

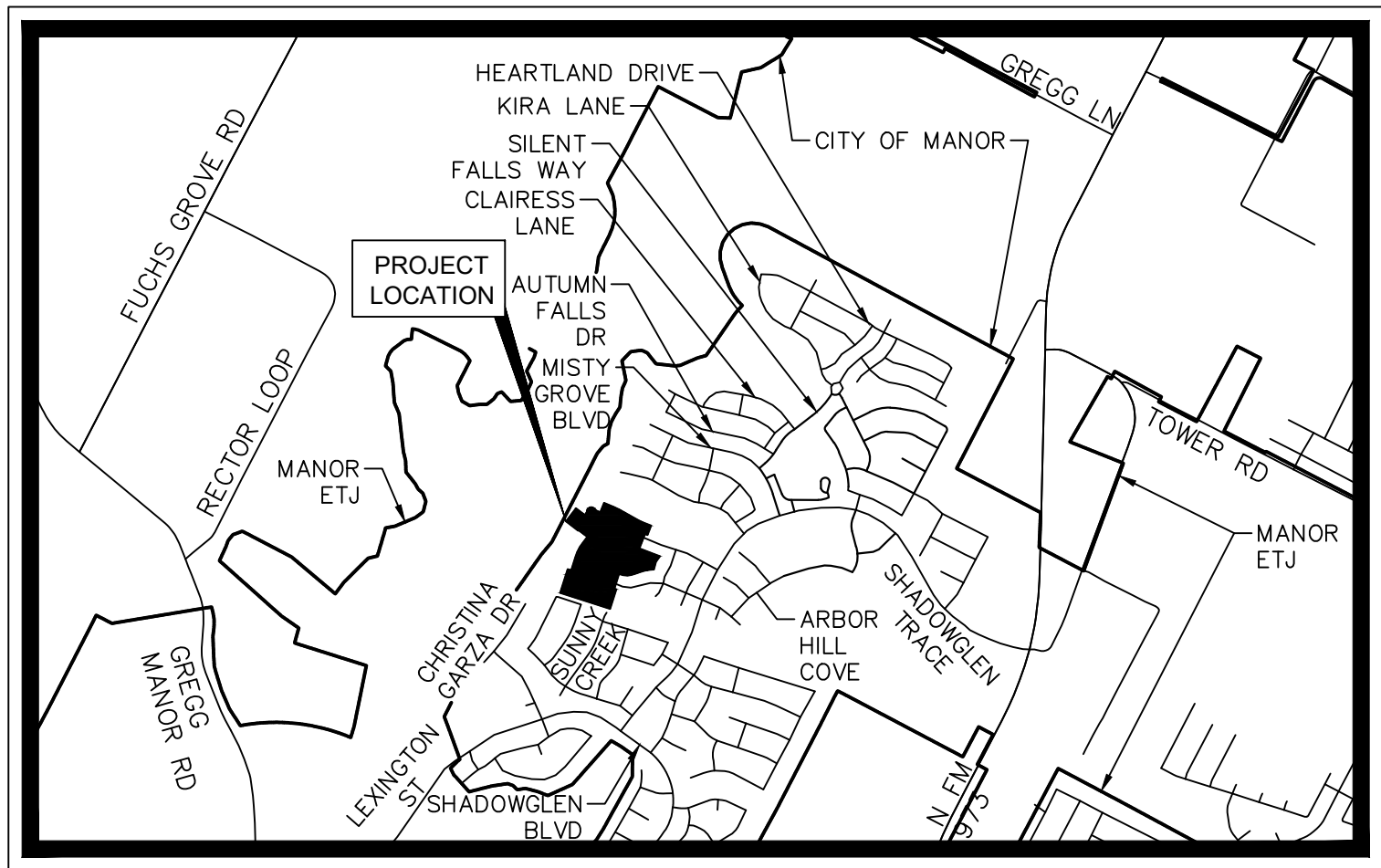
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT
IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY
LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER
THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT
THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR
PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A
RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION
PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF
THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP
SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY,
TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

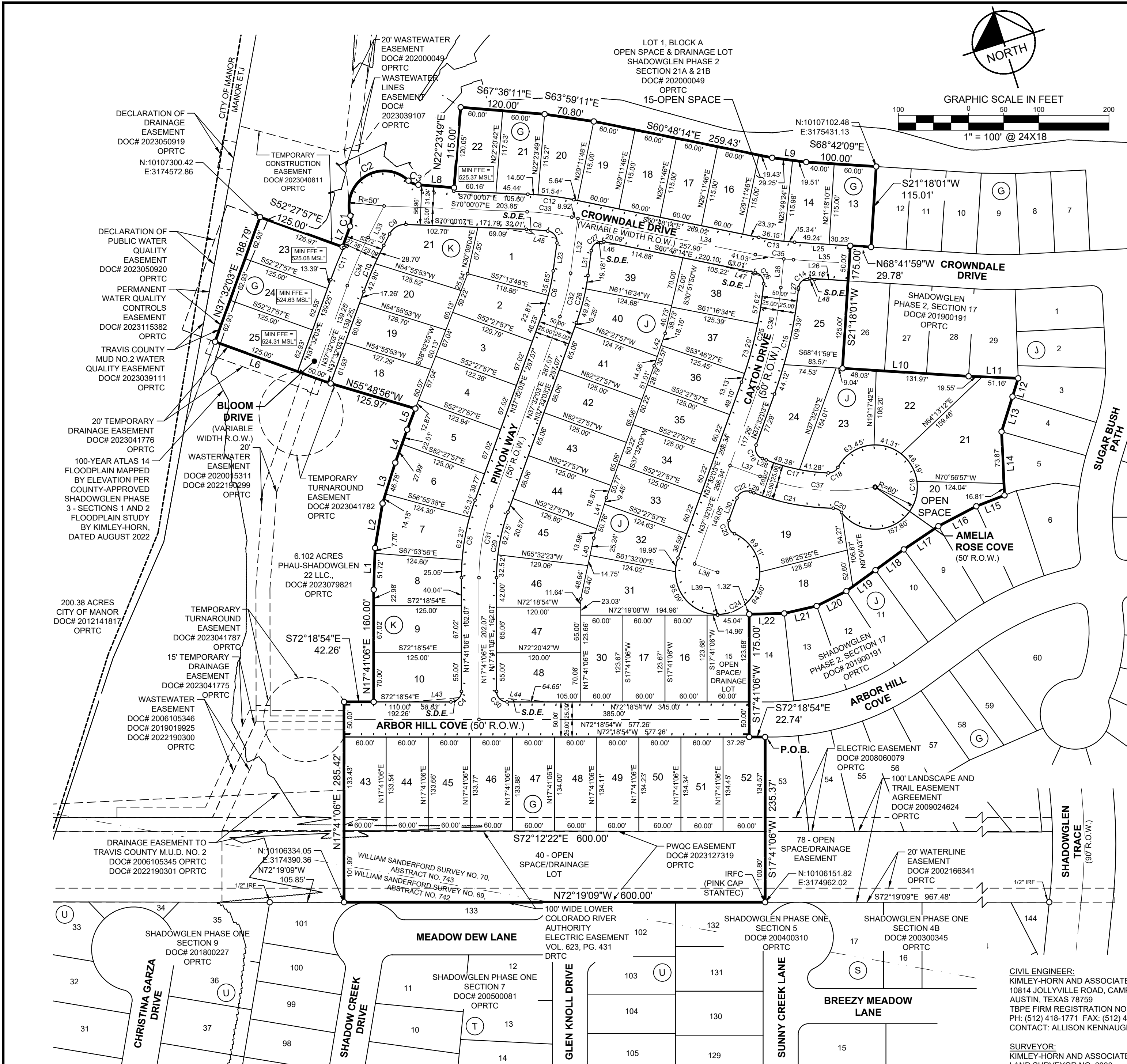
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

Kimley»Horn

10101 Reunion Place, Suite 400
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" = 2000'	DJG	JGM	6/2/2026	069254501	1 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°36'29"E	59.41'
L2	N27°10'35"E	64.29'
L3	N35°00'30"E	60.92'
L4	N37°32'03"E	50.00'
L5	N38°52'55"E	32.15'
L6	N52°27'57"W	175.00'
L7	N37°32'03"E	31.13'
L8	S67°36'11"E	50.99'
L9	S65°03'12"E	48.76'
L10	S68°41'59"E	180.00'
L11	S70°03'18"E	70.71'
L12	S34°52'53"W	27.30'
L13	S34°59'32"W	52.44'
L14	S15°02'03"W	90.68'
L15	S86°22'11"W	43.09'
L16	S80°00'01"W	61.11'
L17	S73°47'03"W	59.30'
L18	S71°29'14"W	50.00'
L19	S71°46'42"W	51.14'
L20	S81°12'02"W	47.31'
L21	N85°12'49"W	47.31'
L22	N73°36'54"W	50.01'
L23	N25°20'33"E	40.17'
L24	N44°40'08"E	18.27'
L25	S68°41'59"E	79.47'
L26	S68°41'59"E	54.85'
L27	N23°27'43"E	2.17'
L28	S52°27'57"E	5.79'
L29	N52°27'57"W	5.19'
L30	N37°32'03"E	34.22'
L31	N25°20'33"E	35.91'
L32	N25°20'33"E	78.69'
L33	N44°40'08"E	50.32'
L34	N60°48'14"W	266.82'
L35	N68°41'59"W	79.52'
L36	N23°27'43"E	40.98'
L37	S52°27'57"E	45.48'
L38	S52°27'57"E	35.00'
L39	N17°41'06"E	1.00'
L40	S29°38'22"W	39.99'
L41	S35°18'03"W	46.23'
L42	S36°28'40"W	34.68'
L43	S77°14'35"E	71.18'
L44	N68°10'53"W	76.46'
L45	N61°37'16"W	76.27'
L46	N69°32'02"W	31.43'
L47	S58°26'56"E	72.02'
L48	N76°25'35"W	29.60'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°42'47"	25.00'	15.58'	N19°40'39"E	15.33'
C2	148°31'28"	50.00'	129.61'	N76°05'00"E	96.25'
C3	37°56'56"	25.00'	16.56'	S48°37'44"E	16.26'
C4	90°00'00"	15.00'	23.56'	N62°41'06"E	21.21'
C5	19°50'57"	325.00'	112.59'	N27°36'34"E	112.03'
C6	12°11'30"	275.00'	58.52'	N31°26'18"E	58.41'
C7	90°40'16"	15.00'	23.74'	N19°59'35"W	21.34'
C8	4°40'24"	375.00'	30.59'	S67°39'55"E	30.58'
C9	65°19'45"	25.00'	28.51'	S77°20'01"W	26.99'
C10	7°08'06"	575.00'	71.60'	N41°06'05"E	71.56'
C11	4°32'48"	625.00'	49.60'	N39°48'27"E	49.58'
C12	8°54'10"	425.00'	66.04'	S65°33'20"E	65.97'
C13	7°38'51"	385.71'	51.48'	S64°37'52"E	51.44'
C14	87°50'18"	15.00'	23.00'	S67°22'52"W	20.81'
C15	14°04'20"	625.00'	153.50'	N30°29'53"E	153.12'
C16	90°00'00"	15.00'	23.56'	S07°27'57"E	21.21'
C17	18°53'20"	275.00'	90.66'	S60°28'50"E	90.25'
C18	64°31'27"	15.00'	16.89'	N77°48'46"E	16.01'
C19	295°07'42"	60.00'	309.06'	N13°06'53"E	64.36'
C20	52°14'50"	15.00'	13.68'	N45°26'41"W	13.21'
C21	20°25'03"	325.00'	115.81'	S61°21'34"E	115.20'
C22	90°00'00"	15.00'	23.56'	S82°32'03"W	21.21'
C23	86°10'39"	15.00'	22.56'	N05°33'17"W	20.49'
C24	266°10'39"	60.00'	278.74'	N84°26'43"E	87.64'
C25	14°21'09"	575.00'	144.04'	N30°21'28"E	143.66'
C26	83°59'07"	15.00'	21.99'	N18°48'40"W	20.07'
C27	93°51'14"	15.00'	24.57'	S72°16'10"W	21.91'
C28	12°11'30"	325.00'	69.15'	N31°26'18"E	69.02'
C29	19°50'57"	275.00'	95.27'	N27°36'34"E	94.79'
C30	90°00'00"	15.00'	23.56'	S27°18'54"E	21.21'
C31	19°50'57"	300.00'	103.93'	S27°36'34"W	103.41'
C32	12°11'30"	300.00'	63.84'	N31°26'18"E	63.71'
C33	9°11'51"	400.03'	64.22'	N65°24'10"W	64.15'
C34	7°08'06"	600.00'	74.72'	S41°06'05"W	74.67'
C35	7°39'19"	410.72'	54.88'	S64°38'05"E	54.83'
C36	14°04'20"	600.00'	147.36'	N30°29'53"E	146.99'
C37	31°52'18"	300.00'	166.88'	S67°01'58"E	164.74'

LEGEND	
○	USED TO SHOW GEOMETRIC BREAKS
PWQC	PERMANENT WATER QUALITY CONTROLS
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
NO.	NUMBER
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WATERWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK
.....	100-YEAR ATLAS 14 FLOODPLAIN MAPPED BY ELEVATION PER COUNTY-APPROVED SHADOWGLEN PHASE 3 - SECTIONS 1 AND 2 FLOODPLAIN STUDY BY KIMLEY-HORN, DATED AUGUST 2022
(F)	BLOCK IDENTIFIER

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES
BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/2/2026	069254501	2 OF 4

GENERAL INFORMATION:
TOTAL ACREAGE.....17.964 ACRES
TOTAL LINEAR FEET OF 50' ROW.....2,948.47'
ACREAGE OF ROW.....3.713 ACRES
NUMBER OF SINGLE FAMILY LOTS.....64
ACREAGE OF SINGLE FAMILY LOTS.....12.269 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....4
ACREAGE OF NON-RESIDENTIAL LOTS.....1.982 ACRES
TOTAL NUMBER OF LOTS.....68

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

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OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

STREET INFORMATION						
	CROWNDALE DRIVE	ARBOR HILL COVE	AMELIA ROSE COVE	CAXTON DRIVE	PINYON WAY	BLOOM DRIVE
SIDEWALK WIDTH	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES
R.O.W. WIDTH	50-FT	50-FT	50-FT	50-FT	50-FT	50-FT
FOC-FOC WIDTH	30-FT	30-FT	30-FT	30-FT	30-FT	30-FT
LENGTH	669.28'	577.26'	212.36'	489.69'	735.59'	264.29'

A METES AND BOUNDS
DESCRIPTION OF A
17.964 ACRE TRACT OF LAND

BEING a 17.964 acre (782,495 square feet) tract of land situated in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the southwesterly right-of-way line of Arbor Hill Cove (50 feet wide) marking the north corner of Lot 53, Block G of Shadowglen Phase 2, Section 17, plat of which recorded in Document No. 201900191 of the Official Public Records of Travis County;

THENCE, South 17°41'06" West, 235.37 feet along the northwest line of said Shadowglen Phase 2, Section 17 to a 1/2-inch iron rod with a plastic cap stamped "KHA" marking the west corner of Lot 78, Block G of said Shadowglen Phase 2 Section 17, on the northerly line of Lot 132, Block U of Shadowglen Phase One, Section 5, plat of which recorded in Document No. 200400310 of the Official Public Records of Travis County, same being the southerly line of said Parcel 2; from which a 1/2-inch iron rod found on the northwesterly right-of-way line of Shadowglen Trace (90 feet wide) marking the south corner of said Lot 78 bears South 72°19'09", 967.48 feet;

THENCE, North 72°19'09" West, 600.00 feet along the southerly line of said Parcel 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner, said point being on the northerly line of Lot 101, Block U of Shadowglen Phase One Section 7, plat of which recorded in Document No. 200500081 of the Official Public Records of Travis County; from which a 1/2-inch iron rod found marking the northern-most corner of said Lot 101 bears North 72°19'09" West, 105.85 feet;

THENCE, departing the northerly line of said Lot 101 and crossing said Parcel 2, the following twenty-three (23) courses and distances:

1. North 17°41'06" East, 285.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 72°18'54" East, 42.26 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 17°41'06" East, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 19°36'29" East, 59.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 27°10'35" East, 64.29 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 35°00'30" East, 60.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 37°32'03" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 38°52'55" East, 32.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 55°48'56" West, 125.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 52°27'57" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. North 37°32'03" East, 188.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 52°27'57" East, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. North 37°32'03" East, 31.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 35°42'47", a radius of 25.00 feet, a chord bearing and distance of North 19°40'39" East, 15.33 feet, and a total arc length of 15.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
15. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 148°31'28", a radius of 50.00 feet, a chord bearing and distance of North 76°05'00" East, 96.25 feet, and a total arc length of 129.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
16. in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 37°56'56", a radius of 25.00 feet, a chord bearing and distance of South 48°37'44" East, 16.26 feet, and a total arc length of 16.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
17. South 67°36'11" East, 50.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. North 22°23'49" East, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. South 67°36'11" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. South 63°59'11" East, 70.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. South 60°48'14" East, 259.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 65°03'12" East, 48.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. South 68°42'09" East, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the north corner of Lot 12, Block G of aforesaid Shadowglen Phase 2, Section 17;

THENCE, along the boundary of said Shadowglen Phase 2, Section 17 the following eighteen (18) courses and distances:

1. South 21°18'01" West, 115.00 feet to a point for corner;
2. North 68°41'59" West, 29.78 feet to a point for corner;
3. South 21°18'01" West, 175.00 feet to a point for corner;
4. South 68°41'59" East, 180.00 feet to a point for corner;
5. South 70°03'18" East, 70.71 feet to a point for corner;
6. South 34°52'53" West, 27.30 feet to a point for corner;
7. South 34°59'32" West, 52.44 feet to a point for corner;
8. South 15°02'03" West, 90.68 feet to a point for corner;
9. South 86°22'11" West, 43.09 feet to a point for corner;
10. South 80°00'01" West, 61.11 feet to a point for corner;
11. South 73°47'03" West, 59.30 feet to a point for corner;
12. South 71°29'14" West, 50.00 feet to a point for corner;
13. South 71°46'42" West, 51.14 feet to a point for corner;
14. South 81°12'02" West, 47.31 feet to a point for corner;
15. North 85°12'49" West, 47.31 feet to a point for corner;
16. North 73°36'54" West, 50.01 feet to a point for corner;
17. South 17°41'06" West, 175.00 feet to a point for corner;
18. South 72°18'54" East, 22.74 feet to the **POINT OF BEGINNING**, and containing 17.964 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 Grid and shown in U.S. Survey Feet. 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 G LOT 13	0.158	6,900
BLOCK G LOT 14	0.164	7,146
BLOCK G LOT 15 - OPEN SPACE	0.143	6,246
BLOCK G LOT 16	0.158	6,900
BLOCK G LOT 17	0.158	6,900
BLOCK G LOT 18	0.158	6,900
BLOCK G LOT 19	0.158	6,900
BLOCK G LOT 20	0.168	7,316
BLOCK G LOT 21	0.160	6,972
BLOCK G LOT 22	0.164	7,134
BLOCK G LOT 23	0.181	7,899
BLOCK G LOT 24	0.181	7,866
BLOCK G LOT 25	0.181	7,866
BLOCK G LOT 40 - OPEN SPACE/DRAINAGE LOT	1.397	60,838
BLOCK G LOT 43	0.184	8,009
BLOCK G LOT 44	0.184	8,016
BLOCK G LOT 45	0.184	8,023
BLOCK G LOT 46	0.184	8,030
BLOCK G LOT 47	0.184	8,036
BLOCK G LOT 48	0.185	8,043
BLOCK G LOT 49	0.185	8,050
BLOCK G LOT 50	0.185	8,057
BLOCK G LOT 51	0.185	8,064
BLOCK G LOT 52	0.185	8,071
BLOCK J LOT 15 - OPEN SPACE/DRAINAGE LOT	0.170	7,421
BLOCK J LOT 16	0.170	7,421
BLOCK J LOT 17	0.170	7,420
BLOCK J LOT 18	0.211	9,175
BLOCK J LOT 19	0.289	12,604
BLOCK J LOT 20 - OPEN SPACE	0.272	11,851
BLOCK J LOT 21	0.358	15,606
BLOCK J LOT 22	0.247	10,756
BLOCK J LOT 23	0.241	10,509
BLOCK J LOT 24	0.235	10,224
BLOCK J LOT 25	0.212	9,256

ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.
BLOCK R LOT 15	Latoya D. James	0241650128
BLOCK S LOT 16	Andrew J. Smith	0241651017
BLOCK S LOT 17	Ray & Rose Ross	0241651018
BLOCK T LOT 8	Joseph & Kathleen Schroeder	0241620215
BLOCK T LOT 9	Aaron & Rebecca Travis	0241620216
BLOCK T LOT 10	Debora & Kerry Elliott	0241620217
BLOCK T LOT 11	Martin & Beatriz Banda	0241620218
BLOCK T LOT 12	Stephanie Greatwood	0241652001
BLOCK T LOT 13	Sara Aviles	0241652002
BLOCK T LOT 14	Vernon Cain	0241652003
BLOCK T LOT 15	Alex Montes-Vela	0241652004
BLOCK U LOT 34	SG Land Holdings LLC	0243620114
BLOCK U LOT 35	Perry Homes LLC	0243620113
BLOCK U LOT 36	SG Land Holdings LLC	0243620112
BLOCK U LOT 37	SG Land Holdings LLC	0243620111
BLOCK U LOT 97	Jason Lee Hanson	0241620109
BLOCK U LOT 98	Rodolfo & Kori Ann Hinojosa	0241620108
BLOCK U LOT 99	Joshua & Kaya Jackson	0241620107
BLOCK U LOT 100	Jonathan Law	0243620102
BLOCK U LOT 101	Neil Keller	0243620101
BLOCK U LOT 102	Samuel Garcia	0241651627
BLOCK U LOT 103	Michelle Elias	0241651626
BLOCK U LOT 104	Satheesh Iyer	0241651625
BLOCK U LOT 105	John & Edwina Maye	0241651624
BLOCK U LOT 106	Rose Onuoha	0241651623
BLOCK U LOT 128	Gary & Kathy Asato	0241651605
BLOCK U LOT 129	Ruby Kilpatrick	0241651604
BLOCK U LOT 130	Thomas & Leala Mann	0241651603
BLOCK U LOT 131	David & Emily Wylie	0241651602
BLOCK U LOT 132	KYSA Cane LLC	0241651601
BLOCK U LOT 133	SG Land Holdings LLC	0243650101
BLOCK G LOTS 7-12 & 53-61	M/I Homes of Austin LLC	
BLOCK J LOTS 1-14 & 26-29	M/I Homes of Austin LLC	

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK J LOT 30	0.170	7,420
BLOCK J LOT 31	0.241	10,491
BLOCK J LOT 32	0.188	8,182
BLOCK J LOT 33	0.173	7,526
BLOCK J LOT 34	0.173	7,527
BLOCK J LOT 35	0.173	7,527
BLOCK J LOT 36	0.175	7,608
BLOCK J LOT 37	0.187	8,162
BLOCK J LOT 38	0.200	8,732
BLOCK J LOT 39	0.205	8,935
BLOCK J LOT 40	0.188	8,199
BLOCK J LOT 41	0.187	8,131
BLOCK J LOT 42	0.187	8,133
BLOCK J LOT 43	0.187	8,133
BLOCK J LOT 44	0.188	8,174
BLOCK J LOT 45	0.203	8,824
BLOCK J LOT 46	0.191	8,330
BLOCK J LOT 47	0.179	7,804
BLOCK J LOT 48	0.192	8,355
BLOCK K LOT 1	0.214	9,335
BLOCK K LOT 2	0.177	7,696
BLOCK K LOT 3	0.187	8,148
BLOCK K LOT 4	0.189	8,254
BLOCK K LOT 5	0.192	8,354
BLOCK K LOT 6	0.200	8,710
BLOCK K LOT 7	0.212	9,219
BLOCK K LOT 8	0.200	8,710
BLOCK K LOT 9	0.192	8,378
BLOCK K LOT 10	0.200	8,702
BLOCK K LOT 18	0.177	7,709
BLOCK K LOT 19	0.176	7,680
BLOCK K LOT 20	0.178	7,742
BLOCK K LOT 21	0.218	9,501
BOUNDARY	17.964	782,495
RIGHT-OF-WAY	3.713	161,738

City of Manor Subdivision Variances:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
3. The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
4. Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
5. All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
6. The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
7. Lots shall not be required to face a similar lot across the street.
8. Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
9. The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
10. The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- A. Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- B. Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- C. Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- D. Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- E. Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- F. The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- G. A development plan and report shall be submitted with the filing of each final plat.
- H. Revoked by Cotton Holding.
- I. A walkway/bicycle path system shall be submitted with the filing of each final plat.
- J. A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- K. Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

CIVIL ENGINEER:
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY,
TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
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.
N/A	DJG	JGM	6/2/2026	069254501	3 OF 4

The State of Texas §
County of _____ §

Know all men by these presents:

Whereas, PHAU-Shadowglen 22 LLC, the owner of a 17.964 acre tract of land in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being all of that certain 17.964 acre tract conveyed to PHAU-Shadowglen 22 LLC, as recorded under Document No. 2023079821, Official Public Records of Travis County Texas, do hereby subdivide said tract, pursuant to 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, hereby subdivides said 17.964 acres of land of said in accordance with the attached map or plat to be known as Shadowglen Phase 2 Section 18A and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places 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 _____, 20____.

By: _____

Name: _____

Title: _____

Address: 9000 Gulf Freeway
Houston, Texas 77017

The State of Texas §
County of _____ §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, as _____ of _____, on behalf of said corporation.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of _____
The State of Texas

The State of Texas §
County of Travis §

I, Allison Kennaugh, 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 Wilbarger Creek Watershed.

No portion of this tract is located within the 100-year and 500-year flood plain per CLOMR Case No. 19-06-0028R approved 04/18/2019 or within the flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Allison Kennaugh, P.E.
Licensed Professional Engineer No. 114356
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759

The 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
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-541-9166



Water and Wastewater:

The tract of land shown hereon is within the boundaries of Travis County Municipal Utility District (M.U.D.) No. 2 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date _____ M.U.D. Engineer _____

The State of Texas §
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

General Notes:

- 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). The unit of linear measurement is U.S. Survey Feet.
- All lots will be monumented prior to lot sales and after road construction with a 1/2-inch iron rod with a plastic cap stamped "KHA" unless otherwise noted.
- Public sidewalks built to City of Manor and Travis County 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.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Travis County Municipal Utility District No. 2 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County 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.
- All streets in the subdivision shall be constructed to City of Manor Urban Street Standards and Travis County 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 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.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lots except as approved by Travis County and the City of Manor.
- A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)
Front Yard - 25' for regular lots, 20' for irregular lots
Side Yard - 5'
Street Side Yard - 15'
Rear Yard - 10'
- All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designated as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document Number 2003066593 of the Official Public Records of Travis County, Texas. These lots will be "Owned and Maintained" by the Homeowners' Association.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Travis County Municipal Utility District No. 2 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
- Parkland for 64 residential units has been satisfied with this plat.
- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- Drainage plans shall be submitted to the City of Manor and Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the Wilbarger Creek 100-year existing floodplain study as shown hereon: Lot 22, Block G, 525.37' M.S.L., and Lot 23, Block G, 525.08' M.S.L., Lot 24, Block G, 524.63' M.S.L., Lot 25, Block G, 524.31' M.S.L. (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).
- This Plat is subject to Travis County 2016 Water Quality Rules.
- No cut or fill on any lot may exceed eight feet, excluding driveways, a building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.
- As depicted on the plat, the setback area identified for each waterway is a protective easement that must remain undeveloped and activities must be limited within the easement. The protective easement must remain free of construction, development, and other alterations except when specifically approved in a Travis County development permit.
- The owner is responsible for maintaining and operating all permanent water quality controls in compliance with all applicable standards and requirements of the Travis County Code.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- As depicted on the plat, all water quality easement areas are subject to periodic inspection and monitoring by Travis County for the purpose of ensuring water quality compliance, as applicable, according to Sec. 16.014 of the Texas Water Code

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. _____ 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 DATE. _____ DAY OF _____, 20____.

APPROVED:

ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR

LLUVIA T. ALMARAZ, CITY SECRETARY

The 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., DULY RECORDED 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.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

DYANA LIMON - MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

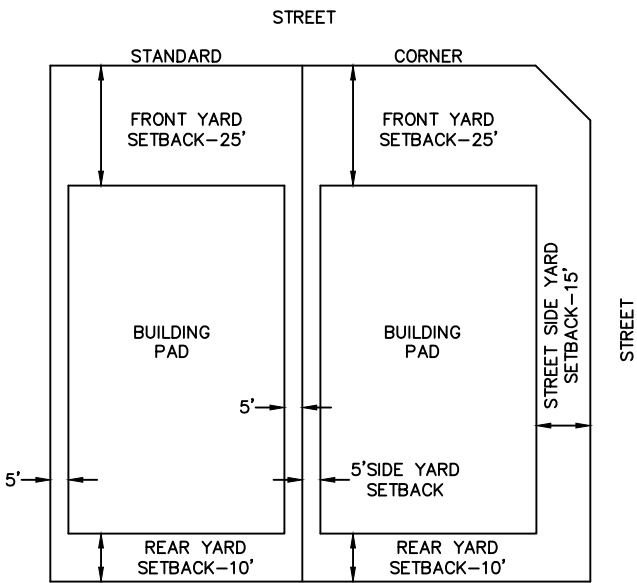
The State of Texas §
County of Travis §

I, DYANA LIMON - MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
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CONTACT: NICK MCINTYRE

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	6/2/2026	069254502	4 OF 4