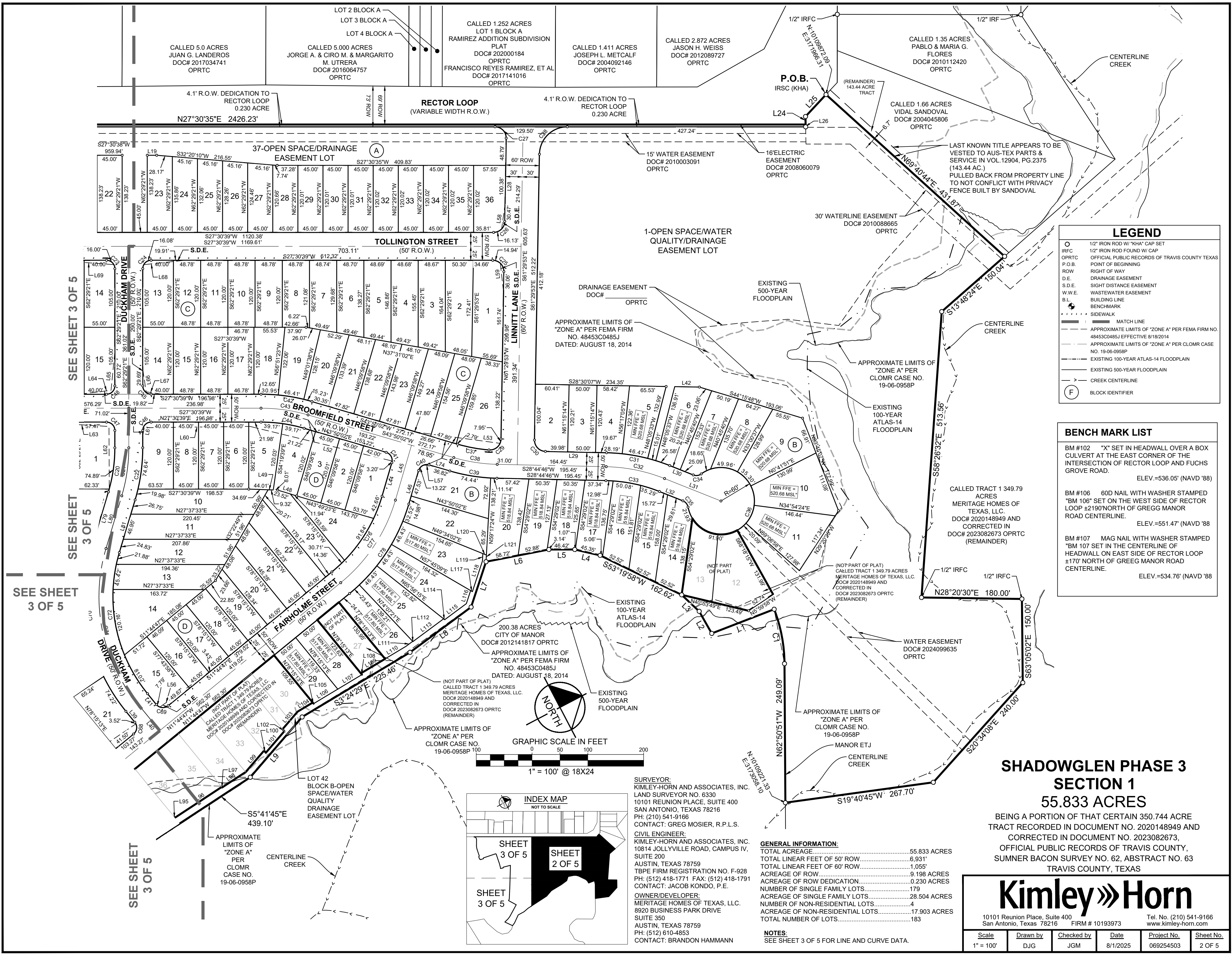




LEGEND

O	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
B.M.	BENCHMARK
---	SIDEWALK
---	MATCH LINE
---	APPROXIMATE LIMITS OF "ZONE A" PER FEMA FIRM NO. 48453C0485J EFFECTIVE 8/18/2014
---	APPROXIMATE LIMITS OF "ZONE A" PER CLOMR CASE NO. 19-06-0958P
---	EXISTING 100-YEAR ATLAS-14 FLOODPLAIN
---	EXISTING 500-YEAR FLOODPLAIN
---	CREEK CENTERLINE
(F)	BLOCK IDENTIFIER

BENCH MARK LIST

BM #102 "X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD.
ELEV.=536.05' (NAVD '88)

BM #106 60D NAIL WITH WASHER STAMPED "BM 106" SET ON THE WEST SIDE OF RECTOR LOOP ±2190' NORTH OF GREGG MANOR ROAD CENTERLINE.
ELEV.=551.47' (NAVD '88)

BM #107 MAG NAIL WITH WASHER STAMPED "BM 107" SET IN THE CENTERLINE OF HEADWALL ON EAST SIDE OF RECTOR LOOP ±170' NORTH OF GREGG MANOR ROAD CENTERLINE.
ELEV.=534.76' (NAVD '88)

SHADOWGLEN PHASE 3

SECTION 1

55.833 ACRES

BEING A PORTION OF THAT CERTAIN 350.744 ACRE TRACT RECORDED IN DOCUMENT NO. 2020148949 AND CORRECTED IN DOCUMENT NO. 2023082673, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 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'	DJB	JGM	8/1/2025	069254503	2 OF 5

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

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: JACOB KONDO, P.E.

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC.
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759
PH: (512) 610-4853
CONTACT: BRANDON HAMMANN

GENERAL INFORMATION:

TOTAL ACREAGE.....	55.833 ACRES
TOTAL LINEAR FEET OF 50' ROW.....	6,931'
TOTAL LINEAR FEET OF 60' ROW.....	1,055'
ACREAGE OF ROW.....	9.198 ACRES
ACREAGE OF ROW DEDICATION.....	0.230 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	179
ACREAGE OF SINGLE FAMILY LOTS.....	28.504 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	4
ACREAGE OF NON-RESIDENTIAL LOTS.....	17.903 ACRES
TOTAL NUMBER OF LOTS.....	183

NOTES:
SEE SHEET 3 OF 5 FOR LINE AND CURVE DATA.

