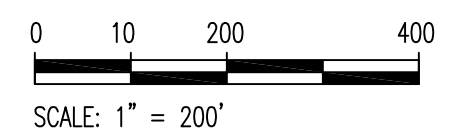


SCALE: 1" = 200'



Date: November 1, 2021
 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.
 2. Proposed Phasing: 3 Phases
 Phase 1 - 2022
 Phase 2 - 2023
 Phase 3 - 2024
 3. All Arterial and Residential Collector roadways shown are Proposed.

- 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 1552 Payton Falls Drive 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 Havier 15420 N FM Road 973 Manor, Texas 78653 Doc. 2009019842 |

VICINITY MAP
1"=2000'



Carlson, Brigrance & Doering, Inc.
FIRM ID #13791
Call Engineering: 5501 West William Cannon Dr. Austin, Texas 78748
Phone No.: (512) 280-5160 Fax No.: (512) 280-5165

CONCEPT PLAN (1" = 200')

| | | |
|-----------------------------------|------------------|----------------|
| SHEET | DESIGNED BY: CCB | DATE: OCT 2021 |
| PROJECT: HOLLEY SMITH MANOR TRACT | | |
| DRAWN BY: GAG | | |
| PRELIMINARY CONCEPT | | |
| JOB NAME | JOB NUMBER | SHEET |
| HOLLEY SMITH MANOR TRACT | 5411 | 1 OF 1 |