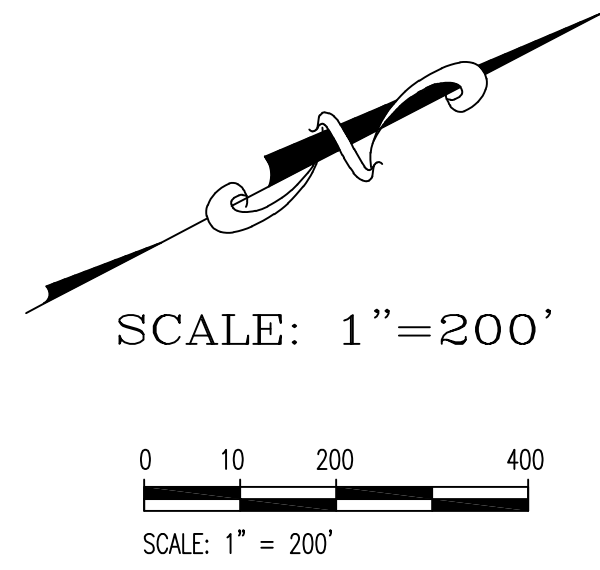
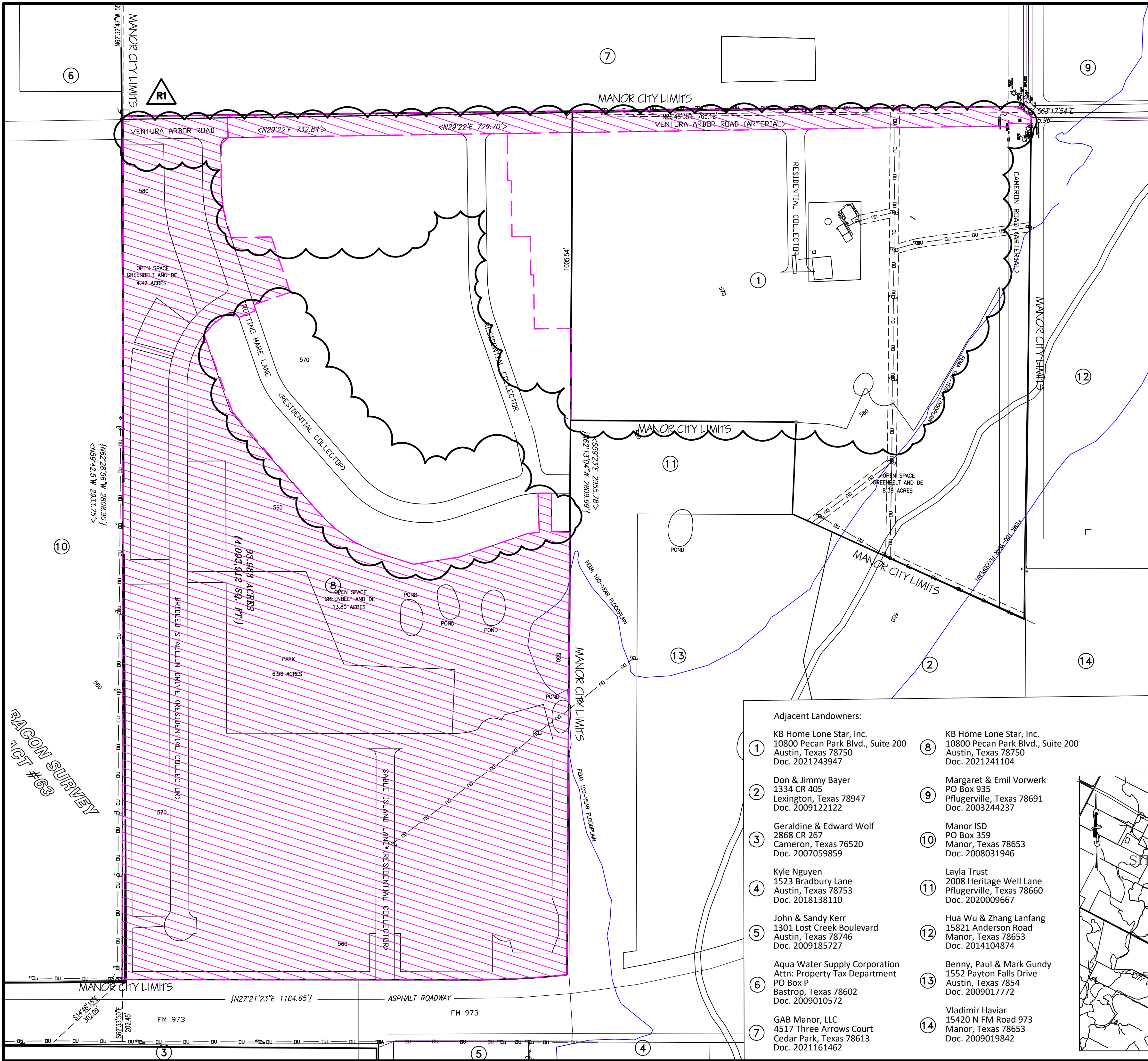




Date: August 1, 2025

Acreage: 136.92 Ac.

Residential Lot Acreage: 72.37
Open Space Acreage: 26.59
Park Acreage: 6.56
Landscape/Drainage Acreage: 2.89
Street Acreage: 28.51

Survey: Sumner Bacon Survey, A-63

Number of Residential Units: 380
Number of LUEs: 380

Owner/Developer:
KB Home Lone Star, Inc.
10800 Pecan Park Boulevard, Suite 200
Austin, Texas 78750

Engineer/Surveyor:
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon Dr.
Austin, Texas 78749
Phone #: (512) 280-5160
Fax #: (512) 280-5165

NOTES:

1. This site is subject to the Holley/Smith Development Agreement as passed at the October 27, 2021 Manor City Council meeting, as amended.

2. Proposed Phasing: 3 Phases
Phase 1 - 2024 (Existing) 
Phase 2 - 2025
Phase 3 - 2026

3. All Arterial and Residential Collector roadways shown are Proposed, unless part of existing Phase 1.

- Adjacent Landowners:
- | | |
|---|--|
| ① KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021243947 | ⑧ KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021241104 |
| ② Don & Jimmy Bayer
1334 CR 405
Lexington, Texas 78947
Doc. 2009122122 | ⑨ Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691
Doc. 2003244237 |
| ③ Geraldine & Edward Wolf
2868 CR 267
Cameron, Texas 76520
Doc. 2007059859 | ⑩ Manor ISD
PO Box 359
Manor, Texas 78653
Doc. 2008031946 |
| ④ Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753
Doc. 2018138110 | ⑪ Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660
Doc. 2020009667 |
| ⑤ John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746
Doc. 2009185727 | ⑫ Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653
Doc. 2014104874 |
| ⑥ Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602
Doc. 2009010572 | ⑬ Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 7854
Doc. 2009017772 |
| ⑦ GAB Manor, LLC
4517 Three Arrows Court
Cedar Park, Texas 78613
Doc. 2021161462 | ⑭ Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653
Doc. 2009019842 |

VICINITY MAP
1"=2000'



Carlson, Brigrance & Doering, Inc. FIRM ID #13791 Civil Engineering 5501 West William Cannon Austin, Texas 78748 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
	
CONCEPT PLAN REVISION 1 (1" = 200')	
SHEET	DESIGNED BY: CB
JOB NAME	HOLLEY SMITH MANOR TRACT
PROJECT	PRELIMINARY CONCEPT
JOB NUMBER	5411
SHEET	1 OF 1