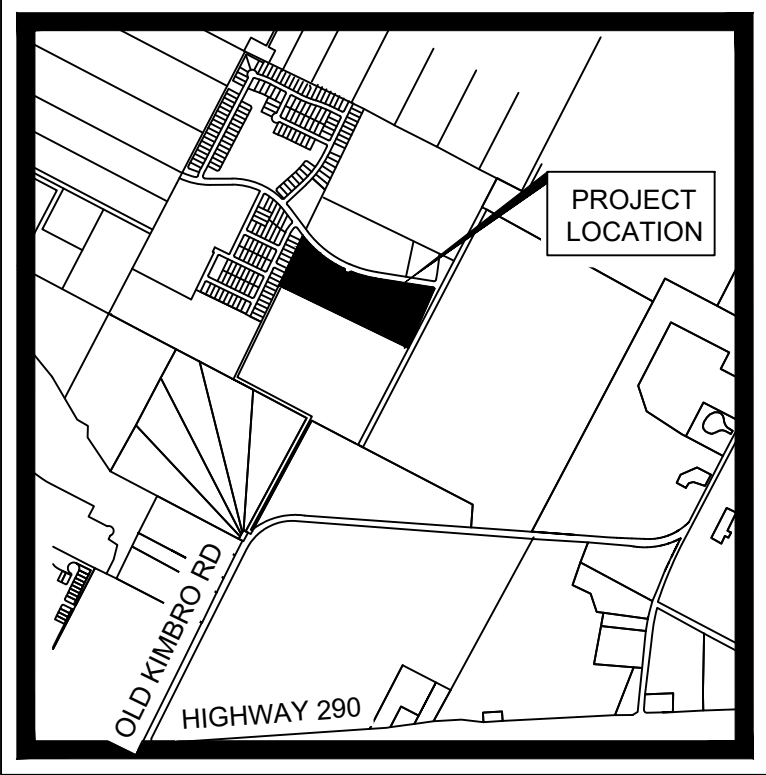
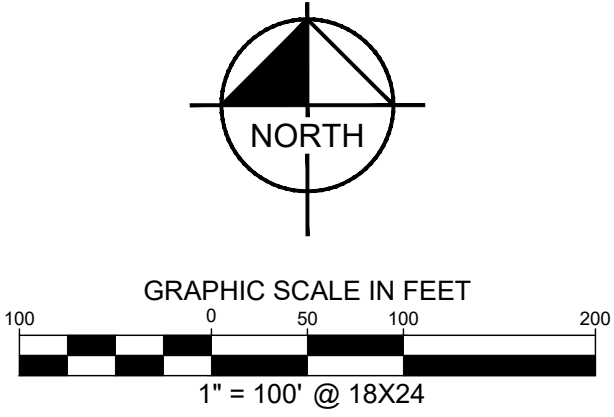


LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - - -	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/ CAP "KHA"
⊙	BLOCK IDENTIFIERS



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

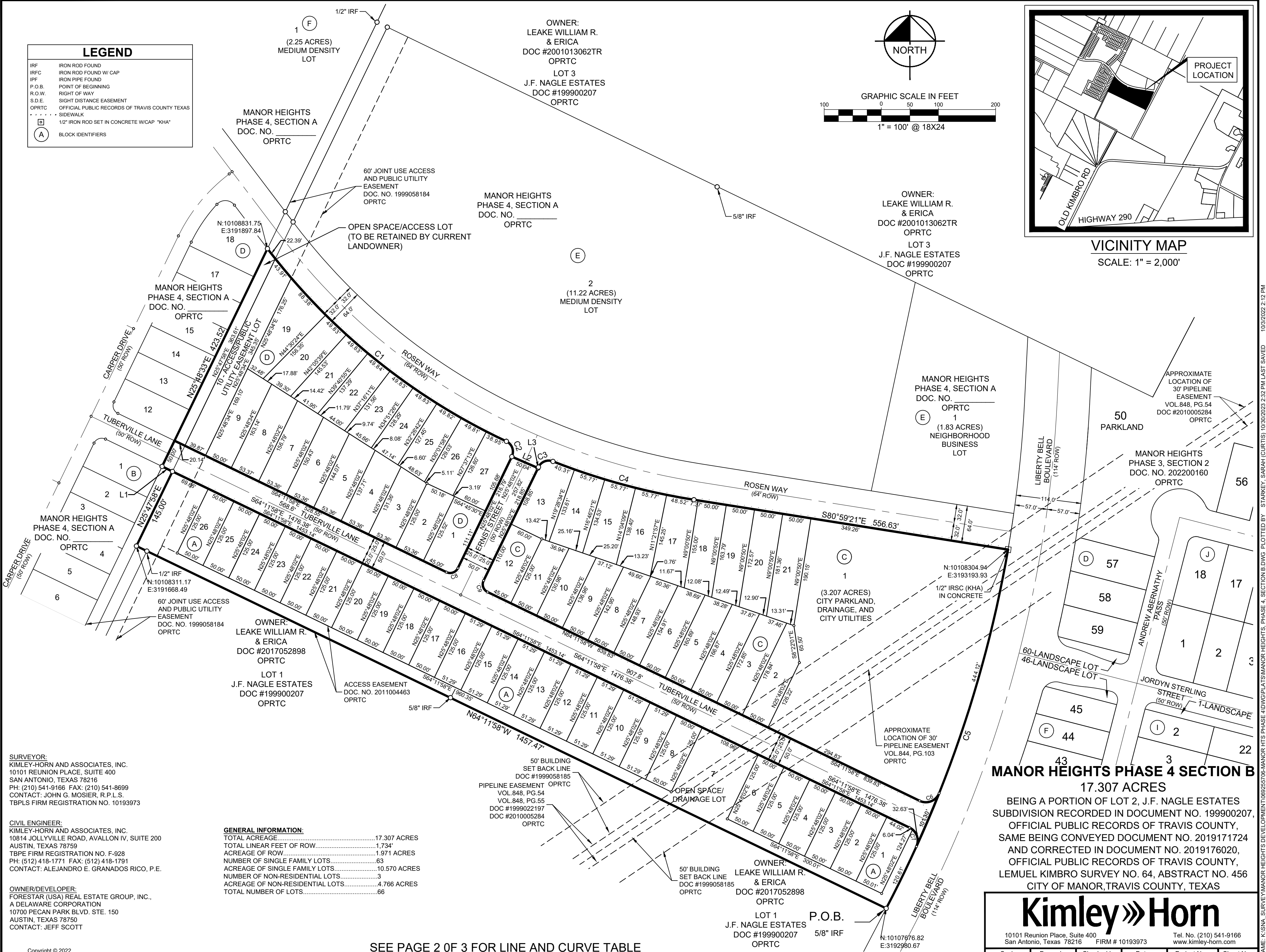
OWNER:
LEAKE WILLIAM R.
& ERICA
DOC #2001013062TR
OPRTC
LOT 3
J.F. NAGLE ESTATES
DOC #199900207
OPRTC

MANOR HEIGHTS
PHASE 4, SECTION A
DOC. NO. _____
OPRTC

MANOR HEIGHTS
PHASE 4, SECTION A
DOC. NO. _____
OPRTC

MANOR HEIGHTS
PHASE 4, SECTION A
DOC. NO. _____
OPRTC
1
(1.83 ACRES)
NEIGHBORHOOD
BUSINESS
LOT

VICINITY MAP
SCALE: 1" = 2,000'



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

GENERAL INFORMATION:

TOTAL ACREAGE.....	17.307 ACRES
TOTAL LINEAR FEET OF ROW.....	1,734'
ACREAGE OF ROW.....	1.971 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	63
ACREAGE OF SINGLE FAMILY LOTS.....	10,570 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	4.766 ACRES
TOTAL NUMBER OF LOTS.....	66

50' BUILDING SET BACK LINE
DOC #1999058185
OPRTC
PIPELINE EASEMENT OPRTC
VOL. 848, PG. 54
VOL. 848, PG. 55
DOC #1999022197
DOC #2010005284
OPRTC

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

MANOR HEIGHTS PHASE 4 SECTION B
17.307 ACRES
BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES
SUBDIVISION RECORDED IN DOCUMENT NO. 199900207,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
SAME BEING CONVEYED 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	06/14/2022	069255706	1 OF 3

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLE
SEE PAGE 2 OF 3 FOR LOT SUMMARY TABLE

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.143	6,250
BLOCK A LOT 2	0.143	6,250
BLOCK A LOT 3	0.143	6,250
BLOCK A LOT 4	0.143	6,250
BLOCK A LOT 5	0.143	6,250
BLOCK A LOT 6	0.143	6,250
BLOCK A LOT 7	1.234	53,768
BLOCK A LOT 8	0.143	6,250
BLOCK A LOT 9	0.147	6,412
BLOCK A LOT 10	0.147	6,412
BLOCK A LOT 11	0.147	6,412
BLOCK A LOT 12	0.147	6,412
BLOCK A LOT 13	0.147	6,412
BLOCK A LOT 14	0.147	6,412
BLOCK A LOT 15	0.147	6,412
BLOCK A LOT 16	0.147	6,412
BLOCK A LOT 17	0.143	6,250
BLOCK A LOT 18	0.143	6,250
BLOCK A LOT 19	0.143	6,250
BLOCK A LOT 20	0.143	6,250
BLOCK A LOT 21	0.143	6,250
BLOCK A LOT 22	0.143	6,250
BLOCK A LOT 23	0.143	6,250
BLOCK A LOT 24	0.143	6,250
BLOCK A LOT 25	0.143	6,250
BLOCK A LOT 26	0.143	6,250
BLOCK C LOT 1	3.207	139,678
BLOCK C LOT 2	0.184	8,014
BLOCK C LOT 3	0.202	8,792
BLOCK C LOT 4	0.195	8,493
BLOCK C LOT 5	0.188	8,194
BLOCK C LOT 6	0.181	7,895
BLOCK C LOT 7	0.174	7,596
BLOCK C LOT 8	0.168	7,297
BLOCK C LOT 9	0.161	6,998

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 10	0.154	6,699
BLOCK C LOT 11	0.147	6,400
BLOCK C LOT 12	0.171	7,452
BLOCK C LOT 13	0.198	8,632
BLOCK C LOT 14	0.181	7,886
BLOCK C LOT 15	0.184	8,035
BLOCK C LOT 16	0.192	8,369
BLOCK C LOT 17	0.203	8,839
BLOCK C LOT 18	0.183	7,970
BLOCK C LOT 19	0.193	8,409
BLOCK C LOT 20	0.203	8,848
BLOCK C LOT 21	0.213	9,288
BLOCK D LOT 1	0.172	7,501
BLOCK D LOT 2	0.153	6,684
BLOCK D LOT 3	0.157	6,840
BLOCK D LOT 4	0.165	7,179
BLOCK D LOT 5	0.173	7,518
BLOCK D LOT 6	0.180	7,858
BLOCK D LOT 7	0.188	8,197
BLOCK D LOT 8	0.196	8,534
BLOCK D LOT 9	0.191	8,306
BLOCK D LOT 10	0.325	14,138
BLOCK D LOT 19	0.223	9,692
BLOCK D LOT 20	0.183	7,988
BLOCK D LOT 21	0.171	7,456
BLOCK D LOT 22	0.162	7,068
BLOCK D LOT 23	0.157	6,819
BLOCK D LOT 24	0.154	6,705
BLOCK D LOT 25	0.154	6,724
BLOCK D LOT 26	0.154	6,715
BLOCK D LOT 27	0.175	7,622
R.O.W.	1.971	85,836
SECTION B BOUNDARY	17.307	753,884

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°27'17"	1132.00'	542.42'	S51°06'14"E	537.25'
C2	90°37'54"	20.00'	31.64'	S19°30'55"E	28.44'
C3	85°37'45"	20.00'	29.89'	N68°36'54"E	27.19'
C4	12°24'57"	1182.00'	256.14'	S74°46'42"E	255.64'
C5	17°48'25"	2143.05'	666.04'	S18°45'10"W	663.36'
C6	94°04'39"	25.00'	41.05'	N68°45'42"E	36.59'
C7	88°37'52"	25.00'	38.67'	S19°53'02"E	34.93'
C8	90°00'00"	15.00'	23.56'	N70°48'02"E	21.21'
C9	90°00'00"	15.00'	23.56'	S19°11'58"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°11'58"W	20.15'
L2	S66°33'33"E	50.04'
L3	N25°48'02"E	1.84'

**A METES AND BOUNDS
DESCRIPTION OF A
17.307 ACRE TRACT OF LAND**

BEING 17.307 acre (753,884 square feet) tract of land situated in the Lemuel Kimbro Survey Number 64, Abstract Number 456, Travis County, Texas, and being a portion of that certain Lot 2, conveyed to Forestar (USA) Real Estate Group, Inc., as described in Document No. 2019171724 and corrected in Document No. 2019176020, Official Public Records of Travis County, Texas; same being a portion of Lot 2, of the J.F. Nagle Estates Subdivision recorded in Document No. 199900207, Official Public Records of Travis County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the northeast corner of Lot 1 of J.F. Nagle Estates Subdivision, plat of which is recorded in Document No. 199900207 of the Official Public Records of Travis County, and marking the southeast corner of the herein described tract;

THENCE, along the common boundary line of said Lot 1 and Lot 2, the following four (4) courses and distances:

1. North 64°11'58" West, 1457.47 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. North 25°47'58" East, 145.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 64°11'58" West, 20.15 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 25°48'33" East, 423.52 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner on the westerly boundary line of Lot 3 of said J.F. Nagle Estates Subdivision.

THENCE, departing the west boundary line of said Lot 3, and crossing into said Lot 2, the following eight (8) courses and distances:

1. in a southeasterly direction along a non-tangent curve to the left, having a radius of 1132.00 feet, a chord South 51°06'14" East, 537.25 feet, a central angle of 27°27'17", and an arc length of 542.42 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
2. in a southerly direction along a reverse tangent curve to the right, having a radius of 20.00 feet, a chord South 19°30'55" East, 28.44 feet, a central angle of 90°37'54", and an arc length of 31.64 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
3. South 66°33'33" East, 50.04 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 25°48'02" East, 1.84 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for curvature;
5. in an easterly direction along a tangent curve to the right, having a radius of 20.00 feet, a chord of North 68°36'54" East, 27.19 feet, a central angle of 85°37'45", and an arc length of 29.89 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
6. in an easterly direction along a reverse tangent curve to the left, having a radius of 1182.00 feet, a chord South 74°46'42" East, 255.64 feet, a central angle of 12°24'57", and an arc length of 256.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
7. South 80°59'21" East, 556.63 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for curvature;
8. in a southerly direction along a non-tangent curve to the right, having a radius of 2143.05 feet, a chord South 18°45'10" West, 663.36 feet, a central angle of 17°48'25", and an arc length of 666.04 feet to the **POINT OF BEGINNING**, and containing 17.307 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.99992097045. This description was generated on 6/14/2022 at 9:29 AM, based on geometry in the drawing file K:\SNA_Survey\MANOR HEIGHTS DEVELOPMENT\069255706-Manor Hts Phase 4\DWG\Plats\Manor Heights, Phase 4, Section B.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

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 B
17.307 ACRES**

BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES
SUBDIVISION RECORDED IN DOCUMENT NO. 199900207,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
SAME BEING CONVEYED 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	06/14/2022	069255706	2 OF 3

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 17.307 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING PORTION OF LOT 2, OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO FORESTAR REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724 AND CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC 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 B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 17.307 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION B" 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.

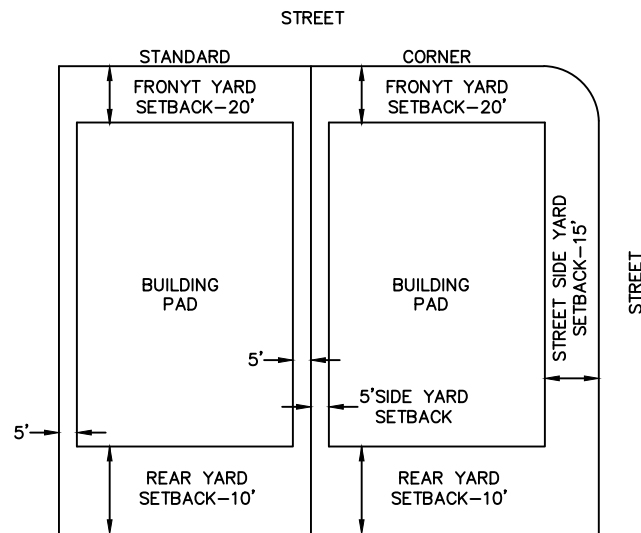
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - State of Texas
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

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 7, BLOCK A, OPEN SPACE/DRAINAGE LOT, AND LOT 10, BLOCK D, ACCESS/PUBLIC UTILITY EASEMENT 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 1, BLOCK C, 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 1, BLOCK C, 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.



TYPICAL SETBACK DETAIL
NOT TO SCALE

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

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 B
17.307 ACRES

BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAME BEING CONVEYED 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.
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