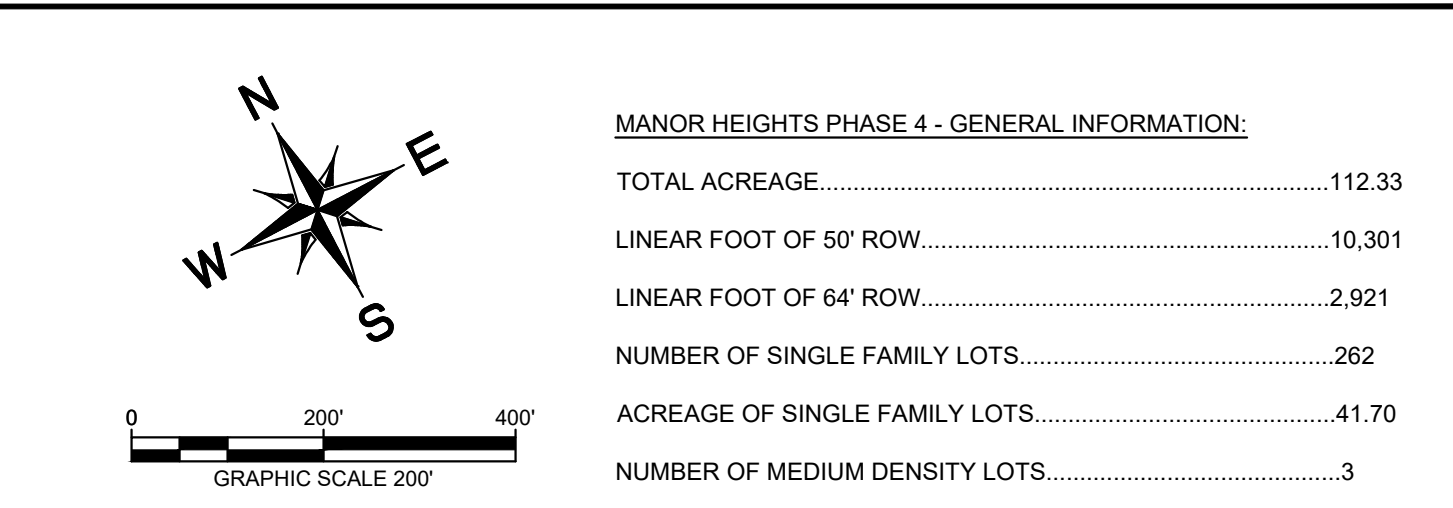
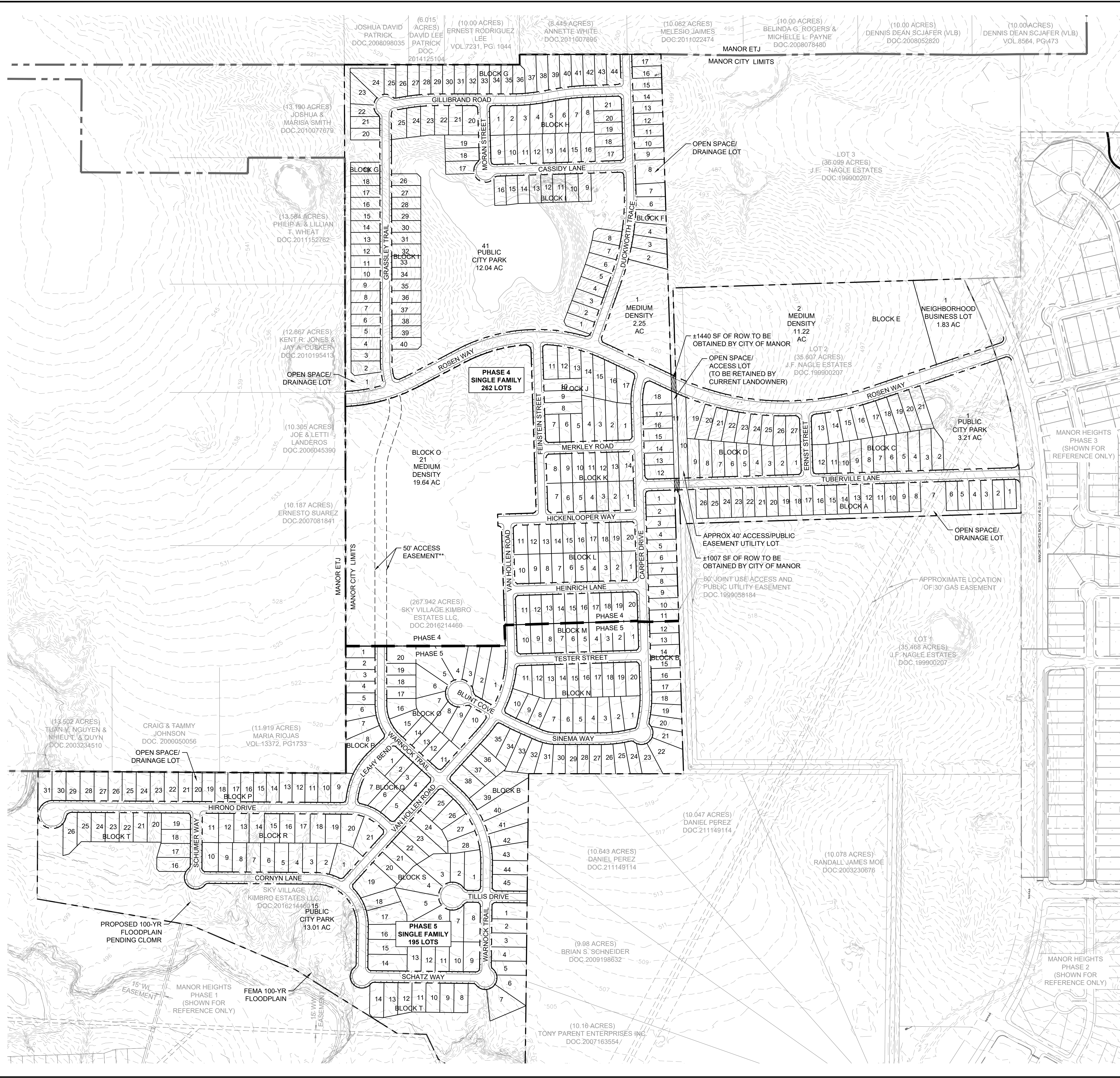


Plotted By: Curtis, Sr. Date: June 23, 2021 04:37:35pm File Path: K:\AUS\_CVA\069255700\_Sky\_Village\_South\_Cov\Preliminary\_Phases\_4-5\PlanSheets\OVERALL\_Preliminary\_Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**\*\*NOTE**  
 50' ACCESS EASEMENT ALIGNMENT ON LOT 21 BLOCK O IS PRELIMINARY AND SUBJECT TO CHANGE WITH SITE PERMIT OF THIS LOT. ACCESS DRIVE WILL BE REQUIRED TO BE INSTALLED PRIOR TO THE APPROVAL OF THE PHASE 5 FINAL PLAT. PRIVATE ACCESS DRIVE SHALL BE OPEN TO TRAFFIC AT ALL TIMES (NOT SECURED) UNLESS SPECIFICALLY APPROVED BY THE CITY OF MANOR AND TCSD12.

**MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:**

TOTAL ACREAGE.....	112.33
LINEAR FOOT OF 50' ROW.....	10,301
LINEAR FOOT OF 64' ROW.....	2,921
NUMBER OF SINGLE FAMILY LOTS.....	262
ACREAGE OF SINGLE FAMILY LOTS.....	41.70
NUMBER OF MEDIUM DENSITY LOTS.....	3
ACREAGE OF MEDIUM DENSITY LOTS.....	33.11
NUMBER OF NEIGHBORHOOD BUSINESS LOTS.....	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS.....	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	2.86
NUMBER OF PUBLIC CITY PARK LOTS.....	2
ACREAGE OF PUBLIC CITY PARK LOTS.....	15.25
NUMBER OF OPEN SPACE/ACCESS LOTS.....	1
ACREAGE OF OPEN SPACE/ACCESS LOTS.....	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS.....	2
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS.....	1.55
ACREAGE OF ROW.....	15.86
TOTAL NUMBER OF LOTS.....	272

**MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:**

TOTAL ACREAGE.....	60.43
LINEAR FOOT OF 50' ROW.....	8,915
NUMBER OF SINGLE FAMILY LOTS.....	195
ACREAGE OF SINGLE FAMILY LOTS.....	37.15
NUMBER OF PUBLIC CITY PARK LOTS.....	1
ACREAGE OF PUBLIC CITY PARK LOTS.....	13.01
NUMBER OF OPEN SPACE/DRAINAGE LOTS.....	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS.....	0.12
ACREAGE OF ROW.....	10.15
TOTAL NUMBER OF LOTS.....	197

**LEGAL DESCRIPTION**  
 BEING 140.680 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
 AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**LAND USE**

Land Use	Manor Heights Land Use					Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage			
Single Family PUD SF-1	49.30	48.00	41.70	37.15	176.15	40.97%	40.97%	
PUD Medium Density	11.85	-	33.11	-	45.33	10.64%	10.64%	
Highway Commercial (C-2)	-	-	-	-	0.00	0.00%	0.00%	
Neighborhood Business (NB)	1.62	-	1.83	-	3.22	0.76%	0.76%	
HQA/Amenity Lot	-	0.88	1.55	-	2.37	0.56%	0.56%	
City Parkland	-	3.26	15.25	7.95	27.81	6.53%	6.53%	
Floodplain/Open Space	36.69	73.83	3.03	5.18	105.98	24.88%	24.88%	
Major Roadways	11.23	20.67	15.86	10.15	66.73	15.67%	15.67%	
Total	110.69	146.64	112.33	60.43	429.98	100%	100%	

**WET UTILITIES**

Land Use	Manor Heights Wet Utilities					Total LUE's Provided	Total LUE's In PUD
	Phase 2 LUE's	Phase 3 LUE's	Phase 4 LUE's	Phase 5 LUE's	Total LUE's		
Single Family PUD SF-1	252	284	362	195	993	935-995	
PUD Medium Density	75	-	214	-	289	238-280	
Highway Commercial (C-2)	-	-	-	-	0	244	
Neighborhood Business (NB)	61	-	21	-	82	5	
HQA/Amenity Lot	-	5	-	-	5	6	
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	388	289	497	195	1369	1428-1530	

**PARKLAND SUMMARY**

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.25 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
<b>Total Public City Parkland Provided</b>	<b>27.81 AC</b>

**OVERALL LOT SUMMARY**

Lot Width	Manor Heights Lot Data					Overall Lot Width	Required Lot Width	Compatible with PUD?				
	Phase 2 Lot Count	Phase 3 Lot Count	Phase 4 Lot Count	Phase 5 Lot Count	Total Lot Count							
50'	177	70%	193	68%	236	30%	87	45%	69.79%	70%	YES	
55'	75	30%	44	15%	26	10%	11	6%	156	15.71%	15%	YES
60'	0	0%	47	17%	0	0%	97	50%	144	14.50%	15%	YES
<b>Total</b>	<b>252</b>	<b>284</b>	<b>262</b>	<b>195</b>	<b>993</b>	<b>100%</b>	<b>993</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>YES</b>	

\*The following percentages of the mix lot shall be met within SF-1 PUD areas within +/- 5%.

**MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS**

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

**Kimley-Horn**

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 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759  
 PHONE: 512-418-1771 FAX: 512-418-1791  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**OVERALL PRELIMINARY PLAN**

**MANOR HEIGHTS PHASES 4 & 5**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER  
**4**