

PRELIMINARY PLAT FOR HOLLEY SMITH MANOR SUBDIVISION CITY OF MANOR JANUARY 2022

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PROJECT INFORMATION:

TOTAL ACREAGE: 136.92 ACRES
 SURVEY: SUMNER BACON, ABSTRACT NO. 63
 F.E.M.A. MAP NO. 48453C0295H TRAVIS COUNTY, TEXAS DATED: SEPTEMBER 26, 2008

SUBDIVISION INFORMATION:

NO. OF BLOCKS: 13
 NO. OF LOTS: 377
 NO. RESIDENTIAL LOTS: 363 72.37 AC.
 NO. OF OPEN SPACE, DRAINAGE & GREENBELT LOTS: 3 26.59 AC.
 NO. OF LANDSCAPE, DRAINAGE & SIDEWALK LOTS: 10 2.89 AC.
 NO. OF PARKS: 1 6.56 AC.

TOTAL LINER FOOTAGE OF STREETS: 21,301 L.F. 28.51 AC.

TOTAL ACRES: 136.92 AC.

ADJOINING OWNERS:

- | | |
|--|---|
| <p>① P.I.D. # 426447
MARGARET L. & EMIL L. VORWERK
PO BOX 935
PFLUGERVILLE, TEXAS 78691
109.97 ACRES</p> <p>② P.I.D. # 250088
HAN WU AND LANFANG ZHANG
15821 ANDERSON ROAD
MANOR, TEXAS 78653
35.47 ACRES</p> <p>③ P.I.D. # 259108
VLADIMAR M. HAVAR
15420 N. FM 973
MANOR, TEXAS 78653
6.79 ACRES</p> <p>④ P.I.D. # 786420
JOHN BAYER & JIMMY BAYER
1334 COUNTY ROAD 405
LEXINGTON, TEXAS 78947
14.05 ACRES</p> <p>⑤ P.I.D. # 896833
LAYLA TRUST
2008 HERITAGE WELL LANE
PFLUGERVILLE, TEXAS 78660
12.33 ACRES</p> <p>⑥ P.I.D. # 784659
BENNY, PAUL & MARK GRUNDY
1552 PAYTON FALLS DRIVE
AUSTIN, TEXAS 78754
19.00 ACRES</p> | <p>⑦ P.I.D. # 259163
KYLE NGUYEN
1523 BRADBURY LANE
AUSTIN, TEXAS 78753
14.70 ACRES</p> <p>⑧ P.I.D. # 259159
JOHN & SANDY KERR
1301 LOST CREEK
AUSTIN, TEXAS 78746
5.80 ACRES</p> <p>⑨ P.I.D. # 259152
GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520
50.36 ACRES</p> <p>⑩ P.I.D. # 259092
MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653
71.81 ACRES</p> <p>⑪ P.I.D. # 259093
AQUA WATER SUPPLY CORP.
415 OLD AUSTIN HWY
DRAWER P
BASTROP, TX 78602
(3.56 ACRES)</p> <p>⑫ P.I.D. # 259110
CAB MANOR, LLC
4517 THREE ARROWS COURT
CEDAR PARK, TEXAS 78613
39.00 ACRES</p> |
|--|---|



LEGAL DESCRIPTION

BEING ALL OF THAT CERTAIN 93.983 (4,093,912 SQ. FT.) ACRE TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021241104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 42.921 ACRE (1,869,634 SQ. FT.) TRACT OF LAND SITUATED IN THE SUMNER BACON SURVEY, ABSTRACT NUMBER 63, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO KB HOME LONE STAR, INC. IN DOCUMENT NUMBER 2021243947 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLOODPLAIN NOTE:

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0295H FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008

OWNER:

KB HOME
 ATTN: JOHN ZINSMEYER
 10800 PECAN PARK BLVD., SUITE 200
 AUSTIN, TEXAS 78750
 PHONE: (512) 651-8100

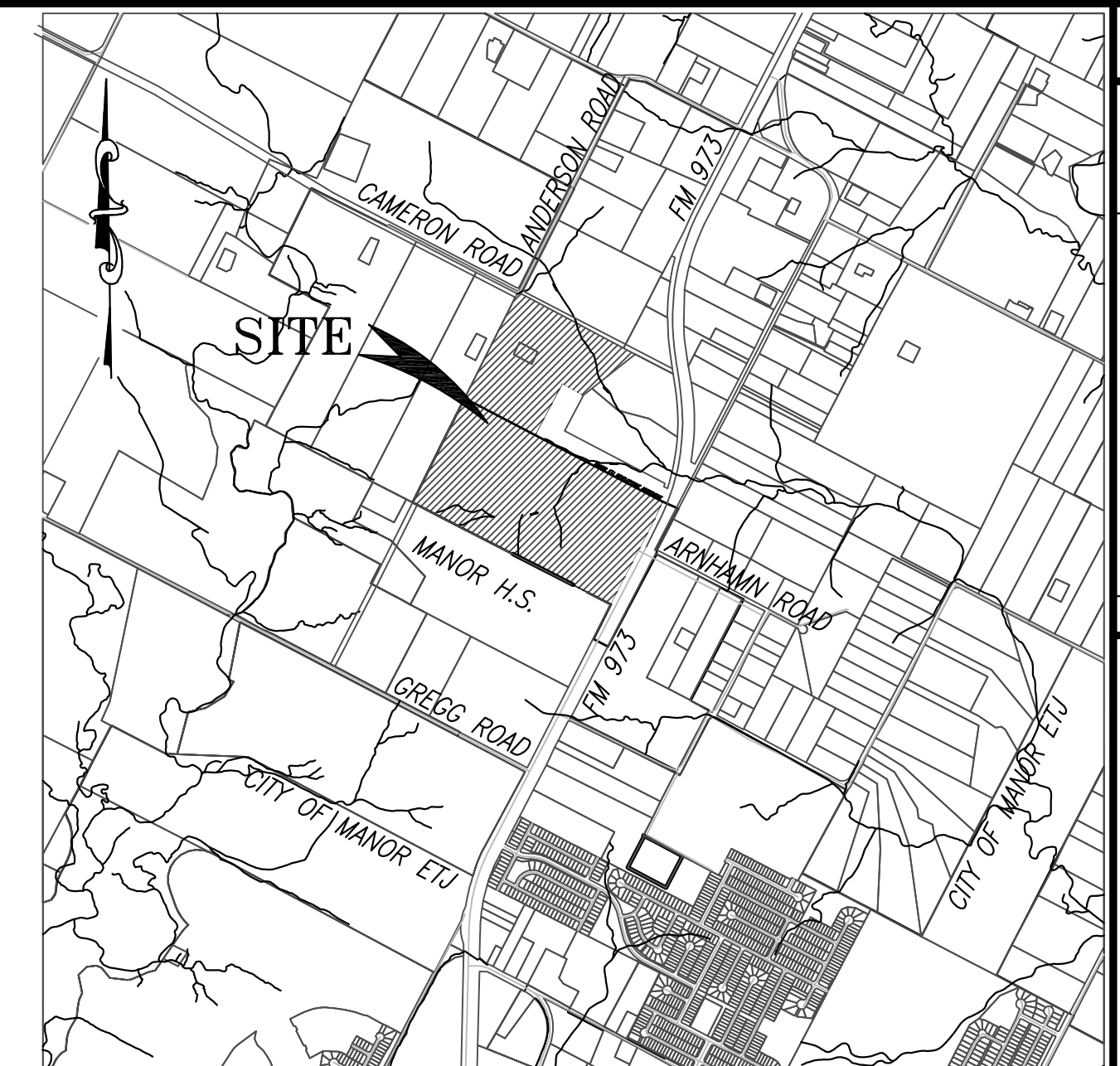
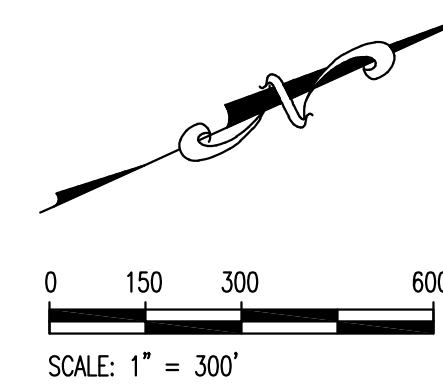
DEVELOPER:

KB HOME
 ATTN: JOHN ZINSMEYER
 10800 PECAN PARK BLVD., SUITE 200
 AUSTIN, TEXAS 78750
 PHONE: (512) 651-8100

ENGINEER/AGENT:

CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DR.
 AUSTIN, TEXAS 78749
 PHONE: (512) 280-5160
 FAX: (512) 280-5165

BENCH MARKS
 BM1:
 TP CIRS
 N:10114414.72 E: 3182177.13
 ELEV: 558.02
 BM2
 TP CIRS
 N:10117547.43 E: 3180641.52
 ELEV: 565.51

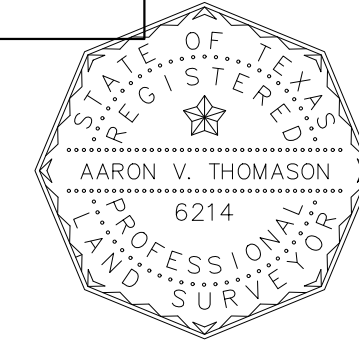


LOCATION MAP
 SCALE: 1" = 2,000'

LEGEND	
□	CONCRETE MONUMENT SET
○	IRON PIPE FOUND
●	IRON ROD FOUND
○	IRON ROD SET
WL ESMT.	WATER LINE EASEMENT
WW ESMT.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
17	LOT NUMBER
(A)	BLOCK NUMBER
---	BUILDING SETBACK LINE
- - - - -	EASEMENT LINE
· · · · ·	SIDEWALK LOCATION
①	ADJACENT PROPERTY OWNER
---	CREEK CENTERLINE
- - - - -	100 YEAR FLOODPLAIN

STATE OF TEXAS
 COUNTY OF TRAVIS

CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Aaron V. Thomason
 AARON THOMASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE: 6/5/2023

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF MANOR CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 5th DAY OF JUNE, 2023

Charles R. Brigance, Jr.
 CHARLES R. BRIGANCE, JR. P.E. NO. 64346

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS AND IS HERE BY RECOMMENDED FOR APPROVAL BY THE COUNCIL ON THIS THE ___ OF ___, 2023 A.D.

APPROVED: _____ ATTEST: _____

LAKESHA SMALL, CHAIRPERSON

LLUVIA T. ALMARAZ,
 CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ___ OF ___, 2023 A.D.

APPROVED: _____ ATTEST: _____

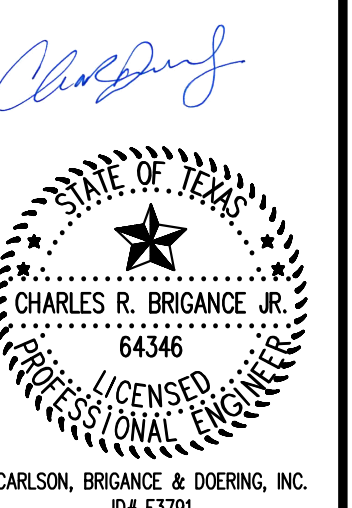
HONORABLE CHRISTOPHER HARVEY
 MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ,
 CITY SECRETARY

DESIGNED BY:	DRAFTED BY:
CRB	CIP
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #F3791
 5501 West William Cannon Dr.
 Austin, Texas 78749
 Phone No. (512) 280-5160
 www.cbdiag.com

SHEET NAME: OVERALL PRELIMINARY PLAN
 JOB NAME: HOLLEY SMITH MANOR SUBDIVISION
 PROJECT: PRELIMINARY PLAT



06/05/2023

DATE

JAN 2022

JOB NUMBER

5411

SHEET

1 OF 10