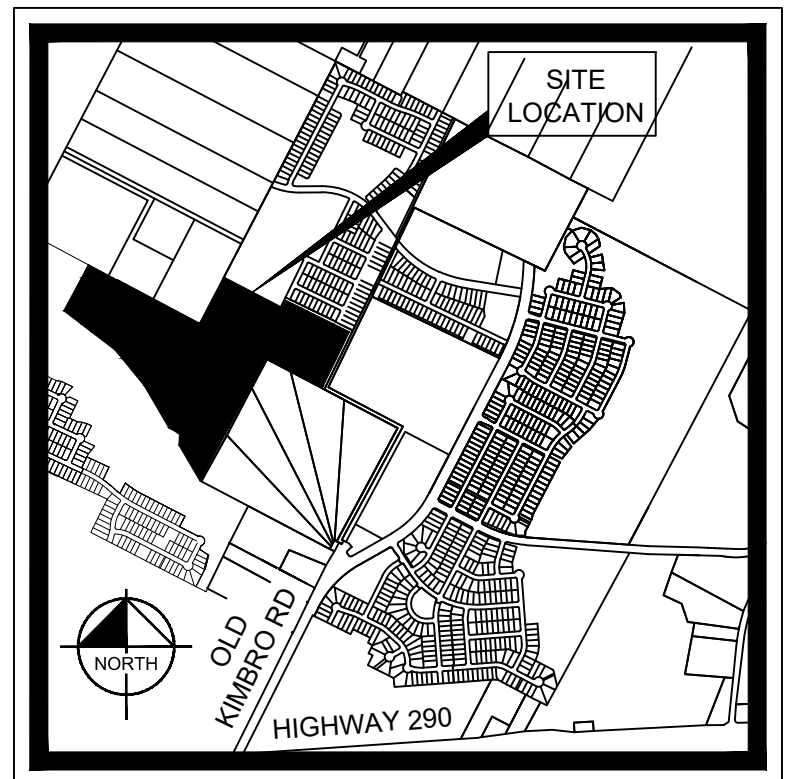
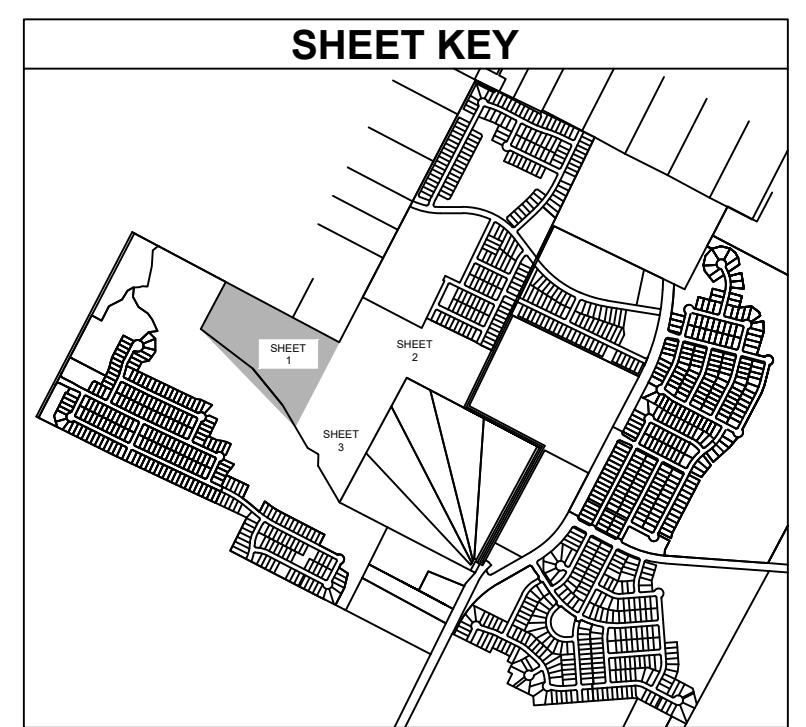


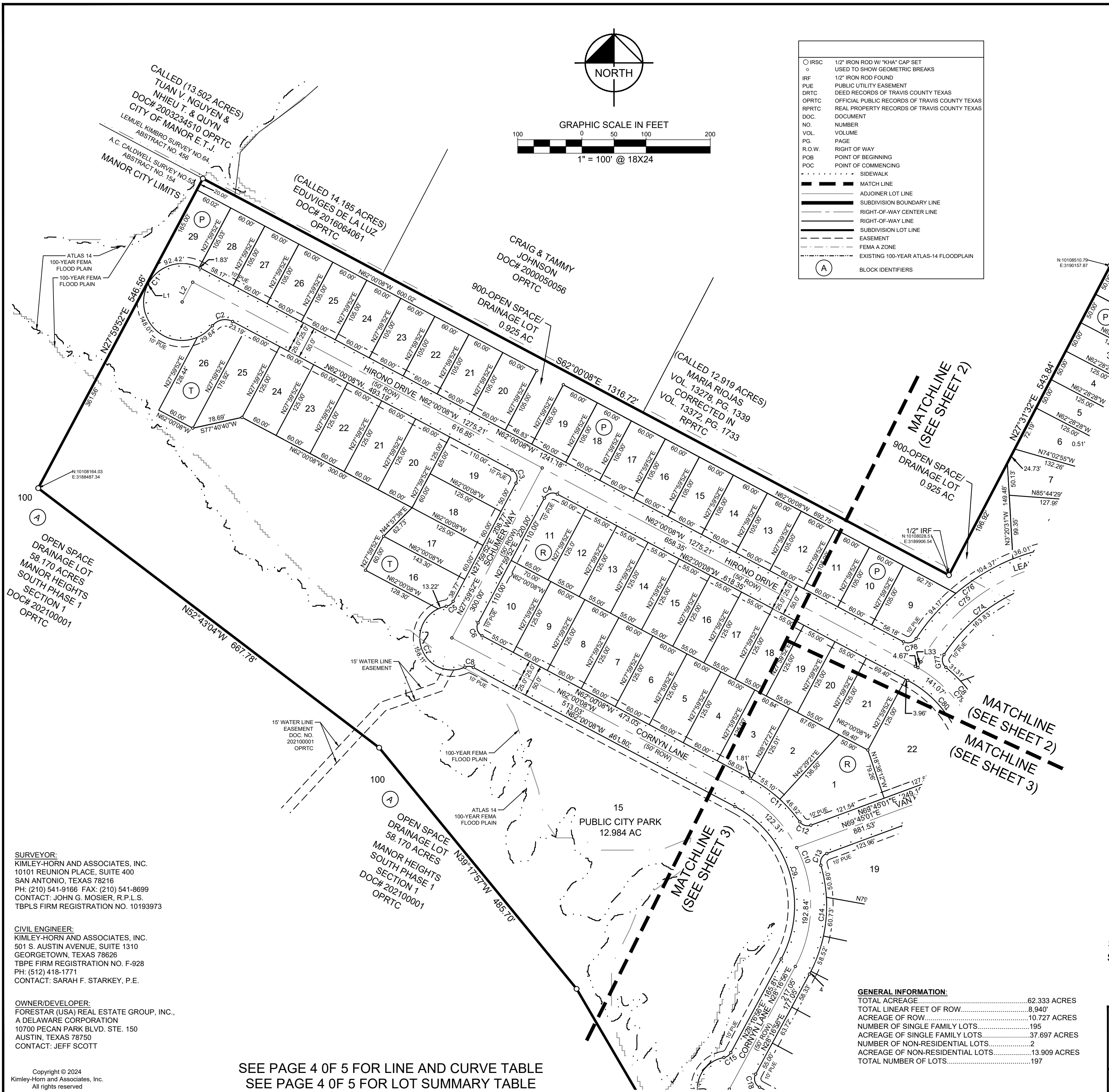
○ IRSC	1/2" IRON ROD W "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
IRF	1/2" IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.	DOCUMENT
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POC	POINT OF COMMENCING
---	SIDEWALK
---	MATCH LINE
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---	RIGHT-OF-WAY LINE
---	SUBDIVISION LOT LINE
---	EASEMENT
---	FEMA A ZONE
---	EXISTING 100-YEAR ATLAS-14 FLOODPLAIN
(A)	BLOCK IDENTIFIERS



VICINITY MAP
SCALE: 1" = 2,000'



SHEET KEY



CALLLED (13.502 ACRES)
TUAN V. NGUYEN &
NHIEU T. & QUYN
DOC# 2003234510 OPRTC
CITY OF MANOR E.T.J.
LEMUEL KIMBRO SURVEY NO. 64,
ABSTRACT NO. 154
MANOR CITY LIMITS

CALLLED 14.185 ACRES)
EDUVIGES DE LA LUZ
DOC# 2018064061
OPRTC

CRAIG & TAMMY
JOHNSON
DOC# 200050056
OPRTC

CALLLED 12.919 ACRES)
MARIA RIOJAS
VOL. 13278, PG. 1339
CORRECTED IN
VOL. 13372, PG. 1733
RPRTC

OPEN SPACE
DRAINAGE LOT
MANOR HEIGHTS
SOUTH PHASE 1
SECTION 1
DOC# 20210001
OPRTC

OPEN SPACE
DRAINAGE LOT
MANOR HEIGHTS
SOUTH PHASE 1
SECTION 1
DOC# 20210001
OPRTC

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH F. STARKEY, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

GENERAL INFORMATION:

TOTAL ACREAGE	62.333 ACRES
TOTAL LINEAR FEET OF ROW	8,940'
ACREAGE OF ROW	10.727 ACRES
NUMBER OF SINGLE FAMILY LOTS	195
ACREAGE OF SINGLE FAMILY LOTS	37.697 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	2
ACREAGE OF NON-RESIDENTIAL LOTS	13.909 ACRES
TOTAL NUMBER OF LOTS	197

MANOR HEIGHTS PHASE 5 62.333 ACRES

BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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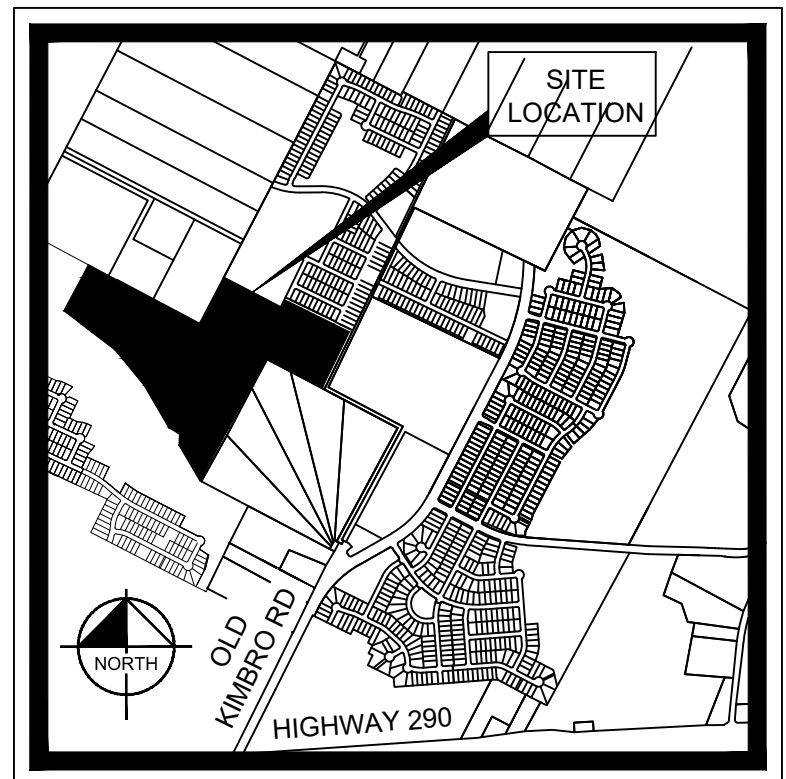
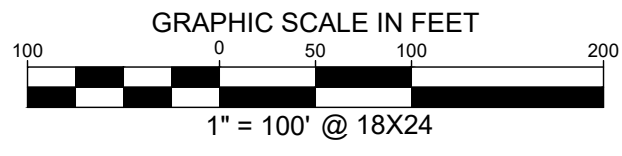
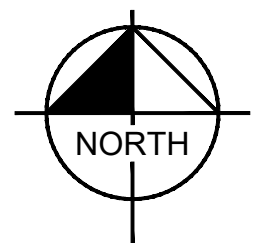
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/13/2024	069313622	1 OF 5

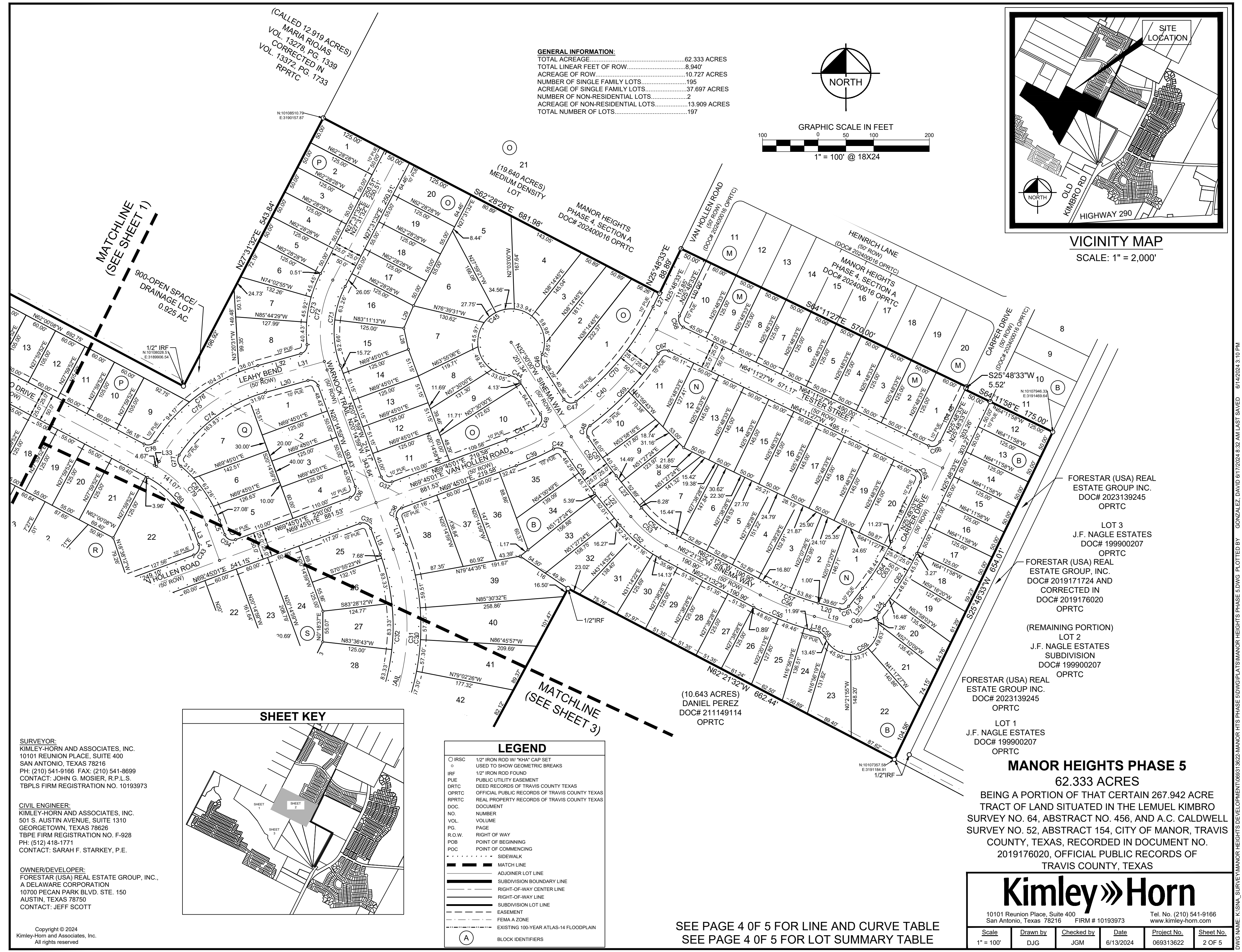
DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\069313622-MANOR HTS PHASE 5\DWG\PLATS\MANOR HEIGHTS PHASE 5.DWG PLOTTED BY: GONZALEZ, DAVID 6/17/2024 8:32 AM LAST SAVED: 6/17/2024 3:10 PM

(CALLED 12.919 ACRES)
 MARIA RIOJAS
 VOL. 13278, PG. 1339
 CORRECTED IN
 VOL. 13372, PG. 1733
 RPRTC

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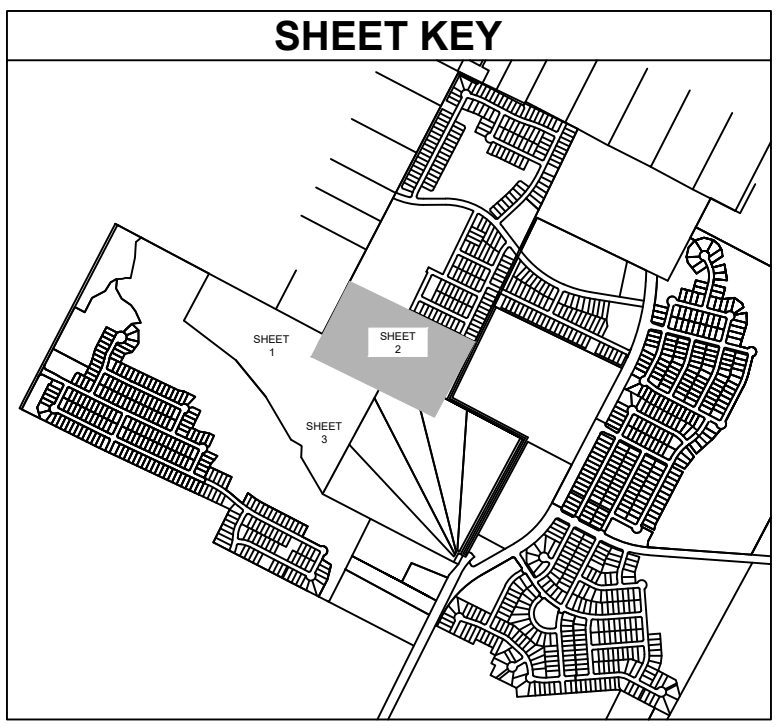


VICINITY MAP
 SCALE: 1" = 2,000'



MATCHLINE
 (SEE SHEET 1)
 900'-OPEN SPACE/
 DRAINAGE LOT
 0.925 AC

MATCHLINE
 (SEE SHEET 3)



SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
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 GEORGETOWN, TEXAS 78626
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1774
 CONTACT: SARAH F. STARKEY, P.E.

OWNER/DEVELOPER:
 FORESTAR (USA) REAL ESTATE GROUP, INC.,
 A DELAWARE CORPORATION
 10700 PECAN PARK BLVD. STE. 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT

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LEGEND

○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
IRF	1/2" IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
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---	SUBDIVISION LOT LINE
---	EASEMENT
---	FEMA A ZONE
---	EXISTING 100-YEAR ATLAS-14 FLOODPLAIN
(A)	BLOCK IDENTIFIERS

FORESTAR (USA) REAL ESTATE GROUP INC.
 DOC# 2023139245
 OPRTC

LOT 3
 J.F. NAGLE ESTATES
 DOC# 199900207
 OPRTC

FORESTAR (USA) REAL ESTATE GROUP, INC.
 DOC# 2019171724 AND
 CORRECTED IN
 DOC# 2019176020
 OPRTC

(REMAINING PORTION)
 LOT 2
 J.F. NAGLE ESTATES
 SUBDIVISION
 DOC# 199900207
 OPRTC

FORESTAR (USA) REAL ESTATE GROUP INC.
 DOC# 2023139245
 OPRTC

LOT 1
 J.F. NAGLE ESTATES
 DOC# 199900207
 OPRTC

MANOR HEIGHTS PHASE 5
 62.333 ACRES

BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE
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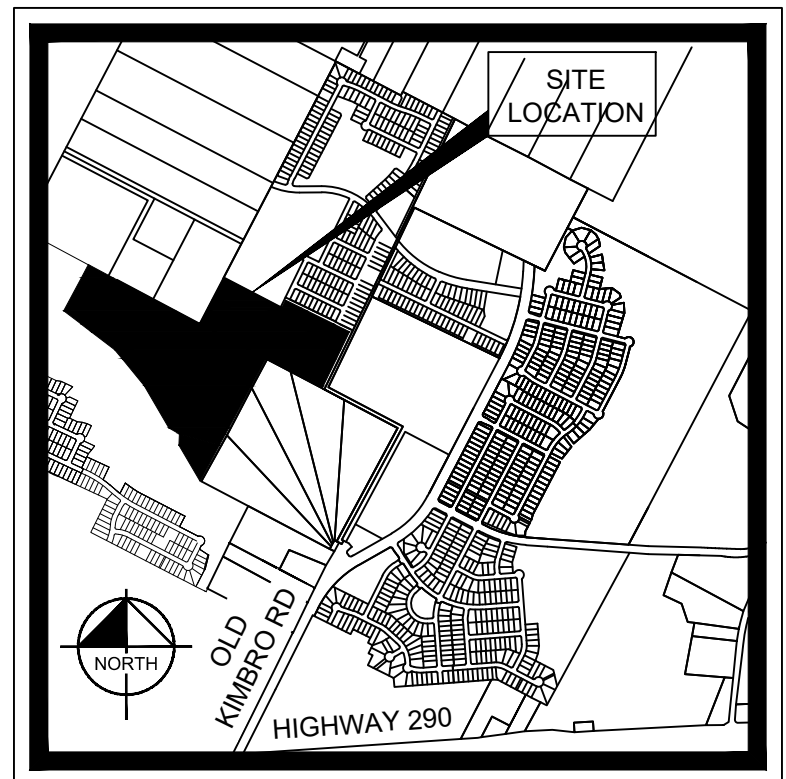
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(A)	BLOCK IDENTIFIERS

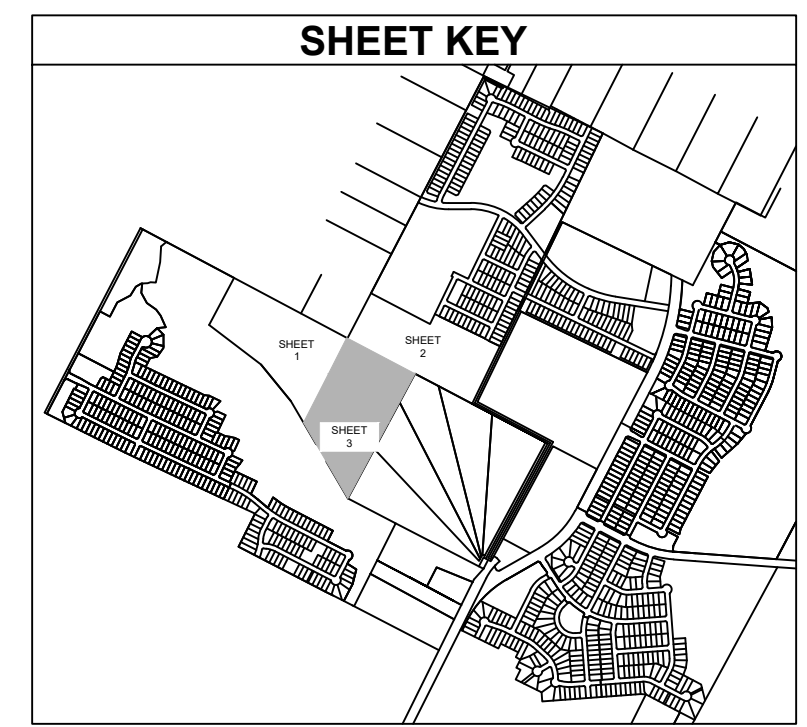
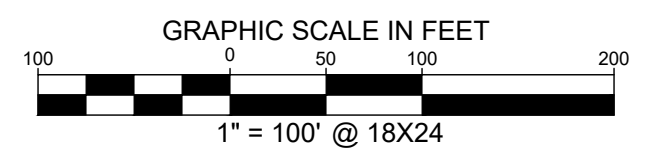
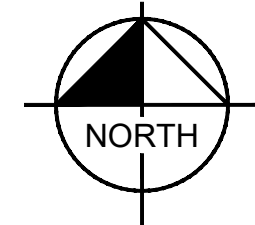
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VICINITY MAP

SCALE: 1" = 2,000'



SHEET KEY



15 PUBLIC CITY PARK
12.984 AC

MATCHLINE
(SEE SHEET 1)

MATCHLINE
(SEE SHEET 2)

(10.643 ACRES)
DANIEL PEREZ
DOC# 211149114
OPRTC

(9.98 ACRES)
BRIAN S. SCHNEIDER
DOC# 2009198632
OPRTC

(10.16 ACRES)
TONY PARENT
ENTERPRISES INC.
DOC# 2007163554
OPRTC

(A)
OPEN SPACE
DRAINAGE LOT
58.170 ACRES
SOUTH PHASE 1
SECTION 1
DOC# 202100001
OPRTC

(A)
MANOR HEIGHTS
SOUTH PHASE 1
SECTION 1
DOC# 202100001
OPRTC
OPEN SPACE
DRAINAGE LOT
58.170 ACRES

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
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501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH F. STARKEY, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

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SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

MANOR HEIGHTS PHASE 5

62.333 ACRES

BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/13/2024	069313622	3 OF 5

DWG NAME: K:\SVA_SURVEY\MANOR HEIGHTS DEVELOPMENT\069313622-MANOR HTS PHASE 5\DWG\PLATS\MANOR HEIGHTS PHASE 5.DWG PLOTTED BY: GONZALEZ, DAVID 6/17/2024 8:52 AM LAST SAVED 6/17/2024 3:10 PM

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS: §
COUNTY OF TRAVIS §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 62.333 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF 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, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 5" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 62.333 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 5" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS 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: _____
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750

THE STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, SARAH F. STARKEY, 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 COTTONWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SARAH F. STARKEY, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 145662
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

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 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
3. ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. 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.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. 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.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. 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.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY 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.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 10'
SIDE YARD - 5'
STREET SIDE YARD - 15'
13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
15. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 900, BLOCK P, IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT.
16. DEDICATION AND CONVEYANCE LOT 15, BLOCK T, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"), THE OWNER/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 15, BLOCK T, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, ____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. ____ DAY OF _____, ____.

APPROVED: _____ ATTEST: _____
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 _____, ____.

APPROVED: _____ ATTEST: _____
DR. CHRISTOPHER HARVEY, MAYOR _____ LLUVIA T. ALMARAZ, CITY SECRETARY

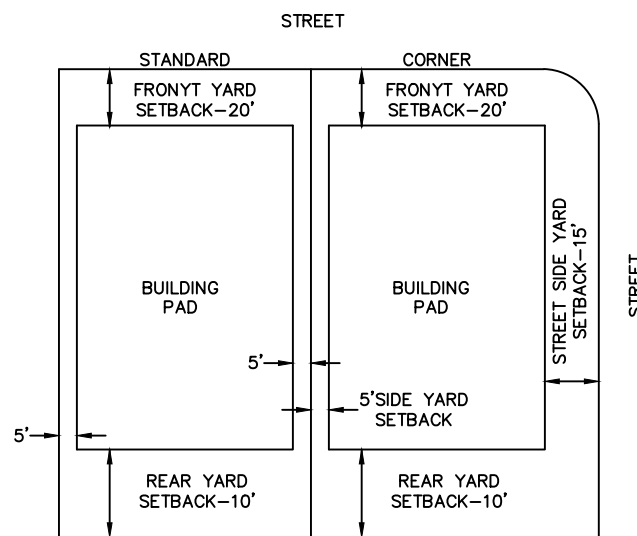
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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 DATE. ____ DAY OF _____, ____ AT _____ O'CLOCK _____, DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, ____.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1774
CONTACT: SARAH F. STARKEY, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

MANOR HEIGHTS PHASE 5
62.333 ACRES
BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF 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	6/13/2024	069313622	5 OF 5