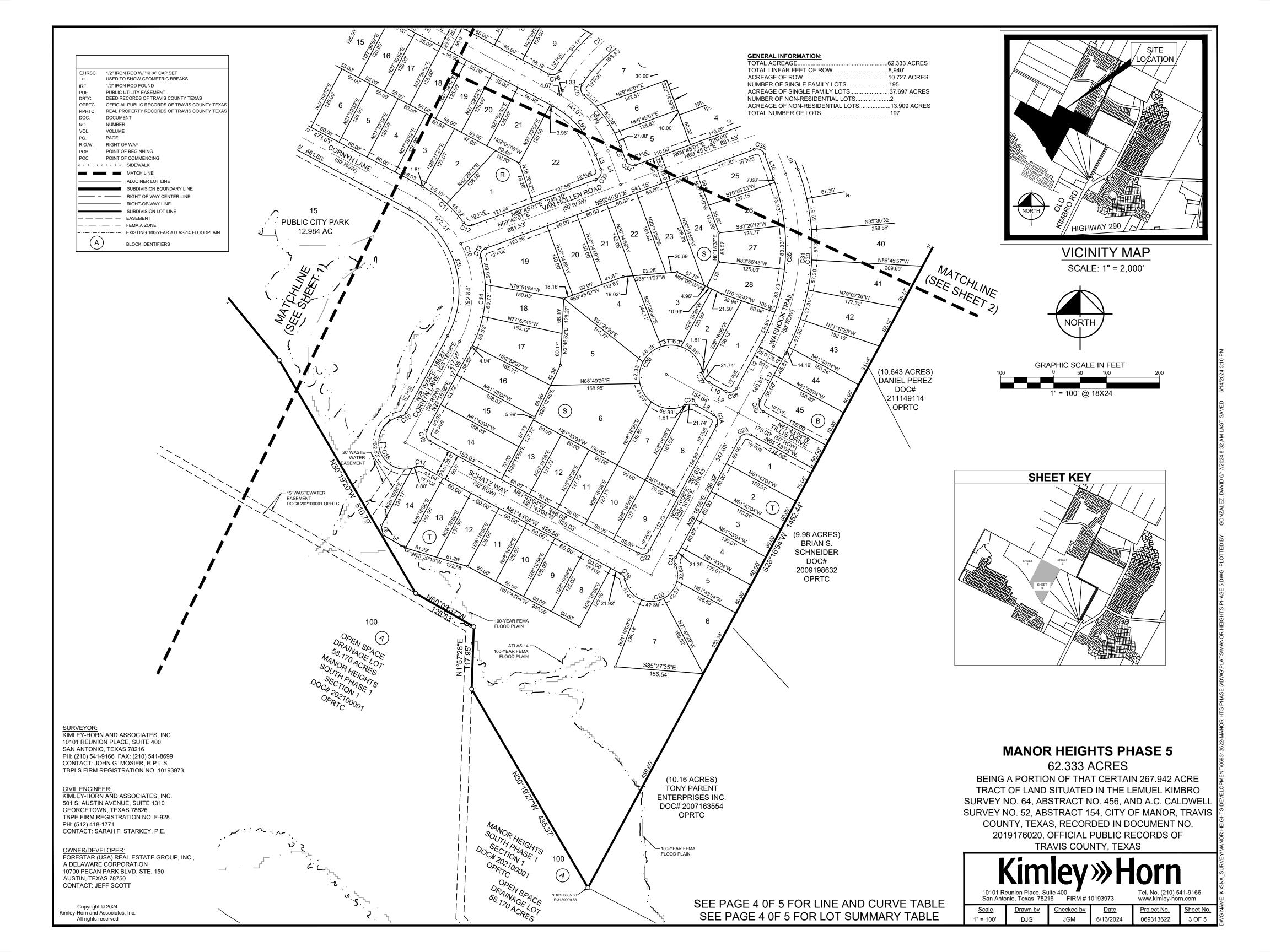


LEGEND



LOT TABLE			Γ	LOT TABLE			LOT TABLE	LOT TABLE		
LOT NO.	ACRES	SQ. FT.	F	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.
BLOCK B LOT 12	0.143	6,250	r	BLOCK M LOT 7	0.143	6,250	BLOCK O LOT 17	0.143	6,250	BLOCK Q LOT 7
BLOCK B LOT 13	0.143	6,250	F	BLOCK M LOT 8	0.143	6,250	BLOCK O LOT 18	0.158	6,875	BLOCK R LOT 1
BLOCK B LOT 14	0.143	6,250	F	BLOCK M LOT 9	0.143	6,250	BLOCK O LOT 19	0.158	6,875	BLOCK R LOT 2
BLOCK B LOT 15	0.143	6,250	ľ	BLOCK M LOT 10	0.171	7,452	BLOCK O LOT 20	0.185	8,058	BLOCK R LOT 3
BLOCK B LOT 16	0.143	6,250	ľ	BLOCK N LOT 1	0.224	9,741	BLOCK P LOT 1	0.143	6,250	BLOCK R LOT 4
BLOCK B LOT 17	0.143	6,250	ľ	BLOCK N LOT 2	0.180	7,824	BLOCK P LOT 2	0.143	6,250	BLOCK R LOT 5
BLOCK B LOT 18	0.155	6,759	Ī	BLOCK N LOT 3	0.194	8,455	BLOCK P LOT 3	0.143	6,250	BLOCK R LOT 6
BLOCK B LOT 19	0.164	7,160		BLOCK N LOT 4	0.185	8,043	BLOCK P LOT 4	0.143	6,250	BLOCK R LOT 7
BLOCK B LOT 20	0.165	7,196		BLOCK N LOT 5	0.183	7,953	BLOCK P LOT 5	0.143	6,250	BLOCK R LOT 8
BLOCK B LOT 21	0.177	7,727		BLOCK N LOT 6	0.181	7,864	BLOCK P LOT 6	0.172	7,494	BLOCK R LOT 9
BLOCK B LOT 22	0.363	15,833		BLOCK N LOT 7	0.215	9,369	BLOCK P LOT 7	0.182	7,931	BLOCK R LOT 10
BLOCK B LOT 23	0.197	8,578		BLOCK N LOT 8	0.158	6,890	BLOCK P LOT 8	0.217	9,432	BLOCK R LOT 11
BLOCK B LOT 24	0.160	6,956		BLOCK N LOT 9	0.145	6,311	BLOCK P LOT 9	0.188	8,195	BLOCK R LOT 12
BLOCK B LOT 25	0.168	7,328		BLOCK N LOT 10	0.163	7,087	BLOCK P LOT 10	0.145	6,300	BLOCK R LOT 13
BLOCK B LOT 26	0.160	6,966		BLOCK N LOT 11	0.189	8,222	BLOCK P LOT 11	0.145	6,300	BLOCK R LOT 14
BLOCK B LOT 27	0.147	6,419		BLOCK N LOT 12	0.156	6,810	BLOCK P LOT 12	0.145	6,300	BLOCK R LOT 15
BLOCK B LOT 28	0.147	6,419		BLOCK N LOT 13	0.166	7,250	BLOCK P LOT 13	0.145	6,300	BLOCK R LOT 16
BLOCK B LOT 29	0.147	6,419		BLOCK N LOT 14	0.166	7,250	BLOCK P LOT 14	0.145	6,300	BLOCK R LOT 17
BLOCK B LOT 30	0.155	6,757		BLOCK N LOT 15	0.166	7,250	BLOCK P LOT 15	0.145	6,300	BLOCK R LOT 18
BLOCK B LOT 31	0.183	7,952		BLOCK N LOT 16	0.166	7,250	BLOCK P LOT 16	0.145	6,300	BLOCK R LOT 19
BLOCK B LOT 32	0.202	8,779		BLOCK N LOT 17	0.166	7,250	BLOCK P LOT 17	0.145	6,300	BLOCK R LOT 20
BLOCK B LOT 33	0.199	8,680		BLOCK N LOT 18	0.166	7,250	BLOCK P LOT 18	0.145	6,300	BLOCK R LOT 21
BLOCK B LOT 34	0.185	8,040		BLOCK N LOT 19	0.166	7,250	BLOCK P LOT 19	0.145	6,300	BLOCK R LOT 22
BLOCK B LOT 35	0.211	9,201		BLOCK N LOT 20	0.199	8,651	BLOCK P LOT 20	0.145	6,300	BLOCK S LOT 1
BLOCK B LOT 36	0.209	9,086		BLOCK O LOT 1	0.378	16,462	BLOCK P LOT 21	0.145	6,300	BLOCK S LOT 2
BLOCK B LOT 37	0.196	8,527		BLOCK O LOT 2	0.247	10,759	BLOCK P LOT 22	0.145	6,300	BLOCK S LOT 3
BLOCK B LOT 38	0.245	10,674		BLOCK O LOT 3	0.181	7,882	BLOCK P LOT 23	0.145	6,300	BLOCK S LOT 4
BLOCK B LOT 39	0.383	16,677		BLOCK O LOT 4	0.292	12,705	BLOCK P LOT 24	0.145	6,300	BLOCK S LOT 5
BLOCK B LOT 40	0.390	16,995		BLOCK O LOT 5	0.333	14,509	BLOCK P LOT 25	0.145	6,300	BLOCK S LOT 6
BLOCK B LOT 41	0.310	13,517		BLOCK O LOT 6	0.271	11,796	BLOCK P LOT 26	0.145	6,300	BLOCK S LOT 7
BLOCK B LOT 42	0.262	11,431		BLOCK O LOT 7	0.258	11,217	BLOCK P LOT 27	0.145	6,300	BLOCK S LOT 8
BLOCK B LOT 43	0.246	10,695		BLOCK O LOT 8	0.155	6,733	BLOCK P LOT 28	0.145	6,300	BLOCK S LOT 9
BLOCK B LOT 44	0.207	9,001		BLOCK O LOT 9	0.177	7,725	BLOCK P LOT 29	0.165	7,185	BLOCK S LOT 10
BLOCK B LOT 45	0.240	10,452		BLOCK O LOT 10	0.271	11,801	BLOCK P LOT 900-OPEN SPACE/DRAINAGE LOT	0.925	40,295	BLOCK S LOT 11
BLOCK M LOT 1	0.171	7,452		BLOCK O LOT 11	0.171	7,452	BLOCK Q LOT 1	0.192	8,355	BLOCK S LOT 12
BLOCK M LOT 2	0.143	6,250		BLOCK O LOT 12	0.147	6,394	BLOCK Q LOT 2	0.143	6,250	BLOCK S LOT 13
BLOCK M LOT 3	0.143	6,250		BLOCK O LOT 13	0.147	6,394	BLOCK Q LOT 3	0.143	6,250	BLOCK S LOT 14
BLOCK M LOT 4	0.143	6,250		BLOCK O LOT 14	0.147	6,394	BLOCK Q LOT 4	0.171	7,452	BLOCK S LOT 15
BLOCK M LOT 5	0.143	6,250		BLOCK O LOT 15	0.199	8,672	BLOCK Q LOT 5	0.200	8,716	BLOCK S LOT 16
BLOCK M LOT 6	0.143	6,250		BLOCK O LOT 16	0.193	8,391	BLOCK Q LOT 6	0.183	7,985	BLOCK S LOT 17
									1	 

LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK Q LOT 7	0.290	12,613	BLOCK S LOT 18	0.217	9,448
BLOCK R LOT 1	0.299	13,030	BLOCK S LOT 19	0.352	15,332
BLOCK R LOT 2	0.210	9,140	BLOCK S LOT 20	0.193	8,400
BLOCK R LOT 3	0.173	7,543	BLOCK S LOT 21	0.194	8,446
BLOCK R LOT 4	0.172	7,500	BLOCK S LOT 22	0.211	9,201
BLOCK R LOT 5	0.172	7,500	BLOCK S LOT 23	0.248	10,808
BLOCK R LOT 6	0.172	7,500	BLOCK S LOT 24	0.250	10,878
BLOCK R LOT 7	0.172	7,500	BLOCK S LOT 25	0.214	9,311
BLOCK R LOT 8	0.172	7,500	BLOCK S LOT 26	0.206	8,956
BLOCK R LOT 9	0.172	7,500	BLOCK S LOT 27	0.200	8,705
BLOCK R LOT 10	0.200	8,702	BLOCK S LOT 28	0.207	9,024
BLOCK R LOT 11	0.185	8,077	BLOCK T LOT 1	0.240	10,452
BLOCK R LOT 12	0.158	6,875	BLOCK T LOT 2	0.207	9,000
BLOCK R LOT 13	0.158	6,875	BLOCK T LOT 3	0.207	9,000
BLOCK R LOT 14	0.158	6,875	BLOCK T LOT 4	0.207	9,000
BLOCK R LOT 15	0.158	6,875	BLOCK T LOT 5	0.196	8,533
BLOCK R LOT 16	0.158	6,875	BLOCK T LOT 6	0.256	11,146
BLOCK R LOT 17	0.158	6,875	BLOCK T LOT 7	0.316	13,768
BLOCK R LOT 18	0.158	6,875	BLOCK T LOT 8	0.172	7,500
BLOCK R LOT 19	0.158	6,875	BLOCK T LOT 9	0.172	7,500
BLOCK R LOT 20	0.158	6,875	BLOCK T LOT 10	0.172	7,500
BLOCK R LOT 21	0.199	8,675	BLOCK T LOT 11	0.172	7,500
BLOCK R LOT 22	0.395	17,195	BLOCK T LOT 12	0.181	7,875
BLOCK S LOT 1	0.270	11,748	BLOCK T LOT 13	0.198	8,625
BLOCK S LOT 2	0.182	7,925	BLOCK T LOT 14	0.202	8,810
BLOCK S LOT 3	0.294	12,814	BLOCK T LOT 15-PUBLIC CITY PARK	12.984	565,592
BLOCK S LOT 4	0.329	14,343	BLOCK T LOT 16	0.195	8,476
BLOCK S LOT 5	0.369	16,077	BLOCK T LOT 17	0.185	8,049
BLOCK S LOT 6	0.500	21,796	BLOCK T LOT 18	0.172	7,500
BLOCK S LOT 7	0.195	8,485	BLOCK T LOT 19	0.185	8,077
BLOCK S LOT 8	0.271	11,793	BLOCK T LOT 20	0.172	7,500
BLOCK S LOT 9	0.204	8,893	BLOCK T LOT 21	0.172	7,500
BLOCK S LOT 10	0.176	7,664	BLOCK T LOT 22	0.172	7,500
BLOCK S LOT 11	0.176	7,664	BLOCK T LOT 23	0.172	7,500
BLOCK S LOT 12	0.176	7,664	BLOCK T LOT 24	0.172	7,500
BLOCK S LOT 13	0.176	7,664	BLOCK T LOT 25	0.207	9,028
BLOCK S LOT 14	0.269	11,714	BLOCK T LOT 26	0.229	9,978
BLOCK S LOT 15	0.246	10,706	BOUNDARY	62.333	2,715,212
BLOCK S LOT 16	0.249	10,862	R.O.W.	10.727	467,279
BLOCK S LOT 17	0.297	12,919			

LOT TABLE

	LIN	ETABLE		LINI	ETABLE		LINE TABLE						
	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH				
2	L1	N62°00'08"W	1.85'	L15	N20°14'59"W	49.47'	L29	N23°17'57"E	43.85'				
	L2	N27°59'52"E	35.00'	L16	S55°57'44"E	103.86'	L30	N74°22'13"E	79.59'				
	L3	N20°14'58"W	27.98'	L17	N51°27'24"E	18.18'	L31	N74°22'13"E	117.14'				
	L4	N20°14'59"W	67.98'	L18	N74°22'12"W	16.25'	L32	N74°22'13"E	80.50'				
	L5	N20°14'59"W	27.98'	L19	N74°22'12"W 67.49		L33	N27°59'52"E	10.29'				
	L6	N11°36'40"W	17.48'	L20	N74°22'12"W	40.61'							
	L7	N59°51'15"W	48.81'	L21	N38°32'36"W	73.66'							
	L8	N61°43'04"W	35.90'	L22	N38°32'36"W	73.66'							
	L9	N61°43'04"W	329.64'	L23	N38°32'36"W	73.66'							
	L10	N61°43'04"W	35.90'	L24	N37°49'51"E	16.14'							
	L11	N28°16'56"E	100.81'	L25	N37°49'51"E	67.38'							
	L12	N28°16'56"E	100.81'	L26	N37°49'51"E	40.50'							
10	L13	N25°51'45"E	51.65'	L27	N25°48'33"E	26.96'							
12	L14	N20°14'59"W	49.47'	L28	N12°09'03"W	38.86'							
9													

CURVE TABLE						CUF	RVE TABLE					CUF	RVE TABLE					CUF	RVE TABL	E			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	259°50'09"	60.00'	272.10'	N11°55'13"W	92.04'	C21	52°01'12"	15.00'	13.62'	N02°16'20"E	13.16'	C42	84°52'01"	15.00'	22.22'	N75°49'56"W	20.24'	C62	12°01'18"	525.00'	110.15'	N31°49'12"E	109.95'
C2	79°50'09"	25.00'	34.83'	N78°04'47"E	32.08'	C22	90°00'00"	15.00'	23.56'	N73°16'56"E	21.21'	C43	94°59'19"	15.00'	24.87'	N14°59'39"E	22.12'	C63	12°01'18"	500.00'	104.91'	N31°49'12"E	104.72'
C3	90°00'00"	15.00'	23.56'	N17°00'08"W	21.21'	C24	90°00'00"	15.00'	23.56'	N16°43'04"W	21.21'	C44	53°58'05"	25.00'	23.55'	N59°29'03"W	22.69'	C64	12°01'18"	475.00'	99.66'	N31°49'12"E	99.48'
C4	90°00'00"	15.00'	23.56'	S72°59'52"W	21.21'	C25	53°58'05"	25.00'	23.55'	N88°42'07"W	22.69'	C45	287°56'10"	60.00'	301.53'	N57°30'00"E	70.59'	C65	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'
C5	52°01'12"	15.00'	13.62'	N54°00'28"E	13.16'	C26	287°56'10"	60.00'	301.53'	S28°16'56"W	70.59'	C46	53°58'05"	25.00'	23.55'	S05°30'57"E	22.69'	C66	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'
C6	90°00'00"	15.00'	23.56'	S17°00'08"E	21.21'	C27	53°58'05"	25.00'	23.55'	S34°44'01"E	22.69'	C47	94°59'19"	15.00'	24.87'	S79°59'39"E	22.12'	C67	82°06'28"	15.00'	21.50'	S74°45'19"W	19.70'
C7	194°02'25"	50.00'	169.33'	N17°00'08"W	99.25'	C28	90°00'00"	15.00'	23.56'	N73°16'56"E	21.21'	C48	86°42'35"	15.00'	22.70'	S09°52'57"W	20.60'	C68	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'
C8	52°01'12"	15.00'	13.62'	N88°00'45"W	13.16'	C29	90°00'00"	15.00'	23.56'	S16°43'04"E	21.21'	C49	5°08'40"	1025.00'	92.03'	N35°58'16"W	92.00'	C69	19°32'09"	525.00'	179.01'	N43°28'10"E	178.14'
C9	90°17'04"	175.00'	275.76'	N16°51'36"W	248.10'	C30	48°31'55"	425.00'	359.99'	N04°00'59"E	349.33'	C50	6°02'36"	1000.00'	105.48'	S35°31'18"E	105.43'	C70	26°42'09"	475.00'	221.37'	N39°09'37"E	219.37'
C10	90°17'04"	200.00'	315.15'	N16°51'36"W	283.54'	C31	48°31'55"	400.00'	338.82'	N04°00'59"E	328.78'	C51	5°04'15"	975.00'	86.29'	S36°00'28"E	86.26'	C71	47°46'30"	175.00'	145.92'	N03°38'17"E	141.73'
C11	26°26'23"	225.00'	103.83'	N48°46'57"W	102.91'	C32	48°31'55"	375.00'	317.64'	N04°00'59"E	308.23'	C52	23°48'56"	225.00'	93.52'	N50°27'04"W	92.85'	C72	47°46'31"	200.00'	166.77'	N03°38'17"E	161.98'
C12	74°41'14"	15.00'	19.55'	S72°54'22"E	18.20'	C33	90°00'00"	15.00'	23.56'	N24°45'02"E	21.21'	C53	23°48'56"	200.00'	83.13'	S50°27'04"E	82.53'	C73	33°33'41"	225.00'	131.80'	N10°44'42"E	129.92'
C13	86°01'46"	15.00'	22.52'	S26°44'08"W	20.47'	C34	90°00'00"	15.00'	23.56'	S65°14'59"E	21.21'	C54	23°48'56"	175.00'	72.74'	S50°27'04"E	72.22'	C74	40°46'49"	275.00'	195.73'	S53°58'48"W	191.63'
C14	44°33'41"	225.00'	174.99'	N06°00'06"E	170.61'	C35	90°00'00"	15.00'	23.56'	N65°14'59"W	21.21'	C55	12°00'40"	525.00'	110.06'	N68°21'52"W	109.86'	C75	46°22'21"	300.00'	242.81'	S51°11'02"W	236.23'
C15	52°01'12"	15.00'	13.62'	N54°17'32"E	13.16'	C36	90°00'00"	15.00'	23.56'	N24°45'01"E	21.21'	C56	12°00'40"	500.00'	104.82'	S68°21'52"E	104.63'	C76	41°20'59"	325.00'	234.55'	N53°41'43"E	229.49'
C16	194°02'25"	50.00'	169.33'	N16°43'04"W	99.25'	C37	90°00'00"	15.00'	23.56'	S65°14'59"E	21.21'	C57	12°00'40"	475.00'	99.58'	S68°21'52"E	99.39'	C77	84°33'52"	15.00'	22.14'	S08°41'32"E	20.18'
C17	52°01'12"	15.00'	13.62'	N87°43'40"W	13.16'	C38	90°00'00"	15.00'	23.56'	S24°45'01"W	21.21'	C58	52°01'12"	15.00'	13.62'	N48°21'36"W	13.16'	C78	84°58'38"	15.00'	22.25'	N75°30'33"E	20.26'
C18	90°00'00"	15.00'	23.56'	S16°43'04"E	21.21'	C39	8°00'57"	525.00'	73.45'	N65°44'33"E	73.39'	C59	171°50'22"	50.00'	149.96'	S71°43'49"W	99.75'	C79	41°45'10"	200.00'	145.74'	N41°07'34"W	142.54'
C19	52°01'12"	15.00'	13.62'	N35°42'28"W	13.16'	C40	43°56'29"	500.00'	383.46'	N47°46'47"E	374.13'	C60	52°01'12"	15.00'	13.62'	S11°49'15"W	13.16'	C80	41°45'10"	175.00'	127.53'	N41°07'33"W	124.72'
C20	194°02'25"	50.00'	169.33'	N73°16'56"E	99.25'	C41	7°15'43"	475.00'	60.20'	N66°07'10"E	60.16'	C61	67°47'57"	15.00'	17.75'	N71°43'49"E	16.73'	C81	30°43'30"	225.00'	120.66'	N35°36'43"W	119.22'

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

<u>CIVIL ENGINEER:</u> 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 AUSTIN, TEXAS 78750 CONTACT: JEFF SCOTT

## 10700 PECAN PARK BLVD. STE. 150 AUSTIN. TEXAS 78750 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

Tel. No. (210) 541-9166 www.kimley-horn.com 10101 Reunion Place, Suite 400

TRAVIS COUNTY, TEXAS

San Antonio, Texas 78216 FIRM # 10193973

Checked by DJG JGM 6/13/2024 069313622 4 OF 5

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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

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 KNOW 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 \_

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 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:

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- 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
- 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
- 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:**

STREET SIDE YARD - 15'

- 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.
- 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 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.
- 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
- 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'
- 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,
- 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.

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

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

CITY OF MANOR ACKNOWLEDGMENTS

STREET STANDARD CORNER FRONYT YARD FRONYT YARD SETBACK-20' BUILDING PAD BUILDING 5'SIDE YARD SETBACK REAR YARD SETBACK-10

> TYPICAL SETBACK DETAIL NOT TO SCALE

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

## **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

10101 Reunion Place, Suite 400 FIRM # 10193973 www.kimley-horn.com San Antonio, Texas 78216

Drawn by

DJG

mley-Horn and Associates, Inc.

Checked by Project No. 6/13/2024 JGM 069313622

Sheet No.

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