

LEGEND

- 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC
- P.O.B. 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
- BENCHMARK
- SIDEWALK
- MATCH LINE
- APPROXIMATE LIMITS OF "ZONE A" PER FEMIA 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
- WATERWAY SETBACK
- BLOCK IDENTIFIER

CALLED 7.15 ACRES
JERRY A. & MARILYN D.
MOELLENBERG
VOL.5690, PG.584
OPRTC

CALLED 0.670 ACRE
YSIDRO DELEON JR.
DOCR# 2020040689
OPRTC

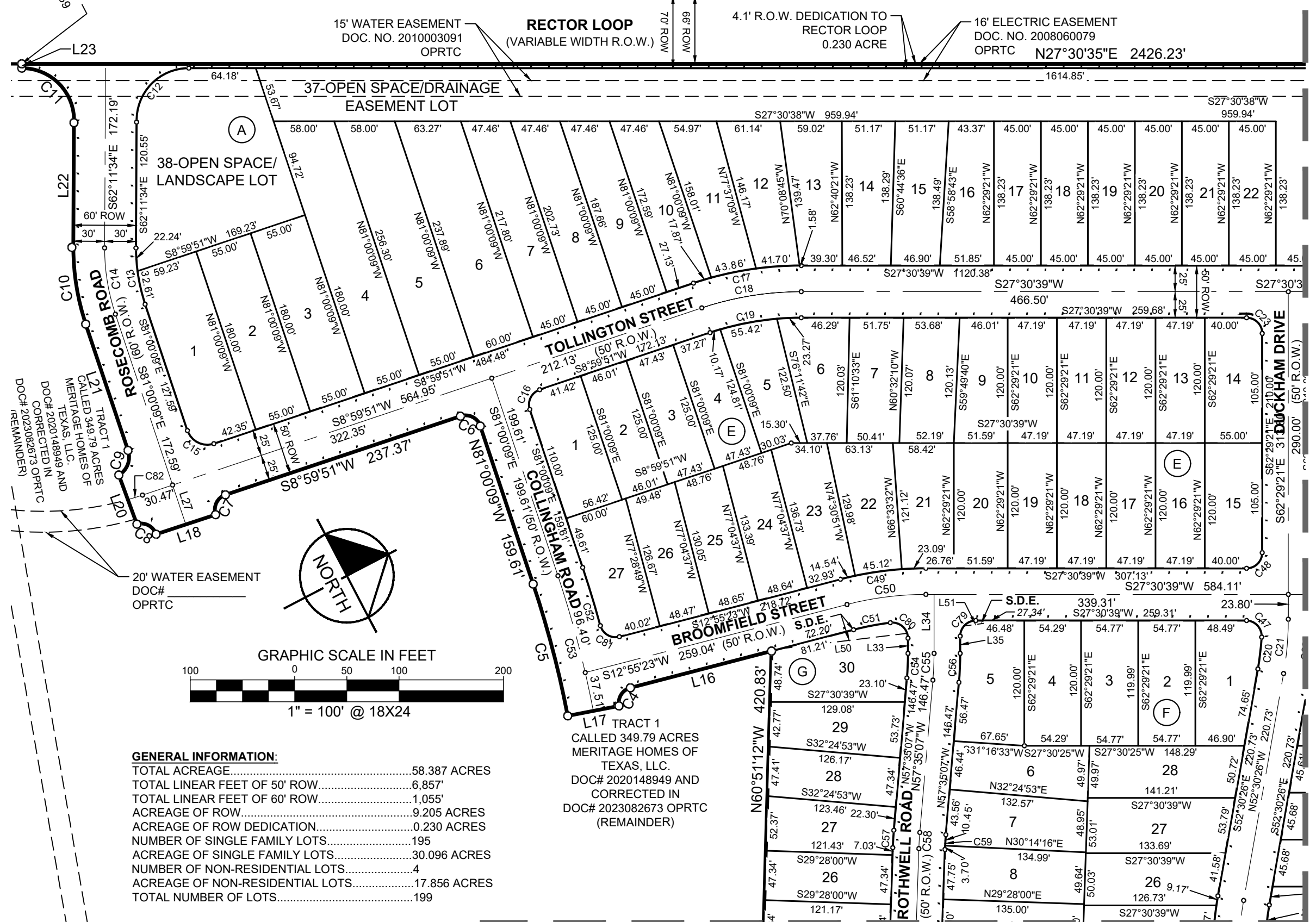
CALLED 1.000 ACRE
HARRY GARZA, ET AL
DOC# 2009190602
OPRTC

CALLED 1.000 ACRE
SAMMY GARZA
DOC# 2002177128
OPRTC

CALLED 4.0 ACRES
MICHAEL HAWKINS
DOC# 2006215099
OPRTC

CALLED 4.57 ACRES
IGNACIO GRIMALDO
DOC# 2017024291
OPRTC

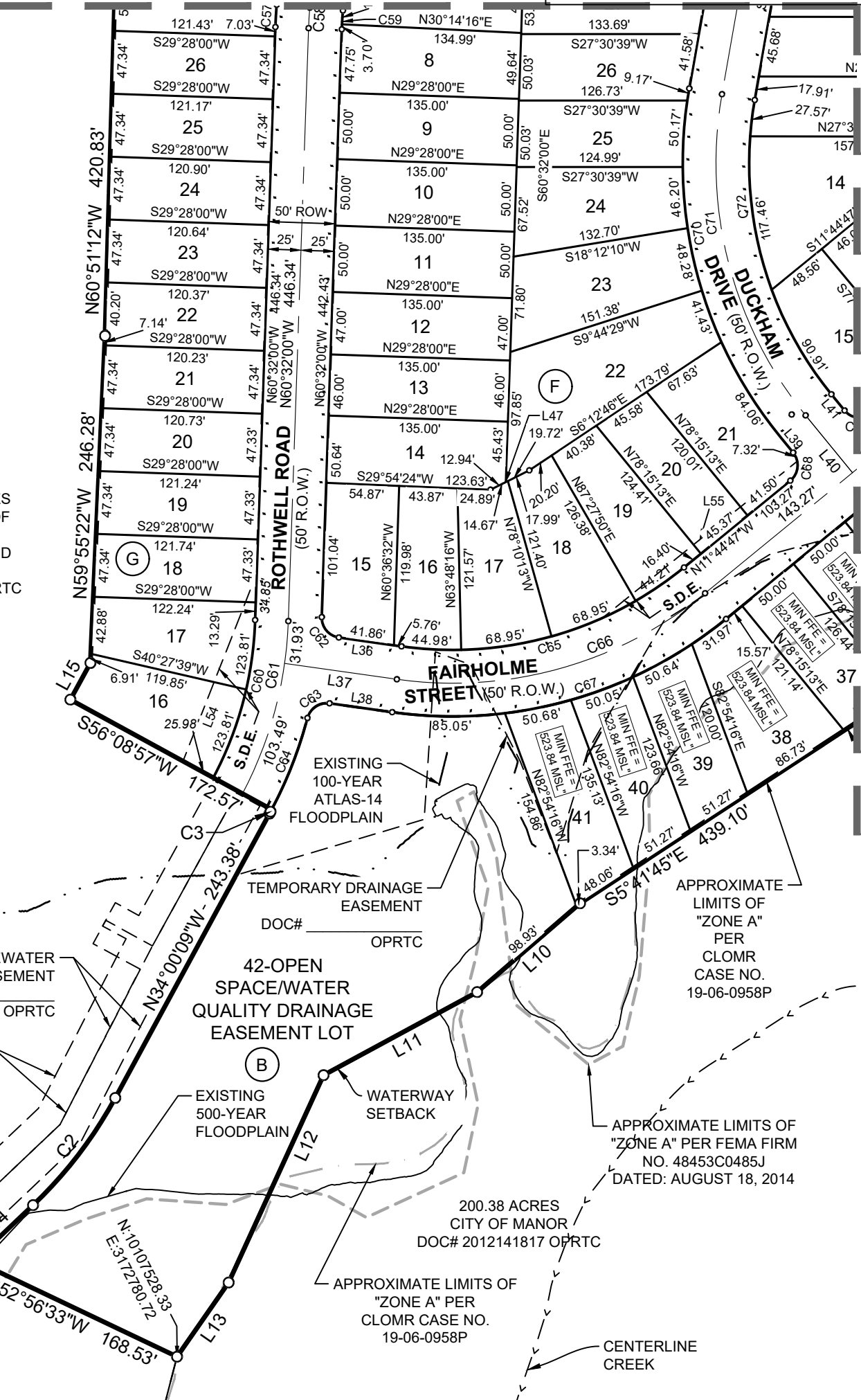
**MATCHLINE 'A'
(THIS SHEET)**



GENERAL INFORMATION:

TOTAL ACREAGE.....58.387 ACRES
TOTAL LINEAR FEET OF 50' ROW.....6,857'
TOTAL LINEAR FEET OF 60' ROW.....1,055'
ACREAGE OF ROW.....9.205 ACRES
ACREAGE OF ROW DEDICATION.....0.230 ACRES
NUMBER OF SINGLE FAMILY LOTS.....195
ACREAGE OF SINGLE FAMILY LOTS.....30.096 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....4
ACREAGE OF NON-RESIDENTIAL LOTS.....17.856 ACRES
TOTAL NUMBER OF LOTS.....199

TRACT 1
CALLED 349.79 ACRES
MERITAGE HOMES OF
TEXAS, LLC.
DOC# 2020148949 AND
CORRECTED IN
DOC# 2023082673 OPRTC
(REMAINDER)



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S06°21'29"W	120.00	L15	N33°51'03"W	31.45	L29	S28°44'46"W	109.64	L44	N46°09'58"W	62.50
L2	S87°55'08"W	45.50	L16	S12°55'23"W	139.66	L30	S49°14'20"W	45.33	L45	N46°09'58"W	102.50
L3	S70°45'13"W	43.18	L17	S16°29'14"W	50.00	L31	S49°14'20"W	108.77	L46	N46°09'58"W	62.50
L4	S40°28'39"W	46.42	L18	S09°16'52"W	60.00	L32	S49°14'20"W	45.33	L47	S01°00'07"W	32.66
L5	S27°28'37"W	46.42	L19	S27°30'38"W	16.93	L33	S62°29'21"E	14.51	L48	N44°27'35"E	35.46
L6	S16°30'37"W	114.74	L20	N82°42'23"W	50.16	L34	N62°29'21"E	56.51	L49	N29°35'40"E	52.02
L7	S44°17'19"E	85.54	L21	N81°00'09"W	127.59	L35	S62°29'21"E	16.51	L50	N20°33'22"E	122.09
L8	S09°02'21"E	136.28	L22	N62°11'35"W	120.05	L36	N35°34'04"E	47.62	L51	S19°43'06"W	39.15
L9	S21°47'48"E	142.43	L23	N62°29'25"W	4.12	L37	N35°34'04"E	85.27	L52	N42°58'51"E	247.77
L10	S13°13'52"E	102.27	L24	N62°58'21"W	14.34	L38	N35°34'04"E	47.64	L53	N35°23'51"E	138.78
L11	S00°55'38"E	131.34	L25	N19°29'16"W	53.88	L39	N78°15'13"E	15.37	L54	S41°01'21"E	151.52
L12	S37°52'41"E	171.53	L26	N63°39'28"W	4.12	L40	N78°15'13"E	55.75	L55	N11°18'01"W	187.94
L13	S27°40'22"E	67.98	L27	S80°58'30"E	39.84	L41	N78°15'13"E	15.75	L56	N07°26'52"W	72.43
L14	N16°00'51"W	60.46	L28	S61°29'53"E	118.65	L42	S28°30'07"W	44.15			

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°47'41"	275.00	99.81	N73°14'41"W	99.26	C29	93°28'06"	20.00	32.61	N14°46'50"W	29.12	C57	2°56'53"	325.00	16.72	N59°03'34"W	16.72
C2	17°59'18"	325.00	102.04	N25°00'30"W	101.62	C30	89°45'21"	20.00	31.33	N73°37'27"E	28.22	C58	2°56'53"	300.00	15.44	S59°03'34"E	15.43
C3	0°36'18"	325.00	3.43	N34°18'18"W	3.43	C31	20°29'34"	325.00	116.24	S38°59'33"W	115.62	C59	2°56'53"	275.00	14.15	N59°03'34"W	14.15
C4	86°15'27"	15.00	22.58	S30°12'21"E	20.51	C32	20°29'34"	300.00	107.30	S38°59'33"W	106.73	C60	26°14'44"	270.29	123.81	S47°38'21"E	122.73
C5	7°40'38"	975.00	130.64	N77°09'50"W	130.55	C33	20°29'34"	275.00	98.36	S38°59'33"W	97.83	C61	25°51'47"	300.00	135.42	N47°36'07"W	134.27
C6	90°00'00"	15.00	23.56	S53°59'51"W	21.21	C34	57°46'09"	15.00	15.12	N20°21'16"E	14.49	C62	83°53'55"	15.00	21.96	N77°31'02"E	20.05
C7	89°58'21"	15.00	23.55	S35°59'20"E	21.21	C35	57°46'09"	15.00	15.12	S78°07'24"W	14.49	C63	83°14'49"	15.00	21.79	S06°03'20"E	19.93
C8	87°34'31"	15.00	22.93	S55°14'15"W	20.76	C36	295°32'17"	60.00	309.49	N40°45'40"W	64.00	C64	13°23'28"	317.28	74.15	N41°08'36"W	73.98
C9	78°04'40"	20.00	27.25	N41°57'48"W	25.19	C37	11°53'50"	275.00	57.10	S37°53'08"W	57.00	C65	47°18'52"	275.00	227.09	N11°54'39"E	220.70
C10	18°29'18"	230.00	74.22	N71°45'30"W	73.90	C38	15°05'16"	300.00	79.00	N36°17'24"E	78.77	C66	47°18'52"	300.00	247.74	N11°54'39"E	240.76
C11	92°36'43"	50.00	80.83	S73°45'54"W	72.31	C39	15°05'16"	325.00	85.58	S36°17'24"W	85.34	C67	47°18'52"	325.00	268.38	N11°54'39"E	260.82
C12	91°55'37"	50.00	80.22	S71°44'45"W	71.89	C40	90°00'00"	15.00	23.56	S01°09'58"E	21.21	C68	90°00'00"	15.00	23.56	N56°44'47"W	21.21
C13	10°59'28"	170.00	32.61	S75°30'25"E	32.56	C41	90°00'00"	15.00	23.56	S88°50'02"W	21.21	C69	90°00'00"	15.00	23.56	N33°15'13"E	21.21
C14	18°30'48"	200.00	64.62	S71°44'45"W	64.34	C42	16°19'23"	325.00	92.59	S35°40'21"W	92.28	C70	49°14'22"	325.00	279.30	S77°07'36"E	270.79
C15	90°00'00"	20.00	31.42	N53°59'51"E	28.28	C43	16°19'23"	300.00	85.47	S35°40'21"W	85.18	C71	49°14'22"	300.00	257.82	N77°07'36"W	249.96
C16	90°00'00"	15.00	23.56	S36°00'09"E	21.21	C44	16°19'23"	275.00	78.35	S35°40'21"W	78.08	C72	49°09'31"	275.00	235.94	S77°05'11"E	228.77
C17	18°30'48"	325.00	105.01	S18°15'15"W	104.56	C45	90°00'00"	15.00	23.56	N72°30'39"E	21.21	C73	34°25'10"	275.00	165.20	N28°57'23"W	162.73
C18	18°30'48"	300.00	96.94	S18°15'15"W	96.51	C46	88°45'44"	15.00	23.24	S15°23'46"E	20.98	C74	34°25'10"	300.00	180.22	N28°57'23"W	177.52
C19	18°30'48"	275.00	88.86	S18°15'15"W	88.47	C47	93°34'20"	15.00	24.50	S74°17'49"W	21.86	C75	34°25'10"	325.00	195.24	N28°57'23"W	192.32
C20	6°24'36"	275.00	30.77	N55°42'43"W	30.75	C48	90°00'00"	15.00	23.56	N17°29'21"W	21.21	C76	90°00'00"	15.00	23.56	S17°29'21"E	21.21
C21	9°58'55"	300.00	52.27	N67°29'51"W	52.20	C49	14°38'16"	325.00	82.75	S20°13'01"W	82.52	C77	34°25'10"	15.00	25.42	S68°57'20"W	25.42
C22	7°15'04"	325.00	41.13	N56°07'58"W	41.10	C50	14°38'16"	300.00	76.38	S20°13'01"W	76.18	C78	89°19'57"	15.00	23.39	N57°35'22"E	21.09
C23	90°00'00"	15.00	23.56	S72°30'39"W	21.21	C51	7°28'39"	275.00	35.89	S16°39'42"W	35.86	C79	2°47'58"	300.00	14.66	S10°23'50"W	14.66
C24	90°00'00"	15.00	23.56	S17°29'21"E	21.21	C52	3°15'29"	1025.00	58.29	S79°22'25"E	58.28						
C25	90°59'28"	20.00	31.76	S73°00'23"W	28.53	C53	7°40'21"	1000.00	133.91	N77°09'58"W	133.81						
C26	89°00'32"	20.00	31.07	N16°59'37"W	28.04	C54	4°54'14"	275.00	23.54	S60°02'14"E	23.53						
C27	90°59'32"	50.00	79.41	S73°00'21"W	71.32	C55	4°54'14"	300.00	25.68	N60°02'14"W	25.67						
C28	88°56'33"	50.00	77.62	S71°01'37"E	70.06	C56	4°54'14"	325.00	27.82	S60°02'14"E	27.81						

**MATCHLINE 'A'
(THIS SHEET)**

**SHADOWGLEN PHASE 3
SECTION 1
58.387 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 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
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'	DJG	JGM	2/12/2024	069254503	3 OF 5