

| LEGEND | |
|--------------|--|
| 5/8" IRF | 5/8" IRON ROD FOUND |
| IRSC | 1/2" IRON ROD W/ "KHA" CAP SET |
| IRFC | 1/2" IRON ROD FOUND W/ CAP |
| 60d | 60d NAIL FOUND |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS |
| T.C.P.R. | TRAVIS COUNTY PLAT RECORDS |
| P.O.B. | POINT OF BEGINNING |
| T.B.M. | BENCH MARK |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| BL | BUILDING SET BACK LINE |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTEWATER EASEMENT |
| | SIDEWALK |
| A, B, C, D | BUILDING SETBACK BY LOT TYPE (SEE DETAIL) |
| P.O.C. | POINT OF CURVE |
| P.R.C. | POINT OF REVERSE CURVE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P.O.T. | POINT OF TANGENT |
| --- | PHASE AND MATCH LINE |

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

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: ALEX E. GRANADOS, P.E.

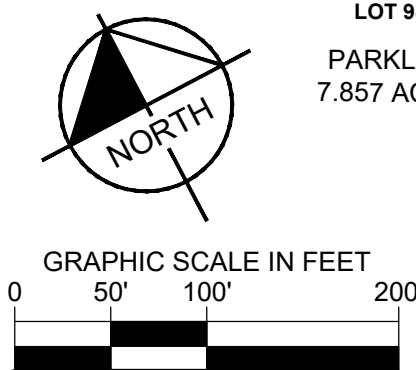
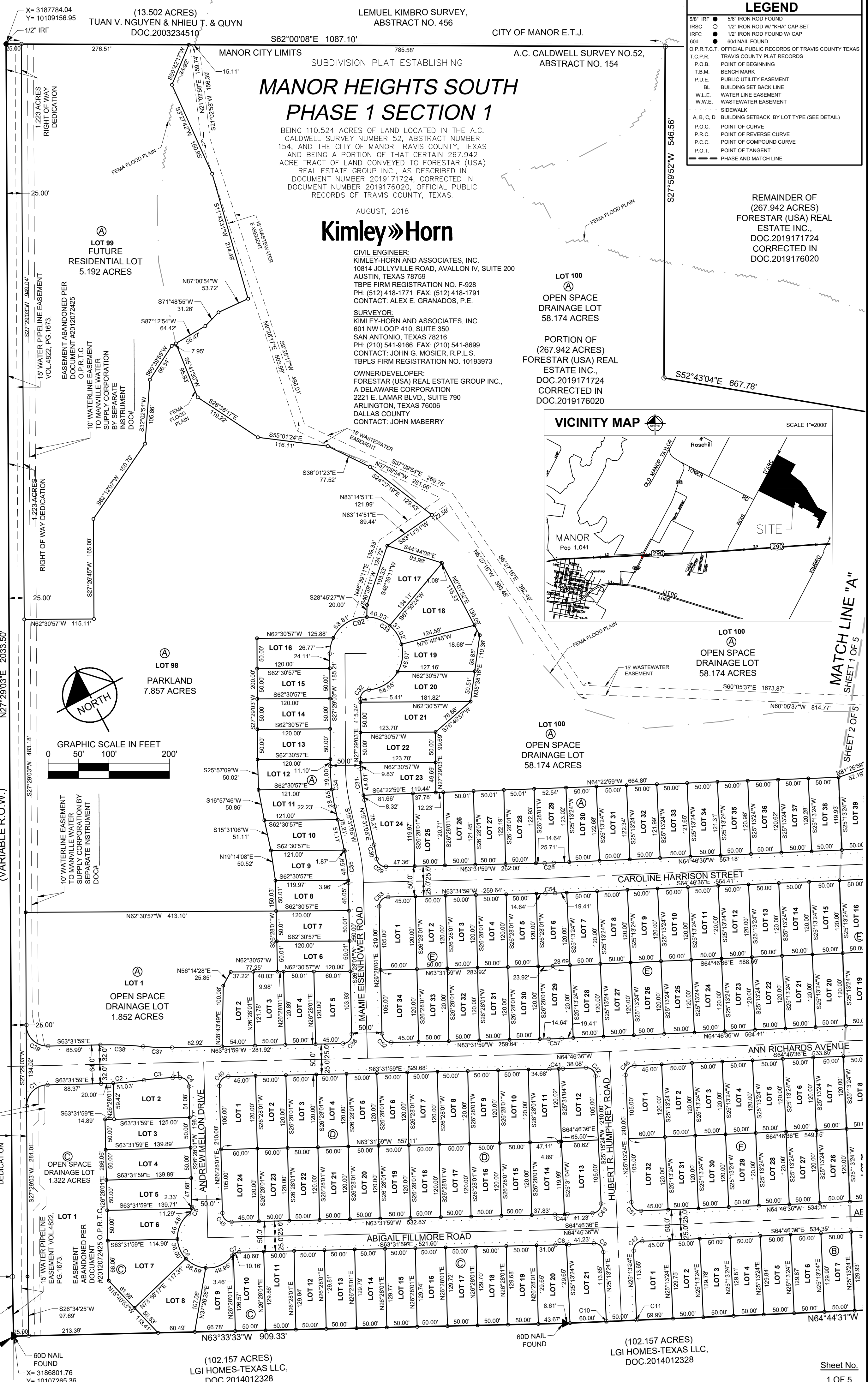
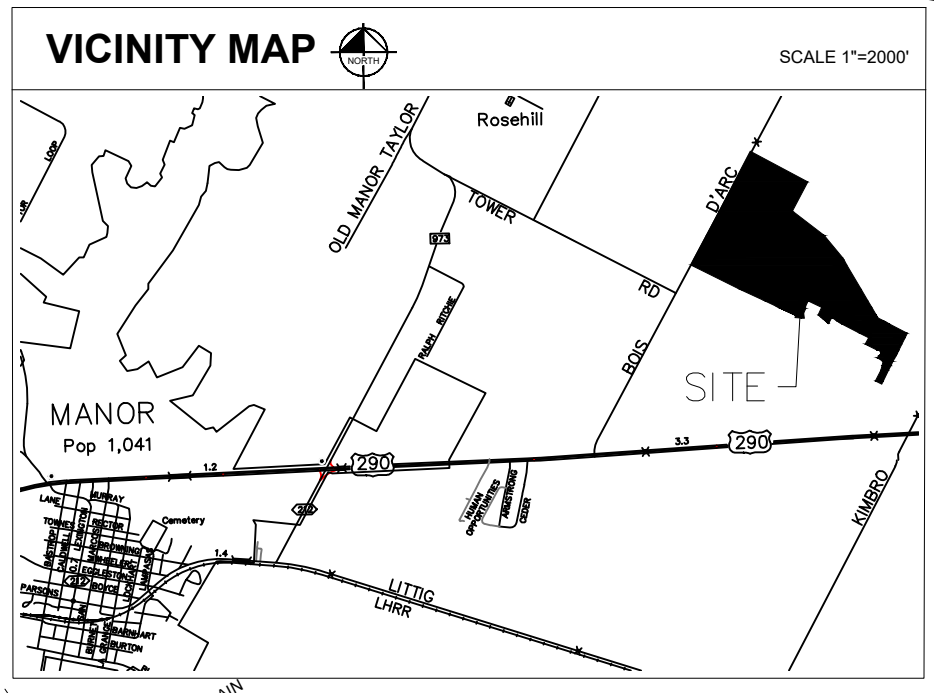
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

LOT 100
OPEN SPACE
DRAINAGE LOT
58.174 ACRES

PORTION OF
(267.942 ACRES)
FORESTAR (USA) REAL
ESTATE INC.,
DOC.2019171724
CORRECTED IN
DOC.2019176020

REMAINDER OF
(267.942 ACRES)
FORESTAR (USA) REAL
ESTATE INC.,
DOC.2019171724
CORRECTED IN
DOC.2019176020



MATCH LINE "A"
SHEET 1 OF 5

MATCH LINE "B"
SHEET 2 OF 5

DWG NAME: Z:\SNA_SURVEY\MANOR HEIGHTS DEVELOPMENT\068255700-SKY VILLAGE SOUTH\DWG\KIMLEY-HORN\PLAT\MANOR HEIGHTS PHASE 1 SECTION 1\MANOR HEIGHTS SOUTH\PLAT\MANOR HEIGHTS PHASE 1 SECTION 1\PLAT.DWG PLOTTED BY GRANADOS, ALEX 10/30/2020 2:10 PM LAST SAVED 10/30/2020 1:59 PM

SUBDIVISION PLAT ESTABLISHING
**MANOR HEIGHTS SOUTH
PHASE 1 SECTION 1**

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

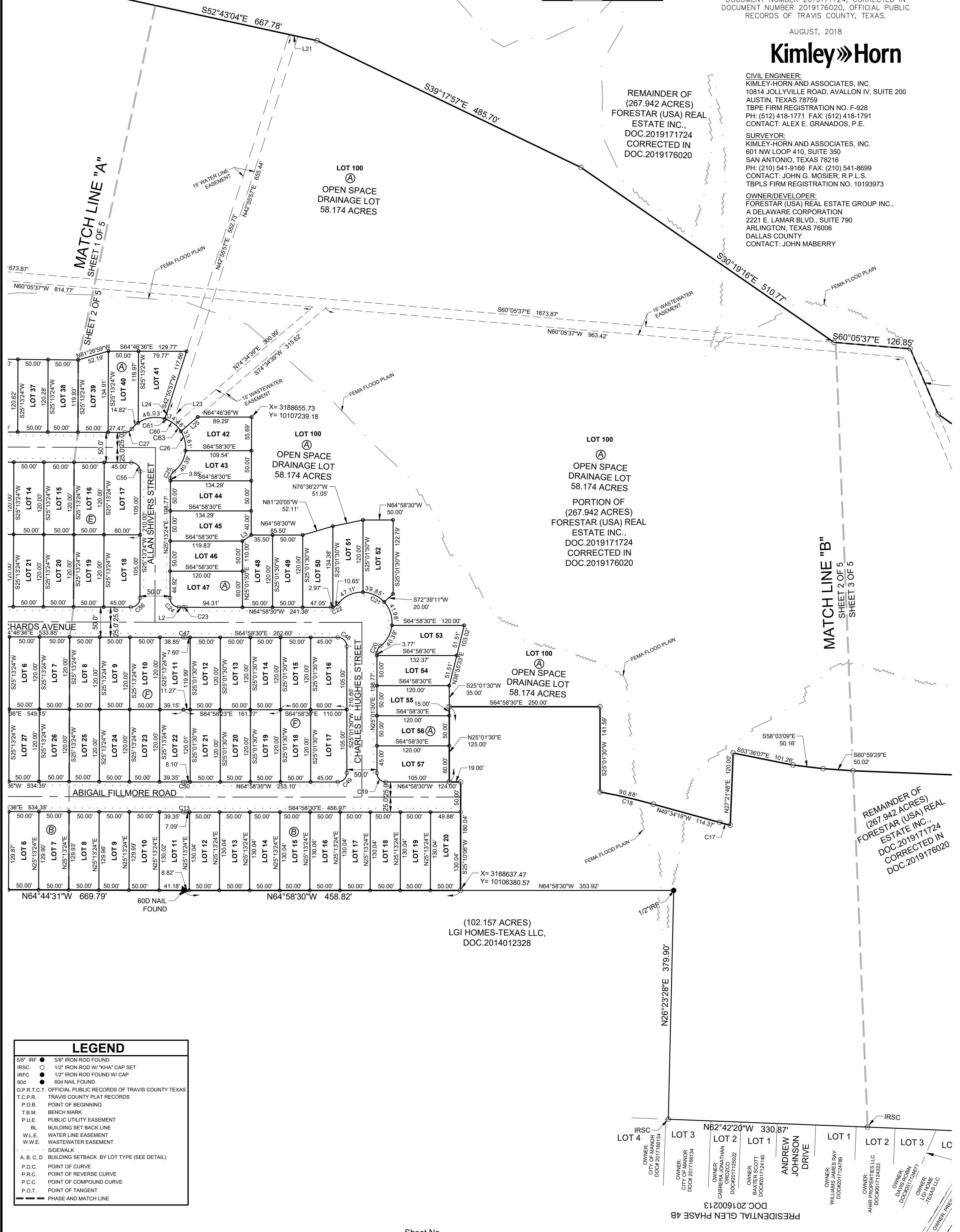
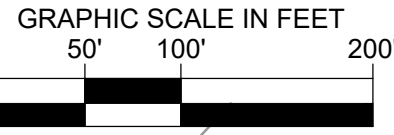
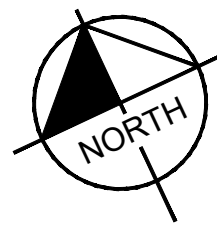
AUGUST, 2018

Kimley»Horn

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: ALEX E. GRANADOS, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
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

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY



MATCH LINE "A"
SHEET 1 OF 5

MATCH LINE "A"
SHEET 2 OF 5

MATCH LINE "B"
SHEET 2 OF 5
SHEET 3 OF 5

REMAINDER OF
(267.942 ACRES)
FORESTAR (USA) REAL
ESTATE INC.,
DOC.2019171724
CORRECTED IN
DOC.2019176020

LOT 100
OPEN SPACE
DRAINAGE LOT
58.174 ACRES
PORTION OF
(267.942 ACRES)
FORESTAR (USA) REAL
ESTATE INC.,
DOC.2019171724
CORRECTED IN
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REMAINDER OF
(267.942 ACRES)
FORESTAR (USA) REAL
ESTATE INC.,
DOC.2019171724
CORRECTED IN
DOC.2019176020

(102.157 ACRES)
LGI HOMES-TEXAS LLC,
DOC.2014012328

LEGEND

| | | |
|--------------|---|--|
| 5/8" IRF | ● | 5/8" IRON ROD FOUND |
| IRSC | ○ | 1/2" IRON ROD W/ "KHA" CAP SET |
| IRFC | ○ | 1/2" IRON ROD FOUND W/ CAP |
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| T.C.P.R. | | TRAVIS COUNTY PLAT RECORDS |
| P.O.B. | | POINT OF BEGINNING |
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| BL | | BUILDING SET BACK LINE |
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| - - - | | SIDEWALK |
| A, B, C, D | | BUILDING SETBACK BY LOT TYPE (SEE DETAIL) |
| P.O.C. | | POINT OF CURVE |
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| P.C.C. | | POINT OF COMPOUND CURVE |
| P.O.T. | | POINT OF TANGENT |
| - - - | | PHASE AND MATCH LINE |

| | | | | | | | | |
|--|--|---|---|----------------------------|--|---|--|--|
| LOT 4 | LOT 3 | LOT 2 | LOT 1 | LOT 1 | LOT 2 | LOT 3 | LC | |
| OWNER: CITY OF MANOR DOC# 2017168134 | OWNER: CITY OF MANOR DOC# 2017168134 | OWNER: GABRIELA JONATHAN NOVCO DOC# 2017126022 | OWNER: BAXTER SCOTT DOC# 2017124140 | ANDREW JOHNSON DRIVE | OWNER: WILLIAM JAMES RAY DOC# 2017124199 | OWNER: AHRB PH&S, LLC DOC# 2017124533 | OWNER: DAVID W. HORN DOC# 2017124571 | OWNER: LGI HOMES - TEXAS LLC OWNER/IRSC |

DWG NAME: K:\SMA_SURVEY\MANOR HEIGHTS DEVELOPMENT\0825700-SKY VILLAGE SOUTH\DWG\KIMLEY-HORN-PLAT\MANOR HEIGHTS PHASE 1-SECTION 1\MANOR HEIGHTS PHASE 1-SECTION 1-SECTION 1\MANOR HEIGHTS PHASE 1-SECTION 1-SECTION 1-SECTION 1\PLAT.DWG PLOTTED BY: COALSON,ASHLEY 1/23/2020 1:40 PM LAST SAVED: 1/23/2020 1:37 PM

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1 GENERAL INFORMATION:

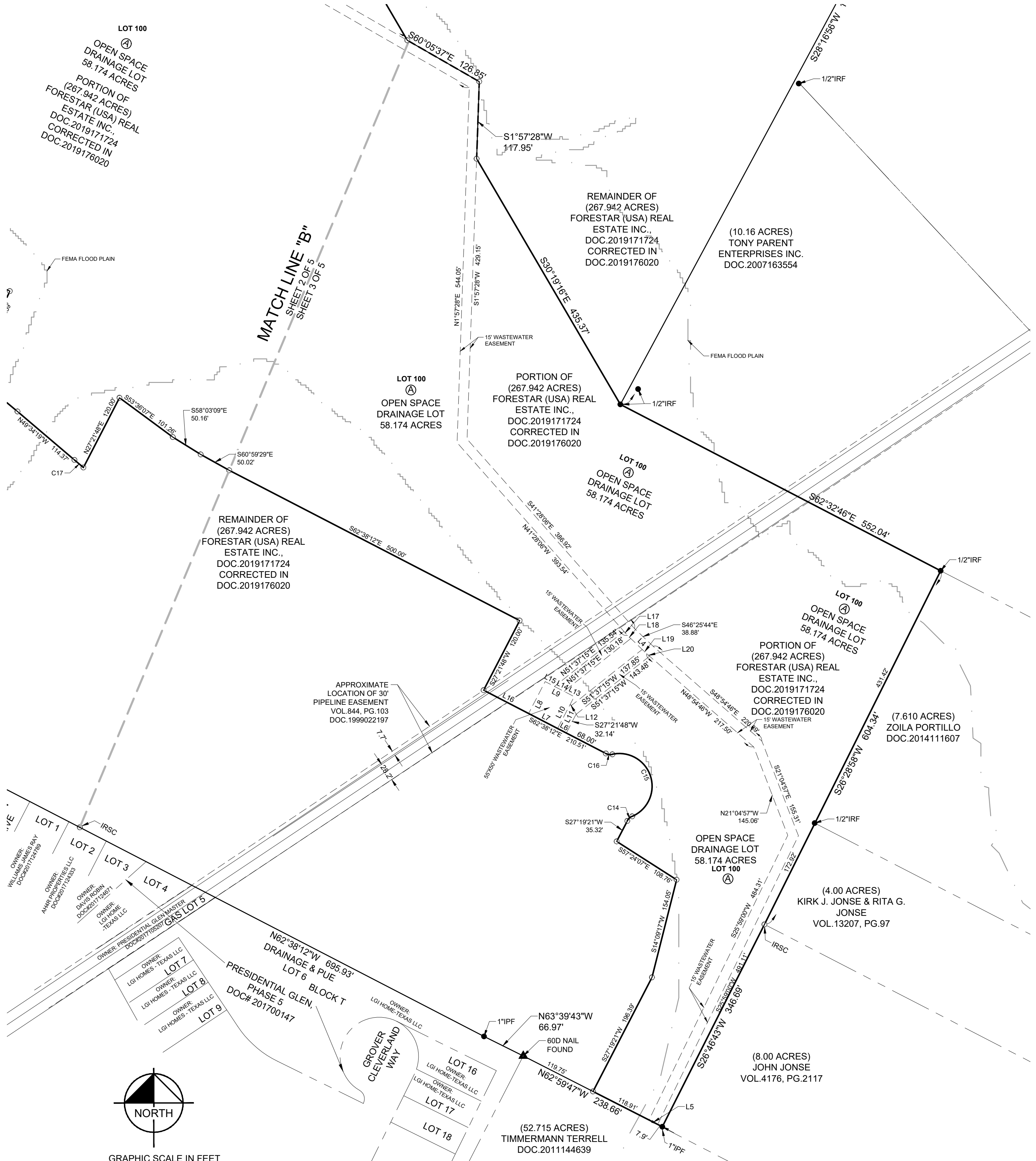
| | |
|--|---------------|
| TOTAL ACREAGE..... | 110.524 ACRES |
| LINEAR FOOT OF 50' ROW..... | 6360' |
| LINEAR FOOT OF 64' ROW..... | 154' |
| NUMBER OF SINGLE FAMILY LOTS..... | 186 |
| NUMBER OF FUTURE RESIDENTIAL LOTS..... | 1 |
| ACREAGE OF RESIDENTIAL LOTS..... | 28.456 ACRES |
| ACREAGE OF FUTURE RESIDENTIAL LOTS | 5.192 ACRES |
| NUMBER OF NON-RESIDENTIAL LOTS..... | 4 |
| ACREAGE OF NON-RESIDENTIAL LOTS..... | 69.205 ACRES |
| TOTAL NUMBER OF LOTS..... | 191 |

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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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: ALEX E. GRANADOS, P.E.

SURVEYOR:
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601 NW LOOP 410, SUITE 350
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

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY



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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 110.524 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, 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 SOUTH PHASE 1, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 110.524 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS SOUTH PHASE 1, SECTION 1" 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

2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006

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 _____, _____

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(
I, ALEX E. GRANADOS, 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.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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

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
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-321-3402
GREG.MOSIER@KIMLEY-HORN.COM

SUBDIVISION PLAT ESTABLISHING

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley » Horn

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AUSTIN, TEXAS 78759
TBP E FIRM REGISTRATION NO. F-928
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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
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

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: _____

PHILIP TRYON, CHAIRPERSON

LLUVIA 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. LARRY WALLACE, JR., MAYOR

LLUVIA ALMARAZ, CITY SECRETARY

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

I, DANA DEBEAUVOIR, 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 _____, _____

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

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 APPROVED 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 REPLACEMENT OF 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 PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, 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 BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
14. 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.
15. PER CITY OF MANOR ORDINANCE NO. 481, MINIMUM LOT SIZE SHALL BE 6000 Sq.Ft., AND THE MINIMUM LIVING AREA PER RESIDENTIAL UNIT SHALL BE 1500 Sq.Ft.
16. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 481.
17. LOT 1, BLOCK A, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE LOT, ARE DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT") AND 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 A, OPEN SPACE DRAINAGE LOT, LOT 100, BLOCK A, OPEN SPACE DRAINAGE LOT, AND LOT 1, BLOCK C, OPEN SPACE DRAINAGE LOT UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
18. DEDICATION AND CONVEYANCE OF LOT 98, BLOCK A, 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 HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 98 IN ACCORDANCE WITH THE TERMS OF THE DEVELOPMENT AGREEMENT AND 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 98 UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
19. 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.

ADJOINERS OWNER INFORMATION table with columns: LOT NO., BLOCK, OWNER NAME, DOC#

SUBDIVISION PLAT ESTABLISHING

MANOR HEIGHTS SOUTH PHASE 1 SECTION 1

BEING 110.524 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE 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 2019171724, CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

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SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 2221 E. LAMAR BLVD., SUITE 790 ARLINGTON, TEXAS 76006

LINE TABLE table with columns: NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, LENGTH, NO., BEARING, LENGTH

LEGAL DESCRIPTION:

Being 110.524 acre tract of land located in the A.C. Caldwell Survey Number 52, Abstract Number 154, Travis County, Texas, being a portion of that certain 267.942 acre tract described in instrument to Forestar Real Estate Group Inc., as described in Document Number 2019171724, corrected in Document Number 2019176020, Official Public Records of Travis County, and being more particularly described as follows:

BEGINNING, at a found 60D nail located in the southeasterly right of way line of Bois D Arc Road and marking the most westerly southwest corner of the said 267.942 acres;

THENCE, along the southeasterly right of way line of Bois D Arc Road, the following two (2) courses and distances:

- 1. North 26deg 34' 25" East, 97.95 feet, to a 1/2 inch iron rod with "KHA" cap set;
2. North 27deg 29' 03" East, 2033.50 feet, to a 1/2 inch iron rod found;

THENCE, South 62deg 00' 08" East, 1087.10 feet, leaving the southeasterly right of way line of Bois D Arc and along the southwesterly line of that certain 13.502 acre tract described in instrument to Tuan V. Nguyen & Nhieu T. Quyn, as described in Document Number 2003234510, Official Public Records of Travis County to a 1/2 inch iron rod with "KHA" set;

THENCE, over and across the said 267.942 acre tract the following seven (7) course and distances:

- 1. South 27°59'52" West, 546.56 feet to a 1/2 inch iron rod with "KHA" set;
2. South 52°43'04" East, 667.78 feet to a 1/2 inch iron rod with "KHA" set;
3. South 39°17'57" East, 485.70 feet to a 1/2 inch iron rod with "KHA" set;
4. South 30°19'16" East, 510.77 feet to a 1/2 inch iron rod with "KHA" set;
5. South 60°05'37" East, 126.85 feet to a 1/2 inch iron rod with "KHA" set;
6. South 1°57'28" West, 117.95 feet to a 1/2 inch iron rod with "KHA" set;
7. South 30°19'16" East, 435.37 feet to a 1/2 inch iron rod found for the southwesterly corner of that certain 10.16 acre tract described in instrument to Tony Parent enterprises Inc., as described in Document Number 2007163554, Official Public Records of Travis County to a 1/2 inch iron rod found;

THENCE, South 62deg 32' 46" East, 552.04 feet, leaving the southwesterly corner of said that certain 10.16 acre tract, along the common line of said 267.942 acre tract and said 10.16 acre tract to a 1/2 inch iron rod found for the northerly corner of that certain 7.610 acre tract described in instrument to Zoila Portillo, as described in Document Number 2014111607, Official Public Records of Travis County;

THENCE, South 26°28'58" West, at a 431.42 feet along the northwesterly line of said 7.610 acre tract passing a 1/2 inch iron rod at the northerly corner of that certain 4.00 acre tract described in instrument to Kirk J. and Rita G. Jonse, as described in Volume 13207, page 97 Real Property Records of Travis County and along said 4.00 acre tract for the total distance of 604.34 feet to a 1/2 inch iron rod with "KHA" cap set for the northerly corner of that certain 8.00 acre tract described in instrument to John Jonse, as described in Volume 4176, page 2117 Real Property Records of Travis County;

THENCE, South 26°46'43" West, 346.69 feet along the northwesterly line of said 8.00 acre tract to a 1 inch iron pipe found on the northeasterly line of that certain 52.715 acre tract described in instrument to Timmermann Terrell as described in Document Number 2011144639, Official Public Records of Travis County for the southerly corner of said 267.942 acre tract;

THENCE, North 62°59'47" West, 118.91 feet along the said northeasterly line of that certain 52.715 acre tract to a 1/2 inch iron rod with "KHA" cap set;

THENCE, over and across the said 267.942 acre tract the following twenty-two (22) course and distances:

- 1. North 27°19'21" East, 196.39 feet to a 1/2 inch iron rod with "KHA" cap set;
2. North 14°09'17" East, 154.05 feet to a 1/2 inch iron rod with "KHA" cap set;
3. North 57°24'07" West, 108.76 feet to a 1/2 inch iron rod with "KHA" cap set;
4. North 27°19'21" East, 35.32 feet to a 1/2 inch iron rod with "KHA" cap set;
5. in a _ direction, along a tangent curve to the right, a central angle of 39°42'56", a radius of 15.00 feet, a chord bearing and distance of North 47°10'49" East, 10.19 feet, and a total arc length of 10.40 feet to a 1/2 inch iron rod with "KHA" cap set;
6. in a _ direction, along a tangent reverse curve to the left, a central angle of 169°23'26", a radius of 50.01 feet, a chord bearing and distance of North 17°39'25" West, 99.58 feet, and a total arc length of 147.84 feet to a 1/2 inch iron rod with "KHA" cap set;
7. in a _ direction, along a tangent reverse curve to the right, a central angle of 39°42'56", a radius of 15.00 feet, a chord bearing and distance of North 82°29'40" West, 10.19 feet, and a total arc length of 10.40 feet to a 1/2 inch iron rod with "KHA" cap set;
8. North 62°38'12" West, 210.51 feet to a 1/2 inch iron rod with "KHA" cap set;
9. North 27°21'48" East, 120.00 feet to a 1/2 inch iron rod with "KHA" cap set;
10. North 62°38'12" West, 500.00 feet to a 1/2 inch iron rod with "KHA" cap set;
11. North 60°59'29" West, 50.02 feet to a 1/2 inch iron rod with "KHA" cap set;
12. North 58°03'09" West, 50.16 feet to a 1/2 inch iron rod with "KHA" cap set;
13. North 53°36'07" West, 101.26 feet to a 1/2 inch iron rod with "KHA" cap set;
14. South 27°21'48" West, 120.00 feet to a 1/2 inch iron rod with "KHA" cap set;
15. in a _ direction, along a non-tangent curve to the right, a central angle of 1°03'13", a radius of 975.00 feet, a chord bearing and distance of North 50°05'55" West, 17.93 feet, and a total arc length of 17.93 feet to a 1/2 inch iron rod with "KHA" cap set;
16. North 49°34'19" West, 114.38 feet to a 1/2 inch iron rod with "KHA" cap set;
17. in a _ direction, along a tangent curve to the left, a central angle of 5°04'48", a radius of 1025.00 feet, a chord bearing and distance of North 52°06'43" West, 90.85 feet, and a total arc length of 90.88 feet to a 1/2 inch iron rod with "KHA" cap set;
18. North 25°01'30" East, 141.59 feet to a 1/2 inch iron rod with "KHA" cap set;
19. North 64°58'30" West, 250.00 feet to a 1/2 inch iron rod with "KHA" cap set;
20. South 25°01'30" West, 125.00 feet to a 1/2 inch iron rod with "KHA" cap set;
21. South 64°58'30" East, 19.00 feet to a 1/2 inch iron rod with "KHA" cap set;
22. South 25°10'06" West, 180.04 feet to a 1/2 inch iron rod with "KHA" cap set on the northeasterly line of that certain 102.157 acre tract described in instrument to LGI Homes - Texas LLC, as described in Document Number 2014012328, Official Public Records of Travis County;

THENCE, along the northeasterly line of said that certain 102.157 acre tract the following three (3) course and distances:

- 1. North 64°58'30" West, 458.82 feet to a 60d nail found;
2. North 64°44'31" West, 669.79 feet to a 60d nail found;
3. North 63°33'33" West, 909.33 feet to the POINT OF BEGINNING and containing 110.524 acres or 4,814,423 square feet of land in Travis County, Texas.

CURVE TABLE table with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD, NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD