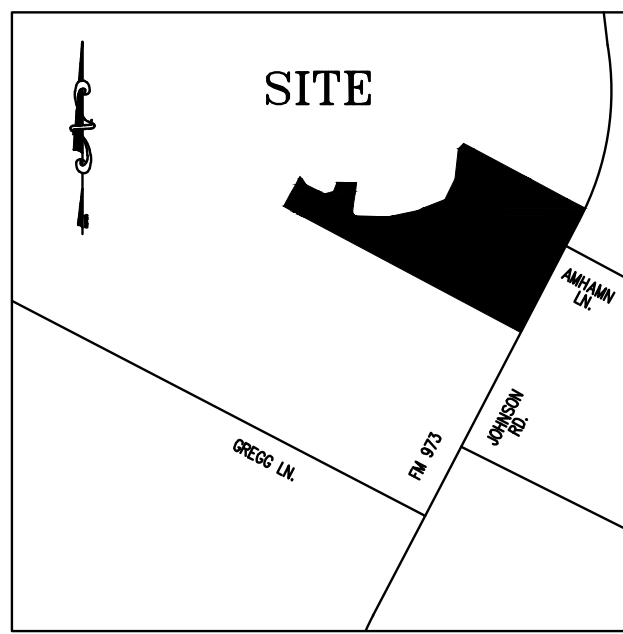
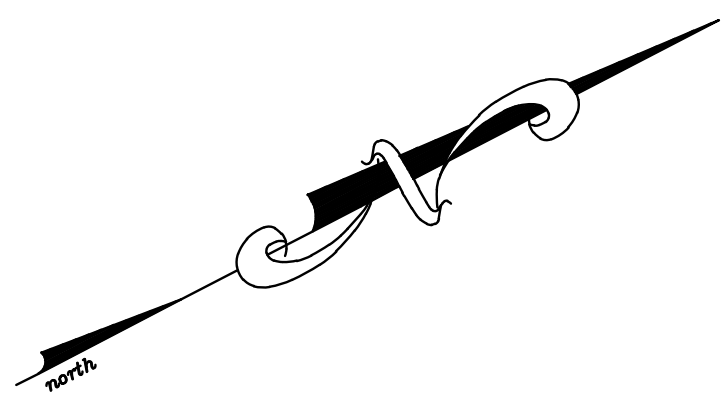


# HOLLEY-SMITH PHASE 1



LOCATION MAP  
SCALE: 1" = 2,000'



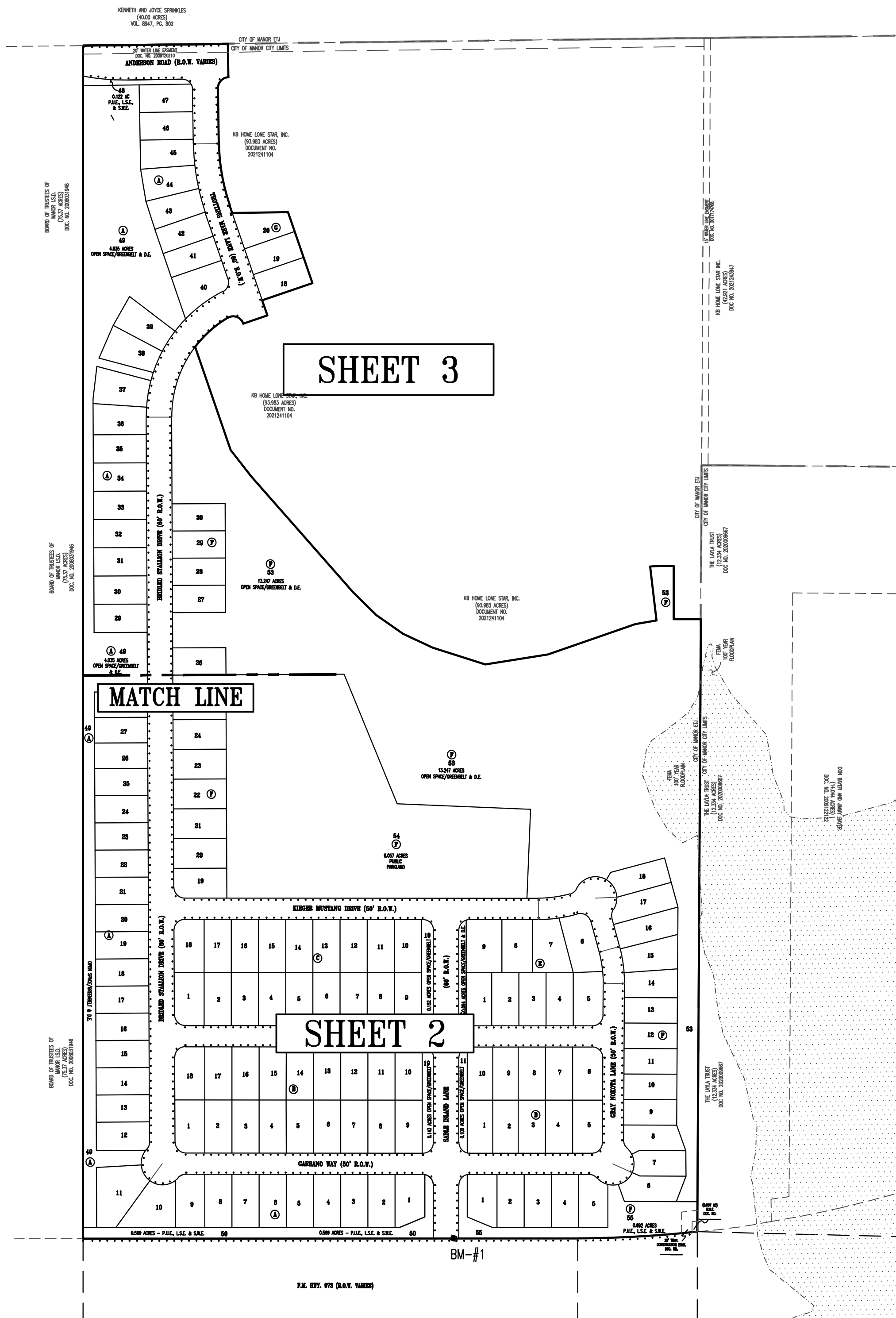
SCALE: 1" = 200'

## LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- Ⓢ BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE

| STREETS                | R.O.W.        | L.F.  |
|------------------------|---------------|-------|
| ANDERSON ROAD          | R.O.W. VARIES | 342   |
| GRAY NOKOTA LANE       | 50' R.O.W.    | 695   |
| BRIDLED STALLION DRIVE | 60' R.O.W.    | 2,172 |
| TROTTING MARE LANE     | 60' R.O.W.    | 625   |
| KIEGER MUSTANG DRIVE   | 50' R.O.W.    | 969   |
| ONAGER PASS            | 50' R.O.W.    | 1,064 |
| GARRANO WAY            | 50' R.O.W.    | 956   |
| SABLE ISLAND LANE      | 60' R.O.W.    | 776   |
| TOTAL                  |               | 7,599 |

|                                   |     |
|-----------------------------------|-----|
| SINGLE FAMILY LOTS:               | 135 |
| P.U.E., L.S.E., & S.W.E. LOTS:    | 3   |
| OPEN SPACE\GREENBELT & D.E. LOTS: | 6   |
| COMMUNITY PARK LOT:               | 1   |
| TOTAL LOTS:                       | 145 |
| BLOCKS:                           | 7   |



DATE: MAY 18, 2023  
ACREAGE: 60.416 ACRES  
SURVEY: SUMNER BACON SURVEY NUMBER 62,  
ABSTRACT NUMBER 63  
F.E.M.A. MAP NO.: 48453C0295H,  
TRAVIS COUNTY, TEXAS  
DATED: SEPTEMBER 26, 2008

OWNER AND DEVELOPER:  
KB HOME LONE STAR, INC.  
ATTN: JOHN ZINSMEYER  
10800 PECAN PARK, SUITE 200  
AUSTIN, TX 78750

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

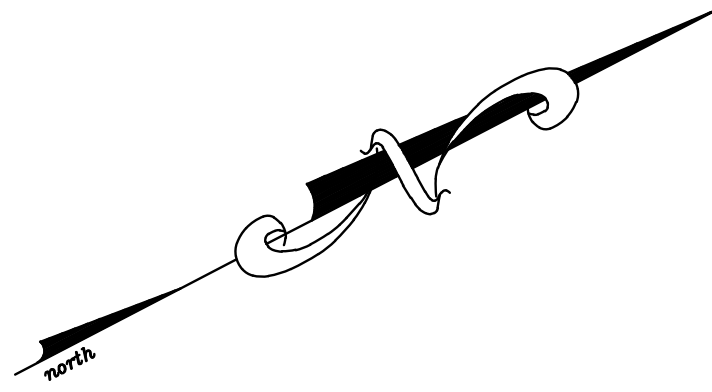
BENCHMARK NOTES:  
#1 - 1/2" IRON ROD SET STAMPED "CONTROL"  
N: 10,114,414.72  
E: 3,182,177.13  
ELEV=558.02' (NAVD '88)

BEARINGS ARE BASED ON THE TEXAS COORDINATE  
SYSTEM, CENTRAL ZONE (4203), NAD83

SHEET NO. 1 OF 5

**Carlson, Brigance & Doering, Inc.**  
FIRM ID #F3791 REG. # 10024900  
Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

# HOLLEY-SMITH PHASE 1

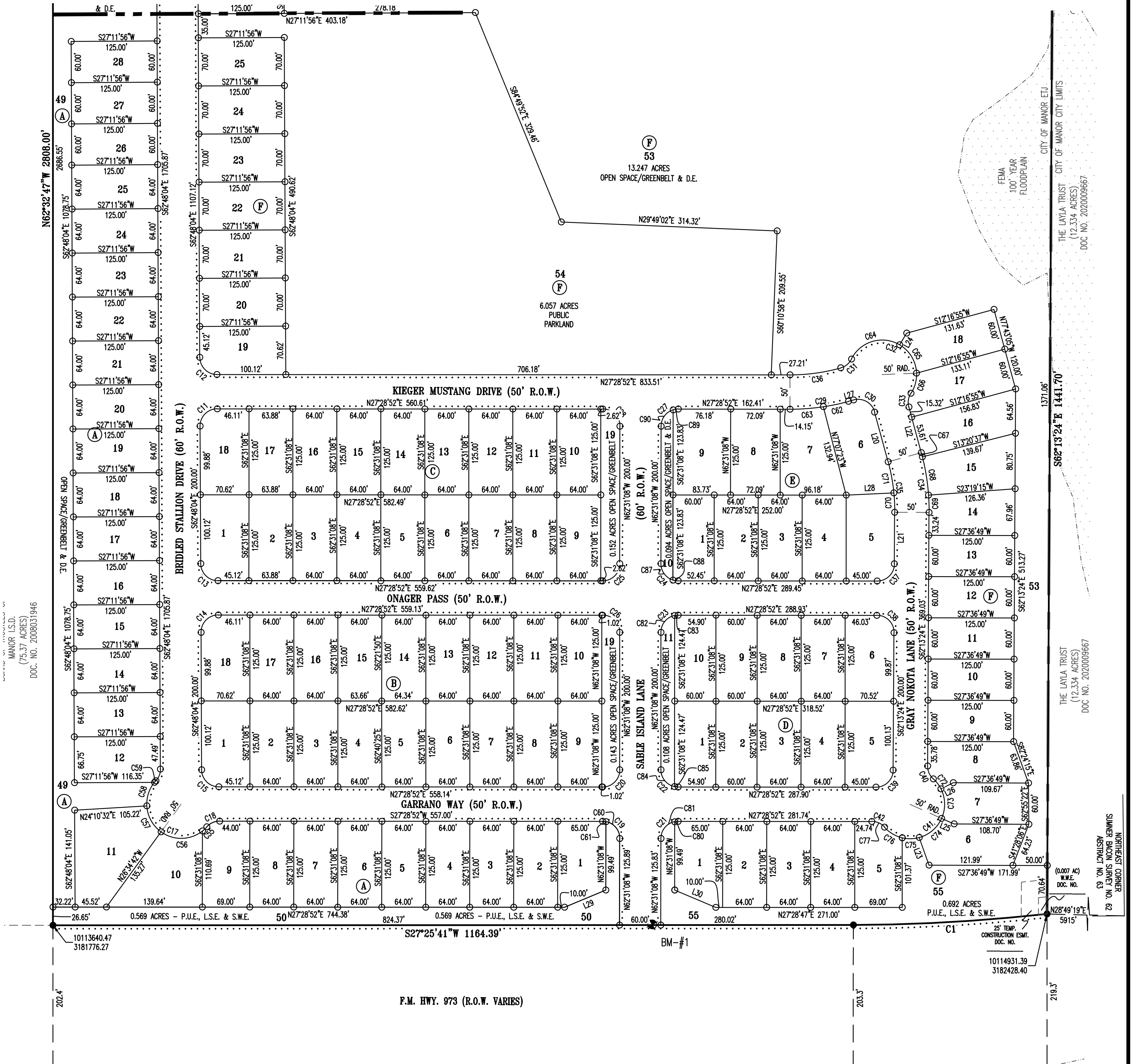


SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
- L.S.E. LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE

## MATCH LINE SHEET 3



## SHEET NO. 2 OF 5

**Carlson, Brigrance & Doering, Inc.**

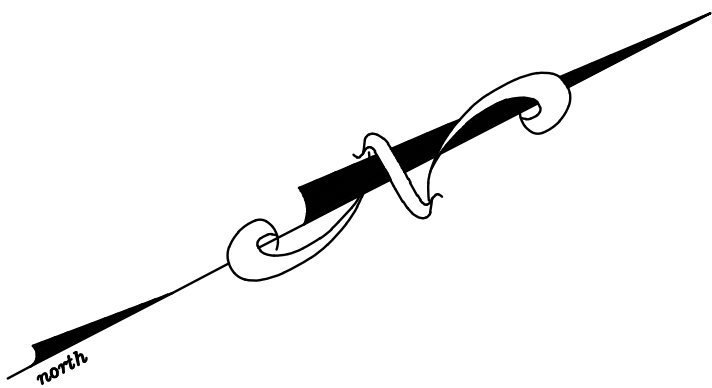
FIRM ID #F3791

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

REG. # 10024900

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

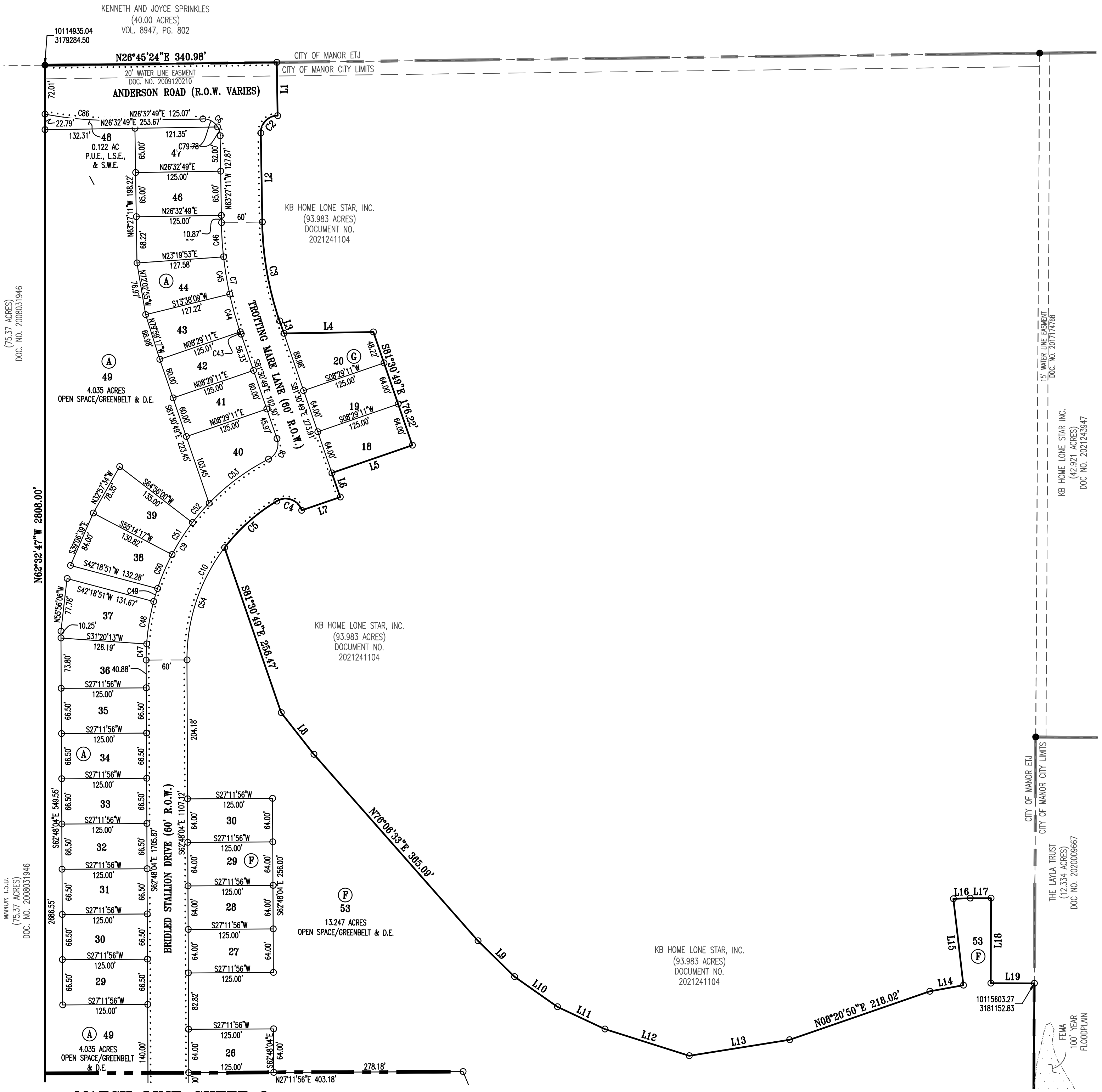
# HOLLEY-SMITH PHASE 1



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ BENCHMARK
- 1 LOT NUMBER
- ⊙ BLOCK DESIGNATOR
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- P.U.E. PUBLIC UTILITY EASEMENT
- ..... APPROX. SIDEWALK LOCATION
- S.W.E. SIDEWALK EASEMENT
- B.S.L. BUILDING SETBACK LINE



MATCH LINE SHEET 2

SHEET NO. 3 OF 5



**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying

5501 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165



# HOLLEY-SMITH PHASE 1

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT JOHN ZINSMEYER, VICE PRESIDENT OF KB HOME LONE STAR, INC, BEING OWNERS OF THAT CERTAIN CALLED 93.983 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021241104, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND HEREBY SUBDIVIDE 60.416 ACRES OF LAND IN ACCORDANCE WITH SECTION 212 OF THE LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

## "HOLLEY-SMITH PHASE 1"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BOULEVARD, SUITE 200  
AUSTIN, TEXAS 78750

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

### ENGINEERS CERTIFICATION

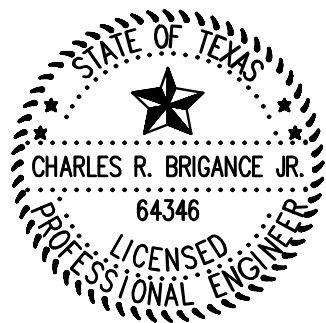
I, CHARLES R. BRIGANCE JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

#### FLOOD PLAIN AND DRAINAGE EASEMENT NOTES:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA FOR THE 100 AND 500 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # MAP NO.: 48453C0295H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM LICENSED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022



\_\_\_\_\_  
CHARLES R. BRIGANCE, JR., P.E. NO. 64346  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

\_\_\_\_\_  
DATE

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. THIS PROPERTY COMPLIES WITH TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS.

\_\_\_\_\_  
JOHN DAVID KIPP, R.P.L.S. NO. 5844  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749

\_\_\_\_\_  
DATE



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., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

\_\_\_\_\_  
BY: DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

\_\_\_\_\_  
JULIE LEONARD, CHAIRPERSON

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED:

ATTEST:

\_\_\_\_\_  
HONORABLE DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

\_\_\_\_\_  
LLUVIA T. ALMARAZ, CITY SECRETARY

### SHEET NO. 5 OF 5

|                          |  |                 |
|--------------------------|--|-----------------|
|                          | <b>Carlson, Brigance &amp; Doering, Inc.</b> |                 |
|                          | FIRM ID #E3791                               | REG. # 10024900 |
| Civil Engineering        | Surveying                                    |                 |
| 5501 West William Cannon | Austin, Texas 78749                          |                 |
| Phone No. (512) 280-5160 | Fax No. (512) 280-5165                       |                 |