

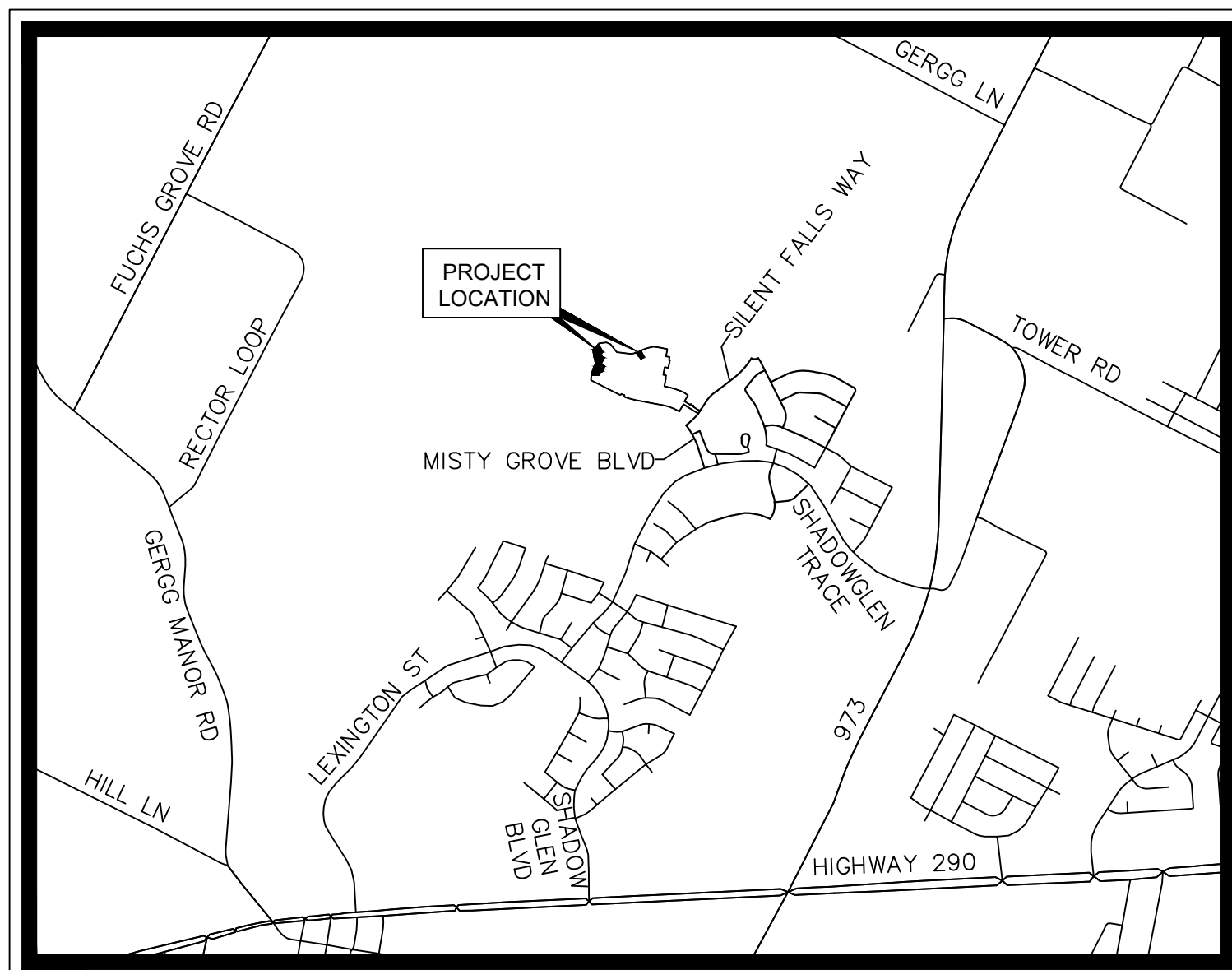
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP
SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTION 23B

1.692 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG
LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
4131 S. MAIN STREET
SANTA ANA, CALIFORNIA 92707
PH: (949) 241-8414
CONTACT: RUSS ALLISON

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 551-1839 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

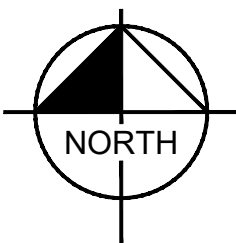
Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

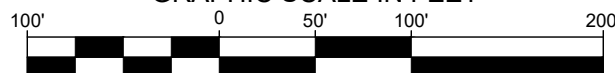
FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	DJG	JGM	04/20/2023	069254505	1 OF 4



GRAPHIC SCALE IN FEET



1" = 100' @ 24X18

LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	P.O.B. POINT OF BEGINNING
	R.O.W. RIGHT OF WAY
	BENCHMARK
	••••• SIDEWALK
	--- APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0485J EFFECTIVE 8/18/2014
	- - - 100-YEAR FLOODPLAIN PER CLOMR CASE NO. 19-06-0028R APPROVED 4/18/2019
	(F) BLOCK IDENTIFIER

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 77	0.200	8,726
BLOCK F LOT 85	0.341	14,842
BLOCK F LOT 86	0.278	12,116
BLOCK F LOT 87	0.214	9,303
BLOCK F LOT 89	0.227	9,885
BLOCK F LOT 90	0.210	9,140
BLOCK F LOT 91	0.223	9,713
TRACT 1	1.492	65,000
TRACT 2	0.200	8,726

GENERAL INFORMATION:
TOTAL ACREAGE.....1.692 ACRES
TOTAL LINEAR FEET OF ROW.....0.000'
ACREAGE OF ROW.....0.000 ACRES
NUMBER OF SINGLE FAMILY LOTS.....7
ACREAGE OF SINGLE FAMILY LOTS.....1.692 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....0
ACREAGE OF NON-RESIDENTIAL LOTS.....0.000 ACRES
TOTAL NUMBER OF LOTS.....7

**TRACT 1:
A METES AND BOUNDS
DESCRIPTION OF A
1.492 ACRE TRACT OF LAND**

BEING a 1.492 acre (65,000 square feet) tract of land situated in the William Sanderford Survey No. 70, Abstract No. 743, City of Manor, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the northwest corner of Lot 92, Block F, Shadowglen Phase 2 Section 23A, plat of which recorded in Document No. 202100179 of the Official Public Records of Travis County and the easterly line of that certain 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County;

THENCE, along the easterly boundary line of said 200.38 acre tract, the following five (5) courses and distances:

1. North 06°29'21" East, 1.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 10°47'21" East, 97.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 25°02'15" East, 98.75 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 10°40'07" West, 231.21 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 45°46'08" East, 129.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the northwest corner of Lot 84, Block F, of said Shadowglen Phase 2 Section 23A;

THENCE, departing the easterly boundary line of said 200.38 acre tract, and along the westerly boundary line of said Shadowglen Phase 2 Section 23A plat, the following eight (8) courses and distances:

1. South 29°59'42" East, 147.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. in a southerly direction along a non-tangent curve to the left, having a radius of 50.00 feet, a chord South 14°40'15" East, 96.44 feet, a central angle of 149°20'45", and an arc length of 130.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 26°52'41" West, 120.57 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 63°07'19" East, 70.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 26°52'41" West, 91.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
6. in a southwesterly direction along a tangent curve to the right, having a radius of 15.00 feet, a chord South 52°53'17" West, 13.16 feet, a central angle of 52°01'12", and an arc length of 13.62 feet to a point of reverse curvature;
7. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 50.00 feet, a chord South 38°32'44" West, 64.75 feet, a central angle of 80°42'18", and an arc length of 70.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. South 88°24'42" West, 123.77 feet to the **POINT OF BEGINNING**, and containing 1.492 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated in the office of Kimley-Horn and Associates in San Antonio, Texas.

**TRACT 2
A METES AND BOUNDS
DESCRIPTION OF A
0.200 ACRE TRACT OF LAND**

BEING a 0.200 acre (8,726 square feet) tract of land situated in the William Sanderford Survey No. 70, Abstract No. 743, City of Manor, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northeast corner of Lot 78, Block F, Shadowglen Phase 2 Section 23A, plat which recorded in Document No. 202100179 of the Official Public Records of Travis County, on the southeasterly line of that certain 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County;

THENCE, North 67°53'33" East, 82.78 feet along the southeasterly boundary line of said 200.38 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northwest corner of Lot 76, of said Block F;

THENCE, South 27°45'14" East, 117.08 feet along the westerly boundary line of said Lot 76 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on Claress Lane (50 foot wide public right-of-way);

THENCE, in a southwesterly direction along said Claress Lane, along a non-tangent curve to the left, having a radius of 350.00 feet, a chord South 57°19'44" West, 60.00 feet, a central angle of 9°50'03", and an arc length of 60.07 feet, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, North 37°35'17" West, 132.31 feet along aforesaid Lot 78, Block F, to the **POINT OF BEGINNING**, and containing 0.200 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated in the office of Kimley-Horn and Associates in San Antonio, Texas.

BENCH MARK LIST

DATUM IS NAVD '83, USING GEOID - 0.41 BELOW 12A, BASED ON GPS OBSERVATIONS.

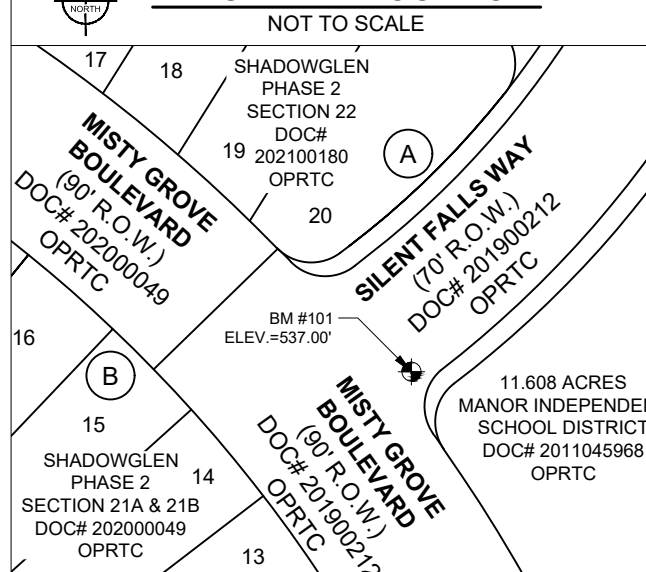
BM #101 "X" ON CURB INLET.

• ELEV.= 537.000'

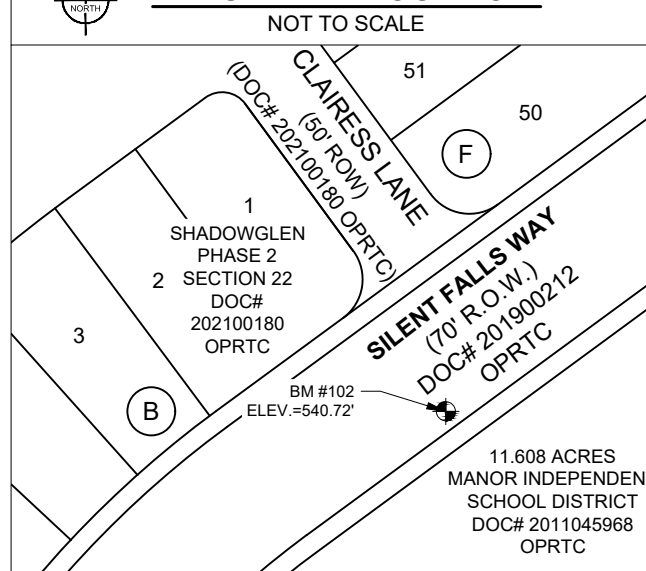
BM #102 "X" ON CURB INLET.

• ELEV.= 540.720'

BENCHMARK LOCATION:



BENCHMARK LOCATION:



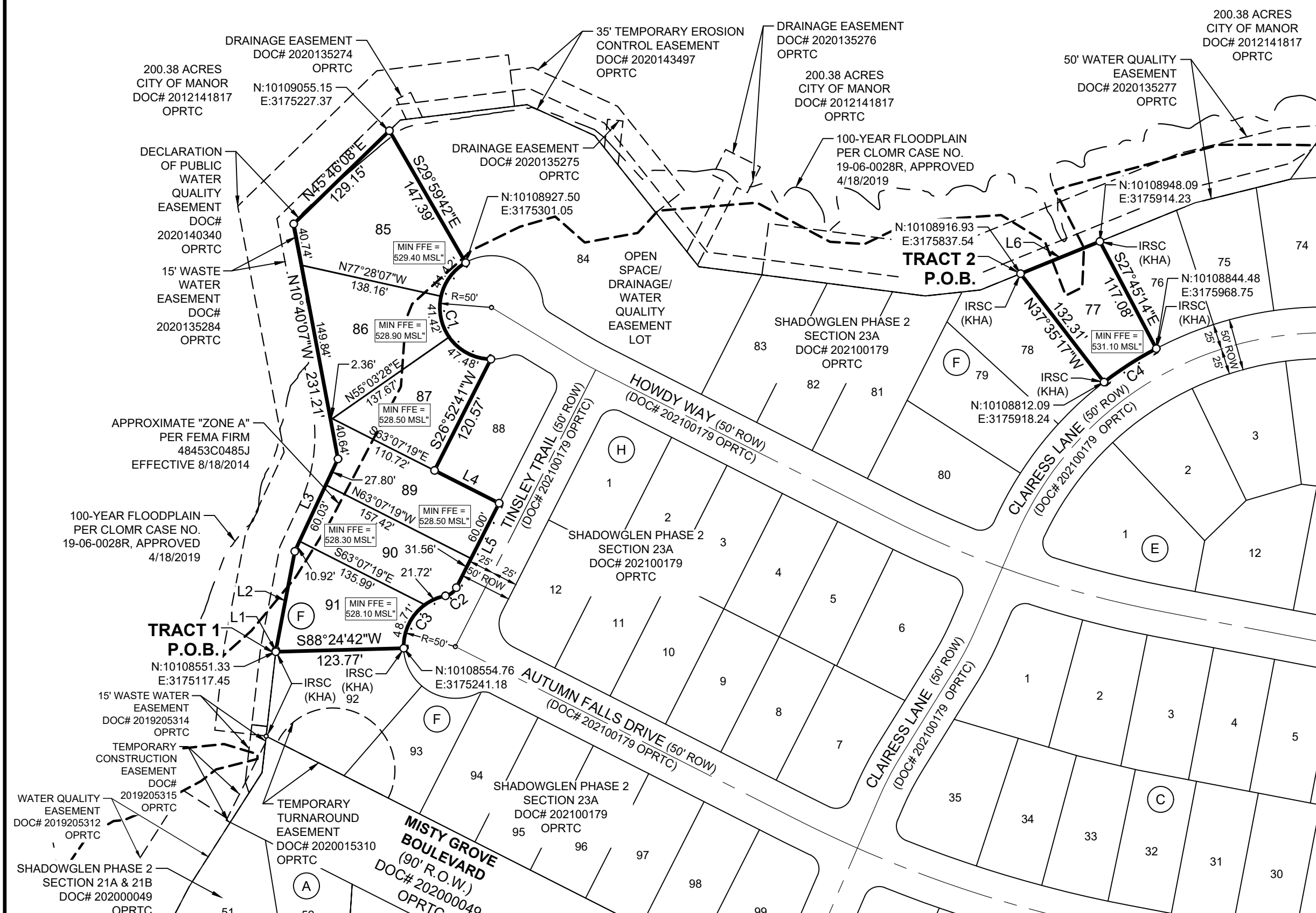
**SHADOWGLEN PHASE 2
SECTION 23B
1.692 ACRES**

OUT OF A CALLED 276.88 ACRE PARCEL 2
CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
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	04/20/2023	069254505	2 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N06°29'21"E	1.39'
L2	N10°47'21"E	97.39'
L3	N25°02'15"E	98.75'
L4	S63°07'19"E	70.00'
L5	S26°52'41"W	91.56'
L6	N67°53'33"E	82.78'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	149°20'45"	50.00'	130.33'	S14°40'15"E	96.44'
C2	52°01'12"	15.00'	13.62'	S52°53'17"W	13.16'
C3	80°42'18"	50.00'	70.43'	S38°32'44"W	64.75'
C4	9°50'03"	350.00'	60.07'	S57°19'44"W	60.00'

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 551-1839 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
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SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

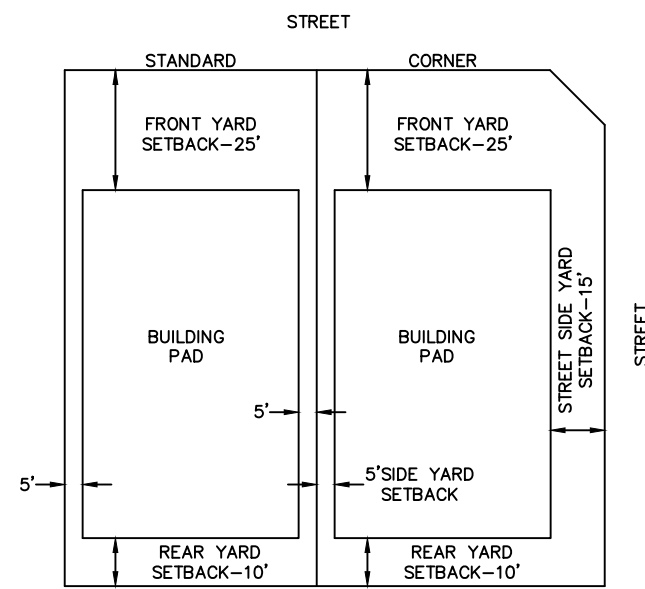
OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
4131 S. MAIN STREET
SANTA ANA, CALIFORNIA 92707
PH: (949) 241-8414
CONTACT: RUSS ALLISON

General Notes:

- Public sidewalks built to City of Manor and Travis County standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the 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.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Wilbarger Creek Municipal Utility District No. 1 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
- 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.
- 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.
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety 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.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage easement lot except as approved by Travis County and the City of Manor.
- A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)
Front Yard - 25' for regular lots, 20' for irregular lots
Side Yard - 5'
Street Side Yard - 15'
Rear Yard - 10'
- All open spaces are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designed as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document No.2003066593 of the Official Public Records of Travis County. These lots will be "owned and Maintained by the Homeowners Association.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
- Parkland for 7 residential units has been satisfied with this plat.
- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- The Covenants, Conditions and Restrictions associated with this subdivision are recorded under Document number 2003066593 of the Official Public Records of Travis County, Texas.
- Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount of existing at undeveloped status by ponding or other approved methods.
- This plat is subject to the Travis County 2016 Water Quality Rules.
- Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the 500-year floodplain as shown hereon: Lot 77, Block F, 531.10' M.S.L., Lot 85, Block F, 529.40' M.S.L., Lot 86, Block F, 528.90' M.S.L., Lot 87, Block F, 528.50' M.S.L., Lot 89, Block F, 528.50' M.S.L., Lot 90, Block F, 528.30' M.S.L., and Lot 91, Block F, 528.10' M.S.L.

NOTE: (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).
- The owner is responsible for maintaining and operating all permanent water quality controls in compliance with all applicable standards and requirements of the Travis County Code. See Document _____.
- No cut or fill on any lot may exceed eight (8) feet , excluding driveways, A building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.

ADJACENT PROPERTY OWNERS			ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.	LOT	OWNER	GEOGRAPHIC I.D.
BLOCK A LOT 50	Anthony John Turnquist & Hannah Kathleen Keating	0243650522	BLOCK A LOT 50	Anthony John Turnquist & Hannah Kathleen Keating	0243650522
BLOCK A LOT 51	Shannon Jones	0243650521	BLOCK F LOT 79	Sameer Saini & Sumner Siddiqui	0245650120
BLOCK A LOT 52	Siggy J. Carreon	0243650520	BLOCK F LOT 80	LGI Homes-Texas, LLC	0245650121
BLOCK A LOT 53	Warren B. Weaver	0243650519	BLOCK F LOT 81	Eduardo & Michelle Colmenero	0245650122
BLOCK A LOT 54	Chan Woong Park	0243650518	BLOCK F LOT 82	Jonathan & Christine Law	0245650123
BLOCK C LOT 1	LGI Homes-Texas, LLC	0245650501	BLOCK F LOT 83	Jesus Sierra & Veronica Luna	0245650124
BLOCK C LOT 2	Michael Reyes & Catalina Stubbs	0245650502	BLOCK F LOT 84	Shadowglen Residential Property Owners Association Inc.	0245650125
BLOCK C LOT 3	Fabian Sybille & Nida Haqqi-Sybille	0245650503	BLOCK F LOT 88	SG Land Holdings, LLC	0245650126
BLOCK C LOT 4	LGI Homes-Texas, LLC	0245650504	BLOCK F LOT 92	SG Land Holdings, LLC	0245650127
BLOCK E LOT 1	Dustin S. & Heather L. Lick	0245650301	BLOCK F LOT 93	SG Land Holdings, LLC	0245650128
BLOCK E LOT 2	Ako Gagarin & Gabriella Georgedes	0245650302	BLOCK F LOT 94	SG Land Holdings, LLC	0245650129
BLOCK E LOT 3	LGI Homes-Texas, LLC	0245650303	BLOCK F LOT 95	SG Land Holdings, LLC	0245650130
BLOCK E LOT 4	Luis Rafael Rodriguez & Greiby Marley Guillen Morales	0245650304	BLOCK F LOT 96	SG Land Holdings, LLC	0245650131
BLOCK E LOT 5	LGI Homes-Texas, LLC	0245650305	BLOCK F LOT 97	LGI Homes-Texas, LLC	0245650132
BLOCK E LOT 6	Kenneth Robert & Mary Lawrence	0245650306	BLOCK H LOT 1	SG Land Holdings, LLC	0245650201
BLOCK E LOT 10	Nefertitti Rhodes	0245650310	BLOCK H LOT 2	SG Land Holdings, LLC	0245650202
BLOCK E LOT 11	Kenneth R. & Mary E. Lawrence	0245650311	BLOCK H LOT 3	SG Land Holdings, LLC	0245650203
BLOCK E LOT 12	Dejuane Wilson & Dozier Teena	0245650312	BLOCK H LOT 4	SG Land Holdings, LLC	0245650204
BLOCK F LOT 71	LGI Homes-Texas, LLC	0245650113	BLOCK H LOT 5	SG Land Holdings, LLC	0245650205
BLOCK F LOT 72	Angle E. Perez Talley & Ashley M. Perez Talley	0245650114	BLOCK H LOT 9	SG Land Holdings, LLC	0245650209
BLOCK F LOT 73	LGI Homes-Texas, LLC	0245650115	BLOCK H LOT 10	SG Land Holdings, LLC	0245650210
BLOCK F LOT 74	Byeong Ju Lee & Catalina Herrera	0245650116	BLOCK H LOT 11	SG Land Holdings, LLC	0245650211
BLOCK F LOT 75	Tyler Andrew Berlin & Lauren Nicole	0245650117	BLOCK H LOT 12	SG Land Holdings, LLC	0245650212
BLOCK F LOT 76	Jesse Rodriguez & Alma Pioquinto	0245650118	200.38 Acre Tract	City of Manor	0242600254
BLOCK F LOT 78	Ismail Vandeliwala	0245650119			



TYPICAL SETBACK DETAIL
NOT TO SCALE

City of Manor Subdivision Variances:

- An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
- The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
- Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
- All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
- The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
- Lots shall not be required to face a similar lot across the street.
- Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
- The area within the City's Territorial Jurisdiction Zoned District "O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
- The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 500 sq. ft.
- Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- A development plan and report shall be submitted with the filing of each final plat.
- Revoked by Cotton Holding.
- A walkway/bicycle path system shall be submitted with the filing of each final plat.
- A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

**SHADOWGLEN PHASE 2
SECTION 23B
1.692 ACRES**

**OUT OF A CALLED 276.88 ACRE PARCEL 2
CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 551-1839 FAX: (512) 418-1791
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CONTACT: RUSS ALLISON

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.		
N/A	DJG	JGM	04/20/2023	069254505	3 OF 4		

The State of California §
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 1.692 acre tract of land in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under Document No. 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said, 1.692 acre having been approved for subdivision, pursuant to 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 Shadowglen Phase 2, Section 23B of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 1.692 acre of land of said in accordance with the attached map or plat to be know as Shadowglen Phase 2, Section 23B and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places 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: _____
Name: _____
Title: _____
Address: 4131 S. Main Street
Santa Ana, California 92707

The State of California §
County of Orange §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as _____ of _____, on behalf of said corporation.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of Orange
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated May 30, 2013 recorded as Document No. 2013097945 in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

Southwest Debt Partners LLC, A Delaware Limited Liability Company

By: _____

Name: _____

Title: _____

The State of California §
County of _____ §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as _____ of the Southwest Debt Partners LLC, on behalf of said lender.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of _____
The State of California

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Wilbarger Creek Municipal Utility District (M.U.D.) No. 1 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date _____ M.U.D. Engineer _____

The State of Texas §
County of Travis §

I, Jason Reece, 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 Wilbarger Creek Watershed.

The 100-year and 500-year floodplains are contained within the drainage lot as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Jason Reece, P.E.
Registered Professional Engineer No. 127126
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759

The 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
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-541-9166

SURVEYOR'S NOTES:

- 1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- 2. All property corners of the lots in this subdivision will be monumented prior to lots sales and after road construction with a 1/2" iron rod with red plastic cap stamped "KHA", unless otherwise noted.

City of Manor Acknowledgments

This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. ____ day of _____, 20____.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. ____ day of _____, 20____.

Approved: _____ Attest: _____

P&Z 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 _____, 20____.

Approved: _____ Attest: _____

Dr. Christopher Harvey, Mayor _____ Lluvia T. Almaraz, City Secretary

The State of Texas §
County of Travis §

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 ____ DAY OF _____, 20____, A.D. AT ____ O'Clock ____M., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'Clock ____M.. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

The State of Texas §
County of Travis §

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

The State of Texas §
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

SHADOWGLEN PHASE 2
SECTION 23B
1.692 ACRES
OUT OF A CALLED 276.88 ACRE PARCEL 2
CONVEYED TO SG LAND HOLDINGS LLC
DOC. NO. 2012217281, OPRTC
WILLIAM SANDERFORD SURVEY NO. 70,
ABSTRACT NO. 743
CITY OF MANOR, TRAVIS COUNTY, TEXAS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 551-1839 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
4131 S. MAIN STREET
SANTA ANA, CALIFORNIA 92707
PH: (949) 241-8414
CONTACT: RUSS ALLISON

Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100' Drawn by DJG Checked by JGM Date 04/20/2023 Project No. 069254505 Sheet No. 4 OF 4