



Julie Leonard, Chair, Place 1
LaKesha Small, Vice-Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, February 09, 2022 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

- 1. Consideration, discussion, and possible action to approve the minutes of January 12, 2022, P&Z Commission Regular Meeting.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.**

Applicant: LJA Engineering

Owner: Butler Family Partnership, Ltd.

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, February 4, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of January 12, 2022, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- January 12, 2022, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve the minutes of the January 12, 2022, P&Z Commission Regular Meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JANUARY 12, 2022**

PRESENT:

COMMISSIONERS:

- Julie Leonard, Chair, Place 1 (Absent)
- Anthony Butler, Place 2
- Cresandra Hardeman, Place 3
- Prince John Chavis, Place 4
- Grant E. Loveless, Place 5 (Absent)
- Cecil Meyer, Place 6 (Absent)
- Lakesha Small, Vice Chair, Place 7

CITY STAFF:

- Scott Dunlop, Interim City Manager
- Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Small at 6:33 p.m. on Wednesday, January 12, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

- 1. Conduct a public hearing on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering; Owner: Butler Family Partnership, Ltd.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Joseph Longaro with LJA Engineering, 7500 Rialto Blvd, Bldg II, Ste 100, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak; however, was available to answer any questions posed by the P&Z Commission.

Interim City Manager Dunlop spoke regarding the location and general details of the development plans for this site.

Ozie Monroe Jr., P.O. Box 254, Manor, Texas, submitted a speaker card in support of this item. Mr. Monroe asked questions regarding the future development plans for this item. Mr. Monroe was informed about the regulations for C-2 Commercial uses.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

2. **Conduct a public hearing on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3).** *Applicant: Rafiq Kareediya; Owner: Rafiq Kareediya.*

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Rafiq Kareediya, 13917 Carolina Ln, Austin, Texas, submitted a speaker card in support of this item; however, he did not wish to speak.

Interim City Manager Dunlop spoke regarding the location of the property, requested zoning change, and the City's recommendation of C-2 instead of C-3.

Josh Baran with Seven 10 Development Group, 1625 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran answered questions from the Commissioners regarding the planned use for the property. He explained the need for C-3 zoning due to the following categories:

- Office with Showroom
- Office with Warehouse
- Product with Development Services
- Research Services
- Outdoor Use

Interim City Manager Dunlop explained options of approval that was allowed by the Commission which included modifications to requested zoning and options of lesser zoning.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

- 3. Conduct a public hearing on a Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX. Applicant: I.T. Gonzalez Engineers; Owner: Jorge Luis Martinez.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop explained the Extra Territorial Jurisdiction (ETJ), Subdivision regulations and the City’s responsibility to ensure everything is platted appropriately.

MOTION: Upon a motion made by Commissioner Butler and Seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

Motion to close carried 4-0

CONSENT AGENDA

- 4. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee and Planning and Zoning Commission Minutes of December 08, 2021, Joint Session.**

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Butler to approve the consent agenda.

There was no further discussion.

Motion to approve carried 4-0

REGULAR AGENDA

- 5. Consideration, discussion and possible action on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering; Owner: Butler Family Partnership, Ltd.**

The City staff recommended that the P&Z Commission approve the Concept Plan for the Butler-Manor Subdivision located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Interim City Manager Dunlop discussed the proposed concept plan for the Butler-Manor Subdivision.

Discussion was held regarding the right-in and right-out traffic flow for the property.

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Chavis to approve the Concept Plan for the Butler-Manor Subdivision.

There was no further discussion.

Motion to approve carried 4-0

- 6. Consideration, discussion and possible action on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3). Applicant: Rafiq Kareediya; Owner: Rafiq Kareediya.**

The City staff recommended that the P&Z Commission approve a lesser zoning of Medium Commercial (C-2) instead of Heavy Commercial (C-3) for property being located at 13801 N. FM 973, Manor, Texas.

Josh Baran with Seven 10 Development Group, 1625 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran answered questions from the Commissioners regarding the clarification on uses under C-3. Mr. Baran listed Office with Showroom, Office with Warehouse, and Product Development as the most general uses based on past projects; however, no set plan has been established for the space.

Interim City Manager Dunlop answered questions from the Commissioners regarding the limits and restrictions that can be placed on the C-2 or C-3 zoning. Mr. Dunlop explained the C-3 was the heaviest commercial zoning possible and added allowances under C-2 would be easier to manage by the city in the future.

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Butler to approve the Rezoning of 13801 N. FM 973 to Medium Commercial (C-2) with modification to allow (1) Office with Showroom, (2) Office with Warehouse, (3) Product Development Services – general, and (4) Research Services – general.

There was no further discussion.

Motion to approve carried 4-0

- 7. Consideration, discussion and possible action on a Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Jorge Luis Martinez.**

The City staff recommended that the P&Z Commission approve the Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX

MOTION: Upon a motion made by Commissioner Butler and Seconded by Commissioner Chavis to approve the Short Form Final Plat for the J & R Martinez Subdivision.

There was no further discussion.

Motion to approve carried 4-0

8. Consideration, discussion and possible action on a 2022 Subdivision Calendar.

The City staff recommended that the P&Z Commission approve the 2022 Subdivision Calendar.

Interim City Manager Dunlop gave a brief summary of the 2022 Subdivision Calendar.

Discussion was held regarding the purpose of the calendar and what it effects.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to approve the 2022 Subdivision Calendar.

There was no further discussion.

Motion to approve carried 4-0

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 7:19 p.m. on Wednesday, January 12, 2022.

These minutes approved by the P&Z Commission on the 9th day of February 2022. *(Audio Recording Archived)*

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Mandy Miller
Administrative Assistant



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It has 145 single family lots and 5 non-residential lots

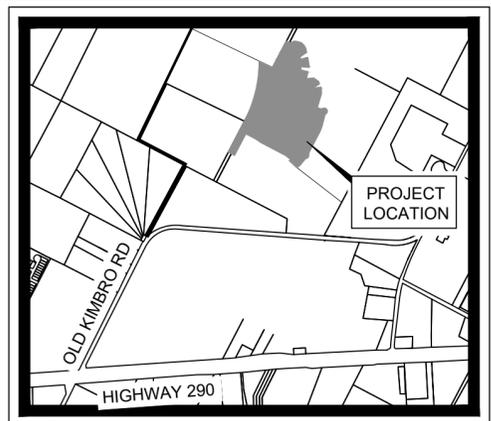
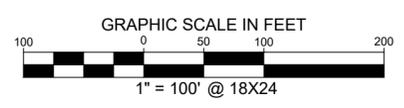
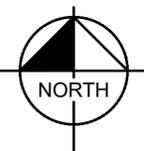
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission approve a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- APPROXIMATE "ZONE A" PER FIRM FEM 48453C0505H EFFECTIVE 9/26/2008
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- (A) BLOCK IDENTIFIERS

OWNER:
FORESTAR USA REAL ESTATE GROUP, INC.
DOC #2019176020
OPRTC
LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

OWNER:
LEAKE WILLIAM R. & ERICA
DOC #2017052898
OPRTC
LOT 1
J.F. NAGLE ESTATES
DOC #199900207
PRTC

1/2" IRSC (KHA)
(KHB) IN CONCRETE
X = 3192711.76
Y = 10107161.75

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

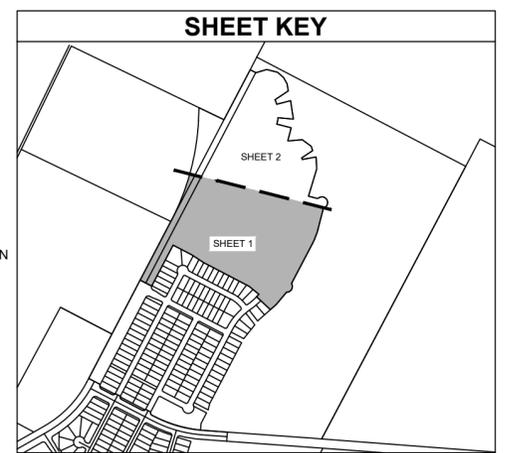
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

GENERAL INFORMATION:

TOTAL ACREAGE.....	41.135 ACRES
TOTAL LINEAR FEET OF ROW.....	8,426'
LINEAR FEET OF 50' ROW.....	6,804'
LINEAR FEET OF 114' ROW.....	1,622'
ACREAGE OF ROW.....	12.241 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	145
ACREAGE OF SINGLE FAMILY LOTS.....	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	5
ACREAGE OF NON-RESIDENTIAL LOTS.....	3.562 ACRES
TOTAL NUMBER OF LOTS.....	150

157.9603 ACRES
FORESTAR (USA) REAL ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC



MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES

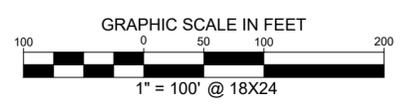
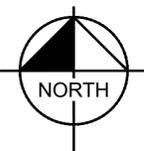
BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 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	12/20/2021	069255704	1 OF 4

DWG NAME: K:\SVA_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS S-2.DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED: 12/20/2021 3:17 PM



LEGEND

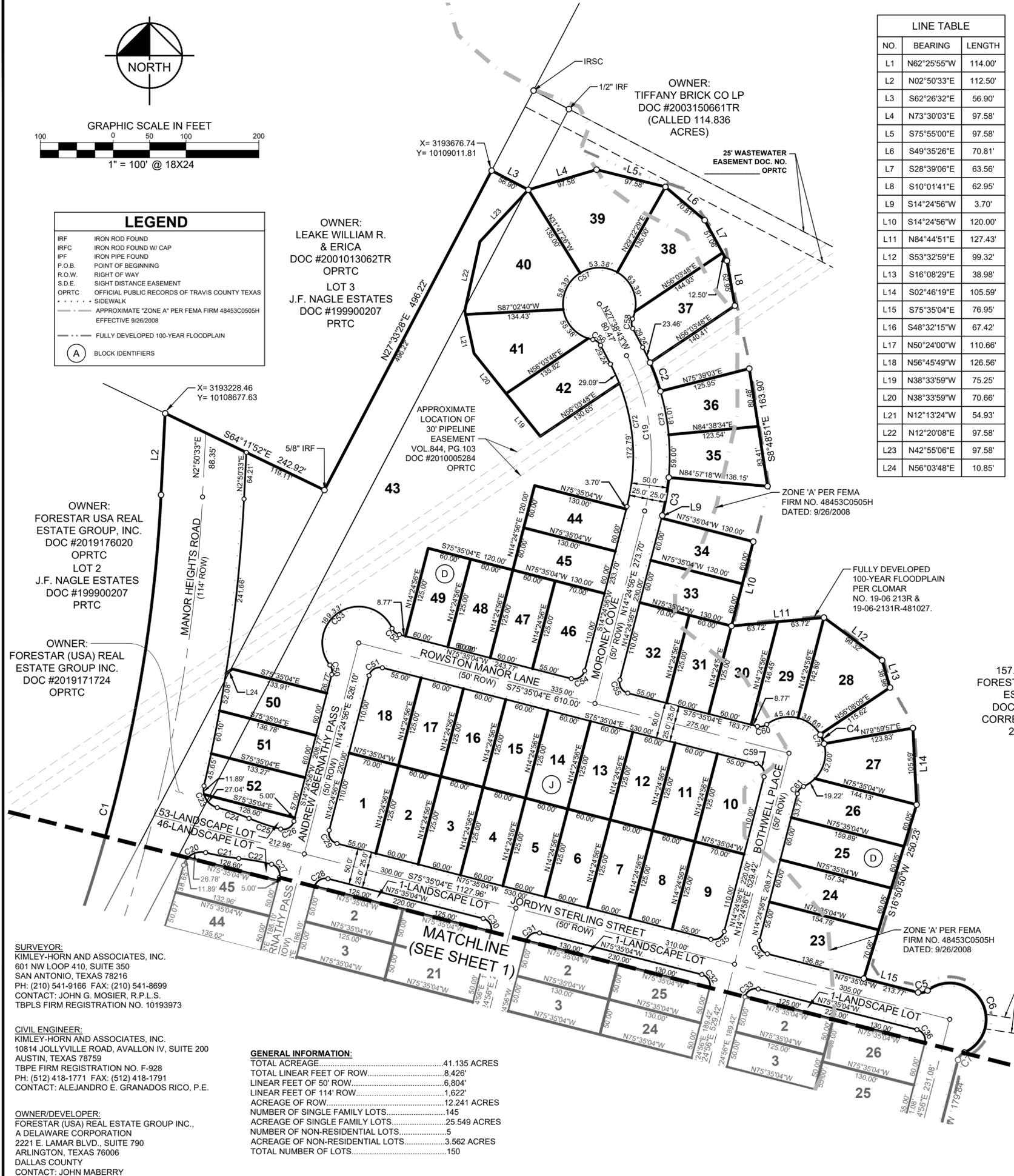
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- - - APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- - - FULLY DEVELOPED 100-YEAR FLOODPLAIN
- (A) BLOCK IDENTIFIERS

LINE TABLE

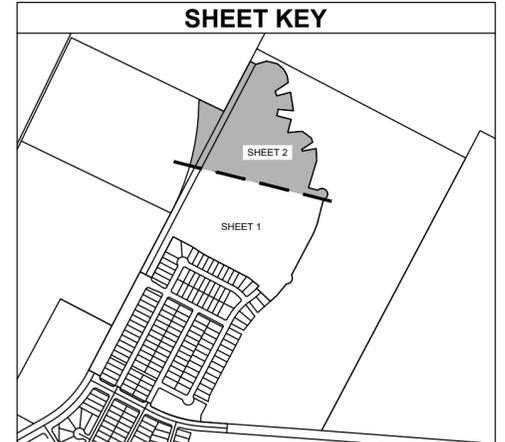
NO.	BEARING	LENGTH
L1	N62°25'55"W	114.00'
L2	N02°50'33"E	112.50'
L3	S62°26'32"E	56.90'
L4	N73°30'03"E	97.58'
L5	S75°55'00"E	97.58'
L6	S49°35'26"E	70.81'
L7	S28°39'06"E	63.56'
L8	S10°01'41"E	62.95'
L9	S14°24'56"W	3.70'
L10	S14°24'56"W	120.00'
L11	N84°44'51"E	127.43'
L12	S53°32'59"E	99.32'
L13	S16°08'29"E	38.98'
L14	S02°46'19"E	105.59'
L15	S75°35'04"E	76.95'
L16	S48°32'15"W	67.42'
L17	N50°24'00"W	110.66'
L18	N56°45'49"W	126.56'
L19	N38°33'59"W	75.25'
L20	N38°33'59"W	70.66'
L21	N12°13'24"W	54.93'
L22	N12°20'08"E	97.58'
L23	N42°55'06"E	97.58'
L24	N56°03'48"E	10.85'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°48'48"	2143.05'	928.11'	N15°14'58"E	920.87'
C2	7°23'47"	325.00'	41.95'	S19°48'38"E	41.93'
C3	9°22'14"	325.00'	53.15'	S09°43'49"W	53.09'
C4	16°04'35"	50.00'	14.03'	S23°12'46"E	13.98'
C5	52°01'12"	15.00'	13.62'	N78°24'20"E	13.16'
C6	194°02'25"	50.00'	169.33'	S30°35'04"E	99.25'
C7	52°01'12"	15.00'	13.62'	S40°25'32"E	13.16'
C8	13°09'09"	625.00'	143.47'	S20°59'31"W	143.16'
C9	52°01'12"	15.00'	13.62'	S01°33'29"W	13.16'
C10	116°34'23"	50.00'	101.73'	S33°50'04"W	85.07'
C11	3°32'59"	475.00'	29.43'	N41°22'30"E	29.42'
C12	61°21'57"	25.00'	26.78'	S73°47'01"W	25.51'
C13	8°48'41"	300.00'	46.14'	N79°56'22"W	46.09'
C14	8°45'38"	300.00'	45.87'	N79°57'53"W	45.83'
C15	61°58'47"	25.00'	27.04'	N45°15'19"W	25.74'
C16	8°51'38"	296.62'	45.87'	N71°12'15"W	45.83'
C17	8°45'38"	300.00'	45.87'	N71°12'15"W	45.83'
C18	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C19	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C20	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C21	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C22	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C23	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C24	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C25	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C26	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C27	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C28	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C29	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C30	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C31	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C32	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C33	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C34	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C35	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C36	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C37	77°28'02"	50.00'	67.60'	S49°08'43"E	62.57'
C38	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C39	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C40	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C41	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C42	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C43	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C44	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C45	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C46	52°01'12"	15.00'	13.62'	N78°58'47"W	13.16'
C47	184°34'41"	50.00'	161.07'	S12°42'03"E	99.92'
C48	52°01'12"	15.00'	13.62'	N53°34'41"E	13.16'
C49	80°32'16"	15.00'	21.08'	N12°42'03"W	19.39'
C50	52°01'12"	15.00'	13.62'	S11°35'40"E	13.16'
C51	90°00'00"	15.00'	23.56'	N59°24'56"E	21.21'
C52	52°01'12"	15.00'	13.62'	N49°34'28"W	13.16'
C53	194°02'25"	50.00'	169.33'	S59°24'56"W	99.25'
C54	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C55	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C56	52°01'12"	15.00'	13.62'	S53°39'19"E	13.16'
C57	284°02'25"	50.00'	247.87'	N62°21'17"E	61.54'
C58	52°01'12"	15.00'	13.62'	N01°38'07"W	13.16'
C59	90°00'00"	15.00'	23.56'	S30°35'04"E	21.21'
C60	52°01'12"	15.00'	13.62'	S78°24'20"W	13.16'
C61	52°01'10"	15.00'	13.62'	N40°25'32"E	13.16'
C62	11°48'26"	2257.05'	465.13'	N21°45'01"E	464.30'
C63	13°09'09"	275.00'	63.13'	N20°59'31"E	62.99'
C64	13°09'09"	325.00'	74.61'	N20°59'31"E	74.44'
C65	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C66	9°27'44"	275.00'	45.42'	S57°42'03"E	45.36'
C67	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C68	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C69	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C70	9°27'44"	325.00'	53.67'	S57°42'03"E	53.61'
C71	13°09'09"	575.00'	131.99'	N20°59'31"E	131.71'
C72	42°03'39"	275.00'	201.88'	N06°36'54"W	197.37'
C73	42°03'39"	325.00'	238.58'	N06°36'54"W	233.26'
C74	194°02'25"	50.00'	169.33'	N30°35'04"W	99.25'



8
157.9603 ACRES
FORESTAR (USA) REAL
ESTATE INC.,
DOC# 201917125
CORRECTED IN DOC#
2019176021
OPRTC



MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES
BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES
PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT
RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED
157.9603 ACRE TRACT AND A PORTION OF A CALLED
3.4692 ACRE TRACT RECORDED IN DOCUMENT
201917124, AND CORRECTED IN DOCUMENT NO.
2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64,
ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY,
TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
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	12/20/2021	069255704	2 OF 4

SURVEYOR:
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TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
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TBPE FIRM REGISTRATION NO. F-928
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CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

GENERAL INFORMATION:

TOTAL ACREAGE	41.135 ACRES
TOTAL LINEAR FEET OF ROW	8,426'
LINEAR FEET OF 50' ROW	6,804'
LINEAR FEET OF 114' ROW	1,622'
ACREAGE OF ROW	12.241 ACRES
NUMBER OF SINGLE FAMILY LOTS	145
ACREAGE OF SINGLE FAMILY LOTS	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	3.562 ACRES
TOTAL NUMBER OF LOTS	150

**A METES AND BOUNDS
DESCRIPTION OF A
41.135 ACRE TRACT OF LAND**

BEING a 41.135 acre (1,791,834 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and being a portion of Lot 2 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County; described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019176020 of the Official Public Records of Travis County; and being a called 157.9603 acre tract of land and a 3.469 acre tract of land described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019171724 of the Official Public Records of Travis County; and corrected in Document No. 2019176021 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the southwestern line of aforesaid 3.469 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County;

THENCE, crossing into Lot 2, of said J.F. Nagle Estates plat the following two (2) courses and distances:
1. in a northerly direction along a non-tangent curve turning to the left, having a radius of 2143.05 feet, a chord North 15°14'58" East, 920.87, a central angle of 24°48'48", and an arc length of 928.11 feet to a 1/2-inch iron rod with cap stamped "KHA" set for corner;
2. North 02°50'33" East, a distance of 112.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, along the southeasterly line of Lot 3 of said J.F. Nagle Estates plat the following three (3) courses and distances:
1. South 64°11'52" East, a distance of 242.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°33'28" East, a distance of 496.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 62°26'32" East, a distance of 66.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157.9603 acre tract;

THENCE, crossing said 157.9603 acre tract, the following forty-one (41) courses and distances:
1. North 73°30'03" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 75°55'00" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 49°35'28" East, a distance of 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 28°39'06" East, a distance of 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 10°01'14" East, a distance of 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 56°03'48" West, a distance of 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;
7. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 19°48'38" East, 41.93, a central angle of 07°23'47", and an arc length of 41.95 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 75°39'03" East, a distance of 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. South 08°48'51" East, a distance of 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 84°57'18" West, a distance of 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
11. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 09°43'49" West, 53.09, a central angle of 09°22'14", and an arc length of 53.15 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 14°24'56" West, a distance of 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. South 75°35'04" East, a distance of 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. South 14°24'56" West, a distance of 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
15. North 84°44'51" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. South 53°32'59" East, a distance of 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
17. South 16°08'29" East, a distance of 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. South 56°08'09" West, a distance of 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
19. in a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 23°12'46" East, 13.98, a central angle of 16°04'35", and an arc length of 14.03 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. North 79°59'57" East, a distance of 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. South 02°46'19" East, a distance of 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 16°50'50" West, a distance of 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. South 75°35'04" East, a distance of 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
24. in a easterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 78°24'20" East, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. in a southeasterly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 30°35'04" East, 99.25, a central angle of 194°02'25", and an arc length of 169.33 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
26. in a southwesterly direction along a reverse tangent curve turning to the left, having a radius of 15.00 feet, a chord South 40°25'32" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. South 14°24'56" West, a distance of 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. in a southerly direction along a tangent curve to the right, having a radius of 625.00 feet, a chord of South 20°59'31" West, 143.16, a central angle of 13°09'09", and an arc length of 143.47 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
29. South 27°34'05" West, a distance of 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
30. in a southerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 01°33'29" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. in a southwesterly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 33°50'04" West, 85.07, a central angle of 116°34'23", and an arc length of 101.73 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
32. South 39°56'34" West, a distance of 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
33. South 48°32'15" West, a distance of 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
34. North 46°51'01" West, a distance of 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
35. in a northeasterly direction along a non-tangent curve turning to the left, having a radius of 475.00 feet, a chord North 41°22'30" East, 29.42, a central angle of 03°32'59", and an arc length of 29.43 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
36. North 50°24'00" West, a distance of 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
37. North 62°25'55" West, a distance of 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
38. North 56°45'49" West, a distance of 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
39. North 62°25'55" West, a distance of 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
40. South 27°34'05" West, a distance of 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
41. North 62°25'55" West, a distance of 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, North 27°34'05" East, a distance of 581.04 feet to the **POINT OF BEGINNING**, and containing 1,791,834 square feet or 41.135 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
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TBPE FIRM REGISTRATION NO. F-928
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CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 20	0.166	7,252
BLOCK D LOT 21	0.184	8,023
BLOCK D LOT 22	0.248	10,803
BLOCK D LOT 23	0.245	10,683
BLOCK D LOT 24	0.215	9,364
BLOCK D LOT 25	0.218	9,517
BLOCK D LOT 26	0.217	9,464
BLOCK D LOT 27	0.226	9,844
BLOCK D LOT 28	0.256	11,131
BLOCK D LOT 29	0.199	8,653
BLOCK D LOT 30	0.187	8,143
BLOCK D LOT 31	0.172	7,500
BLOCK D LOT 32	0.200	8,702
BLOCK D LOT 33	0.179	7,800
BLOCK D LOT 34	0.179	7,800
BLOCK D LOT 35	0.209	9,086
BLOCK D LOT 36	0.200	8,733
BLOCK D LOT 37	0.241	10,479
BLOCK D LOT 38	0.278	12,101
BLOCK D LOT 39	0.369	16,079
BLOCK D LOT 40	0.385	16,752
BLOCK D LOT 41	0.267	11,649
BLOCK D LOT 42	0.238	10,375
BLOCK D LOT 43	3.260	142,016
BLOCK D LOT 44	0.179	7,800
BLOCK D LOT 45	0.179	7,800
BLOCK D LOT 46	0.200	8,702
BLOCK D LOT 47	0.172	7,500
BLOCK D LOT 48	0.172	7,500
BLOCK D LOT 49	0.172	7,500
BLOCK D LOT 50	0.191	8,320
BLOCK D LOT 51	0.186	8,093
BLOCK D LOT 52	0.173	7,526
BLOCK D LOT 53 LANDSCAPE	0.045	1,966
BLOCK F LOT 21	0.212	9,215
BLOCK F LOT 22	0.150	6,532
BLOCK F LOT 23	0.143	6,250
BLOCK F LOT 24	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 25	0.143	6,250
BLOCK F LOT 26	0.143	6,250
BLOCK F LOT 27	0.143	6,250
BLOCK F LOT 28	0.143	6,250
BLOCK F LOT 29	0.143	6,250
BLOCK F LOT 30	0.143	6,250
BLOCK F LOT 31	0.144	6,253
BLOCK F LOT 32	0.144	6,277
BLOCK F LOT 33	0.147	6,421
BLOCK F LOT 34	0.145	6,309
BLOCK F LOT 35	0.239	10,408
BLOCK F LOT 36	0.307	13,365
BLOCK F LOT 37	0.207	9,022
BLOCK F LOT 38	0.148	6,437
BLOCK F LOT 39	0.151	6,562
BLOCK F LOT 40	0.155	6,743
BLOCK F LOT 41	0.160	6,980
BLOCK F LOT 42	0.246	10,723
BLOCK F LOT 43	0.158	6,871
BLOCK F LOT 44	0.154	6,710
BLOCK F LOT 45	0.151	6,594
BLOCK F LOT 46 LANDSCAPE	0.045	1,966
BLOCK G LOT 1 LANDSCAPE	0.086	3,728
BLOCK G LOT 2	0.143	6,250
BLOCK G LOT 3	0.143	6,250
BLOCK G LOT 4	0.143	6,250
BLOCK G LOT 5	0.143	6,250
BLOCK G LOT 6	0.195	8,487
BLOCK G LOT 7	0.187	8,143
BLOCK G LOT 8	0.143	6,250
BLOCK G LOT 9	0.143	6,250
BLOCK G LOT 10	0.143	6,250
BLOCK G LOT 11	0.143	6,250
BLOCK G LOT 12	0.143	6,250
BLOCK G LOT 13	0.143	6,250
BLOCK G LOT 14	0.171	7,452
BLOCK G LOT 15	0.214	9,327
BLOCK G LOT 16	0.158	6,875

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 17	0.158	6,875
BLOCK G LOT 18	0.158	6,875
BLOCK G LOT 19	0.158	6,875
BLOCK G LOT 20	0.158	6,875
BLOCK G LOT 21	0.158	6,875
BLOCK G LOT 22	0.209	9,098
BLOCK G LOT 23	0.217	9,443
BLOCK G LOT 24	0.164	7,150
BLOCK G LOT 25	0.164	7,150
BLOCK G LOT 26	0.179	7,800
BLOCK H LOT 1 LANDSCAPE	0.087	3,803
BLOCK H LOT 2	0.149	6,500
BLOCK H LOT 3	0.149	6,500
BLOCK H LOT 4	0.149	6,500
BLOCK H LOT 5	0.149	6,500
BLOCK H LOT 6	0.162	7,056
BLOCK H LOT 7	0.164	7,129
BLOCK H LOT 8	0.148	6,465
BLOCK H LOT 9	0.143	6,250
BLOCK H LOT 10	0.143	6,250
BLOCK H LOT 11	0.143	6,250
BLOCK H LOT 12	0.143	6,250
BLOCK H LOT 13	0.171	7,452
BLOCK H LOT 14	0.171	7,452
BLOCK H LOT 15	0.143	6,250
BLOCK H LOT 16	0.143	6,250
BLOCK H LOT 17	0.143	6,250
BLOCK H LOT 18	0.143	6,250
BLOCK H LOT 19	0.143	6,250
BLOCK H LOT 20	0.197	8,590
BLOCK H LOT 21	0.205	8,937
BLOCK H LOT 22	0.155	6,758
BLOCK H LOT 23	0.149	6,500
BLOCK H LOT 24	0.149	6,500
BLOCK H LOT 25	0.149	6,500
BLOCK I LOT 1 LANDSCAPE	0.084	3,653
BLOCK I LOT 2	0.143	6,250
BLOCK I LOT 3	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 4	0.143	6,250
BLOCK I LOT 5	0.161	6,999
BLOCK I LOT 6	0.180	7,851
BLOCK I LOT 7	0.149	6,506
BLOCK I LOT 8	0.143	6,250
BLOCK I LOT 9	0.143	6,250
BLOCK I LOT 10	0.143	6,250
BLOCK I LOT 11	0.204	8,868
BLOCK I LOT 12	0.171	7,442
BLOCK I LOT 13	0.143	6,250
BLOCK I LOT 14	0.143	6,250
BLOCK I LOT 15	0.143	6,250
BLOCK I LOT 16	0.143	6,250
BLOCK I LOT 17	0.160	6,950
BLOCK I LOT 18	0.186	8,092
BLOCK I LOT 19	0.143	6,250
BLOCK I LOT 20	0.143	6,250
BLOCK I LOT 21	0.143	6,250
BLOCK I LOT 22	0.143	6,250
BLOCK J LOT 1	0.200	8,702
BLOCK J LOT 2	0.172	7,500
BLOCK J LOT 3	0.172	7,500
BLOCK J LOT 4	0.172	7,500
BLOCK J LOT 5	0.172	7,500
BLOCK J LOT 6	0.172	7,500
BLOCK J LOT 7	0.172	7,500
BLOCK J LOT 8	0.172	7,500
BLOCK J LOT 9	0.200	8,702
BLOCK J LOT 10	0.200	8,702
BLOCK J LOT 11	0.172	7,500
BLOCK J LOT 12	0.172	7,500
BLOCK J LOT 13	0.172	7,500
BLOCK J LOT 14	0.172	7,500
BLOCK J LOT 15	0.172	7,500
BLOCK J LOT 16	0.172	7,500
BLOCK J LOT 17	0.172	7,500
BLOCK J LOT 18	0.200	8,702
ROW	12.241	533,203

**MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES**

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

601 NW Loop 410, Suite 350 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	12/20/2021	069255704	4 OF 4

DWG NAME: K:\S\A_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HTS PHASE 3\DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED 12/20/2021 3:17 PM



Texas Engineering Firm #4242

Date: Friday, December 3, 2021

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Alex Granados
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 200
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2021-P-1383-FP
Job Address: Manor Heights Phase 3 Section 2 Final Plat, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 3 Section 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on December 21, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).
3. Please include the CLOMR number for reference on the developed 100 year floodplain boundary shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).
4. Please label Manor Heights Road on both sheets in which the Right-of-Way appears on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
5. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
6. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).
7. Please provide all of the needed information for curve data on the plat as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(ii).
8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II

Section 24(c)(4)(v).

9. Provide the use of all areas not within platted lots and shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

10. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

11. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



December 20, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1383-FP
Job Address: Manor Heights Phase 3-2 Final Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated December 03, 2021, of the first submittal of the *Manor Heights Phase 3-2 Final Plat* submitted on November 15, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii)..

Response: The registered public surveyor seal will be added to the plat after approval for recordation.

2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24 (c)(1)(v).

Response: The names and plat or deed references of nearby lot owners have been included on the plat.

3. Please include the CLOMR number for reference on the developed 100 year floodplain boundary shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).

Response: The CLOMR number has been added for reference of the 100 year floodplain boundary.

4. Please label Manor Heights Road on both sheets in which the Right-of-Way appears on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: Manor Heights Road is now labeled on both sheets in which the Right-Of-Way appears on the plat.

5. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: There is one existing easement, and it is a gas easement that is being called out.

6. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

Response: Temporary and permanent monument descriptions have been added to the plat.

7. Please provide all of the needed information for curve data on the plat as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(ii).

Response: All the curve data information is provided.

8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(v).

Response: Bearings have been included on rear lot lines per Ordinance Article II section 24(c)(4)(v).

9. Provide the use of all areas not within platted lots and shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

Response: The use of all areas not within platted lots have been provided on the construction plans and preliminary plat.

10. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

Response: Acknowledged.

11. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

Response: Acknowledged.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.
(512) 782-0602, alex.granados@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, January 18, 2022

Alex Granados
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 200
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2021-P-1383-FP
Job Address: Manor Heights Phase 3 Section 2 Final Plat, Manor 78653

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on December 21, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA