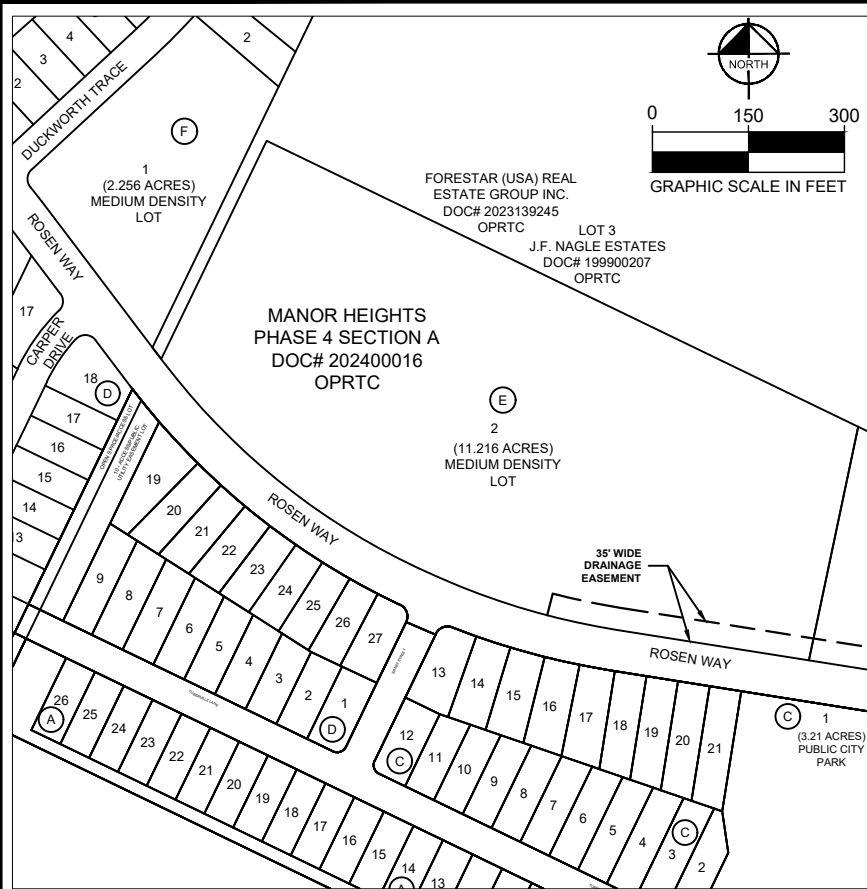
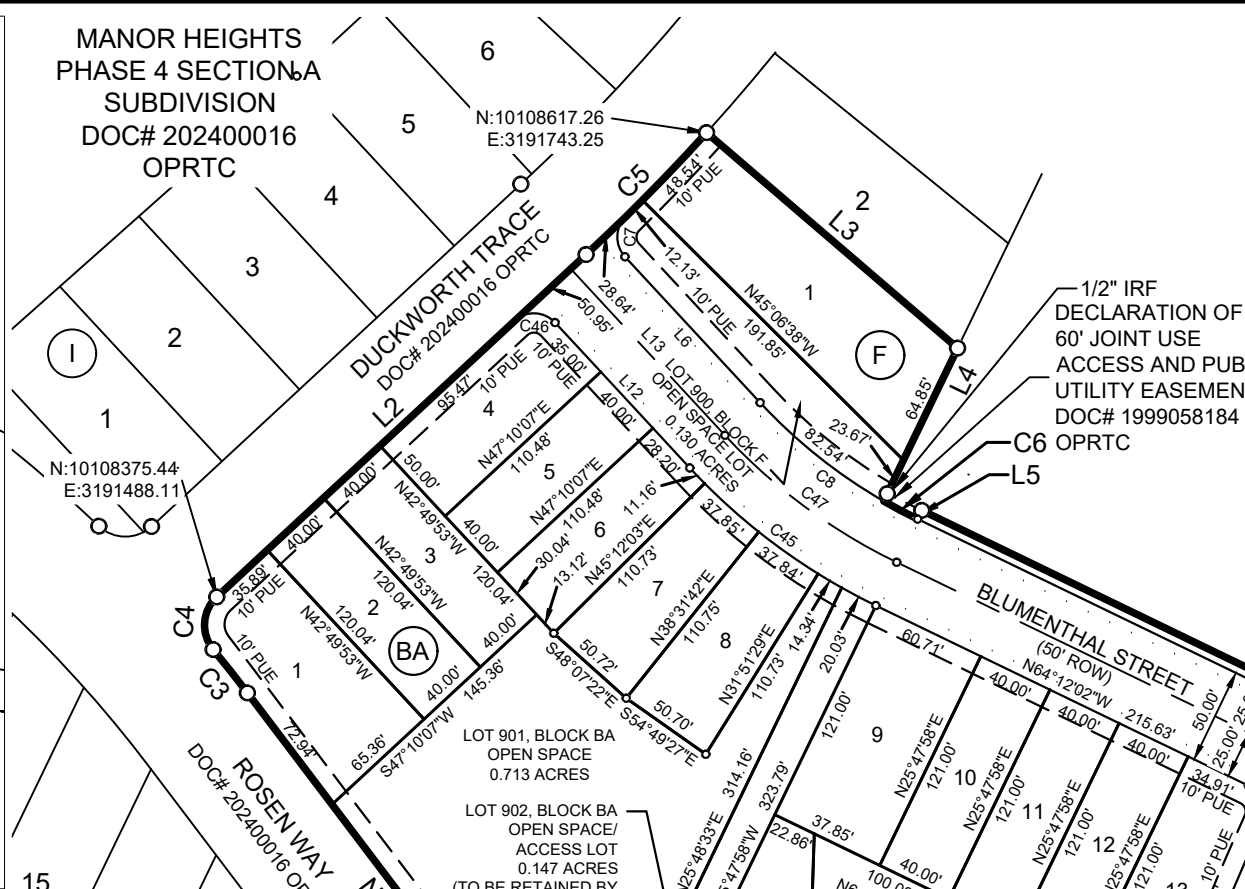


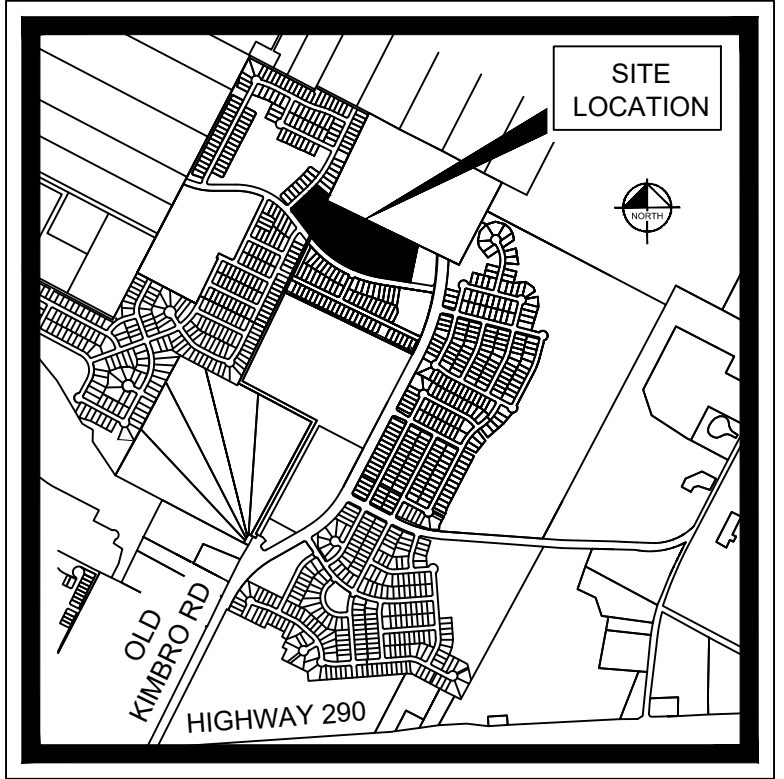


AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK F, LOT 2, BLOCK E, AND A 35' DRAINAGE EASEMENT, MANOR HEIGHTS PHASE 4 SECTION A, AS RECORDED IN DOCUMENT NO. 202400016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



FORESTAR (USA) REAL ESTATE GROUP INC.
DOC# 2023139245
OPRTC
LOT 3
J.F. NAGLE ESTATES
DOC# 199900207
OPRTC



VICINITY MAP

SCALE: 1" = 2,000'

FORESTAR (USA) REAL ESTATE GROUP INC.
DOC# 2023139245
OPRTC
LOT 3
J.F. NAGLE ESTATES
DOC# 199900207
OPRTC

MANOR HEIGHTS
PHASE 4 SECTION A
SUBDIVISION
DOC# 202400016
OPRTC

MANOR HEIGHTS
PHASE 4, SECTION B
SUBDIVISION
DOC# 202400047
OPRTC

MANOR HEIGHTS
PHASE 4, SECTION B
SUBDIVISION
DOC# 202400047
OPRTC

(1.822 ACRES)
NEIGHBORHOOD
BUSINESS
LOT
MANOR HEIGHTS
PHASE 4 SECTION A
SUBDIVISION
DOC# 202400016
OPRTC

35' DRAINAGE
EASEMENT
DOC# 202400016
OPRTC

MANOR HEIGHTS
PHASE 3, SECTION 2
SUBDIVISION
DOC# 202200160
OPRTC

REPLAT OF LOT 1, BLOCK F AND LOT 2, BLOCK E, MANOR HEIGHTS PHASE 4 SECTION A 13.642 ACRES

BEING TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK F AND LOT 2, BLOCK E MANOR HEIGHTS PHASE 4 SECTION A, PLAT OF WHICH RECORDED IN DOCUMENT NO. 202400016, AND A PORTION OF LOT 3 J.F. NAGLE ESTATES, PLAT OF WHICH RECORDED IN DOCUMENT NO. 199900207, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

GENERAL INFORMATION:

TOTAL ACREAGE.....13.642 ACRES
TOTAL LINEAR FEET OF ROW.....2.606'
LINEAR FEET OF 50' ROW.....2.606'
ACREAGE OF ROW.....3.069 ACRES
NUMBER OF SINGLE FAMILY LOTS.....62
ACREAGE OF SINGLE FAMILY LOTS.....8.103 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....9
ACREAGE OF NON-RESIDENTIAL LOTS.....2.470 ACRES
TOTAL NUMBER OF LOTS.....71

LEGEND	
	1/2" IRON ROD SET IN CONCRETE W/ "KHA" CAP
	1/2" IRON ROD W/ "KHA" CAP SET (UNLESS OTHERWISE NOTED)
	USED TO SHOW GEOMETRIC BREAKS
	IRON ROD FOUND
	1/2" IRON ROD FOUND W/CAP
	PUBLIC UTILITY EASEMENT
	DEED RECORDS OF TRAVIS COUNTY TEXAS
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
	DOCUMENT
	NUMBER
	VOLUME
	PAGE
	RIGHT OF WAY
	SIDEWALK
	ADJOINTER LOT LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY CENTER LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION LOT LINE
	EASEMENT
	BLOCK IDENTIFIERS

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

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: ALEJANDRO E. GRANADOS RICO, P.E.

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

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Kimley»Horn

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	8/20/2025	069255711	1 OF 3