4 pgs 202000125

PLAT DOCUMENT # _____

# PLAT

## PLAT RECORDS INDEX SHEET:

## SUBDIVISION NAME PRESIDENTIAL HEIGHTS PHASE 5

## OWNERS NAME: WEST ELGIN DEVELOPMENT CORPORATION

## RESUBDIVISION? YES ☐ NO ☒

## ADDITIONAL RESTRICTIONS / COMMENTS:

EASEMENTS 2020101720 2020101721 AND CERTIFICATE 2020101722

## RETURN:

FRANK
CITY OF MANOR
512-626-9616

**FILED AND RECORDED**
**OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

**Dana DeBeauvoir, County Clerk**
**Travis County, Texas**

**202000125**

**Jun 18, 2020 01:21 PM**
**Fee: $129.00 RENTERIAKI**

June 18 2020

$129.

202000125

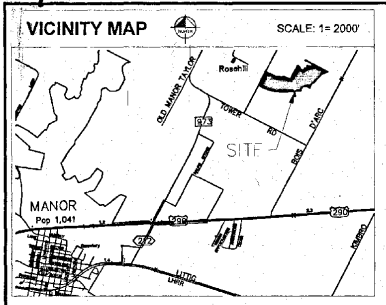
SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS PHASE 5

BEING 34.347 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

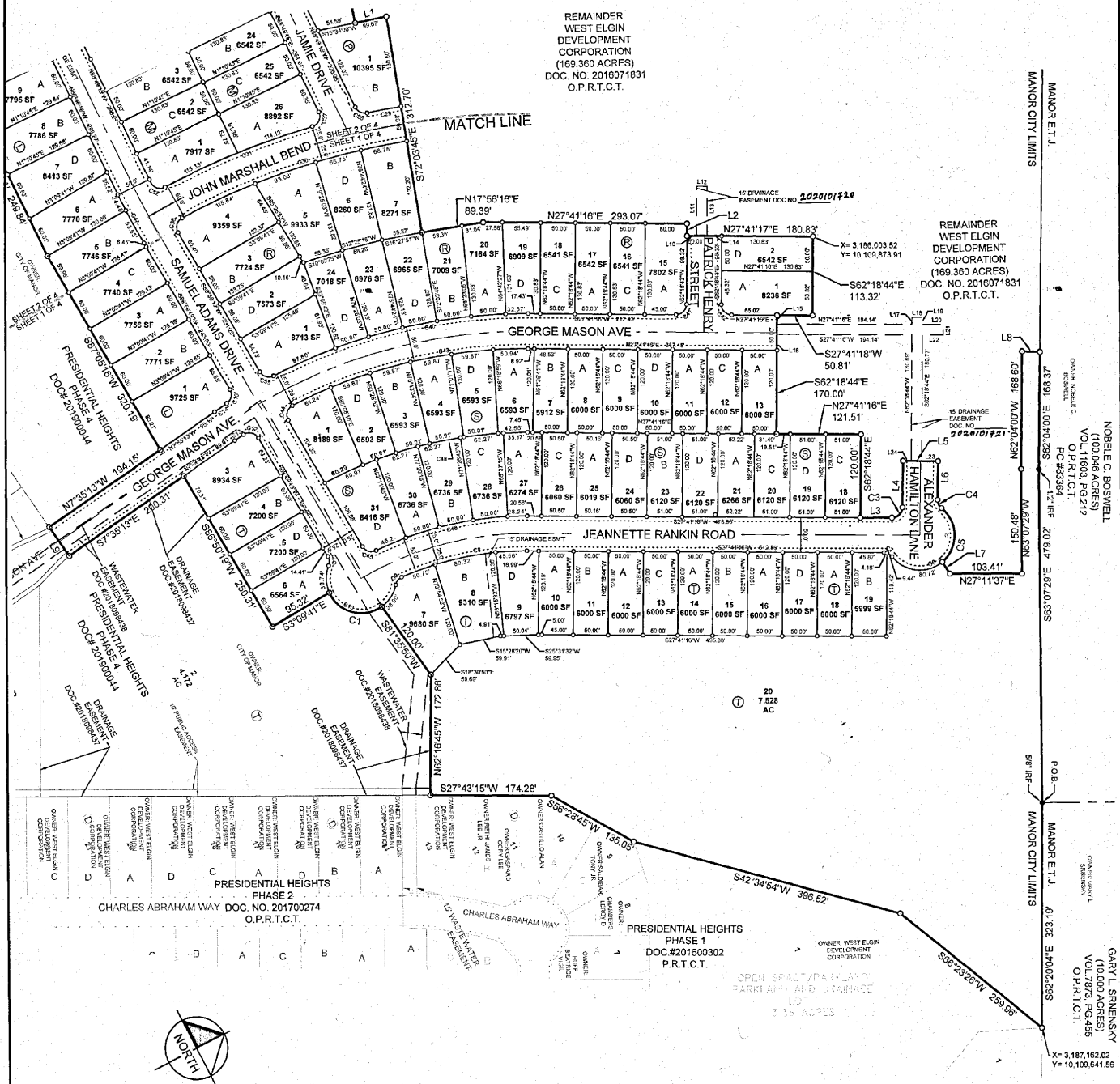
APRIL 28, 2020

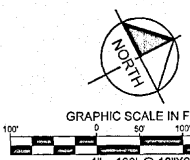
**VICINITY MAP** SCALE: 1= 2000'




**LEGEND**

| | |
|---|---|
| 5/8" IRF ● | 5/8" IRON ROD FOUND |
| IRSC ○ | 1/2" IRON ROD W/ "KHA" CAP SET |
| IRFC ● | 1/2" IRON ROD FOUND W/ CAP |
| 60d ● | 60d NAIL FOUND |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS |
| T.C.P.R. | TRAVIS COUNTY PLAT RECORDS |
| P.O.B. | POINT OF BEGINNING |
| T.B.M. | BENCH MARK |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| B.L. | BUILDING SET BACK LINE |
| W.L.E. | WATER LINE EASEMENT |
| W.W.E. | WASTEWATER EASEMENT |
| | SIDEWALK |
| A, B, C, D | BUILDING SETBACK BY LOT TYPE (SEE DETAIL) |
| P.O.C. | POINT OF CURVE |
| P.R.C. | POINT OF REVERSE CURVE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P.O.T. | POINT OF TANGENT |
| | PHASE AND MATCH LINE |




Kimley»Horn


SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
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.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JOSHUA W. MIKSCH, P.E.

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORPORATION,
A TEXAS CORPORATION
9900 U.S. HIGHWAY 290 E.
MANOR TEXAS, 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT


Sheet No. 1 OF 4

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DWG NAME: K:\SNA_SURVEY\PRESIDENTIAL HEIGHTS DEVELOPMENT\068924170\8-PRESIDENTIAL HEIGHTS UNIT 2\DWG\068924170 KIMLEY-HORN-PLAT-PHASE 5.PLAT PHASE 5.DWG PLOTTED BY VILLARREAL, MIGUEL 4/28/2020 9:35 AM LAST SAVED 4/28/2020 9:14 AM

June 18, 2020

202000125

SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS PHASE 5

BEING 34.347 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 28, 2020

Kimley»Horn


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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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CONTACT: JOSHUA W. MIKSCH, P.E.

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORPORATION,
A TEXAS CORPORATION
9900 U.S. HIGHWAY 290 E.
MANOR TEXAS, 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT


| BLOCK | LOT | CLASSIFICATION | OWNERSHIP DESIGNATION |
|---|---|---|---|
| T | 20 | OPEN SPACE PARK FACILITIES, DETENTION POND AND SURFACE DRAINAGE IMPROVEMENTS | CITY OF MANOR |
| L | 27 | OPEN SPACE PARK FACILITIES AND SURFACE DRAINAGE IMPROVEMENTS | HOA |

NORTH

GRAPHIC SCALE IN FEET
100' 0 50' 100' 200'
1" = 100' @ 18"X24"

## LEGEND

| | |
|---|---|
| 5/8" IRF ● | 5/8" IRON ROD FOUND |
| IRSC ○ | 1/2" IRON ROD W/ "KHA" CAP SET |
| IRFC ● | 1/2" IRON ROD FOUND W/ CAP |
| 60d ● | 60d NAIL FOUND |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS |
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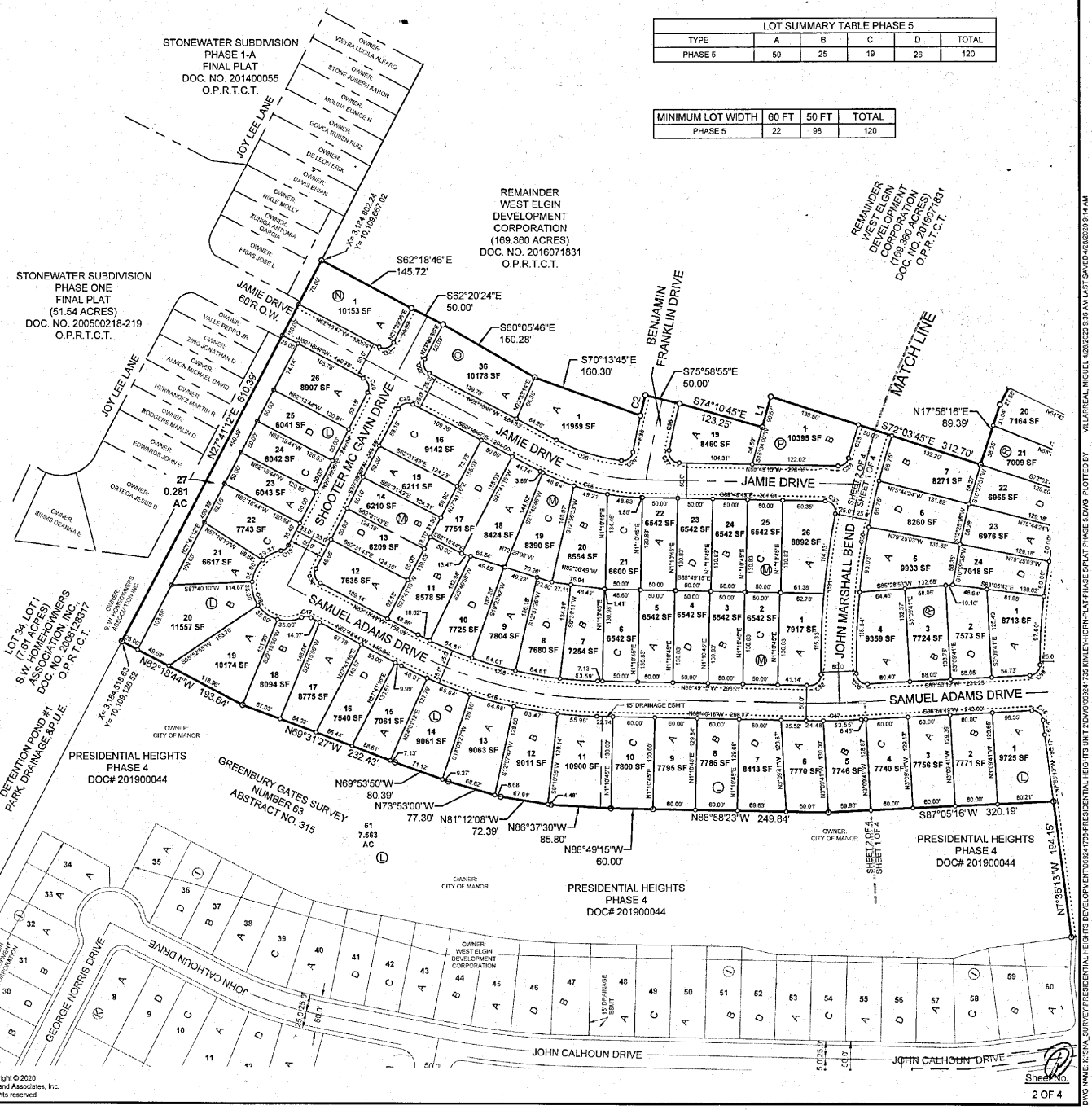
| P.R.C. | POINT OF REVERSE CURVE |
| P.C.C. | POINT OF COMPOUND CURVE |
| P.O.T. | POINT OF TANGENT |
| | PHASE AND MATCH LINE |

| LOT SUMMARY TABLE PHASE 5 | | | | | |
|---|---|---|---|---|---|
| TYPE | A | B | C | D | TOTAL |
| PHASE 5 | 50 | 25 | 19 | 26 | 120 |

| MINIMUM LOT WIDTH | 60 FT | 50 FT | TOTAL |
|---|---|---|---|
| PHASE 5 | 22 | 98 | 120 |

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DWG NAME: K:\SNA_SURVEY\PRESIDENTIAL HEIGHTS DEVELOPMENT\005241708-PRESIDENTIAL HEIGHTS UNIT 2\DWG\005241735 KIMLEY-HORN-PLAT-PHASE 5\PLAT PHASE 5.DWG PLOTTED BY VILLARREAL, MIGUEL 4/28/2020 9:39 AM LAST SAVED:4/28/2020 9:14 AM

June 18, 2020

202000125

LEGAL DESCRIPTION:

A Metes and Bounds description of a 34.347 acre tract of land in the Greenbury Gates Survey Number 63, Abstract Number 315, Travis County, Texas, and being a portion of that certain called 169.360 acre tract, conveyed to West Elgin Development Corporation., as recorded under Document Number 2016071831, Official Public Records of Travis County Texas; said 34.347 acre tract being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found located in the northeasterly line of the said certain 169.360 acre tract of land; same being the westerly corner of that certain called 10.000 acre tract of land conveyed to Gary L. Srnensky, as described in Volume 7873, Page 455, Official Public Records of Travis County, and the southerly corner of that certain called 100.046 acre tract of land conveyed to Nobele C. Boswell, as described in Volume 11603, Page 212 Official Public Records of Travis County;

THENCE, South 62°20'04" East, 323.19 feet along the northeasterly line of said 169.360 acre tract to a ½ inch iron rod with "KHA" cap set for the most northerly corner of Presidential Heights Phase 1, as described in Document Number 201600302 Official Public Records of Travis County, and the easterly corner of herein described tract;

THENCE, along the northwesterly line of said Presidential Heights Phase 1, the follow four (4) courses and distances:

1. South 66°23'26" West, 259.96 feet to a ½ inch iron rod with "KHA" cap set;
2. South 42°34'54" West, 396.52 feet to a ½ inch iron rod with "KHA" cap set;
3. South 56°28'45" West, 135.05 feet to a ½ inch iron rod with "KHA" cap set;
4. South 27°43'15" West, 174.28 feet to a ½ inch iron rod with "KHA" cap set;

THENCE, over and across the said 169.360 acre tract, along the northerly line of proposed Presidential Heights Phase 4, not yet of record, the following seventeen (17) course and distances:

1. North 62°16'45" West, 172.86 feet to a ½ inch iron rod with "KHA" cap set;
2. South 81°35'50" West, 120.00 feet to a point of for corner;
3. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 101°43'23", a radius of 50.00 feet, a chord bearing and distance of South 42°27'31" West, 77.56 feet, and a total arc length of 88.77 feet to a ½ inch iron rod with "KHA" cap set;
4. South 3°09'41" East, 95.32 feet to a ½ inch iron rod with "KHA" cap set;
5. South 86°50'19" West, 250.31 feet to a ½ inch iron rod with "KHA" cap set;
6. South 7°35'13" East, 200.31 feet to a ½ inch iron rod with "KHA" cap set;
7. South 82°24'47" West, 50.00 feet to a ½ inch iron rod with "KHA" cap set;
8. North 7°35'13" West, 194.15 feet to a ½ inch iron rod with "KHA" cap set;
9. South 87°05'16" West, 320.19 feet to a ½ inch iron rod with "KHA" cap set;
10. North 88°58'23" West, 249.84 feet to a ½ inch iron rod with "KHA" cap set;
11. North 88°49'15" West, 60.00 feet to a ½ inch iron rod with "KHA" cap set;
12. North 86°37'30" West, 85.80 feet to a ½ inch iron rod with "KHA" cap set;
13. North 81°12'08" West, 72.38 feet to a ½ inch iron rod with "KHA" cap set;
14. North 73°53'00" West, 77.30 feet to a ½ inch iron rod with "KHA" cap set;
15. North 69°53'50" West, 80.39 feet to a ½ inch iron rod with "KHA" cap set;
16. North 69°31'27" West, 232.43 feet to a ½ inch iron rod with "KHA" cap set;
17. North 62°18'44" West, 193.64 feet to a ½ inch iron rod with "KHA" cap set on the southeasterly line of Stone Water Subdivision Phase One, as described in Document Number 200500218-219 Official Public Records of Travis County, for the southwesterly corner of herein described tract;

THENCE, North 27°41'12" East, 610.39 feet along the southeasterly line of said Stone Water Subdivision Phase One to a ½ inch iron rod with "KHA" cap set for the northwesterly corner of herein described tract;

THENCE, over and across the said 169.360 acre tract, the following thirty (30) course and distances:

1. South 62°18'46" East, 145.72 feet to a ½ inch iron rod with "KHA" cap set;
2. South 62°20'24" East, 50.00 feet to a ½ inch iron rod with "KHA" cap set;
3. South 60°05'46" East, 150.28 feet to a ½ inch iron rod with "KHA" cap set;
4. South 70°13'45" East, 160.30 feet to a point of for corner;
5. in a northeasterly direction, along a non-tangent curve to the right, a central angle of 1°13'06", a radius of 1402.00 feet, a chord bearing and distance of North 13°24'31" East, 29.81 feet, and a total arc length of 29.81 feet to a ½ inch iron rod with "KHA" cap set;
6. South 75°58'55" East, 50.00 feet to a ½ inch iron rod with "KHA" cap set;
7. South 74°10'45" East, 123.25 feet to a ½ inch iron rod with "KHA" cap set;
8. North 15°34'00" East, 45.08 feet to a ½ inch iron rod with "KHA" cap set;
9. South 72°03'45" East, 312.70 feet to a ½ inch iron rod with "KHA" cap set;
10. North 17°56'16" East, 89.39 feet to a ½ inch iron rod with "KHA" cap set;
11. North 27°41'16" East, 293.07 feet to a ½ inch iron rod with "KHA" cap set;
12. South 62°18'43" East, 17.51 feet to a ½ inch iron rod with "KHA" cap set;
13. North 27°41'17" East, 180.83 feet to a ½ inch iron rod with "KHA" cap set;
14. South 62°18'44" East, 113.32 feet to a ½ inch iron rod with "KHA" cap set;
15. South 27°41'18" West, 50.81 feet to a ½ inch iron rod with "KHA" cap set;
16. South 62°18'44" East, 170.00 feet to a ½ inch iron rod with "KHA" cap set;
17. North 27°41'16" East, 121.51 feet to a ½ inch iron rod with "KHA" cap set;
18. South 62°18'44" East, 120.00 feet to a ½ inch iron rod with "KHA" cap set;
19. North 27°41'16" East, 45.34 feet to a point of curvature;
20. in a northwesterly direction, along a tangent curve to the left, a central angle of 89°41'56", a radius of 15.00 feet, a chord bearing and distance of North 17°09'42" West, 21.16 feet, and a total arc length of 23.48 feet to a ½ Inch iron rod with "KHA" cap set;
21. North 62°00'40" West, 66.96 feet to a ½ inch iron rod with "KHA" cap set;
22. North 27°59'20" East, 50.00 feet to a ½ inch iron rod with "KHA" cap set;
23. South 62°00'40" East, 55.51 feet to a point of curvature;
24. in a southeasterly direction, along a tangent curve to the left, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of South 88°01'16" East, 13.16 feet, and a total arc length of 13.62 feet to a point of curvature;
25. in a southeasterly direction, along a tangent reverse curve to the right, a central angle of 101°14'21", a radius of 50.00 feet, a chord bearing and distance of South 63°24'42" East, 77.30 feet, and a total arc length of 88.35 feet to a ½ inch iron rod with "KHA" cap set;
26. North 84°15'59" East, 20.11 feet to a ½ inch iron rod with "KHA" cap set;
27. North 27°11'37" East, 103.41 feet to a ½ inch iron rod with "KHA" cap set;
28. North 63°07'29" West, 150.48 feet to a ½ inch iron rod with "KHA" cap set;
29. North 62°04'00" West, 168.60 feet to a ½ inch iron rod with "KHA" cap set;
30. North 27°56'00" East, 25.00 feet to a ½ inch iron rod with "KHA" cap set on the northeasterly line of said 169.360 acre tract of land same being the southwesterly line of said 100.046 acre tract of land;

THENCE, along the southwesterly line of said 100.046 acre tract of land, the following two (2) course and distances:

1. South 62°04'00" East, 168.37 feet to a ½ inch iron rod found for a corner;
2. South 63°07'29" East, 479.02 feet to the POINT OF BEGINNING and containing 34.347 acres of land in Travis County, Texas.

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SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS PHASE 5

BEING 34.347 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 28, 2020

Kimley»Horn

SURVEYOR:
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601 NW LOOP 410, SUITE 350
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CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
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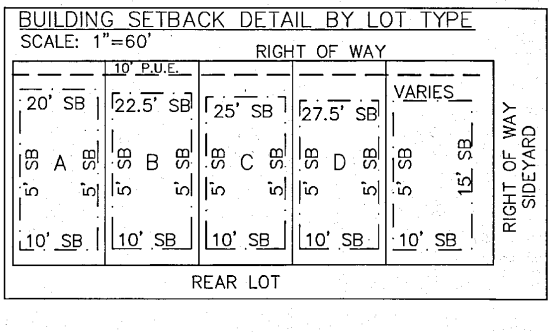
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JOSHUA W. MIKSCH, P.E.

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORPORATION,
A TEXAS CORPORATION
9900 U.S. HIGHWAY 290 E,
MANOR TEXAS, 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

| CURVE TABLE | | | | | | CURVE TABLE | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD | NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 101°43'23" | 50.00' | 88.77' | N42°27'31"E | 77.56' | C41 | 89°59'56" | 15.00' | 23.55' | N17°18'44"W | 21.21' |
| C2 | 1°13'06" | 1402.00' | 29.81' | S13°24'31"W | 29.81' | C42 | 90°00'01" | 15.00' | 23.56' | N72°41'16"E | 21.21' |
| C3 | 89°41'56" | 15.00' | 23.48' | S17°09'42"E | 21.16' | C43 | 27°38'15" | 729.00' | 351.64' | S13°52'08"W | 348.25' |
| C4 | 52°01'12" | 15.00' | 13.62' | N88°01'16"W | 13.16' | C44 | 93°12'42" | 15.00' | 24.40' | S46°33'20"E | 21.80' |
| C5 | 101°14'21" | 50.00' | 88.35' | N63°24'42"W | 77.30' | C45 | 85°26'53" | 15.00' | 22.37' | N44°06'53"E | 20.35' |
| C6 | 193°44'21" | 50.00' | 169.07' | N17°09'42"W | 99.28' | C46 | 26°17'49" | 489.00' | 224.44' | S14°32'22"W | 222.47' |
| C7 | 52°01'12" | 15.00' | 13.62' | S63°41'53"W | 13.16' | C47 | 4°20'26" | 1030.00' | 78.03' | N89°00'32"E | 78.01' |
| C8 | 24°13'38" | 439.00' | 185.63' | S15°34'27"W | 184.25' | C48 | 28°29'47" | 609.00' | 302.89' | S13°26'23"W | 299.78' |
| C9 | 55°24'21" | 15.00' | 14.51' | S24°14'32"E | 13.95' | | | | | | |
| C10 | 190°48'14" | 50.00' | 166.51' | N43°27'25"E | 99.56' | | | | | | |
| C11 | 52°01'12" | 15.00' | 13.62' | N67°09'04"W | 13.16' | | | | | | |
| C12 | 93°12'42" | 15.00' | 24.40' | S40°13'59"W | 21.80' | | | | | | |
| C13 | 1°12'50" | 729.00' | 15.45' | S05°58'47"E | 15.45' | | | | | | |
| C14 | 1°32'16" | 779.00' | 20.91' | S05°49'04"E | 20.91' | | | | | | |
| C15 | 87°06'44" | 15.00' | 22.81' | N49°36'18"W | 20.67' | | | | | | |
| C16 | 26°30'31" | 625.00' | 289.16' | S75°33'59"E | 286.59' | | | | | | |
| C17 | 52°01'12" | 15.00' | 13.62' | N88°19'20"W | 13.16' | | | | | | |
| C18 | 194°00'45" | 50.00' | 169.31' | S17°19'34"E | 99.25' | | | | | | |
| C19 | 52°01'12" | 15.00' | 13.62' | N53°40'12"E | 13.16' | | | | | | |
| C20 | 89°58'23" | 15.00' | 23.55' | N17°19'35"W | 21.21' | | | | | | |
| C21 | 90°01'37" | 15.00' | 23.57' | N72°40'25"E | 21.22' | | | | | | |
| C22 | 89°58'23" | 15.00' | 23.55' | S17°19'35"E | 21.21' | | | | | | |
| C23 | 20°16'05" | 275.00' | 97.28' | S72°26'49"E | 96.77' | | | | | | |
| C24 | 86°46'43" | 15.00' | 22.72' | N54°01'47"E | 20.61' | | | | | | |
| C25 | 2°09'33" | 1402.00' | 52.83' | S11°43'11"W | 52.83' | | | | | | |
| C26 | 2°52'21" | 1352.00' | 67.78' | S12°34'53"W | 67.78' | | | | | | |
| C27 | 99°57'57" | 15.00' | 26.17' | S38°50'16"E | 22.98' | | | | | | |
| C28 | 75°50'14" | 15.00' | 19.85' | N53°15'38"E | 18.44' | | | | | | |
| C29 | 2°35'43" | 1090.00' | 49.37' | S16°38'23"W | 49.37' | | | | | | |
| C30 | 18°51'44" | 1040.00' | 342.38' | S08°30'23"W | 340.83' | | | | | | |
| C31 | 12°03'41" | 1090.00' | 229.46' | S05°04'09"W | 229.03' | | | | | | |
| C32 | 91°51'09" | 15.00' | 24.05' | N44°57'53"E | 21.55' | | | | | | |
| C33 | 26°30'31" | 575.00' | 266.03' | S75°33'59"E | 263.66' | | | | | | |
| C34 | 89°58'20" | 15.00' | 23.55' | S17°19'34"E | 21.21' | | | | | | |
| C35 | 90°01'37" | 15.00' | 23.57' | S72°40'25"W | 21.22' | | | | | | |
| C36 | 25°30'28" | 325.00' | 150.36' | S75°34'01"E | 149.02' | | | | | | |
| C37 | 99°55'14" | 15.00' | 26.16' | N38°51'38"W | 22.97' | | | | | | |
| C38 | 92°14'11" | 15.00' | 24.15' | S47°02'35"E | 21.62' | | | | | | |
| C39 | 87°06'44" | 15.00' | 22.81' | N43°18'57"E | 20.67' | | | | | | |
| C40 | 27°57'41" | 779.00' | 380.17' | S13°42'25"W | 376.41' | | | | | | |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | S15°34'00"W | 45.08' |
| L2 | N62°18'43"W | 17.51' |
| L3 | S27°41'16"W | 45.34' |
| L4 | S62°00'40"E | 66.96' |
| L5 | S27°59'20"W | 50.00' |
| L6 | N62°00'40"W | 55.51' |
| L7 | S84°15'59"W | 20.11' |
| L8 | S27°56'00"W | 25.00' |
| L9 | S62°24'47"W | 50.00' |
| L10 | S27°41'17"W | 14.00' |
| L11 | S62°18'43"E | 70.99' |
| L12 | S27°41'17"W | 15.00' |
| L13 | N62°18'43"W | 70.99' |
| L14 | N27°41'17"E | 21.00' |
| L15 | N62°18'44"W | 12.50' |
| L16 | S62°18'44"E | 22.50' |
| L17 | N62°18'44"W | 10.00' |
| L18 | N27°41'16"E | 15.00' |
| L19 | S62°18'44"E | 10.00' |
| L20 | N27°41'16"E | 30.05' |
| L21 | S62°18'44"E | 15.00' |
| L22 | S27°41'16"W | 30.05' |
| L23 | N27°59'20"E | 23.06' |
| L24 | S27°59'20"W | 11.94' |




## BENCH MARK LIST

TBM #3 - RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF TOWER ROAD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF BOIS D ARC ROAD, NEXT TO A FIBER OPTIC MARKER, ELEVATION 552.94 FEET

PRESIDENTIAL HEIGHTS PHASE 5
GENERAL INFORMATION:

| | |
|---|---|
| TOTAL ACREAGE | 34.347 ACRES |
| LINEAR FOOT OF 50' ROW | 5,395' |
| NUMBER OF SINGLE FAMILY LOTS | 120 |
| ACREAGE OF RESIDENTIAL LOTS | 20.354 ACRES |
| NUMBER OF NON-RESIDENTIAL LOTS | 2 |
| ACREAGE OF NON-RESIDENTIAL LOTS | 7.810 ACRES |
| TOTAL NUMBER OF LOTS | 122 |



DWG NAME: K:\SNA_SURVEY\PRESIDENTIAL HEIGHTS DEVELOPMENT\096241705-RESIDENTIAL HEIGHTS UNIT 2\DWG\096241705 KIMLEY-HORN PLAT-PHASE 5\PLAT PHASE 5.DWG PLOTTED BY VILLAREAL, MIGUEL 4/28/2020 9:37 AM LAST SAVED 4/28/2020 9:14 AM

June 18, 2020

202000125

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

WHEREAS, WEST ELGIN DEVELOPMENT CORPORATION., A TEXAS CORPORATION, THE OWNER OF 34.347 ACRE TRACT OF LAND IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2016071831, 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 "PRESIDENTIAL HEIGHTS PHASE 5 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 34.347 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "PRESIDENTIAL 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 MAY 4, 2020,

BY: _____
WEST ELGIN DEVELOPMENT CORPORATION,
A TEXAS CORPORATION
PETER A. DWYER
PRESIDENT
5/4/2020
9900 U.S. HIGHWAY 290 E
MANOR, TEXAS 78653-9720

THE STATE OF TEXAS )(
COUNTY OF TRAVIS )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER A. DWYER 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 4 DAY OF May, 2020,

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 131898204
MY COMMISSION EXPIRES: 02-18-2023
COUNTY OF TRAVIS
THE STATE OF TEXAS

CONSENT OF LIENHOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED MAY 5, 2016 RECORDED AS DOCUMENT NO. 2016071832 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DEED OF TRUST LIEN DATED MAY 20, 2016 AND RECORDED AS 2016081726 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: JASON RANGEL
TITLE: VICE PRESIDENT

THE STATE OF TEXAS )(
COUNTY OF TRAVIS )(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5 DAY OF MAY, 2020, BY JASON RANGEL, AS VICE PRESIDENT OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER 126285198
MY COMMISSION EXPIRES: 6-2-2020
COUNTY OF TRAVIS
THE STATE OF TEXAS

THE STATE OF TEXAS )(
COUNTY OF TRAVIS )(

I, JOSHUA W. MIKSCH, 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.

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

JOSHUA W. MIKSCH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 122089
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS
JOSHUA W. MIKSCH
122089
LICENSED
PROFESSIONAL ENGINEER
4/23/2020

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
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR
4/23/2020

SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS PHASE 5

BEING 34.347 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 28, 2020

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 11th DAY OF June, 2020

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. 13th DAY OF May, 2020.

APPROVED: _____
PLANNING & ZONING CHAIRPERSON

ATTEST: _____
LEOVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. 13th DAY OF May, 2020.

APPROVED: _____
DR. LARRY WALLACE, JR, MAYOR

ATTEST: _____
LEOVIA ALMARAZ, CITY SECRETARY

CITY OF MANOR

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

I, DANA DEBEAUVOIR, 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. 18th DAY OF June, 2020, AT 1:21 O'CLOCK PM, DULY RECORDED ON THE DAY OF 18th DAY OF June, 2020 AT 1:21 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202000125 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 18th DAY OF June 2020

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

MUNICIPAL UTILITY DISTRICT:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT.

6-12-20
DATE

KENNETH SCHROEDER, P.E. M.U.D. ENGINEER
SCHROEDER ENGINEERING COMPANY

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 GOVERNING 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 APPROVED BY THE CITY OF MANOR.
5. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
7. 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 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.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. 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 AS AMENDED.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. 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.
12. THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER 2016167420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
13. 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.
14. VARIANCES HAVE BEEN GRANTED FROM ORDINANCE 253 OF THE CITY OF MANOR, TEXAS PURSUANT TO EXHIBIT F OF THE REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, BETWEEN PRESIDENTIAL GLEN LTD., WEST ELGIN DEVELOPMENT CORPORATION AND THE CITY OF MANOR, DATED JANUARY 18TH 2012.
15. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
16. ALL LOTS WILL BE MONUMENTED PRIOR TO LOT SALES AND AFTER ROAD CONSTRUCTION, WITH ½" IRON RODS WITH "KHA" CAP UNLESS OTHERWISE NOTED.
17. DEDICATION AND CONVEYANCE OF LOT 20, BLOCK T, THE OPEN SPACE PARK FACILITIES, DETENTION POND AND SURFACE DRAINAGE IMPROVEMENTS, SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN RESTATED, REVISED AND AMENDED AGREEMENT REGARDING THE CREATION AND OPERATION OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT DATED EFFECTIVE JUNE 19, 2009, AS AMENDED. PRESIDENTIAL HEIGHTS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 20, BLOCK T.
18. PRESIDENTIAL HEIGHTS RESIDENTIAL COMMUNITY, INC. A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL TAKE OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF LOT 27, BLOCK L.

Kimley»Horn

| SURVEYOR: | CIVIL ENGINEER: | OWNER/DEVELOPER: |
|---|---|---|
| KIMLEY-HORN AND ASSOCIATES, INC. | KIMLEY-HORN AND ASSOCIATES, INC. | WEST ELGIN DEVELOPMENT CORPORATION. |
| 601 NW LOOP 410, SUITE 350 | 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200 | A TEXAS CORPORATION |
| SAN ANTONIO, TEXAS 78216 | AUSTIN, TEXAS 78759 | 9900 U.S. HIGHWAY 290 E. |
| PH: (210) 321-3427 FAX: (210) 541-8699 | TBPE FIRM REGISTRATION NO. F-928 | MANOR TEXAS, 78653-9720 |
| CONTACT: JOHN G. MOSIER, R.P.L.S. | PH: (512) 418-1771 FAX: (512) 418-1791 | PH: (512) 327-7415 |
| TBPLS FIRM REGISTRATION NO. 10193973 | CONTACT: JOSHUA W. MIKSCH, P.E. | CONTACT. DANNY BURNETT |

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DWG NAME: K:\SNA_SURVEY\PRESIDENTIAL HEIGHTS DEVELOPMENT\069241708-PRESIDENTIAL HEIGHTS UNIT 2\DWG\069241735 KIMLEY-HORN-PLAT-PHASE 5\PLAT PHASE 5.DWG PLOTTED BY VILLARREAL, MIGUEL 4/28/2020 9:37 AM LAST SAVED 4/28/2020 9:14 AM