

BENCH MARK LIST

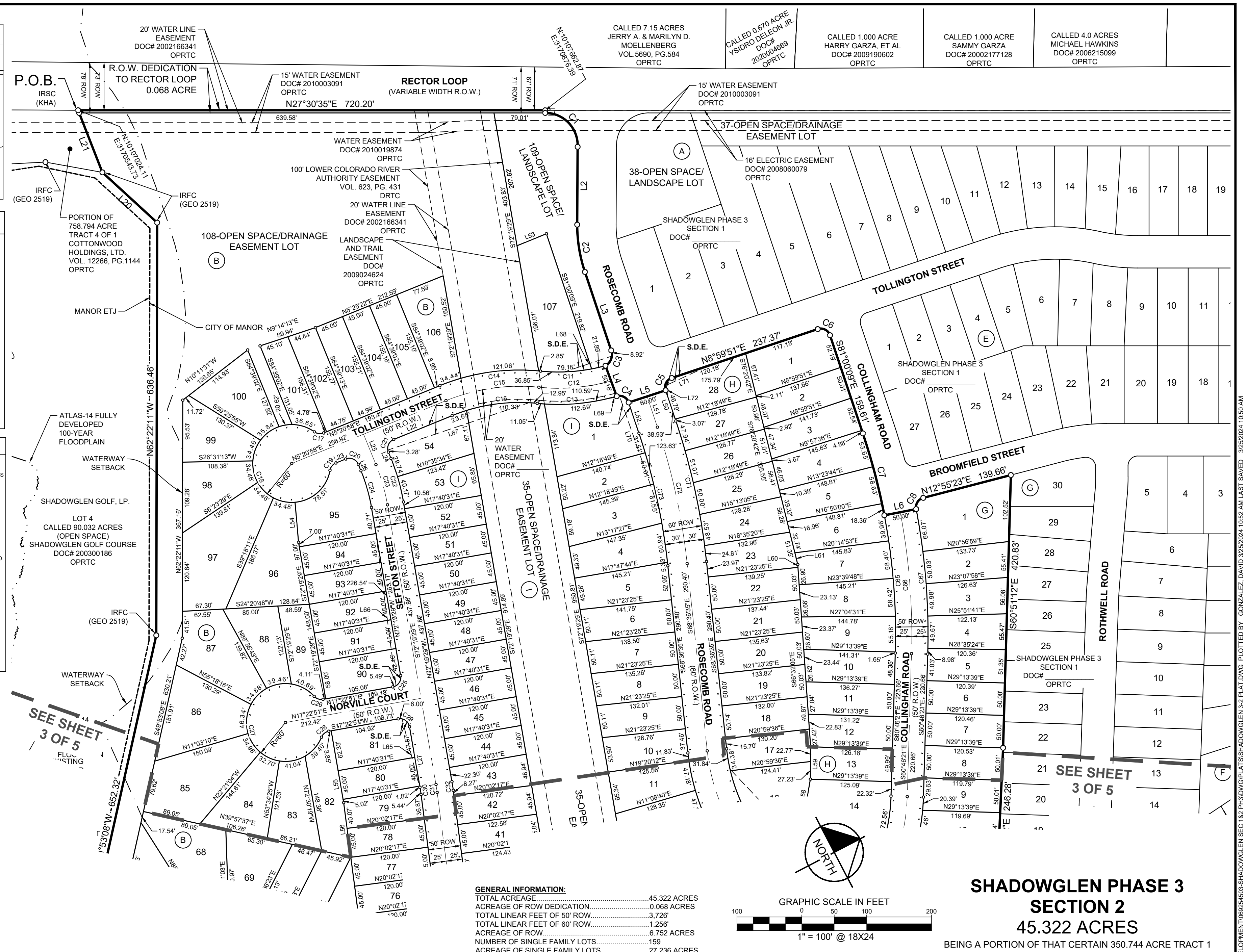
BM #101 "X" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225± SOUTH OF THE SOUTHWEST LINE OF THE GONZENBACK 100 ACRE TRACT AND 1770± SOUTHEAST OF THE SOUTHEAST RIGHT-OF-WAY LINE OF FUCHS GROVE ROAD
ELEV.=557.13' (NAVD '88)

BM #102 "X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD
ELEV.=536.05' (NAVD '88)

BM #103 5/8" IRON ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP MIDWAY THROUGH WHERE THE ROAD CURVES FROM SOUTHEAST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE
ELEV.=538.73' (NAVD '88)

LEGEND

- 1/2" IRON ROD W/ "KHA" CAP SET
- 1/2" IRON ROD FOUND W/ CAP
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- 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
- B.L. BUILDING LINE
- BENCHMARK
- SIDEWALK
- MATCH LINE
- APPROXIMATE LIMITS OF "ZONE A" PER FEM FIRM NO. 48453C0485J EFFECTIVE 8/18/2014
- APPROXIMATE LIMITS OF "ZONE A" PER CLMOR CASE NO. 19-06-0958P
- ATLAS-14 FULLY DEVELOPED 100-YEAR FLOODPLAIN
- EXISTING 500-YEAR FLOODPLAIN
- CITY LIMIT / MANOR ETJ
- CREEK CENTERLINE
- WATERWAY SETBACK
- BLOCK IDENTIFIER

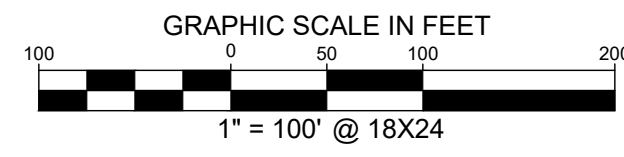


STREET INFORMATION

| | TOLLINGTON STREET | COLLINGHAM ROAD | NORVILLE COURT | ROTHWELL ROAD | CHESTERFORD STREET | SEFTON STREET | ROSECOMB ROAD |
|----------------|-------------------|-----------------|----------------|---------------|--------------------|---------------|---------------|
| SIDEWALK WIDTH | 4' BOTH SIDES | 4' BOTH SIDES | 4' BOTH SIDES | 4' BOTH SIDES | 4' BOTH SIDES | 4' BOTH SIDES | 5' BOTH SIDES |
| R.O.W. WIDTH | 50 | 50 | 50 | 50 | 50 | 50 | 60 |
| FOC-FOC WIDTH | 30 | 30 | 30 | 30 | 30 | 30 | 40 |
| LENGTH | 515.49 | 671.60 | 212.42 | 459.18 | 1156.29 | 923.64 | 1255.59 |

GENERAL INFORMATION:

| | |
|---------------------------------|--------------|
| TOTAL ACREAGE | 45.322 ACRES |
| ACREAGE OF ROW DEDICATION | 0.068 ACRES |
| TOTAL LINEAR FEET OF 50' ROW | 3,726' |
| TOTAL LINEAR FEET OF 60' ROW | 1,256' |
| ACREAGE OF ROW | 6.752 ACRES |
| NUMBER OF SINGLE FAMILY LOTS | 159 |
| ACREAGE OF SINGLE FAMILY LOTS | 27.236 ACRES |
| NUMBER OF NON-RESIDENTIAL LOTS | 5 |
| ACREAGE OF NON-RESIDENTIAL LOTS | 11.266 ACRES |
| TOTAL NUMBER OF LOTS | 164 |



NOTES:
SEE SHEET 5 OF 5 FOR LINE AND CURVE DATA.

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC.
8920 BUSINESS PARK DRIVE
SUITE 350
AUSTIN, TEXAS 78759
PH: (512) 610-4853
CONTACT: BRANDON HAMMANN

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

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

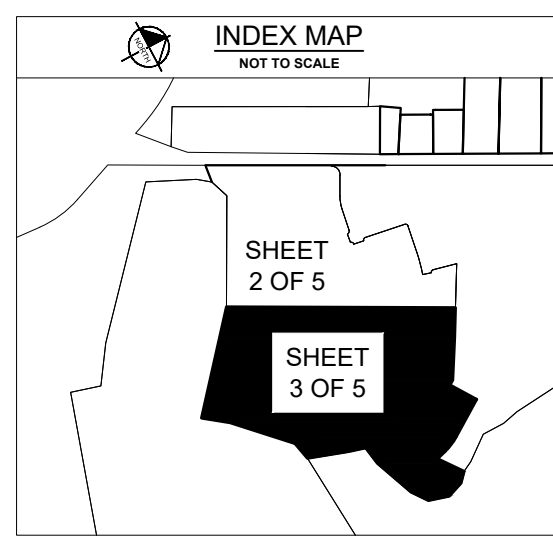
SHADOWGLEN PHASE 3 SECTION 2
45.322 ACRES

BEING A PORTION OF THAT CERTAIN 350.744 ACRE TRACT 1 RECORDED IN DOCUMENT NO. 2020148949 AND CORRECTED IN DOCUMENT NO. 2023082673, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 CITY OF MANOR, TRAVIS COUNTY, TEXAS

10101 Reunion Place, Suite 400
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

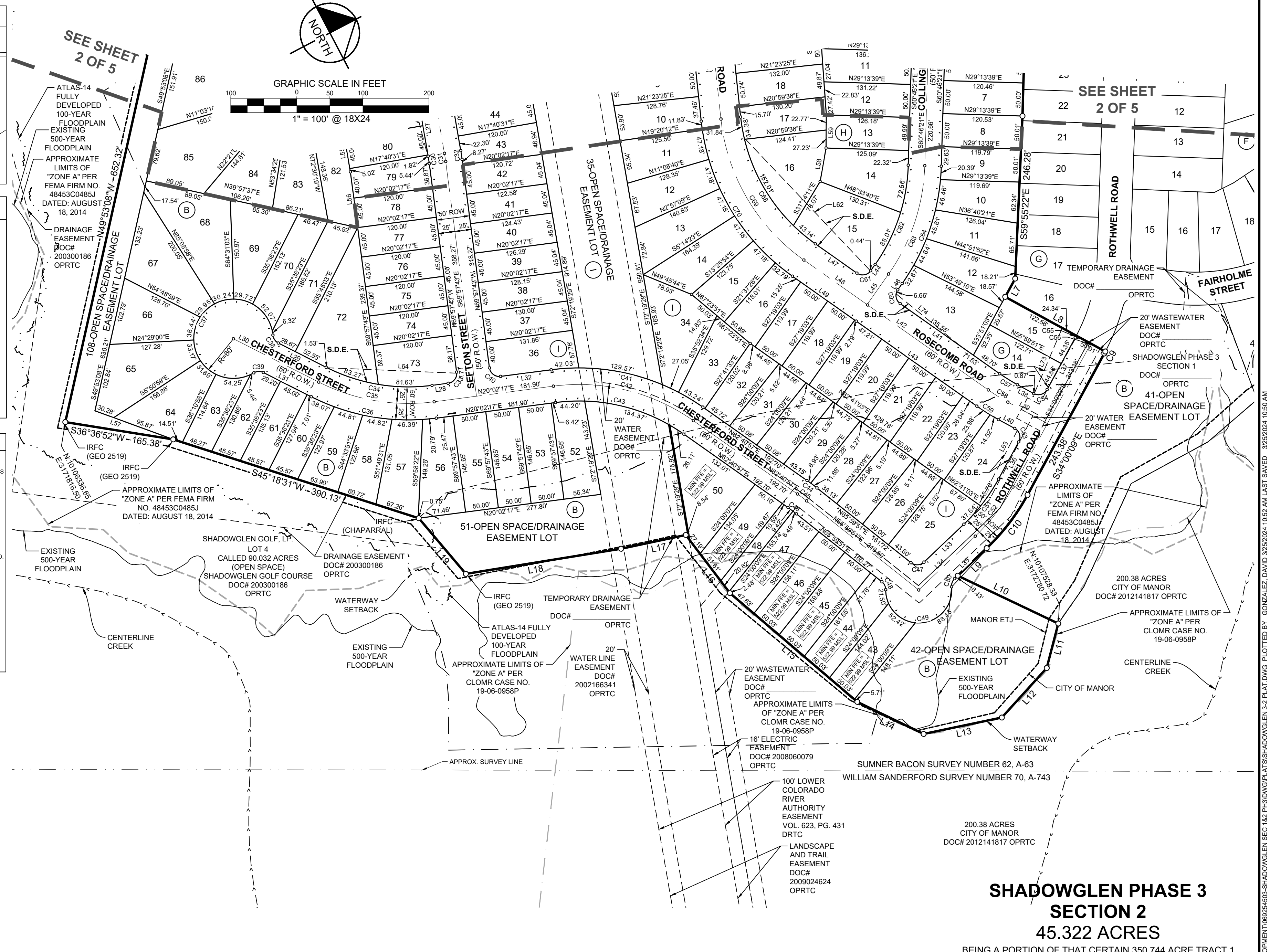
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | DJG | JGM | 03/25/2024 | 069254503 | 2 OF 5 |

DWG NAME: K:\S\A\ SURVEY\SHADOWGLEN DEVELOPMENT\069254503-SHADOWGLEN SEC 02 PHSDWG\PLAYS\SHADOWGLEN SEC 02 PLAT.DWG PLOTTED BY: GONZALEZ, DAVID 3/25/2024 10:52 AM LAST SAVED: 3/25/2024 10:50 AM



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