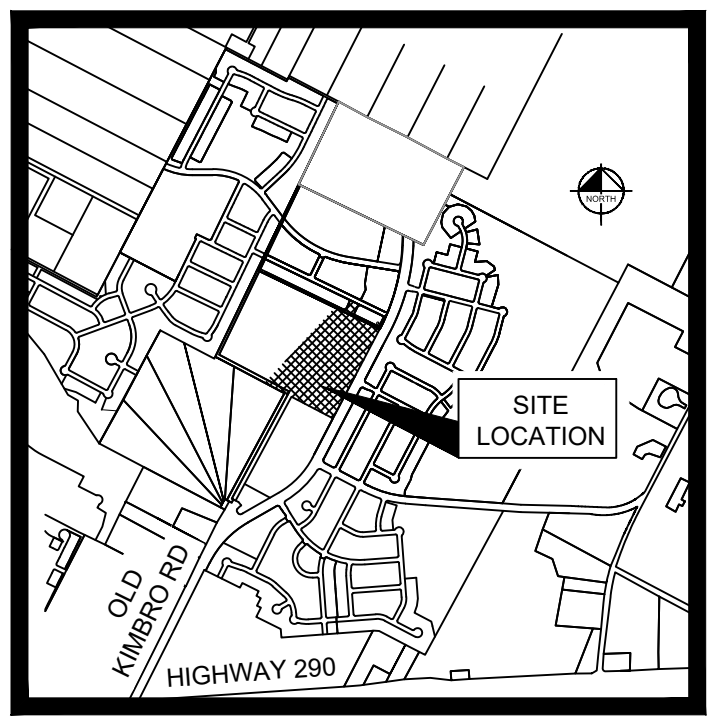


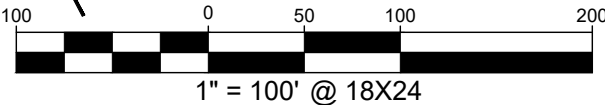


VICINITY MAP

SCALE: 1" = 2,000'



GRAPHIC SCALE IN FEET



1" = 100' @ 18X24

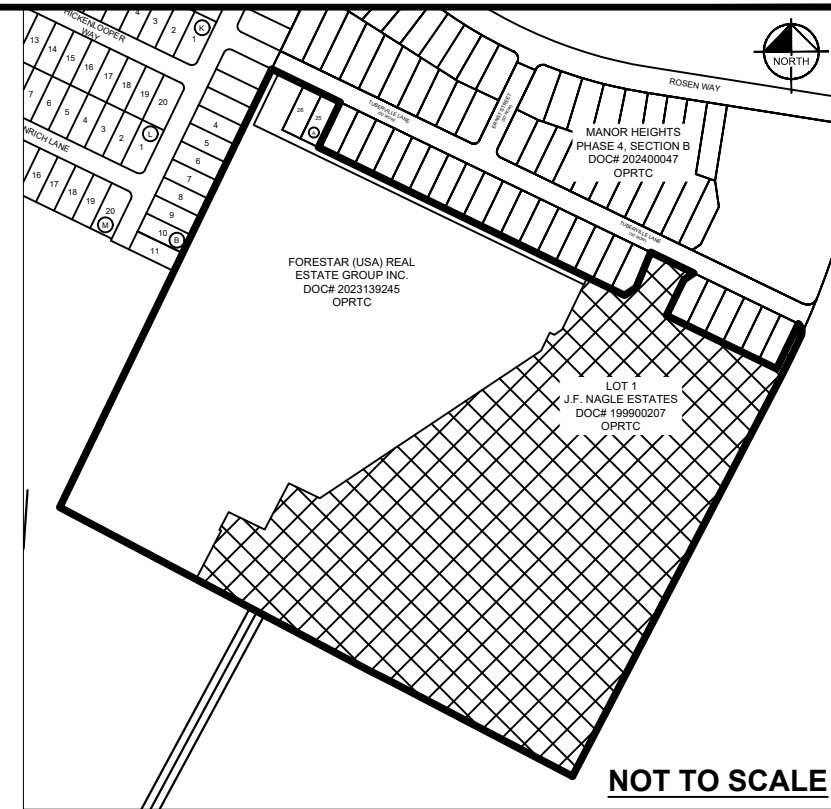
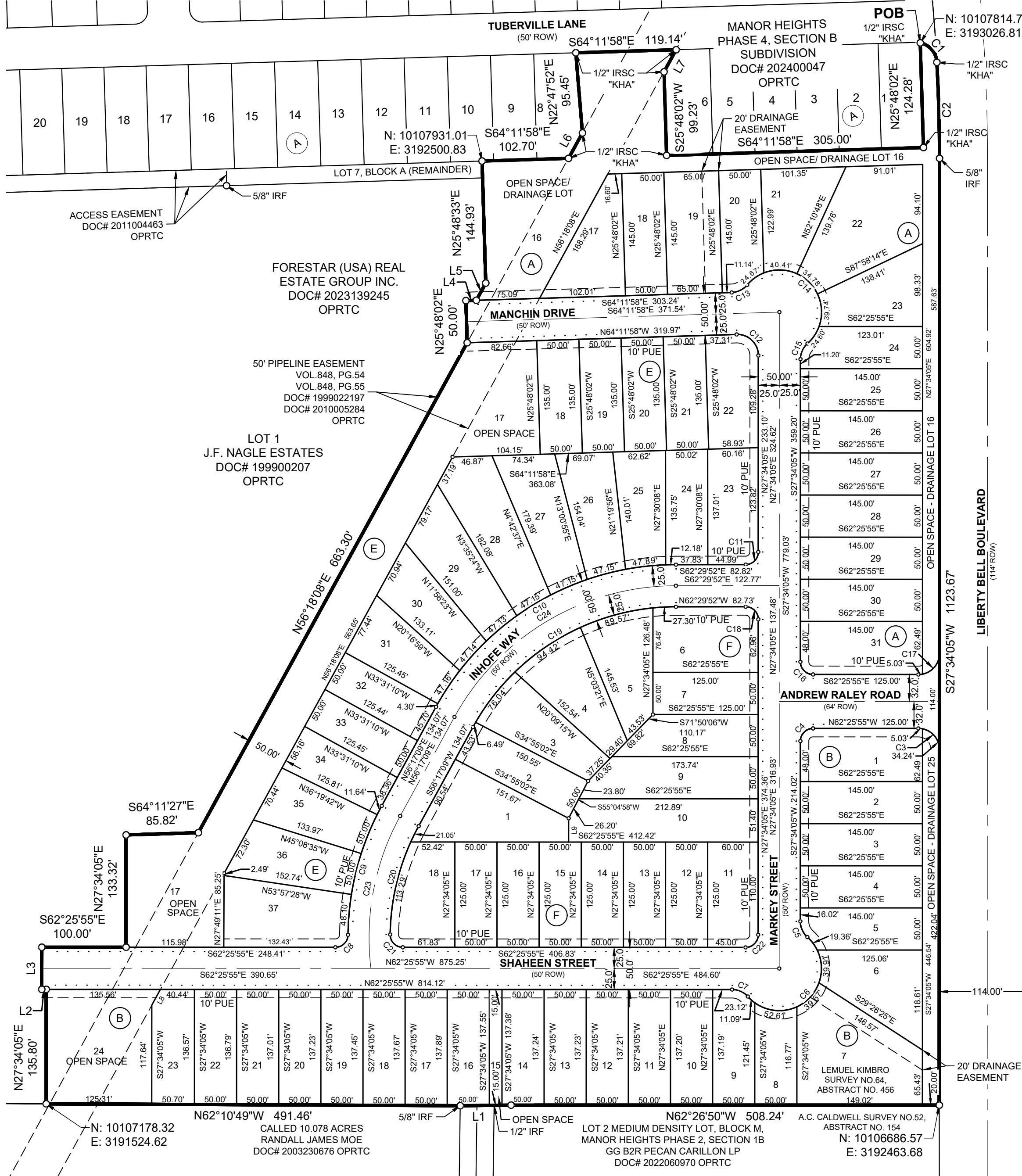
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	74°48'02"	25.00'	32.64'	S12°58'08"E	30.37'
C2	3°02'55"	2143.05'	114.02'	S25°57'21"W	114.01'
C3	90°00'00"	25.00'	39.27'	N17°25'55"W	35.36'
C4	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C5	48°11'23"	25.00'	21.03'	S03°28'24"W	20.41'
C6	186°22'46"	50.00'	162.65'	S72°34'05"W	99.85'
C7	48°11'23"	25.00'	21.03'	N38°20'13"W	20.41'
C8	89°26'32"	15.00'	23.42'	N72°50'49"E	21.11'
C9	28°09'35"	325.00'	159.73'	N42°12'21"E	158.13'
C10	61°13'00"	325.00'	347.24'	N86°53'39"E	330.96'
C11	89°56'03"	15.00'	23.54'	N72°32'07"E	21.20'
C12	91°46'04"	25.00'	40.04'	N18°18'57"W	35.90'
C13	48°11'23"	25.00'	21.03'	S88°17'40"E	20.41'
C14	188°08'49"	50.00'	164.19'	S18°18'57"E	99.75'
C15	48°11'23"	25.00'	21.03'	S51°39'47"W	20.41'
C16	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C17	90°00'00"	25.00'	39.27'	N72°34'05"E	35.36'
C18	90°03'57"	15.00'	23.58'	N17°27'53"W	21.23'
C19	61°13'00"	275.00'	293.82'	S86°53'39"W	280.04'
C20	27°59'18"	275.00'	134.33'	S42°17'30"W	133.00'
C21	90°43'46"	15.00'	23.75'	S17°04'02"E	21.35'
C22	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C23	35°44'33"	300.00'	187.15'	N38°24'52"E	184.13'
C24	61°13'00"	300.00'	320.53'	N86°53'39"E	305.50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N63°06'06"W	60.33'
L2	N62°25'55"W	5.22'
L3	N27°34'05"E	50.00'
L4	S64°11'58"E	12.39'
L5	N56°17'09"E	23.29'
L6	N56°17'09"E	34.44'
L7	S56°17'09"W	29.91'
L8	S56°18'07"W	21.34'
L9	S27°34'05"W	28.16'

GENERAL INFORMATION:

TOTAL ACREAGE.....20.341 ACRES
TOTAL LINEAR FEET OF ROW.....±2,981'
LINEAR FEET OF 50' ROW.....±2,791'
LINEAR FEET OF 64' ROW.....±190'
ACREAGE OF ROW.....3.539 ACRES
NUMBER OF SINGLE FAMILY LOTS.....75
ACREAGE OF SINGLE FAMILY LOTS.....13.590 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....5
ACREAGE OF NON-RESIDENTIAL LOTS.....3.212 ACRES
TOTAL NUMBER OF LOTS.....80

SEE PAGE 2 OF 3 FOR
LOT SUMMARY TABLE



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF LOT 1, J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS RECORDED UNDER DOCUMENT NO. 2023139245, AND A PORTION OF LOT 7, BLOCK A, OF MANOR HEIGHTS PHASE 4, SECTION B, PLAT OF RECORDED IN DOCUMENT NO. 202400047, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

	1/2\" IRON ROD SET IN CONCRETE W/ \"KHA\" CAP
	1/2\" IRON ROD W/ \"KHA\" CAP SET
	IRON ROD FOUND
	1/2\" IRON ROD FOUND W/ICAP
	PUBLIC UTILITY EASEMENT
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	RIGHT OF WAY
	SIDEWALK
	ADJOINER LOT LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY CENTER LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION LOT LINE
	EASEMENT
	BLOCK IDENTIFIERS

OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH STARKEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
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

SURVEYOR'S NOTES:

- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MANOR HEIGHTS PHASE 7 SECTION A 20.341 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, 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.
1" = 100'	MRH	JGM	7/6/2026	069255714	1 OF 3

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK A	4.068	177,212	
BLOCK A LOT 16	1.232	53,675	OPEN SPACE DRAINAGE LOT
BLOCK A LOT 17	0.197	8,599	
BLOCK A LOT 18	0.166	7,250	
BLOCK A LOT 19	0.216	9,425	
BLOCK A LOT 20	0.158	6,871	
BLOCK A LOT 21	0.199	8,652	
BLOCK A LOT 22	0.341	14,865	
BLOCK A LOT 23	0.193	8,416	
BLOCK A LOT 24	0.158	6,872	
BLOCK A LOT 25	0.166	7,250	
BLOCK A LOT 26	0.166	7,250	
BLOCK A LOT 27	0.166	7,250	
BLOCK A LOT 28	0.166	7,250	
BLOCK A LOT 29	0.166	7,250	
BLOCK A LOT 30	0.166	7,250	
BLOCK A LOT 31	0.209	9,086	

**A METES AND BOUNDS
DESCRIPTION OF A
20.341 ACRE TRACT OF LAND**

BEING a 20.341 acre (886,071 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and containing portions Lot 1, Lot 2 and Lot 3 of J.F. Nagle Estates Subdivision, plat of which is recorded in Document No. 199900207; Lot 1 and Lot 3 also described in deed to Forestar (USA) Real Estate Group, INC., recorded in Document No. 2023139245; Lot 2 also described in deed to Forestar (USA) Real Estate Group, INC., recorded in Document No. 2019176020; also containing a portion of Lot 7, Block A, Manor Heights Phase 4, Section B, plat of which is recorded in Document No. 202400047, described in deed to Carrillon Residential Community, INC., recorded in Document No. 2025061705; all in the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with cap stamped "KHA" set on the southerly boundary of Tuberville Lane (50 foot public right-of-way) at the northerly end of a right-of-way cutback curve at the intersection with the westerly boundary of Liberty Bell Boulevard (114 foot right-of-way), marking the northeast corner of said Lot 1, Block A of said Phase 4, Section B;

THENCE, in a southerly direction along said cutback curve, along a non-tangent curve to the right, having a radius of 25.00 feet, a chord South 12°58'08" East, 30.37 feet, a central angle of 74°48'02", and an arc length of 32.64 feet, to a ½ inch iron rod with cap stamped "KHA" set on said Liberty Bell Boulevard;

THENCE, along said Liberty Bell Boulevard the following two (2) calls:

1. in a southwesterly direction along a compound tangent curve to the right, having a radius of 2143.05 feet, a chord of South 25°57'21" West, 114.01 feet, a central angle of 03°02'55", and an arc length of 114.02 feet to a 5/8 inch iron rod found for corner;
2. South 27°34'05" West, 1123.67 feet to the east corner of Lot 2, Block M, Manor Heights Phase 2, Section 1B, plat of which is recorded in Document No. 2022060970, Official Public Records of Travis County;

THENCE, along the southerly boundary of said Lot 1, J.F. Nagle Estates, the following three (3) calls:

1. North 62°26'50" West, 508.24 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
2. North 63°06'06" West, 60.33 feet to a 5/8 inch iron rod found for corner;
3. North 62°10'49" West, 491.46 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the northerly boundary of that certain 10.078 acre tract described in instrument to Randall James Moe, recorded in Document No. 2003230676, Official Public Records of Travis County;

THENCE, crossing into said Lot 1, the following eleven (11) calls:

1. North 27°34'05" East, 135.80 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 2. North 62°25'55" West, 5.22 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 3. North 27°34'05" East, 50.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 4. South 62°25'55" East, 100.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 5. North 27°34'05" East, 133.32 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 6. South 64°11'27" East, 85.82 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 7. North 56°18'08" East, 663.30 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 8. North 25°48'02" East, 50.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 9. South 64°11'58" East, 12.39 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 10. North 56°17'09" East, 23.29 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
 11. North 25°48'33" East, 144.93 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the southerly boundary of Lot 10.
- Block A, of aforesaid Manor Heights Phase 4, Section B;

THENCE, along the boundary of said Manor Heights Phase 4, Section B, the following eight (8) calls:

1. North 64°11'58" East, 102.70 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
2. South 56°17'09" East, 34.44 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
3. North 22°47'52" East, 95.45 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the southerly boundary of said Tuberville Lane;
4. South 64°11'58" East, 119.14 feet along said Tuberville Lane to a ½ inch iron rod with cap stamped "KHA" set for corner;
5. South 56°17'09" West, 29.91 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
6. South 25°48'02" West, 99.23 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
7. South 64°11'58" East, 305.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
8. North 25°48'02" East, 124.28 feet to the **POINT OF BEGINNING**, and containing 20.341 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Combined Surface of Grid scale factor is 0.99992097045. This description was generated on 4/28/2026 at 8:20 AM, based on geometry in the drawing file K:\SNA_Survey\MANOR HEIGHTS DEVELOPMENT\069255714 Manor Hts Phase 8 (7A).dwg\Plats\Manor Hts 7A plat\069255714 Manor Hts Phase 7A.dwg, in the office of Kimely-Horn and Associates in San Antonio, Texas.

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK B	4.438	193,331	
BLOCK B LOT 1	0.209	9,086	
BLOCK B LOT 2	0.166	7,250	
BLOCK B LOT 3	0.166	7,250	
BLOCK B LOT 4	0.166	7,250	
BLOCK B LOT 5	0.160	6,973	
BLOCK B LOT 6	0.221	9,615	
BLOCK B LOT 7	0.373	16,268	
BLOCK B LOT 8	0.131	5,726	
BLOCK B LOT 9	0.154	6,710	
BLOCK B LOT 10	0.157	6,860	
BLOCK B LOT 11	0.157	6,860	
BLOCK B LOT 12	0.158	6,861	
BLOCK B LOT 13	0.158	6,862	
BLOCK B LOT 14	0.158	6,863	
BLOCK B LOT 15	0.047	2,062	OPEN SPACE
BLOCK B LOT 16	0.158	6,890	
BLOCK B LOT 17	0.158	6,889	
BLOCK B LOT 18	0.158	6,878	
BLOCK B LOT 19	0.158	6,867	
BLOCK B LOT 20	0.157	6,856	
BLOCK B LOT 21	0.157	6,845	
BLOCK B LOT 22	0.157	6,834	
BLOCK B LOT 23	0.157	6,823	
BLOCK B LOT 24	0.394	17,147	OPEN SPACE
BLOCK B LOT 25	0.202	8,808	OPEN SPACE DRAINAGE LOT

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK E	5.007	218,089	
BLOCK E LOT 17	1.337	58,237	OPEN SPACE
BLOCK E LOT 18	0.155	6,750	
BLOCK E LOT 19	0.155	6,750	
BLOCK E LOT 20	0.155	6,750	
BLOCK E LOT 21	0.155	6,750	
BLOCK E LOT 22	0.186	8,092	
BLOCK E LOT 23	0.189	8,234	
BLOCK E LOT 24	0.156	6,814	
BLOCK E LOT 25	0.174	7,570	
BLOCK E LOT 26	0.193	8,422	
BLOCK E LOT 27	0.225	9,782	
BLOCK E LOT 28	0.265	11,549	
BLOCK E LOT 29	0.224	9,764	
BLOCK E LOT 30	0.186	8,082	
BLOCK E LOT 31	0.182	7,932	
BLOCK E LOT 32	0.144	6,272	
BLOCK E LOT 33	0.144	6,272	
BLOCK E LOT 34	0.153	6,661	
BLOCK E LOT 35	0.177	7,728	
BLOCK E LOT 36	0.200	8,718	
BLOCK E LOT 37	0.252	10,962	

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK F	3.289	143,267	
BLOCK F LOT 1	0.256	11,138	
BLOCK F LOT 2	0.173	7,557	
BLOCK F LOT 3	0.197	8,582	
BLOCK F LOT 4	0.211	9,188	
BLOCK F LOT 5	0.197	8,573	
BLOCK F LOT 6	0.222	9,678	
BLOCK F LOT 7	0.143	6,250	
BLOCK F LOT 8	0.171	7,468	
BLOCK F LOT 9	0.225	9,804	
BLOCK F LOT 10	0.262	11,424	
BLOCK F LOT 11	0.171	7,452	
BLOCK F LOT 12	0.143	6,250	
BLOCK F LOT 13	0.143	6,250	
BLOCK F LOT 14	0.143	6,250	
BLOCK F LOT 15	0.143	6,250	
BLOCK F LOT 16	0.143	6,250	
BLOCK F LOT 17	0.143	6,250	
BLOCK F LOT 18	0.199	8,652	

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
OVERALL BOUNDARY	20.341	886,071	
ROW	3.539	154,172	

MANOR HEIGHTS PHASE 7 SECTION A
20.341 ACRES

BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, 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	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
NA	MRH	JGM	7/6/2026	069255714	2 OF 3

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OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH STARKEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
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

THE STATE OF TEXAS

COUNTY OF TRAVIS

§

§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., BEING THE OWNER OF LOTS 1, 2, AND 3 OF J.F. NAGLE ESTATES SUBDIVISION, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID LOTS 1 AND 3 ALSO DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023139245, SAID LOT 2 ALSO DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019176020; ALSO CONTAINING A PORTION OF LOT 7, BLOCK A, MANOR HEIGHTS PHASE 4, SECTION 8, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202400047, ALSO DESCRIBED IN DEED TO CARILLON RESIDENTIAL COMMUNITY, INC., RECORDED IN DOCUMENT NO. 2025061705, ALL IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

DO HEREBY SUBDIVIDE 20.341 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOW AS

MANOR HEIGHTS PHASE 7 SECTION A

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE DAY OF, 20, A.D.

BY:

FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750

CARILLON RESIDENTIAL COMMUNITY, INC.
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750

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, 20.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER
MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF TRAVIS § §

I, SARAH STARKEY, 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.

NO 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.

SARAH STARKEY, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER No. 145662
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

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 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - State of Texas
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

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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 BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 10'
SIDE YARD - 5'
STREET SIDE YARD - 15'

13. 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.

14. 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.

15. BLOCK A, LOT 16 and 32; BLOCK B, LOTS 15, 24, and 25; OPEN SPACE/DRAINAGE LOT ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING, MAINTAINING, AND LANDSCAPING IN THE DRAINAGE LOTS.

16. 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.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DAY OF.

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

APPROVED: ATTEST:
JEFFREY STENSLAND, 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.

APPROVED: ATTEST:
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

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

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 DATE, DAY OF, 20, 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.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).

3. ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

STREET

STANDARD

FRONT YARD SETBACK~20'

BUILDING PAD

5'-

5'-

REAR YARD SETBACK~10'

CORNER

FRONT YARD SETBACK~20'

BUILDING PAD

5'-

5'SIDE YARD SETBACK

REAR YARD SETBACK~10'

STREET SIDE YARD SETBACK~15'

STREET

TYPICAL SETBACK DETAIL
NOT TO SCALE

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH STARKEY, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
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

MANOR HEIGHTS PHASE 7 SECTION A
20.341 ACRES
BEING A TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, 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.

NA

MRH

JGM

7/6/2026

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3 OF 3

DWG NAME: K:\S\A SURVEY\MANOR HEIGHTS DEVELOPMENT\1069255714 MANOR HTS PHASE 8 (7A)DWG\PLAT\MANOR HTS 7A PLAT\1069255714 MANOR HTS PHASE 7A.DWG PLOTTED BY HOWARD, MICHAEL 7/6/2026 12:13 PM LAST SAVED 6/30/2026 11:06 AM