

PRELIMINARY PLANS

FOR

MANOR HEIGHTS

PHASE 3 SECTION 1 & PHASE 3 SECTION 2 CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	01/15/2021
2ND SUBMITTAL TO CITY	XX/XX/XXXX
3RD SUBMITTAL TO CITY	XX/XX/XXXX
4TH SUBMITTAL TO CITY	XX/XX/XXXX
5TH SUBMITTAL TO CITY	XX/XX/XXXX

ENGINEER / SURVEYOR

Kimley»Horn

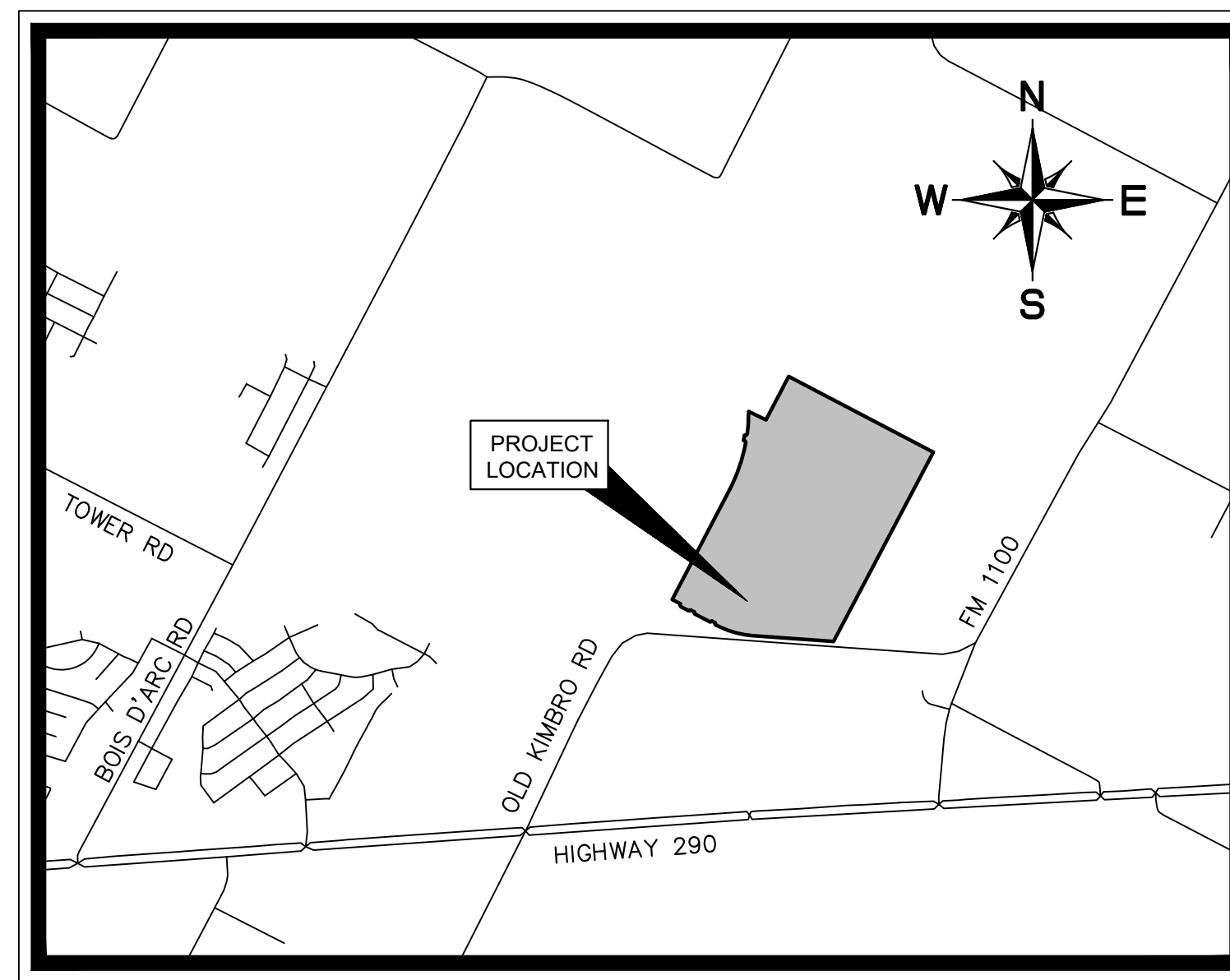
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: ALEX E. GRANADOS, P.E.

OWNER/DEVELOPER

FORESTAR REAL ESTATE GROUP, INC.
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT



Know what's below.
Call before you dig.



VICINITY MAP
SCALE: 1" = 2,000'

Sheet Number	Sheet Title	
1	COVER SHEET	RT
2	EXISTING CONDITIONS	
3	OVERALL PRELIMINARY PLAN	
4	PRELIMINARY PLAN (SHEET 1 OF 3)	RT
5	PRELIMINARY PLAN (SHEET 2 OF 3)	RT
6	PRELIMINARY PLAN (SHEET 3 OF 3)	
7	UTILITY PLAN (SHEET 1 OF 2)	RT
8	UTILITY PLAN (SHEET 2 OF 2)	
9	OVERALL DRAINAGE MAP	
10	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)	RT
11	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)	
12	DRAINAGE CALCULATIONS	RT

LEGAL DESCRIPTION

BEING 141.87 ACRES OUT OF THE 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.2017180865 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

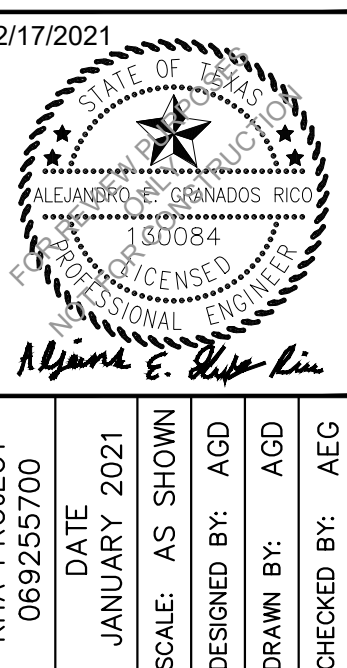
AND BEING THE ENTIRE 3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS RECORDED IN 2017157471 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

AND BEING 1.905 ACRES OF 35.626 ACRES 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

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ___ DAY OF _____, 20__
BY: _____
HONORABLE MAYOR DR. LARRY WALLACE JR.
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.
DATED THIS ___ DAY OF _____, 20__
BY: _____
PHILIP TRYON, P&Z CHAIRPERSON

Kimley»Horn
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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT 069255700
DATE JANUARY 2021
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: AGD
CHECKED BY: AEC

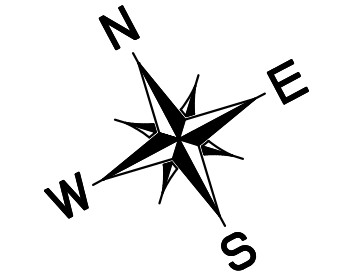
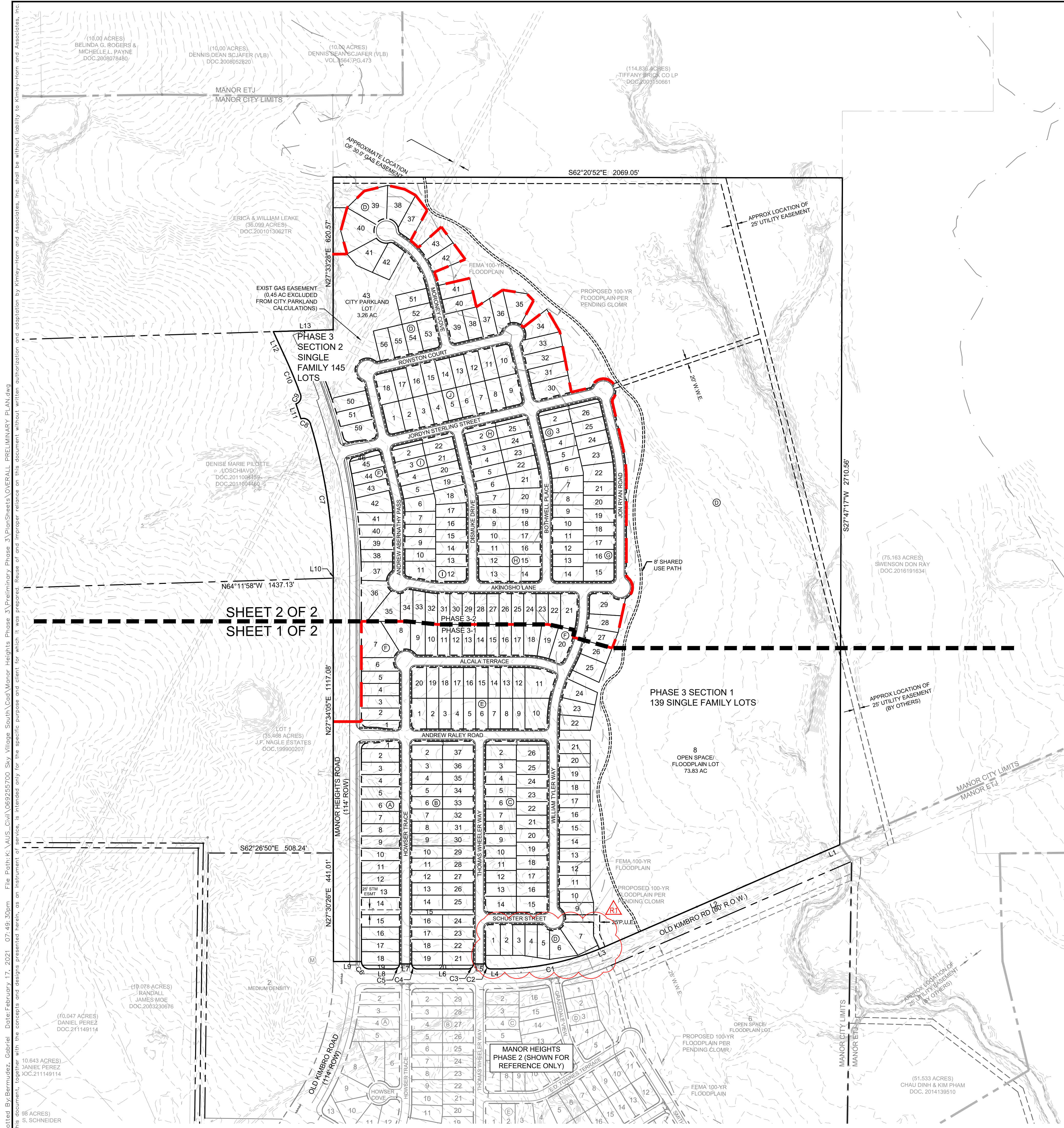
COVER SHEET

MANOR HEIGHTS
PHASE 3 SECTIONS 1 & 2
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

Plotted By: Bermudez, Gabriel Date: February 17, 2021 07:38:44pm File Path: K:\AUS-CIVIL\069255700-Sky Village South\04-Manor Heights\Phase 3\PlanSheets\Cover SHEET.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY
RT	REPLACE EXISTING CENTER LOT AND ADDED SUBDIVISION LOTS.		



MANOR HEIGHTS PHASE 3 - GENERAL INFORMATION:

TOTAL ACREAGE.....	146.84
LINEAR FOOT OF 50' ROW.....	11,941'
LINEAR FOOT OF 114' ROW.....	2,576'
NUMBER OF SINGLE FAMILY LOTS.....	284
ACREAGE OF SINGLE FAMILY LOTS.....	48.0
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.26
NUMBER OF OPEN SPACE FLOODPLAIN LOTS.....	1
ACREAGE OF OPEN SPACE LOTS.....	73.83
NUMBER OF LANDSCAPE LOTS.....	11
ACREAGE OF LANDSCAPE LOTS.....	0.88
ACREAGE OF ROW.....	20.67
TOTAL NUMBER OF LOTS.....	297

MANOR HEIGHTS - PHASE 3 SECTION 1 INFORMATION:

TOTAL ACREAGE.....	105.73
LINEAR FOOT OF 50' ROW.....	5138'
LINEAR FOOT OF 114' ROW.....	975'
NUMBER OF SINGLE FAMILY LOTS.....	139
ACREAGE OF SINGLE FAMILY LOTS.....	23.05
NUMBER OF OPEN SPACE/FLOODPLAIN LOTS.....	1
ACREAGE OF OPEN SPACE LOTS.....	73.83
NUMBER OF LANDSCAPE LOTS.....	6
ACREAGE OF LANDSCAPE LOTS.....	0.49
ACREAGE OF ROW.....	8.36
TOTAL NUMBER OF LOTS.....	146

MANOR HEIGHTS - PHASE 3 SECTION 2 INFORMATION:

TOTAL ACREAGE.....	41.03
LINEAR FOOT OF 50' ROW.....	6803'
LINEAR FOOT OF 114' ROW.....	975'
NUMBER OF SINGLE FAMILY LOTS.....	145
ACREAGE OF SINGLE FAMILY LOTS.....	24.95
NUMBER OF PARKLAND LOTS.....	1
ACREAGE OF PARKLAND LOTS.....	3.26
NUMBER OF LANDSCAPE LOTS.....	5
ACREAGE OF LANDSCAPE LOTS.....	0.39
ACREAGE OF ROW.....	12.31
TOTAL NUMBER OF LOTS.....	151

LEGAL DESCRIPTION

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OVERALL LOT SUMMARY

Lot Width	Phase 2		Phase 3		Overall	
	Lot Count	Lot Mix	Lot Count	Lot Mix	Lot Count	Lot Mix
50'	177	70%	193	68%	370	69%
55'	75	30%	44	15%	119	22%
60'	0	0%	47	17%	47	9%
Total	252		284		536	

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6,250	50	35

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1060.00'	406.80'	N73°25'34"W	404.31'	21°59'19"	205.93'
C2	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C3	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C4	20.00'	31.42'	N17°25'55"W	28.28'	90°00'00"	20.00'
C5	20.00'	31.42'	S72°34'05"W	28.28'	90°00'00"	20.00'
C6	30.00'	47.11'	N17°26'26"W	42.42'	89°58'58"	29.99'
C7	2143.00'	628.71'	N19°01'50"E	626.45'	16°48'33"	316.63'
C8	30.00'	48.00'	N35°12'53"W	43.04'	91°40'53"	30.89'
C9	30.00'	48.00'	N53°06'14"E	43.04'	91°40'53"	30.89'
C10	2143.00'	165.34'	N5°03'10"E	165.30'	4°25'14"	82.71'

LINE TABLE

LINE	LENGTH	BEARING
L1	84.38	N85°38'46.43"W
L2	963.04	N85°54'35.05"W
L3	27.61	N84°25'13.89"W
L4	35.45	N62°25'54.78"W
L5	50.00	N62°25'54.79"W
L6	210.00	N62°25'54.79"W
L7	50.00	N62°25'54.79"W
L8	104.53	N62°25'54.79"W
L9	114.00	N62°26'56.88"W
L11	64.00	N8°56'40.33"E
L12	112.50	N2°50'33.40"E
L13	242.92	S64°11'52.29"E

NO.	REVISIONS	DATE	BY

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

02/17/2021

KHA PROJECT: 069255700
DATE: JANUARY 2021
SCALE: AS SHOWN
DESIGNED BY: AGD
DRAWN BY: AGD
CHECKED BY: AEC

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASE 3 SECTIONS 1 & 2
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER **3**

Plotted By: Bermudez, Gabriel Date: February 17, 2021 07:49:30pm File Path: K:\AUS-CIVIL\069255700-Sky Village South-Cad Manor Heights-Phase 3-Preliminary-Phase 3-PlanSheets\OVERALL PRELIMINARY PLAN.dwg
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