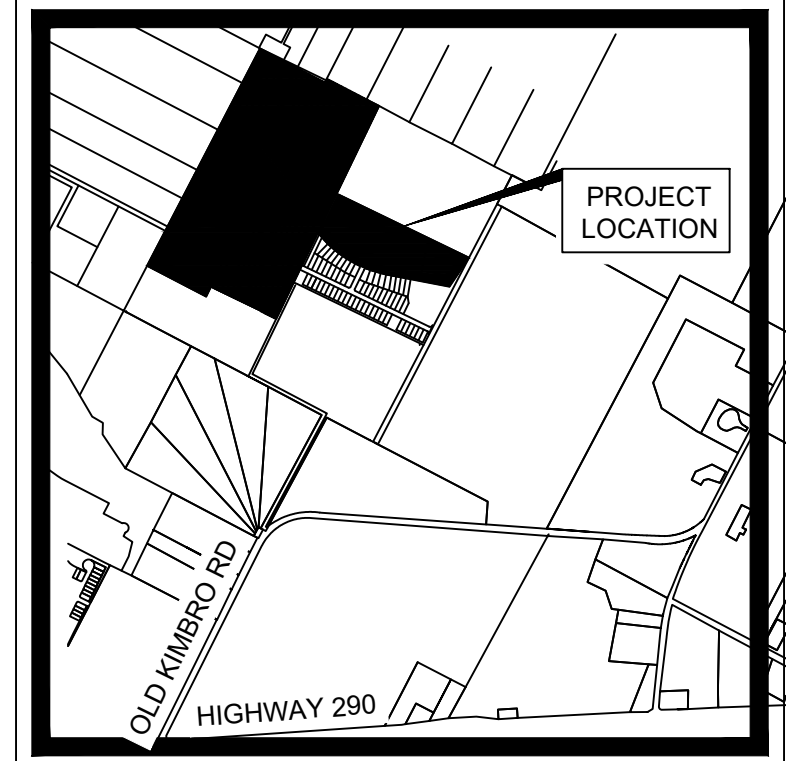


LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
.....	SIDEWALK
.....	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	93.503 ACRES
TOTAL LINEAR FEET OF ROW.....	11,317'
LINEAR FEET OF 50' ROW.....	8,360'
LINEAR FEET OF 65' ROW.....	2,957'
ACREAGE OF ROW.....	13.854 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	198
ACREAGE OF SINGLE FAMILY LOTS.....	31.264 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7
ACREAGE OF NON-RESIDENTIAL LOTS.....	48.385 ACRES
TOTAL NUMBER OF LOTS.....	205



**VICINITY MAP**  
SCALE: 1" = 2,000'

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2017052898  
OPRTC  
LOT 1  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2017052898  
OPRTC  
LOT 1  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

MATCHLINE  
(SEE SHEET 2)

OPEN SPACE/ACCESS LOT  
(TO BE RETAINED BY CURRENT  
LANDOWNER)

MANOR HEIGHTS  
PHASE 4, SECTION B  
(PLAT PENDING -  
NOT YET OF  
RECORD)

MANOR HEIGHTS  
PHASE 4, SECTION B  
(PLAT PENDING -  
NOT YET OF  
RECORD)

**MANOR HEIGHTS  
PHASE 4 SECTION A  
93.446 ACRES**

BEING A PORTION OF THAT CERTAIN LOT 2,  
J.F. NAGLE ESTATES SUBDIVISION AND  
BEING A PORTION OF A 267.942 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2019171724 AND  
CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
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

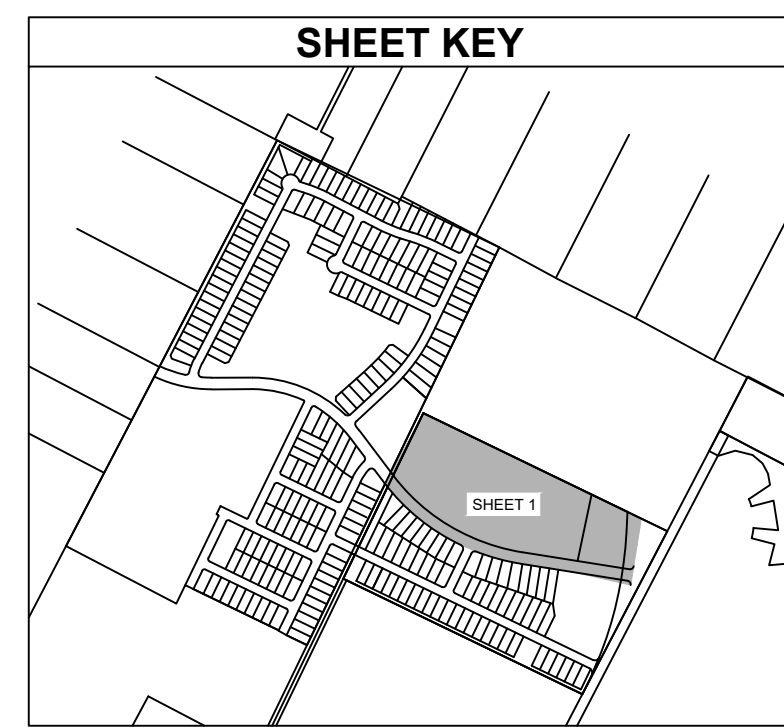
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/06/2023	069255706	1 OF 5

**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.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

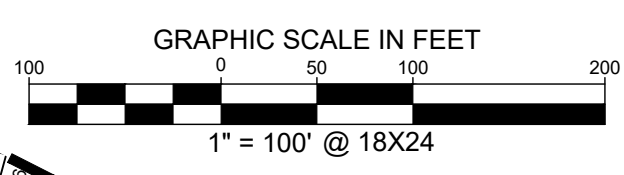
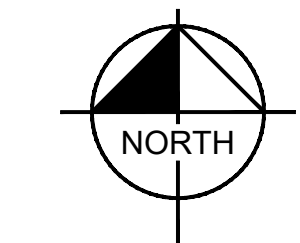
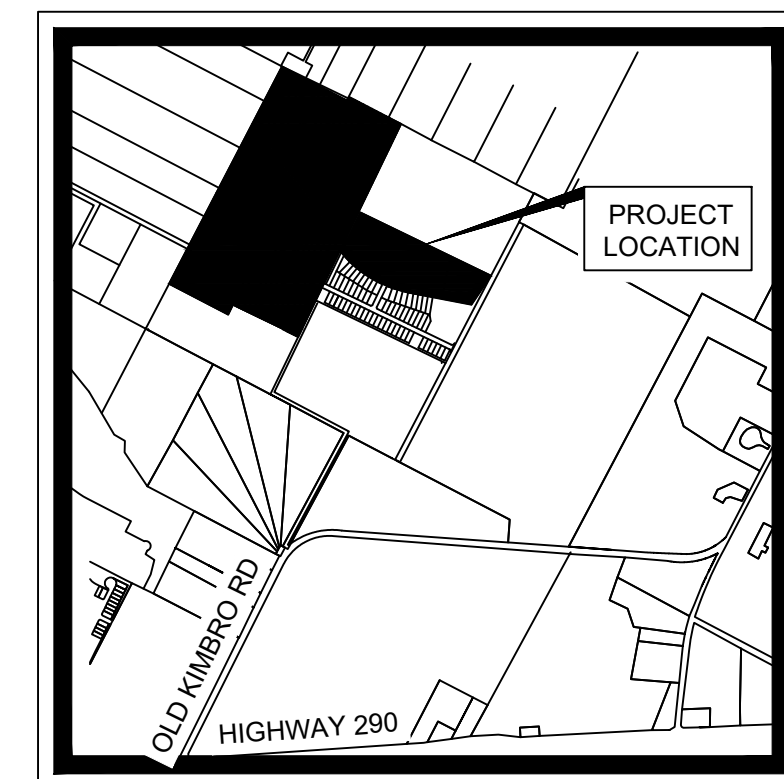
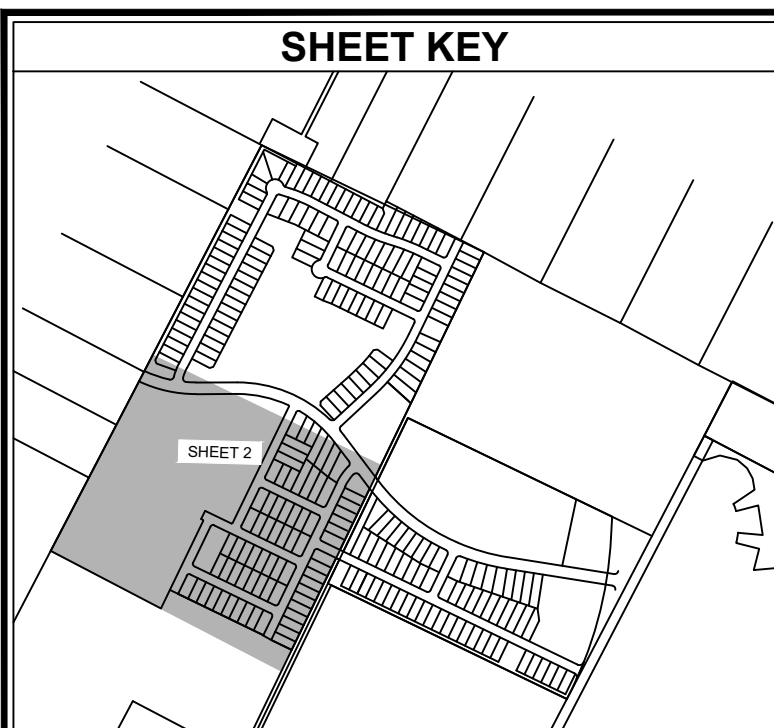
**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\06255706-MANOR HTS PHASE 4\DWG\PLAT\MANOR HEIGHTS PHASE 4 SECTION A.DWG PLOTTED BY: GONZALEZ, DAVID 6/14/2023 12:28 PM LAST SAVED: 6/14/2023 12:22 PM



1/2" IRF  
 CALLED 10.305 ACRES  
 LETICIA C. &  
 JOSE J. LANDEROS  
 REVOCABLE TRUST  
 DOC# 2022039461  
 OPRTC

1/2" IRF  
 (10.187 ACRES)  
 ERNESTO SUAREZ  
 DOC #2007081841  
 OPRTC

21  
 (19.640 ACRES)  
 MEDIUM DENSITY  
 LOT

LEMUEL KIMBRO SURVEY NO. 64,  
 ABSTRACT NO. 456

1/2" IRF  
 (CALLED 12.919 ACRES)  
 MARIA RIOJAS  
 VOL. 13278, PG. 1339  
 CORRECTED IN  
 VOL. 13372, PG. 1733  
 RPRTC

TRAVIS COUNTY  
 CITY LIMIT

N10108510.79  
 E3190157.87

1/2" IRF  
 N62°28'28"W 681.98'

(267.942 ACRES)  
 FORESTAR (USA) REAL  
 ESTATE GROUP INC.  
 DOC #2019176020  
 OPRTC

**MANOR HEIGHTS  
 PHASE 4 SECTION A**  
 93.446 ACRES

BEING A PORTION OF THAT CERTAIN LOT 2,  
 J.F. NAGLE ESTATES SUBDIVISION AND  
 BEING A PORTION OF A 267.942 ACRE TRACT  
 RECORDED IN DOCUMENT NO. 2019171724 AND  
 CORRECTED IN DOCUMENT NO. 2019176020,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
 LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS



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'	DJG	JGM	06/06/2023	069255706	2 OF 5

**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.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 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: JEFF SCOTT

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**LEGEND**

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
.....	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

**GENERAL INFORMATION:**

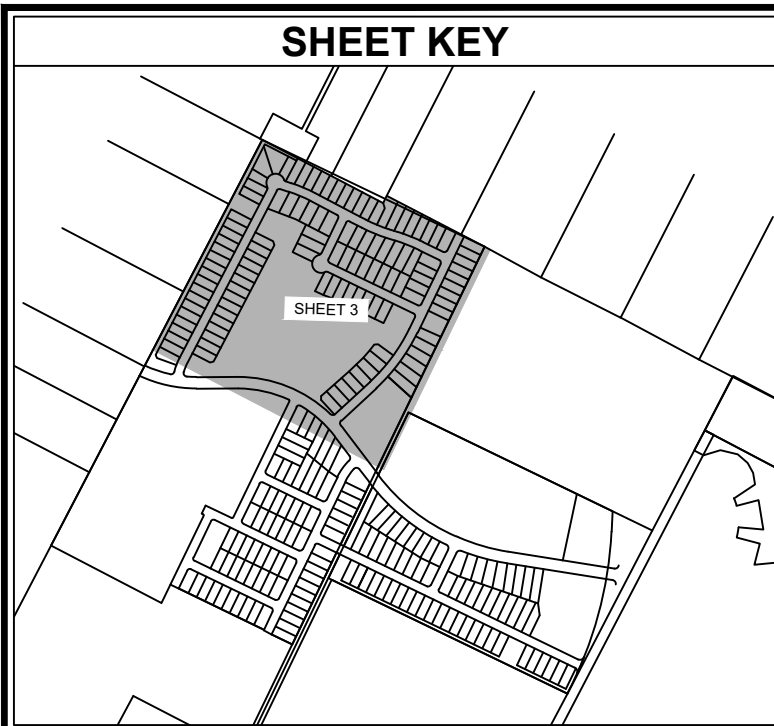
TOTAL ACREAGE	93.503 ACRES
TOTAL LINEAR FEET OF ROW	11,317
LINEAR FEET OF 50' ROW	8,360'
LINEAR FEET OF 65' ROW	2,957'
ACREAGE OF ROW	13.854 ACRES
NUMBER OF SINGLE FAMILY LOTS	198
ACREAGE OF SINGLE FAMILY LOTS	31.264 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7
ACREAGE OF NON-RESIDENTIAL LOTS	48.385 ACRES
TOTAL NUMBER OF LOTS	205

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
 SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

60' JOINT USE ACCESS  
 AND PUBLIC UTILITY  
 EASEMENT  
 DOC. NO. 1999058184  
 OPRTC

DWG NAME: K:\S\A SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS, PHASE 4, SECTION A.DWG PLOTTED BY: GONZALEZ, DAVID 6/14/2023 12:28 PM LAST SAVED: 6/14/2023 12:22 PM





**GENERAL INFORMATION:**

TOTAL ACREAGE.....	93.503 ACRES
TOTAL LINEAR FEET OF ROW.....	11,317'
LINEAR FEET OF 50' ROW.....	8,360'
LINEAR FEET OF 65' ROW.....	2,957'
ACREAGE OF ROW.....	13.854 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	198
ACREAGE OF SINGLE FAMILY LOTS.....	31,264 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7
ACREAGE OF NON-RESIDENTIAL LOTS.....	48,385 ACRES
TOTAL NUMBER OF LOTS.....	205

(13.584 ACRES)  
PHILIP A. & LILLIAN T. WHEAT  
DOC #2011152762  
OPRTC

(12.867 ACRES)  
JONES KENT  
DOC #2016191326  
OPRTC

(13.190 ACRES)  
PHILIPS TAMMIE C.  
DOC #2019072530  
OPRTC

(6.015 ACRES)  
DAVID LEE PATRICK  
DOC #2014125104  
OPRTC

(10.00 ACRES)  
ERNEST RODRIGUEZ LEE  
VOL. 7231, PG. 1044  
OPRTC

(8.445 ACRES)  
UGARTE JOSE V. & EVA BENITEZ  
DOC #2010195926  
OPRTC

(10.082 ACRES)  
MELESIO JAIMES  
DOC #2011022474  
OPRTC

(2.25 ACRES)  
MEDIUM DENSITY LOT

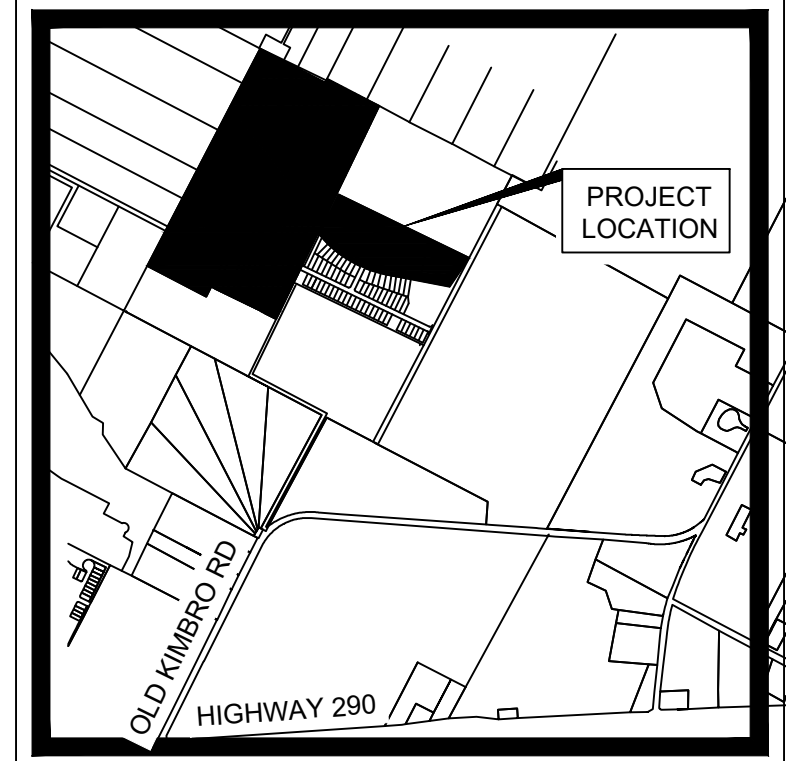
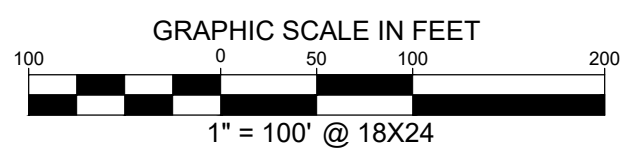
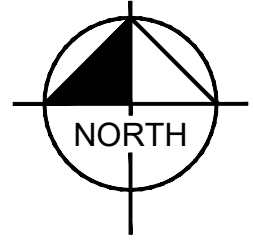
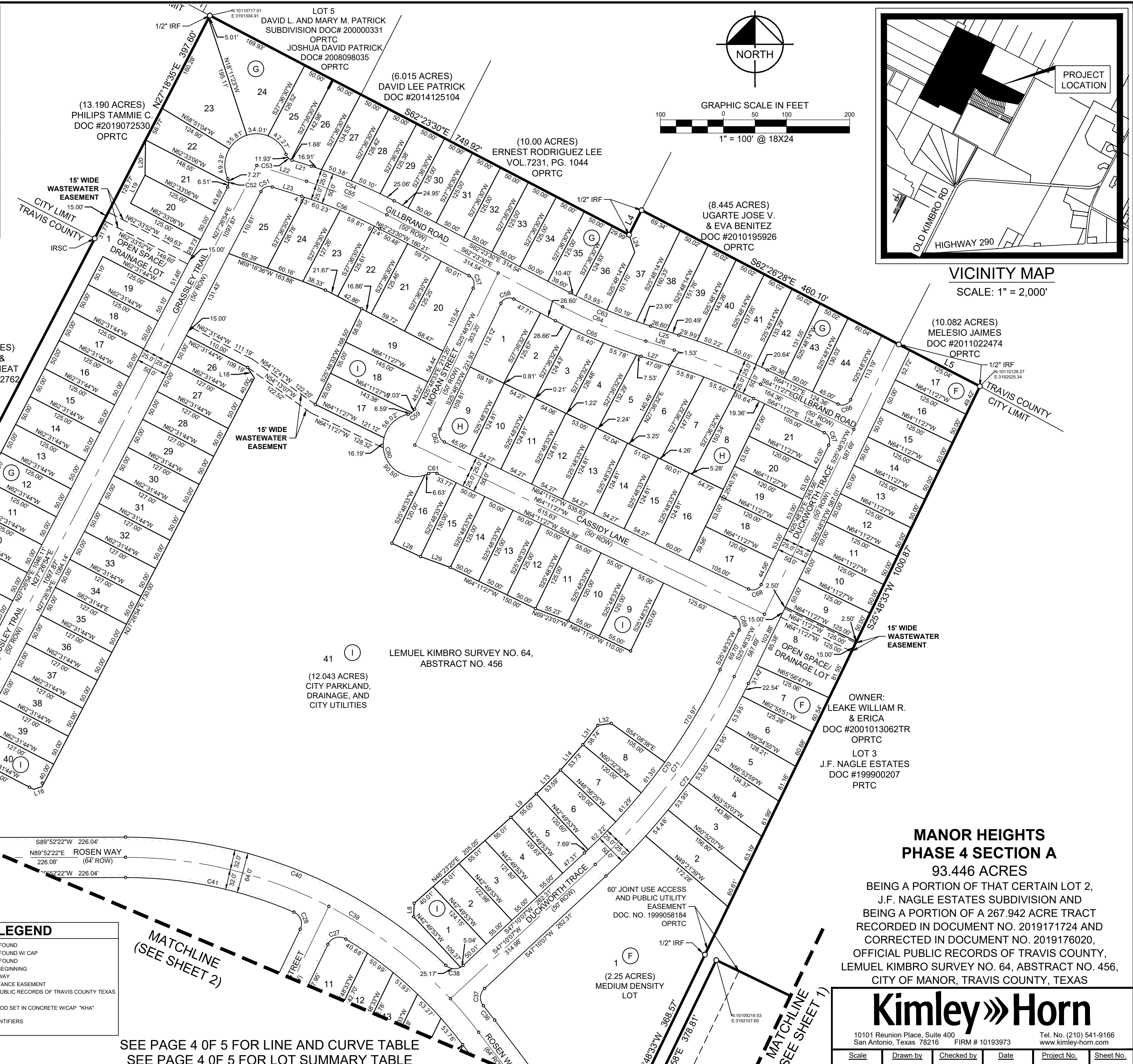
OWNER:  
LEAKE WILLIAM R. & ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
PRTC

**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.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

**OWNER/DEVELOPER:**  
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A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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MATCHLINE  
(SEE SHEET 2)

MATCHLINE  
(SEE SHEET 1)

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS  
PHASE 4 SECTION A  
93.446 ACRES**

BEING A PORTION OF THAT CERTAIN LOT 2,  
J.F. NAGLE ESTATES SUBDIVISION AND  
BEING A PORTION OF A 267.942 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2019171724 AND  
CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
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'	DJG	JGM	06/06/2023	069255706	3 OF 5

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\SECTION A.DWG PLOTTED BY: STARKEY, SARAH (CURTIS) 10/16/2023 3:16 PM LAST SAVED: 10/30/2023 11:56 AM

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 1	0.171	7,452	BLOCK G LOT 6	0.143	6,250	BLOCK H LOT 3	0.159	6,915	BLOCK I LOT 22	0.172	7,499	BLOCK K LOT 6	0.143	6,250
BLOCK B LOT 2	0.143	6,250	BLOCK G LOT 7	0.143	6,250	BLOCK H LOT 4	0.164	7,132	BLOCK I LOT 23	0.173	7,525	BLOCK K LOT 7	0.171	7,452
BLOCK B LOT 3	0.143	6,250	BLOCK G LOT 8	0.143	6,250	BLOCK H LOT 5	0.173	7,536	BLOCK I LOT 24	0.175	7,610	BLOCK K LOT 8	0.171	7,452
BLOCK B LOT 4	0.143	6,250	BLOCK G LOT 9	0.143	6,250	BLOCK H LOT 6	0.183	7,959	BLOCK I LOT 25	0.186	8,107	BLOCK K LOT 9	0.143	6,250
BLOCK B LOT 5	0.143	6,250	BLOCK G LOT 10	0.143	6,250	BLOCK H LOT 7	0.189	8,230	BLOCK I LOT 27	0.146	6,350	BLOCK K LOT 10	0.143	6,250
BLOCK B LOT 6	0.143	6,250	BLOCK G LOT 11	0.143	6,250	BLOCK H LOT 8	0.181	7,887	BLOCK I LOT 28	0.146	6,350	BLOCK K LOT 11	0.143	6,250
BLOCK B LOT 7	0.143	6,250	BLOCK G LOT 12	0.143	6,250	BLOCK H LOT 9	0.171	7,440	BLOCK I LOT 29	0.146	6,350	BLOCK K LOT 12	0.143	6,250
BLOCK B LOT 8	0.143	6,250	BLOCK G LOT 13	0.143	6,250	BLOCK H LOT 10	0.156	6,774	BLOCK I LOT 30	0.146	6,350	BLOCK K LOT 13	0.143	6,250
BLOCK B LOT 9	0.143	6,250	BLOCK G LOT 14	0.143	6,250	BLOCK H LOT 11	0.156	6,774	BLOCK I LOT 31	0.146	6,350	BLOCK K LOT 14	0.171	7,452
BLOCK B LOT 10	0.143	6,250	BLOCK G LOT 15	0.143	6,250	BLOCK H LOT 12	0.156	6,774	BLOCK I LOT 32	0.146	6,350	BLOCK L LOT 1	0.171	7,452
BLOCK D LOT 12	0.171	7,452	BLOCK G LOT 16	0.143	6,250	BLOCK H LOT 13	0.156	6,774	BLOCK I LOT 33	0.146	6,350	BLOCK L LOT 2	0.143	6,250
BLOCK D LOT 13	0.149	6,473	BLOCK G LOT 17	0.143	6,250	BLOCK H LOT 14	0.156	6,774	BLOCK I LOT 34	0.146	6,350	BLOCK L LOT 3	0.143	6,250
BLOCK D LOT 14	0.149	6,473	BLOCK G LOT 18	0.143	6,250	BLOCK H LOT 15	0.156	6,774	BLOCK I LOT 35	0.146	6,350	BLOCK L LOT 4	0.143	6,250
BLOCK D LOT 15	0.149	6,473	BLOCK G LOT 20	0.143	6,250	BLOCK H LOT 16	0.172	7,489	BLOCK I LOT 36	0.146	6,350	BLOCK L LOT 5	0.143	6,250
BLOCK D LOT 16	0.149	6,473	BLOCK G LOT 21	0.158	6,871	BLOCK H LOT 17	0.163	7,099	BLOCK I LOT 37	0.146	6,350	BLOCK L LOT 6	0.143	6,250
BLOCK D LOT 17	0.149	6,472	BLOCK G LOT 22	0.159	6,925	BLOCK H LOT 18	0.146	6,360	BLOCK I LOT 38	0.146	6,350	BLOCK L LOT 7	0.143	6,250
BLOCK D LOT 18	0.228	9,946	BLOCK G LOT 23	0.301	13,125	BLOCK H LOT 19	0.146	6,360	BLOCK I LOT 39	0.146	6,350	BLOCK L LOT 8	0.143	6,250
BLOCK E LOT 1	1.822	79,353	BLOCK G LOT 24	0.325	14,167	BLOCK H LOT 20	0.146	6,360	BLOCK I LOT 41	11.970	521,397	BLOCK L LOT 9	0.143	6,250
BLOCK E LOT 2	11.216	488,590	BLOCK G LOT 25	0.152	6,619	BLOCK H LOT 21	0.156	6,792	BLOCK J LOT 1	0.216	9,391	BLOCK L LOT 10	0.171	7,452
BLOCK F LOT 1	2.256	98,279	BLOCK G LOT 26	0.159	6,937	BLOCK I LOT 1	0.155	6,744	BLOCK J LOT 2	0.192	8,377	BLOCK L LOT 11	0.171	7,452
BLOCK F LOT 2	0.214	9,303	BLOCK G LOT 27	0.151	6,561	BLOCK I LOT 2	0.156	6,796	BLOCK J LOT 3	0.206	8,981	BLOCK L LOT 12	0.143	6,250
BLOCK F LOT 3	0.199	8,687	BLOCK G LOT 28	0.145	6,332	BLOCK I LOT 3	0.155	6,731	BLOCK J LOT 4	0.220	9,585	BLOCK L LOT 13	0.143	6,250
BLOCK F LOT 4	0.184	7,997	BLOCK G LOT 29	0.144	6,253	BLOCK I LOT 4	0.153	6,667	BLOCK J LOT 5	0.138	6,000	BLOCK L LOT 14	0.143	6,250
BLOCK F LOT 5	0.173	7,520	BLOCK G LOT 30	0.143	6,250	BLOCK I LOT 5	0.152	6,635	BLOCK J LOT 6	0.138	6,000	BLOCK L LOT 15	0.143	6,250
BLOCK F LOT 6	0.166	7,244	BLOCK G LOT 31	0.143	6,250	BLOCK I LOT 6	0.160	6,982	BLOCK J LOT 7	0.164	7,152	BLOCK L LOT 16	0.143	6,250
BLOCK F LOT 7	0.164	7,158	BLOCK G LOT 32	0.143	6,250	BLOCK I LOT 7	0.159	6,917	BLOCK J LOT 8	0.184	8,000	BLOCK L LOT 17	0.143	6,250
BLOCK F LOT 8	0.290	12,620	BLOCK G LOT 33	0.143	6,250	BLOCK I LOT 8	0.156	6,806	BLOCK J LOT 9	0.184	8,008	BLOCK L LOT 18	0.143	6,250
BLOCK F LOT 9	0.143	6,250	BLOCK G LOT 34	0.143	6,250	BLOCK I LOT 9	0.152	6,600	BLOCK J LOT 10	0.185	8,074	BLOCK L LOT 19	0.143	6,250
BLOCK F LOT 10	0.143	6,250	BLOCK G LOT 35	0.143	6,250	BLOCK I LOT 10	0.152	6,600	BLOCK J LOT 11	0.207	9,028	BLOCK L LOT 20	0.171	7,452
BLOCK F LOT 11	0.143	6,250	BLOCK G LOT 36	0.143	6,235	BLOCK I LOT 11	0.155	6,737	BLOCK J LOT 12	0.158	6,903	BLOCK M LOT 11	0.171	7,452
BLOCK F LOT 12	0.143	6,250	BLOCK G LOT 37	0.212	9,239	BLOCK I LOT 12	0.143	6,250	BLOCK J LOT 13	0.145	6,306	BLOCK M LOT 12	0.143	6,250
BLOCK F LOT 13	0.143	6,250	BLOCK G LOT 38	0.179	7,809	BLOCK I LOT 13	0.143	6,250	BLOCK J LOT 14	0.219	9,524	BLOCK M LOT 13	0.143	6,250
BLOCK F LOT 14	0.143	6,250	BLOCK G LOT 39	0.169	7,369	BLOCK I LOT 14	0.143	6,250	BLOCK J LOT 15	0.207	9,012	BLOCK M LOT 14	0.143	6,250
BLOCK F LOT 15	0.143	6,250	BLOCK G LOT 40	0.161	6,997	BLOCK I LOT 15	0.146	6,375	BLOCK J LOT 16	0.192	8,380	BLOCK M LOT 15	0.143	6,250
BLOCK F LOT 16	0.143	6,250	BLOCK G LOT 41	0.155	6,748	BLOCK I LOT 16	0.148	6,460	BLOCK J LOT 17	0.224	9,756	BLOCK M LOT 16	0.143	6,250
BLOCK F LOT 17	0.147	6,384	BLOCK G LOT 42	0.152	6,617	BLOCK I LOT 17	0.159	6,942	BLOCK K LOT 1	0.171	7,452	BLOCK M LOT 17	0.143	6,250
BLOCK G LOT 1	1.121	48,817	BLOCK G LOT 43	0.150	6,540	BLOCK I LOT 18	0.183	7,971	BLOCK K LOT 2	0.143	6,250	BLOCK M LOT 18	0.143	6,250
BLOCK G LOT 3	0.143	6,250	BLOCK G LOT 44	0.177	7,699	BLOCK I LOT 19	0.188	8,188	BLOCK K LOT 3	0.143	6,250	BLOCK M LOT 19	0.143	6,250
BLOCK G LOT 4	0.143	6,250	BLOCK H LOT 1	0.177	7,694	BLOCK I LOT 20	0.190	8,278	BLOCK K LOT 4	0.143	6,250	BLOCK M LOT 20	0.171	7,452
BLOCK G LOT 5	0.143	6,250	BLOCK H LOT 2	0.158	6,901	BLOCK I LOT 21	0.172	7,487	BLOCK K LOT 5	0.143	6,250	BLOCK O LOT 21	19.640	855,528

CURVE TABLE						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	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°31'29"	25.00'	39.94'	N35°13'36"W	35.82'	C21	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C41	23°30'55"	668.00'	274.16'	S78°22'10"E	272.24'	C61	52°01'12"	15.00'	13.62'	N89°47'56"E	13.16'
C2	12°24'57"	1182.00'	256.14'	N74°46'42"W	255.64'	C22	19°26'11"	325.00'	110.25'	S35°31'38"W	109.72'	C42	4°32'16"	668.00'	52.90'	N87°51'30"W	52.89'	C62	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'
C3	85°37'45"	20.00'	29.89'	S68°36'54"W	27.19'	C23	27°02'36"	300.00'	141.60'	S39°19'51"W	140.29'	C43	101°17'42"	20.00'	35.36'	N34°56'31"W	30.93'	C63	10°14'05"	775.00'	138.44'	S67°30'32"E	138.26'
C4	90°37'54"	20.00'	31.64'	N19°30'55"W	28.44'	C24	16°43'34"	275.00'	80.28'	N34°10'20"E	80.00'	C44	25°16'55"	700.00'	308.88'	S77°29'10"E	306.38'	C64	10°14'05"	800.00'	142.91'	S67°30'32"E	142.72'
C5	27°27'17"	1132.00'	542.42'	N51°06'14"W	537.25'	C25	100°19'02"	20.00'	35.02'	S87°18'22"E	30.71'	C45	25°22'19"	732.00'	324.15'	S77°26'29"E	321.50'	C65	10°14'05"	825.00'	147.37'	S67°30'32"E	147.18'
C6	7°41'34"	2143.05'	287.74'	S06°41'21"W	287.52'	C26	82°23'35"	20.00'	28.76'	S04°02'56"W	26.35'	C46	88°37'30"	20.00'	30.94'	N58°06'36"E	27.94'	C66	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'
C7	91°32'45"	25.00'	39.94'	N53°14'17"E	35.83'	C27	95°32'46"	20.00'	33.35'	N73°34'56"E	29.62'	C47	18°52'51"	300.00'	98.86'	N18°00'29"E	98.41'	C67	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'
C8	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C28	92°25'15"	20.00'	32.26'	S20°24'05"E	28.88'	C48	12°13'00"	264.37'	56.37'	N21°34'37"E	56.26'	C68	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'
C9	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C29	0°13'44"	1132.00'	4.52'	S37°15'43"E	4.52'	C49	13°39'04"	325.00'	77.43'	S20°37'22"W	77.25'	C69	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'
C10	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C30	29°18'42"	1100.00'	562.74'	S51°48'12"E	556.63'	C50	12°36'28"	668.00'	146.99'	S71°16'25"E	146.70'	C70	21°21'34"	975.00'	363.47'	N36°29'20"E	361.37'
C11	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C31	14°31'37"	1150.00'	291.58'	S73°43'22"E	290.80'	C51	80°16'02"	15.00'	21.01'	N67°34'55"E	19.34'	C71	21°21'34"	1000.00'	372.79'	N36°29'20"E	370.64'
C12	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C32	14°31'37"	1118.00'	283.46'	N73°43'22"W	282.70'	C52	52°38'00"	15.00'	13.78'	N01°07'54"E	13.30'	C72	21°21'34"	1025.00'	382.11'	N36°29'20"E	379.90'
C13	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C33	29°18'42"	1068.00'	546.37'	N51°48'12"W	540.43'	C53	52°01'12"	15.00'	13.62'	S46°16'27"E	13.16'	C73	5°41'57"	1083.00'	107.73'	S78°08'12"E	107.68'
C14	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C34	90°00'31"	15.00'	23.56'	N19°11'43"W	21.21'	C54	9°53'34"	825.00'	142.45'	N67°20'17"W	142.27'						
C15	90°00'00"	20.00'	31.42'	S70°48'33"W	28.28'	C35	89°59'29"	15.00'	23.56'	S70°48'17"W	21.21'	C55	9°53'34"	800.00'	138.13'	S67°20'17"E	137.96'						
C16	90°00'00"	5.00'	7.85'	S19°11'27"E	7.07'	C36	2°15'03"	731.93'	28.75'	N38°16'23"W	28.75'	C56	9°53'34"	775.00'	133.81'	N67°20'17"W	133.65'						
C17	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C37	86°34'01"	20.00'	30.22'	S03°53'06"W	27.42'	C57	88°12'02"	15.00'	23.09'	S18°17'28"E	20.88'						
C18	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C38	86°34'09"	20.00'	30.22'	S89°32'48"E	27.42'	C58	91°44'27"	15.00'	24.02'	N71°40'46"E	21.53'						
C19	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C39	52°58'47"	699.93'	647.21'	S63°38'15"E	624.40'	C59	52°01'12"	15.00'	13.62'	N51°49'09"E	13.16'						
C20	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C40	43°51'55"	732.00'	560.41'	N68°11'41"W	546.83'	C60	194°02'25"	50.00'	169.33'	S19°11'27"E	99.25'						

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S25°48'02"W	1.84'	L17	N21°20'19"W	19.31'
L2	N66°33'33"W	50.04'	L18	S33°13'23"E	20.43'
L3	N25°48'33"E	5.51'	L19	N27°26'54"E	50.00'
L4	N26°44'44"E	43.64'	L20	N00°56'06"E	55.88'
L5	S62°40'47"E	144.48'	L21	N72°17'04"W	32.12'
L6	S37°08'51"E</				

THE STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS: §  
COUNTY OF TRAVIS §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 93.446 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 2, OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 4 SECTION A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 93.446 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

BY: \_\_\_\_\_  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
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: \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE STATE OF \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, 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.

ALEJANDRO E. GRANADOS RICO, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 130084  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759

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  
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

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- 2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 3. ALL PORPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

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. LOT 8, BLOCK F, OPEN SPACE/DRAINAGE LOT, AND LOT 1, BLOCK G, 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. DEDICATION AND CONVEYANCE LOT 41, BLOCK I, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE OWNER/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 41, BLOCK I, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
- 17. 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, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

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

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

LAKESHA SMALL, 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

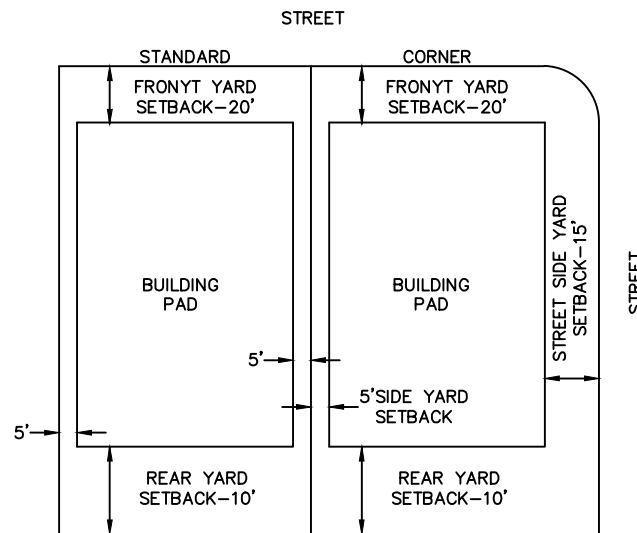
COUNTY OF TRAVIS:  
STATE OF TEXAS:  
KNOW ALL ME BY THESE PRESENTS:

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 \_\_\_\_\_, \_\_\_\_ 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



TYPICAL SETBACK DETAIL  
NOT TO SCALE

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.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
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: JEFF SCOTT

**MANOR HEIGHTS  
PHASE 4 SECTION A**  
93.446 ACRES  
BEING A PORTION OF THAT CERTAIN LOT 2,  
J.F. NAGLE ESTATES SUBDIVISION AND  
BEING A PORTION OF A 267.942 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2019171724 AND  
CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
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: N/A Drawn by: DJG Checked by: JGM Date: 06/06/2023 Project No.: 069255706 Sheet No.: 5 OF 5