

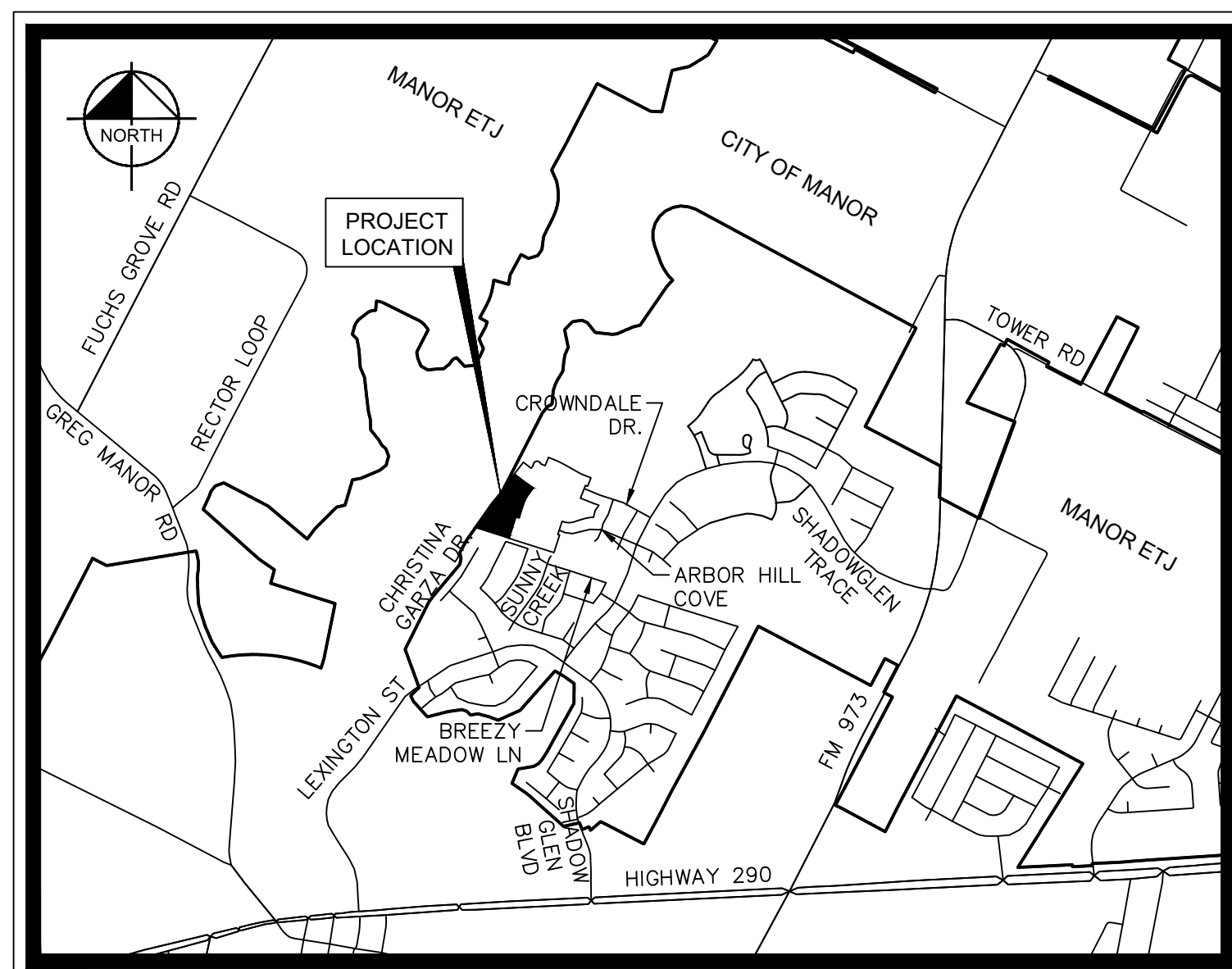
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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 18B

6.102 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743

CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
SG LAND HOLDINGS, LLC
2392 MORSE AVENUE
IRVINE, CALIFORNIA 93614
PH: (949) 241-8414
CONTACT: RUSS ALLISON

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
BUILDING IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

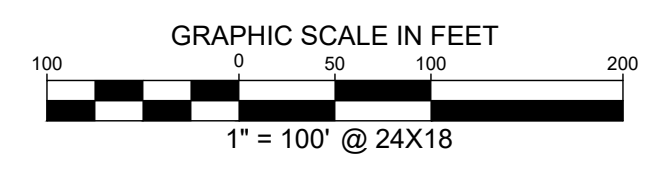
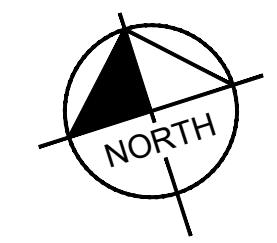
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

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

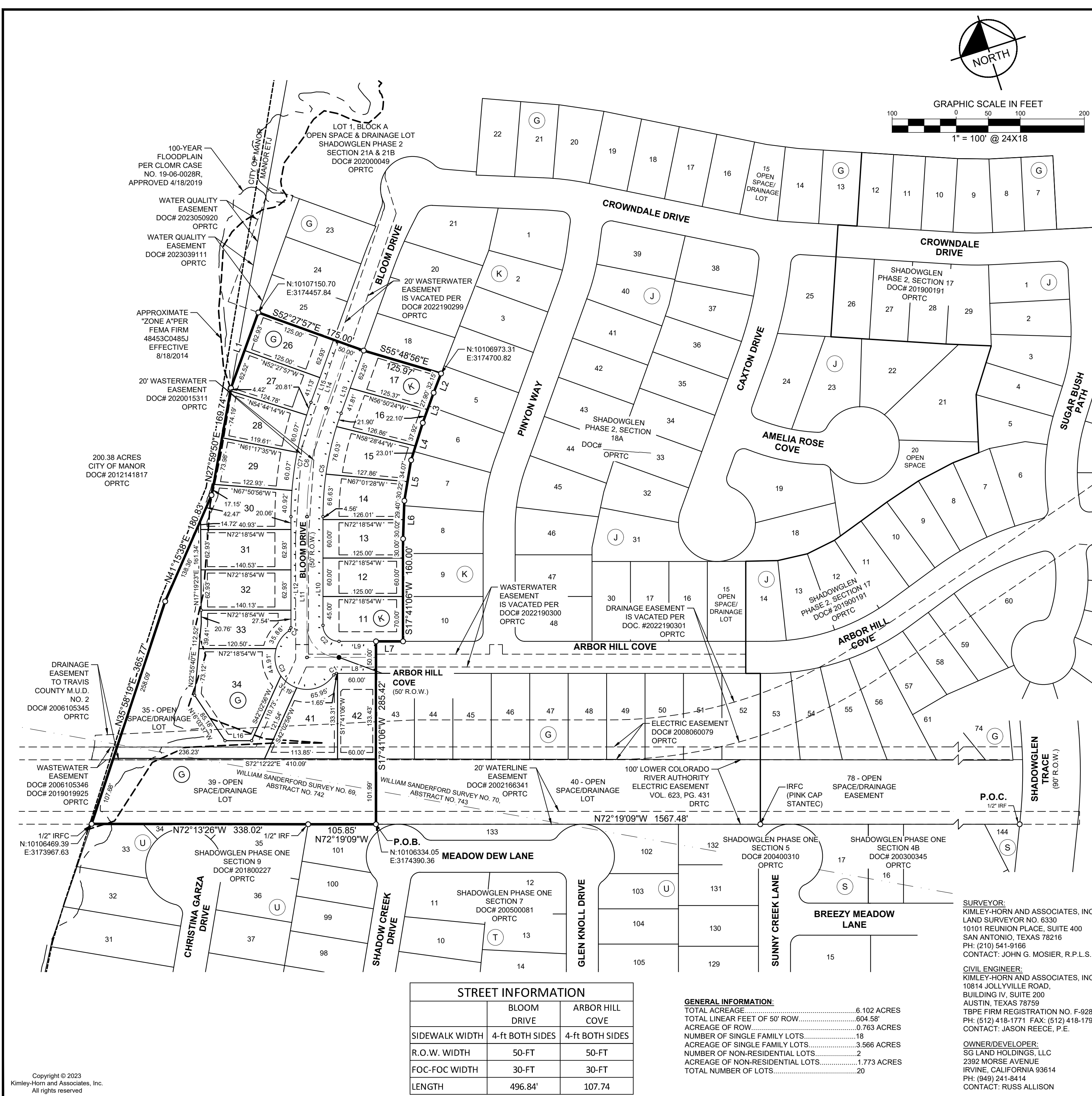
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	DJG	JGM	5/30/2023	069254501	1 OF 4



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°56'39"	5.00'	4.97'	S79°12'46"W	4.77'
C2	90°00'00"	25.00'	39.27'	N27°18'54"W	35.36'
C3	203°53'19"	50.00'	177.93'	S27°18'54"E	97.83'
C4	56°56'39"	5.00'	4.97'	S46°09'26"W	4.77'
C5	19°50'57"	475.00'	164.55'	N27°36'34"E	163.73'
C6	19°50'57"	500.00'	173.22'	S27°36'34"W	172.35'
C7	19°50'57"	525.00'	181.88'	S27°36'34"W	180.97'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N37°32'03"E	125.45'	L10	N17°41'06"E	169.56'
L2	S38°52'55"W	32.15'	L11	S17°41'06"W	219.56'
L3	S37°32'03"W	50.00'	L12	S17°41'06"W	173.47'
L4	S35°00'30"W	60.92'	L13	N37°32'03"E	104.06'
L5	S27°10'35"W	64.29'	L14	S37°32'03"W	104.06'
L6	S19°36'29"W	59.41'	L15	S37°32'03"W	104.06'
L7	N72°18'54"W	42.26'	L16	N72°18'58"W	41.65'
L8	S72°18'54"E	61.65'			
L9	N72°18'54"W	57.74'			

LEGEND	
IRSC	1/2" IRON ROD W/ "XHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
---	SIDEWALK
---	BUILDING SET BACK LINE
---	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
---	PHASE LINE
(F)	BLOCK IDENTIFIER



STREET INFORMATION		
	BLOOM DRIVE	ARBOR HILL COVE
SIDEWALK WIDTH	4-ft BOTH SIDES	4-ft BOTH SIDES
R.O.W. WIDTH	50-FT	50-FT
FOC-FOC WIDTH	30-FT	30-FT
LENGTH	496.84'	107.74'

GENERAL INFORMATION:	
TOTAL ACREAGE	6.102 ACRES
TOTAL LINEAR FEET OF 50' ROW	604.58'
ACREAGE OF ROW	0.763 ACRES
NUMBER OF SINGLE FAMILY LOTS	18
ACREAGE OF SINGLE FAMILY LOTS	3.566 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	2
ACREAGE OF NON-RESIDENTIAL LOTS	1.773 ACRES
TOTAL NUMBER OF LOTS	20

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.

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 10814 JOLLYVILLE ROAD,
 BUILDING IV, SUITE 200
 AUSTIN, TEXAS 78759
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OWNER/DEVELOPER:
 SG LAND HOLDINGS, LLC
 2392 MORSE AVENUE
 IRVINE, CALIFORNIA 93614
 PH: (949) 241-8414
 CONTACT: RUSS ALLISON

SHADOWGLEN PHASE 2 SECTION 18B
 6.102 ACRES
 OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC
 DOC. NO. 2012217281, OPRTC
 WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
 WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

Scale	1" = 100'	Drawn by	DJG	Checked by	JGM	Date	5/30/2023	Project No.	069254501	Sheet No.	2 OF 4
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**A METES AND BOUNDS
DESCRIPTION OF A
6.102 ACRE TRACT OF LAND**

BEING a 6.102 acre (265,803 square feet) tract of land situated in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of a called 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:

COMMENCING at a 1/2-inch iron rod found on the westerly right-of-way line of Shadowglen Trace (90 feet wide) marking the southeastern-most corner of said Parcel 2, same being the eastern-most corner of Lot 144, Block S of Shadowglen Phase One Section 4(B), plat of which recorded in Document No. 200300345 of the Official Public Records of Travis County;

THENCE, North 72°19'09" West, 1,567.48 feet, departing the westerly right-of-way line of said Shadowglen Tract and along the southerly line of said Parcel 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the POINT OF BEGINNING of the herein described tract, said point being on the northerly line of Lot 101, Block U of Shadowglen Phase One Section 7, plat of which recorded in Document No. 200500081 of the Official Public Records of Travis County;

THENCE, North 72°19'09" West, 105.85 feet, continuing along the southerly line of said Parcel 2 to a 1/2-inch iron rod found marking the northwest corner of said Lot 101, same being the east corner of Lot 35, Block U of Shadowglen Phase One Section 9, plat of which is recorded in Document No. 201800227 of the Official Public Records of Travis County;

THENCE, North 72°13'26" West, 338.02 feet along the northerly line of said Shadowglen Phase One Section 9 to a 1/2-inch iron rod with a plastic cap stamped "SURVCON" found marking the north corner of Lot 33, Block B of said Shadowglen Phase One Section 9, same being the southwest corner of said Parcel 2 on the on the easterly line of a called 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 line of said 200.38 acre tract the following three (3) courses and distances:
 1. North 35°58'19" East, 365.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 2. North 41°15'38" East, 180.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 3. North 27°59'50" East, 169.74 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found marking the southwest corner of Lot 1, Block A of Shadowglen Phase 2 Section 21A & 21B, plat of which is recorded in Document No. 202000049 of the Official Public Records of Travis County;

THENCE, North 37°32'03" East, 125.45 feet departing the easterly line of said 200.38 acre tract and along the southerly line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for corner;

THENCE, departing the southerly line of said Lot 1 and crossing said Parcel 2 the following ten (10) courses and distances:
 1. South 52°27'57" East, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 2. South 55°48'56" East, 125.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 3. South 38°52'55" West, 32.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 4. South 37°32'03" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 5. South 35°00'30" West, 60.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 6. South 27°10'27" West, 64.28 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 7. South 19°36'38" West, 59.72 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 8. South 17°40'53" West, 159.69 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 9. North 72°18'49" West, 42.25 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 10. South 17°41'08" West, 285.42 feet to the POINT OF BEGINNING, and containing 6.1020 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

City of Manor Subdivision Variances:

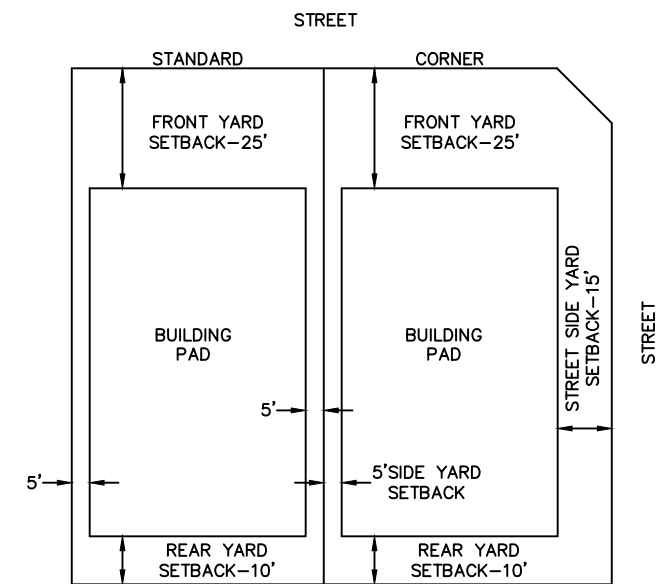
- An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction 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 5,000 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.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 26	0.181	7,866
BLOCK G LOT 27	0.185	8,055
BLOCK G LOT 28	0.187	8,142
BLOCK G LOT 29	0.185	8,074
BLOCK G LOT 30	0.201	8,750
BLOCK G LOT 31	0.203	8,856
BLOCK G LOT 32	0.203	8,831
BLOCK G LOT 33	0.184	8,036
BLOCK G LOT 34	0.340	14,813
BLOCK G LOT 35 - OPENSACE/DRAINAGE LOT	0.771	33,598
BLOCK G LOT 39 - OPEN SPACE/DRAINAGE LOT	1.002	43,641
BLOCK G LOT 41	0.232	10,114
BLOCK G LOT 42	0.184	8,002
BLOCK K LOT 11	0.198	8,616
BLOCK K LOT 12	0.172	7,500
BLOCK K LOT 13	0.173	7,515
BLOCK K LOT 14	0.190	8,278
BLOCK K LOT 15	0.194	8,451
BLOCK K LOT 16	0.178	7,773
BLOCK K LOT 17	0.176	7,652
BOUNDARY	6.102	265,803
RIGHT-OF-WAY	0.763	33,240

ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.
BLOCK T LOT 8	Joseph & Kathleen Schroeder	0241620215
BLOCK T LOT 9	Aaron & Rebecca Travis	0241620216
BLOCK T LOT 10	Debora & Kerry Elliott	0241620217
BLOCK T LOT 11	Saul Jaimes & Ruby Marquez	0241620218
BLOCK T LOT 12	Stephanie Greatwood	0241652001
BLOCK T LOT 13	Kyle Marienthal	0241652002
BLOCK T LOT 14	Vernon & Andrea Cain	0241652003
BLOCK T LOT 15	Daniella Damiano	0241652004
BLOCK U LOT 29	Elizabeth & Sean Nolton	0241620176
BLOCK U LOT 30	Timothy & Narriet Stevenson	0241620175
BLOCK U LOT 31	Anthony & Audrey Tiger	0243620117
BLOCK U LOT 32	Torvald Tomas Valentijn Hessel & Ryan Ellsabeth Grigo Fleming	0243620116
BLOCK U LOT 33	Fernando & Noemi Duran	0243620115
BLOCK U LOT 34	SG Land Holdings LLC	0243620114
BLOCK U LOT 35	Richard & Jessica Flair	0243620113
BLOCK U LOT 36	Everardo & Elizabeth Cabrera	0243620112
BLOCK U LOT 37	Jonathan Pruitt & Meghan Laurin	0243620111
BLOCK U LOT 38	Daniel & Laura Garza	0241620174
BLOCK U LOT 39	Armando Perez	0241620173
BLOCK U LOT 96	Davis Covin & Trevor Harper	0241620110
BLOCK U LOT 97	Jason Lee Hansen	0241620109
BLOCK U LOT 98	Sean & Erin Anderson	0241620108
BLOCK U LOT 99	Joshua & Kaya Jackson	0241620107
BLOCK U LOT 100	Jonathan Law	0243620102
BLOCK U LOT 101	Neil Keller	0243620101
BLOCK U LOT 133	SG Land Holdings LLC	0243650101
BLOCK G LOTS 23 - 25 & 43 - 48	SG Land Holdings LLC	
BLOCK J LOTS 39 - 48	SG Land Holdings LLC	
BLOCK K LOTS 1 - 10 & 18 - 21	SG Land Holdings LLC	
BLOCK A LOT 1 OPEN SPACE & DRAINAGE	Continental Homes of Texas LP	0243650571



TYPICAL SETBACK DETAIL
NOT TO SCALE

SHADOWGLEN PHASE 2 SECTION 18B

6.102 ACRES
 OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC
 DOC. NO. 2012217281, OPRTC
 WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
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 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
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 10101 REUNION PLACE, SUITE 400
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 CONTACT: RUSS ALLISON

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	5/30/2023	069254501	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 6.102 acre tract of land in the William Sanderford Survey No. 69, Abstract No. 742 and 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 number 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said tract, 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, hereby subdivides said 6.102 acres of land of said in accordance with the attached map or plat to be known as Shadowglen Phase 2, Sections 18B 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: 2392 Morse Avenue
Irvine, California 93614

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 _____ recorded as Document No. _____ in the Official Public Records of Travis County, Texas and the deed of trust lien dated _____ and recorded as _____ 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.

International Bank of Commerce

By: _____
Name: _____
Title: _____

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as _____ of the International Bank of Commerce, on behalf of said bank.

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

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.

A portion of this tract is located 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
Building 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

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.
- All lots will be monumented prior to lot sales and after road construction with a 1/2-inch iron rod with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- 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 Travis County Municipal Utility District No. 2 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.
- All streets in the subdivision shall be constructed to City of Manor Urban Street Standards and Travis County Standards. All streets will be constructed with curb and gutter.
- 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 lots 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 space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designated as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document Number 2003066593 of the Official Public Records of Travis County, Texas. 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, Travis County Municipal Utility District No. 2 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 18 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.
- Drainage plans shall be submitted to the City of Manor and Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- This subdivision is subject to the Travis County 2016 Water Quality Rules.
- No cut or fill on any lot may exceed eight feet, excluding driveways, a building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.
- As depicted on the plat, each protective easement from a critical environmental feature, including a cave, sinkhole, point recharge feature, bluff, canyon rimrock feature, wetland, and spring must remain in its existing, undeveloped, natural state. Natural vegetative cover must be retained. Construction activities, wastewater disposal, and wastewater irrigation are prohibited within a protective easement. A residential lawn or trail is allowed if it is located at least 50 feet from the edge of a critical environmental feature in accordance with the Travis County Code.
- As depicted on the plat, the setback area identified for each waterway is a protective easement that must remain undeveloped, and activities must be limited within the easement. The protective easement must remain free of construction, development, and other alterations except when specifically approved in a Travis County development permit.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County development permit and, when applicable, obtain and 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.
- 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 _____.
- 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 preliminary plan associated with this project was approved on _____.
- Performance and maintenance guarantees as required by the City.

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,
BUILDING IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P. E.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS 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:

LAKESHA SMALL, 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

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Travis County Municipal Utility District (M.U.D.) No. 2 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 §

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 18B

6.102 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
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.
N/A	DJG	JGM	5/30/2023	069254501	4 OF 4