER:
FORESTAR USA REAL ESTATE GROUP, INC.
DOC #2019176020
OPRTC
LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

OWNER:
LEAKE WILLIAM R. & ERICA
DOC #2017052898
OPRTC
LOT 1
J.F. NAGLE ESTATES
DOC #199900207
PRTC

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.

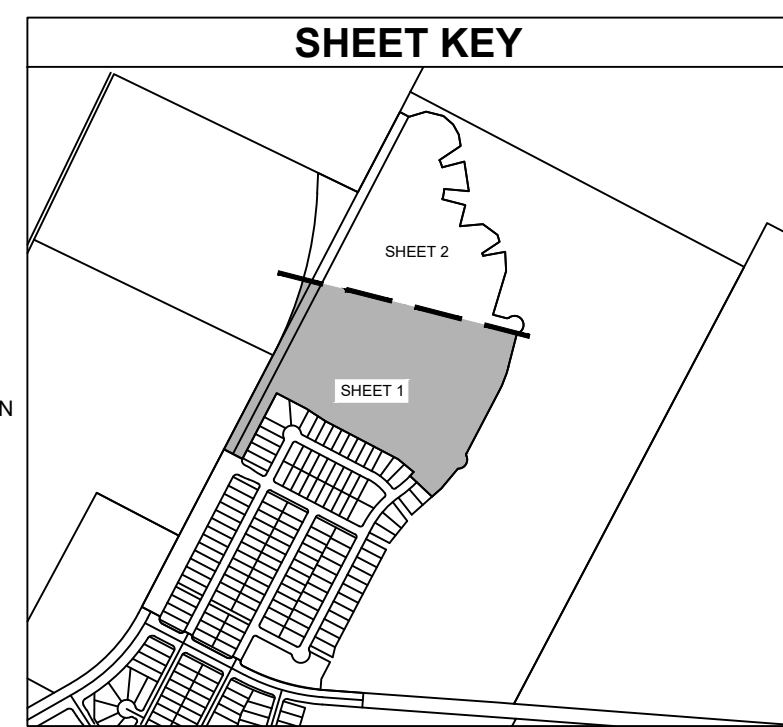
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

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.....	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	5
ACREAGE OF NON-RESIDENTIAL LOTS.....	3.562 ACRES
TOTAL NUMBER OF LOTS.....	150

MATCHLINE
(SEE SHEET 2)

FULLY DEVELOPED
100-YEAR FLOODPLAIN
PER CLOMAR
NO. 19-06 213R &
19-06-2131R-481027.



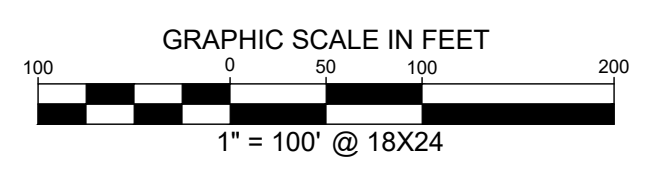
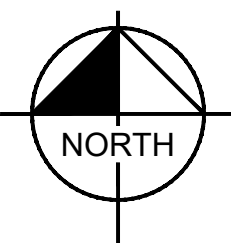
MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, 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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	12/20/2021	069255704	1 OF 4

DWG NAME: K:\SVA_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS S2.DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED: 12/20/2021 3:17 PM



LEGEND

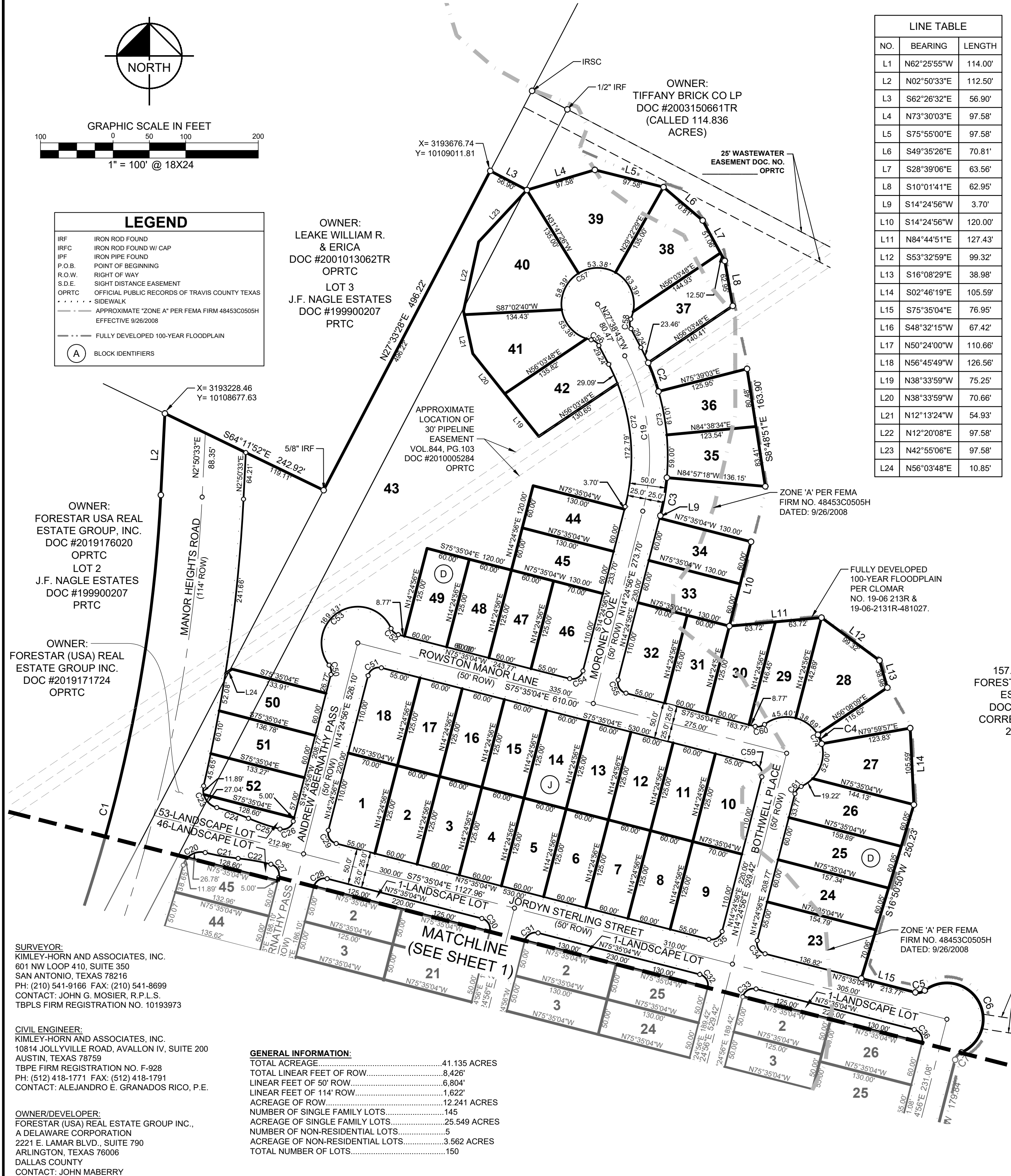
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
---	SIDEWALK
---	APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
---	FULLY DEVELOPED 100-YEAR FLOODPLAIN
(A)	BLOCK IDENTIFIERS

LINE TABLE

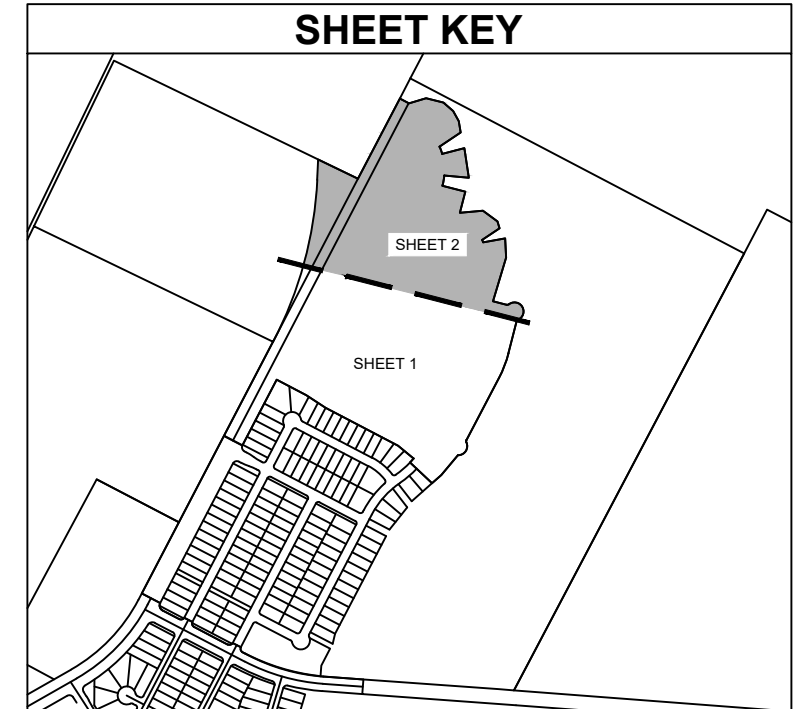
NO.	BEARING	LENGTH
L1	N62°25'55"W	114.00'
L2	N02°50'33"E	112.50'
L3	S62°26'32"E	56.90'
L4	N73°30'03"E	97.58'
L5	S75°55'00"E	97.58'
L6	S49°35'26"E	70.81'
L7	S28°39'06"E	63.56'
L8	S10°01'41"E	62.95'
L9	S14°24'56"W	3.70'
L10	S14°24'56"W	120.00'
L11	N84°44'51"E	127.43'
L12	S53°32'59"E	99.32'
L13	S16°08'29"E	38.98'
L14	S02°46'19"E	105.59'
L15	S75°35'04"E	76.95'
L16	S48°32'15"W	67.42'
L17	N50°24'00"W	110.66'
L18	N56°45'49"W	126.56'
L19	N38°33'59"W	75.25'
L20	N38°33'59"W	70.66'
L21	N12°13'24"W	54.93'
L22	N12°20'08"E	97.58'
L23	N42°55'06"E	97.58'
L24	N56°03'48"E	10.85'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°48'48"	2143.05'	928.11'	N15°14'58"E	920.87'
C2	7°23'47"	325.00'	41.95'	S19°48'38"E	41.93'
C3	9°22'14"	325.00'	53.15'	S09°43'49"W	53.09'
C4	16°04'35"	50.00'	14.03'	S23°12'46"E	13.98'
C5	52°01'12"	15.00'	13.62'	N78°24'20"E	13.16'
C6	194°02'25"	50.00'	169.33'	S30°35'04"E	99.25'
C7	52°01'12"	15.00'	13.62'	S40°25'32"E	13.16'
C8	13°09'09"	625.00'	143.47'	S20°59'31"W	143.16'
C9	52°01'12"	15.00'	13.62'	S01°33'29"W	13.16'
C10	116°34'23"	50.00'	101.73'	S33°50'04"W	85.07'
C11	3°32'59"	475.00'	29.43'	N41°22'30"E	29.42'
C12	61°21'57"	25.00'	26.78'	S73°47'01"W	25.51'
C13	8°48'41"	300.00'	46.14'	N79°56'22"W	46.09'
C14	8°45'38"	300.00'	45.87'	N79°57'53"W	45.83'
C15	61°58'47"	25.00'	27.04'	N45°15'19"W	25.74'
C16	8°51'38"	296.62'	45.87'	N71°12'15"W	45.83'
C17	8°45'38"	300.00'	45.87'	N71°12'15"W	45.83'
C18	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C19	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C20	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C21	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C22	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C23	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C24	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C25	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C26	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C27	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C28	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C29	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C30	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C31	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C32	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C33	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C34	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C35	90°00'00"	15.00'	23.56'	S30°35'04"W	21.21'
C36	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C37	77°28'02"	50.00'	67.60'	S49°08'43"E	62.57'
C38	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C39	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C40	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C41	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C42	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C43	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C44	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C45	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C46	52°01'12"	15.00'	13.62'	N78°58'47"W	13.16'
C47	184°34'41"	50.00'	161.07'	S12°42'03"E	99.92'
C48	52°01'12"	15.00'	13.62'	N53°34'41"E	13.16'
C49	80°32'16"	15.00'	21.08'	N12°42'03"W	19.39'
C50	52°01'12"	15.00'	13.62'	S11°35'40"E	13.16'
C51	90°00'00"	15.00'	23.56'	N59°24'56"E	21.21'
C52	52°01'12"	15.00'	13.62'	N49°34'28"W	13.16'
C53	194°02'25"	50.00'	169.33'	S59°24'56"W	99.25'
C54	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C55	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C56	52°01'12"	15.00'	13.62'	S53°39'19"E	13.16'
C57	284°02'25"	50.00'	247.87'	N62°21'17"E	61.54'
C58	52°01'12"	15.00'	13.62'	N01°38'07"W	13.16'
C59	90°00'00"	15.00'	23.56'	S30°35'04"E	21.21'
C60	52°01'12"	15.00'	13.62'	S78°24'20"W	13.16'
C61	52°01'10"	15.00'	13.62'	N40°25'32"E	13.16'
C62	11°48'26"	2257.05'	465.13'	N21°45'01"E	464.30'
C63	13°09'09"	275.00'	63.13'	N20°59'31"E	62.99'
C64	13°09'09"	325.00'	74.61'	N20°59'31"E	74.44'
C65	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C66	9°27'44"	275.00'	45.42'	S57°42'03"E	45.36'
C67	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C68	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C69	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C70	9°27'44"	325.00'	53.67'	S57°42'03"E	53.61'
C71	13°09'09"	575.00'	131.99'	N20°59'31"E	131.71'
C72	42°03'39"	275.00'	201.88'	N06°36'54"W	197.37'
C73	42°03'39"	325.00'	238.58'	N06°36'54"W	233.26'
C74	194°02'25"	50.00'	169.33'	N30°35'04"W	99.25'



8
157.9603 ACRES
FORESTAR (USA) REAL
ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC



MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES
BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES
PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT
RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED
157.9603 ACRE TRACT AND A PORTION OF A CALLED
3.4692 ACRE TRACT RECORDED IN DOCUMENT
2019171724, AND CORRECTED IN DOCUMENT NO.
2019176021, 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	2 OF 4

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

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	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	3.562 ACRES
TOTAL NUMBER OF LOTS	150

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, BEING A PORTION OF LOT 2 OF THE J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AND A PORTION OF A 3.469 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 2019176021, 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 _____, _____.

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

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

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 _____, 202__.

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.

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, 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.

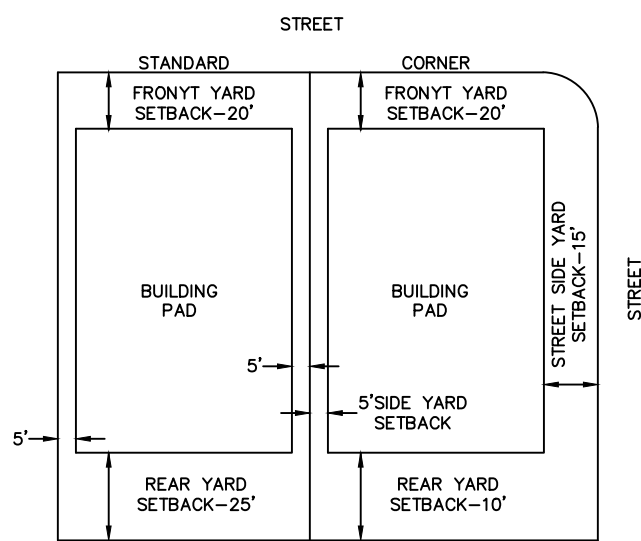
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330- STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

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 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 APPROVED MANOR HEIGHTS PUD 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. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 481.
- 17. LOT 53, 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, 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 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.
- 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.



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
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SAN ANTONIO, TEXAS 78216
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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

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: _____

JULIE LEONARD, CHAIRPERSON _____ LLUVIA 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 _____ 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. ____ DAY OF _____, ____ AT ____ O'CLOCK _____, DULY RECORDED ON THE DAY OF ____ DAY OF _____, 202__, 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 _____, ____.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, 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

**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 being 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 being a called 157.9603 acre tract of land and a 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 corrected in Document No. 2019176021 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 66.90 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°35'28" 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°01'14" 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 a 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 a 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 a point of curvature;
24. in a easterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of 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 southwesterly 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 a 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 southwesterly 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 a 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) (NAD83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

SURVEYOR:
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CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
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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

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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 20	0.166	7,252
BLOCK D LOT 21	0.184	8,023
BLOCK D LOT 22	0.248	10,803
BLOCK D LOT 23	0.245	10,683
BLOCK D LOT 24	0.215	9,364
BLOCK D LOT 25	0.218	9,517
BLOCK D LOT 26	0.217	9,464
BLOCK D LOT 27	0.226	9,844
BLOCK D LOT 28	0.256	11,131
BLOCK D LOT 29	0.199	8,653
BLOCK D LOT 30	0.187	8,143
BLOCK D LOT 31	0.172	7,500
BLOCK D LOT 32	0.200	8,702
BLOCK D LOT 33	0.179	7,800
BLOCK D LOT 34	0.179	7,800
BLOCK D LOT 35	0.209	9,086
BLOCK D LOT 36	0.200	8,733
BLOCK D LOT 37	0.241	10,479
BLOCK D LOT 38	0.278	12,101
BLOCK D LOT 39	0.369	16,079
BLOCK D LOT 40	0.385	16,752
BLOCK D LOT 41	0.267	11,649
BLOCK D LOT 42	0.238	10,375
BLOCK D LOT 43	3.260	142,016
BLOCK D LOT 44	0.179	7,800
BLOCK D LOT 45	0.179	7,800
BLOCK D LOT 46	0.200	8,702
BLOCK D LOT 47	0.172	7,500
BLOCK D LOT 48	0.172	7,500
BLOCK D LOT 49	0.172	7,500
BLOCK D LOT 50	0.191	8,320
BLOCK D LOT 51	0.186	8,093
BLOCK D LOT 52	0.173	7,526
BLOCK D LOT 53 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	0.214	9,327
BLOCK G LOT 16	0.158	6,875

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**

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

<h1>Kimley»Horn</h1>					
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	4 OF 4

DWG NAME: K:\S\A_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS S-2.DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED 12/20/2021 3:17 PM