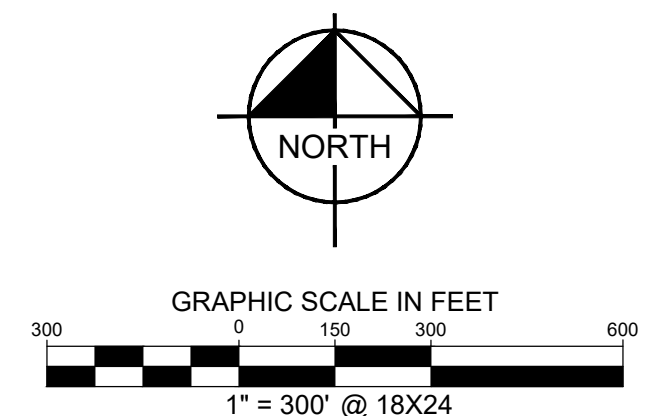
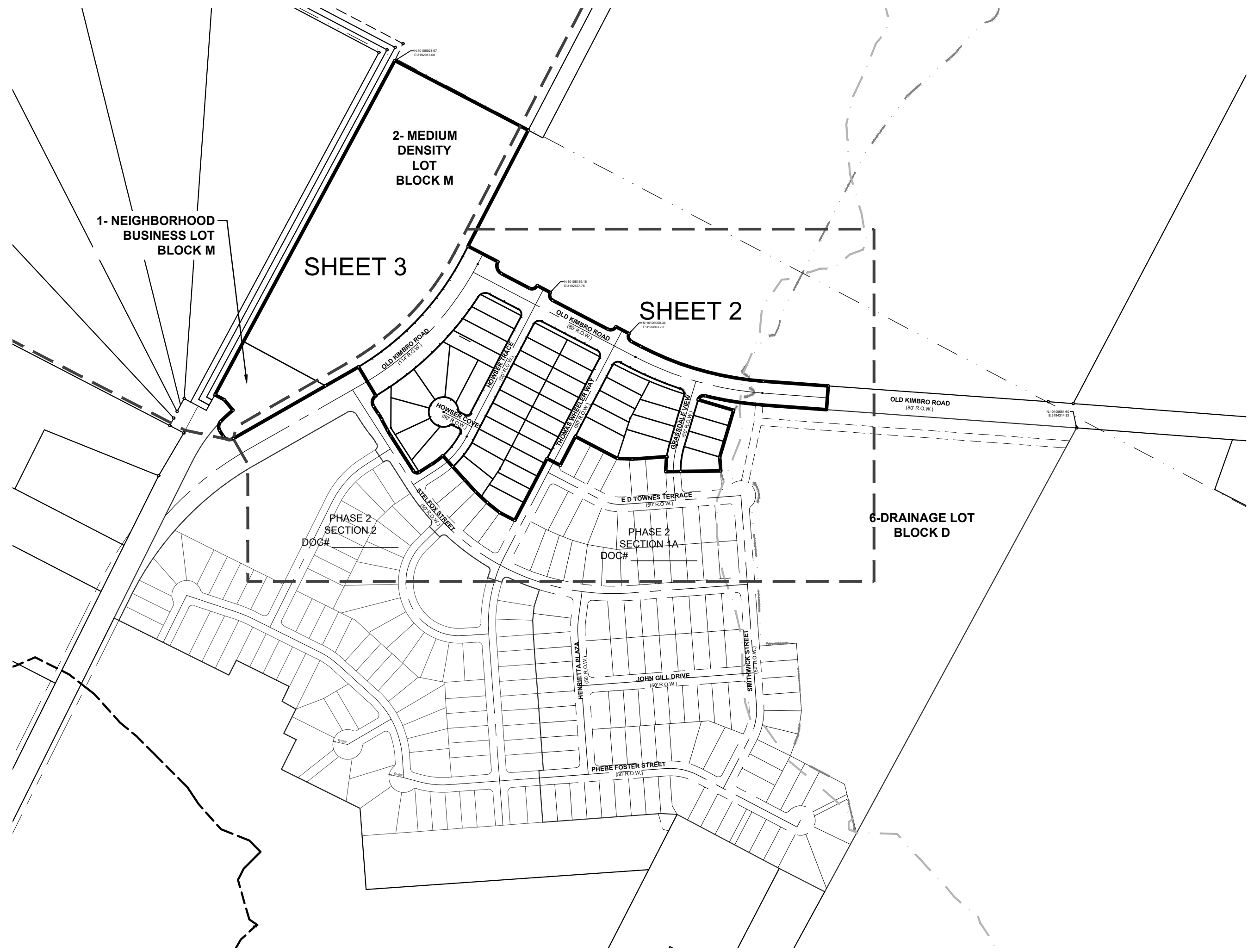


VICINITY MAP
SCALE: 1" = 2,000'



GENERAL INFORMATION:

TOTAL ACREAGE.....	27.686 ACRES
TOTAL LINEAR FEET OF ROW.....	3,356'
LINEAR FEET OF 50' ROW.....	1,484'
LINEAR FEET OF 80' ROW.....	1,286'
LINEAR FEET OF 114' ROW.....	586'
ACREAGE OF ROW.....	5.526 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	47
ACREAGE OF SINGLE FAMILY LOTS.....	8.920 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	6
ACREAGE OF NON-RESIDENTIAL LOTS.....	13.240 ACRES
TOTAL NUMBER OF LOTS.....	53

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.

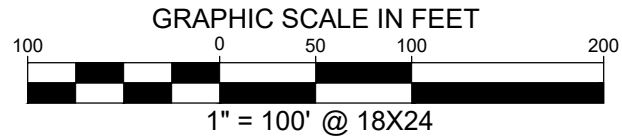
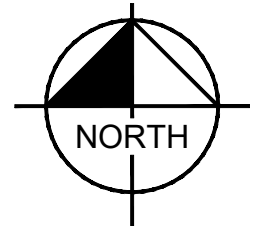
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

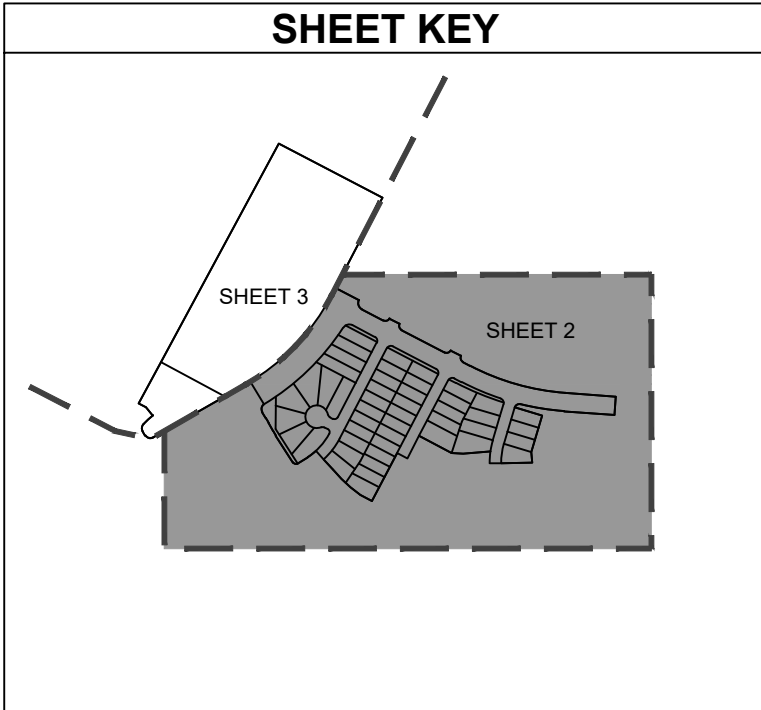
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	4/14/2021	069255703	1 OF 5



1" = 100' @ 18X24

SHEET KEY



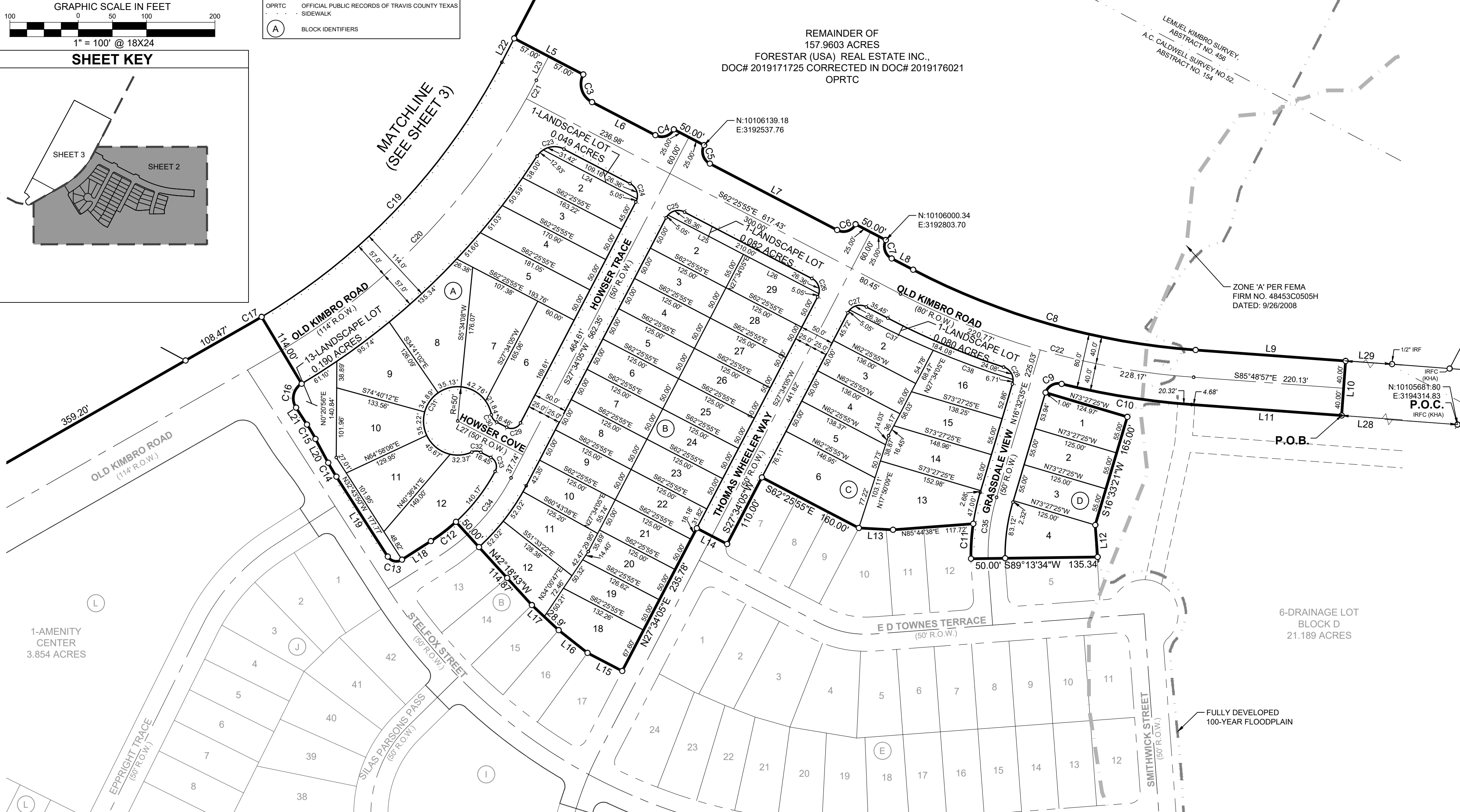
LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS

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

LEMUEL KIMBRO SURVEY,
ABSTRACT NO. 456
A.C. CALDWELL SURVEY NO. 52,
ABSTRACT NO. 154

ZONE 'A' PER FEMA
FIRM NO. 48453C0505H
DATED: 9/26/2008

N:10105681.80
E:3194314.83
P.O.C.
IRFC (KHA)



1-AMENITY
CENTER
3.854 ACRES

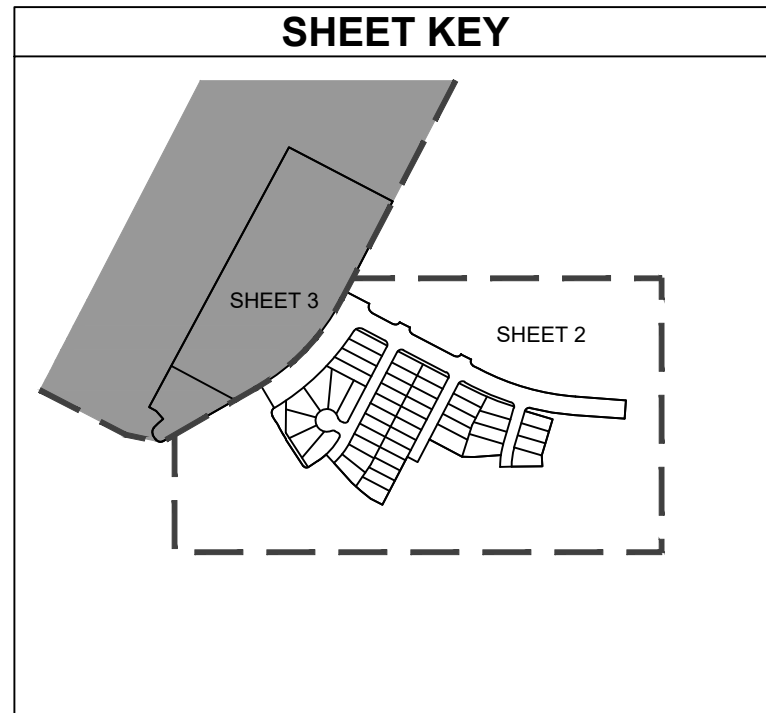
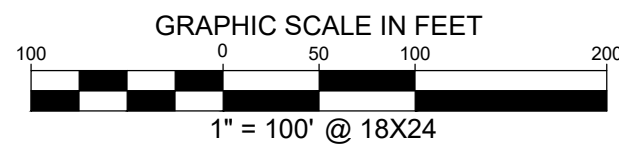
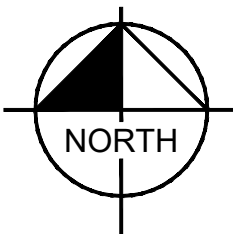
6-DRAINAGE LOT
BLOCK D
21.189 ACRES

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
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PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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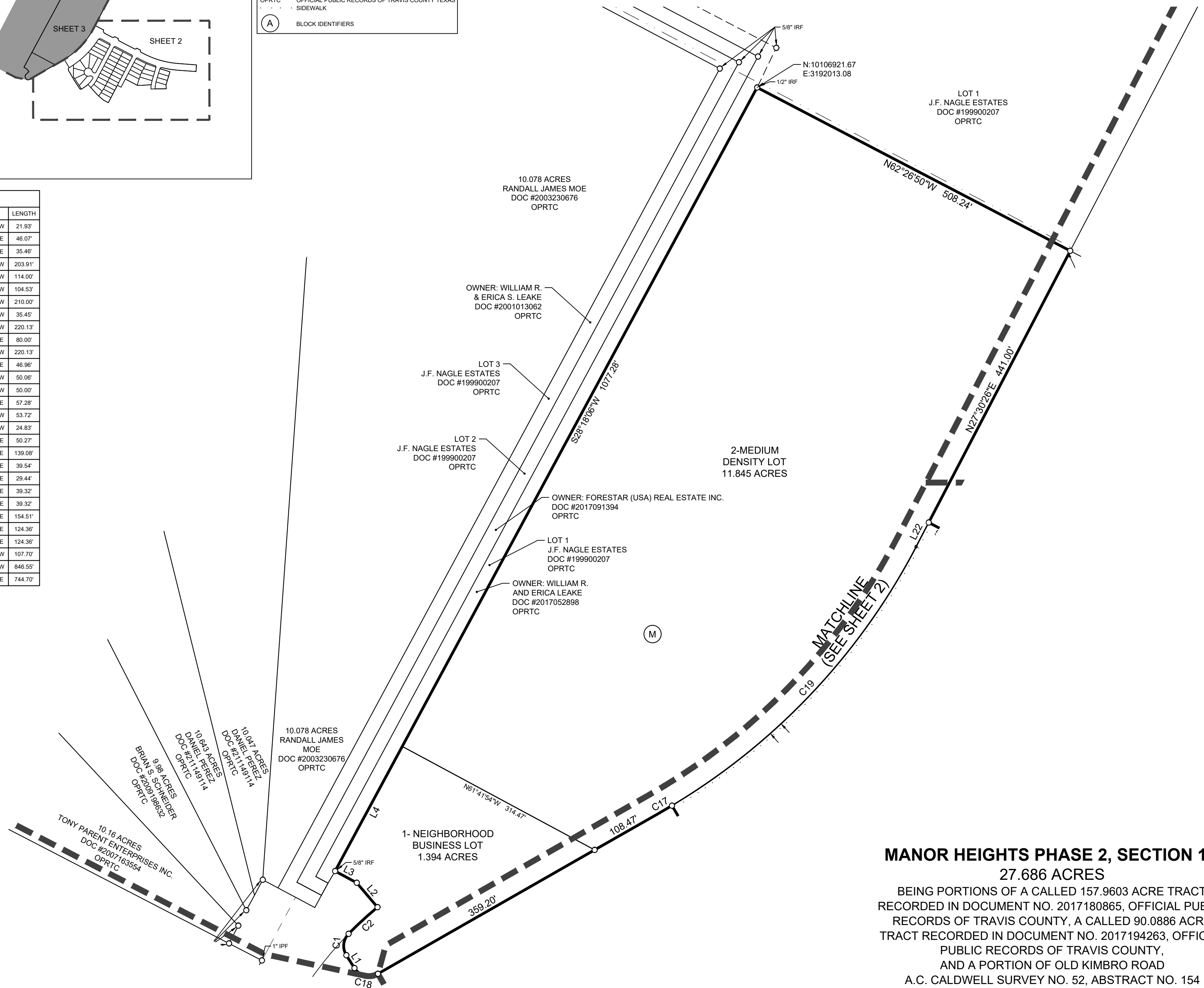
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/14/2021	069255703	2 OF 5



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
(A)	BLOCK IDENTIFIERS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76°37'28"	25.00'	33.43'	N06°01'28"E	31.00'
C2	6°04'52"	533.10'	56.58'	S47°22'38"W	56.55'
C3	89°58'58"	30.00'	47.11'	S17°26'26"E	42.42'
C4	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C5	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C6	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C7	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C8	23°23'02"	1060.00'	432.61'	S74°07'26"E	429.62'
C9	84°16'56"	20.00'	29.42'	S61°43'42"W	26.84'
C10	9°41'07"	1140.00'	192.71'	N80°58'23"W	192.48'
C11	9°01'51"	325.00'	51.23'	N03°44'30"E	51.17'
C12	9°40'04"	275.00'	46.40'	S52°26'08"W	46.35'
C13	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'
C14	4°30'37"	300.00'	23.62'	S30°28'31"E	23.61'
C15	4°30'37"	310.50'	24.44'	S30°28'31"E	24.44'
C16	91°47'54"	25.00'	40.05'	S13°10'07"W	35.91'
C17	1°12'06"	943.00'	19.78'	S59°40'07"W	19.78'
C18	88°16'44"	25.00'	38.52'	N76°25'38"W	34.82'
C19	31°31'01"	943.00'	518.72'	N43°18'34"E	512.21'
C20	31°31'01"	1000.00'	550.07'	N43°18'34"E	543.17'
C21	1°45'23"	1000.00'	30.65'	N28°25'45"E	30.65'
C22	23°23'02"	1100.00'	448.94'	S74°07'26"E	445.83'
C23	84°42'11"	30.00'	44.35'	S75°13'00"W	40.42'
C24	90°00'00"	20.00'	31.42'	N17°25'55"E	28.28'
C25	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C26	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'
C27	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C28	88°13'37"	20.00'	30.80'	N27°34'13"W	27.84'
C29	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C30	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C31	284°02'25"	50.00'	247.87'	S27°34'05"W	61.54'
C32	52°01'12"	15.00'	13.62'	N88°26'31"W	13.16'
C33	90°29'53"	15.00'	23.69'	N17°10'58"W	21.31'
C34	20°02'27"	300.00'	104.93'	N37°35'19"E	104.40'
C35	17°19'01"	300.00'	90.67'	S07°53'05"W	90.33'
C37	4°36'36"	1255.00'	100.97'	S64°44'13"E	100.95'
C38	5°40'34"	1255.00'	124.33'	S69°52'47"E	124.28'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N32°17'16"W	21.93'
L2	S40°17'42"E	46.07'
L3	S61°40'04"E	35.46'
L4	S28°18'06"W	203.91'
L5	N62°26'57"W	114.00'
L6	N62°25'55"W	104.53'
L7	N62°25'55"W	210.00'
L8	N62°25'55"W	35.45'
L9	N85°48'57"W	220.13'
L10	N04°11'03"E	80.00'
L11	N85°48'57"W	220.13'
L12	S04°17'52"E	46.96'
L13	N87°02'40"W	50.06'
L14	N62°25'55"W	50.00'
L15	S62°25'55"E	57.28'
L16	N51°42'08"W	53.72'
L17	N46°57'55"W	24.83'
L18	N57°16'10"E	50.27'
L19	S32°43'50"E	139.08'
L20	S28°13'13"E	39.54'
L21	S32°43'50"E	29.44'
L22	N27°33'03"E	39.32'
L23	N27°33'03"E	39.32'
L24	S62°25'55"E	154.51'
L25	S62°25'55"E	124.36'
L26	S62°25'55"E	124.36'
L27	N62°25'55"W	107.70'
L28	N85°48'57"W	846.55'
L29	S85°54'35"E	744.70'



MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
 RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
 TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY,
 AND A PORTION OF OLD KIMBRO ROAD
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
 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'	APS	JGM	4/14/2021	069255703	3 OF 5

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 27.686 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF OLD KIMBRO ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY, AND 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 2, SECTION 1B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 27.686 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "MANOR HEIGHTS PHASE 2, SECTION 1" 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 _____, 2021.

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. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, 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

GENERAL NOTES:

- 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.
- A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 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 GOVERNING BODY OR UTILITY COMPANY.
- 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 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.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 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 (FEBRUARY 20, 2020).
- ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 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.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, 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.
- THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES AND COORDINATES 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.
- THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 25'
SIDE YARD - 5'
STREET SIDE YARD - 15'
- LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT AND LOT 1, BLOCK C, LANDSCAPE LOT ARE DEDICATED TO THE HOMEOWNER ASSOCIATION. 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.
- 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.
- 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, AS AMENDED.

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: _____

PHILIP TRYON, 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. LARRY WALLACE JR., MAYOR _____ LUVIA ALMARAZ, CITY SECRETARY _____

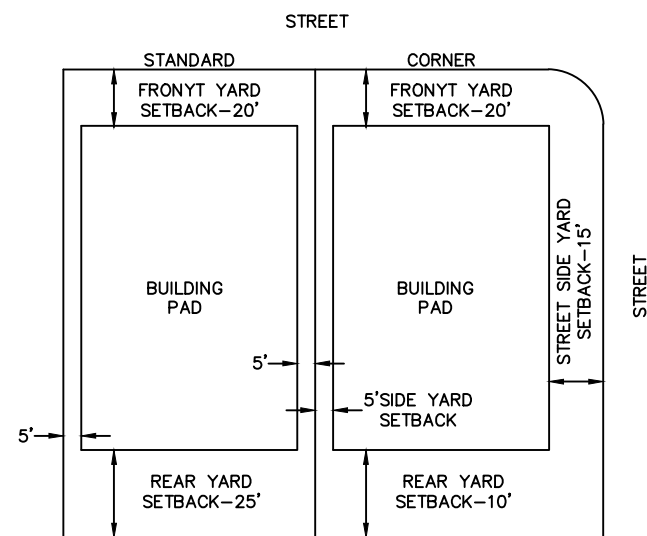
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, 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 _____, 20____, 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS
COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES

BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF OLD KIMBRO ROAD A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 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

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N/A	APS	JGM	4/14/2021	069255703	4 OF 5

A METES AND BOUNDS

DESCRIPTION OF A 27.686 ACRE TRACT OF LAND

BEING a 27.686 acre (1,206,002 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of a called 157.9603 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; also being a portion of a called 90.0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; also being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwest-most corner of a called 51.533 acre tract of land described in instrument to Chau Dinh and Km Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County;

THENCE, North 85°48'57" West, 846.55 feet, along the southern right-of-way line of said Old Kimbro Road to a **POINT OF BEGINNING**;

THENCE, crossing said 90.0886 acre tract, the following thirty-nine (39) courses and distances:

- North 86°32'13" West, 54.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°44'38" West, 400.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 85°44'38" East, 13.10 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°02'11" West, 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°00'13" West, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 1°52'06" West, 47.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 5°42'09" East, 47.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 17°28'23" East, 58.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 7°45'03", a radius of 825.00 feet, a chord bearing and distance of North 68°39'06" West, 111.52 feet, and a total arc length of 111.60 feet to a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 97°22'38", a radius of 15.00 feet, a chord bearing and distance of South 66°32'07" West, 22.53 feet, and a total arc length of 25.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 17°27'55" West, 6.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 72°54'57" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 1°50'28", a radius of 525.00 feet, a chord bearing and distance of North 18°00'20" East, 16.87 feet, and a total arc length of 16.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 19°08'40" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 78°36'23", a radius of 15.00 feet, a chord bearing and distance of North 19°56'26" West, 19.00 feet, and a total arc length of 20.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 59°06'20" West, 3.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 11°42'16", a radius of 825.00 feet, a chord bearing and distance of North 53°06'54" West, 168.24 feet, and a total arc length of 168.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of South 89°06'07" West, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 45°28'00" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 44°32'00" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 45°28'00" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of North 1°49'53" East, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a northwesterly direction, along a tangent reverse curve to the right, a central angle of 9°04'25", a radius of 825.00 feet, a chord bearing and distance of North 37°16'02" West, 130.51 feet, and a total arc length of 130.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 103.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 77°43'50" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 57°16'10" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°52'34" West, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 12°16'10" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 8.19 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 4°30'37", a radius of 285.50 feet, a chord bearing and distance of North 34°59'08" West, 22.47 feet, and a total arc length of 22.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency ;
- North 37°14'27" West, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 4°30'37", a radius of 314.50 feet, a chord bearing and distance of North 34°59'08" West, 24.75 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 35.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 87°00'00", a radius of 25.00 feet, a chord bearing and distance of North 76°13'50" West, 34.42 feet, and a total arc length of 37.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 60°16'10" West, 359.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 33°44'24", a radius of 1042.98 feet, a chord bearing and distance of South 43°24'00" West, 605.35 feet, and a total arc length of 614.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 26°31'49" West, 93.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 63°36'50" West, 17.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly right-of-way line of aforesaid Old Kimbro Road;

THENCE, along the southeasterly right-of-way line of said Old Kimbro Road, the following two (2) courses and distances:

- North 26°31'49" East, 589.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 24°02'19", a radius of 533.10 feet, a chord bearing and distance of North 38°23'55" East, 222.03 feet, and a total arc length of 223.86 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly right-of-way line of and crossing said Old Kimbro Road, the following two (2) courses and distances:

- North 40°17'42" West, 46.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 61°40'04" West, 35.46 feet to a 5/8-inch iron rod found marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, along the boundary of said Lot 1, the following two (2) courses and distances:

- North 28°18'06" East, 1281.19 feet to a 1/2-inch iron rod found for corner;
- South 62°26'50" East, 508.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly southeast corner of said Lot 1, same being the southwest corner of a called 3.469 acre tract of land described in instrument to Sky Village Kimbro Estates, LLC recorded in Document No. 2017157471 of the Official Public Records of Travis County;

THENCE, departing from said Lot 1 and said 3.469 acre tract and crossing said 157.9603 acre tract, the following fourteen (14) courses and distances:

- South 27°30'26" West, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°26'57" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of South 17°26'26" East, 42.42 feet, and a total arc length of 47.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 62°25'55" East, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing

- and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 - in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of tangency;
 - South 62°25'55" East, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 - in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 - South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 - in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
 - South 62°25'55" East, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 - in a southeasterly direction, along a tangent curve to the left, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of South 74°07'26" East, 429.62 feet, and a total arc length of 432.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 - South 85°48'57" East, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northerly right-of-way line of aforesaid Old Kimbro Road;

THENCE, South 4°11'03" West, 80.00 feet, departing the northerly line of and crossing said Old Kimbro Road to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said Old Kimbro Road;

THENCE, South 85°48'57" East, 846.55 feet along the southerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 27.686 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) (NAD'83). 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.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1-LANDSCAPE	0.049	2,129
BLOCK A LOT 2	0.184	8,008
BLOCK A LOT 3	0.192	8,343
BLOCK A LOT 4	0.202	8,788
BLOCK A LOT 5	0.215	9,360
BLOCK A LOT 6	0.247	10,779
BLOCK A LOT 7	0.277	12,058
BLOCK A LOT 8	0.309	13,472
BLOCK A LOT 9	0.251	10,927
BLOCK A LOT 10	0.243	10,567
BLOCK A LOT 11	0.223	9,696
BLOCK A LOT 12	0.275	11,965
BLOCK A LOT 13-LANDSCAPE	0.190	8,291
BLOCK B LOT 1-LANDSCAPE	0.082	3,580
BLOCK B LOT 2	0.158	6,874
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK B LOT 9	0.143	6,250
BLOCK B LOT 10	0.155	6,736
BLOCK B LOT 11	0.181	7,884
BLOCK B LOT 12	0.191	8,332
BLOCK B LOT 18	0.196	8,532
BLOCK B LOT 19	0.149	6,472
BLOCK B LOT 20	0.144	6,262
BLOCK B LOT 21	0.143	6,250
BLOCK B LOT 22	0.143	6,250
BLOCK B LOT 23	0.143	6,250
BLOCK B LOT 24	0.143	6,250
BLOCK B LOT 25	0.143	6,250
BLOCK B LOT 26	0.143	6,250
BLOCK B LOT 27	0.143	6,250
BLOCK B LOT 28	0.143	6,250
BLOCK B LOT 29	0.158	6,874
BLOCK C LOT 1-LANDSCAPE	0.080	3,465
BLOCK C LOT 2	0.161	7,033
BLOCK C LOT 3	0.156	6,800
BLOCK C LOT 4	0.156	6,816
BLOCK C LOT 5	0.164	7,133
BLOCK C LOT 6	0.268	11,680
BLOCK C LOT 14	0.192	8,357
BLOCK C LOT 15	0.181	7,898
BLOCK C LOT 16	0.189	8,231
BLOCK D LOT 1	0.158	6,875
BLOCK D LOT 2	0.158	6,875
BLOCK D LOT 3	0.158	6,875
BLOCK D LOT 4	0.198	8,619

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF OLD KIMBRO ROAD A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	4/14/2021	069255703	5 OF 5