



Dr. Larry Wallace Jr., Mayor
Dr. Christopher Harvey, Mayor Pro Tem, Place 3
Emily Hill, Place 1
Anne Weir, Place 2
Sonia Wallace, Place 4
Deja Hill, Place 5
Gene Kruppa, Place 6

City Council Regular Meeting

Wednesday, August 18, 2021 at 7:00 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

PRESENTATIONS

A. Recognition of outgoing City Manager Thomas Bolt, presented by Mayor Wallace.

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 Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. No Action May be Taken by the City Council During Public Comments.

REPORTS

Reports about items of community interest on which no action will be taken.

A. 2050 Comprehensive Plan
Submitted by: Scott Dunlop, Development Services Director

PUBLIC HEARINGS

1. Public Hearing: Conduct a public hearing on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).
Applicant: BGE, Inc.
Owner: DR Horton
Submitted by: Scott Dunlop, Development Services Director

- 2. Public Hearing:** Conduct a public hearing on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).
Applicant: ADM Group
Owner: Manor Independent School District
Submitted by: Scott Dunlop, Development Services Director
- 3. Public Hearing:** Conduct a public hearing on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).
Applicant: Claycomb Associates
Owner: Manor Independent School District
Submitted by: Scott Dunlop, Development Services Director
- 4. Public Hearing:** Conduct a public hearing on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).
Applicant: CLGann, LC
Owner: LEKCAM Communications, LLC
Submitted by: Scott Dunlop, Development Services Director

CONSENT AGENDA

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

- 5. Consideration, discussion, and possible action to approve the City Council Minutes of the August 11, 2021, City Council Called Special Session.**
Submitted by: Lluvia T. Almaraz, City Secretary
- 6. Consideration, discussion, and possible action on the acceptance of the July 2021 Departmental Reports.**
Submitted by: Thomas Bolt, City Manager
- Police – Ryan Phipps, Chief of Police
 - Development Services – Scott Dunlop, Development Services Director
 - Community Development – Debbie Charbonneau, Heritage and Tourism Manager
 - Municipal Court – Sarah Friberg, Court Clerk
 - Public Works – Michael Tuley, Director of Public Works
 - Finance – Lydia Collins, Director of Finance
 - Human Resources – Tracey Vasquez, HR Manager
 - IT – Heath Ferguson, IT Manager

REGULAR AGENDA

- 7. First Reading:** Consideration, discussion, and possible action on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).
Applicant: BGE, Inc.
Owner: DR Horton
Submitted by: Scott Dunlop, Development Services Director

- 8. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).**
Applicant: ADM Group
Owner: Manor Independent School District
Submitted by: Scott Dunlop, Development Services Director
- 9. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).**
Applicant: Claycomb Associates
Owner: Manor Independent School District
Submitted by: Scott Dunlop, Development Services Director
- 10. Consideration, discussion, and possible action on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).**
Applicant: CLGann, LC
Owner: LEKCAM Communications, LLC
Submitted by: Scott Dunlop, Development Services Director
- 11. Consideration, discussion, and possible action on a Final Plat for the Compass Rose Subdivision, one (1) lot on 13.189 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.**
Applicant: Kimley-Horn and Associates
Owner: FM 973 Building Hope, LLC
Submitted by: Scott Dunlop, Development Services Director
- 12. Consideration, discussion, and possible action on the Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan.**
Submitted by: Lydia Collins, Director of Finance
- 13. Consideration, discussion, and possible action on the Lagos Public Improvement District 2021 Annual Service Plan Update.**
Submitted by: Lydia Collins, Director of Finance
- 14. Consideration, discussion, and possible action on a purchase of a restroom building from CorWorth BuyBoard contract#592-19 and the site preparation fee in the amount of \$30,000.**
Submitted by: Lydia Collins, Director of Finance
- 15. Consideration, discussion, and possible action on canceling the October 6, 2021, Regular City Council Meeting and setting a Called Special Session.**
Submitted by: Thomas Bolt, City Manager

EXECUTIVE SESSION

The City Council will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- Section 551.074 (Personnel Matters) to deliberate the employment and appointment of the City Manager;
and to deliberate the appointment of an Interim City Manager.

OPEN SESSION

The City Council will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

ADJOURNMENT

In addition to any executive session already listed above, the City Council 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 City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council 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, August 13, 2021, 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.

MEMORANDUM



Item A.

Innovative approaches
Practical results
Outstanding service

10431 Morado Circle, Suite 300 + Austin, Texas 78759 + 512-617-3100 + FAX 817-735-7491

www.freese.com

TO: Comprehensive Plan Advisory Committee
CC: Scott Dunlop, AICP, Assistant Director of Development Services
FROM: Chance Sparks, AICP, CNU-A, Freese and Nichols
SUBJECT: Survey Results and Future Steps for Engagement
DATE: 8/6/2021
PROJECT: Comprehensive Plan and Parks, Recreation and Open Space Plan

With this memo you will find a summary of the online survey results for the first survey. The survey was completed by 279 individuals, which is in-line with what we expect for a study area the size of Manor, taking place during the summer and with limited precedent for community participation (no previous comprehensive plan, in this case).

The goal of the survey was three-fold: to provide a baseline of information to begin developing a vision and guiding principles, to identify topical areas to focus on and in what ways during future engagement, and to identify practical equity gaps in virtual engagement given descriptions of social media use.

Prior to the meeting, we ask that you review the feedback received via the survey. We will be discussing three overarching items in addition to the survey results themselves:

- Drafting Potential Vision Statements
- Guiding Principles
- Next Steps in Engagement

Vision and Guiding Principles

The survey results in particular point towards a desire for significant transformation in Manor, and this seems consistent with what was heard in the first Comprehensive Plan Advisory Committee meeting and earlier City Council meetings. This presents a great opportunity, but one that is not without challenges. We believe one of the greatest challenges in Manor will be prioritization—put simply, where do you start? This does not need to be solved at this meeting, but we want you to start thinking in this framework when we enter topical discussions.

The vision statement will be a more in-depth discussion during our meeting.

We believe we have seen five guiding principles emerge from the prior CPAC meeting, these survey results and some preliminary conversations with likely stakeholder groups, described generally below:

- **Embedded Equity** – This is the idea that fairness & equity should be a prevailing thought in EVERY aspect of this plan, fully interwoven, and impacting all other guiding principles. It is not a single subject; it is a part of every subject. The plan should advocate and ensure fairness and

equity in providing for the housing, services, health, safety and livelihood needs of all people and groups.

- **Healthy Community** – Ensure public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice and safe neighborhoods.
- **Connected Community** – Create a community where residents can walk short distances from home to destination for daily needs. The City should be walkable and designed with walkers, cyclists, and vehicles in mind. People should be connected to opportunity, whether that be economic, educational, or social well-being. The community should also be connected technologically through broadband and other infrastructure like fiber to provide residents with the internet they need to work from home and access education. Lastly the City should be connected to the region via multiple modes of transportation whether its highways, Metrorail, or trails.
- **Resilient, Transformative Economy** – The economy should be diversified, with greater opportunities for the people of Manor to achieve financial stability and enhanced quality of life through local access to jobs and educational opportunity. Manor should seek to support businesses already here, start-ups and local entrepreneurs and new businesses seeking a skilled workforce that allows Manor's residents to work here in addition to living here. This should be especially attentive towards groups that may have historically lacked access to capital and opportunity.
- **Livable Places for All** – The building environment should work together to provide sustainable places for living, working and recreation, creating an enviable quality of life on which to base identity, sense of place and environmental stewardship. Opportunities like downtown revitalization and transit-oriented development fit into this conversation, but so do efforts to stabilize neighborhoods and encourage reinvestment without displacement.

Next Steps in Engagement

To increase the probability of equitable outcomes, equitable engagement must guide the planning process. Increased awareness and enhanced engagement practices are prerequisites for equitable engagement. This involves a coordinated strategy and strong partnership with advocacy organizations, institutions, and community groups. Inclusive engagement strategies require:

- **Monitoring Participation:** Identify who's missing and seek them out.
- **Adjusting:** Remain dynamic with resources and methods.
- **Creativity:** Tailor materials and methods so that they resonate and are relevant to the diverse people we need to serve.

As we discussed, this survey is the first of MANY engagement efforts, and that its results would shape engagement going forward. We are likewise remaining mindful of the emerging threat of COVID variants. This survey represents maybe ten percent of the engagement effort, and helps to establish targets and gaps.

Manor has a highly diverse population. While we experienced success, some cohorts emerged as gaps to address. During the meeting, we will discuss various approaches to reaching these cohorts. As we have

said, we seek to avoid “engagement theater” and achieve meaningful engagement. This requires us to *plan with humility* – to recognize we do not have all the answers and make no assumptions.

Three gaps have emerged in the outreach that warrant special consideration. While all three are shaped in some degree by the inclusion of the Manor ETJ rather than just the city limits, we believe the gaps need further discussion and recommendations for outreach. We likewise believe future engagement during the school year, partnering with the school district to reach audiences, will enhance all outreach.

- Hispanic, Latino and Spanish origin – we believe this may be specifically a gap in those families that speak a language other than English primarily at home. While the survey included a Spanish alternative, our experience and those of most planning efforts show survey approaches may not be the best way to reach people with these characteristics. Often, there is a need to rely on in-person engagement via stakeholder/focus groups and trusted community leaders. Likewise, it is not uncommon for people to register no response to race and ethnicity questions. Roughly 83 percent of unique stakeholders answered this question.
- Black and African American participation – We suspect this may be a result of selecting multiple responses as well as those choosing not to respond. Roughly 83 percent of unique stakeholders answered this question.
- Participation by Those Renting Homes – This is heavily influenced by the inclusion of the ETJ, but it does not explain away the gap. Oftentimes this is the result of people that recently moved to a community, and thus are not “plugged-in” to local government and community activities. Manor has few large multifamily complexes, meaning rental properties tend to be distributed in smaller buildings and homes. School-based outreach tends to be especially effective in these circumstances.

One of our positive observations from survey responses is that, despite these gaps, there is clear awareness of equity consideration. This is most pronounced in free-response comments regarding access to jobs, parks, libraries and healthy food. We do, however, note some issues that may be emerging in Manor due to regional pressures, such as housing affordability/accessibility.

With gaps identified, we have begun contacting groups for possible stakeholder/focus group interviews. Some groups we have contacted include:

- Austin Area Urban League
- One Voice Central Texas
- Interfaith Action of Central Texas
- Keep Austin Affordable
- Area churches
 - We have already had positive conversations with Father Henry Cuellar, Jr. at St. Joseph Catholic Church
- Al Noor Muslim Community Center
- Black Leaders Collective
- GO! Austin/iVAMOS! Austin (GAVA)

We will also be discussing your relationships as CPAC members, and relationships of other leaders like City Council as appropriate avenues for outreach. As important, we will be looking to you for suggestions on creative approaches to resonate with the diverse people we need to serve.



COMMUNITY SURVEY #1 SUMMARY

JULY 28, 2021

ABOUT THE ONLINE SURVEY

An online survey was launched to gather input from the community regarding the priorities of the community and opportunities for the future of Manor. The survey was open from June 17, 2021 to July 16, 2021. The survey could be viewed on either a computer or a mobile device and structured with a Spanish language alternative with the click of a button. The survey was promoted through the city’s website, email distribution lists, flyers, and social media. This summary presents the results of the online survey.

When reviewing this summary, please note that participants are not required to answer every question, and some questions require multiple responses. The total number of responses may appear less or more than the total number of participants.

SURVEY TRAFFIC SUMMARY

3017

Total Visits

978

Unique Users

1:51

Average Time (minutes)

279

Unique Stakeholders

205

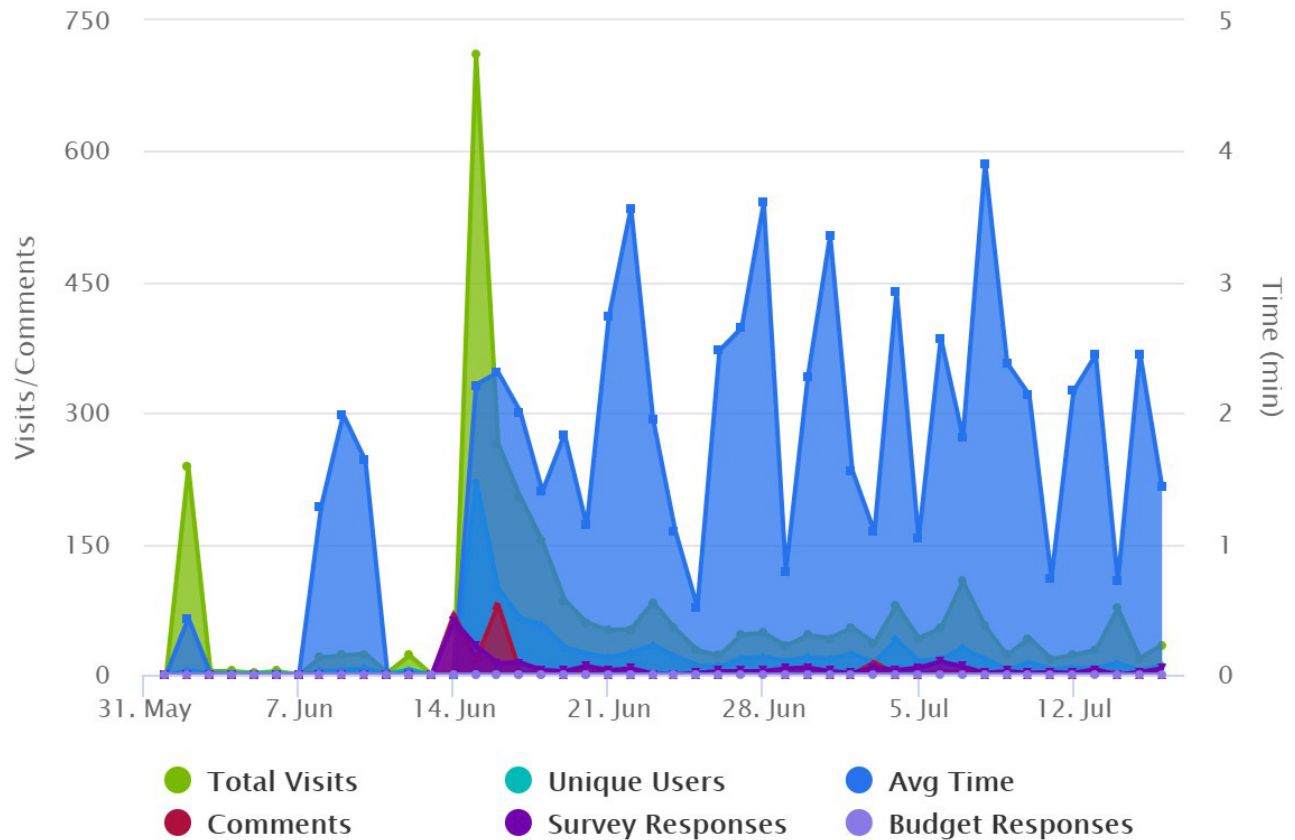
Comments

263

Survey Responses

PARTICIPATION BY DATE

The following charts show the number of engagements per day.



STAKEHOLDER ENGAGEMENT TERMINOLOGY

Total Visits - The total number of visits to your project site

Unique Users - The total number of unique people viewing your site (generally determined by using the same browser)

Average Time - The average time people are spending on the site viewing and interacting with the project

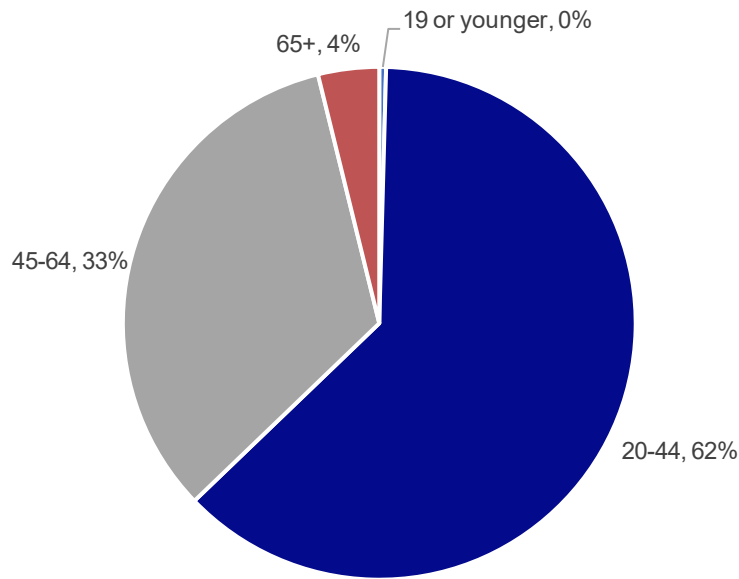
Unique Stakeholders - The number of people who are interacting with the site (adding comments/ answering surveys)

Comments - The total number of comments on your site

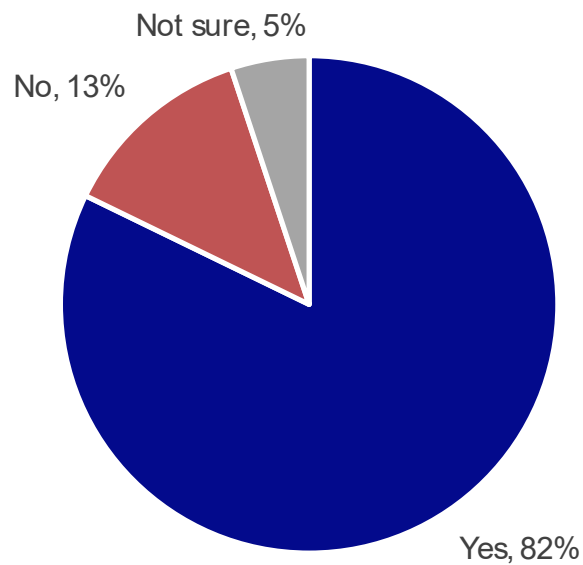
Survey Responses - The total number of survey responses on your site

DEMOGRAPHIC SUMMARY

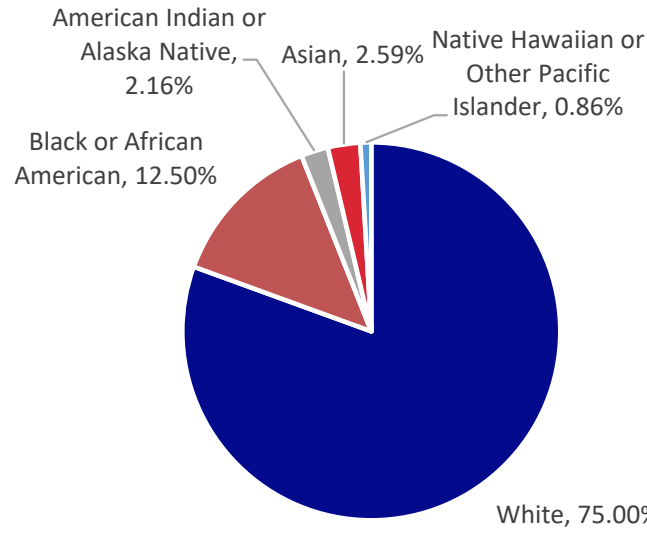
What is your age?



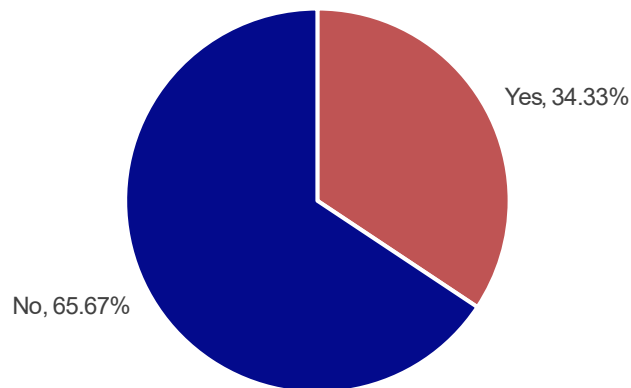
Do you live in the City of Manor?



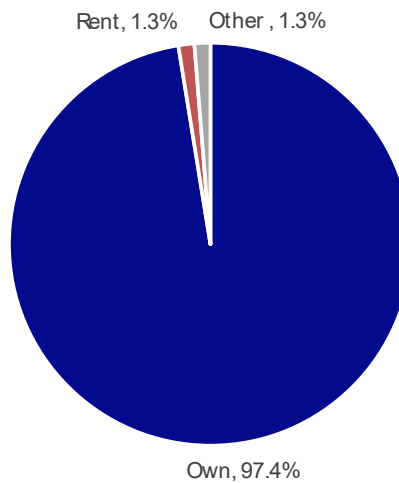
Please specify your race.



Are you of Hispanic, Latino, or Spanish origin?



Do you own or rent your current residence?

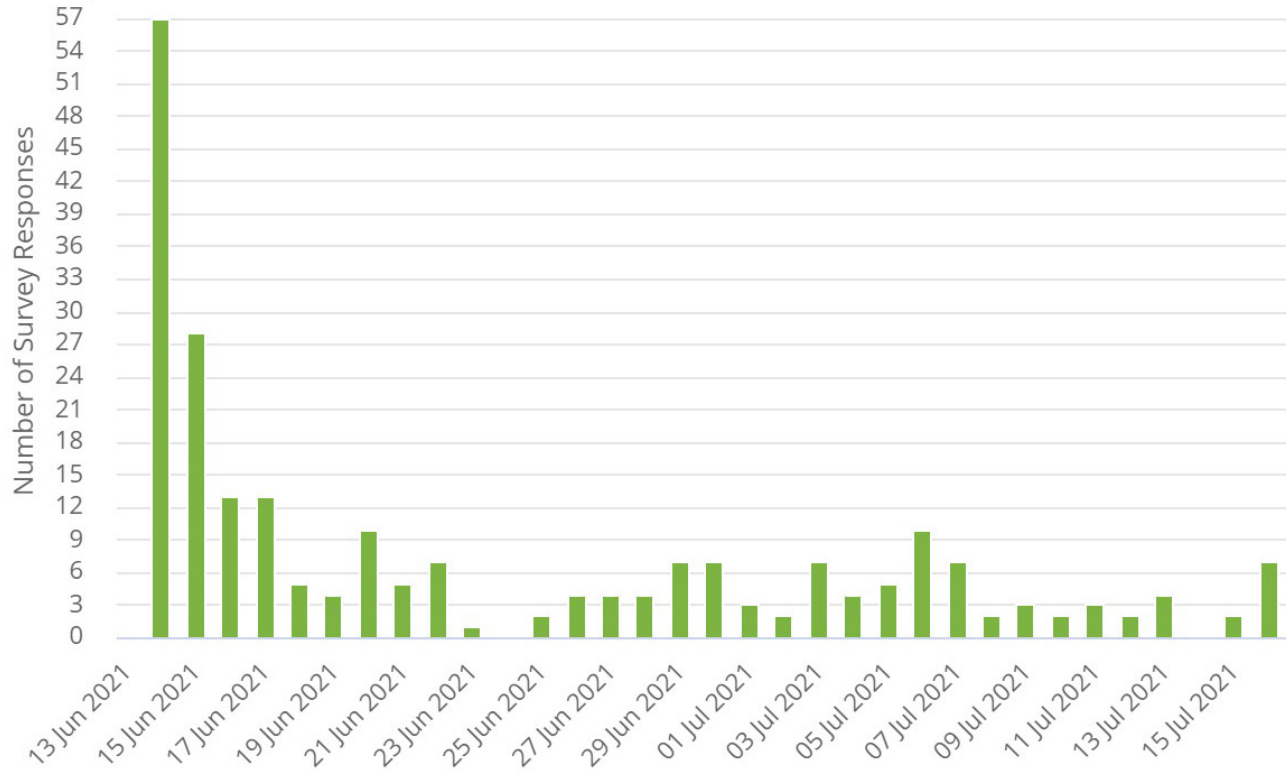


SURVEY TRAFFIC

The survey was launched June 14 2021 and closed July 16 2021. The number of survey responses by day are shown below.

Date	Survey Responses
14 Jun 2021	57
15 Jun 2021	28
16 Jun 2021	13
17 Jun 2021	13
18 Jun 2021	5
19 Jun 2021	4
20 Jun 2021	10
21 Jun 2021	5
22 Jun 2021	7
23 Jun 2021	1
24 Jun 2021	0
25 Jun 2021	2
26 Jun 2021	4
27 Jun 2021	4
28 Jun 2021	4
29 Jun 2021	7
30 Jun 2021	7
01 Jul 2021	3
02 Jul 2021	2
03 Jul 2021	7
04 Jul 2021	4
05 Jul 2021	5
06 Jul 2021	10
07 Jul 2021	7
08 Jul 2021	2
09 Jul 2021	3
10 Jul 2021	2
11 Jul 2021	3
12 Jul 2021	2
13 Jul 2021	4
14 Jul 2021	0
15 Jul 2021	2
16 Jul 2021	7
Total	234

NUMBER OF RESPONSES BY DAY



PRIORITIES

Survey participants were asked to select the top 5 short-term projects in ranking order from 1 to 8, with 1 being the highest priority. The table below shows the weighted score in the last column. The topics are ranked from highest to lowest priority.

Priority	1st	2nd	3rd	4th	5th	6th	7th	8th	Total	Weighted Score
Transportation & Mobility: Efficient and safe vehicular, pedestrian, and bike mobility	54	29	11	13	10	10	6	4	137	5.16
Infrastructure: Streets, stormwater, water, and wastewater infrastructure to support the community's development	36	31	19	12	6	13	6	4	127	4.59
Economic Development: Businesses and employment to meet the community and regional needs	26	24	22	11	14	7	16	5	125	4.10
Growth & Land Use: Land use types and where/how future development should occur	18	18	27	14	21	13	6	11	128	3.93
Parks & Open Space: Parks, trails, and open spaces that preserve nature, promote a healthy lifestyle and well-being, while offering equitable opportunities for residents to recreate	12	13	18	15	15	21	17	10	121	3.25
City Services & Facilities: City services and facilities like the library and recreation center	10	7	14	18	20	18	16	15	118	2.93
Urban Design & Character: Promoting a positive image and enjoyable experience within Manor	5	8	10	24	19	11	12	27	116	2.64
Housing & Neighborhoods: Ensuring the right mix of housing types, affordability, and neighborhood conditions	4	10	9	17	10	11	25	28	114	2.38

ADDITIONAL COMMENTS

Please suggest another priority, if one is missing.

#	Feedback
1	Electric charging stations
2	Focus on safety, strong police force. Not a Blue Lives Matter guy but I would like a safer city.
3	Manor needs a youth building to keep our teens active in sports and positive hangouts.
4	Better schools
5	Entertainment
6	Get a quiet zone for the train that comes through our town at 3 am, 4am, 5am i
7	Grocery store
8	Revitalize downtown
9	Better grocery stores, retail shopping and restaurants.
10	Roads all around the area need repair/widening/ turn lanes/signals desperately! Public Transit from the neighborhoods along 290 into all areas of Manor. Not everyone has a car or is old enough to drive, but still needs to get safely to shopping (beyond Walmart)/services.
11	More restaurants and major retailer like target Home Depot/Lowe's
12	City pool, stop lights on 973 near Stonewater
13	Public safety. Ensure we have enough first responders to keep us safe.
14	Street and railroad intersection upkeep
15	Trees, greenery, shade
16	Walkability, it's too dangerous to walk around, and too far to walk anywhere.
17	Fix the roads....
18	*** Expand roads/reduce congestion!!!
19	Street expansion and maintenance
20	HEB- replace Manor Grocery
21	Grocery store, traffic on 290
22	EXTEND TOLL ROAD TO BOIS D'ARC.
23	More businesses other than fast food and pass through businesses.
24	Including Shadowglen residents in city votes. I have a Manor address, my kids go to Manor schools, I should and eat as much as I can in Manor, I would like to have a say in the politics too.
25	Fixing Manor's deteriorated streets should be priority one.

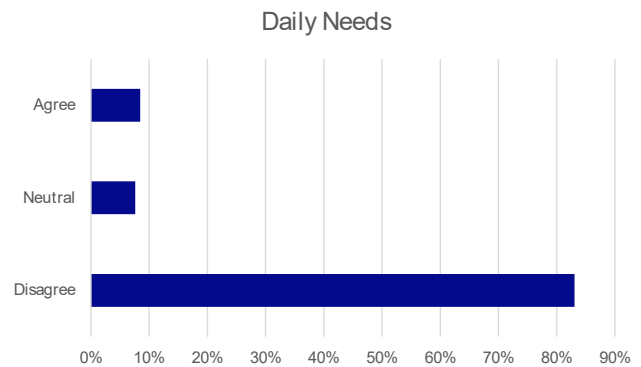
#	Feedback
26	Truthfully my biggest concern is lack of businesses (regardless of local or National brands) and infrastructure of roads! Also I am worried of the lack of schools! The city is growing and the schools are becoming overcrowded!
27	Blake manor road needs another road to intersect or make it two lanes each way
28	Diversity and Inclusion Policies
29	A recreational facility for the kids and families pool, games , classes
30	Grocery Store like HEB would be awesome!!
31	Building more without improving the infrastructure of the roads
32	Water supply reservoirs and wastewater interceptors need to be prioritized over WSCs and lift stations
33	Community resources like HEB, farmers markets, more restaurant variety
34	HEB
35	Bring businesses that are more likely to hire local residents.
36	We need an HEB!
37	Public library, HEB,

MANOR TODAY

GROWTH & LAND USE

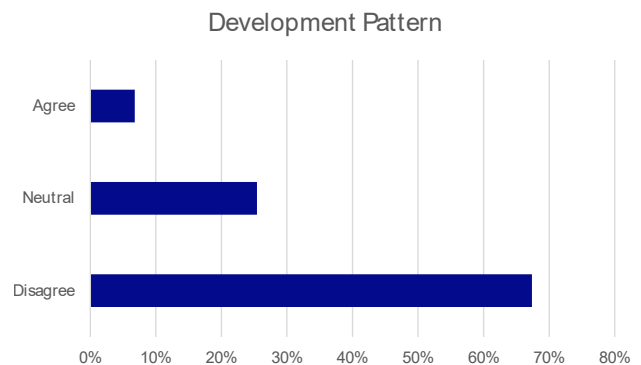
Daily Needs: I do most of my shopping in Manor.

Rating	Input	%
Agree	20	8.47%
Neutral	18	7.63%
Disagree	196	83.05%
Total	234	100%



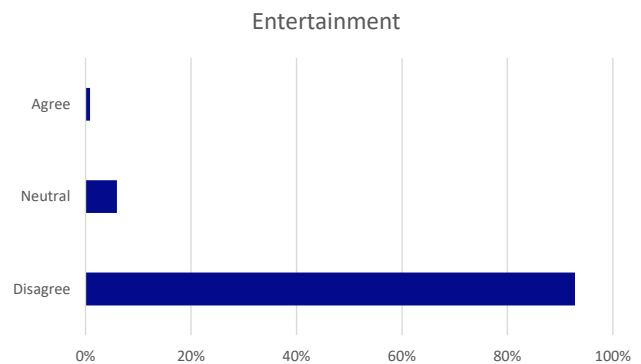
Development Pattern: Manor has the right mix of land use types, density, and open spaces.

Rating	Input	%
Agree	16	6.78%
Neutral	60	25.42%
Disagree	159	67.37%
Total	235	100%



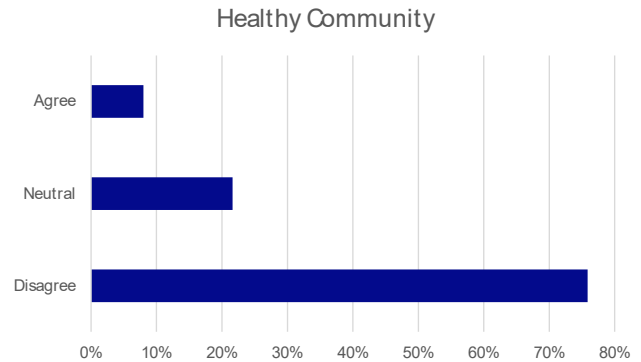
Entertainment: Manor has the types of activities and entertainment that I enjoy.

Rating	Input	%
Agree	2	0.85%
Neutral	14	5.93%
Disagree	219	92.80%
Total	235	100%



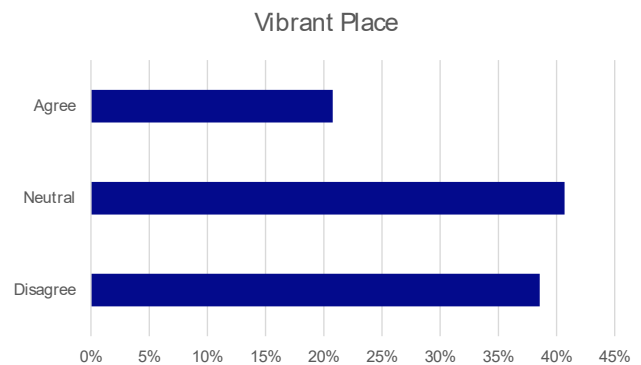
Healthy Community: Manor has adequate access to fresh food, health and medical care, and recreational amenities.

Rating	Input	%
Agree	6	46%
Neutral	51	20%
Disagree	179	9%
Total	236	100%



Vibrant Place: I think of Manor as a vibrant, welcoming place.

Rating	Input	%
Agree	49	20.76%
Neutral	96	40.68%
Disagree	91	38.56%
Total	236	100%



ADDITIONAL COMMENTS

Suggest another Growth & Land Use statement you would like to address.

#	Feedback
1	HEB urgently needed
2	Reasonable distance to recreational facilities
3	Please don't go for another fast food. We need more playscapes, splashpads, and or skating rinks in the park. We also, desperately need a grocery store!
4	Honest statement: Manor looks like a modern city or somewhere I would actually enjoy to live in. Or does Manor seem like just another fuel stop town?
5	The closest hospital is too far away. We have no true grocery store closer than Pflugerville or Elgin. There is no family entertainment in this city. We go to Pflugerville for everything we need. HEB, Costco, furniture stores, entertainment.
6	We need an enclosed dog park
7	Manor needs a grocery store.
8	More businesses, besides Walmart, add library, pharmacy, fix the broken streets and add more lampposts for more visibility
9	N/A
10	Manor needs to grow beyond 290. Manor needs more growth East-West apart from 290, both for pedestrian and vehicle traffic.
11	Supermarket options other than Walmart. How many more gas stations do we need in Manor?
12	A HEB or grocery store
13	No more gas stations or auto parts stores
14	Provide shopping center and HEB
15	We need businesses that are not gas station/ convenience stores/ fast food! We need grocery stores, recreation, entertainment, a large city park with library ...& ways to connect Manor proper with the outlying housing so we feel like one community.
16	Need grocery stores and hardware stores. We have gas stations, liquor stores, fast food, etc. But we need more in order to keep pace with surrounding communities. Population is out-pacing needs, sending people to Pflugerville or Austin or Elgin when they need services or goods. Walmart alone is not cutting it.
17	H-E-B is needed as well as a Home Depot
18	Manor is a growing suburb
19	I love Manor so please forgive my disagreements. I believe we need to have more opportunities to eat, work and play in Manor than we do now and I feel like Manor could be so much more than just a bedroom community for Austin.

#	Feedback
20	Manor is stuck in quick sand. No good shopping stores. Community engagement is sparse. There is not a lot to like about Manor. It's almost as if Manor is trying to stay in the 1980s.
21	Commercial development - grocery store
22	We need parks and recreational areas. Skatepark, public running track and trails, dog park, etc.
23	We need dog parks!
24	Some ground leveling near the parking lot. and redoing the roads to connect there.
25	I don't want us to be another Austin. Too many developers getting tax breaks in the backs of homeowners. They MUST pay their fair share. I don't want to be drowning in apartment complexes.
26	Rules surrounding rural manor. Many are adding home on top of home without permits, have junk cars on property, building shed around trailers and charging more than 700 cash a month for monthly rent and not paying taxes.
27	Lowe's Home Depot Best Buy GameStop
28	More parks, trees, a botanical garden or community garden area.
29	H-E-B or Home Depot should come to manor.
30	Manor needs major entertainment attraction to bring customers from neighboring cities. For example: giant swimming pool/ water park: tinseltown:
31	H.E.B.
32	Traffic, condition of streets,
33	Healthier food establishments
34	Bring restaurants and stores closer to the people by mixing zoning. This gets cars off the road, and increases business in our own community.
35	Please! No more gas stations on 290. There are other businesses we need more such as pharmacies, more grocery store options, entertainment, etc.
36	Missing a shopping center similar to Pflugerville
37	Fix the streets! Stop patching them with tar and leaving unfinished edges with steep banks and high curbs.
38	We need more restaurants and stores.
39	There is a need for fresh and healthy food options: grocery store, restaurants
40	We need an HEB here
41	Need more parks and trails and lakes.
42	Need more things that attract people to Manor and things to do so I don't spend my money in other outside communities to meet my basic needs
43	More parks

#	Feedback
44	We need a decent grocery store like H-E-B and more restaurants that aren't fast food chains.
45	We need more dine in restaurants, and safe places for kids to be kids, Luke a movie theater bowling alley or an arcade. Manor needs better parks for youth sports.
46	Restaurants not fast food
47	We need better parks and less industrial development like that horrible asphalt plant off Old Highway 20.
48	We do not need another gas station.
49	Manufacturing jobs
50	There are no sidewalks of street lights on Blake Manor road. I cannot get to the nearest city park without a car. The kids in my neighborhood "Briarcreek" are board, landlocked and destructive because of this.
51	More sidewalks on roads like Blake manor
52	Need some entertainment around here, other than the golf course there isn't much to do, no movie theaters, bars or shopping(Walmart excluded).
53	More options for grocery needs and sit down restaurants. Have a relevant shopping destination with a variety of stores
54	We need more grocery access. Obviously HEB would be great, but we need more options than just Walmart.
55	Road improvement and widening of single lane roads
56	Manor needs a major facelift. Downtown is pitiful.
57	Need more fast food joints and restaurants. Replace Whataburger with Buddy's Burgers. Need an IHOP.
58	Less housing. More parks and retail centers. Lands need to be thoughtfully conserved to retain the natural wildlife, while at the same time more roads need to be created/ maintained to catch up to Manor's growth. Tax monies need to be organized to keep up with growth while expanding retail segment, rather than subdivisions.
59	Transit Oriented Development Downtown around Parsons and Lexington and future Green Line commuter rail station.
60	Manor needs more grocery stores like HEB and Aldi
61	Would love to see something other than Walmart for groceries... I shop and use entertainment venues outside of Manor.
62	Manor needs a real, funded and staffed public library, not a volunteer library run privately as is the case now.
63	Home Improvement stores and good quality sit down restaurants. We have too many fast food restaurants already.
64	Lack of grocery options, little effort to attract retail stores

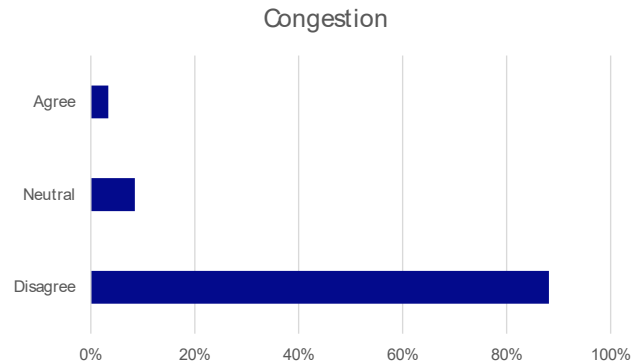
#	Feedback
65	I would really love to have a recreation center where adults can enjoy league sports instead of having to drive to nearby cities.
66	I do all of my shopping outside of Manor. Walmart provides many things like groceries, electronics, clothing etc, but too much of everything in one place can be limiting. Manor would benefit from having its own supermarket and other retail that cater to specific needs.
67	We would love more shopping and dining opportunities. We also would love more parks and trails.
68	The traffic is getting worse mimicking Austin congestion. This needs to be addressed now as more people are moving in.
69	HEB
70	Manor needs more businesses like restaurants and stores along with some entertainment venues.
71	Slow growth until traffic is addressed
72	Also limit fast food and bring some better options especially if health is being presented as important for City Hall.
73	Need more shopping options, like a grocery store, Home Depot, dine in restaurants, etc.
74	Except for Walmart, Auto parts stores, and convenience stores, Manor has no shopping
75	Adequate grocery/household needs shopping
76	We need an HEB, Home Depot, more sit down restaurants. CVS.
77	Manor open s for verity of business, unfortunately no basic infrastructure developed. Traffic is big problem. Needs traffic light on tower road and 973 . Tower road paving is shot . Put more then 500 house project without proper road paving and t. Light . Road breaking by heavy construction vehicles
78	Drug Store/ REAL Grocery Store/Farmers Market

MANOR TODAY

TRANSPORTATION & MOBILITY

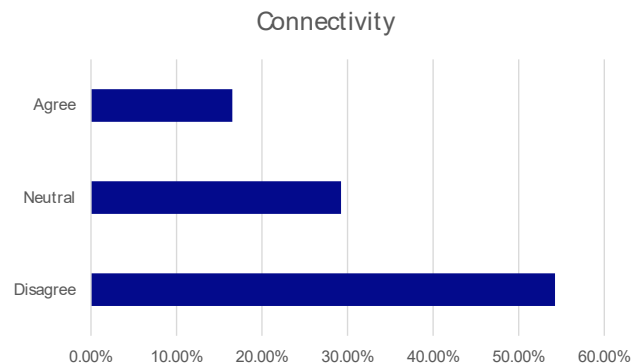
Congestion: Manor's roadways are typically uncongested and free flowing..

Rating	Input	%
Agree	8	3.39%
Neutral	20	8.47%
Disagree	208	88.14%
Total	236	100%



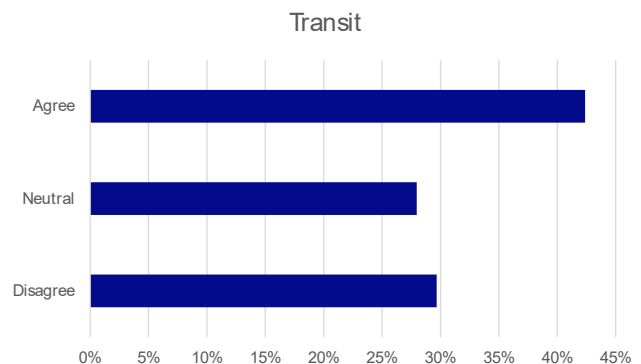
Connectivity: It's easy to get from Point A to Point B around town.

Rating	Input	%
Agree	39	16.53%
Neutral	69	29.24%
Disagree	128	54.24%
Total	236	100%



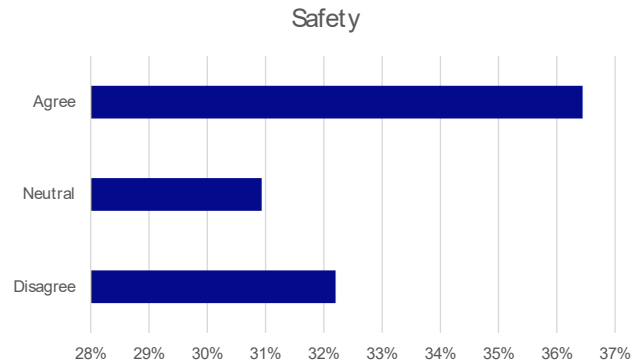
Transit: If transit was more available in Manor, I would use it.

Rating	Input	%
Agree	100	42.37%
Neutral	66	27.97%
Disagree	70	29.66%
Total	236	100%



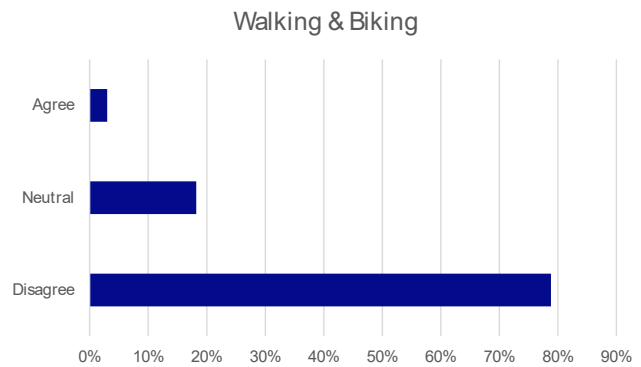
Safety: I feel safe traveling in a vehicle throughout Manor.

Rating	Input	%
Agree	86	36.44%
Neutral	73	30.93%
Disagree	76	32.20%
Total	235	100%



Walking & Biking: I am able to walk or bike to places I'd like to go in Manor.

Rating	Input	%
Agree	7	2.97%
Neutral	43	18.22%
Disagree	186	78.81%
Total	236	100%



ADDITIONAL COMMENTS

Suggest another Transportation & Mobility statement you would like to address.

#	Feedback
1	There needs to be more exit options to get to Austin from Manor
2	Wish we had sidewalks everywhere. Including old HWY 20 east of 973 and on 973 connecting to neighborhood so people can safely walk to shopping centers.
3	More park trails
4	Local public transportation
5	I have lived in Manor for 2.5 years and have been in two major accidents totaling the car both times neither if which I was at fault. Safe transportation and roads are definitely an issue here.
6	Are the major highways and roads clean?
7	There needs to be another way to get to Austin besides 290. Now that people are going back to work, traffic is horrible again. Even on the weekends HWY 290 to as congested as rush hour on a Monday. There is no way we could ride our bike from our home to my parent's in old town Manor. I don't trust the drivers. It is easy to get from point A to point B, but it'll take a little bit. The intersection of HWY 290 and 973 is horrible. People run the red lights there all the time.
8	Add Sidewalks/bike lane to 290, reduce congestion
9	I think the speed limit should drop when driving through Manor. Too many people running red lights. I will go the long way around sometimes to avoid 290 and 973.
10	Bike lanes and missing sidewalks
11	N/A
12	Traffic going and coming from and to Manor is ridiculous.
13	I can't leave my neighborhood on foot or bike, 290 is the only access.
14	Curb and gutter for city of manor streets
15	Create a highway to Elgin. With a frontage roads on both sides
16	No public transit, this will bring homeless population like Austin and surrounding areas.
17	Elevate 290 for commuters passing through town to ease congestion for residents.
18	Provide sidewalks in downtown and to New Tech school to downtown
19	Mayor Wallace has done great things with the tools at his disposal. However, we need to keep focus on the traffic management. Spending 20-45 minutes to simply pass through town during peak times (pre-Pandemic) was the most frustrating part of living here.
20	We need more Cap Metro busses and the Cap Metro train

#	Feedback
21	290 it's horribly congested & the small roads are slumping, narrow, have no turn/ breakdown/ bike lanes. Manor is growing , we need safe road roadways to handle all the extra people driving these roads each day.
22	Crossing 290, very unsafe
23	Manor has pockets of subdivisions that connects with single roads roadways.
24	The big issue here is the traffic at rush hour along 290. We need a solution quickly as it's only going to get worse.
25	Need more lanes- especially hwy 20 and 973. With more shopping centers and homes being built, this just keeps getting worse.
26	Terrible traffic and getting worse. Sidewalk access is terrible.
27	Extend the toll road. Improve alternatives to being on 290/feeder.
28	Bus or train accessibility into the city at different times
29	Make Parmer lane connect to the 973. and have that connection be Manors main road. Instead of Lexington St. Just like how Austin build the Toll roads to go AROUND it instead of going through it. Manor should adopt something similar. Connect Blake Manor Rd with 212 And repave the old manor streets, Ex: S San Marco St.
30	Streets are in bad shape. Streets are disjointed. Need more alternate options to get in and out of Manor because of too many collisions on 290
31	A light is needed on 973 by stonewater
32	X
33	Clearing of trees where necessary to see stop signs. Railroad indicators.
34	Sidewalks are needed at old20
35	Flyovers.
36	Sidewalks, repair of streets
37	I would love to bike to Walmart or shopping centers but it is not safe
38	You need a car to get around, I rarely see people walking to places. Only a few joggers.
39	Fix the roads....
40	Street expansion
41	More sidewalks and wider bike lanes!
42	Traffic at 290 will only get worse if we do not address it soon
43	Please address the light at the intersection of 973 and 290. The light is way too short on the 973 side and really needs a dedicated left turn only lane.
44	The traffic lights do not help traffic flow in an efficient way.
45	Need sidewalks
46	973 has a 65mph speed limit. Given there is more development along 973, including a high school and subdivision, the speed limit needs to be adjusted accordingly. Similar to the reduced speed limit in he 290/Lexington area.

#	Feedback
47	EXTEND TOLL ROAD TO BOIS D' ARC.
48	Manor needs a bypass
49	More route options. Very few route choices currently and no bike options. Need more bike paths
50	More bike trails
51	Widen 973 south of Parsons
52	There should be an safer alternative to crossing 290 if people want to go from North Manor to South Manor and vice versa.
53	A flyover Manor so we don't sit in traffic for hours a day!
54	What about the light rail plan?
55	Fix Manor's crumbling streets.
56	More enforcement along 290 from toll to Old Kimbro.
57	Metro Area Connectivity
58	None
59	Blake Manor road is a two lane road with cracks, buckles and no safe access for bicycles. It is in desperate need of dedicated turn lanes at the intersections to avoid massive back ups in rush hour.
60	When COVID ends and people get back to work traffic will be very bad on the downtown side of Manor. Including Blake manor road
61	Make some east/west corridors that are not impeded by 290.
62	Bike lanes are needed as well as more pedestrian friendly sidewalks & crossings
63	We should have availability of safe bike routs for commuting and an expansion of cap metro service beyond the single commuter bus. The argument that "people don't use it" is largely a matter of the induced demand of more and greater car infrastructure. If you make it easy, convenient and safe, people will use it. Right now the only way to bike westward out of Manor is to take Parmer to Littig, and that is deceptively unsafe. They have blocked off the only safe bike lane in favor of making more car infrastructure at 130 and 290. We are stuck in this loop of building more and more car infrastructure and then wondering, why no one uses anything else.
64	Bike lanes
65	Expand Hwy 290 between Bois d Arc & 973. Expand Tower Road. We're already congested and ever increasing housing are still being built. Roads are needed now in anticipation of population rise. Why isn't Travis County throwing back some of those ever increasing property taxes we're paying?
66	Increase road infrastructure to support safe vehicular use and mobility. Do routinely traffic assessments every year at key points to determine with time where more roads/ infrastructure needs to be built (ex: 290 intersection with 973)

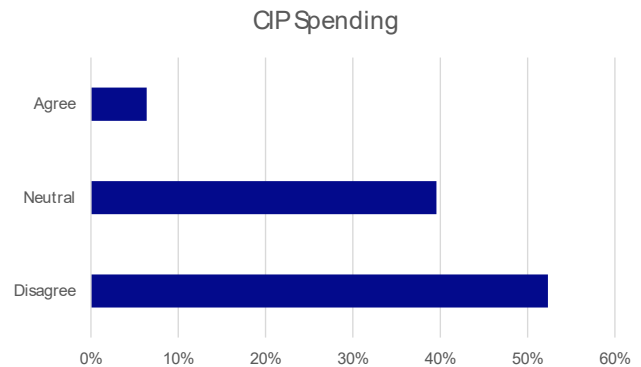
#	Feedback
67	I'd like to see more sidewalks and pedestrian paths around businesses on HWY 290 and upcoming development.
68	Better bike and pedestrian infrastructure needed everywhere
69	The lack of sidewalks on 290 after HWY130
70	The metro has limited runs and would love to see a light rail
71	No sidewalks or bike lanes
72	Transit is pretty bad in Manor, considering that everyone in Manor and Elgin have to drive through 290 to get anywhere. Additional lanes would help or maybe expanding the toll.
73	Traffic congestion on 290 is just going to get worse with more apartment complexes opening. Build a highway with service roads instead of having all traffic through stoplights.
74	The lights feeding intersecting 290 backup as they allow 2 to 3 vehicles with each rotation. Example 290 and Lexington or 290 and 973.
75	Manor needs to address the congestion on the 290
76	Need improvements on roadways. Expansions especially.
77	Need sidewalks, especially down 290 and 973
78	Manor screwed up when they didn't allow the toll to go through here
79	I think Highway 20 should be extended by Parker Ln where there is only one lane.
80	Even down town road is narrow. Needs lot infrastructure development before putting more housing and business
81	ROAD CONDITIONS ARE TERRIBLE - Not attempting to keep up with the growth AT ALL. New Police vehicles every year while the roads get worse and worse and more homes are built with NO supporting businesses - this town is terrible about that type of growth.

MANOR TODAY

INFRASTRUCTURE

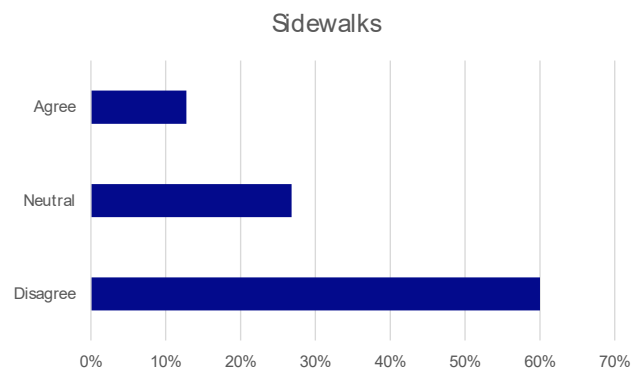
CIP Spending: The City effectively/responsibly invests in capital improvements (new streets, utility lines, buildings, etc.).

Rating	Input	%
Agree	15	6.38%
Neutral	93	39.57%
Disagree	123	52.34%
Total	231	100%



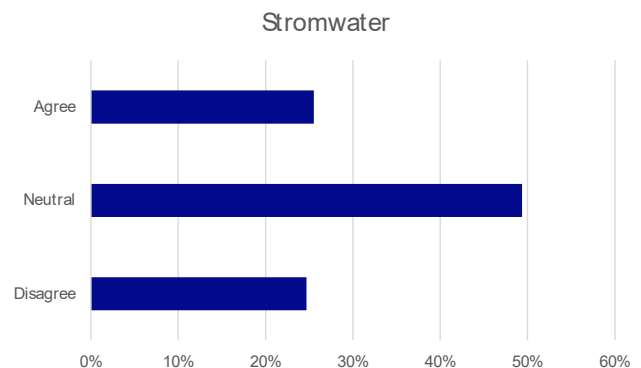
Sidewalks: The City's sidewalks are wide enough and accessible for all abilities.

Rating	Input	%
Agree	30	12.77%
Neutral	63	26.81%
Disagree	141	60.00%
Total	234	100%



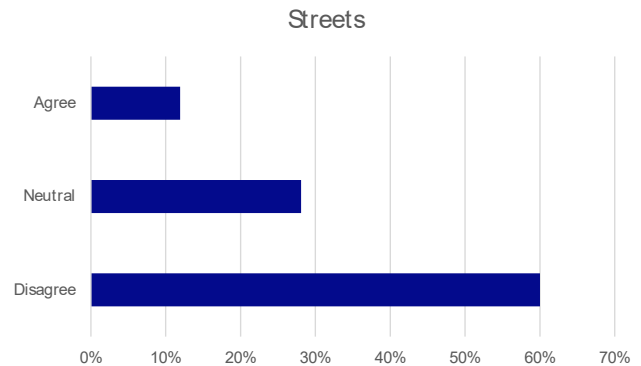
Stormwater: The City successfully manages stormwater and flooding issues.

Rating	Input	%
Agree	60	25.53%
Neutral	116	49.36%
Disagree	58	24.68%
Total	234	100%



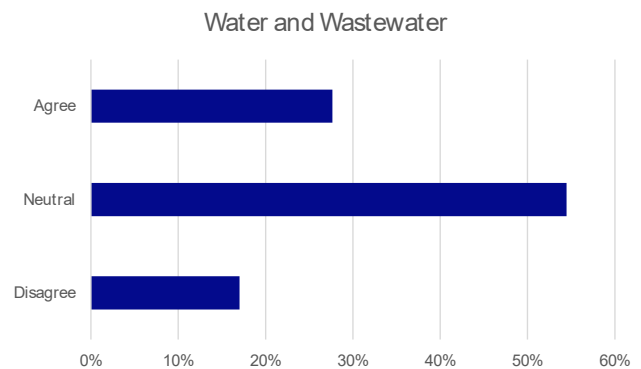
Streets: The City's streets are well maintained.

Rating	Input	%
Agree	28	11.91%
Neutral	66	28.09%
Disagree	141	60.00%
Total	235	100%



Water and Wastewater: The City successfully manages water and wastewater infrastructure.

Rating	Input	%
Agree	65	27.66%
Neutral	128	54.47%
Disagree	40	17.02%
Total	233	100%



ADDITIONAL COMMENTS

Suggest another Infrastructure statement you would like to address.

#	Feedback
1	The water is brown consistently twice a month in my neighborhood. Water co says its fine, but who wants to bathe and drink brown water?
2	Why doesn't fix the issues with the water? They always need to flush the water lines and we then have brown water for a day or so.
3	Come on, y'all. Is this even a question? Old town Manor's streets are absolutely horrible and if sidewalks exists, they're broken to the point someone in a wheelchair would rather go on the street. Flooding is definitely an issue especially with the storms we've been having.
4	Need more light along the streets
5	Seems hit or miss when it comes to the flood gate being used on Lexington at SHADOWGLEN golf course. I don't even know if the warning light is ever in use at 290/ Lexington. Would like to see more consistency
6	Constant brown water
7	N/a
8	There is virtually no way to walk around Manor. The only Main Street is through the center of Manor, on a major highway, instead of the streets sprouting out like tree branches.
9	Too many street signs are missing or not even up
10	Having a better plan for long lasting streets and bridges. Continued cheap install/ repair of streets doesn't bode well.
11	Water quality needs to be improved
12	Downtown needs significant help with storm water drainage. None of the ditches work, flooding happens all the time, and the streets are falling apart.
13	Road to Pflugerville gets flooded and there's only one road that gets you there.
14	I can't offer much here... but it does seem like Manor proper and neighborhoods like Shadowglen are very different in how we experience infrastructure.
15	Learned after the winter storm it is incredibly difficult to get communication about water status. If I am paying the city of manor the city should be able to tell me if I am under a boil notice- I shouldn't learn this from comments on Facebook.
16	Need Bulk pickup. More sidewalks.
17	More lanes in city
18	Please raise/lower parts of the streets, or ground where water collects/pools at. Ex: Old HWY 20 + Lexington St. Especially on "Lillie Mae's Comfort Food" Side, there is no drain. And the water just collects there.

#	Feedback
19	I don't see very many sidewalks in Manor city. Dangerous for pedestrians. Developers should be contributing to street improvements.
20	X
21	Safer roads, more sidewalks
22	Fix the streets....
23	I'm a senior and driving at night on Bois D Arc and Tower are is scary at night. The streets are not well lit and the roads are in horrible conditions.
24	Paint the roads- stay on top of all the county/city/ETJ areas regardless of ownership!!!
25	Need local water, not from another city
26	Plan roadways to anticipate population growth
27	The streets are very poorly maintained. Asphalt roads are terrible and full of potholes
28	Streets are horrible and in serious need of repairs.
29	Blind spots, pot holes, and dangerous lights need to be addressed.
30	Manor roads are in terrible condition.
31	None
32	Briarcreek needs a second access to highway 290. Our only option currently is a 5 mile loop on Blake manor road. If we had access to Old 20 we could be to HWY 290 in 1 mile. This would significantly decrease rush hour tie ups on Blake Manor road.
33	More two lane roads in the city . A faster way to go from one end of 973 to their other . Two lane roads on Blake manor
34	Need to improve the water pressure. 10 am every day the pressure drops to unusable levels
35	Most streets are fairly well maintained but several in the older part of town constantly have potholes
36	I'm in a newer neighborhood, and already the roads are ravaged by just modest amounts of rain.
37	Maintain roads better, widen and repair existing roads
38	Repair the road at the end of Tower Rd & 973. Pothole at Tower Rd & Samuel Welch when making right on Samuel Welch. Fuchs Grove has a bunch potholes. Prevent future 20 min rolling blackouts.
39	City water needs to be organized to ensure reliable and affordable water for locals. Water pressure needs to rise
40	Green infrastructure systems needed to use natural processes instead of grey engineering solutions.
41	It seems as though tar is drizzled on the streets as a quick fix instead of properly repairing them. Many street lights in our neighborhood are out and rarely get replaced.

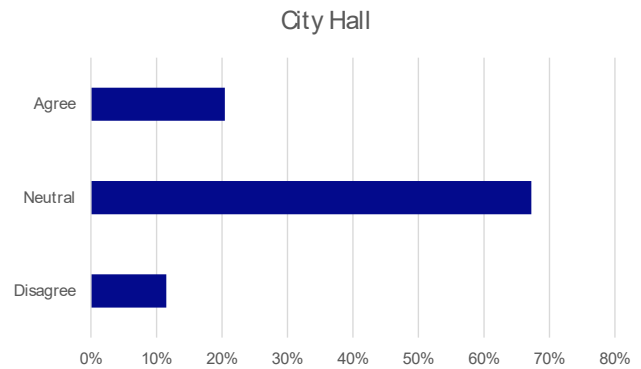
#	Feedback
42	Need a bus or some type of transit system. I would ride the public bus to Manor If I had a way to get to my job once I arrived at the bus drop off point.
43	Infrastructure can't keep up with city growth
44	I believe Manor is well maintained and I understand that we are growing and that takes time to get right.
45	Water is horrible in this town - the very least we should expect is CLEAN water being pumped into our homes.

MANOR TODAY

CITY SERVICES & FACILITIES

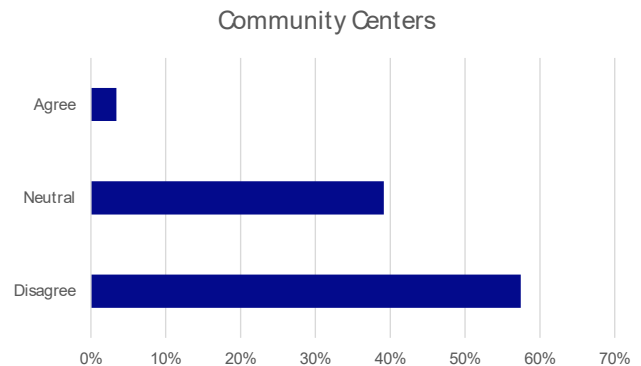
City Hall: City Hall is welcoming to visit and projects a positive image of the City.

Rating	Input	%
Agree	48	20.43%
Neutral	158	67.23%
Disagree	27	11.49%
Total	233	100%



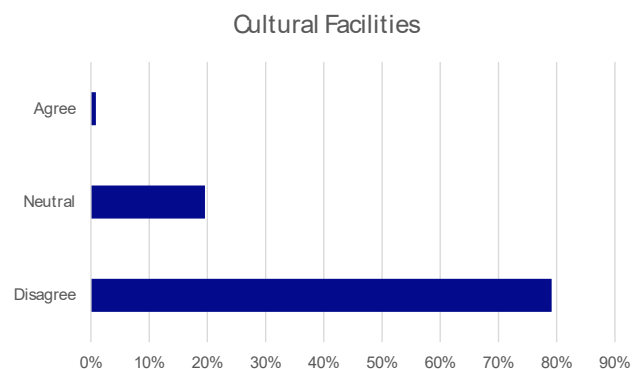
Community Centers: Manor has community centers and facilities available to meet my needs for hosting events, organized gatherings, and conferences.

Rating	Input	%
Agree	8	3.40%
Neutral	92	39.15%
Disagree	135	57.45%
Total	235	100%



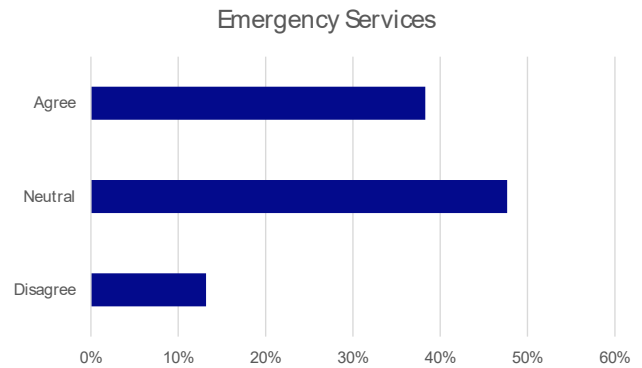
Cultural Facilities: Manor has a good variety of cultural, art, and historic facilities.

Rating	Input	%
Agree	2	0.85%
Neutral	46	19.57%
Disagree	186	79.15%
Total	234	100%



Emergency Services: Manor's emergency services (like police) meet or exceed my expectations.

Rating	Input	%
Agree	90	38.30%
Neutral	112	47.66%
Disagree	31	13.19%
Total	233	100%



ADDITIONAL COMMENTS

Suggest another City Services & Facilities statement you would like to address.

#	Feedback
1	The post office needs more employees. Lost mail is consistent, closed during business hours, and mail is always mixed up in the mailbox clusters. (receiving wrong mail and my mail going into other peoples boxes.)
2	Animal control is desperately needed. Animals being neglected, abused, or strays are not able to be addressed
3	I don't know much about City Hall as I've never been there. I don't know of any community centers available as well as any historical/cultural/art facilities.
4	Would love to see a rec center similar to the Brushy Creek Rec Center with the facility and services they offer.
5	Downtown Manor needs to be brought up to date. When you go somewhere like downtown Round Rock, you really realize how much we are lacking. We look like a dump in some areas.
6	Library similar to Austin and Pflugerville with regular toddler meet ups
7	N/a
8	Manor doesn't have a library or any parks. There is a city hall and a small post office and that's it.
9	Manor needs a real public library. And a park and rec department with activities.
10	I am not too familiar with the centers available in Manor. I've never been to City Hall. I cannot speak on their staff.
11	Need better animal control
12	Subdivisions do not get MPD services - we are left to use Travis county which does not address issues We also need animal control
13	A new fire-department substation on Blake Manor heading out of town might be helpful. We waited nearly 15 minutes a couple of years ago for response to a large brush fire.
14	N/a
15	Speeders in neighborhoods
16	I think this is an area where we can really invest to thrive in moving forward.
17	City Services are terrible. Need a full functioning library. More activities for kids. More activities that will bring the new community together.
18	Recreation center
19	City Hall employees are very unhappy and should not represent the city.
20	It would be great to have a city Square similar to what Georgetown offers to its community. Very inviting lots of participation and a great place for the family to hang out.

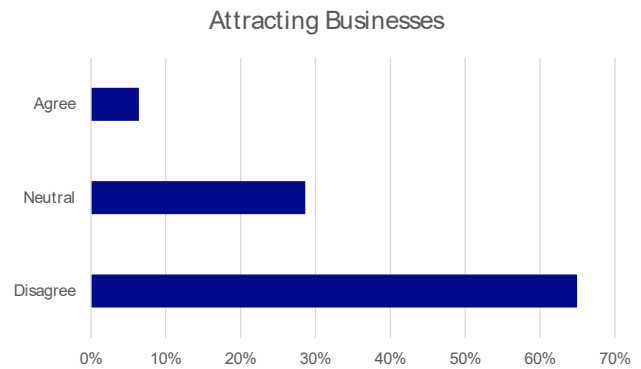
#	Feedback
21	The water co charge for Credit card usage when u can only pay electronically right now
22	X
23	Faster response for officers to non-emergency call would be nice
24	Improve roads.
25	We need to remodel Manor Downtown to make it look more charming.
26	Can we please address the re-occurring brown water problem
27	Need more roads to get out of neighborhoods besides 290.
28	We need our own police force. Every time I've needed police I have to call the Travis County Sheriff's Office. Unacceptable.
29	We need a new library in Manor with support and funding from the city and other areas for cultural activities (e.g., theater).
30	Downtown should see revitalized and put appropriate restrictions in place to have a cohesive feel. NO METAL BUILDINGS!
31	Need more cultural and entertainment districts
32	None
33	Manor has no cultural, art or historic facilities. Manor's emergency services do not cover many "Manor" neighborhoods such as Briarcreek, Shadowglen, and Presidential Meadows. Manor needs to shore up these neighborhoods and create a larger population that will create a balanced inflow of taxes and encourage businesses such as HEB to build here.
34	Police seem to only patrol the neighborhoods during the day not at night when stuff happens. Lots of late night noisy parties.
35	Our library is terrible. It's very small & extremely lacking in resources. It's also difficult to find & scary for younger kids to have to walk around behind the building to find.
36	Need an ER nearby to stabilize critical patients, before transferring to hospitals in Austin.
37	Need a public library that would have an auditorium or meeting rooms for the public free of use but require advance reservations and would need to follow maximum capacity and fire codes.
38	Manor's police are very arrogant and distrustful of the residents
39	As the city grows, invest in law enforcement to include an animal control officer
40	There is no well come booklet by town . When some one buy new home and be a manor residence. By town should give a welcome book with all details for availability of service by town

MANOR TODAY

ECONOMIC DEVELOPMENT

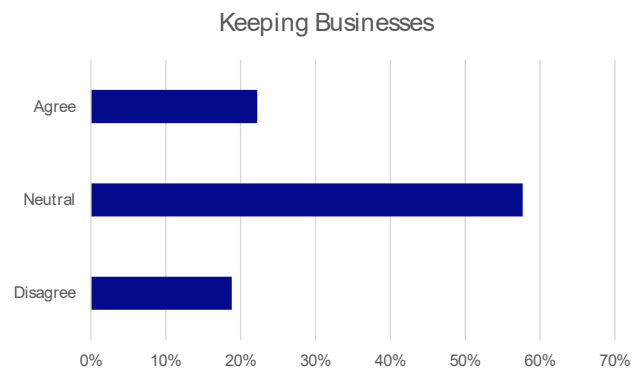
Attracting Businesses: Manor does a good job of attracting new businesses into the community.

Rating	Input	%
Agree	15	6.41%
Neutral	67	28.63%
Disagree	152	64.96%
Total	234	100%



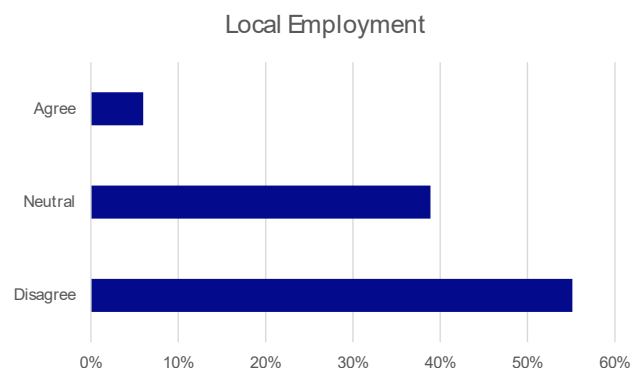
Keeping Businesses: Manor does a good job of keeping its existing businesses open and helping them expand.

Rating	Input	%
Agree	52	22.22%
Neutral	135	57.69%
Disagree	44	18.80%
Total	231	100%



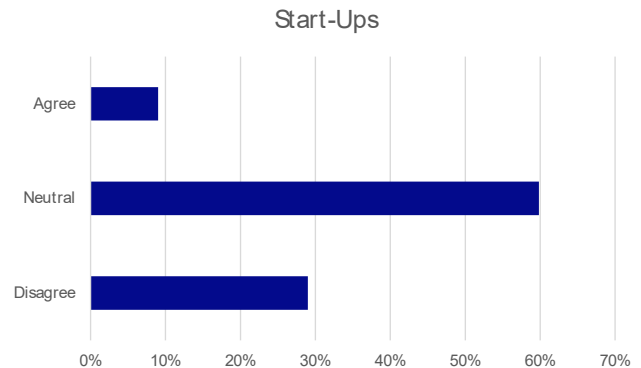
Local Employment: Manor does a good job of ensuring a range of local employment opportunities.

Rating	Input	%
Agree	14	5.98%
Neutral	91	38.89%
Disagree	129	55.13%
Total	234	100%



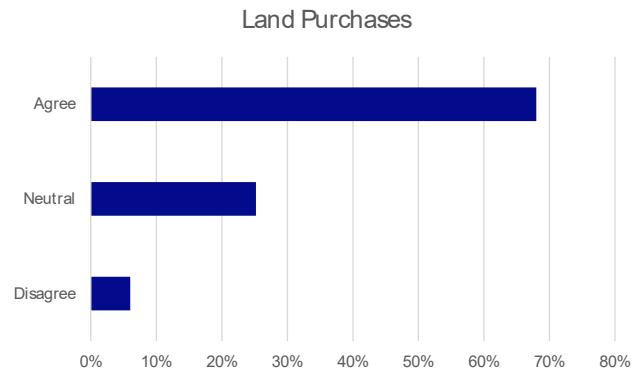
Start-Ups: Manor does a good job of supporting start-up businesses and entrepreneurs.

Rating	Input	%
Agree	22	9.40%
Neutral	140	59.83%
Disagree	69	29.49%
Total	231	100%



Land Purchases: The City should proactively acquire land to attract new or expanding businesses.

Rating	Input	%
Agree	159	67.95%
Neutral	59	25.21%
Disagree	15	6.41%
Total	233	100%



ADDITIONAL COMMENTS

Suggest another Economic Development statement you would like to address.

#	Feedback
1	Why Manor holding permission for tire center to Walmart . There is not proper and economic tire and oil change facilities at Manor . Walmart is good option. I found it city approve Walmart if they don't have a tire shop . Now time to release that terms and fair to Manor residence benefits
2	We need an HEB, Home Depot, CVS, more sit down restaurants
3	I feel like Manor is a place for living that is close to Austin where there are lots of businesses and that's why people move here, not because we have businesses in Manor (yet).
4	Economic development should be a top priority of city hall; we have grown past the role of being a bedroom community
5	Would love to see businesses seeking out Manor or Manor seeking out partnerships so residents could work and shop local.
6	Revitalizing and attracting businesses in the downtown area.
7	City should use it's patient capital to invest in catalytic mixed use walkable development Downtown.
8	Attracting businesses that have good reputations is important
9	Proportion of national chains vs local / central Texas businesses
10	Need to bring some entertainment here, right now its Pflugerville or Round Rock for stuff to do.
11	Manor will not get big name businesses or developers to build here as long as our population looks so small on paper. You need to annex the larger unincorporated neighborhoods and allow us to use Manor utilities and services. We will save a lot of money on our monthly expenses and you will have a larger voting population and more tax revenue.
12	Need employment options other than fast food
13	HEB would be nice.
14	If Manor could attract businesses other then fast food, gas stations, and Autopart stores that would be amazing! I'd LOVE to see an HEB, Target, and maybe some Austin based businesses like Book People, or Amy's Ice Cream. That would be Awesome. I think people would really love locally owned or TX based businesses in Manor.
15	Need more businesses other than road stop businesses.
16	We have enough fast food. Please go after more restaurants and healthier options for grocery stores.
17	Get land to attract multiple HEB!
18	We need a HEB

#	Feedback
19	More shopping centers
20	The city should attract business that will promote health to its citizens.
21	I haven't seen any new businesses in the past 4 years. We are a food desert and I don't see anyone doing anything about it. It shouldn't be on the city to buy land for businesses. I don't want my taxpayer money for that. Businesses should come to manor on their own dime and pay their fair share of taxes and we citizens will patronize their business.
22	As a small business owner I would like to see opportunities being offered by the city.
23	Need more retail to avoid going into Austin or Elgin
24	HEB!!!
25	Bring HEB to Manor
26	It doesn't seem as though we do much, if anything at all, to support economic development. The lack of a grocery store, box stores, eateries is really sad and I'd love to see that change.
27	We need an HEB
28	More shops and restaurants please
29	Get an HEB
30	There are enough gas stations. We do not need more. We need a full functioning grocery store and not just Walmart. We need healthy food options. Better restaurants. Maybe a Ross. Anything other then the terrible Walmart we have.
31	Would love another grocery store option like HEB...
32	A park where people can jog, bike, play basketball or soccer fields and host farmers markets or Fridays on the lawn with live music
33	We need stores like HEB and a nice downtown shopping district like Elgin or Bastrop
34	More businesses less housing
35	Prioritize environmental sustainability and investment in Manor when attracting new companies. Attract social services to the community that contribute to community wellbeing. Grow local businesses and attract small business owners in balance with larger chains; prioritize racial equity and economic justice in economic development
36	Downtown needs to become an entertainment district for the residents. We are lacking high end restaurants.
37	There are very few restaurants and no grocery stores except for Walmart. I also haven't found a single clothing store, bakery, etc. The entire downtown is owned by whoever Ramos is, and it looks terrible.
38	City needs to have businesses accountable for keeping their parking lots clean and grass cut
39	N/a
40	Walmart cannot be the only place to shop

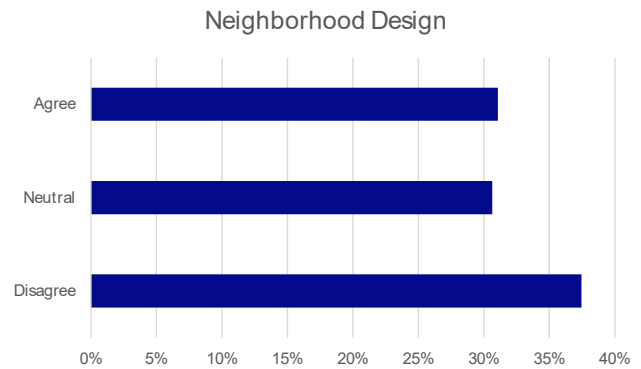
#	Feedback
41	We need more businesses besides just gas stations. A pharmacy should be a priority.
42	I don't know much about the businesses in Manor, how hard they work to stay in business, starting up a business, etc. I think Manor needs to do a better job at attracting new businesses. HEB is one thing we desperately need.
43	I know the city is trying hard to get more businesses in the area.
44	Wish we could attract a big grocery store like H-E-B
45	We need a HEB or Randalls. Diversify retail and restaurant businesses.

MANOR TODAY

HOUSING AND NEIGHBORHOODS

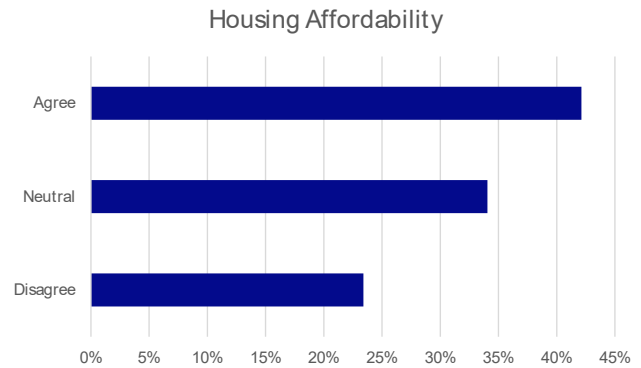
Neighborhood Design: Our neighborhoods are well designed and provide the amenities that I would like in my neighborhood.

Rating	Input	%
Agree	73	31.06%
Neutral	72	30.64%
Disagree	88	37.45%
Total	233	100%



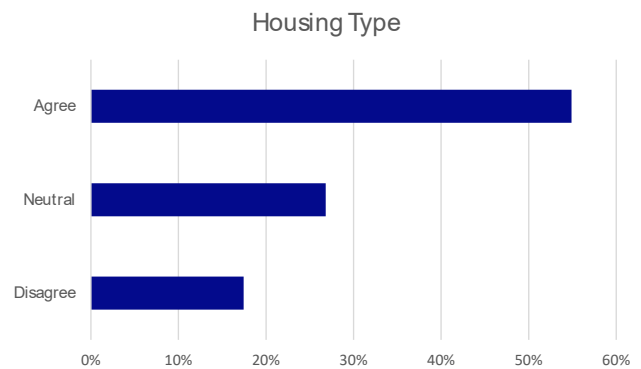
Housing Affordability: Housing in Manor is generally affordable to buy or rent.

Rating	Input	%
Agree	99	42.13%
Neutral	80	34.04%
Disagree	55	23.40%
Total	234	100%



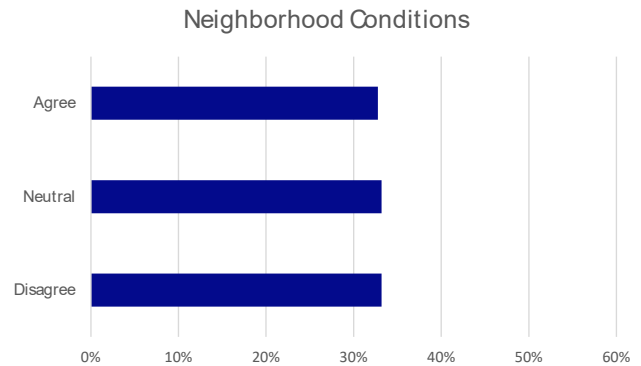
Housing Type: Manor has housing for all age groups, such as young professionals, families, and seniors.

Rating	Input	%
Agree	129	54.89%
Neutral	63	26.81%
Disagree	41	17.45%
Total	233	100%



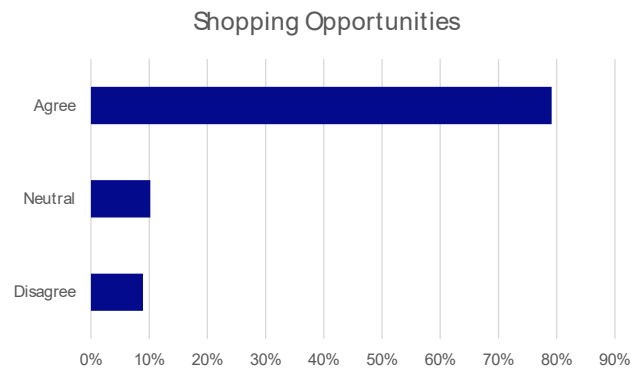
Neighborhood Conditions: Manor's neighborhoods are well-maintained and reflect a positive image of the community.

Rating	Input	%
Agree	77	32.77%
Neutral	78	33.19%
Disagree	78	33.19%
Total	233	100%



Shopping Opportunities: I would like more commercial services within walking distance of my home.

Rating	Input	%
Agree	186	79.15%
Neutral	24	10.21%
Disagree	21	8.94%
Total	231	100%



ADDITIONAL COMMENTS

Suggest another Housing & Neighborhoods statement you would like to address.

#	Feedback
1	No store in side any community. Most gas station and convenience store brings regular smoking and Maruvana smokers and smell bad and increase health problems to residence
2	I am disappointed that there is limited diversity in Manor. My neighborhood has a disproportionately high minority population, which means it's not diverse.
3	Neighborhood like Shadowglen and Stonewater are well maintained, but the houses around downtown are not. Trashy mix of trailers and rundown homes
4	We would LOVE to have coffee/convenience stores within walking or biking distance. Near presidential glen!
5	We need Grocery store, more fast food and restaurants and movie theater and list goes on. We need everything still
6	Our neighborhoods look well, especially the newer ones. Manor is still affordable compared to other towns like Pflugerville, Cedar Park and Leander however, Manor unlike the other town mentioned, lacks commerce which is one reason why we are a more affordable place but not a great reason. Unfortunately, I have to do all of my shopping outside of Manor regardless of it being a want or need.
7	Each neighborhood/suburb is an island into itself, but nothing cohesively connects them to make them a town
8	Provide safe public housing especially in downtown Manor to replace many unsafe, overcrowd sub-housing in the area. There are many run down trailers with several families living in them. There are many homeless families and youth.
9	Would love to see the downtown area restored and become a real draw for residents and nonresidents which would be awesome for the Manor economy.
10	Getting an H-E-B and more senior housing.
11	Denser, mixed-use affordable housing needed to accommodate all income levels, household size and stage of life.
12	Need more parks for children.
13	More police presence
14	Since each neighborhood has a different HOA each neighborhood is kept up in a totally different way. Some of the higher income are obviously nicer than some that are lower income.
15	Why are so many subdivisions not incorporated into the city? What is the impact on those people using city services?

#	Feedback
16	Manor has to opportunity to become a well laid out city. So many suburban communities have fallen into the trap of building bedroom developments and then connecting them with arterials. This is inefficient, and cuts down on walkability and community feel. It also make traffic on the arterials a nightmare. Manor should extend the parts that are on a grid. You can actually get around on foot there. But you couldn't dream of walking from City Hall to Shadowglen despite it being not that far away. Building developments and uncrossable highways turns Manor from a town into a group of enclaves.
17	More commercial areas on my side of town by Blake manor road and 973 , Lexington area
18	There is no housing for seniors in Manor. There are no apartment complexes in Manor. There are no bike lanes, few sidewalks and fewer street lights in Manor.
19	Should be monitoring of neighborhoods in regards to so many broken down cars parked on the streets
20	Manor feels like a bedroom suburb and lacks a sense of community
21	All the neighborhoods look exactly the same, they're cheaply built and sold, and look that way.
22	Neighborhoods need to be cleaned up. The entrances to all of the neighborhoods along city roads are terribly maintained
23	I am quite angry that Manor approved a convenience store to be built in the middle of my HOA. Convenience stores attract crime and you are now allowing criminals to be attracted to my neighborhood. Shame on you!
24	Neighborhoods should have more amenities
25	City owned parks are not maintained (Bell Farms example)
26	Neighborhood streets are narrow.
27	Large subdivisions should have multiple parks/amenity centers. The city needs tennis courts for the public and a YMCA and/or Boys and Girls club for youth.
28	We desperately need a supermarket with quality products. Better dining options as well.
29	Do something with downtown... Anything... It is not inviting.
30	Slow down housing development until the infrastructure problems are addressed.
31	Getting kids out of the home and being more active
32	The pools in these neighborhoods need remodeling.
33	Old manor homes are really run down they need economic opportunities to repair their homes
34	I don't mind mixed use as long as it doesn't get out of hand. Crime goes up with these places. Developers SHOULD NOT GET TAX BREAKS THAT HOMEOWNERS HAVE TO COVER with their own tax rates going up

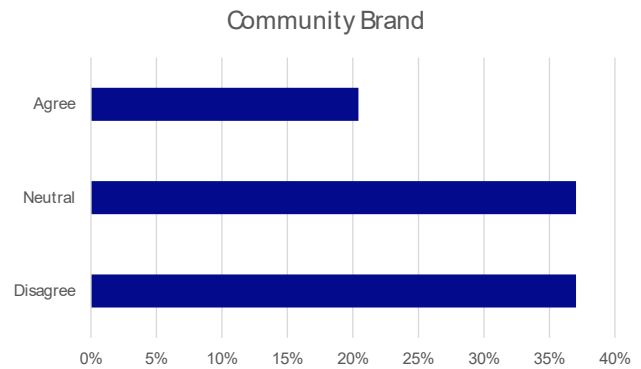
#	Feedback
35	City should fix neighborhood streets
36	Need more retail Lowe's HEB GameStop Best Buy
37	Parking on streets in neighborhoods are not attractive
38	Please build a find solution for more roads to go to Pflugerville
39	A lot of us live on the outer limits of Manor and drive strait through the city because there is nothing to see or do.
40	Downtown proper needs gentrification, & community opportunities (Habitat for Humanity? Or, simply community coming out to help one another) for rebuild/repair of all the dilapidated homes in the city itself.
41	Homes in the City of Manor are dilapidated. Roads are a mess
42	Sidewalks are popping up, Storm water are pooling, even though there is a drain just a few feet away, but is too high for the water to run (Hamilton Point, Jaron Dr.) Some streets lights doesn't even work anymore.
43	Manor needs an HEB
44	Taxes! They are ridiculous. We are NOT Austin. My taxes doubled from one year to the next. The housing is affordable but the taxes will run you out.
45	Need more parks, green space, and community areas to hang out
46	Give us HEB
47	Neighborhoods are disconnected and isolated.
48	Be proactive about affordability and addressing homelessness as manor grows
49	The new communities are in pretty good condition but the houses in the downtown area are terrible and the downtown is terrible too.
50	How's need to keep their neighborhoods clean
51	N/a
52	We need an HEB, a Juiceland, and healthy food options. No more fast food.
53	The only thing in walking distance from my home is a gas station. Not exactly the commercial services I need on a daily basis. The old town Manor is designed well, but there's a lot of homes that are not in compliance with city regulations. What are y'all doing about that? The affordability in Manor is getting smaller. With everyone moving here prices have gone up as well as our taxes. It's going to be hard for us to stay in our home. I don't know much about housing for all ages.

MANOR TODAY

URBAN DESIGN & CHARACTER

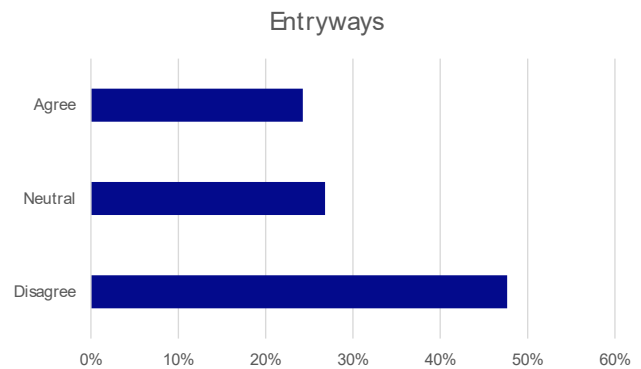
Community Brand: Manor has a unique and positive community brand.

Rating	Input	%
Agree	48	20.43%
Neutral	98	37.02%
Disagree	87	37.02%
Total	233	100%



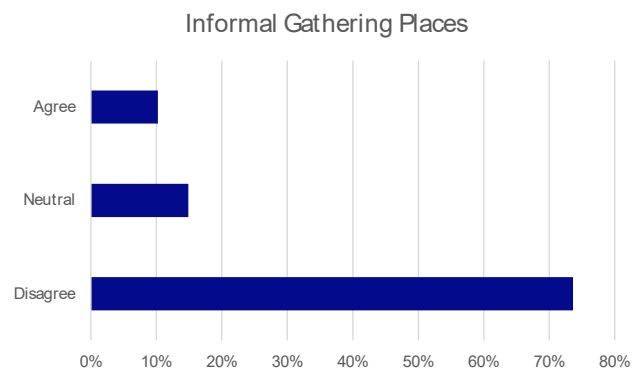
Entryways: It's easy to tell when I'm entering or within Manor because of entryway signs or distinctive character.

Rating	Input	%
Agree	57	24.26%
Neutral	63	26.81%
Disagree	112	47.66%
Total	232	100%



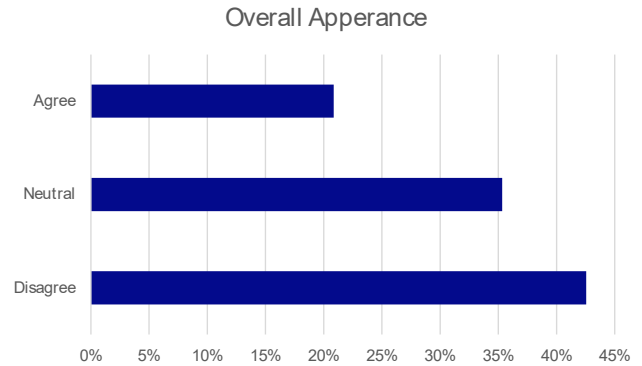
Informal Gathering Places: There are enough places to visit with friends, have a picnic, or attend a small event.

Rating	Input	%
Agree	24	10.21%
Neutral	35	14.89%
Disagree	173	73.62%
Total	232	100%



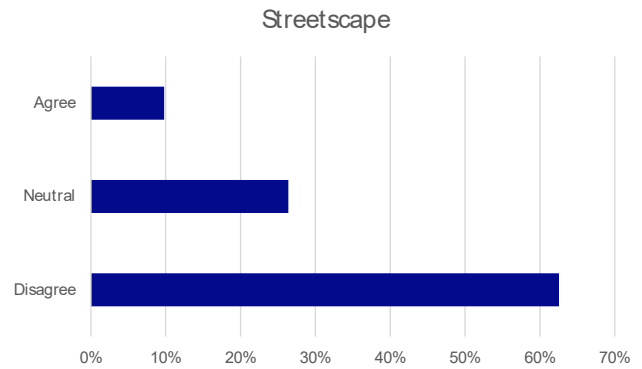
Overall Appearance: Overall, I think Manor is an attractive community.

Rating	Input	%
Agree	49	20.85%
Neutral	83	35.32%
Disagree	100	42.55%
Total	232	100%



Streetscape: Manor projects a positive image to people traveling along its roadways or sidewalks.

Rating	Input	%
Agree	23	9.79%
Neutral	62	26.38%
Disagree	147	62.55%
Total	232	100%



ADDITIONAL COMMENTS

Suggest another Urban Design & Character statement you would like to address.

#	Feedback
1	First we have to control residence property tax , it is very high then size of town and facilities.
2	Downtown Manor is trashy looking
3	I don't think we have a brand but I do believe that as we continue growing and developing commerce, housing and recreational areas, we can create a unique personality for our town.
4	Downtown needs to be reimagined. When I drive through I think how I would love to have a charming downtown that would invite strolling, shopping and tourists. The old building that is now a tattoo parlor and restaurant would make a lovely boutique hotel. That old hotel next to Flores restaurant needs to be closed and repurposed. The little grocery store next to that needs to be closed or remodeled. All of the metal roofing and mix-matched store fronts are not appealing..
5	N/A
6	Designing more walkable shopping areas.
7	Walkable, shaded streetscapes with adequate sidewalks, ADA facilities and bike infrastructure should be a priority in the Downtown.
8	Manor does not have much of an identity besides subdivisions and then Walmart - in that order. Manor should have bigger park spaces and better roads (grid system throughout) to be considered of good character and design.
9	We need updated city limit signage & more unique outdoor spaces.
10	Regarding green spaces, roadside landscaping, etc
11	Need to improve traffic flow, i never go into manor proper because of traffic.
12	Downtown Manor is Butt ugly. It looks like the tire fire in and episode of the Simpsons and smells like it too thanks to the industrial asphalt plant that dumps its waste water in our river on old 20 near the MAP high school.
13	Revamp downtown! I'm not sure how to start. But look at Elgin's downtown to start with. There could be so much potential. But anyone that drives downtown has said how much it looks dumpy!
14	Entering Manor from Austin: all i see are gas stations on both sides of the highway. No Welcome to manor nothing pretty.
15	Manor has no visible identity.
16	Downtown Manor is an eyesore and should be freshened up with paint and remodeling. Pretty sure there are some grants available to help in this effort.
17	Manor has a lot of potential, but needs a lot of work. The only way I know I'm in Manor is when the trailer buildings mixed in with other side of the highway old buildings start to pop up.

#	Feedback
18	Parts of Manor or nice but there are areas that aren't as aesthetically pleasing.
19	Manor needs a bypass
20	Manor has no image whatsoever. The community is amazing but what we have does not reflect it. There is nothing attractive about Manor to bring people here from other areas.
21	Our downtown is scary.
22	Look at Elgin and Buda. WAY CUTER.
23	Can we get an updated population sign please
24	Manor is definitely getting better. Unfortunately, there is still a bad reputation about vandalism.
25	Manor has garnered a very poor character around its' youth. We need more youth opportunities.
26	290 and downtown need to be more welcoming. No more of the tractors and storage units, they need to relocate.
27	There are no sidewalks in Manor proper. Not safe. 290 is gridlock most of the time. It needs to be reconfigured. Streets are badly maintained.
28	C
29	Sorry to disagree... but I am confident we can improve in this area a lot.
30	Downtown manor needs to be redone!
31	The roads driving to into the different subdivisions are so bumpy and poor.
32	Manor is outdated. Downtown Manor is poorly manage compared to a lot of other cities.
33	We look like the "pass through town" that we basically are.
34	Sidewalks are not maintained. No sidewalks on 290 or by schools. Driving by Manor you see tire shops and convenience stores and old buildings
35	The tall grass by the bridges heading towards New Tech. I wish those where maintain more often so that the grass is short. I always got scared that a snake will pop out. I would like a sidewalk from Downtown Manor to connect to Walmart. Right now I have to be on the very edge of the street as cars are passing to get there. All locations should be to be access via a sidewalk without being in danger of the cars on the road. Sidewalks should either have some sort of divider from the road, or be a few feet away from the road.
36	More public art spaces
37	Manor is god awful ugly
38	Manor is a place people drive through between Austin and Houston, there is no indication that there is any more to the town than what you can see from 290.
39	You know when you are in Manor because of the sign and because it is such an ugly town. This place has no vibe or character.

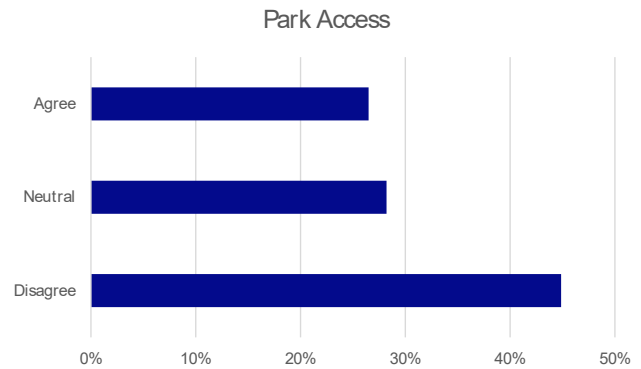
#	Feedback
40	Downtown needs to be upgraded it's trashy and no drainage
41	N/a
42	I'd love to see a revitalization of downtown manor whether it fixing up older buildings pr investing in new buildings for small business like boutique shops or more local eateries.
43	The buildings lining HWY 290 are needing attention. It looks like Manor can't make up it's mind on what it is.
44	We desperately need a library and community center that the city provides

MANOR TODAY

PARKS & OPEN SPACE

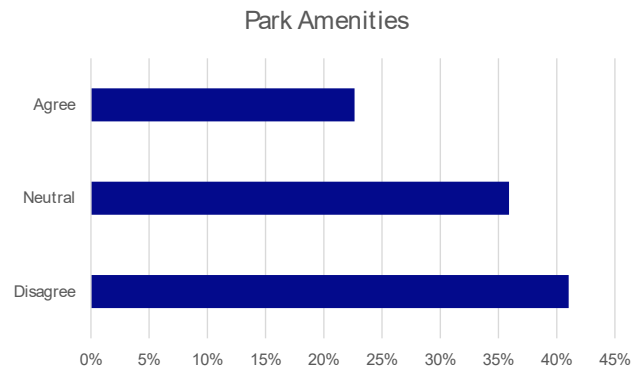
Park Access: I have adequate access to nearby parks.

Rating	Input	%
Agree	62	26.50%
Neutral	66	28.21%
Disagree	105	44.87%
Total	233	100%



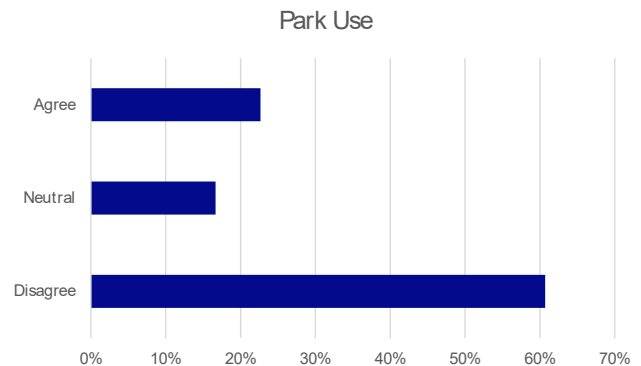
Park Amenities: The City's parks offer amenities and facilities for people of all ages and abilities.

Rating	Input	%
Agree	53	22.65%
Neutral	84	35.90%
Disagree	96	41.03%
Total	233	100%



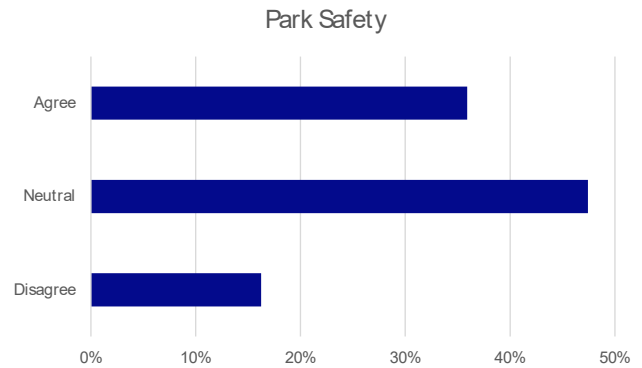
Park Use : I visit the City's parks and trails frequently (once a month or more).

Rating	Input	%
Agree	53	35.90%
Neutral	39	47.44%
Disagree	142	16.24%
Total	234	100%



Park Safety: I feel safe visiting the City's parks.

Rating	Input	%
Agree	84	35.90%
Neutral	111	47.44%
Disagree	38	16.24%
Total	233	100%



ADDITIONAL COMMENTS

Suggest another Parks & Open Space statement you would like to address.

#	Feedback
1	Not inf trees and shade to enjoy stay in park . Needs basic things
2	Manor has no amenities
3	We have parks?
4	N/A
5	Need City Park, pool, and recreation center complex
6	I frequent the metro east park for running trails and other activities
7	It's not clear where city parks are.
8	Would like to have a nice trail in the Presidential neighborhoods, like in Shadow Glen.
9	We need more parks with more amenities.
10	Lack of both sidewalks and off-road walking trails. Austin does a great job developing path alongside creeks. Why not Manor?
11	Do we have parks?
12	East metro is great .
13	There are no walking trails or bike trails in Manor. There is no community center for people to do activities. We have a low income benefits community service facility next to a 100 sq ft library that is never open. We do not have a community center that is for exercise or community events.
14	Somehow add more walking trails. I'm in Stonewater and I don't know how but it would be amazing to connect neighborhoods (subdivisions) safely to walk to/thru!
15	None
16	The streets to get to the park are in terrible condition.
17	More hiking trails are needed.
18	East Metro Park is so remote that I do not feel comfortable visiting by myself and the entry to the park is off Blake Manor and that road is scary to drive, especially at night or during high traffic hours.
19	I only know about a few parks, and they're all on the other side of the freeway from where I live. With all the traffic it's just not worth visiting unless for a special event.
20	Never been to a city park.
21	I would hardly consider Manor to have actual parks. Need more.
22	We NEED a dog park! The park next to Walmart has enough area for a dog park!
23	I find myself spending all of my time for shopping, parks & recs, entertainment outside of Manor.
24	More shade, trails, and bring a farmers market and festivals to create a relationship with the space

#	Feedback
25	Need more parks and better parks. Need a lake park like Pflugerville lake park or The Mueller lake park. Manor does not have enough pretty.
26	Have to go to Elgin and Austin for everything.
27	There aren't many city parks with space for walking, trails.
28	What park?
29	I don't know where the City Parks are.
30	Neighborhood Parks don't seem to attract kids that much.
31	We need more parks and trees
32	East metro park needs maintenance
33	Ben Fisher need to get fixed and frequent maintenance and up keep would be nice
34	X
35	Splash pad
36	Tree trimming at Ben Fisher Park, its look too woody/abounded. Would like to have the undergrowth cleared out, so there can be a trail build, or even a walkway by the small river. I feel like If I get too close to the tree line, a coyote will pop out. I want that fear to be remove. Replace the wooden benches with the fence plastic, or with the stone benches instead. I wish there was better lighting at the parks.
37	We have parks? News to me
38	Where are the parks in manor ?
39	Where are these parks? Other than Jennie Lane Park? The other parks are county parks, not city parks.
40	I have only been to one park in Manor the one across the street from Walmart and it was boring.
41	We need something that feels like a "Manor Central Park". I go often to Metro East... is that in Manor? Austin? I have no idea... but we need something similar closer to 290. I thought that's what we were getting near Walmart... but I have no idea what is available in that area, or if I can even use it...
42	I only know of one park. Is it Jennie park. Lived here since 2008. So we have more??
43	We have parks?
44	More public parks are needed.
45	Need more parks that are easily accessible without having to drive everywhere
46	Need a dog park
47	What parks? What trails? What outdoor recreation?! Other than the golf course, nothing is accessible.
48	Disc golf course in front of Walmart
49	N/a

#	Feedback
50	Swing sets and playground equipment that also include special needs people of all sizes
51	More open green belt/parks like a Inclusive park like Play for All in Round Rock. Skate park or splash park would be great as well.
52	An enclosed off leash dog park would be huge. There isn't one east of 35
53	Increase access to natural spaces with walking paths (particularly along Gilleland Creek)

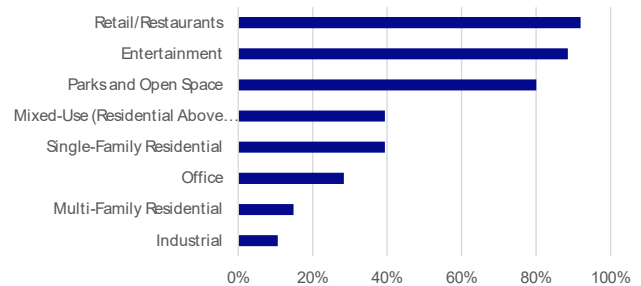
MANOR IN THE FUTURE

GROWTH AND LAND USE

What land use types would you like to see more of in the future? Check all that apply

Rating	Input	%
Retail/Restaurants	217	91.95%
Entertainment	209	88.56%
Parks and Open Space	189	80.08%
Single-Family Residential	93	39.41%
Mixed-Use (Residential Above Commercial)	93	39.41%
Office	67	28.39%
Multi-Family Residential	35	14.83%
Industrial	25	10.59%
Answered	236	

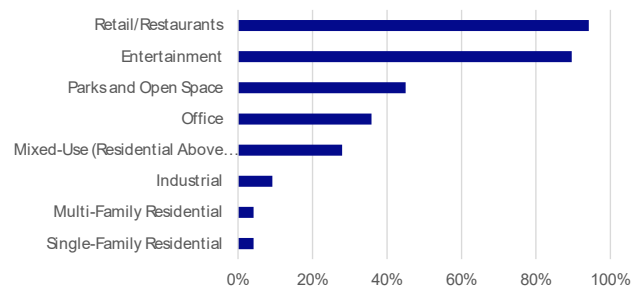
What land use types would you like to see more of in the future?



What land use types would you like to see more of along the 290 corridor? Check all that apply

Rating	Input	%
Retail/Restaurants	226	94.17%
Entertainment	215	89.58%
Parks and Open Space	108	45.00%
Office	86	35.83%
Mixed-Use (Residential Above Commercial)	67	27.92%
Industrial	22	9.17%
Single-Family Residential	10	4.17%
Multi-Family Residential	10	4.17%
Answered	240	

What land use types would you like to see more of along the 290 corridor?



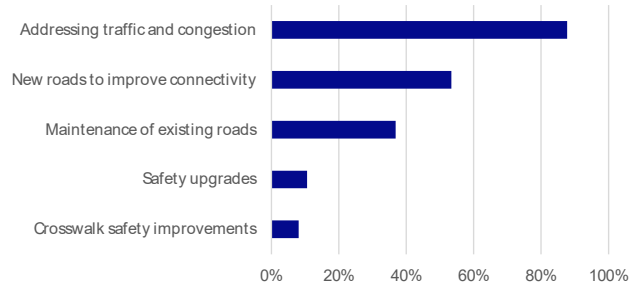
MANOR IN THE FUTURE

TRANSPORTATION AND MOBILITY

Which transportation or mobility upgrades are the most important to you? Pick up to 2

Rating	Input	%
Addressing traffic and congestion	207	87.71%
New roads to improve connectivity	126	53.39%
Maintenance of existing roads	87	36.86%
Safety upgrades	25	10.59%
Crosswalk safety improvements	19	8.05%
Answered	236	

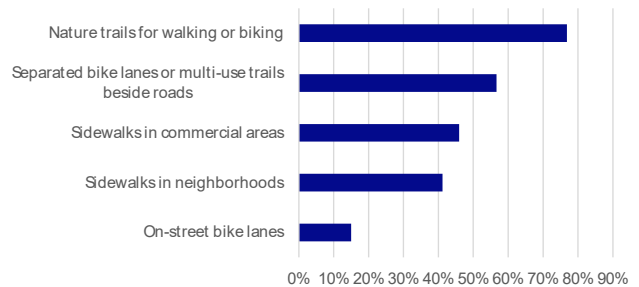
Which transportation or mobility upgrades are the most important to you?



What types of pedestrian/bike amenities would you like to see more of in Manor? Pick up to 3

Rating	Input	%
Nature trails for walking or biking	179	76.82%
Separated bike lanes or multi-use trails beside roads	132	56.65%
Sidewalks in commercial areas	107	45.92%
Sidewalks in neighborhoods	96	41.20%
On-street bike lanes	35	15.02%
Answered	233	

What types of pedestrian/bike amenities would you like to see more of in Manor?



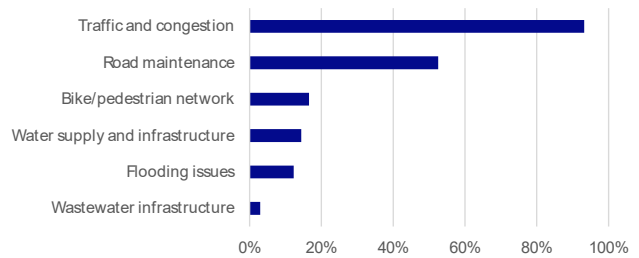
MANOR IN THE FUTURE

INFRASTRUCTURE

What do you consider to be the greatest infrastructure issues facing Manor in the future? Pick up to 2.

Rating	Input	%
Traffic and congestion	220	93.22%
Road maintenance	124	52.54%
Bike/pedestrian network	39	16.53%
Water supply and infrastructure	34	14.41%
Flooding issues	29	12.29%
Wastewater infrastructure	7	2.97%
Answered	236	

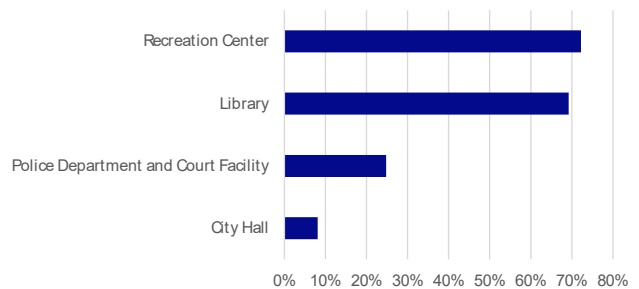
What do you consider to be the greatest infrastructure issues facing Manor in the future?



Which City services or facilities should be prioritized for improvements in the future? Pick up to 2

Rating	Input	%
Recreation Center	169	72.22%
Library	162	69.23%
Police Department and Court Facility	58	24.79%
City Hall	19	8.12%
Answered	234	

Which City services or facilities should be prioritized for improvements in the future?



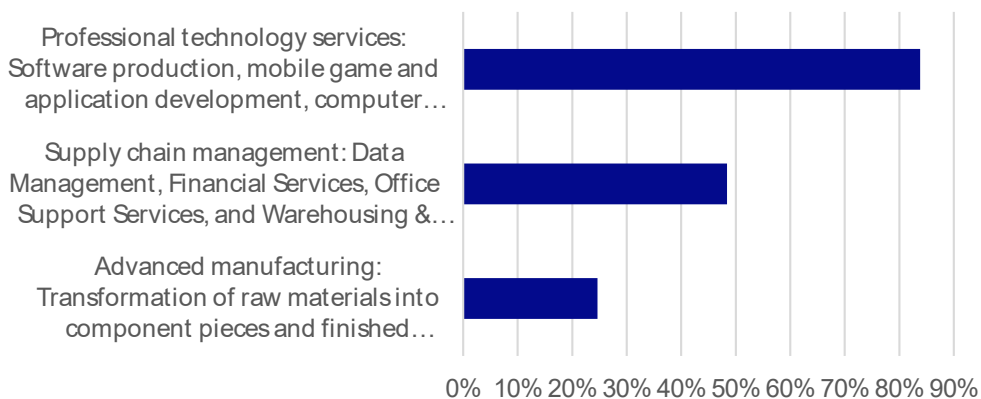
MANOR IN THE FUTURE

ECONOMIC DEVELOPMENT

Of the industries below, which industries do you think the City should provide incentives to attract or retain? Check all that apply.

Rating	Input	%
Professional technology services: Software production, mobile game and application development, computer systems research and development, computer systems design, data security, and technology consulting services	187	83.86%
Supply chain management: Data Management, Financial Services, Office Support Services, and Warehousing & Distribution	108	48.43%
Advanced manufacturing: Transformation of raw materials into component pieces and finished products using machinery	55	24.66%
Answered	223	

Of the industries below, which industries do you think the City should provide incentives to attract or retain?



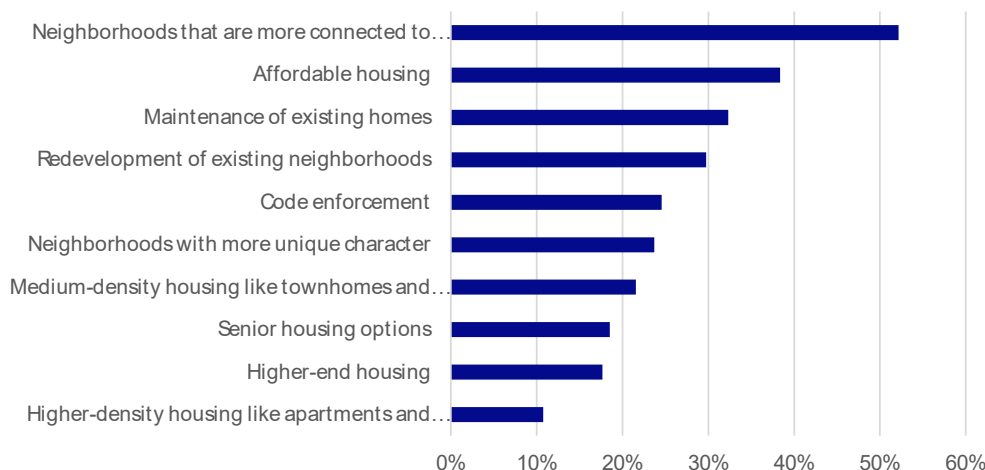
MANOR IN THE FUTURE

HOUSING AND NEIGHBORHOODS

What do you think are the biggest needs for Manor's future housing and neighborhoods? Pick up to 3.

Rating	Input	%
Neighborhoods that are more connected to their surrounding areas	121	52.16%
Affordable housing	89	38.36%
Maintenance of existing homes	75	32.33%
Redevelopment of existing neighborhoods	69	29.74%
Code enforcement	57	24.57%
Neighborhoods with more unique character	55	23.71%
Medium-density housing like townhomes and duplexes	50	21.55%
Senior housing options	43	18.53%
Higher-end housing	41	17.67%
Higher-density housing like apartments and condos	25	10.78%
Answered	232	

What do you think are the biggest needs for Manor's future housing and neighborhoods?



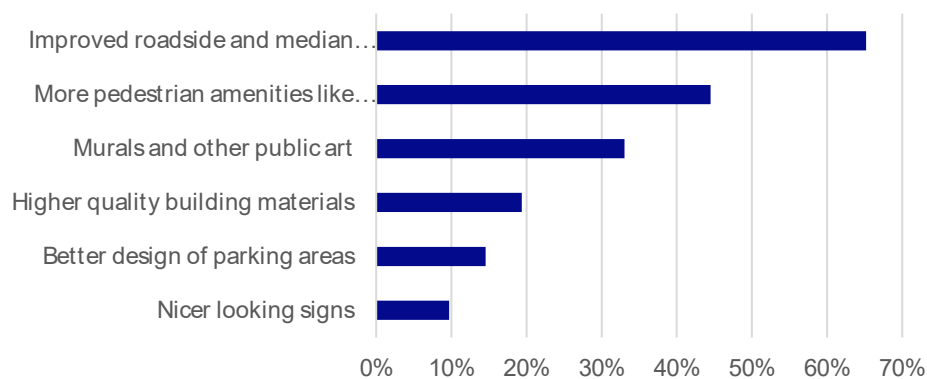
MANOR IN THE FUTURE

URBAN DESIGN & CHARACTER

What should the City do to improve the appearance of its retail, office, and commercial areas? Pick up to 2.

Rating	Input	%
Improved roadside and median landscaping	148	65.20%
More pedestrian amenities like benches and lighting	101	44.49%
Murals and other public art	75	33.04%
Higher quality building materials	44	19.38%
Better design of parking areas	33	14.54%
Nicer looking signs	22	9.69%
Answered	227	

What should the City do to improve the appearance of its retail, office, and commercial areas?



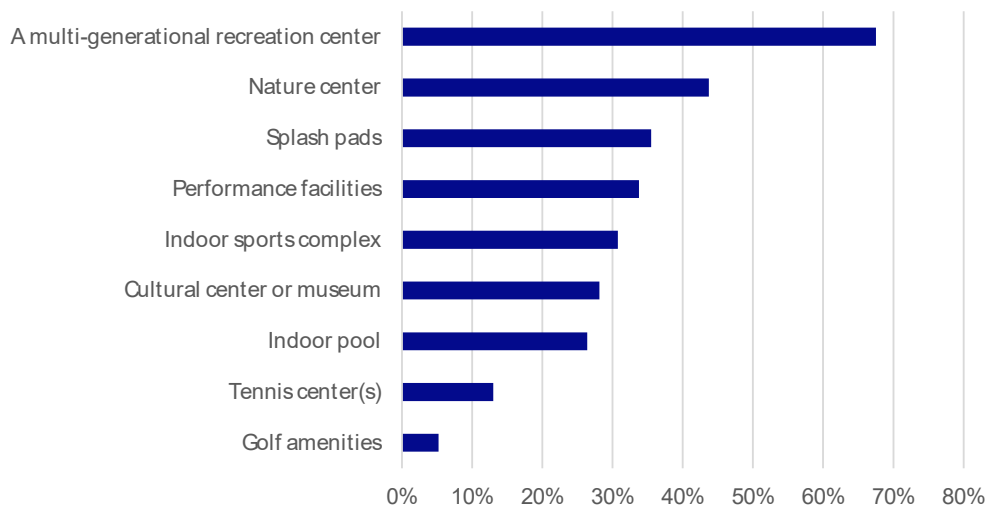
MANOR IN THE FUTURE

PARKS & OPEN SPACE

What facilities would you like to see added/increased in Manor's parks and recreation system over the next 10 years? Pick up to 3.

Rating	Input	%
A multi-generational recreation center	156	67.53%
Nature center	101	43.72%
Splash pads	82	35.50%
Performance facilities	78	33.77%
Indoor sports complex	71	30.74%
Cultural center or museum	65	28.14%
Indoor pool	61	26.41%
Tennis center(s)	30	12.99%
Golf amenities	12	5.19%
Answered	231	

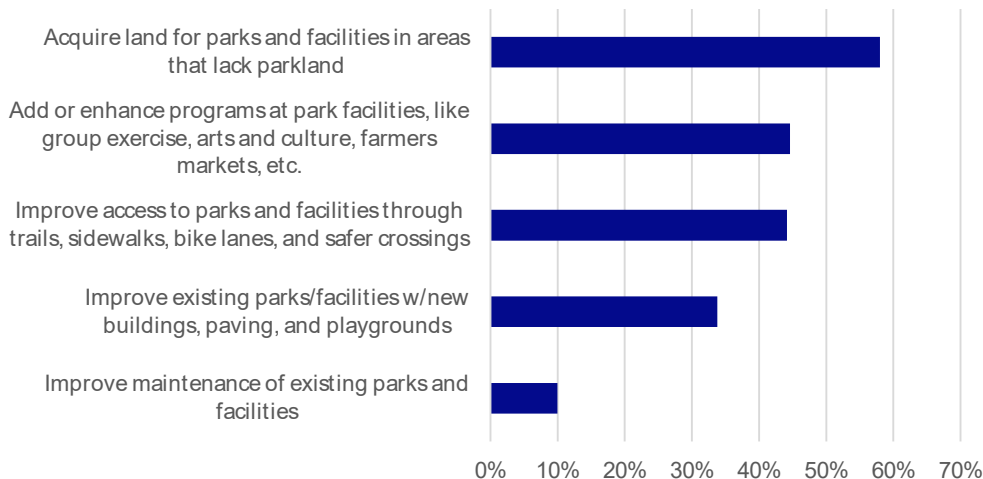
What facilities would you like to see added/increased in Manor's parks and recreation system over the next 10 years?



Which of the following actions should the City take to improve its parks and recreation amenities? Pick up to 2.

Rating	Input	%
Acquire land for parks and facilities in areas that lack parkland	134	58.01%
Add or enhance programs at park facilities, like group exercise, arts and culture, farmers markets, etc.	103	44.59%
Improve access to parks and facilities through trails, sidewalks, bike lanes, and safer crossings	102	44.16%
Improve existing parks/facilities w/new buildings, paving, and playgrounds	78	33.77%
Improve maintenance of existing parks and facilities	23	9.96%
Answered	231	

Which of the following actions should the City take to improve its parks and recreation amenities?

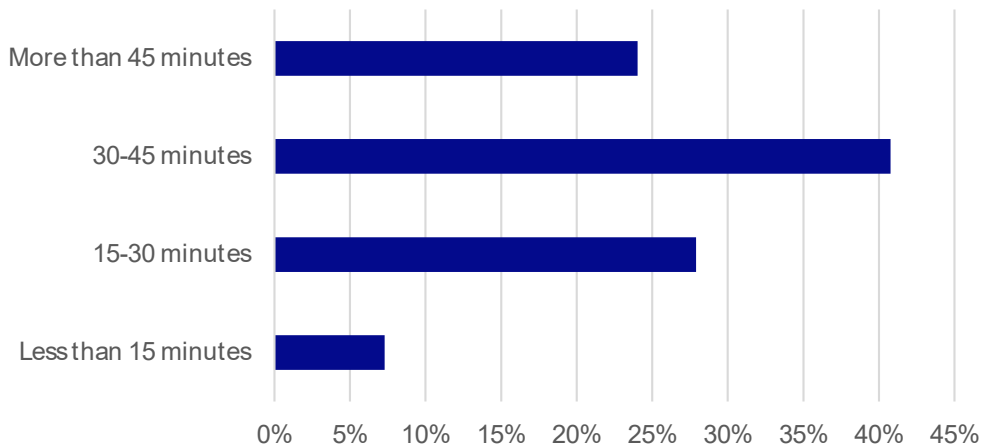


DAILY COMMUTE

About how long does it take you to commute to work in one direction each day?

Rating	Input	%
Less than 15 minutes	17	7.30%
15-30 minutes	65	27.90%
30-45 minutes	95	40.77%
More than 45 minutes	56	24.03%
Answered	233	100%

About how long does it take you to commute to work in one direction each day?



ADDITIONAL COMMENTS

In a few words, describe the type of job you would need in order to both live and work in Manor:

#	Feedback
1	I travel only 12 miles on 290 j
2	I am a teacher so I can work in Manor, but my daughter goes to school in Austin because I think schools are better there.
3	Call Center type job
4	Fire alarm industry.
5	Information Technology
6	I would need some biotech companies to move to Manor.
7	Software/Ecommerce/Product Management
8	High paying job with access retail/shopping
9	Manor ISD would need to pay as much or more than surrounding districts
10	It takes 15 to 20 minutes to get out of Manor.
11	Tech Jobs
12	Insurance jobs
13	I am a teacher, as Manor continues to grow, so will the schools.
14	Professional level positions
15	Be able to continue to work from home, am state employee and work in policy.
16	Government/state
17	Professional above Master's degree
18	Hospital system, full time nurse
19	I travel and work from home
20	Administrative Assistants
21	Remote work.
22	Computer software
23	Tech / startup office location
24	Currently Manor has jobs for people with lower education levels. For Manor to be ideal and competitive with any city North of Austin, and for those who already live here to also work here, it needs to attract employers that hire people with college degrees.
25	Work from home.
26	Administrative Assistant
27	State offices would have to move out here.
28	Tech industry
29	Medical

#	Feedback
30	I work from home
31	High end Technical support
32	Warehousing
33	Software engineering
34	Attorney
35	IT/Software/engineering
36	I currently both live and work in Manor as a Nanny. I have worked in every part of Travis county. Most days the worst part of my commute was just getting out of Manor due to the severe clogs on Blake Manor road and Lexington street.
37	I'm a teacher that works for the district. But my husband is an tech engineer that has to travel to Austin to work because there are not options here for him.
38	Decent paying manufacturing jobs
39	Financial
40	Inventory Clerk but in a Hospital
41	Higher Ed satellite offices.
42	Administrative and/or government offices
43	I work as a household manager/nanny, so wealthier people who need a high end nanny would allow me to work in Manor
44	A center where I could offer private arts lessons and consulting.
45	Semiconductor factory or semiconductor equipment suppliers
46	Remote position
47	High tech with a high pay scale
48	I am a stylist at a High End beauty Salon/Spa and my husband is an Architect
49	Professional/Auditing
50	Technology/IT/business professional
51	Professional massage therapy
52	Beauty industry (esthetician services, waxing)
53	Professional job
54	More actual office jobs
55	Access to healthcare services
56	A better reputation at the high school
57	I'm an engineer. Tech industry with skilled/specialized work.
58	Software companies
59	Technology - project management
60	Doesn't matter, have to go to Austin and Elgin for everything anyway.
61	I already teach and live in Manor

#	Feedback
62	Pay a livable wage, more government jobs
63	I'm a teacher. More schools with bilingual programs.
64	State security. Attract state agencies would be a plus.
65	Professional Technology
66	Urban design & planning (apprenticeship)
67	Executive management position
68	If not living in a multi-income household, I'd need to make at least \$20/hr to survive.
69	Office, customer support
70	One that allows remote working
71	Hospital
72	Technology company
73	Insurance or Risk Management
74	State agency office buildings
75	Medical office
76	Software
77	Social work job paying over 40,000
78	Legal field
79	Does Manor have jobs besides fast food and city/government jobs?
80	General labor
81	Remote Work
82	Professional office space and medical complexes
83	Work from home
84	I'm actually starting a faith community (church) here in Manor!
85	Business development
86	Technology and innovation centers
87	Manufacturer
88	More remote work for my state job
89	Cancer center
90	Semi-Conductor jobs. Warehousing.
91	Professional technology services: Software production, mobile game and application development, computer systems research and development, computer systems design, data security, and technology consulting services
92	High-paying technology and professional services roles
93	Software engineer
94	There are no good, high paying jobs in Manor.
95	Corporate office space

#	Feedback
96	An Office job. Maybe like Data Entry.
97	I'm a Realtor and love working out of Manor!
98	I already live and work in Manor.
99	I would want to work for the City government in a technical role. I currently work as a computer programmer for the City of Austin.
100	Something in retail.
101	State government
102	Professional non profit or victim services position
103	Consultation and work at home
104	Optometrist office
105	Government (Department of Justice) building relocation
106	A financial analyst/budget analyst job that pays well. Property taxes are insane in this area for the lack of amenities that the city provides.
107	Something in education as there are few professional industries in Manor.
108	Contractor
109	IT or corporate company
110	N/a
111	Technology
112	ABA Therapy Center
113	DayCare
114	Office work
115	Human Resources or IT
116	Would love to see more clothing retail here like Ross or target. We want to spend our \$ in town not Austin or Pflugerville
117	Property management
118	Have a building like Wework.
119	Tech support
120	Home based
121	Wfh
122	Information Technology
123	Technology
124	Firms/companies in need of Marketing Director roles.
125	Government IT
126	I work in IT, anywhere that would require IT support.
127	Tech support
128	Research and Development in semiconductor or photovoltaic materials

MAP EXERCISE

Participants were instructed to provide feedback on various topics by dragging and dropping their pins onto the map. Indicate whether you are identifying a problem, an opportunity, or an idea you have, and provide a brief comment to explain.

3017

Total Visits

978

Unique Users

1:51

Avg Time (min)

279

Unique Stakeholders

205

Comments

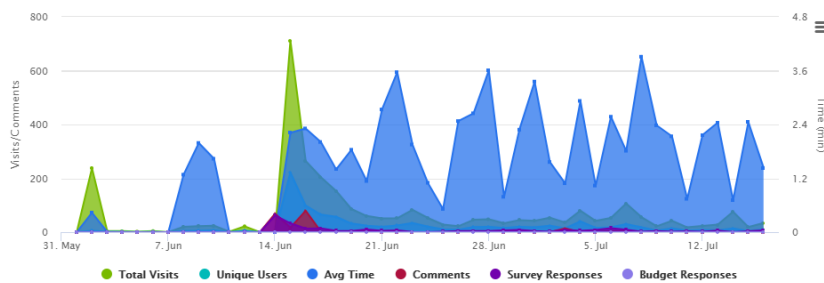
263

Survey Responses

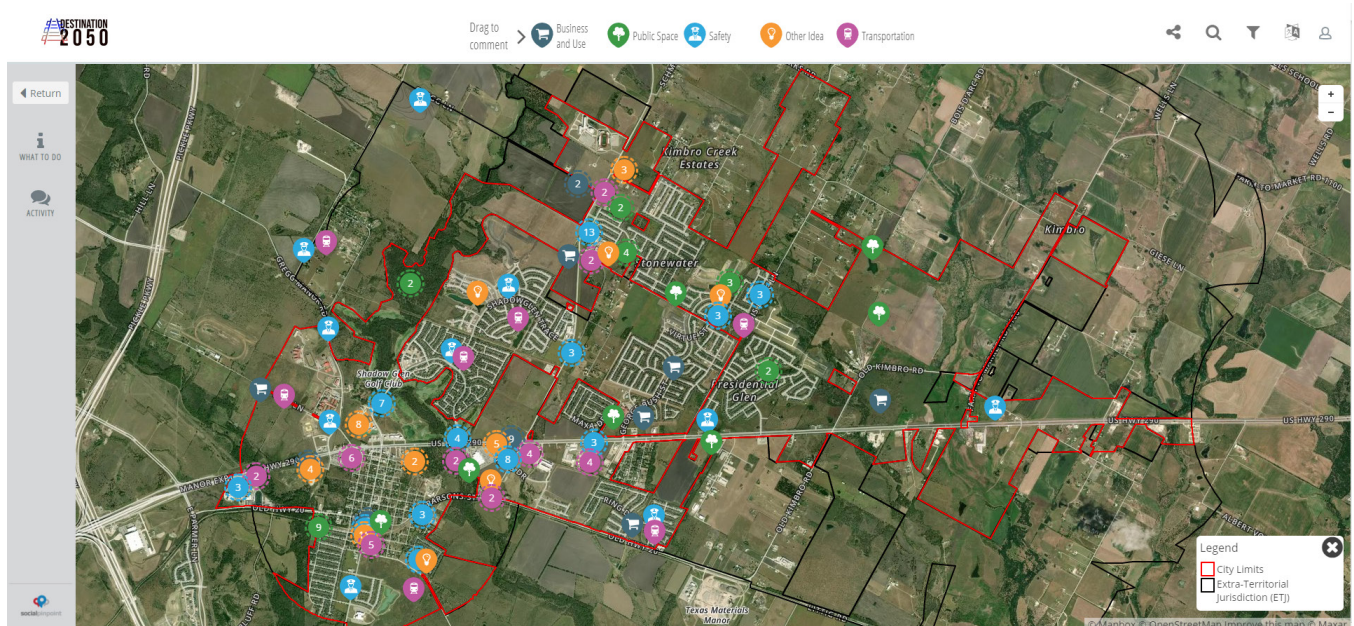
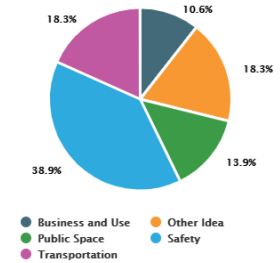
30

Document Downloads

Stakeholder Engagement by Day



Comment Types



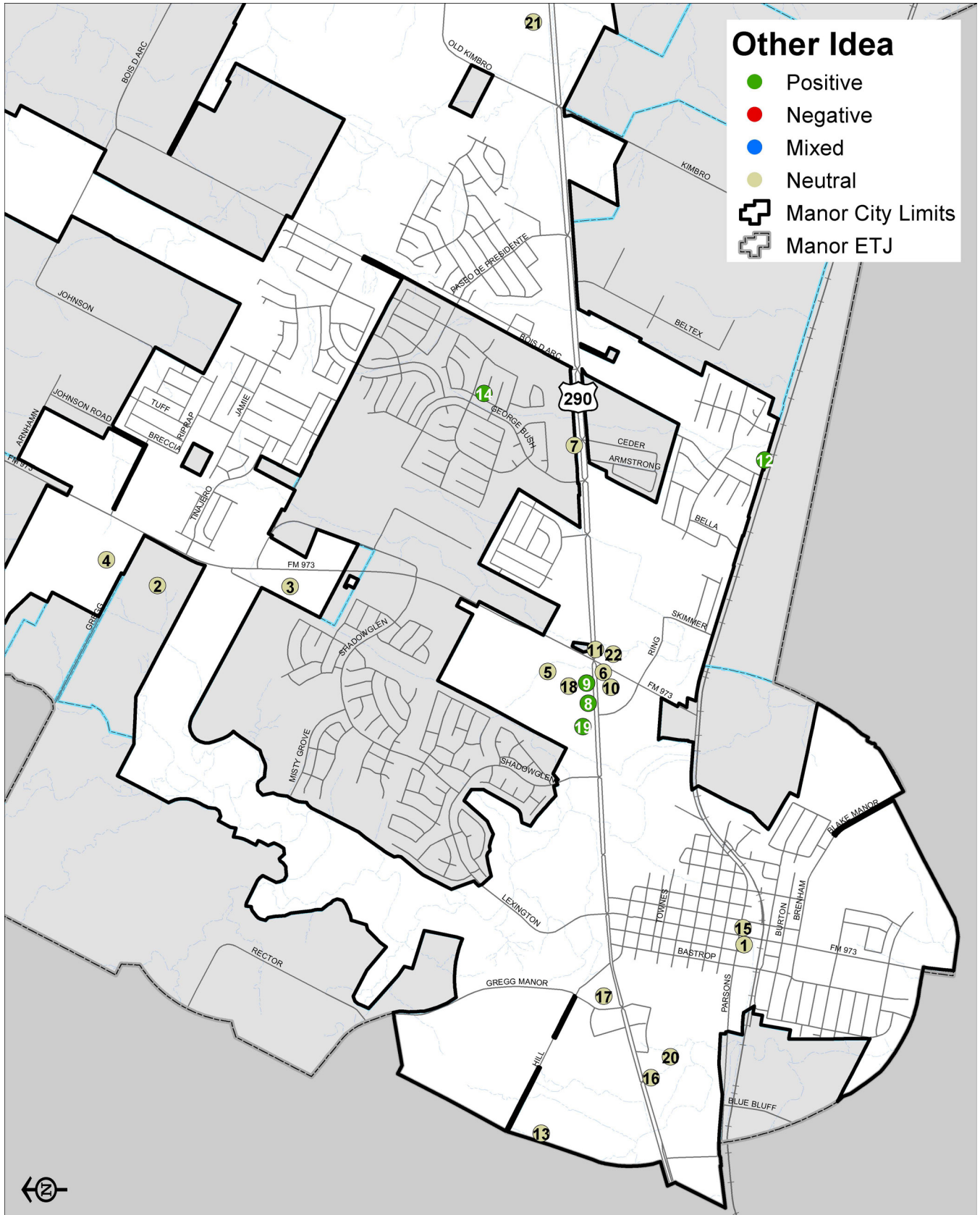


MAP COMMENTS

BUSINESS AND USE

#	Comment Type	Comment	Up Votes	Down Votes
1	Business and Use	Create a walkable, mixed-use Downtown radiating out from Parsons and Lexington with local retail, food and beverage and affordable housing and work places in close proximity to the future Green Line commuter rail station.	1	0
2	Business and Use	Mixed use residential/entertainment/shopping	1	0
3	Business and Use	HEB or Lowe's, Home Depot	2	0
4	Business and Use	Topgolf	0	0
5	Business and Use	Whole Foods	2	0
6	Business and Use	Chase bank will bring an HEB	1	0
7	Business and Use	Restaurant (not fast food)	2	0
8	Business and Use	Great spot for an HEB, Home Depot, Lowe's, restaurants & shopping outlets.	5	0
9	Business and Use	Great spot for a Walgreens or CVS needed	2	3
10	Business and Use	A Wells Fargo bank would be nice here.	4	2
11	Business and Use	Pluckers	4	2
12	Business and Use	A Gas station for those quick needs snacks. With an accessible sidewalk From Casting Dr. to Carriage Hills Dr.	1	0
13	Business and Use	Incorporate Manor Downs into a Domain type development	1	0
14	Business and Use	"We'd like more grocery stores and businesses that is not just Walmart with birds flying around on the inside. I'd love to see some more local businesses opening up!"	4	0
15	Business and Use	Make Downtown an entertainment District	5	0
16	Business and Use	Businesses here please!	1	0
17	Business and Use	Make room for developments here- restaurants, pharmacies	3	0
18	Business and Use	The Home Depot / Lowe's	23	1
19	Business and Use	Great spot for an HEB!	22	1
20	Business and Use	HEB	9	0

#	Comment Type	Comment	Up Votes	Down Votes
21	Business and Use	Spread out Business to help reduce traffic and give easier access to residents to get to without having to use the major highway	6	0
22	Business and Use	Chick Fil A!	9	7



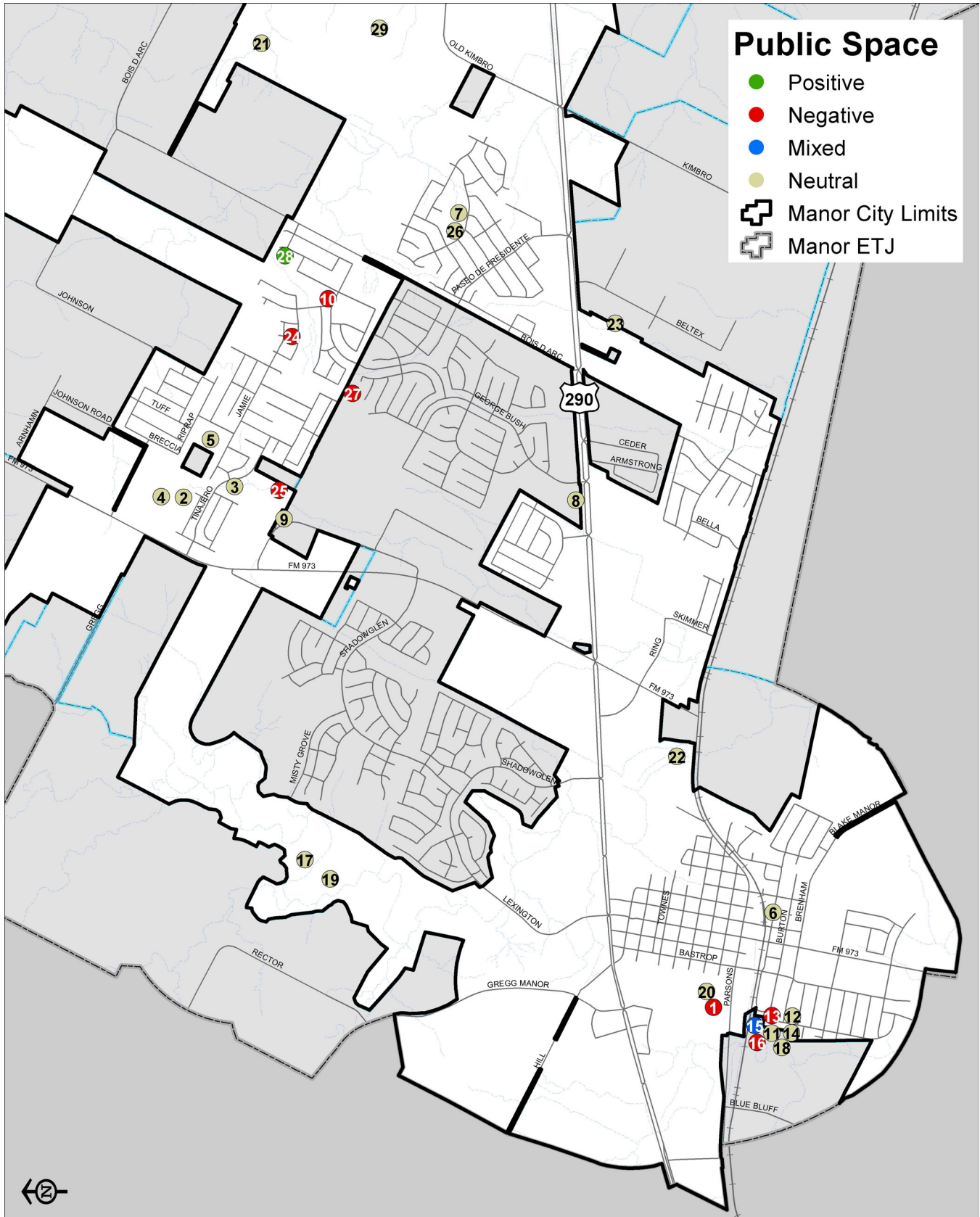
MAP COMMENTS

OTHER IDEAS

#	Comment Type	Comment	Up Votes	Down Votes
1	Other Idea	Recommend to remove these old rusted train parts, and tractor parts to a worksite locations. And turn this space into a mini park that people who are waiting for the metro bus can relax at.	1	0
2	Other Idea	Recommending building a tunnel for the golf carts, and having a water drain in it too. To avoid future issues with passing cars.	1	0
3	Other Idea	A sports recreation center would be great for our city where we can have adult leagues and not have to pour our money into neighboring cities to participate.	2	0
4	Other Idea	Would love a real town square with shops and restaurants.	2	0
5	Other Idea	Dirt path is way way to bumpy. Need to be filled, and flatten.	1	1
6	Other Idea	Entertainment area with bars and restaurants	0	0
7	Other Idea	Put a stop light here.	0	0
8	Other Idea	A CVS or Walgreens would be nice here.	2	0
9	Other Idea	Sorry but Shadowglen isn't part of the plan look at the area of service.	1	0
10	Other Idea	A public art piece would be nice here.	2	1
11	Other Idea	At a prior ShadowGlen HOA meeting, it was suggested that a street/roadway/walkway be constructed off Lexington Street near the church and shopping strip to allow a right turn only to Manor Middle and Manor High School. What is the status of that suggestion?	1	0
12	Other Idea	Fix this lot up, to be like a public pool?	1	0
13	Other Idea	New more trees along side the walkway.	1	0
14	Other Idea	Please just redo this section of the road. Why the big turn. Why not a straight road from Murray to the Post Office. I had encounter that ppl do wide turns and almost hit me.	0	0
15	Other Idea	Main Town Hall, Library, Rec Center, Nature walk?	3	0

#	Comment Type	Comment	Up Votes	Down Votes
16	Other Idea	Either Multi Complex Center, or Move City Hall, Library and or Police Station here.	1	0
17	Other Idea	Remove the parking spots that is on E Parsons St Businesses. And turn this plot into a parking lot. There is 10 businesses in the area.	0	0
18	Other Idea	Once the underbrush is gone and cleaned up. A walk trail here would be nice. A little walkway next to the river.	0	0
19	Other Idea	A Mini park, Maybe build that little roof building that Ben E Fisher Parks has. Or maybe a community garden?	0	0
20	Other Idea	Turn this plot into a Park/walk trail. Or a little store.	1	0
21	Other Idea	Public Art Installation/Sculpture could be place here. Might help with people slowing down on this turn.	0	1
22	Other Idea	Get Walmart to go green, but added solar panels to their roof	3	0
23	Other Idea	Add a "slow on turn" sign.	0	0
24	Other Idea	Sidewalk needs to be added here to get people across to connect to the Metro sidewalk. People don't need to walk on the streets	0	0
25	Other Idea	This old run down road could be a place where public art sculpture are displayed as cars drive towards the park.	0	0
26	Other Idea	Apt Complex	0	0
27	Other Idea	Apt Complex	0	2
28	Other Idea	Expand City grid to allow for more homes	2	0
29	Other Idea	Turn lanes for E Brenham Street traffic would make this intersection much more efficient and prevent traffic from backing up during peak times. Currently only a few cars ever make it onto Lexington before the light changes causing most people to hurriedly cut through side streets to avoid the light	9	0
30	Other Idea	In order to keep drivers from going around the speed bumps causing traffic safety issues, I would think a median of some sort needs to be placed along the road between the speed bumps.	0	0

#	Comment Type	Comment	Up Votes	Down Votes
31	Other Idea	There is a cute donkey in this field. Please ensure it has another donkey to get jiggy with, so that there are always donkeys in this field. This is the your important priority for the next 50 years - thank you for listening	5	0
32	Other Idea	Austin community college campus	1	3
33	Other Idea	U-turn lane instead of making people turn around at light at Gregg Manor.	2	0
34	Other Idea	Better infrastructure on each side of 290 to allow travel from neighborhoods out to 130 and Parmer.	2	0
35	Other Idea	All these businesses need to be demolished and rebuilt with safer access to 290. Better parking.	3	0
36	Other Idea	Make a fishing pond here with a sidewalk around it. And a temporary kayak docking	3	0
37	Other Idea	HEB!!	11	1
38	Other Idea	Add a pathway/sidewalk for teens to use that ride bikes and walk to middle school/high school. Too many teens walk through the high grass and others walk down the side of 290! Please add a safe walkway for them.	10	0

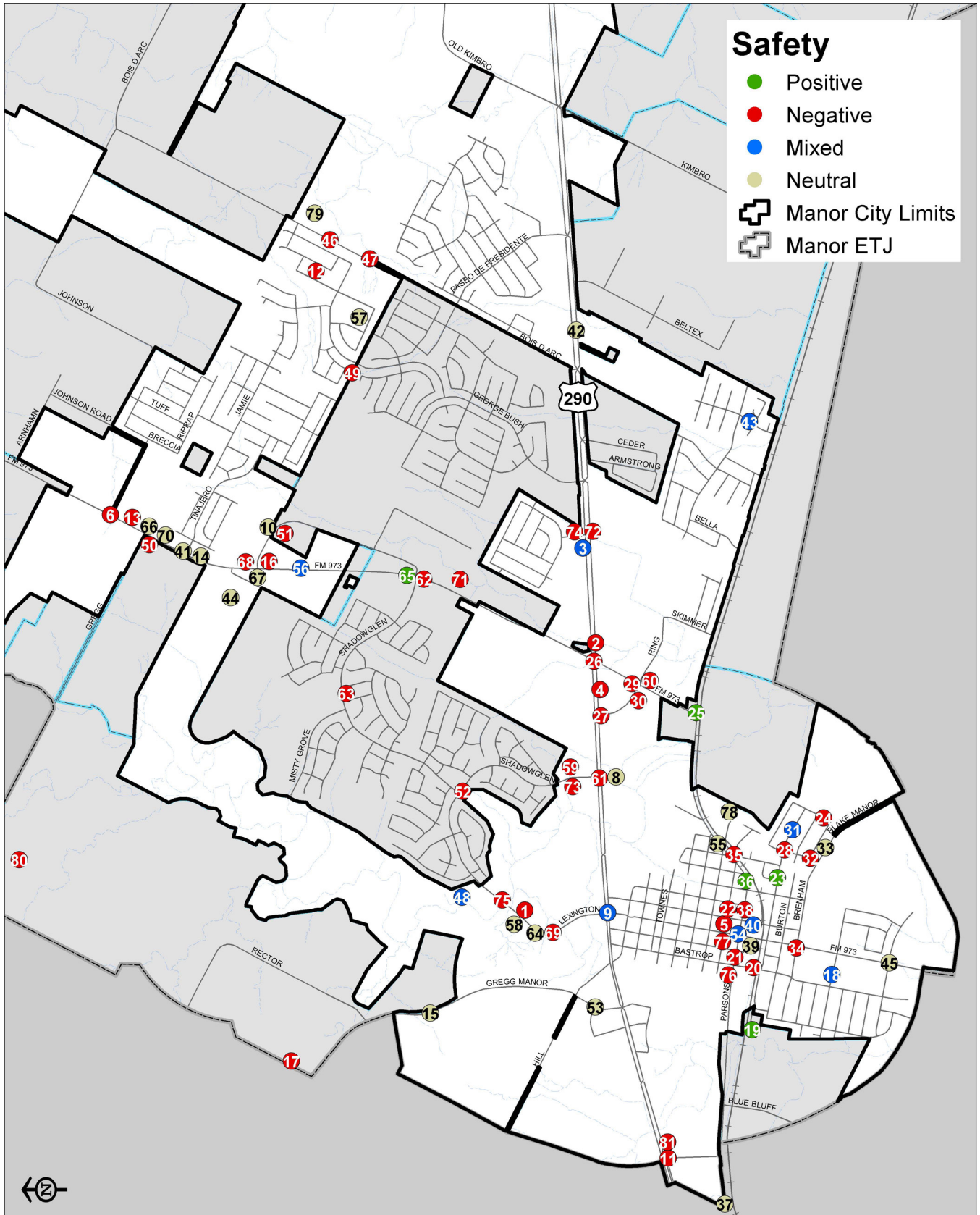


MAP COMMENTS

PUBLIC SPACE

#	Comment Type	Comment	Up Votes	Down Votes
1	Public Space	This space needs an serious upgrade	0	0
2	Public Space	Turn into a park area	0	0
3	Public Space	Make into a park connecting to rose hill cemetery and surrounding areas	0	0
4	Public Space	Purchase and make into a park with hike/bike paths.	1	0
5	Public Space	Purchase and make into a park with walking/bike trails	0	0
6	Public Space	Community vegetable garden	2	0
7	Public Space	Open this pool to the public so that we don't pay HOA	1	0
8	Public Space	<p>"Build a Recreation Center similar to what Elgin has at 361 N. HWY 95, Elgin, TX Amenities:</p> <ul style="list-style-type: none"> • Full sized basketball court with 6 basket ball hoops • Optional volleyball net for use in gym - full and half court options available. • Hard wood multi purpose room • Fitness weight room • Variety of stand alone equipment • Projector and Speaker for Online Fitness Classes • Industrial kitchen (Temporarily Closed) • Bathrooms, Showers and Locker Rooms 	1	1
9	Public Space	Make a donkey sanctuary!!!	0	0
10	Public Space	Open field that is constantly overgrown with weeds. Could this be public space like a park or guest parking?	2	1
11	Public Space	There should be some park lights for when it gets dark.	0	0
12	Public Space	Ben E Fisher Pedestrian access should be paved as a concrete sidewalk.	0	1

#	Comment Type	Comment	Up Votes	Down Votes
13	Public Space	This whole section of road, should be leveled, and repaved.	0	0
14	Public Space	Repave dirt trail with a concrete sidewalk that loops around the park.	0	0
15	Public Space	Bathrooms need an upgrade, would not use unless its a super emergency. Either better stall doors, and cleaning/sanitizing	0	0
16	Public Space	Clear out the underbrush, I feel like a coyote would come out any second. I always feel uneasy	0	0
17	Public Space	Walking trail. Provide space for outdoor activities.	0	0
18	Public Space	Expand this park over the creek and ad a road to directly connect to W Parsons and/or Blue Bluff	3	0
19	Public Space	City Greenbelt	1	0
20	Public Space	Rec center	0	0
21	Public Space	Add a fishing spot	1	0
22	Public Space	Timmerman needs a dog park	1	0
23	Public Space	Pedestrian walkways parallel to 290. Before frontage is all built-out, make paths a priority. Right now Manor is a combination of isolated neighborhoods.	2	0
24	Public Space	This area is a big blank field with nothing in it but weeds. Why not make this a common space for people in the surrounding neighborhood to enjoy? As it is, it is a waste of space and an eyesore.	1	1
25	Public Space	Pay the owner off so that you can make this a public fishing pond. Walter e long has no fish.	0	0
26	Public Space	Make this a fishing pond	2	2
27	Public Space	This looks prone to a lot of flood retention. Make it into a fish stock pond for fishing.	0	0
28	Public Space	Make this into a "resaca" kinda like the cut off oxbow lakes. You can find plenty of examples in Brownsville, TX. Basically artificial connection of retaining ponds and fill them with fish so that we can go fishing, and loving everyday.	1	0
29	Public Space	Add a Park north of 290	2	0



MAP COMMENTS

SAFETY

#	Comment Type	Comment	Up Votes	Down Votes
1	Safety	Golfers need a stop for traffic sign. When cars stop mid road to allow them to pass it's a safety hazard for the golfers because the cars behind go around. We've seen this too many times and I'm honestly surprised we haven't seen a golfer in a golf cart plowed over. We've seen golfers get out of their carts and throw drinks at drivers because they think they have the right of way. Also the speed bumps here need to be fixed or removed. They are falling apart & have exposed nails.	18	1
2	Safety	Dangerous area: Suggest keeping three lanes from previous intersection not one that stops abruptly	1	0
3	Safety	Traffic light needed, but please make left turn into the subdivision a flashing yellow so we can go when there aren't any cars coming	0	0
4	Safety	Fix this turning lane to only a lot people going from 290 into Whataburger. There is a "Wrong Way" Sign to tell people not to exit that way, but people do it anyways. So either their white plastic tubes barriers, or concrete.	1	0
5	Safety	Parking or even driving by this area is a headache,. Would love to see downtown Manor restored and provide wide sidewalks. The east bound lane and turning lanes are ridiculous	0	0
6	Safety	On coming traffic (going to the high school) frequently rides down the suicide lane. Making it difficult to make a left turn onto Johnson Road. I have had several near misses in this area. Mostly late afternoon/evening when the sun is in the west bound drivers eyes.	0	0
7	Safety	Sheriff Substation	1	1
8	Safety	Build Manor Public Safety Center/2nd City Hall/ Community Center. House PD, FD and other Community Services	1	0

#	Comment Type	Comment	Up Votes	Down Votes
9	Safety	Need something to deter people during rush hours of being "in the box" when their light turns red. We all have places to go and times to be there, but folks are blocking this intersection which keeps other folks from being able to move at their appointed time and it is a safety issue if someone happens to not be paying attention.	1	0
10	Safety	Put a stop sign here for traffic as appropriate. I was almost hit by a speeding 18wheeler when I was taking my right of way from Suncrest turning right unto tower	2	0
11	Safety	People drive through this "turn only" lane all the time . There should be poles to stop people from doing that. Or the cops should be posted here and pulling people over and giving them tickets fir doing it.	0	1
12	Safety	The ditch in between CA and MC is constantly overgrown and not kept up by anyone. Dangerous for kids and attracts unwanted animals that carry diseases.	2	0
13	Safety	FM 973 between 290 and the high school is so dark at night, there are not enough streetlights, if any along this stretch. It's bad enough that I avoid driving out of Stonewater at night, and I am young and have normal vision.	2	0
14	Safety	Reduce speed limit to 55 or 50. This area is now developed and more development is foreseen in the near future. Trying to merge into 65mph incoming traffic is hazardous.	1	2
15	Safety	Please flatten the Bump that is here!	0	1
16	Safety	Most dangerous intersection. Difficult to get out from Tower. Dangerous to turn left onto Tower	0	0
17	Safety	There is a really bad pothole here.	0	0
18	Safety	A lot of cracks. Would love it if they where to give it a fresh repave.	0	0
19	Safety	Recommend widening this section of the road, and repaving the parking.	0	0
20	Safety	A lot of cracks and holes are starting to show, recommend to repave it.	1	0

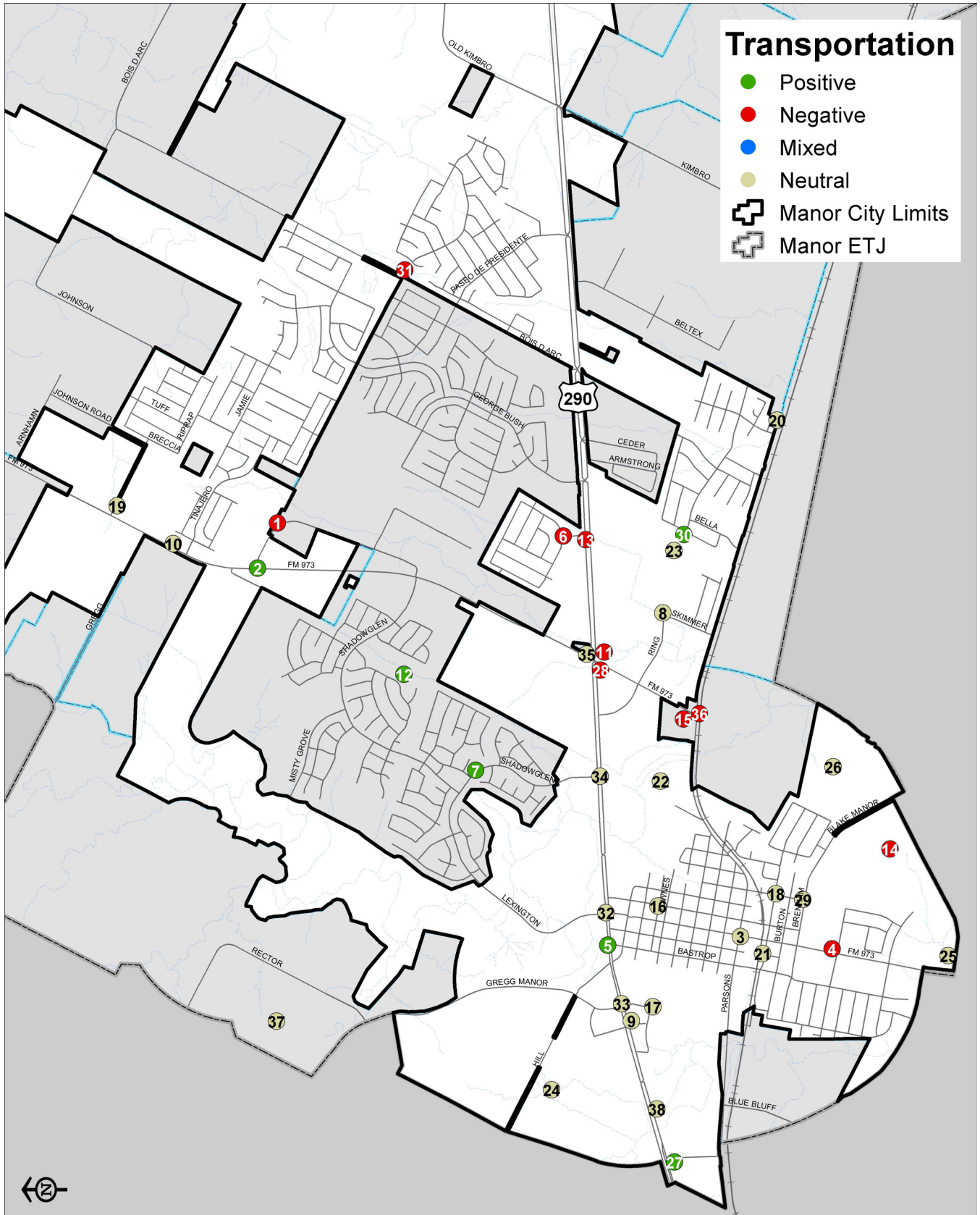
#	Comment Type	Comment	Up Votes	Down Votes
21	Safety	Road is cracked, half of it is sinking, needs to be remade.	0	0
22	Safety	This intersection is just dangerous. The place where you are suppose to stop at, is too far back from seeing if there is a car coming. Since those parked cars at Ramos are always blocking.	1	0
23	Safety	A lot of holes on the road, gets scary to drive on the side, especially when its raining. Recommend to re-level and repave.	0	0
24	Safety	Water Pools here, Water too low for it to reach the water trench.	1	0
25	Safety	A lot of people driving on the dirt to pass the light. Recommend building a small Right turning lane, and to repave the part where people are driving next to the dirt.	3	0
26	Safety	Edge of road, needs to be repaved.	4	0
27	Safety	A lot of broken debris. Needs to be repaved.	1	0
28	Safety	Water pools here a lot, A water drain is needed. Nearby water drain is too high for the water to flow into it.	0	0
29	Safety	There are street lamps on this road, But there were ever on when Walmart first open. I have never seen them on since then. Please turn them back on.	3	0
30	Safety	Street lanes needs to be repainted! I seen a lot of people on the wrong side of the road, cause they cant tell which half is theirs.	3	0
31	Safety	Water pools a lot here, The drain is too high for the water to leave. Recommend redoing the water trench.	0	0
32	Safety	A water drain needs to be added here.	0	0
33	Safety	A street light has to be added at the entrance.	0	0
34	Safety	Potholes and road cracking	0	0
35	Safety	This little section needs to be re-leveled and repaved. It dips to low, then goes up over the railroad, then goes back down. And it needs to be wider.	0	0

#	Comment Type	Comment	Up Votes	Down Votes
36	Safety	Recommend trimming these trees, I have seen multiple Trailers Trucks burn rubber to brake, cause someone is wanting to turn onto S San Marcos St.	0	0
37	Safety	A sidewalk needs to be made to connect the school to the neighborhood of WildHorse and Heritage Point. How would the kids walk from there?	0	0
38	Safety	A water drain needs to be added here. Since there is no Concrete parking, and its just dirt, water collects, and it becomes bumpy. It will become an eyesore sooner or later.	0	0
39	Safety	A lot of cars drive into this space to bypass the light. Recommend some sort of walkway rail. or a single chain fence to avoid those people who are trying to shave an extra few minutes.	2	0
40	Safety	Some sort of rule needs to be place here, where long or tall cars and no park here. Some cars backup way to fast. I always get scared and drive extra slow, just in case. Suggestion: parking is now parallel.	0	0
41	Safety	Traffic light to reduce accidents during high traffic times.	1	0
42	Safety	PD/FD Substation	1	1
43	Safety	More funding and more safety for the police would be good.	1	0
44	Safety	Hospital	0	2
45	Safety	Light or cross walk would help here to keep kids safe	2	0
46	Safety	Street needs repairs	1	0
47	Safety	Street needed repairs	2	0
48	Safety	While I agree some better signs need to be in place. Speed enforcement will help. There is a blind spot where golf crossing path is currently located. Golfers enter the section when they think is clear and the drivers run up on them. Better signs way before the speed bumps.	0	0
49	Safety	Huge potholes	0	0

#	Comment Type	Comment	Up Votes	Down Votes
50	Safety	Maybe buy a bit of land from the field owner to allow space for a right turn lane onto 973 from Gregg lane, as this backs up really badly due to people wanting to turn left onto 973 and head north.	6	0
51	Safety	VERY dangerous intersection. People going north on Suncrest and wanting to turn right onto Tower, do not realize that they have priority over those coming from west of the intersection, who are traveling east on tower and wanting to stay on tower. That second group of people are technically making a left turn to stay on tower, which is second in priority to those in the first group i described - hope that makes sense - email me if it doesn't!	5	0
52	Safety	Someone has got to monitor the two primary streets through SG. As more people use it to cut through because they want to avoid the hot mess of 290, they are driving dangerously through our neighborhood, speeding, ignoring school zones, traffic control devices. We truly need major deterrents to actually keep people from using this neighborhood to cut through -- speed bumps throughout the neighborhood, adding traffic circles at very single intersection, anything to STOP speeders.	4	2
53	Safety	Widen and redo Gregg Manor Ln. Add street lights.	2	0
54	Safety	Widen this street and make Parsons a walkable street. Do away with street parking and move parking to the back of buildings. Needs more lane to handle flow of traffic.	1	0
55	Safety	Safer road visibility for traffic exiting school buildings	0	0
56	Safety	Farm to market road is so dark and it has so many curves. This road needs lights.	4	0
57	Safety	Fix the grading so that water flows out into Robert Wagner bend appropriately. All the water retains on this property and has degraded the residential lots south of it. Stormwater permits may be in violation if storm water is not flowing appropriately.	3	1

#	Comment Type	Comment	Up Votes	Down Votes
58	Safety	Golf cart yield sign needed. Drivers/golfers don't know who yields. Causes accidents.	7	2
59	Safety	Golf cart yield sign needed. Drivers/golfers don't know to yield or not.	5	1
60	Safety	Need traffic light. To many wrecks. With the apartments going up it will get worse.	6	0
61	Safety	You need two to three law enforcement offices at this intersection from about 6:30 until 9:00 and 4:00 to 7:00 EVERY Monday through Friday handing out tickets like candy on Halloween to stop these people . How many need injured before this is fixed? I get it, the drivers should do better but they are asshats - fine them into poverty.	1	2
62	Safety	Speeders cutting through the neighborhood.	2	2
63	Safety	People cutting through our neighborhood just ignore the speed limits and school zone. They all know too there is NEVER a police presence so they can do whatever they want.	0	1
64	Safety	Needs sidewalks.	4	0
65	Safety	Extend Suncrest Road right of way to be perpendicular to Shadowglen Trace.	2	1
66	Safety	Traffic light	5	1
67	Safety	Traffic light/turn lane	0	1
68	Safety	We desperately need a light (lighting) to be able to see the road if we need to turn into Suncrest/tower road from 973. At night the road is not visible at all and I've almost ran into the field instead of the road. Visibility is so low at night even with our headlights on.	4	2
69	Safety	Need sidewalks. People have to walk in the street to walk to a restaurant because the golf course and church haven't mowed the lawns.	6	2
70	Safety	Need a light here. Traffic backs up.	3	1
71	Safety	The speed limit needs to be reduced on 973 from MSHS to 290. Everyone drives way to fast and there are too many cars trying to get on an off 973.	5	3

#	Comment Type	Comment	Up Votes	Down Votes
72	Safety	Severe safety issue coming out of Greenbury Village. We have only one way of getting in and out our subdivision. Now with the apt complex that is being built across the highway, the amount of traffic that will come out that driveway to turn left to travel west on 290 will skyrocket and accidents will increase.	7	0
73	Safety	Another golf cart crossing that is an issue when it comes to right of way. Golf carts jump out in front of cars and yell obscenities. We encountered intoxicated golfers crossing here and would like clarity on golfers needing to yield the right of way to vehicles. Also their golfers warning sign can be pushed over by hand. I've called manor pd out there to have it stood upright after a windy day. Laying into the road.	22	1
74	Safety	Traffic light needed desperately	8	0
75	Safety	This road needs to be fixed. It floods too often and is one of the main ways to get to 290.	8	0
76	Safety	This is a dangerous intersection during rush hour. Always backed up and two way stop is poorly adhered to...	3	0
77	Safety	The flooding on this corner is horrible! I can't even imagine what the business owners in this building have to deal with when it rains! Sidewalk is too low and needs to be fixed asap.	2	0
78	Safety	Widen roads and add more lanes	3	0
79	Safety	Widen roads	2	0
80	Safety	Traffic light needs to be installed. And update drainage to reduce flooding.	3	0
81	Safety	The on and exit ramp to Toll 290 is cluttered and congested.	5	0



MAP COMMENTS

TRANSPORTATION

#	Comment Type	Comment	Up Votes	Down Votes
1	Transportation	This section of Tower road needs some work - especially as traffic continues to scale in this area. VERY dangerous. Also - current two lane road does not allow for pedestrian or bike traffic - closing off this route to those in the neighborhood.	0	0
2	Transportation	VERY Dangerous intersection. Increasing Traffic as well due to more builds going up in the area.	0	0
3	Transportation	Dedicate right turn lanes are needed at this intersection	0	0
4	Transportation	Lexington needs to be reconstructed to improve performance and efficiency of the street while making it safer for all users...motorist, pedestrians, cyclist.	0	0
5	Transportation	These new neighborhoods are not walkable, they are all car-dependent. You have a spectacular opportunity to require all developments to have HIGH walkability and connectivity, so that in 30 years, Manor is a walkable city without the need for cars to run simple errands. Don't turn Manor into a suburban hellscape, you still have time.	1	0
6	Transportation	This neighborhood has only one exit, how is this acceptable? What happens during a major emergency and people have no other way out? Connectivity between all these neighborhoods is very poor.	1	0
7	Transportation	These new neighborhoods are not walkable, they are all car-dependent. You have a spectacular opportunity to require all developments to have HIGH walkability and connectivity, so that in 30 years, Manor is a walkable city without the need for cars to run simple errands. Don't turn Manor into a suburban hellscape, you still have time.	1	0
8	Transportation	Connect this road to Ring Dr, To reduce the traffic that builds up on Old HWY 20 and 973	1	0

#	Comment Type	Comment	Up Votes	Down Votes
9	Transportation	A sidewalk needs to be added here and connect to New Tech. But not too close to the HWY	1	0
10	Transportation	Widen the road to 5 lanes	0	0
11	Transportation	Traffic flow thru here is super slow, maybe 5 cars before the 15 second light changes. Then waiting 45-60 seconds for the traffic on 290 to flow. Build a bridge or underpass here	1	0
12	Transportation	Having more bus stops within residential areas would be really nice.	0	1
13	Transportation	ADA transportation is desperately needed in the Manor area. I personally have a grown son who needs metro access but cannot get it because we are outside of the service area.	5	0
14	Transportation	Large gravel and construction vehicles on Blake Manor are a constant hazard. Alternate route needed.	2	0
15	Transportation	This light needs to be expanded. No right turn lanes cause traffic build up and unsafe driving practices. With apartments being built on this road, these issues will only get worse.	5	0
16	Transportation	Continue Sidewalk up towards Sonic.	0	0
17	Transportation	Connect this road with The Lions Club Road for School Buses. So that they will take this road which is straight from the HS, MS and ES. to their Neighborhoods Faster. While Avoiding All the traffic at Lexington St.	0	0
18	Transportation	Make S San Marcos between Hwy 20 and E Brenham a connector	0	0
19	Transportation	Upgrade entrance to neighborhood	3	0
20	Transportation	Light Rail Station	1	0
21	Transportation	Light Rail Station	1	0
22	Transportation	Connect Shadow Glen Blvd to E Parsons	3	0
23	Transportation	Connect Greenbury Dr to Ring Dr	1	0
24	Transportation	Expand Hill Ln into a thoroughfare & extend under SH130 to Parmer Ln	1	0
25	Transportation	A connector road to 973 from Wildhorse Trail@Blue Bluff Rd	0	0

#	Comment Type	Comment	Up Votes	Down Votes
26	Transportation	A connector road connecting Murchison@973, heading east crossing/intersecting Blake Manor, swing behind the Old Manor Elementary School to connect with Old Hwy 20@973.	0	0
27	Transportation	Don't suppose there's any hope of a second raised highway (similar to that section of I-35, just north of downtown) for folks going to/from Austin from Elgin, to allow them to bypass manor completely? That would be INCREDIBLE and worth every bit of upheaval to get built.	6	1
28	Transportation	This light needs to last longer. Causes back ups	7	0
29	Transportation	Widen this road	2	0
30	Transportation	Open this up to help alleviate traffic	1	0
31	Transportation	Hard to see spot. Accidents plus bad road	2	0
32	Transportation	Bridge/tollway	4	0
33	Transportation	Bridge/tollway	4	0
34	Transportation	Bridge/tollway	3	0
35	Transportation	Bridge/Tollway	7	1
36	Transportation	This is a horrible intersection. There needs to be a right turn lane added to the southbound side of 973. There are too many people are impatient and will go around cars to turn when the light is red.	11	0
37	Transportation	Widen back streets to allow more options to exit Manor	5	0
38	Transportation	There needs to be another main option to leave 290 to get to Austin.	4	0



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

Applicant: BGE, Inc.

Owner: DR Horton

BACKGROUND/SUMMARY:

They are requesting to rezone a couple of the Two-Family lots to C-2 Medium Commercial to increase lot size of the adjacent C-2 lot.

Planning and Zoning Commission voted 5-0 to approve

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

- Ordinance
- Letter of Intent
- Rezoning Exhibit
- Notice
- Mailing labels

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council conduct a public hearing on a first reading of an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM TWO-FAMILY (TF) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Two-Family (TF) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2021.

ORDINANCE NO.

Page 2

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:

FIELD NOTES FOR A 1.103 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MICHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.103 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas, and the south right-of-way line of Arnhamn Lane (width varies, no deed of record found), at the northwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+082.619-31.694 LT" found at the intersection of the east right-of-way line of said F.M. 973 and the north right-of-way line of said Arnhamn Lane and at the southwest corner of a called 2.899 acre tract of land described as Tract One as conveyed to John Keer and Sandy Keer by General Warranty Deed recorded in Document Number 2009185727 of the Official Public Records of Travis County, Texas, bears N 27°26'20" E a distance of 50.00 feet; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, S 27°26'20" W a distance of 932.12 feet to a calculated point for the most westerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, along a curve to the right, an arc distance of 39.14 feet, having a radius of 25.00 feet, a central angle of 89°42'39" and chord which bears N 72°17'40" E a distance of 35.27 feet to a calculated point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 62°51'01" E a distance of 297.09 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°08'59" W a distance of 149.50 feet to a calculated point for the southeast corner of the herein described tract;

ORDINANCE NO.**Page 4**

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°51'01" W a distance of 322.72 feet to a calculated point on the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract for the southwest corner of the herein described tract, from which a found TXDOT Type I Concrete Monument bears S 27°26'20" W a distance of 683.04 feet;

THENCE, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 124.63 feet to the POINT OF BEGINNING and containing 1.103 acres of land, more or less.



July 15, 2021

City of Manor – Development Services
Rezoning
105 E. Eggleston Street
Manor, Texas 78653

Re: Rezoning Letter of Intent
1.103 ac. Of the Palomino Tract
East of FM 973 between Arnham Lane & Johnson Rd, Manor, Texas

This letter of intent has been prepared on behalf of 'DR Horton' as a part of the Rezoning efforts for the Palomino Tract in Manor, Texas. The 50.36-acre tract (Property ID 259152) was previously rezoned to Two-Family (TF) and Medium Commercial (C-2) under case number 2020-P-1266-ZO. This zoning application requests that a 1.103-acre portion of the Two-Family (TF) zoned area be rezoned to Medium Commercial (C-2) to create a larger commercial tract. The tract will be developed in accordance with the City of Manor Code of Ordinances such that there are minimal impacts to the surrounding tracts.

Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (512) 879-0477 or jkim@bgeinc.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Kim".

John Kim, P.E.
Project Manager, Land Development
BGE, Inc.
TBPE Firm #F-1046

FM 973

259092
MANOR INDEPENDENT SCHOOL DISTRICT
P.O. BOX 359
MANOR, TX 78653

300' -

JOHNSON ROAD

JOHNSON ROAD TRAIL

COMMERCIAL (C-2)

300' PROPERTY NOTIFICATION SETBACK





July 21, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1349-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 1.103 acres +/- near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a rezoning request for 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

Applicant: BGE, Inc.

Owner: DR Horton

The Planning and Zoning Commission will meet at 6:30PM on August 11, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 18, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

MARY RUTH HOLLEY
P.O. BOX 1209
MANOR, TX 78653

MANOR INDEPENDENT SCHOOL
DISTRICT
P.O. BOX 359
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

Applicant: ADM Group

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

This tract was previously rezoned to Light Industrial (IN-1) when Capitol Wright Distribution had proposed to locate on there. The school district has now purchased the property and intends to use it as a K-8 campus. This use would require an Institutional Large (I-2) designation.

Planning and Zoning Commission voted 4-1 to approve

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Rezoning Exhibit
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on a first reading of an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT INDUSTRIAL (IN-1) TO INSTITUTIONAL LARGE (I-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Light Industrial (IN-1) to zoning district Institutional Large (I-2). The Property is accordingly hereby rezoned to Institutional Large (I-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:

Being a 40.00 acre tract out of the remaining portion of a called 116.14 acre tract described unto the Butler Family Partnership as Tract 1 in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T) situated in the Greenbury Gates Survey Number 63 and being more particularly described by metes and bounds as follows (bearings and distances cited herein are grid based on the Texas State Plane Coordinate System, Central Zone NAD 83):

BEGINNING at a found ½-inch iron rod with cap stamped Holt Carlson (N: 10,104,364.22, E: 3,179,164.02) on the West right-of-way (ROW) of F.M. 973 (variable width ROW) being the Southeast corner of a called 1.069 acre tract deed unto Julio C. Mireles in document number 2015111013 Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and the Northeast corner of this tract;

THENCE, South 27°43'38" West, with the West ROW of said F.M. 973, a distance of 963.40 feet to a found ½-inch iron rod with cap stamped R & P Surveying for the Southeast corner of this tract;

THENCE, North 62°02'58" West, departing the West ROW of said F.M. 973 and crossing said 116.14 acres, a distance of 1,803.25 feet to a found ½-inch iron rod with cap stamped R & P Surveying on the East line of said 116.14 acres same being the West line of a called XXX acre tract described in deed unto Travis XXX from whence a ½-inch iron rod at an angle point of the original 116.14 acres bears XXX;

THENCE, North 27°06'23" East, with the West line of said 116.14 acres same being the East line of said XXXX, a distance of 963.41 feet to a found ½-inch iron rod for the Northwest corner of said 116.14 acres and this tract;

THENCE, South 62°03'09" East, with the North line of said 116.14 acres a distance of 1,813.68 feet to the POINT OF BEGINNING containing 39.995 acres more or less.



adm group, inc.
2100 west 15th street
tempe, arizona 85281
480.285.3800

admgroupinc.com

July 9, 2021

Development Services Department
City of Manor
105 E. Eggleston Street
Manor, TX 78653

Re: Letter of Intent in support of Zoning Change

**Subj: Manor Independent School District
Greenbury Gates Survey #63, Manor, TX 78653**

The applicant is seeking to rezone the subject 40.00-acre parcel from **(IN-1) Light Industrial** to an **(I) Institutional** zoning district. The adjacent parcels are zoned **(C-2) Medium Commercial**, **(A) Agricultural**, **C-1 Light Commercial**, and **R-1 Single Family Residential**.

The existing property is currently vacant, and the zoning change is appropriate to allow construction of a new 120,000 square foot K-8 campus including school buildings, play fields, parking, and internal roadway circulation for Manor ISD.

Per the City of Manor Zoning map (attached), **(I) Institutional** is the appropriate zoning for the proposed development. All other Manor ISD facilities are zoned **(I) Institutional**. In addition, we have prepared a side-by-side comparison (attached) of the two districts to illustrate that the zoning change will not have a negative impact on the adjacent property owners.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

Sincerely,

ADM Group, Inc.

A handwritten signature in black ink that reads "Jenifer Weskalnies".

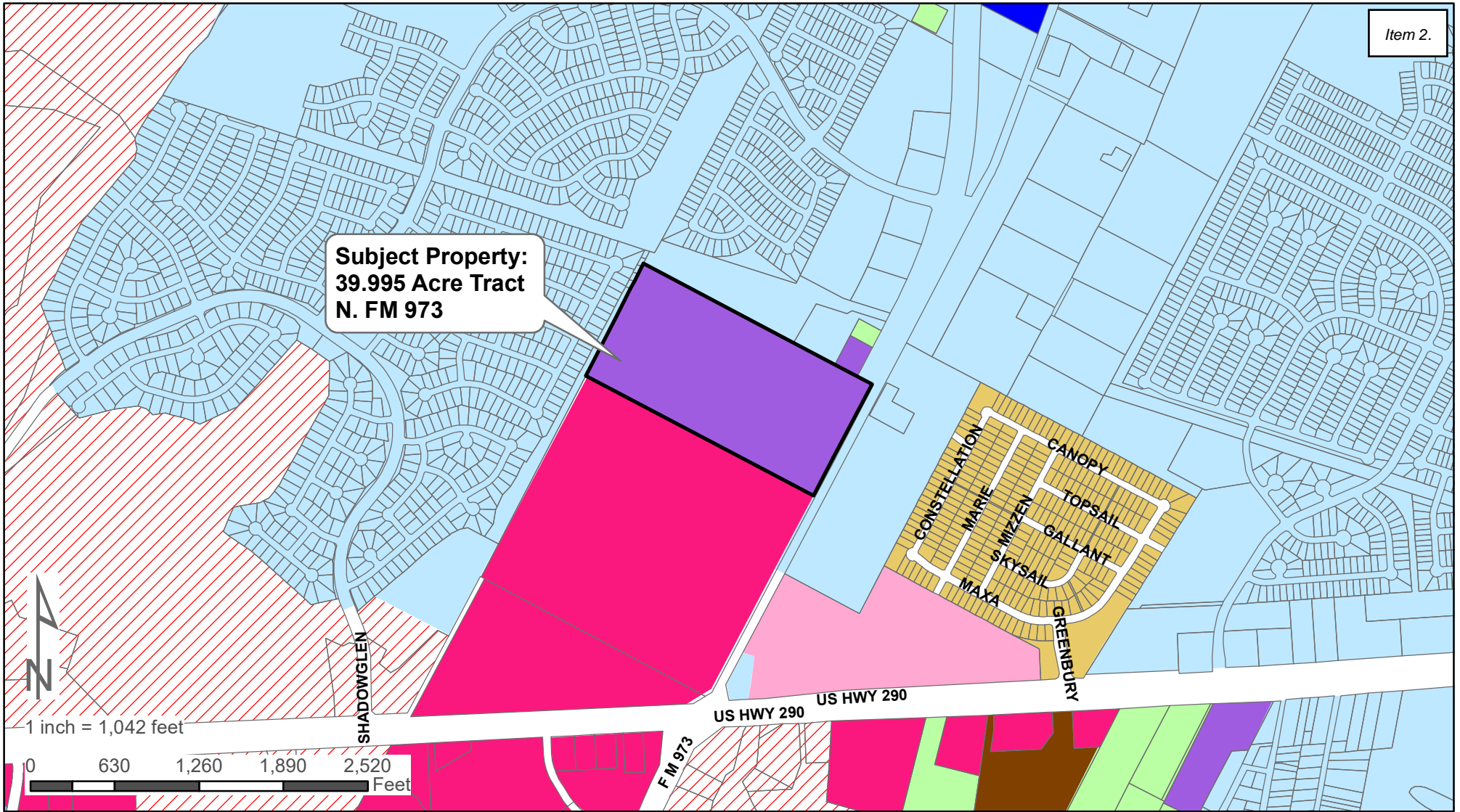
Jenifer Weskalnies
Director of Architecture

JW:jw

cc: Project File 7106-100

Attachments: City of Manor Zoning Map, Side-by-side zoning comparison

Subject Property:
39.995 Acre Tract
N. FM 973



Proposed Zoning:
I-2 Institutional Large

Current Zoning:
IN-1 Light Industrial

Zone			
	A - Agricultural		MH-1 - Manufactured Home
	SF-1 - Single Family Suburban		I-1 - Institutional Small
	SF-2 - Single Family Standard		I-2 - Institutional Large
	TF - Two Family		GO - General Office
	MF-1 - Multi-Family 15		C-1 - Light Commercial
	MF-2 - Multi-Family 25		C-2 - Medium Commercial
			C-3 - Heavy Commercial
			NB - Neighborhood Business
			DB - Downtown Business
			IN-1 - Light Industrial
			IN-2 - Heavy Industrial
			PUD - Planned Unit Development
			ET -



July 21, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1347-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 39.995 acres +/- near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a rezoning request for 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

Applicant: ADM Group

Owner: Manor Independent School District

The Planning and Zoning Commission will meet at 6:30PM on August 11, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 18, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

TRAVIS COUNTY MUD #2
% SUE BROOKS LITTLEFIELD
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

SHADOWGLEN RESIDENTIAL COMMUNITY LTD
% CCMC L-100
8360 E VIA DE VENTURA BLVD
SCOTTSDALE, AZ 85258-3172

SG LAND HOLDINGS LLC
4131 S MAIN ST
SANTA ANA, CA 92707-5758

AMJED RIZWANA N & MOHAMMED
13825 FIELD STREAM LN
MANOR , TX 78653-3830

VELASCO MARISABELL & EDGAR I
12929 CARILLON WAY
MANOR , TX 78653-5194

SMITH JANICE B & TERRY S
13833 FIELD STREAM LN
MANOR , TX 78653-3830

SAENZ JOAQUIN R & SERENA M
PENNOCK-SAENZ
11725 SUN GLASS DR
MANOR , TX 78653-3957

ZAWAHIRI MOHAMMED NABIL
11717 SUN GLASS DR
MANOR, TX 78653-3957

DODGE DOUGLAS D & MICHIKO I
11713 SUN GLASS DR
MANOR , TX 78653-3957

CRIPPEN JARRETT
11709 SUN GLASS DR
MANOR, TX 78653-3957

REYNOLDS KAREN
11705 SUN GLASS DR
MANOR , TX 78653-3957

BOWMAN JOSEPH C & JANA
11701 SUN GLASS DR
MANOR , TX 78653-3957

MORTENSEN DIANA & TIMOTHY
11633 SUN GLASS DR
MANOR , TX 78653-3885

WHITE MICHELLE L
11629 SUN GLASS DR
MANOR, TX 78653-3885

WILKEN WALTER WILLIAM
11625 SUNGLASS DR
MANOR, TX 78653-3885

WALDON CHARLES L & AURSHA R
11621 SUN GLASS DR
MANOR , TX 78653-3885

ITNYRE STEPHEN C & SANDRA L
11617 SUN GLASS DR
MANOR , TX 78653-3885

CUELLAR JUAN & SHAWNA
11613 SUN GLASS DR
MANOR , TX 78653-3885

HOLMES CHARLIE &
MARK BURGESSPORTER
% STEPHENS LAMB
PO BOX 27626
MACON, GA 31221-7626

VANDENBERG KRISTIN L & SCOTT P
11605 SUN GLASS DR
MANOR, TX 78653-3885

BELL-SEXTON CORETTA &
JOHNNY F SEXTON JR
11601 SUN GLASS DR
MANOR , TX 78653-3885

LEWIS GLADYS & JEFFREY
11517 SUN GLASS DR
MANOR , TX 78653-3884

HERNANDEZ MAYRA
11513 GLASS DR
MANOR, TX 78653

WHITE JENNIFER & MICHAEL
11509 SUN GLASS DR
MANOR , TX 78653-3884

AJAI AKINYEMI P &
PRISCILLA O AJAI
11505 SUN GLASS DR
MANOR , TX 78653-3884

PHILLIPS TODD CURTIS &
SAMANTHA ANNETTE PHILLIPS
11501 SUN GLASS DR
MANOR, TX 78653-3884

JONES MICHAEL & LINDSAY
13821 FIELD SPAR DR
MANOR , TX 78653-3881

KENDRICK WILLIE & CARMEN MARIA
13824 TERCEL TRACE
MANOR , TX 78653-3879

HANEY DAVID L & JOSIE U
13825 TERCEL TRACE
MANOR , TX 78653-3879

GIGL MICHAEL WILLIAM
20417 CROOKED STICK DR
PFLUGERVILLE, TX 78660-8196

GRUZA AGATA & ERIC MICHAEL DALEY
13824 LONG SHADOW DR
MANOR, TX 78653-3883

HERNANDEZ ALEJANDRA & CARLOS
13825 LONGSHADOW DR
MANOR, TX 78653-3883

DO VINCENT S ETAL
13820 GLEN MARK DR
MANOR, TX 78653-3958

WOOD TERENCE &
GLORIA TAYLOR-LEWIS
25551 SE 41ST CT
SAMMAMISH, WA 98029-7769

EVANS SALLY J & REBECCA A LUCERO
13824 GLEN MARK DR
MANOR , TX 78653-3958

MA XIANG & XIAOMAN MIAO
15 IRIS LN
MENLO PARK, CA 94025

OHORA JEREMY
11704 SUN GLASS DR
MANOR, TX 78653-3957

MCLAUGHLIN KIRSTEN E & JEFFREY T
11708 SUN GLASS DR
MANOR , TX 78653-3957

MARTZ TIFFANY & AARON SCHWARTZ
11712 SUN GLASS DR
MANOR, TX 78653-3957

BECKFORD GARY LEE JR & KARINA DE
LEON
11600 ARCHERY CT
MANOR, TX 78653-4149

MORGAN NICOLE & ALEX
13500 ROSEBUD ISLE DR
MANOR, TX 78653-2231

COOK JOE DANE & DARLA RENAE
1398 COUNTY ROAD 137
LA VERNIA, TX 78121

BEIROUCH MOHAMED &
FRANCISCA MUZQUIZ BEIROUCH
12305 CALDERA WAY
MANOR, TX 78653-2230

LEGGE CANDACE & JULIE GALINDO
12307 CALDERA WAY
MANOR, TX 78653-2230

PEREZ-ACUNA MELISA & ERIC A
HERNAND
12309 CALDERA WAY
MANOR, TX 78653-2230

NGANGA JUNE & JAMES MURITHI
12311 CALDERA WAY
MANOR, TX 78653-2230

BLUEBONNET ELECTRIC COOPERATIVE
INC
650 HIGHWAY 21 E
BASTROP , TX 78602-5864

CLICK ALLEN
10813 DECKER LN
AUSTIN , TX 78724-1017

MIRELES JULIO C
13500 N FM 973
MANOR, TX 78653-4203

MONROE BYRON A W LIFE ESTATE
13407 FM 973 N
MANOR , TX 78653-4732

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN , TX 78766-9190

CURRENT RESIDENT
11721 SUN GLASS DR
MANOR, TX 78653-3957

CURRENT RESIDENT
13821 TERCEL TRACE
MANOR, TX 78653-3879



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

Applicant: Claycomb Associates

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

The Senior High School tract was annexed in 2017 and zoned Agricultural as that is the default zoning after annexation if a permanent zoning category is not requested. The District is proposing various site improvements on the property and part of those improvements is having permanent zoning in place as well as platting the property.

Planning and Zoning Commission voted 5-0 to approve

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

- Ordinance
- Letter of Intent
- Exhibit
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council conduct a public hearing on a first reading of an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO INSTITUTIONAL LARGE (I-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Institutional Large (I-2). The Property is accordingly hereby rezoned to Institutional Large (I-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Address:
14832 N. FM 973, Manor, TX 78653

Property Legal Description:

Being 75.37 acres out of the Sumner Bacon Survey No. 62 in Travis County, Texas, being all of that tract called 80.145 acres in deed recorded in Volume 11558, Page 472, Real Property Records, Travis County, Texas, save and except a 1.50 acre tract survey simultaneously with this tract, and a tract called 3.266 acres in a deed to the State of Texas, recorded in Document No. 2000018956, Official Public Records, Travis County, Texas, as shown on accompanying survey plat, and the perimeter being more particularly described as follows:

Commencing for reference at a TXDOT Type II Monument found in the west line of F.M. 973 (R.O.W. varies).

THENCE, with the west line of F.M. 973, N 27°21'23" E, 1136.38' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4472”, at the northeast corner of the remainder of a tract called 55.152 acres in deed to Dennis Anderson, et ux, recorded in Document No. 2003165124, Official Public Records, Travis County, Texas, at the southwest corner of said State of Texas 3.266 acre tract, for the southeast corner and PLACE OF BEGINNING of this tract from said point a TXDOT Type II Monument found bears, N 27°21'23" E. 26.70',

THENCE, with the north line of the remainder of said 55.152 acre tract, the south line of the remainder of said 80.145 acre tract, the south line of a 20' wide access easement recorded in Volume 1273, Page 417, Deed Records, Travis County, Texas and the south line of this tract, N 62°08'38" W, 2241.77' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4772” in the north of a tract called 60.292 acres in deed to James T. Lutz, et us, recorded in Document No. 2004172226, Official Public Records, Travis County, Texas, for the southwest corner of the remainder of said 80.145 acre tract, the southwest corner of said 1.50 acre tract, the southeast corner of a tract called 39.4 acres in a deed to James T. Lutz, et ux, recorded in Volume 6944, Page 780, Deed Records, Travis County, Texas, bears N 62°08'38" W, 100.00'.

THENCE, through the interior of the remainder of said 80.145 acre tract, with the east and north lines of said 1.50 acre tract, and the west line of this tract, the following two courses:

- 1) N 27°49'11" E. 400.00' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4772”, for an angle point in the west line of this tract;
- 2) N 43°16'35" W, 622.30' to a ½-inch iron pipe found at an angle point in the north line of said 39.4 acre tract, at the northwest corner of said 1.50 acre tract, for an angle point in the west line of this tract, from said point, a ½-inch iron pin found at an angle point in the west line of said 1.50 acre tract bears, S 33°43'11" E, 555.95'.

ORDINANCE NO.**Page 4**

THENCE, with the north line of said 39.4 acre tract, the west line of said 8.145 acre tract, and the west line of this tract the following two courses:

- 1) N 62°31'16" W. 540.82' to a ½-inch iron pipe found at an interior ell [sic] corner in said 39.4 acre tract for an angle point in the west line of this tract;
- 2) N 27°52'41" E. 548.26', to a ½-inch iron pipe found in the south line of a tract called 40 acres in a deed to Kenneth and Joyce Sprinkles recorded in Volume 8947, Page 802, Real Property Records, Travis County, Texas, at the northwest corner of the remainder of said 80.145 acre tract, for the northwest corner of this tract.

THENCE, with the south line of said 40 acre tract, the south line of a tract called 94.133 acres in deed to Mary Ruth Holley recorded in Volume 4234, Page 732, Deed Records, Travis County, Texas, the north line of the remainder of said 80.145 acre tract, and the north line of this tract, S 62°32'36" E. 3361.37', to a ½-inch iron pin with TXDOT aluminum cap found in the west line of F.M. 973 at the southeast corner of the remainder of said Holley tract, the northwest corner of said 3.266 acre tract, for the northeast corner of this tract,

THENCE, with the west line of F.M. 973, the west line of said 3.266 acre tract and the east line of this tract, S 27°21'23" W. said course constitutes directional control for this survey, passing at 158.39', a TXDOT Type II Monument found, passing at 1142.72', a TXDOT Type II Monument found, in all, 1169.42', to the PLACE OF BEGINNING and containing 75.37 acres of land, more or less.



July 12, 2021

City of Manor
105 E Eggleston St
Manor, TX 78653
512.272.5555

Re: Rezoning Application for Manor ISD Senior High School Property ID 259092

The Manor ISD Senior High School Property (Property ID 259092) is currently zoned as A, agriculture. The property is incorrectly zoned as currently there is a high school located within the property boundaries that serves Manor ISD. Per correspondence with the City of Manor and district, the subject property listed above needs to be rezoned for Institutional Large (I-2).

Best regards,

A handwritten signature in black ink, appearing to read 'Cody Holt'.

Cody Holt
Claycomb Associates, Architects, Inc.

CC: Ryan Marcum, Director of Bonds and Construction – MISD

**Subject Property:
14832 N. FM 973**



1 inch = 1,500 feet

0 750 1,500 2,250 3,000 Feet



Proposed Zoning: I-2 Institutional Large

*Current Zoning:
A - Agricultural*

Zone

A - Agricultural	MH-1 - Manufactured Home	C-3 - Heavy Commercial
SF-1 - Single Family Suburban	I-1 - Institutional Small	NB - Neighborhood Business
SF-2 - Single Family Standard	I-2 - Institutional Large	DB - Downtown Business
TF - Two Family	GO - General Office	IN-1 - Light Industrial
MF-1 - Multi-Family 15	C-1 - Light Commercial	IN-2 - Heavy Industrial
MF-2 - Multi-Family 25	C-2 - Medium Commercial	PUD - Planned Unit Development
		Unincorporated
		ETC



July 21, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1348-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 75.37 acres +/- at 14832 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a rezoning request for 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

***Applicant:* Claycomb Associates**

***Owner:* Manor Independent School District**

The Planning and Zoning Commission will meet at 6:30PM on August 11, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 18, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

Holley Mary Ruth
PO Box 1209
Manor, TX 78653-1209

Sprinkles Kenneth & Joyce
15777 Anderson Rd
Manor, TX 78653-3580

Dearing Harry Leonard
2002 Trust
71 Indian Clover Dr
The Woodlands, TX 77381-2590

Lutz James T & Alexandra Carrillo
14812 FM 973 N
Manor, TX 78653-3540

Gregg Lane Dev LLC
101 Parklane Blvd Ste 102
Sugar Land, TX 77478-5521

United States Attorneys Office
Anderson Dennis
533 Hiwasee Rd
Waxahachie, TX 75165-6448

Wolf Geraldine & Edward
2868 County Road 267
Cameron, TX 76520-4936

Aqua Water Supply Corp
PO Box P
Bastrop, TX 78602-1989



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

Applicant: CLGann, LC

Owner: LEKCAM Communications, LLC

BACKGROUND/SUMMARY:

This item was withdrawn at the request of the applicant.

Planning and Zoning Commission voted 5-0 to accept withdrawal.

This property was rezoned in 2017 after it was annexed from Agricultural to C-2 Medium Commercial. This request to rezone the property to C-3 Heavy Commercial is primarily because C-3 permits General Outdoor Storage which is how their proposed business, a Contractor Shop, operates. There are nearby Light Industrial properties but those uses were existing prior to the 2017 annexations and the zoning was provided since the uses were already established. One of the main purposes for the 2017 annexations was to annex areas along FM 973 and US Hwy 290 to capture future commercial growth and sales taxes, which would be consistent with C-1 Light Commercial or C-2 Medium Commercial zoning. C-3 Heavy Commercial, while providing for the same sales tax generating uses as C-2 Medium Commercial also includes many light industrial uses; C-3 Heavy Commercial is the City's most permissive zoning category. Their proposed use as Contractor Shop is permitted in the current C-2 Medium Commercial but it has the most restrictions, mainly that the operations occur indoors without General Outdoor Storage.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Withdrawal Request
- Letter of Intent
- Rezoning Exhibit
- C-3 Uses
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct a public hearing on a first reading of an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
			X

Scott Dunlop

From: Laura Gann <lgann@clgann.com>
Sent: Tuesday, August 10, 2021 9:14 AM
To: Mandy Miller; Lluvia Almaraz; Scott Dunlop
Cc: Clay Gann
Subject: RE: Planning and Zoning Commission Meeting on August 11, 2021.

Good Morning,

LEKCAM Communications, LLC (owner) and CLGann, LLC (applicant), would like to withdraw the request to rezone Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

Thank you,



Odaxud#J dqg#
 FHR ##CLGANN, LLC#
 +845, #75509857##kws-22z z z 1foj dqg ifrp #

From: Mandy Miller <mmiller@cityofmanor.org>
Sent: Tuesday, August 10, 2021 8:58 AM
To: Lluvia Almaraz <lalmaraz@cityofmanor.org>; Scott Dunlop <sdunlop@cityofmanor.org>; Mandy Miller <mmiller@cityofmanor.org>
Subject: Planning and Zoning Commission Meeting on August 11, 2021.

Good morning,

This is a courtesy email. The agenda for the P&Z Commission Regular Session scheduled for 6:30 p.m. on Wednesday, August 11, 2021, posted on Friday. You are listed as the applicant for one or more items for this meeting. For your convenience, I have attached a copy of the agenda. This meeting will be held in person. If you would like to complete a speaker card for any of the items on the agenda, you would need to attend this meeting.

Feel free to contact me with any questions you may have.

Thank you for your time,

Mandy Miller

Administrative Assistant



105 E. Eggleston St. | Manor, Texas 78653
 T. (512) 215-8116 | F. (512) 272-8636

ATTENTION ELECTED OFFICIALS: A "Reply All" of this e-mail could lead to violations of the Texas Open Meetings Act, please reply only to the sender.

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including

the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Please note that any correspondence sent to City staff or City officials may become a public record.

Item 4.

DISCLAIMER: This message and any attachments may contain legally privileged and/or confidential information. Any unauthorized disclosure, use or dissemination of this e-mail message or its contents, either in whole or in part, is prohibited. If you are not the intended recipient of this e-mail message, kindly notify the sender and then destroy it.

July 13, 2021

To: Scott Dunlop, Director of Development Services,
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

RE: Letter of intent for Rezoning

Project Address: 14409 N FM 973, Manor, Texas 78653

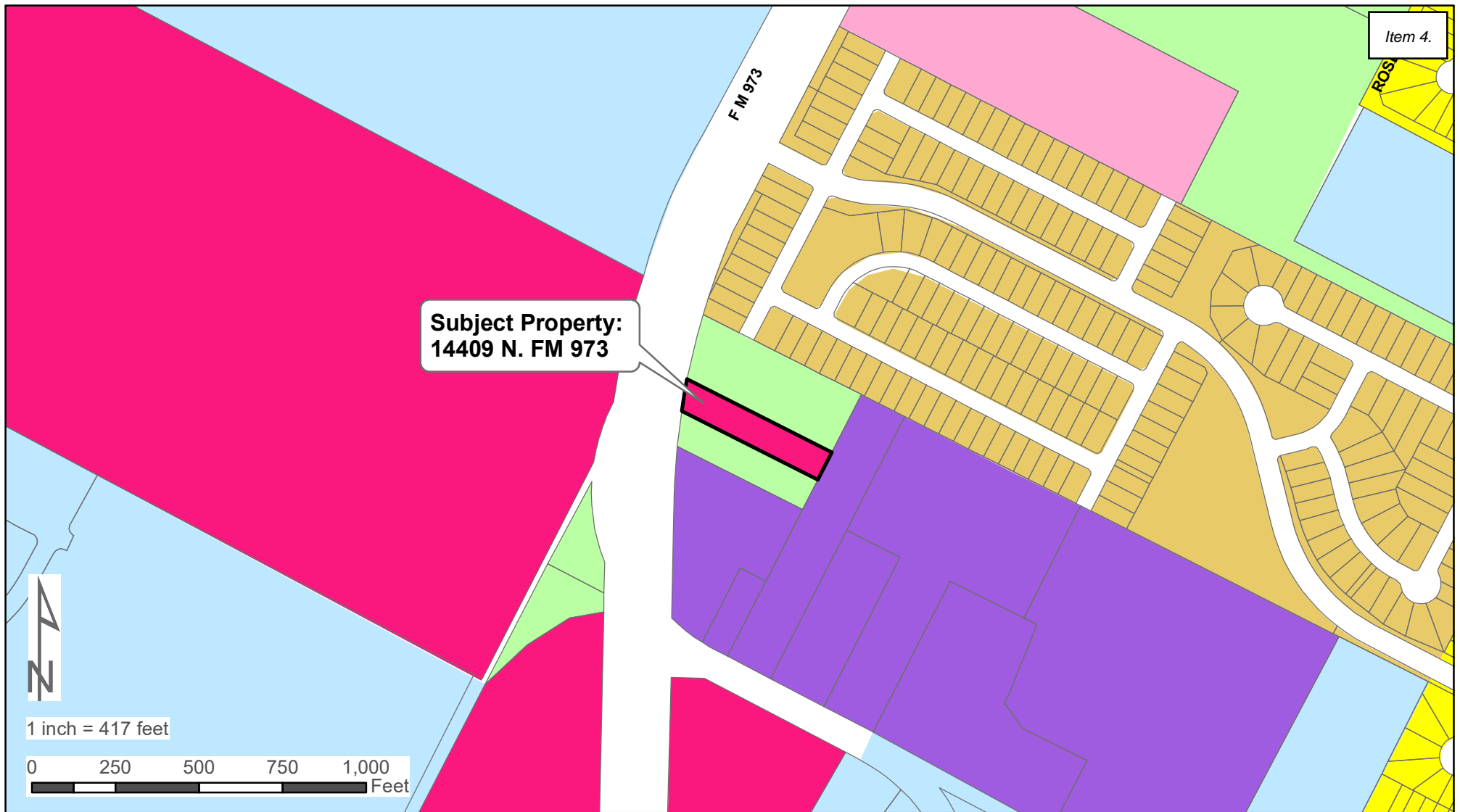
Legal Description: LOT 2A BLK 1 KROLL-LUNDGREN ACRES REVISED LOT 2

The property owner seeks to rezone the 1.004-acre lot located at 14409 N FM 973, Manor, TX 78653 from C-2 (Medium Commercial) to C-3 (Heavy Commercial). The current C-2 designation does not allow the applicant to park (store) his company vehicles while not in use. He would like to use the parcel as a place to park company vehicles and store equipment, such as spools of fiber optic cable for his communications cable installation business.

The property currently abuts an IN-1 zoned parcel along the back property line. On the southern property line, approximately 100 feet is separating another IN-1 zoned lot. Within these IN-1 properties, there are multiple vehicles, boats, materials, and shipping containers stored on site. This zoning change will not alter or negatively impact the character of the area in any way.

Respectfully Submitted,

Laura Gann
CLGann, LLC
512.422.6524



Proposed Zoning:
C-3 Heavy Commercial

Current Zoning:
C-2 Medium Commercial

Zone		
A - Agricultural	MH-1 - Manufactured Home	C-3 - Heavy Commercial
SF-1 - Single Family Suburban	I-1 - Institutional Small	NB - Neighborhood Business
SF-2 - Single Family Standard	I-2 - Institutional Large	DB - Downtown Business
TF - Two Family	GO - General Office	IN-1 - Light Industrial
MF-1 - Multi-Family 15	C-1 - Light Commercial	IN-2 - Heavy Industrial
MF-2 - Multi-Family 25	C-2 - Medium Commercial	PUD - Planned Development
		Un - Undeveloped
		De - Deemed
		ET - Eminent Domain

(b) *Non-residential uses in non-residential and mixed-use zoning districts.*

Item 4.

EXPAND

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Adult day care		P	P					P	P		
Adult-oriented businesses									C/S	C/S	
Alcoholic beverage establishment					S	P	P	P	P		
Amusement (indoor)							C	C	C		
Amusement (outdoor)								C	C		
Antique shop					P	P	P	P	P		
Art studio or gallery		P	P		P	P	P	P	P	P	
Automobile repair (major)								C	C	C	C
Automobile repair (minor)							C	C	C	C	
Automobile sales and rental								C	C		
Automobile washing								C	C		

Brewery, micro								P	P	P	P
Brewery, regional									P	P	P
Brewpub						P	P	P	P		
Business support services					P	P	P	P	P		
Campground	S	S	S								
Cemetery	S	P	P								
Child care center (intermediate)		P	P	P	P	P	P	P	P		
Child care center (large)		P	P	P	P	P	P	P	P		
Club or lodge		P	P	P	P	P	P	P	P		
Commercial off-street parking						C	C	C	C		
Communication services or facilities				P			P	P	P	P	
Construction and equipment sales (Major)									P	P	
Construction and equipment sales (Minor)								P	P	P	

Construction services								C	C	C	C
Consumer repair services					P	P	P	P	P		
Contractor's shop									C	C	C
Data center				P					P	P	
Day camp	S	P	P								
Distillery, micro								P	P	P	P
Distillery, regional									P	P	P
Event center		P	P		C/S	C/S	C/S	P	P		
Financial services				C	C	C	C	C	C		
Financial services, alternative								C	C		
Florist					C	C	C	C	C		
Food court establishment								C/S	C/S	C/S	
Food preparation						C	C	C	C	C	C
Food sales					C	C	C	C	C		
Funeral services		C	C		C	C	C	C	C	C	C
Game room								C/S	C/S	C/S	

Gasoline station (full-service)								C	C		
Gasoline station (limited)					C/S		C/S	C	C		
General retail sales (convenience)				P	P	P	P	P	P		
General retail sales (general)					P	P	P	P	P		
Golf course/country club	S										
Governmental facilities	P	P	P	P	P	P	P	P	P	P	P
Hospital services		P	P	P							
Hotel					C/S	C	C	C	C		
Industrial use, light									P	P	
Industrial use, heavy											P
Kennel								C	C	C	
Laundry services								P	P	P	P
Laundry services (self)					P	P	P	P	P		
Liquor sales					P	P	P	P	P		

Medical clinic		P	P	P	P	P					
Metal recycling entity											C
Mini-storage warehouse								C	C	C	
Offices, government	P	P	P	P	P	P	P	P	P	P	P
Offices, medical		P	P	P	P	P					
Offices, professional		P	P	P	P	P					
Offices, showroom									P	P	
Offices, warehouse									C	C	C
Off-site accessory parking		P	P	P		P	P	P	P	P	P
Pawnshop								C/S	C/S	C/S	
Personal improvement services					P	P	P	P	P		
Personal services					P	P	P	P	P		
Printing and publishing				C	C	C	C	C	C		
Product development services (general)				P					P	P	

Product development services (hazard)											P
Recreational vehicle park								C/S	C/S		
Recreational vehicle sales, service, and rental								C	C	C	
Recycling operation (indoor)										P	P
Recycling operation (outdoor)											C
Religious assembly	P	P	P	P	P	P	P	P	P	P	P
Research services (general)				P					P	P	
Research services (hazard)											P
Restaurant				P	P	P	P	P	P		
Restaurant—Drive-in or drive-through							C	C	C		
School, boarding		P	P				P	P	P		
School, business or trade		P	P				P	P	P		

School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Shooting range, indoor									P	P	
Smoke shop or tobacco store								P	P		
Theater							P	P	P		
Transportation terminal								C	C	C	C
Truck and trailer sales and rental								C	C	C	
Truck stop									P	P	
Utility services, major			C							C	C
Utility services, minor	P	P	P	P	P	P	P	P	P	P	P
Vehicle storage facility									C	C	
Veterinary services, large								C	C		

Veterinary services, small					C	C	C	C	C		
Wireless transmission facilities (WTF), attached	C	C	C	C	C/S	C/S	C	C	C	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S	C/S	C/S			C/S	C/S	C/S	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C	C	C	C/S	C/S	C	C	C	C	C
Zoo, private								P	P		



July 21, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1346-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 1.004 acres +/- at 14409 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a rezoning request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

***Applicant:* CLGann, LC**

***Owner:* LEKCAM Communications, LLC**

The Planning and Zoning Commission will meet at 6:30PM on August 11, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 18, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

CHAPARRO JUAN P &
SULEIVA CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

PALACIOS KARLA
11629 CARBROOK RD
MANOR, TX 78653-2064

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN , TX 78724-1527

CLARK MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

FIGUEROA MATTHEW & SARA A
11633 CARBROOK RD
MANOR, TX 78653-2064

ESTRADA GILBERTO A & MARIA D
14411 FM 973 N
MANOR , TX 78653

ESCOBEDO KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

SMITH LUCAS E
11637 CARBROOK RD
MANOR, TX 78653-2064

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

GEMECHU DESALEGN ABATE &
ELSABET GUANGUL SHIBESHI
11601 CARBROOK RD
MANOR, TX 78653-2064

ZABALETA ENNER S G & KARLA C &
ZEFERINO ESPINOSA & MARIA SALAS
11701 CARBROOK RD
MANOR, TX 78653-2065

DINGELL REID M
11605 CARBROOK RD
MANOR, TX 78653-2064

MURGUIA LORENZO DIAZ
11705 CARBROOK RD
MANOR, TX 78653-2065

FATEHI AHMAD & MARYAM B
5829 LINARIA LN
AUSTIN, TX 78759-6270

VOELKER WELDING & CONSTRUCTION
14401 FM 973 N
MANOR , TX 78653

OLURIN ABIMBOLA N &
WILSHIRE B DAMES
11613 CARBROOK RD
MANOR, TX 78653-2064

VOELKER STAN & RALPH REINHARDT
14401 FM 973 N
MANOR , TX 78653

BELLINI DANIEL L
11617 CARBROOK RD
MANOR, TX 78653-2064

KST PROPERTIES LTD
40 LA JOLLA CIR
MONTGOMERY , TX 77356-5336

GORDON MICHAEL & TRANELLE
11621 CARBROOK RD
MANOR, TX 78653-2064

DE JESUS-MARTINEZ IGNACIO ETAL
14405 N FM 973
MANOR, TX 78653

AL-ZUBAIDI MOHAMMED A &
ANWAR H AHMED
11625 CARBROOK RD
MANOR, TX 78653-2064

VOELKER STANLEY D & SANDRA K
14401 FM 973 N
MANOR , TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the August 11, 2021, City Council Called Special Session.

BACKGROUND/SUMMARY:

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

- August 11, 2021, City Council Called Special Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the City Council Minutes of the August 11, 2021, City Council Called Special Session.

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



**CITY COUNCIL
CALLED SPECIAL SESSION MINUTES
AUGUST 11, 2021**

PRESENT:

Dr. Larry Wallace Jr., Mayor

COUNCIL MEMBERS:

Dr. Christopher Harvey, Mayor Pro Tem, Place 3
Emily Hill, Place 1
Anne Weir, Place 2
Sonia Wallace, Place 4
Deja Hill, Place 5
Gene Kruppa, Place 6 (Absent)

CITY STAFF:

Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Lydia Collins, Director of Finance
Tracey Vasquez, HR Manager
Scott Dunlop, Development Services Director
Michael Tuley, Director of Public Works

SPECIAL SESSION – 2:00 P.M.

With a quorum of the Council Members present, the special session of the Manor City Council was called to order by Mayor Wallace at 2:08 p.m. on Wednesday, August 11, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the direction of Mayor Wallace, Director of Finance Collins, led the Pledge of Allegiance.

PUBLIC COMMENTS

No one appeared at this time.

CONSENT AGENDA

1. **Consideration, discussion, and possible action to approve the City Council Minutes of the August 4, 2021, City Council Regular Meeting.**

MOTION: Upon a motion made by Mayor Pro Tem Harvey and seconded by Council Member Weir, to approve the Consent Agenda.

There was no further discussion.

Motion to approve carried 6-0

REGULAR AGENDA

2. **Consideration, discussion, and possible action on setting public hearing for the FY2021-2022 Proposed Annual Budget and FY2021-2022 Project Tax Rate.**

The City staff recommended that the City Council set the Public Hearings on the FY2021-2022 Proposed Annual Budget and Tax Rate of the City of Manor, Texas for September 1 and September 15, 2021 at 7:00 p.m.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve and set the Public Hearings on the FY2021-2022 Proposed Annual Budget and Tax Rate of the City of Manor, Texas for September 1 and September 15, 2021, at 7:00 p.m.

There was no further discussion.

Motion to approve carried 6-0

Mayor Wallace adjourned the special session of the Manor City Council into Executive Session at 2:10 p.m. on Wednesday, August 11, 2021, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Section 551.074 (Personnel Matters) to deliberate the employment and appointment of the City Manager* at 2:10 p.m. on Wednesday, August 11, 2021.

The Executive Session was adjourned at 5:15 p.m. on Wednesday, August 11, 2021.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during Closed Executive Session at 5:15 p.m. on Wednesday, August 11, 2021.

Mayor Wallace opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

ADJOURNMENT

The Special Session of the Manor City Council Adjourned at 5:15 p.m. on Wednesday, August 11, 2021.

These minutes approved by the Manor City Council on the 18th day of August 2021.

APPROVED:

Dr. Larry Wallace Jr.
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Thomas Bolt, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the acceptance of the July 2021 Departmental Reports.

BACKGROUND/SUMMARY:

- Police – Ryan Phipps, Chief of Police
- Development Services – Scott Dunlop, Development Services Director
- Community Development – Debbie Charbonneau, Heritage and Tourism Manager
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Michael Tuley, Director of Public Works
- Finance – Lydia Collins, Director of Finance
- Human Resources – Tracey Vasquez, HR Manager
- IT – Heath Ferguson, IT Manager

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- July 2021 Department Monthly Reports

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve and accept the July 2021 Departmental Reports.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None



Manor Police Department

Monthly Council Report

Ryan S. Phipps - Chief of Police

Date of Meeting: 8/18/2021

July 2021

Activity	Reported Month	Same month Prior year	Percentage difference	
Calls for Service	1962	1821	7.74↑	Patrol Car Rental
Average CFS per day	63.29	58.7	7.81↑	Last Month \$2,440
Open Cases	43	19	126.3↑	YTD \$12,769
Charges Filed	79	21	276.19↑	
Alarm Responses	48	32	50↑	
Drug Cases	7	4	75↑	
Family Violence	8	11	27.27↓	
Arrests Fel/Misd	15FEL/35MISD	12 FEL/9MISD	25Fel↑/288.89MISD↑	
Animal Control	20	84	75.30↓	
Traffic Accidents	60	36	66.66↑	
DWI Arrests	28	7	300↑	
Traffic Violations	423	40	957.49↑	
Impounds	60	19	215.78↑	
Ordinance Violations	93	57	63.15↑	
Victim Services Cases	11	62	82.2↓	
Total Victims Served	8	51	84.3↓	
Laboratory Submissions	0	5	100↓	

Notes:

**DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT**

July 1-31, 2021

Description	Projects	Valuation	Fees	Detail
Commercial Electrical	3	\$869,940.00	\$756.00	
Commercial Sign	6	\$61,391.00	\$1,495.88	
Commercial Swimming Pool/Spa	2	\$70,000.00	\$1,444.00	Grassdale & Manor Apt.
Commercial Tenant Finish-Out	2	\$240,000.00	\$3,110.60	Eataly Pizza, Campus Rose Temp.Office
Educational New	1	\$800,000.00	\$13,555.20	Campus Rose Temp. Campus
Residential Accessory	2	\$9,500.00	\$214.00	
Residential Deck/Patio	1	\$12,000.00	\$167.00	
Residential Demolition	1	\$0.00	\$95.00	
Residential Electrical	9	\$132,056.26	\$963.00	
Residential Foundation Repair	3	\$82,083.00	\$291.00	
Residential Irrigation	5	\$14,734.06	\$535.00	
Residential Mechanical-HVAC	4	\$9,986.00	\$428.00	
Residential New	18	\$5,162,258.20	\$130,346.00	
Residential Plumbing	4	\$2,000.00	\$428.00	
Residential Swimming Pool/Spa	1	\$35,000.00	\$247.00	
Totals	62	\$7,500,948.52	\$154,075.68	

Total Certificate of Occupancies Issued: 22

Total Inspections(Comm & Res): 628

Tom Bolt, City Manager

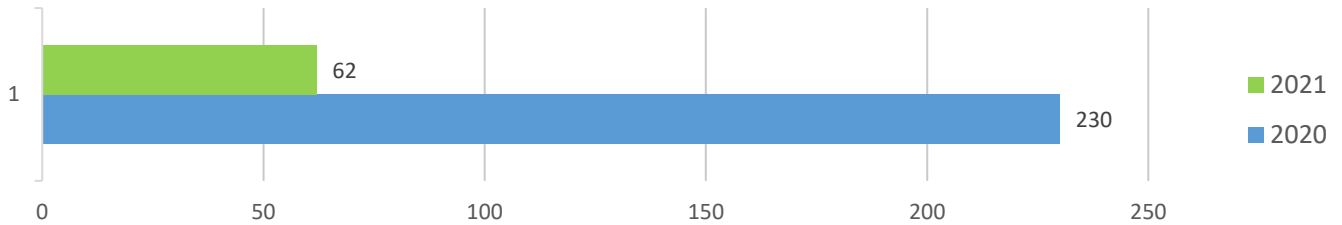




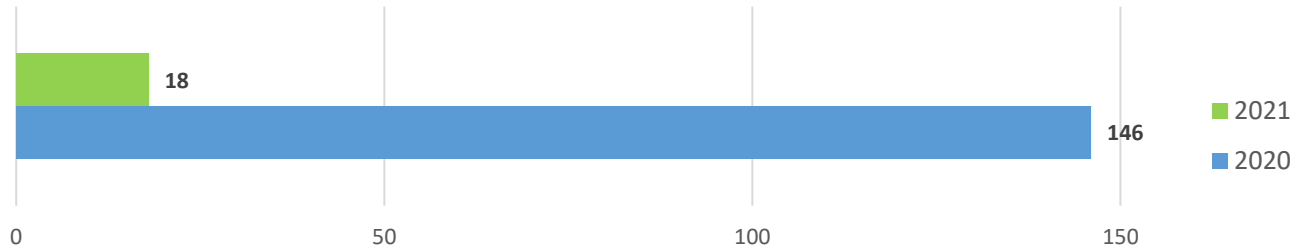
July 2021

DEPARTMENT OF DEVELOPMENT SERVICES
THOMAS BOLT, DIRECTOR

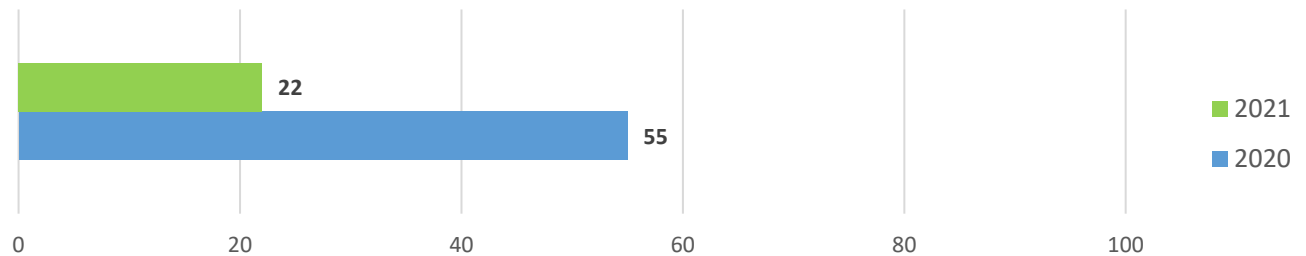
ALL PERMITS ISSUED



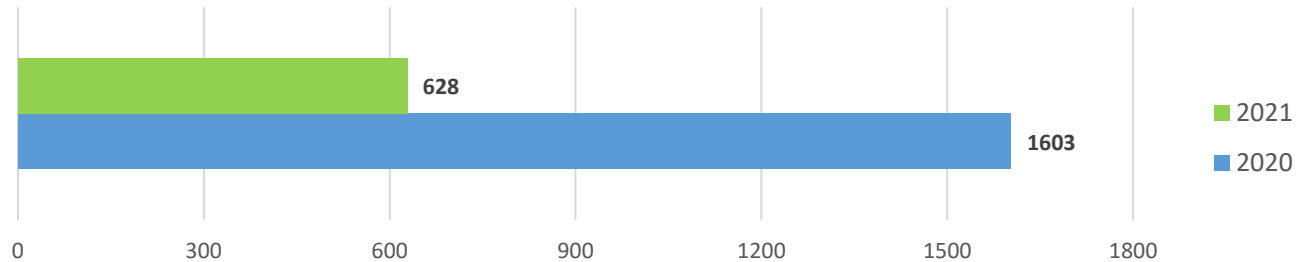
RESIDENTIAL NEW PERMITS



COs ISSUED



INSPECTIONS



*Charts displayed at different scales



MEMO

To: Mayor and City Council Members
 From: Debbie Charbonneau, Heritage & Tourism Manager
 Date: August 18, 2021
 RE: **July 2021 & August 2021**

COMMUNITY MEETINGS

Chamber of Commerce July Board of Directors Meeting – Monday, July 12, 2021
 Chamber of Commerce August Board of Directors Meeting – Monday, August 2, 2021
 Chamber of Commerce Events Committee Meeting – Thursday, July 22, 2021
 Chamber of Commerce Events Committee Golf Tournament Meeting – Tuesday, July 27, 2021
 2022 Sesquicentennial Planning Meeting – Tuesday, July 13, 2021
 2022 Sesquicentennial New Year's Eve- Kick-Off Meeting – Thursday, July 22, 2021
 2022 Sesquicentennial Sponsorship Meeting with austiNuts – Thursday, July 29, 2021
 2022 Sesquicentennial Social Media Committee Meeting – Thursday, July 29, 2021
 2022 Sesquicentennial Sponsorship Meeting with Southside Market – Tuesday, August 3, 2021
 4th of July After Action Meeting – Wednesday, July 14, 2021
 Keep Manor Beautiful – Tuesday, July 20, 2021
 City of Manor Parks Committee Meeting – Wednesday, July 21, 2021
 City of Manor Tree Committee Meeting – Wednesday, July 21, 2021
 City Council Meeting – Wednesday, July 21, 2021

BUSINESS CONTACTS/VISITS

I made twenty 40 business contacts/visits for the months of July & August.

EVENTS

Texas Downtown Association Conference Committee Meeting – Thursday, July 1, 2021
 Texas Downtown Association Summer Camp July 7, 8, 9, 14, 15, 16, 21, 22, 23, 28, 29 & 30, 2021
 Topics of Sessions Downtown Housing – Joi Cuatero Austine & Walter Moreau
 Downtown & Community Growth – Alexia Jackson & Matt Lewis
 Designing a more Creative Community – Centered Downtown – Jane Hervey
 Downtown Placemaking – Fred Kent
 Six Ways to Use Social Media for Economic Development – Shelia Scarborough



MEMO

Promoting Your Downtown to a Diverse Audience – Abigail Noel, Katherine White

“Summer Fun” – The event is now over, and the winners are 1st Place – Ricky Bertelson who got his ticket from Café 290 and 2nd Place Mario De Jesus who got his ticket from Golden Beijing. Congratulations!

The participating businesses were – Libation Station, Duett’s Tire Service, Maxine’s Gumbo House, Golden Beijing, I’Wayne’s Caribbean Kitchen and Modisett & Sons.

SESQUICENTENNIAL 2022

The Friends of Manor Parks and the City of Manor have decided to move all events downtown.

The Steering Committee has been meeting monthly and working on making this a great event for 2022. There will be an event every month, some small and some larger.

The Steering Committee Members are:

Lluvia Almaraz (City Secretary)

Michelle Anderson,
(Dwyer Realty)

Debbie Charbonneau (Heritage & Tourism Manager and Co-Chair, City of Manor)

Lydia Collins (Finance Director, City of Manor)

Sean Donnelly (Vice-President, Frontier Bank)

Scott Dunlop (Development Services Director, City of Manor)

Heath Ferguson (IT Manager, City of Manor)

Michelle Glaze (Director, Public Relations, Principal Professional Communications & Community Affairs/SAS, Samsung Electronics)

Grant Hutchison (Owner, Shadow Glen Golf Club)

Becky Lott

Chief Ryan Phipps (Chief of Police and Co-Chair, City of Manor)

Mike Tuley (Public Works Director, City of Manor)

Tim Schultz (Community & Economic Development Representative, Bluebonnet Electric Co-Op)

Tracey Vasquez (Human Resources Manager, City of Manor)

Anne Weir (Councilwoman 2, City of Manor)

Lance Zeplin (Public Works Superintendent, City of Manor)

The Sponsorship Committee is actively seeking sponsors for this event. We are pleased to announce our first “James Manor” sponsor at \$10,00.00 – a huge THANK YOU to Frontier Bank!



MEMO

MANORPALOOZA 2022 – MAY 6 & 7, 2022

The Friends of Manor Parks Board of Directors have been meeting and planning the event.

OTHER DUTIES

CivStart Bi-Weekly ZOOM Meetings – These meetings are attended by the CivStart team, Tom Bolt, Mayor Wallace, Councilwoman Anne Weir, Scott Dunlop, Lydia Collins, Heath Ferguson, Matt Cody and myself.

CivStart is a nonprofit accelerator for government technology startups dedicated to creating an honest and inclusive ecosystem for innovative solutions to the more pressing problems faced by state and local governments.

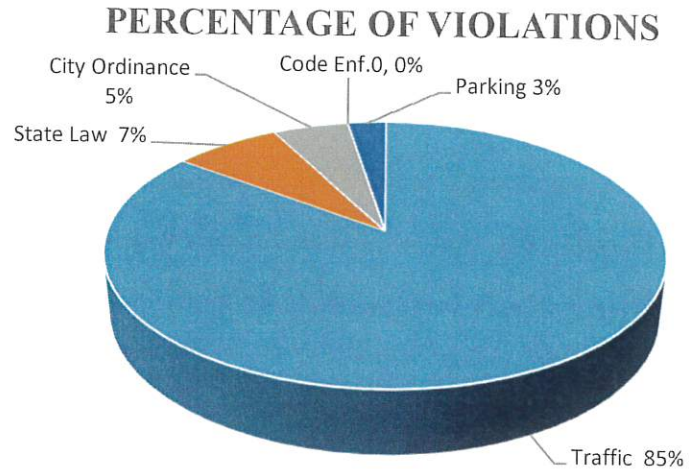
CivStart Meeting – July 19, 2021 – Bi-weekly meetings to provide updates and progress.

Qwally Meeting – July 13, 2021 – Weekly meeting and update.

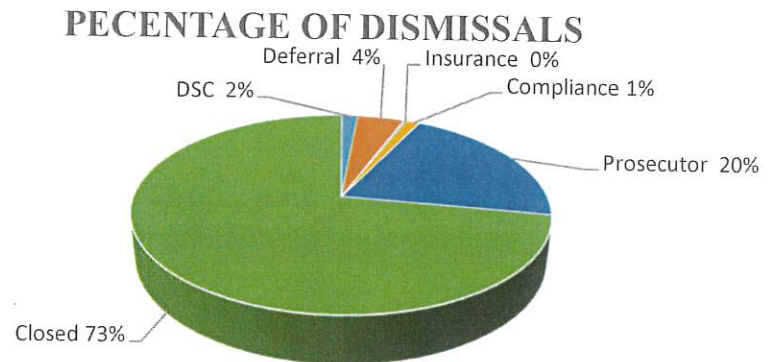
Qwally Meeting – August 10, 2021 – Weekly meeting and update. Qwally inquired about adding the link to the city main webpage and IT said that was not a problem. Once we are ready to go live, there will be more promotion on social media and will focus on Facebook and Next Door. I asked them to work on a contract for the next fiscal year that would run from October 1, 2021 through September 30, 2022. We are hoping to go live on Wednesday, September 1, 2021.

City of Manor Municipal Court JULY 2021

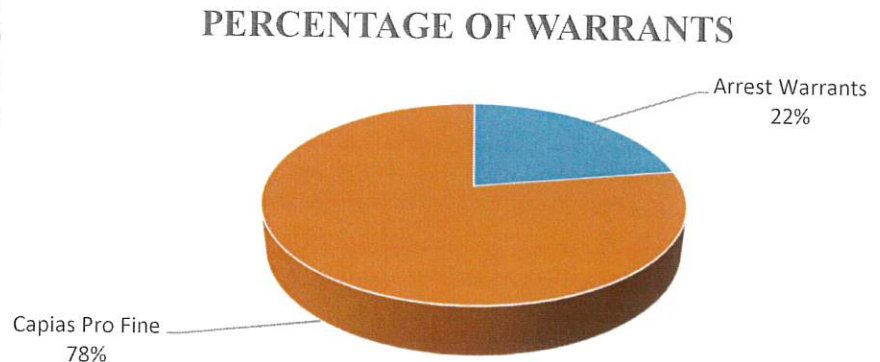
Violations Filed	Jul-21	Jul-20
Traffic	162	17
State Law	14	6
City Ordinance	10	1
Code Enforcement	0	2
Parking	5	1
Total	191	27



Dismissals	Jul-21	Jul-20
DSC	5	6
Deferral	15	21
Insurance	1	2
Compliance	4	0
Prosecutor	71	24
Closed	253	132
Total	349	185



Warrants	Jul-21	Jul-20
Arrest Warrants	2	0
Capias Pro Fine	7	2
Total	9	2



Money Collected in July 2021	
Kept By City	\$29,352.40
Kept By State	\$11,358.56
Total	\$40,710.96

Money Collected in July 2020	
Kept By City	\$28,760.29
Kept By State	\$10,381.74
Total	\$39,142.03



MEMO

To: Mayor and City Council Members
From: Mike Tuley, Director of Public Works
Date: August 18, 2021
RE: July Monthly Report

Public Works Department

Street and Public, Parks, and Maintenance Department

In the month of July, the Public Parks and Maintenance Department mowed all city facilities, alleys, and right of ways. They cleaned and maintained all city's facilities and parks. They performed all maintenance on city vehicles and heavy equipment and the Street Department repaired streets, curbs, and signs.

Water and Wastewater Department

In July, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily and the Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains.

Water Production & Purchase

In the month of July, 49% of the water we supplied to our residents was from our wells, and we purchased 51% from EPCOR and Manville WSC.

Population

City of Manor- 16,055
Shadowglen- 5,886

Subdivision Inspections

- Street Inspections- 43
- MS4 – 20 Inspection per working day.
- Water Inspections- 6
- Wastewater Inspections- 4

CITY OF MANOR
CAPITAL PROJECT STATUS REPORT

PROJECT NAME	PROJECT DESCRIPTION	MONTHLY ACTIVITY	PERCENT CONSTRUCTION COMPLETE/PHASE
Wilbarger Creek Wastewater Treatment and Collection System Improvements, Phase 1	Wilbarger WWTP, Onsite LS, Public Works Bldg.	Final punch list items being corrected	99%
Wilbarger Creek Wastewater Treatment and Collection System Improvements, Phase 2	Creekside Lift Station improvements, Carrie Manor Lift Station	Carrie Manor lift station wet well set, equipment installation under way	85%
2017 Water Distribution System Improvements	12" water transmission main along Gregg Lane, FM973 and Tower Road	Scope of work substantially complete, project closeout items remain	100%
2020 Cap Metro Paving Improvements	Paving improvements on Burnet, Rector and Townes Streets	Weather events have impacted construction, however prosecution of the work is being conducted diligently and timely completion is anticipated	60%
Park Bathroom	Public restroom for Timmerman Park	Supplier selected	Contracting Phase
Cottonwood Creek Wastewater Treatment Plant	200,000 GPD wastewater treatment plant and lift station	Equipment installation ongoing	60%
Cottonwood Creek Wastewater Improvements Project	Gravity wastewater lines and lift station to serve Cottonwood Creek Basin and Cottonwood Creek Tributary Basin	Pre-Con was held onsite July 30, 2021 and Notice to Proceed was issued for August 2, 2021.	5%

US 290 Water Line	12" water line extension from Presidential Glen along US 290 to past Kimbro Road	Change order to reflect pipe cost increases due to the force majeure has been executed by the City and Contractor. Notice to proceed was issued for July 1 with a September 29 completion date	40%
FM 973 Water and Wastewater Lines	12" water line and 12"/15" gravity wastewater line in FM 973	Design complete and submitted to TCEQ for review	Contract/Bidding Phase
Bastrop/Parsons Gravity Main	12" gravity wastewater main	Due to conflict with AT&T line we are preparing a change order to finish the line replacement in Parsons using pipe bursting	55%
CIP W-15 FM973 WL	12" Water Line from downtown to Manor Commons area	Final design nearing completion	Design
Pavement Management Program	Pavement Assessment and Management Program	Mapping of roadway network in GIS complete, field data collection completed, data processing completed	Evaluation Phase
I&I Program	Phase 1 and Phase 2 Inflow and Infiltration Program	System mapping and GIS data entry completed, report generation under way	Phase 1
Cottonwood Creek Wastewater Line Extension	Northern extension of gravity wastewater line in Cottonwood Creek Basin	Engineering contract issued August 4, 2021	Design Phase

Streets and Parks Monthly Report July 2021

Daily Duties and Projects 7-1-2021 / 7-31-2021

- Street Maintenance- West Townes St between Bastrop St & Lexington St milled and removed old asphalt for base repairs for paving.
- Street Maintenance- West Lane St between Bastrop St and Lexington Street milled and removed old asphalt for base repairs for paving.
- Street Maintenance- West Browning St between Bastrop St & Lexington St added base for Asphalt overlay.
- Trimmed trees at Timmerman Park
- Parks flower bed maintenance at Timmerman Park pulling weeds.
- Park Maintenance – Mowed High school area around parking lot for 4th of July event.
- Worked 4th of July event.
- Weekly irrigation checks.
- Play ground and play scape monthly safety checks.
- Scheduled weekly Park mowing maintenance completed.
- Friday Afternoons Bulk Drop Off for city residence.
- Scheduled weekly Park rounds @ park facilities completed.
- Scheduled weekly (ROW) Right of Way mowing completed.
- Weekly vehicle & equipment checks and maintenance.

MS4 Storm drain inspections monitored New/Construction under warranty

- 20 locations inspected once a day.
- 2 MS4 reports submitted per month per location as required by TCEQ.

Concrete Pre pour Inspection

Logos Phase 2 – 15 inspections
 Manor Heights Phase 2 Sec 1&2 – 4 inspections
 N. Burnet St. paving project - 2 inspections
 Ring Dr. Holiday Inn – 1 inspection
 Manor Heights Phase 2 Sec 1&2 – 5 inspections

Density Test

Lagos Phase 2 – 3 inspections
Manor Heights Phase 2 Sec 2 – 3 inspections

Proof Rolls

N. Burnet St. – 5 inspections
Lagos Phase 2 – 4 inspections
Manor Heights Phase 2 sec 2 – 1 inspection

Inspections/Warranties/New subdivision Walkthroughs and Pre-Construction meetings.

Presidential Heights Phase 3 – homes are still being built.
Presidential Heights Phase 3- 2-year walkthrough has been done, contractor in process of repairs.
Presidential Heights Phase 5 – Homes are being built.
Stonewater North Phase 2- Homes are being built.
Stonewater North Phase 3-1-year Walkthrough has been done, contractor in process of repairs.
Lagos Phase 2- Contractor in development process
Manor Commons – phase 1- homes are still being built.
Manor Heights – Phase I Sec. 1 - Contractor in building process.
Manor Heights – Phase I Sec. 2 - Contractor hasn't started building process.
Manor Heights – Phase II Sec. 1- Contractor in development process.
Manor Heights – Phase III Sec. 1- development process.
Manor Heights Phase III Sec. 2 – development process.
Grass Dale Manor Apartment - is in building process.
Manor Grand Apartments - is in building process.
Prose Manor Commons Apartments – Contractor is in building process.
Dairy Queen – Contractor in development and building process.
Manor Commons wastewater and water improvements in process.
Logos Phase 4 and 5 in development process.
Logos Village Clusters in development process.
Lagos TIA improvements on San Marcos St. in process.
Pre con for TIA improvements @ San Marcos and Carrie Manor
Pre con for Las Entradas improvements @ Gregg Manor and Tur Weg Ln.

Water Monthly Report July 2021

For the month of July, the Water Department had service calls, repair jobs, maintenance jobs and inspections.

Service calls include Low water pressure calls, meter leaks, line locates, brown water calls, disconnect water services, and connected water services.

Repairs

303 West Townes St – Replaced broken meter curb stop.

12104 Canton Ct - Replaced broken meter curb stop.

11307 Dimmit St - replaced a broke 1 x 5/8 curb stop.

North LaGrange and Browning St SW corner - Repair one-inch services line.

San Marcos and Parsons at NE corner - Repair one-inch services line.

106 East Burton St - repaired a 3/4 service line.

11402 Lapoynor - replaced 1x 5/8 broken curb stop.

Gallant St - repaired an 8" main break'

Mustang Elevated Storage Tank by Sonic drive in - repaired a 10" valve.

Maintenance.

Aqua Tech Lab – Perform the first set of monthly water bacteriological samples on 7/12/2021.

The lab results were negative to any harmful bacteria on 7/13/2021.

Aqua Tech Lab – Perform the second set of monthly water bacteriological samples on 7/21/2021 The lab results were negative to any harmful bacteria's on 7/22/2021.

5311 Gilbert Rd. at Clearwell - changed out cl2 bottle number 150 lbs.

Wells, Elevated Water Towers; and Booster pump rooms - replaced back up batteries on Scada systems'

Flush water mains - Perform monthly flushing of fire hydrants at dead end main required by the Texas Commission on Environmental Quality. (TCEQ)

Clean and cut weeds around fire hydrants.

Locate Water Mains and wastewater lines for contractors. – 10

Inspections

The Enclave at Lagos South - Chasco construction water main.

The Enclave at Lagos South - Chasco construction thrust blocking on fire hydrants.

HWY 290 at Presidential Glen to Old Kimbro Rd - new 12" water main Tie In by Atlas Construction.

Lagos section 4 & 5 – Collected water bacteriological samples 7-16-21 received results on 7-16-21.

1401 US HWY 290 - did a flow test on hydrants with Shipman Fire Protection. Enclave at Lagos South - opened water valve to fill main for pressure test.

HWY 290 at Presidential Glen to Old Kimbro Rd – Inspect 12" water main for Atlas Construction.

Wastewater Monthly Report July 2021

For the month of June, the Wastewater Department had 8 service calls, 6 repair jobs, 5 maintenance jobs and 2 inspections.

Service Calls

18100 Canopy-sewer clog-jettied city service and cleared line.
 11407 Hereford – sewer clog-jettied city service and cleared line.
 16200 Hamilton Point – sewer clog-jettied city service and cleared line.
 114 East Parsons – sewer clog-jettied city service and cleared line.
 13220 Mizzen – sewer clog-jettied city service and cleared line.
 201 East Brenham St. – sewer clog-jettied city service and cleared line.
 208 East Parsons St. – sewer clog-jettied city service and cleared line.
 209 West Eggleston St. – sewer clog-jettied city service and cleared line.

Repairs

16200 Hamilton Point -repaired wastewater tap and installed new cleanout.
 11407 Hereford St.- repaired wastewater tap and installed new cleanout.
 18100 Canopy St.- repaired wastewater tap and installed new cleanout.
 307 West Browning - installed new cleanout on property line.
 18409 Maxa Dr. -repaired wastewater tap and installed new cleanout.
 13416 Constellation - replaced broken 6" clean out cap and lid

Maintenance

Maxa and Constellation streets - hydro jet main.
 Peeling Way and Carillon Way - hydro jet main.
 12000 Blk. Bastrop St. - hydro jet main.
 16325 Hamilton Point - hydro jet main.
 Forest Sage to Carriage Hills Drive - hydro jet main

Chemical

Wilbarger Plant - ordered 1900 gallons of sodium hypochlorite 10% solution for Wilbarger plant.

Wilbarger Plant - ordered 4800 gallons of alum for Wilbarger plant.

Wilbarger Plant - ordered 700 gallons of hydrogen peroxide for Wilbarger plant.

Inspections

Manor Prose apts. - pulled mandrels

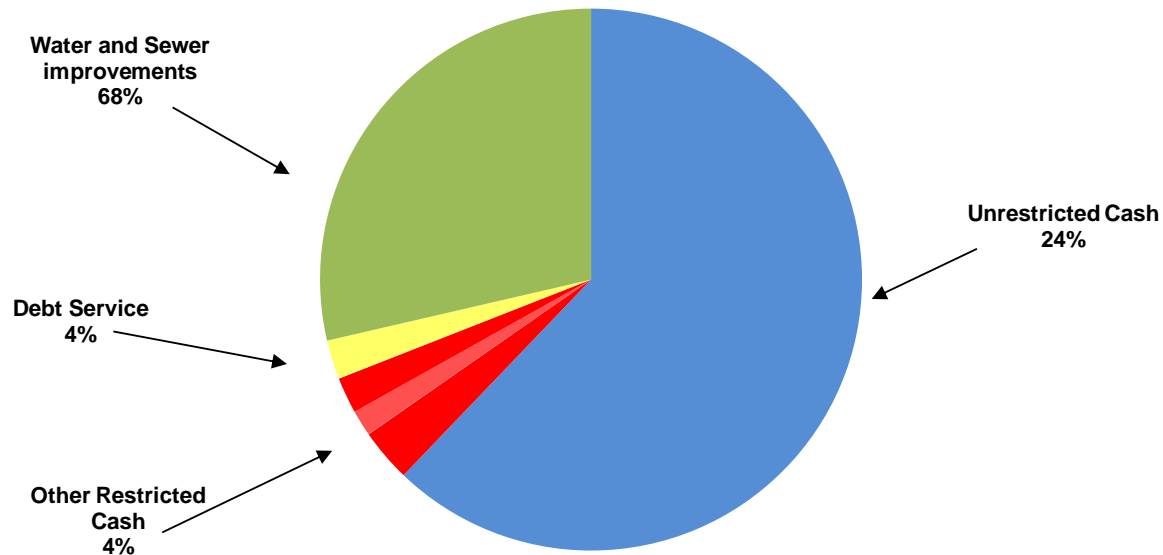
The Enclave at Lagos South - inspect wastewater pipe.

The Enclave at Lagos South - inspect wastewater pipe.

The Enclave at Lagos South - inspect wastewater pipe.

**CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As Of July, 2021**

	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
CASH AND INVESTMENTS						
Unrestricted:						
Cash for operations	\$12,061,200	\$ 9,067,897			\$ -	\$ 21,129,097
Restricted:						
Tourism				1,074,523		1,074,523
Court security and technology	10,178					10,178
Rose Hill PID				520,609		520,609
Customer Deposits		733,630				733,630
Park	8,933					8,933
Debt service			785,232			785,232
Capital Projects						
Water and sewer improvements		-		9,726,999		9,726,999
TOTAL CASH AND INVESTMENTS	\$12,080,311	\$ 9,801,527	\$ 785,232	\$ 11,322,131	\$ -	\$ 33,989,202



Overview of funds:

\$161,382.19 sales tax collected
 GF is in a favorable status.
 UF is in a favorable status
 DSF is in a favorable status
 CIP Fund is in a favorable status



MEMO

To: Mayor and City Council Members

From: Tracey Vasquez, Human Resources Manager

Date: August 18, 2021

RE: July 2021

Meetings and Events:

Manor Sesquicentennial Committee Meetings

July 13, 2021

August 10, 2021

Economic Development Conference Calls

(Outside Resources- PCDC; Georgetown EDD; BEDG)

July 7, 2021

July 30, 2021

August 2, 2021

August 9, 2021

City Council Meetings

August 4, 2021

Executive Session- (Personnel Matters) The employment and appointment of the City Manager;
The employment and appointment of an Economic Development Director.

August 11, 2021

Special Meeting- (Personnel Matters) The employment and appointment of the City Manager.

July 2021

- Establish and maintain the current 14 positions open within the City of Manor. A total of 6 applications have been received through the Human Resources Office.
- Assisted with Patrol Sergeant written testing and interview panel.
- Attended several phone conferences with outside sources to assist in the onboarding process of an Economic Development Director.



MEMO

- Working with Lieutenant James Allen to establish training guidelines regarding FEMA and Active Shooter education for staff and Council. I was hoping to have those in place as Lt. Allen is still working on guidelines for the Continuity of Operations.
- Interview and onboarding of 4 candidates for the Parks department. Interview and onboarding of 3 candidates for Court. Successfully retained one employee for the Parks department and Court department.
- Completed Texas Workforce Commission training.
- Day to day operations of the Human Resources department regarding property, liability, and worker's comp insurance. Assisted employees with specific needs regarding benefits claims, FMLA, and training schedules.
- Established questionnaire for onboarding of City Manager applicants.



MEMO

To: Mayor and City Council Members
From: Heath Ferguson, IT Department Manager
Date: August 18, 2021
RE: **July Monthly Report - Department Projects and Ticket Update**

June 2021

July 10th - August 10th, 2021

- Completed installation of Fleet boxes to all City Vehicles and have started the process of training users for email alerts and service schedules.
- Weaver Technologies network overhaul has progressed after July 27th sit down meeting. Status is we have compiled a list of equipment and plan for ordering and roll out. Completion of project dependent on product availability, and coordination with Weaver engineers, estimated completion early October.
- Long term project of trouble shooting Watch Guard redactive software, problem seems to be partly limitations of software, training, and bugs. Currently awaiting a special update being created by tier 2 to resolve certain issues.
- Continued work with Qwally in preparation of going live. Meeting scheduled for 8-10-2021 to discuss final go live date and roll out and to decide if further presentations to City officials is needed
- Purchased 10 additional MDC (Police laptop) detachable keyboards for in-car and out of car operation.
- Awaiting completion of quotes for additional PC purchases.
- Researching long term changes for Council Chamber presentation tools and software.
- From the dates of 7-10- to 8-10-2021 we have completed 113 technical support tickets. Details available if requested.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

Applicant: BGE, Inc.

Owner: DR Horton

BACKGROUND/SUMMARY:

They are requesting to rezone a couple of the Two-Family lots to C-2 Medium Commercial to increase lot size of the adjacent C-2 lot.

Planning and Zoning Commission voted 5-0 to approve

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

- Ordinance
- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve a first reading of an ordinance rezoning 1.103 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Johnson Road, Manor, TX from Two-Family (TF) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM TWO-FAMILY (TF) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Two-Family (TF) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:

FIELD NOTES FOR A 1.103 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MICHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.103 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "BGE INC" set at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas, and the south right-of-way line of Arnham Lane (width varies, no deed of record found), at the northwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+082.619-31.694 LT" found at the intersection of the east right-of-way line of said F.M. 973 and the north right-of-way line of said Arnham Lane and at the southwest corner of a called 2.899 acre tract of land described as Tract One as conveyed to John Keer and Sandy Keer by General Warranty Deed recorded in Document Number 2009185727 of the Official Public Records of Travis County, Texas, bears N 27°26'20" E a distance of 50.00 feet; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, S 27°26'20" W a distance of 932.12 feet to a calculated point for the most westerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, over and across said Wolf 50.36 acre tract, along a curve to the right, an arc distance of 39.14 feet, having a radius of 25.00 feet, a central angle of 89°42'39" and chord which bears N 72°17'40" E a distance of 35.27 feet to a calculated point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 62°51'01" E a distance of 297.09 feet to a calculated point for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°08'59" W a distance of 149.50 feet to a calculated point for the southeast corner of the herein described tract;

ORDINANCE NO.**Page 4**

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°51'01" W a distance of 322.72 feet to a calculated point on the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract for the southwest corner of the herein described tract, from which a found TXDOT Type I Concrete Monument bears S 27°26'20" W a distance of 683.04 feet;

THENCE, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 124.63 feet to the POINT OF BEGINNING and containing 1.103 acres of land, more or less.



July 15, 2021

City of Manor – Development Services
Rezoning
105 E. Eggleston Street
Manor, Texas 78653

Re: Rezoning Letter of Intent
1.103 ac. Of the Palomino Tract
East of FM 973 between Arnham Lane & Johnson Rd, Manor, Texas

This letter of intent has been prepared on behalf of 'DR Horton' as a part of the Rezoning efforts for the Palomino Tract in Manor, Texas. The 50.36-acre tract (Property ID 259152) was previously rezoned to Two-Family (TF) and Medium Commercial (C-2) under case number 2020-P-1266-ZO. This zoning application requests that a 1.103-acre portion of the Two-Family (TF) zoned area be rezoned to Medium Commercial (C-2) to create a larger commercial tract. The tract will be developed in accordance with the City of Manor Code of Ordinances such that there are minimal impacts to the surrounding tracts.

Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (512) 879-0477 or jkim@bgeinc.com.

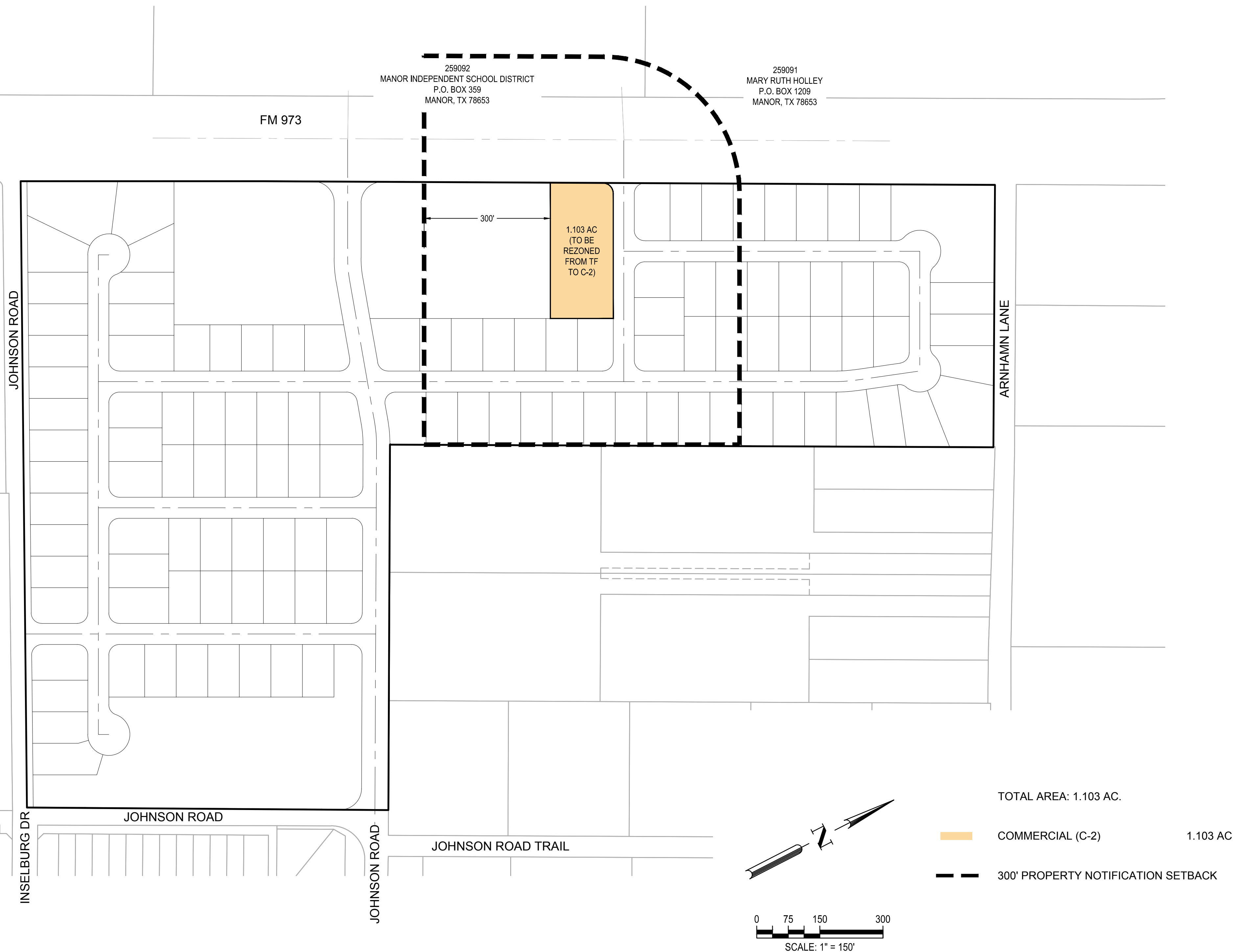
Sincerely,

A handwritten signature in blue ink, appearing to read "John Kim".

John Kim, P.E.
Project Manager, Land Development
BGE, Inc.
TBPE Firm #F-1046

PALOMINO

REZONING EXHIBIT





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

Applicant: ADM Group

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

This tract was previously rezoned to Light Industrial (IN-1) when Capitol Wright Distribution had proposed to locate on there. The school district has now purchased the property and intends to use it as a K-8 campus. This use would require an Institutional Large (I-2) designation.

Planning and Zoning Commission voted 4-1 to approve

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve a first reading of an ordinance rezoning 39.995 acres, more or less, out of the Greenbury Gates Survey No. 63 and being near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Light Industrial (IN-1) to Institutional Large (I-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT INDUSTRIAL (IN-1) TO INSTITUTIONAL LARGE (I-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Light Industrial (IN-1) to zoning district Institutional Large (I-2). The Property is accordingly hereby rezoned to Institutional Large (I-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____
2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:

Being a 40.00 acre tract out of the remaining portion of a called 116.14 acre tract described unto the Butler Family Partnership as Tract 1 in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T) situated in the Greenbury Gates Survey Number 63 and being more particularly described by metes and bounds as follows (bearings and distances cited herein are grid based on the Texas State Plane Coordinate System, Central Zone NAD 83):

BEGINNING at a found ½-inch iron rod with cap stamped Holt Carlson (N: 10,104,364.22, E: 3,179,164.02) on the West right-of-way (ROW) of F.M. 973 (variable width ROW) being the Southeast corner of a called 1.069 acre tract deed unto Julio C. Mireles in document number 2015111013 Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and the Northeast corner of this tract;

THENCE, South 27°43'38" West, with the West ROW of said F.M. 973, a distance of 963.40 feet to a found ½-inch iron rod with cap stamped R & P Surveying for the Southeast corner of this tract;

THENCE, North 62°02'58" West, departing the West ROW of said F.M. 973 and crossing said 116.14 acres, a distance of 1,803.25 feet to a found ½-inch iron rod with cap stamped R & P Surveying on the East line of said 116.14 acres same being the West line of a called XXX acre tract described in deed unto Travis XXX from whence a ½-inch iron rod at an angle point of the original 116.14 acres bears XXX;

THENCE, North 27°06'23" East, with the West line of said 116.14 acres same being the East line of said XXXX, a distance of 963.41 feet to a found ½-inch iron rod for the Northwest corner of said 116.14 acres and this tract;

THENCE, South 62°03'09" East, with the North line of said 116.14 acres a distance of 1,813.68 feet to the POINT OF BEGINNING containing 39.995 acres more or less.



adm group, inc.
2100 west 15th street
tempe, arizona 85281
480.285.3800

admgroupinc.com

July 9, 2021

Development Services Department
City of Manor
105 E. Eggleston Street
Manor, TX 78653

Re: Letter of Intent in support of Zoning Change

**Subj: Manor Independent School District
Greenbury Gates Survey #63, Manor, TX 78653**

The applicant is seeking to rezone the subject 40.00-acre parcel from **(IN-1) Light Industrial** to an **(I) Institutional** zoning district. The adjacent parcels are zoned **(C-2) Medium Commercial**, **(A) Agricultural**, **C-1 Light Commercial**, and **R-1 Single Family Residential**.

The existing property is currently vacant, and the zoning change is appropriate to allow construction of a new 120,000 square foot K-8 campus including school buildings, play fields, parking, and internal roadway circulation for Manor ISD.

Per the City of Manor Zoning map (attached), **(I) Institutional** is the appropriate zoning for the proposed development. All other Manor ISD facilities are zoned **(I) Institutional**. In addition, we have prepared a side-by-side comparison (attached) of the two districts to illustrate that the zoning change will not have a negative impact on the adjacent property owners.

Thank you for your consideration. Please do not hesitate to contact me with any questions.

Sincerely,

ADM Group, Inc.

A handwritten signature in black ink that reads "Jenifer Weskalnies".

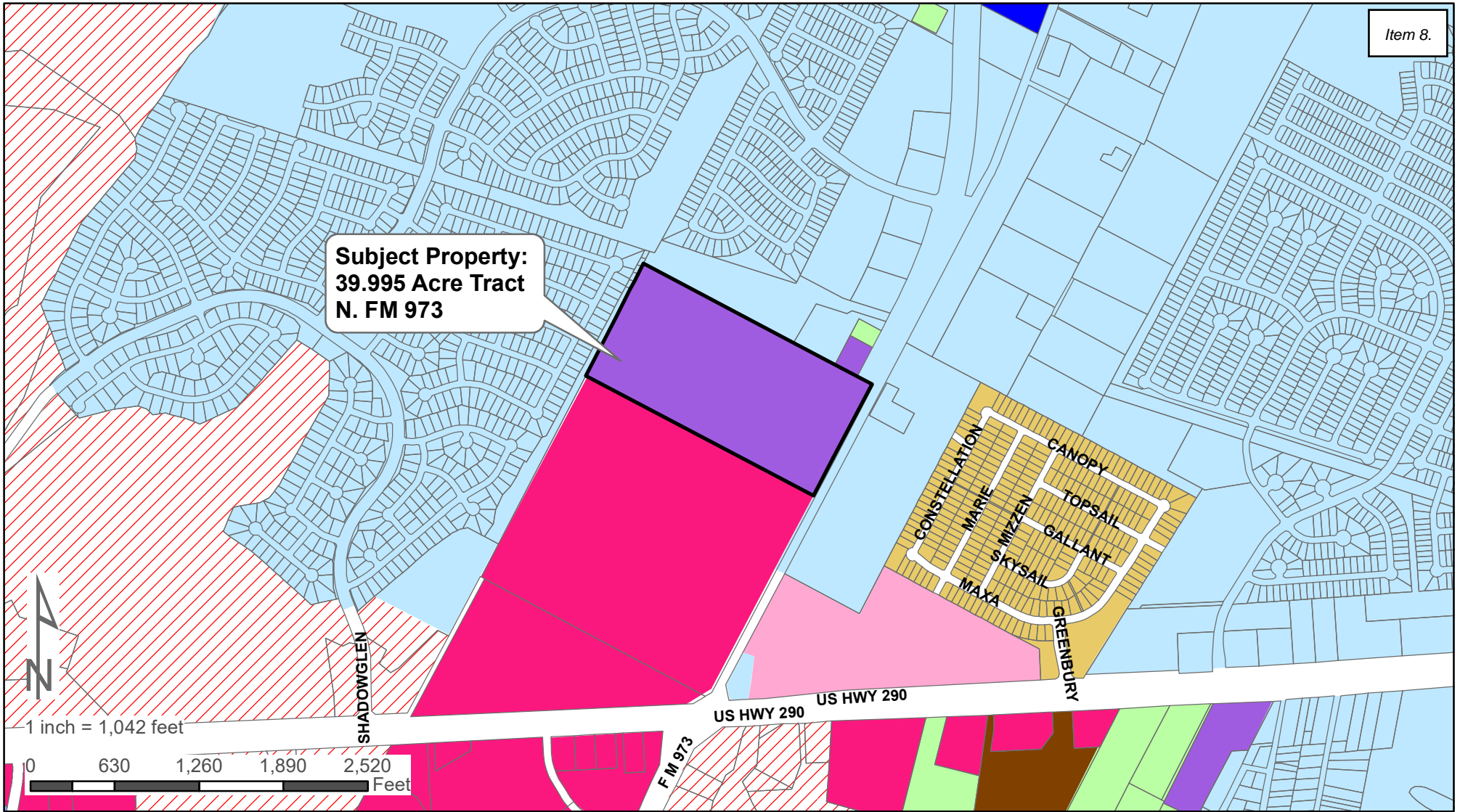
Jenifer Weskalnies
Director of Architecture

JW:jw

cc: Project File 7106-100

Attachments: City of Manor Zoning Map, Side-by-side zoning comparison

Subject Property:
39.995 Acre Tract
N. FM 973



Proposed Zoning:
I-2 Institutional Large

Current Zoning:
IN-1 Light Industrial

Zone			
	A - Agricultural		MH-1 - Manufactured Home
	SF-1 - Single Family Suburban		I-1 - Institutional Small
	SF-2 - Single Family Standard		I-2 - Institutional Large
	TF - Two Family		GO - General Office
	MF-1 - Multi-Family 15		C-1 - Light Commercial
	MF-2 - Multi-Family 25		C-2 - Medium Commercial
			C-3 - Heavy Commercial
			NB - Neighborhood Business
			DB - Downtown Business
			IN-1 - Light Industrial
			IN-2 - Heavy Industrial
			PUD - Planned Unit Development
			ET - Easement



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

Applicant: Claycomb Associates

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

The Senior High School tract was annexed in 2017 and zoned Agricultural as that is the default zoning after annexation if a permanent zoning category is not requested. The District is proposing various site improvements on the property and part of those improvements is having permanent zoning in place as well as platting the property.

Planning and Zoning Commission voted 5-0 to approve

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a first reading of an ordinance rezoning 75.37 acres, more or less, out of the Sumner Bacon Survey No. 62, and being located at 14832 N. FM 973, Manor, TX from Agricultural (A) to Institutional Large (I-2).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO INSTITUTIONAL LARGE (I-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Institutional Large (I-2). The Property is accordingly hereby rezoned to Institutional Large (I-2).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 18th day of August 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____
2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Address:
14832 N. FM 973, Manor, TX 78653

Property Legal Description:

Being 75.37 acres out of the Sumner Bacon Survey No. 62 in Travis County, Texas, being all of that tract called 80.145 acres in deed recorded in Volume 11558, Page 472, Real Property Records, Travis County, Texas, save and except a 1.50 acre tract survey simultaneously with this tract, and a tract called 3.266 acres in a deed to the State of Texas, recorded in Document No. 2000018956, Official Public Records, Travis County, Texas, as shown on accompanying survey plat, and the perimeter being more particularly described as follows:

Commencing for reference at a TXDOT Type II Monument found in the west line of F.M. 973 (R.O.W. varies).

THENCE, with the west line of F.M. 973, N 27°21'23" E, 1136.38' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4472”, at the northeast corner of the remainder of a tract called 55.152 acres in deed to Dennis Anderson, et ux, recorded in Document No. 2003165124, Official Public Records, Travis County, Texas, at the southwest corner of said State of Texas 3.266 acre tract, for the southeast corner and PLACE OF BEGINNING of this tract from said point a TXDOT Type II Monument found bears, N 27°21'23" E. 26.70',

THENCE, with the north line of the remainder of said 55.152 acre tract, the south line of the remainder of said 80.145 acre tract, the south line of a 20' wide access easement recorded in Volume 1273, Page 417, Deed Records, Travis County, Texas and the south line of this tract, N 62°08'38" W, 2241.77' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4772” in the north of a tract called 60.292 acres in deed to James T. Lutz, et us, recorded in Document No. 2004172226, Official Public Records, Travis County, Texas, for the southwest corner of the remainder of said 80.145 acre tract, the southwest corner of said 1.50 acre tract, the southeast corner of a tract called 39.4 acres in a deed to James T. Lutz, et ux, recorded in Volume 6944, Page 780, Deed Records, Travis County, Texas, bears N 62°08'38" W, 100.00'.

THENCE, through the interior of the remainder of said 80.145 acre tract, with the east and north lines of said 1.50 acre tract, and the west line of this tract, the following two courses:

- 1) N 27°49'11" E. 400.00' to a ½-inch iron pin set with plastic cap stamped “ARPENTEUR RPLS 4772”, for an angle point in the west line of this tract;
- 2) N 43°16'35" W, 622.30' to a ½-inch iron pipe found at an angle point in the north line of said 39.4 acre tract, at the northwest corner of said 1.50 acre tract, for an angle point in the west line of this tract, from said point, a ½-inch iron pin found at an angle point in the west line of said 1.50 acre tract bears, S 33°43'11" E, 555.95'.

ORDINANCE NO.**Page 4**

THENCE, with the north line of said 39.4 acre tract, the west line of said 8.145 acre tract, and the west line of this tract the following two courses:

- 1) N 62°31'16" W. 540.82' to a ½-inch iron pipe found at an interior ell [sic] corner in said 39.4 acre tract for an angle point in the west line of this tract;
- 2) N 27°52'41" E. 548.26', to a ½-inch iron pipe found in the south line of a tract called 40 acres in a deed to Kenneth and Joyce Sprinkles recorded in Volume 8947, Page 802, Real Property Records, Travis County, Texas, at the northwest corner of the remainder of said 80.145 acre tract, for the northwest corner of this tract.

THENCE, with the south line of said 40 acre tract, the south line of a tract called 94.133 acres in deed to Mary Ruth Holley recorded in Volume 4234, Page 732, Deed Records, Travis County, Texas, the north line of the remainder of said 80.145 acre tract, and the north line of this tract, S 62°32'36" E. 3361.37', to a ½-inch iron pin with TXDOT aluminum cap found in the west line of F.M. 973 at the southeast corner of the remainder of said Holley tract, the northwest corner of said 3.266 acre tract, for the northeast corner of this tract,

THENCE, with the west line of F.M. 973, the west line of said 3.266 acre tract and the east line of this tract, S 27°21'23" W. said course constitutes directional control for this survey, passing at 158.39', a TXDOT Type II Monument found, passing at 1142.72', a TXDOT Type II Monument found, in all, 1169.42', to the PLACE OF BEGINNING and containing 75.37 acres of land, more or less.



July 12, 2021

City of Manor
105 E Eggleston St
Manor, TX 78653
512.272.5555

Re: Rezoning Application for Manor ISD Senior High School Property ID 259092

The Manor ISD Senior High School Property (Property ID 259092) is currently zoned as A, agriculture. The property is incorrectly zoned as currently there is a high school located within the property boundaries that serves Manor ISD. Per correspondence with the City of Manor and district, the subject property listed above needs to be rezoned for Institutional Large (I-2).

Best regards,

A handwritten signature in black ink, appearing to read 'Cody Holt'.

Cody Holt
Claycomb Associates, Architects, Inc.

CC: Ryan Marcum, Director of Bonds and Construction – MISD

**Subject Property:
14832 N. FM 973**



1 inch = 1,500 feet

0 750 1,500 2,250 3,000 Feet



Proposed Zoning: I-2 Institutional Large

*Current Zoning:
A - Agricultural*

Zone

A - Agricultural	MH-1 - Manufactured Home	C-3 - Heavy Commercial
SF-1 - Single Family Suburban	I-1 - Institutional Small	NB - Neighborhood Business
SF-2 - Single Family Standard	I-2 - Institutional Large	DB - Downtown Business
TF - Two Family	GO - General Office	IN-1 - Light Industrial
MF-1 - Multi-Family 15	C-1 - Light Commercial	IN-2 - Heavy Industrial
MF-2 - Multi-Family 25	C-2 - Medium Commercial	PUD - Planned Unit Development
		Unincorporated
		ETC



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an ordinance rezoning 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

Applicant: CLGann, LC

Owner: LEKCAM Communications, LLC

BACKGROUND/SUMMARY:

This request was withdrawn at the request of the applicant.

Planning Commission voted 5-0 to accept withdrawal.

This property was rezoned in 2017 after it was annexed from Agricultural to C-2 Medium Commercial. This request to rezone the property to C-3 Heavy Commercial is primarily because C-3 permits General Outdoor Storage which is how their proposed business, a Contractor Shop, operates. There are nearby Light Industrial properties but those uses were existing prior to the 2017 annexations and the zoning was provided since the uses were already established. One of the main purposes for the 2017 annexations was to annex areas along FM 973 and US Hwy 290 to capture future commercial growth and sales taxes, which would be consistent with C-1 Light Commercial or C-2 Medium Commercial zoning. C-3 Heavy Commercial, while providing for the same sales tax generating uses as C-2 Medium Commercial also includes many light industrial uses; C-3 Heavy Commercial is the City's most permissive zoning category. Their proposed use as Contractor Shop is permitted in the current C-2 Medium Commercial but it has the most restrictions, mainly that the operations occur indoors without General Outdoor Storage.

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

- Withdrawal request
- Letter of Intent
- Rezoning Exhibit
- C-3 Uses

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council accept the withdrawal request for 1.004 acres, more or less, Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).

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

X

Scott Dunlop

From: Laura Gann <lgann@clgann.com>
Sent: Tuesday, August 10, 2021 9:14 AM
To: Mandy Miller; Lluvia Almaraz; Scott Dunlop
Cc: Clay Gann
Subject: RE: Planning and Zoning Commission Meeting on August 11, 2021.

Good Morning,
 LEKCAM Communications, LLC (owner) and CLGann, LLC (applicant), would like to withdraw the request to rezone Lot 2A, Block 1, Knoll-Lundgren Acres Lot 2 Revised Plat, and being located at 14409 N. FM 973, Manor, TX from Medium Commercial (C-2) to Heavy Commercial (C-3).
 Thank you,



Odxud#J dqg#
 FHR ##CLGANN, LLC#
 +845, #75509857##kws-22z z z 1foj dqg1frp #

From: Mandy Miller <mmiller@cityofmanor.org>
Sent: Tuesday, August 10, 2021 8:58 AM
To: Lluvia Almaraz <lalmaraz@cityofmanor.org>; Scott Dunlop <sdunlop@cityofmanor.org>; Mandy Miller <mmiller@cityofmanor.org>
Subject: Planning and Zoning Commission Meeting on August 11, 2021.

Good morning,

This is a courtesy email. The agenda for the P&Z Commission Regular Session scheduled for 6:30 p.m. on Wednesday, August 11, 2021, posted on Friday. You are listed as the applicant for one or more items for this meeting. For your convenience, I have attached a copy of the agenda. This meeting will be held in person. If you would like to complete a speaker card for any of the items on the agenda, you would need to attend this meeting.

Feel free to contact me with any questions you may have.

Thank you for your time,

Mandy Miller

Administrative Assistant



105 E. Eggleston St. | Manor, Texas 78653
 T. (512) 215-8116 | F. (512) 272-8636

ATTENTION ELECTED OFFICIALS: A "Reply All" of this e-mail could lead to violations of the Texas Open Meetings Act, please reply only to the sender.

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including

the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Please note that any correspondence sent to City staff or City officials may become a public record.

Item 10.

DISCLAIMER: This message and any attachments may contain legally privileged and/or confidential information. Any unauthorized disclosure, use or dissemination of this e-mail message or its contents, either in whole or in part, is prohibited. If you are not the intended recipient of this e-mail message, kindly notify the sender and then destroy it.

July 13, 2021

To: Scott Dunlop, Director of Development Services,
City of Manor
105 E. Eggleston Street
Manor, Texas 78653

RE: Letter of intent for Rezoning

Project Address: 14409 N FM 973, Manor, Texas 78653

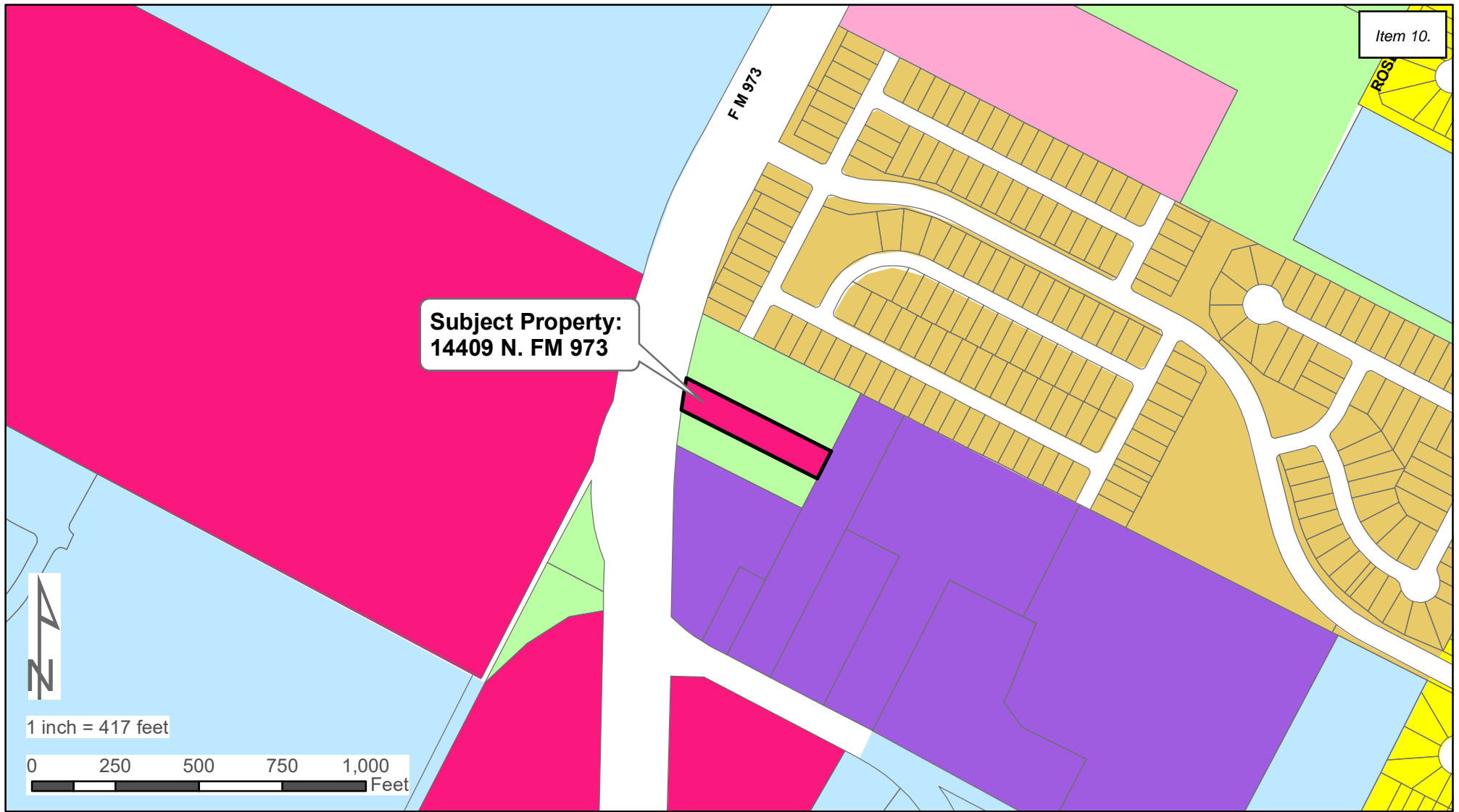
Legal Description: LOT 2A BLK 1 KROLL-LUNDGREN ACRES REVISED LOT 2

The property owner seeks to rezone the 1.004-acre lot located at 14409 N FM 973, Manor, TX 78653 from C-2 (Medium Commercial) to C-3 (Heavy Commercial). The current C-2 designation does not allow the applicant to park (store) his company vehicles while not in use. He would like to use the parcel as a place to park company vehicles and store equipment, such as spools of fiber optic cable for his communications cable installation business.

The property currently abuts an IN-1 zoned parcel along the back property line. On the southern property line, approximately 100 feet is separating another IN-1 zoned lot. Within these IN-1 properties, there are multiple vehicles, boats, materials, and shipping containers stored on site. This zoning change will not alter or negatively impact the character of the area in any way.

Respectfully Submitted,

Laura Gann
CLGann, LLC
512.422.6524



Proposed Zoning:
C-3 Heavy Commercial

Current Zoning:
C-2 Medium Commercial

Zone		MH-1 - Manufactured Home	C-3 - Heavy Commercial
A - Agricultural		I-1 - Institutional Small	NB - Neighborhood Business
SF-1 - Single Family Suburban		I-2 - Institutional Large	DB - Downtown Business
SF-2 - Single Family Standard		GO - General Office	IN-1 - Light Industrial
TF - Two Family		C-1 - Light Commercial	IN-2 - Heavy Industrial
MF-1 - Multi- Family 15		C-2 - Medium Commercial	PUD - Planned Development
MF-2 - Multi- Family 25			Un- De-
			ETC

(b) *Non-residential uses in non-residential and mixed-use zoning districts.*

Item 10.

EXPAND

Non-Residential Uses	Zoning Districts										
	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Adult day care		P	P					P	P		
Adult-oriented businesses									C/S	C/S	
Alcoholic beverage establishment					S	P	P	P	P		
Amusement (indoor)							C	C	C		
Amusement (outdoor)								C	C		
Antique shop					P	P	P	P	P		
Art studio or gallery		P	P		P	P	P	P	P	P	
Automobile repair (major)								C	C	C	C
Automobile repair (minor)							C	C	C	C	
Automobile sales and rental								C	C		
Automobile washing								C	C		

Brewery, micro								P	P	P	P
Brewery, regional									P	P	P
Brewpub						P	P	P	P		
Business support services					P	P	P	P	P		
Campground	S	S	S								
Cemetery	S	P	P								
Child care center (intermediate)		P	P	P	P	P	P	P	P		
Child care center (large)		P	P	P	P	P	P	P	P		
Club or lodge		P	P	P	P	P	P	P	P		
Commercial off-street parking						C	C	C	C		
Communication services or facilities				P			P	P	P	P	
Construction and equipment sales (Major)									P	P	
Construction and equipment sales (Minor)								P	P	P	

Construction services								C	C	C	C
Consumer repair services					P	P	P	P	P		
Contractor's shop									C	C	C
Data center				P					P	P	
Day camp	S	P	P								
Distillery, micro								P	P	P	P
Distillery, regional									P	P	P
Event center		P	P		C/S	C/S	C/S	P	P		
Financial services				C	C	C	C	C	C		
Financial services, alternative								C	C		
Florist					C	C	C	C	C		
Food court establishment								C/S	C/S	C/S	
Food preparation						C	C	C	C	C	C
Food sales					C	C	C	C	C		
Funeral services		C	C		C	C	C	C	C	C	C
Game room								C/S	C/S	C/S	

Gasoline station (full-service)								C	C		
Gasoline station (limited)					C/S		C/S	C	C		
General retail sales (convenience)				P	P	P	P	P	P		
General retail sales (general)					P	P	P	P	P		
Golf course/country club	S										
Governmental facilities	P	P	P	P	P	P	P	P	P	P	P
Hospital services		P	P	P							
Hotel					C/S	C	C	C	C		
Industrial use, light									P	P	
Industrial use, heavy											P
Kennel								C	C	C	
Laundry services								P	P	P	P
Laundry services (self)					P	P	P	P	P		
Liquor sales					P	P	P	P	P		

Medical clinic		P	P	P	P	P					
Metal recycling entity											C
Mini-storage warehouse								C	C	C	
Offices, government	P	P	P	P	P	P	P	P	P	P	P
Offices, medical		P	P	P	P	P					
Offices, professional		P	P	P	P	P					
Offices, showroom									P	P	
Offices, warehouse									C	C	C
Off-site accessory parking		P	P	P		P	P	P	P	P	P
Pawnshop								C/S	C/S	C/S	
Personal improvement services					P	P	P	P	P		
Personal services					P	P	P	P	P		
Printing and publishing				C	C	C	C	C	C		
Product development services (general)				P					P	P	

Product development services (hazard)											P
Recreational vehicle park								C/S	C/S		
Recreational vehicle sales, service, and rental								C	C	C	
Recycling operation (indoor)										P	P
Recycling operation (outdoor)											C
Religious assembly	P	P	P	P	P	P	P	P	P	P	P
Research services (general)				P					P	P	
Research services (hazard)											P
Restaurant				P	P	P	P	P	P		
Restaurant—Drive-in or drive-through							C	C	C		
School, boarding		P	P				P	P	P		
School, business or trade		P	P				P	P	P		

School, college or university		P	P					P	P		
School, private or parochial		P	P				P	P	P		
School, public		P	P				P	P	P		
Shooting range, indoor									P	P	
Smoke shop or tobacco store								P	P		
Theater							P	P	P		
Transportation terminal								C	C	C	C
Truck and trailer sales and rental								C	C	C	
Truck stop									P	P	
Utility services, major			C							C	C
Utility services, minor	P	P	P	P	P	P	P	P	P	P	P
Vehicle storage facility									C	C	
Veterinary services, large								C	C		

Veterinary services, small					C	C	C	C	C		
Wireless transmission facilities (WTF), attached	C	C	C	C	C/S	C/S	C	C	C	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S	C/S	C/S			C/S	C/S	C/S	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C	C	C	C/S	C/S	C	C	C	C	C
Zoo, private								P	P		



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Compass Rose Subdivision, one (1) lot on 13.189 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: FM 973 Building Hope, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers.

Subdivision plats are non-discretionary and normally are approved by P&Z. This plat was supposed to be on the P&Z agenda for 8/11 along with the Preliminary Plat but it was not. Rather than have the applicant wait until the next P&Z on 9/8 we've placed the item on this Council agenda for approval.

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

- Plat
- Engineer Comments
- Conformance Letter

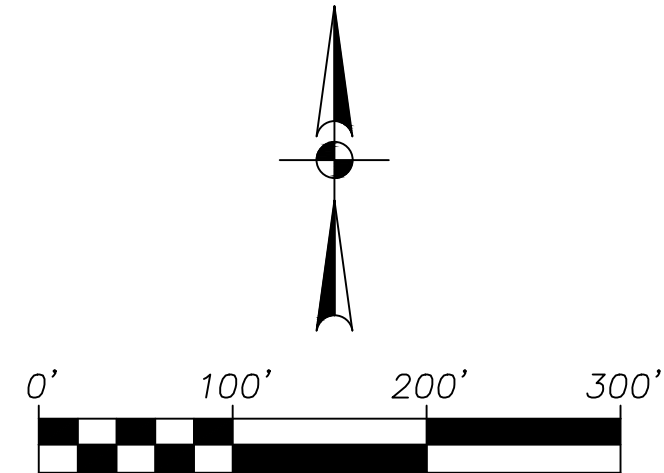
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council approve a Final Plat for the Compass Rose Subdivision, one (1) lot on 13.189 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

FINAL PLAT OF COMPASS ROSE ACADEMY

A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING ALL OF A CALLED 13.189 ACRE TRACT OF LAND CONVEYED TO FM 973 BUILDING HOPE, LLC IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS.



SCALE: 1"= 100'

LEGEND

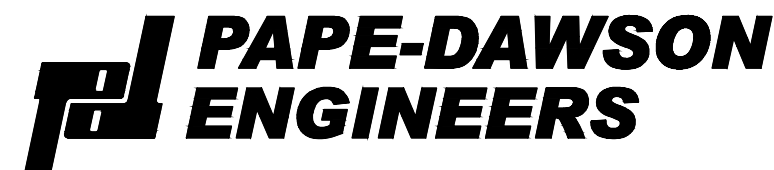
DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
VOL.	VOLUME
PG.	PAGE(S)
P.U.E.	PUBLIC UTILITY EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
●	FOUND IRON ROD (SIZE AND CAP TYPE AS NOTED)
○	SET 1/2" IRON ROD WITH YELLOW CAP
---	STAMPED "PAPE-DAWSON"
---	CITY LIMITS/ETJ

PLAT NOTES:

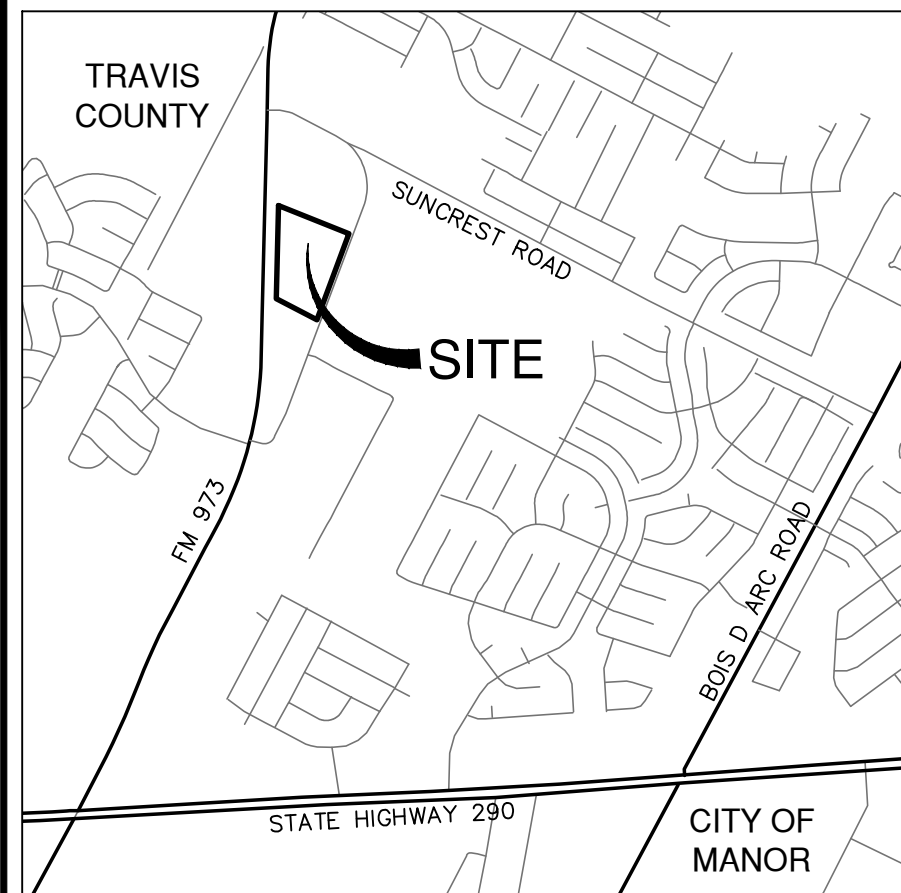
1. WATER AND WASTEWATER SYSTEMS SERVING HIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. ALL BUILDING SET-BACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
7. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 1ST DAY OF APRIL 2021.
8. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

DRAFT-FOR REVIEW ONLY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



LOCATION MAP

1" = 2000'

OWNER: F.M. 973 BUILDING HOPE LLC
910 17TH STREET NW #1100
WASHINGTON D.C. 2006

ACREAGE: 13.189 ACRES
LOTS ACREAGE: 13.189 ACRES

ENGINEER: KIMLEY-HORN
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
(812) 271-6300

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY.,
BUILDING 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: GREENBURY GATES SURVEY
SECTION NO. 63
ABSTRACT NO. 315

NUMBER OF BLOCKS: 1
INSTITUTIONAL LOTS: 1
TOTAL LOTS: 1

LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: APRIL 5, 2021

BEARINGS ARE BASED ON THE NORTH
AMERICAN DATUM OF 1983 NAD 83
(NA2011), EPOCH 2010.00, FROM THE
TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.999960001599936

BENCHMARK INFORMATION:

BENCHMARK 200
SET CHISELED SQUARE MARK AT THE
SOUTH END OF HEADWALL ON THE
WEST SIDE OF SUNCREST ROAD
GRID NORTHING: 10107803.4'
GRID EASTING: 3180847.5'
ELEVATION =560.01
NAVD 88 (GEOID03)
SCALE FACTOR: 0.99988

BENCHMARK 202
SET CHISELED SQUARE MARK AT
NORTH END OF CULVERT WEST OF F.M.
973
GRID NORTHING: 10106904.3'
GRID EASTING: 3179891.9'
ELEVATION =557.68
NAVD 88 (GEOID03)
SCALE FACTOR: 0.99988

THE REMNANT PORTION OF A
CALLED 52.312 ACRE TRACT
OWNER: TERRELL COMMERCIAL
INVESTMENTS, LP
DOC. NO. 2000046321 (O.P.R.)

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
A CALLED 9.173 ACRE TRACT
OWNER: STATE OF TEXAS
DOC. NO. 200222872 (O.P.R.)

A CALLED 32.950 ACRE
TRACT
(TRACT 8)
OWNER: TERRELL
COMMERCIAL
INVESTMENTS, LP
DOC. NO. 2020230923
(O.P.R.)

N: 10108119.9
E: 3180104.0

SET 1/2" I.R.(PD)

FD. I.R.(PROPERTY)

A CALLED 7.716 ACRE TRACT
OWNER: DELORES LEE HARRIS BROWN,
a/k/a/ DEE L. BROWN, INDIVIDUALLY
DOC. NO. 2020177326 (O.P.R.)

S68°14'23"E ~ 781.22'

APPROXIMATE
MANOR ETJ

BENCHMARK-200

N: 10107830.3
E: 3180829.5

FD. I.R.(PROPERTY)

APPROXIMATE
MANOR CITY
LIMITS

VARIABLE WIDTH
BLUEBONNET ELECTRICAL
EASEMENT
DOC. NO. _____
(O.P.R.)

LOT 1
13.189 ACRES
GREENBURY GATES SURVEY
SECTION NO. 63
ABSTRACT NO. 315

20' MANVILLE
WSC WATER EASEMENT
DOC. NO. _____
(O.P.R.)

APPROXIMATE
MANOR CITY
LIMITS

S20°10'09"W ~ 948.01'
SUNCREST ROAD
(PUBLIC RIGHT OF WAY
WIDTH UNKNOWN)

APPROXIMATE
MANOR ETJ

A CALLED 11.854 ACRE TRACT
OWNER: STEPHANIE WARD
DOC NO. 2019159005 (O.P.R.)

A CALLED 1.5 ACRE TRACT
OWNER: JEFFREY & PAM
MONTAGUE
VOL. 11776, PG. 569 (O.R.)

A CALLED 2.45 ACRE TRACT
OWNER: SALVADOR CASIANO
JARAMILLO
DOC. NO. 2013017795
(O.P.R.)

A CALLED 1.00 ACRE TRACT
OWNER: RUPERTO NUNEZ &
JULIA MARTINEZ
DOC. NO. 2010168181
(O.P.R.)

A REMNANT PORTION OF A
CALLED 15.000 ACRE TRACT
OWNER: CLIDE RAY NICHOLS
DOC. NO. 2000046322 (O.P.R.)

N: 10107161.4
E: 3180081.5

SET 1/2" I.R.(PD)

APPROXIMATE
MANOR ETJ

APPROXIMATE
MANOR CITY
LIMITS

N62°19'27"W ~ 475.60'

A REMNANT PORTION OF A
CALLED 15.000 ACRE TRACT
OWNER: CLIDE RAY NICHOLS
DOC. NO. 2000046322 (O.P.R.)

N: 10106940.6
E: 3180502.7

FD. I.R.(RPLS)

BENCHMARK-202

DATE OF PLAT PREPARATION: MARCH 31, 2021
DATE OF PLAT SUBMITTAL: APRIL 5, 2021

SHEET 1 OF 2

FINAL PLAT
OF
COMPASS ROSE ACADEMY

A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING ALL OF A CALLED 13.189 ACRE TRACT OF LAND CONVEYED TO FM 973 BUILDING HOPE, LLC IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JERRY ZAYETS, VICE PRESIDENT, BEING AUTHORIZED SIGNATORY OF F.M. 973 BUILDING HOPE LLC, AS OWNER OF A CALLED 13.189 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021111591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE GREENBURY GATES SURVEY, ABSTRACT NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS;

DOES HEREBY SUBDIVIDE 13.189 ACRES OF SAID TRACT OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;

COMPASS ROSE ACADEMY

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2021, A.D.

JERRY ZAYETS
VICE PRESIDENT OF REAL ESTATE DEVELOPMENT
FM 973 BUILDING HOPE, LLC.
910 17TH STREET NW #1100
WASHINGTON D.C. 20006

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION:

I, BRANDON HAMMANN, P.E., 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE TRACT IS WITHIN THE BOUNDARIES OF ZONE X (SHADED) AS DEPICTED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48453C0485J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

BRANDON HAMMANN
REGISTERED PROFESSIONAL ENGINEER NO. _____
KIMLEY-HORN
10814 JOLLYVILLE ROAD
AVALON IV, SUITE 200
AUSTIN, TX 78759

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, 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 ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 30, 2021

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY,
BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED _____ ATTEST _____

PHILIP TRYON, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS ON THIS THE _____ DAY OF _____, 20____.

APPROVED _____ ATTEST _____

HONORABLE DR. LARRY WALLACE JR. _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____
MAY OR THE CITY OF MANOR, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, April 30, 2021

becka brien
Kimley Horn
Jollyville Road Campus IV, suite 2
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1319-FP
Job Address: 30°21'53.6, manor, TX. 78653

Dear becca brien,

The first submittal of the Compass Rose Final Plat (*Final Plat*) submitted by Kimley Horn and received on June 03, 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. Per documentation submitted with the concept plan and preliminary plat, it is our understanding that the property being platted is still owned by IDEA. If this is not the case please provide documentation showing that the proposed lot has been purchased.
2. A tax certificate should be provided even if the property is exempt.
3. The final plat cannot be approved until the concept plan and preliminary plat are approved.
4. Identification and location of the proposed uses for all lots within the subdivision should be provided on the final plat.
5. Under the owner's signature block the project is listed as Building Hope but the plat calls the project Compass Rose Academy.
6. There are public utility easements shown to be located within the water and wastewater easement along FM 973. The easements should be dedicated easements for water and wastewater and not PUEs.
7. The dedicated easement for Manville Water Supply Corporation appears to be located within the electrical easement. Typically easements do not overlap. Have Manville and Bluebonnet Electric approved the proposed easements?
8. The location of building setback lines as required by the City's Zoning Ordinance should be shown on the final plat.

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

June 28, 2021

Jaeco Engineering Firm
1500 County Road 269
Leander, TX 78641

**RE: Compass Rose Manor
2021-P-1319-FP
30°21'53.6, Manor, TX. 78653
Preliminary Plat – 1st Plan Check**

To Whom It May Concern:

Please accept this *Comment Response Letter* in reply to Compass Rose Manor Final Plan Review, dated April 30, 2021, regarding the above referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon**.

Concept Plan

- 1. Per documentation submitted with the concept plan and preliminary plat, it is our understanding that the property being platted is still owned by IDEA. If this is not the case please provide documentation showing that the proposed lot has been purchased.*

Response: Proof of the ownership change to FM 973 Building Hope LLC has been included in our submittal

- 2. A tax certificate should be provided even if the property is exempt.*

Response: Tax certification has been attached to submittal

- 2. The final plat cannot be approved until the concept plan and preliminary plat are approved.*

Response: The concept plan has been approved on 5-27-2021 and working on achieving approval for the preliminary plat.

- 3. Identification and location of the proposed uses for all lots within the subdivision should be provided on the final plat.*

Response: The 1 lot on our project is being clearly shown on the plans.

- 4. Under the owner's signature block the project is listed as Building Hope but the plat calls the project Compass Rose Academy.*

Response: Owners signature block has been corrected to Compass Rose Academy.

5. *There are public utility easements shown to be located within the water and wastewater easement along FM 973. The easements should be dedicated easements for water and wastewater and not PUEs.*

Response: Easement has been corrected to indicate it is for water and wastewater instead of PUE's.

6. *The dedicated easement for Manville Water Supply Corporation appears to be located within the electrical easement. Typically easements no not overlap. Have Manville and Bluebonnet Electric approved the proposed easements?*

Response: Email sent to Pauline on 6-2 with email confirmation from Bluebonnet and Manville confirming the easement configurations.

7. *The location of building setback lines as required by the City's Zoning Ordinance should be shown on the final plat.*

Response: Plan note number 6 has been added to address setbacks, "All building setbacks lines shall be in accordance with the City of Manor current zoning ordinance."

End of Report.

Should you have any questions or additional comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, PE
Brandon.hammann@kimley-horn.com
(512) 271 6314



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 29, 2021

becka brien
Kimley Horn
Jollyville Road Campus IV, suite 2
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1319-FP
Job Address: 30°21'53.6, manor 78653

Dear becca brien,

We have conducted a review of the final plat for the above-referenced project, submitted by becca brien and received by our office on June 03, 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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Lydia Collins, Finance Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan.

BACKGROUND/SUMMARY:

The City Council previously approved the creation of the Rose Hill Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually. City staff worked with P3, the City's PID Administrator, in updating the SAP. The attached document serves as the SAP update, which also updates the assessment roll for 2021.

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

- Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan.

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



ROSE HILL PUBLIC IMPROVEMENT DISTRICT
AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN
August 18, 2021

INTRODUCTION

Capitalized terms used in this Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this Amended and Restated Service and Assessment Plan for all purposes.

The District was created pursuant to the PID Act, by Resolution No. 2003-15 (the “Original Creation Resolution”) of the City Council on June 25, 2003 to finance certain public improvement projects for the benefit of the property in the PID.

The Management Agreement between the City and Kevin McCright (“PID Manager”) was approved and effective June 26, 2003. The Management Agreement directed the management of the PID and the reimbursement obligations of PID.

On July 2, 2003, the City Council adopted Ordinance No. 226 (“Method of Assessment Ordinance”), which determined the method of assessing individual parcels within the District.

On July 16, 2003, the City Council adopted Ordinance No. 227 (“Original Assessment Ordinance”), which levied Assessments on property located within the District to finance the Authorized Improvements for the benefit of such property.

On February 28, 2006, the Manager sent the City the 2005 PID Management Report, which summarized the Assessment Roll for 2005.

On September 20, 2006, the City adopted Resolution No. 2006-14 (the “Amended Resolution”) which added a certain 53.17 acres of land to the PID and recalculated and established the Assessment against Lots located within the District.

On October 4, 2006, the City Council adopted Ordinance No. 311, which assessed cost services and improvements related to the District.

On November 1, 2006, the City Council adopted Ordinance No. 313, which closed public hearings and levied Assessments.

On October 21, 2009, the City adopted and approved Ordinance No. 378 which reassessed the payment of Assessments regarding the addition of land to the PID, including an Assessment Roll, and levied Assessments on property within the PID to finance the Authorized Improvements for the benefit of such property.

The Manager sent to the city the 2007-2019 PID Management Reports which summarized the Assessment Rolls for 2008-2020.

The City and the Owner entered into the PID Reimbursement Agreement, effective June 2, 2021.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section VIII**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section IX**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements.

The Assessment Roll for the District is included as **Exhibit A**.

SECTION I: DEFINITIONS

“Actual Costs” mean with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of an Owner, including : (1) the costs incurred by or on behalf of the Original Owner or Owner (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs incurred by or on behalf of the Original Owner or Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee of up to four percent (4%) of construction costs if managed by or on behalf of the owners or developers.

“Administrator” means the City or independent firm designated by the City who shall have the responsibilities provided in this Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

“Amended Resolution” means Resolution No. 2006-14 adopted by the City Council on September 20, 2006 which added a certain 53.17 acres of land to the PID and recalculated and established the Assessment against Lots located within the District.

“Amended and Restated Service and Assessment Plan” means this Rose Hill Public Improvement District Amended and Restated Service and Assessment Plan, approved by the City on August 18, 2021, as amended and updated from time to time.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the creation and operation of the District and the construction of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; and (6) investing or depositing Assessments and Annual Installments. After Assessments have been collected, these costs are deducted from the amount paid to the Owner.

“Annual Installment” means the annual installment payment on the Assessment as stated in the Amended Resolution which totals \$465 for all Lots in the District that have been issued a certificate of occupancy and \$100 for all Lots in the District which have not been issued a certificate of occupancy.

“Annual Service Plan Update” means an update to this Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on Assessed Property within the District, as shown on any Assessment Roll.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section IX**.

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Lot Type 2021 Assessment Roll, Lot Type 2020 Assessment Roll, the Lot Type 2019 Assessment Roll, the Lot Type 2018 Assessment Roll, the Lot Type 2017 Assessment Roll, the Lot Type 2016 Assessment Roll, the Lot Type 2015 Assessment Roll, the Lot Type 2014 Assessment Roll, the Lot Type 2013 Assessment Roll, the Lot Type 2012 Assessment Roll, the Lot Type 2011 Assessment Roll, the Lot Type 2010 Assessment Roll, the Lot Type 2009 Assessment Roll, the Lot Type 2008 Assessment Roll, the Lot Type 2007 Assessment Roll, and the Lot Type 100 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, or any Annual Service Plan Update.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, as described in **Section VII**.

“City” means the City of Manor, Texas.

“City Council” means the governing body of the City.

“County” means Travis County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means Rose Hill Public Improvement District located within the corporate limits of the City, and more specifically described in **Exhibit E** and depicted on **Exhibit F**.

“Lot” means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “Lot” in such subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. Lots that have not been issued a certificate of occupancy or Lots that have been issued a certificate of occupancy during a certain time period, etc.), as determined by the Administrator and confirmed by the City Council.

“Lot Type 100” means a Lot within the District that has been platted as of the acceptance date of this Amended and Restated Service and Assessment Plan but has not been issued a certificate of occupancy.

“Lot Type 2021” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2020 and before or on December 31, 2020. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2020” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2019 and before or on December 31, 2019. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2019” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2018 and before or on December 31, 2018. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2018” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2017 and before or on December 31, 2017. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2017” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2016 and before or on December 31, 2016. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2016” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2015 and before or on December 31, 2015. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2015” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2014 and before or on December 31, 2014. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2014” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2013 and before or on December 31, 2013. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2013” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2012 and before or on December 31, 2012. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2012” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2011 and before or on December 31, 2011. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2011” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2010 and before or on December 31, 2010. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2010” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2009 and before or on December 31, 2009. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2009” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2008 and before or on December 31, 2008. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2008” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2007 and before or on December 31, 2007. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Lot Type 2007” means a Lot within the District that was issued a certificate of occupancy on or after January 1, 2006 and before or on December 31, 2006. The Form of Homebuyer Disclosure is attached as **Exhibit C**.

“Management Agreement” means the agreement between the City and Kevin McCright (“PID Manager”) approved and effective June 26, 2003, and terminated March 18, 2020.

“Management Report” means the annual reports issued by the PID Manager prior to the approval of this Amended and Restated Service and Assessment Plan.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

“Owner” means Continental Homes of Texas, L.P., a Texas limited partnership, and its successors or assigns.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds description, or by Lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Manager” means the individual responsible for the issuance of annual Management Reports, collection of Annual Installments and all other actions related to the duties and responsibilities of the administration of the District as outlined in the Management Agreement.

“PID Reimbursement Agreement” means that certain “PID Reimbursement Agreement – Rose Hill PID” approved by Resolution No. 2021-15 effective on June 2, 2021, entered into by and between the City and Owner.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the delinquent scheduled Annual Installment.

“Prepayment Costs” means interest, and Annual Collection Costs to the date of Prepayment.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section VIII**.

SECTION II: THE DISTRICT AND PARCEL SUBDIVISION

The District includes approximately 196.236 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit E** and depicted on **Exhibit F**. The District is anticipated to be developed as 1204 single-family residential units.

Per the 2019 PID Management Report, the Parcels within the District were subdivided and recorded as described below.

Stonewater – Phase 1

The Final Plat of Stonewater Phase 1 was approved on December 21, 2004 and recorded on September 16, 2005 by Travis County consists of 228 residential Lots.

Stonewater – Phase 1A

Stonewater Phase 1A was accepted by the City on August 29, 2013 and consists of 79 residential Lots.

Stonewater – Phase 2

Stonewater Phase 2 was accepted by the City on July 6, 2016 and consists of a total of 115 residential Lots, including 10 residential Lots that were re-subdivided from Lot 132 Block H and accepted by the City on July 12, 2017.

Stonewater – Phase 3

Stonewater Phase 3 was accepted by the City on February 02, 2016 and consists of 62 residential Lots¹.

Stonewater – Phase 4

Stonewater Phase 4 was accepted by the City on May 13, 2015 and consists of 86 residential Lots.

Stonewater – Phase 5

Stonewater Phase 5 was accepted by the City on August 19, 2015 and consists of 89 residential Lots.

Stonewater – Phase 6

Stonewater Phase 6 was accepted by the City on January 5, 2015 and consists of 74 residential Lots.

Stonewater – Phase 7

Stonewater Phase 7 was accepted by the City on July 6, 2016 and consists of 41 residential Lots.

Stonewater – Phase 8

¹ Plat shows 63 lots but one lot was sold to a homeowners association as an easement tract.

Stonewater Phase 8 was accepted by the City on consists of a total of 73 residential Lots. Phase 8 was amended to subdivide 4 residential Lots from Lot(s) 105 through 108 Block Q, which was accepted by the city on January 24, 2018.

Stonewater North – Phase 1

Stonewater North Phase 1 was accepted by the City on November 14, 2018 and consists of 93 residential Lots.

Stonewater North – Phase 2

Stonewater North Phase 2 was accepted by the City on March 11, 2020 and consists of 162 residential Lots.

Stonewater North – Phase 3

Stonewater North Phase 3 was accepted by the City on March 13, 2019 and consists of 102 residential Lots.

SECTION III: OUTSTANDING ASSESSMENTS

The District has an outstanding Assessment of \$7,263,912.46 on 1,101 Lots currently categorized as Lot Type 2007 through Lot Type 2021 and does not include the annual Assessment of \$100.00 on Lot Type 100 Lots or future Lot Types.

SECTION IV: ANNUAL INSTALLMENTS DUE 1/31/2022

Lots with Certificates of Occupancy

- The Annual Installment for Lots that have been issued a Certificate of Occupancy on or before December 31, 2020 including Lot Type 2007 Lots through Lot Type 2021 Lots shall include interest on the unpaid principal amount of the Assessment at a rate of 5.00% per annum, simple interest. The total Annual Installment due January 31, 2022, for Lots with Certificate of Occupancy, is \$ \$472,905.00.

Lots without Certificates of Occupancy

- Lots that have not been issued a Certificate of Occupancy on or before December 31, 2021 including Lot Type 100 Lots will be charged an annual Assessment of \$100. The total Annual Installment due January 31, 2022, for Lots without Certificate of Occupancy, is \$8,300.00.

Due January 31, 2022		
Lots with Certificate of Occupancy		
Principal		\$ 148,769.38
Interest		\$ 363,195.62
Subtotal	1	\$ 511,965.00
Lots without Certificate of Occupancy		
Annual Lot Assessment		\$ 100.00
# Units		84
Subtotal	2	\$ 8,400.00
Total	1+2	\$ 520,365.00 ⁽¹⁾

Notes:

⁽¹⁾ Annual Collection Costs are deducted prior to payment to the Owner

SECTION V: PREPAYMENT OF ASSESSMENTS IN FULL

Prepayments in Full					
Count	Property ID	Address	Legal Description	Prepayment Amount	Prepayment Date
1	710445	12322 Jamie Dr	Phase 1 Block L Lot 25	\$ 7,370.45	8/22/2013
2	710472	12313 Jamie Dr	Phase 1 Block H Lot 78	\$ 7,706.90	4/23/2018
3	710526	14406 Pebble Run Path	Phase 1 Block H Lot 16	\$ 2,765.92	2/22/2017
4	710540	14300 Pebble Run Path	Phase 1 Block H Lot 3	\$ 6,207.19	1/10/2015
5	710564	12416 Stoneridge Gap Ln	Phase 1 Block I Lot 50	\$ 8,847.26	2/28/2018
6	710605	12317 Stoneridge Gap Ln	Phase 1 Block E Lot 10	\$ 6,628.32	1/31/2018
7	710623	12400 Waterford Run Way	Phase 1 Block E Lot 28	\$ 7,093.32	10/9/2018
8	710662	12410 Jamie Dr	Phase 1 Block L Lot 17	\$ 6,354.47	1/10/2015
9	710670	14505 Joy Lee Ln	Phase 1 Block N Lot 38	\$ 7,720.24	9/15/2017
10	710685	14413 Joy Lee Ln	Phase 1 Block I Lot 2	\$ 6,333.03	5/27/2016
11	842774	12406 Walter Vaughn Dr	Phase 1A Block N Lot 4	\$ 7,419.80	5/31/2018
12	858197	12119 Walter Vaughn Dr	Phase 6 Block K Lot 80	\$ 6,755.54	5/20/2019
13	866150	14506 Almodine Rd	Phase 4 Block G Lot 37	\$ 7,710.08	8/28/2019
14	866179	14514 Callan Crt	Phase 4 Block H Lot 113	\$ 7,104.67	9/20/2019
15	888845	12104 Greywacke Dr	Phase 3 Block C Lot 23	\$ 7,305.28	7/22/2018
16	922613	14914 Shalestone Way	Phase N3 Block V Lot 25	\$ 7,102.00	7/22/2020
17	710598	12303 Stoneridge Gap Ln	Phase 1 Block E Lot 3	\$ 5,896.53	1/5/2021
18	884174	14437 Estuary Rd	Phase 5 Block C Lot 31	\$ 6,539.70	1/12/2021
19	888837	12203 Stoneridge Gap Ln	Phase 3 Block D Lot 9	\$ 6,515.82	4/19/2021

SECTION VI: PARTIAL PREPAYMENT OF ASSESSMENTS

There have been no partial prepayments of Assessments in the District

SECTION VII: AUTHORIZED IMPROVEMENTS

On March 18, 2021, the City approved Actual Costs of the Authorized Improvements through December 31, 2019, in the sum of \$35,769,202, as included in the 2019 Management Report and shown below. This amount exceeds the total outstanding Assessment and any interest to be paid to the Owner pursuant to the Reimbursement Agreement. The City has accepted the plats as described in Section II which serve as City acceptance of the Authorized Improvements for each completed phase within the District.

ROSE HILL PUBLIC IMPROVEMENT DISTRICT
Five Year Plan of Service and Budget
(All Phases--1,1A,2,3,4,5,6,7,8,N1,N2,N3)
for the Period January 1, 2020 Through December 31, 2024

	Cumulative to December 31, 2018	Actual 2019	Cumulative to December 31, 2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected Cumulative To 12/31/2024
Beginning Fund Balance	\$0		\$0	\$356,387	\$279,433	\$369,229	\$375,843	\$372,957	\$0
FUNDS GENERATED									
Developer Construction Advances	\$27,980,820	\$7,788,382	\$35,769,202	\$1,742,377	\$263,151	\$0	\$0	\$0	\$37,774,731
Developer Cash Advances	\$4,540	\$0	\$4,540	\$0	\$0	\$0	\$0	\$0	\$4,540
Assessments Billed	\$1,530,205	\$426,211	\$1,956,416	\$425,725	\$511,750	\$570,340	\$594,055	\$547,215	\$4,605,501
Assessments Collected	\$1,240,023	\$500,436	\$1,740,458	\$425,486	\$596,736	\$594,055	\$594,055	\$594,055	\$4,544,846
Other Income	\$669	\$0	\$669	\$0	\$0	\$0	\$0	\$0	\$669
TOTAL FUNDS GENERATED	\$29,226,051	\$8,288,817	\$37,514,868	\$2,167,864	\$859,887	\$594,055	\$594,055	\$594,055	\$42,324,784
FUNDS USED									
Administrative Costs (Funded by PID)									
Administration Costs - City	\$140	\$0	\$140	\$0	\$0	\$0	\$0	\$0	\$140
Management Services	\$44,500	\$8,000	\$52,500	\$4,214	\$4,214	\$4,214	\$4,214	\$4,214	\$73,570
Other	\$90,298	\$6,141	\$96,439	\$23,227	\$22,727	\$23,227	\$22,727	\$23,227	\$211,572
Subtotal-Administrative Costs	\$134,938	\$14,141	\$149,079	\$27,441	\$26,941	\$27,441	\$26,941	\$27,441	\$285,282
Costs of District Improvements (Funded by Developer) *									
Water Distribution	\$2,465,834	\$629,263	\$3,095,097	\$39,164	\$0	\$0	\$0	\$0	\$3,134,261
Wastewater Collection	\$2,739,571	\$639,950	\$3,379,521	\$87,534	\$0	\$0	\$0	\$0	\$3,467,055
Public Roadways	\$6,356,941	\$1,966,868	\$8,323,810	\$88,953	\$0	\$0	\$0	\$0	\$8,412,763
Drainage Improvements	\$2,426,635	\$2,092,245	\$4,518,880	\$169,292	\$0	\$0	\$0	\$0	\$4,688,172
Common Area Improvements	\$5,621,922	\$518,005	\$6,139,927	\$789,453	\$263,151	\$0	\$0	\$0	\$7,192,531
Other Utilities	\$2,821,580	\$593,258	\$3,414,838	\$388,057	\$0	\$0	\$0	\$0	\$3,802,895
Other	\$5,548,337	\$1,348,792	\$6,897,129	\$179,924	\$0	\$0	\$0	\$0	\$7,077,053
Subtotal-District Improvements	\$27,980,820	\$7,788,382	\$35,769,202	\$1,742,377	\$263,151	\$0	\$0	\$0	\$37,774,731
Developer Distributed Assessments	\$960,660	\$275,000	\$1,235,660	\$475,000	\$480,000	\$560,000	\$570,000	\$570,000	\$3,890,660
Repay Cash Advance from Developer	\$4,540	\$0	\$4,540	\$0					\$4,540
Total Funds Used	\$29,080,958	\$8,077,523	\$37,158,481	\$2,244,818	\$770,092	\$587,441	\$596,941	\$597,441	\$41,955,213
Ending Fund Balance	\$145,093	\$211,295	\$356,387	\$279,433	\$369,229	\$375,843	\$372,957	\$369,572	\$369,572

SECTION VIII: SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Annual Installments Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Lots with Certificates of Occupancy						
Principal		\$ 148,769.38	\$ 156,207.85	\$ 164,018.24	\$ 172,219.15	\$ 180,830.11
Interest		\$ 363,195.62	\$ 355,757.15	\$ 347,946.76	\$ 339,745.85	\$ 331,134.89
1		\$ 511,965.00	\$ 511,965.00	\$ 511,965.00	\$ 511,965.00	\$ 511,965.00
Lots without a Certificate of Occupancy						
Annual Installment	2	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00	\$ 8,400.00
Total	3=1+2	\$ 520,365.00	\$ 520,365.00	\$ 520,365.00	\$ 520,365.00	\$ 520,365.00

Note: Installments due 1/31/2023-2026 assume no new certificates of occupancy have been issued, these amount will be updated in the next Annual Service Plan Update

SECTION IX: ASSESSMENT PLAN

The Assessment of \$7,102.00 for each Lot Type excluding Lot Type 100 shall be amortized over a 30 year period and shall include interest on the unpaid principal amount of the Assessment at a rate of 5.00% per annum, simple interest. Lot Type 100 shall have an annual Assessment of \$100.00.

The District currently has multiple Lot Types each with matching Annual Installment schedules, but different start dates depending on Lot Type. Please see the projected Annual Installment schedule on **Exhibit B**. The owner of the Assessed Property may contact the Administrator for the projected Annual Installments by Lot Type.

SECTION X: TERMS OF THE ASSESSEMENT

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest to the date of Prepayment: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4)

the City shall provide the owner with a recordable Notice of Assessment Termination, a form of which is attached as **Exhibit D**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the Prepayment made.

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit B** shows the projected Annual Installments. The owner of the Assessed Property may contact the Administrator for the projected Annual Installments by Lot Type. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the Annual Installments as they become due and payable.

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year.

SECTION XI: ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

SECTION XII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council may take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Amended and Restated Service and Assessment Plan. Interpretations of this Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBIT A: ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710437	02457201010000	Non-Benefitted Property	\$ -	\$ -
710438	02457201020000	Lot Type 2015	\$6,354.47	\$465.00
710439	02457201030000	Lot Type 2015	\$6,354.47	\$465.00
710440	02457201040000	Lot Type 2015	\$6,354.47	\$465.00
710441	02457201050000	Lot Type 2015	\$6,354.47	\$465.00
710442	02457202010000	Lot Type 2008	\$5,155.34	\$465.00
710443	02457202020000	Lot Type 2008	\$5,155.34	\$465.00
710444	02457202030000	Lot Type 2008	\$5,155.34	\$465.00
710445	02457202040000	Prepaid	\$ -	\$ -
710446	02457202050000	Lot Type 2008	\$5,155.34	\$465.00
710447	02457202060000	Lot Type 2009	\$5,352.71	\$465.00
710448	02457202070000	Non-Benefitted Property	\$ -	\$ -
710450	02457204010000	Non-Benefitted Property	\$ -	\$ -
710451	02457204020000	Lot Type 2009	\$5,352.71	\$465.00
710452	02457204030000	Lot Type 2009	\$5,352.71	\$465.00
710453	02457204040000	Lot Type 2008	\$5,155.34	\$465.00
710454	02457204050000	Lot Type 2008	\$5,155.34	\$465.00
710455	02457204060000	Lot Type 2009	\$5,352.71	\$465.00
710456	02457204070000	Lot Type 2008	\$5,155.34	\$465.00
710457	02457204080000	Lot Type 2009	\$5,352.71	\$465.00
710458	02457204090000	Lot Type 2009	\$5,352.71	\$465.00
710459	02457204100000	Lot Type 2008	\$5,155.34	\$465.00
710460	02457204110000	Lot Type 2008	\$5,155.34	\$465.00
710461	02457204120000	Lot Type 2009	\$5,352.71	\$465.00
710462	02457204130000	Lot Type 2009	\$5,352.71	\$465.00
710463	02457204140000	Lot Type 2008	\$5,155.34	\$465.00
710464	02457204150000	Lot Type 2008	\$5,155.34	\$465.00
710465	02457204160000	Lot Type 2008	\$5,155.34	\$465.00
710467	02457204170000	Lot Type 2008	\$5,155.34	\$465.00
710468	02457204180000	Lot Type 2008	\$5,155.34	\$465.00
710469	02457203010000	Lot Type 2015	\$6,354.47	\$465.00
710470	02457203020000	Lot Type 2015	\$6,354.47	\$465.00
710471	02457203030000	Lot Type 2012	\$5,890.18	\$465.00
710472	02457203040000	Prepaid	\$ -	\$ -
710473	02457203050000	Lot Type 2012	\$5,890.18	\$465.00
710474	02457203060000	Lot Type 2012	\$5,890.18	\$465.00
710475	02457203070000	Lot Type 2010	\$5,540.67	\$465.00
710477	02457203080000	Lot Type 2009	\$5,352.71	\$465.00
710478	02457203090000	Lot Type 2008	\$5,155.34	\$465.00
710479	02457203100000	Lot Type 2009	\$5,352.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710480	02457203110000	Lot Type 2009	\$5,352.71	\$465.00
710481	02457203120000	Lot Type 2009	\$5,352.71	\$465.00
710482	02457203130000	Lot Type 2009	\$5,352.71	\$465.00
710483	02457203140000	Lot Type 2009	\$5,352.71	\$465.00
710484	02457203150000	Lot Type 2009	\$5,352.71	\$465.00
710485	02457203160000	Lot Type 2009	\$5,352.71	\$465.00
710486	02457203170000	Lot Type 2015	\$6,354.47	\$465.00
710487	02457203180000	Lot Type 2009	\$5,352.71	\$465.00
710488	02457203190000	Lot Type 2009	\$5,352.71	\$465.00
710489	02457203200000	Lot Type 2009	\$5,352.71	\$465.00
710490	02457203210000	Lot Type 2009	\$5,352.71	\$465.00
710491	02457203220000	Lot Type 2010	\$5,540.67	\$465.00
710492	02457203230000	Lot Type 2009	\$5,352.71	\$465.00
710493	02457203240000	Lot Type 2009	\$5,352.71	\$465.00
710494	02457203250000	Lot Type 2009	\$5,352.71	\$465.00
710495	02457203260000	Lot Type 2010	\$5,540.67	\$465.00
710496	02457203270000	Lot Type 2010	\$5,540.67	\$465.00
710497	02457203280000	Lot Type 2009	\$5,352.71	\$465.00
710499	02457203290000	Lot Type 2008	\$5,155.34	\$465.00
710500	02457203300000	Lot Type 2009	\$5,352.71	\$465.00
710501	02457203310000	Lot Type 2007	\$4,948.11	\$465.00
710502	02457203320000	Lot Type 2009	\$5,352.71	\$465.00
710503	02457203330000	Lot Type 2009	\$5,352.71	\$465.00
710504	02457203340000	Lot Type 2008	\$5,155.34	\$465.00
710505	02457203350000	Non-Benefitted Property	\$ -	\$ -
710506	02457203360000	Lot Type 2008	\$5,155.34	\$465.00
710507	02457203370000	Lot Type 2009	\$5,352.71	\$465.00
710508	02457203380000	Lot Type 2009	\$5,352.71	\$465.00
710509	02457203390000	Lot Type 2008	\$5,155.34	\$465.00
710510	02457203400000	Lot Type 2009	\$5,352.71	\$465.00
710511	02457203410000	Lot Type 2009	\$5,352.71	\$465.00
710512	02457203420000	Lot Type 2008	\$5,155.34	\$465.00
710513	02457203430000	Lot Type 2012	\$5,890.18	\$465.00
710514	02457203440000	Lot Type 2008	\$5,155.34	\$465.00
710515	02457203450000	Lot Type 2009	\$5,352.71	\$465.00
710516	02457203460000	Lot Type 2009	\$5,352.71	\$465.00
710517	02457203470000	Lot Type 2008	\$5,155.34	\$465.00
710518	02457203480000	Lot Type 2009	\$5,352.71	\$465.00
710519	02457203490000	Lot Type 2009	\$5,352.71	\$465.00
710520	02457203500000	Lot Type 2009	\$5,352.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710521	02457203510000	Lot Type 2008	\$5,155.34	\$465.00
710522	02457203520000	Lot Type 2008	\$5,155.34	\$465.00
710523	02457203530000	Lot Type 2009	\$5,352.71	\$465.00
710524	02457203540000	Lot Type 2010	\$5,540.67	\$465.00
710525	02457203550000	Lot Type 2012	\$5,890.18	\$465.00
710526	02457203560000	Prepaid	\$ -	\$ -
710527	02457203570000	Lot Type 2009	\$5,352.71	\$465.00
710528	02457203580000	Lot Type 2008	\$5,155.34	\$465.00
710529	02457203590000	Lot Type 2009	\$5,352.71	\$465.00
710530	02457203600000	Non-Benefitted Property	\$ -	\$ -
710531	02457203610000	Lot Type 2008	\$5,155.34	\$465.00
710532	02457203620000	Lot Type 2009	\$5,352.71	\$465.00
710533	02457203630000	Lot Type 2011	\$5,719.69	\$465.00
710534	02457203640000	Lot Type 2007	\$4,948.11	\$465.00
710535	02457203650000	Lot Type 2012	\$5,890.18	\$465.00
710536	02457203660000	Lot Type 2007	\$4,948.11	\$465.00
710537	02457203670000	Lot Type 2008	\$5,155.34	\$465.00
710538	02457203680000	Lot Type 2008	\$5,155.34	\$465.00
710539	02457203690000	Non-Benefitted Property	\$ -	\$ -
710540	02437201010000	Prepaid	\$ -	\$ -
710541	02437201020000	Non-Benefitted Property	\$ -	\$ -
710542	02437202010000	Lot Type 2010	\$5,540.67	\$465.00
710543	02437202020000	Lot Type 2014	\$6,207.19	\$465.00
710544	02437202030000	Lot Type 2015	\$6,354.47	\$465.00
710545	02437202040000	Lot Type 2014	\$6,207.19	\$465.00
710546	02437202050000	Lot Type 2009	\$5,352.71	\$465.00
710547	02437202060000	Non-Benefitted Property	\$ -	\$ -
710548	02437202070000	Lot Type 2007	\$4,948.11	\$465.00
710549	02437202080000	Lot Type 2007	\$4,948.11	\$465.00
710550	02437202090000	Lot Type 2009	\$5,352.71	\$465.00
710551	02437202100000	Lot Type 2009	\$5,352.71	\$465.00
710552	02437205010000	Non-Benefitted Property	\$ -	\$ -
710553	02437205020000	Lot Type 2015	\$6,354.47	\$465.00
710554	02437205030000	Lot Type 2015	\$6,354.47	\$465.00
710555	02437205040000	Lot Type 2015	\$6,354.47	\$465.00
710556	02437205050000	Lot Type 2015	\$6,354.47	\$465.00
710557	02437205060000	Lot Type 2015	\$6,354.47	\$465.00
710558	02437205070000	Lot Type 2015	\$6,354.47	\$465.00
710559	02437205080000	Lot Type 2015	\$6,354.47	\$465.00
710560	02437205090000	Lot Type 2016	\$6,494.73	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710561	02437205100000	Lot Type 2016	\$6,494.73	\$465.00
710562	02437205110000	Lot Type 2016	\$6,494.73	\$465.00
710563	02437205120000	Lot Type 2012	\$5,890.18	\$465.00
710564	02437205130000	Prepaid	\$ -	\$ -
710565	02437205140000	Lot Type 2010	\$5,540.67	\$465.00
710566	02437205150000	Lot Type 2009	\$5,352.71	\$465.00
710567	02437205160000	Lot Type 2009	\$5,352.71	\$465.00
710568	02437205170000	Lot Type 2010	\$5,540.67	\$465.00
710569	02437205180000	Lot Type 2010	\$5,540.67	\$465.00
710570	02437205190000	Lot Type 2009	\$5,352.71	\$465.00
710571	02437205200000	Non-Benefitted Property	\$ -	\$ -
710573	02437205210000	Lot Type 2009	\$5,352.71	\$465.00
710574	02437205220000	Lot Type 2009	\$5,352.71	\$465.00
710575	02437205230000	Lot Type 2009	\$5,352.71	\$465.00
710576	02437205240000	Lot Type 2009	\$5,352.71	\$465.00
710577	02437205250000	Lot Type 2009	\$5,352.71	\$465.00
710578	02437205260000	Lot Type 2009	\$5,352.71	\$465.00
710579	02437205270000	Lot Type 2009	\$5,352.71	\$465.00
710580	02437205280000	Lot Type 2009	\$5,352.71	\$465.00
710581	02437203010000	Lot Type 2015	\$6,354.47	\$465.00
710582	02437203020000	Lot Type 2015	\$6,354.47	\$465.00
710583	02437203030000	Lot Type 2015	\$6,354.47	\$465.00
710584	02437203040000	Lot Type 2015	\$6,354.47	\$465.00
710585	02437203050000	Lot Type 2015	\$6,354.47	\$465.00
710586	02437203060000	Lot Type 2015	\$6,354.47	\$465.00
710587	02437203070000	Non-Benefitted Property	\$ -	\$ -
710588	02437203080000	Lot Type 2017	\$6,628.32	\$465.00
710589	02437203090000	Lot Type 2015	\$6,354.47	\$465.00
710590	02437203100000	Lot Type 2017	\$6,628.32	\$465.00
710591	02437203110000	Lot Type 2015	\$6,354.47	\$465.00
710592	02437203120000	Lot Type 2015	\$6,354.47	\$465.00
710593	02437203130000	Lot Type 2015	\$6,354.47	\$465.00
710594	02437203140000	Lot Type 2015	\$6,354.47	\$465.00
710595	02437203150000	Lot Type 2015	\$6,354.47	\$465.00
710596	02437204010000	Non-Benefitted Property	\$ -	\$ -
710597	02437204020000	Lot Type 2015	\$6,354.47	\$465.00
710598	02437204030000	Prepaid	\$ -	\$ -
710599	02437204040000	Lot Type 2014	\$6,207.19	\$465.00
710600	02437204050000	Lot Type 2014	\$6,207.19	\$465.00
710601	02437204060000	Lot Type 2014	\$6,207.19	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710602	02437204070000	Lot Type 2014	\$6,207.19	\$465.00
710603	02437204080000	Lot Type 2014	\$6,207.19	\$465.00
710604	02437204090000	Lot Type 2014	\$6,207.19	\$465.00
710605	02437204100000	Prepaid	\$ -	\$ -
710606	02437204110000	Lot Type 2014	\$6,207.19	\$465.00
710607	02437204120000	Lot Type 2014	\$6,207.19	\$465.00
710608	02437204130000	Lot Type 2014	\$6,207.19	\$465.00
710609	02437204140000	Lot Type 2011	\$5,719.69	\$465.00
710610	02437204150000	Lot Type 2014	\$6,207.19	\$465.00
710611	02437204160000	Lot Type 2013	\$6,052.55	\$465.00
710612	02437204170000	Lot Type 2012	\$5,890.18	\$465.00
710613	02437204180000	Lot Type 2015	\$6,354.47	\$465.00
710614	02437204190000	Non-Benefitted Property	\$ -	\$ -
710615	02437204200000	Lot Type 2015	\$6,354.47	\$465.00
710616	02437204210000	Lot Type 2014	\$6,207.19	\$465.00
710617	02437204220000	Lot Type 2014	\$6,207.19	\$465.00
710618	02437204230000	Lot Type 2014	\$6,207.19	\$465.00
710619	02437204240000	Lot Type 2013	\$6,052.55	\$465.00
710620	02437204250000	Lot Type 2014	\$6,207.19	\$465.00
710621	02437204260000	Lot Type 2014	\$6,207.19	\$465.00
710622	02437204270000	Lot Type 2014	\$6,207.19	\$465.00
710623	02437204280000	Prepaid	\$ -	\$ -
710624	02437204290000	Lot Type 2014	\$6,207.19	\$465.00
710625	02437204300000	Lot Type 2014	\$6,207.19	\$465.00
710626	02437204310000	Lot Type 2014	\$6,207.19	\$465.00
710627	02437204320000	Lot Type 2014	\$6,207.19	\$465.00
710628	02437204330000	Lot Type 2014	\$6,207.19	\$465.00
710629	02437204340000	Lot Type 2007	\$4,948.11	\$465.00
710630	02437204350000	Lot Type 2007	\$4,948.11	\$465.00
710631	02437204360000	Lot Type 2015	\$6,354.47	\$465.00
710632	02437206010000	Lot Type 2015	\$6,354.47	\$465.00
710633	02437206020000	Lot Type 2015	\$6,354.47	\$465.00
710634	02437206030000	Lot Type 2015	\$6,354.47	\$465.00
710635	02437206040000	Lot Type 2015	\$6,354.47	\$465.00
710636	02437206050000	Lot Type 2015	\$6,354.47	\$465.00
710637	02437206060000	Lot Type 2016	\$6,494.73	\$465.00
710638	02437206070000	Lot Type 2019	\$6,876.71	\$465.00
710639	02437206080000	Lot Type 2019	\$6,876.71	\$465.00
710640	02437206090000	Non-Benefitted Property	\$ -	\$ -
710641	02437207010000	Non-Benefitted Property	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710642	02437207020000	Lot Type 2014	\$6,207.19	\$465.00
710643	02437207030000	Lot Type 2015	\$6,354.47	\$465.00
710644	02437207040000	Lot Type 2015	\$6,354.47	\$465.00
710645	02437207050000	Lot Type 2015	\$6,354.47	\$465.00
710646	02437207060000	Lot Type 2014	\$6,207.19	\$465.00
710647	02437207070000	Lot Type 2015	\$6,354.47	\$465.00
710648	02437207080000	Lot Type 2014	\$6,207.19	\$465.00
710649	02437207090000	Lot Type 2014	\$6,207.19	\$465.00
710650	02437207100000	Lot Type 2014	\$6,207.19	\$465.00
710651	02437207110000	Lot Type 2015	\$6,354.47	\$465.00
710652	02437207120000	Lot Type 2014	\$6,207.19	\$465.00
710653	02437207130000	Lot Type 2014	\$6,207.19	\$465.00
710654	02437207140000	Lot Type 2014	\$6,207.19	\$465.00
710655	02437207150000	Lot Type 2014	\$6,207.19	\$465.00
710656	02437207160000	Lot Type 2015	\$6,354.47	\$465.00
710657	02437207170000	Lot Type 2014	\$6,207.19	\$465.00
710658	02437207180000	Lot Type 2014	\$6,207.19	\$465.00
710660	02457501010000	Lot Type 2008	\$5,155.34	\$465.00
710661	02457501020000	Lot Type 2008	\$5,155.34	\$465.00
710662	02457501030000	Prepaid	\$ -	\$ -
710663	02457501040000	Lot Type 2008	\$5,155.34	\$465.00
710664	02457501050000	Lot Type 2008	\$5,155.34	\$465.00
710665	02457501060000	Lot Type 2009	\$5,352.71	\$465.00
710666	02457501070000	Lot Type 2008	\$5,155.34	\$465.00
710667	02457502010000	Non-Benefitted Property	\$ -	\$ -
710668	02457502020000	Lot Type 2008	\$5,155.34	\$465.00
710669	02457502030000	Lot Type 2008	\$5,155.34	\$465.00
710670	02457502040000	Prepaid	\$ -	\$ -
710671	02457503010000	Lot Type 2008	\$5,155.34	\$465.00
710672	02457503020000	Lot Type 2009	\$5,352.71	\$465.00
710673	02457503030000	Lot Type 2009	\$5,352.71	\$465.00
710674	02457503040000	Lot Type 2009	\$5,352.71	\$465.00
710675	02457503050000	Lot Type 2009	\$5,352.71	\$465.00
710676	02457503060000	Lot Type 2011	\$5,719.69	\$465.00
710677	02457503070000	Lot Type 2009	\$5,352.71	\$465.00
710678	02457503080000	Lot Type 2007	\$4,948.11	\$465.00
710679	02457503090000	Lot Type 2008	\$5,155.34	\$465.00
710680	02457503100000	Lot Type 2008	\$5,155.34	\$465.00
710681	02457503110000	Lot Type 2008	\$5,155.34	\$465.00
710682	02457503120000	Lot Type 2008	\$5,155.34	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
710683	02457503130000	Lot Type 2008	\$5,155.34	\$465.00
710684	02457503140000	Lot Type 2009	\$5,352.71	\$465.00
710685	02457503150000	Prepaid	\$ -	\$ -
710686	02457503160000	Lot Type 2008	\$5,155.34	\$465.00
842732	02457205010000	Lot Type 2016	\$6,494.73	\$465.00
842733	02457205020000	Lot Type 2016	\$6,494.73	\$465.00
842734	02457205030000	Non-Benefitted Property	\$ -	\$ -
842735	02457205040000	Lot Type 2018	\$6,755.54	\$465.00
842736	02457205050000	Lot Type 2018	\$6,755.54	\$465.00
842738	02457502430000	Non-Benefitted Property	\$ -	\$ -
842739	02457502440000	Lot Type 2016	\$6,494.73	\$465.00
842740	02457502050000	Lot Type 2016	\$6,494.73	\$465.00
842741	02457502060000	Lot Type 2015	\$6,354.47	\$465.00
842742	02457502070000	Lot Type 2016	\$6,494.73	\$465.00
842743	02457502080000	Lot Type 2016	\$6,494.73	\$465.00
842744	02457502090000	Lot Type 2016	\$6,494.73	\$465.00
842745	02457502100000	Lot Type 2016	\$6,494.73	\$465.00
842746	02457502110000	Lot Type 2016	\$6,494.73	\$465.00
842747	02457502120000	Lot Type 2015	\$6,354.47	\$465.00
842748	02457502130000	Lot Type 2015	\$6,354.47	\$465.00
842749	02457502140000	Lot Type 2015	\$6,354.47	\$465.00
842750	02457502150000	Lot Type 2015	\$6,354.47	\$465.00
842751	02457502160000	Lot Type 2015	\$6,354.47	\$465.00
842752	02457502170000	Lot Type 2015	\$6,354.47	\$465.00
842753	02457502180000	Lot Type 2015	\$6,354.47	\$465.00
842754	02457502190000	Lot Type 2015	\$6,354.47	\$465.00
842755	02457502200000	Lot Type 2015	\$6,354.47	\$465.00
842756	02457502210000	Lot Type 2015	\$6,354.47	\$465.00
842757	02457502220000	Lot Type 2015	\$6,354.47	\$465.00
842758	02457502230000	Lot Type 2015	\$6,354.47	\$465.00
842759	02457502240000	Lot Type 2015	\$6,354.47	\$465.00
842760	02457502250000	Lot Type 2015	\$6,354.47	\$465.00
842761	02457502260000	Lot Type 2015	\$6,354.47	\$465.00
842762	02457502270000	Lot Type 2015	\$6,354.47	\$465.00
842763	02457502280000	Lot Type 2015	\$6,354.47	\$465.00
842764	02457502290000	Lot Type 2015	\$6,354.47	\$465.00
842765	02457502300000	Lot Type 2015	\$6,354.47	\$465.00
842766	02457502310000	Lot Type 2015	\$6,354.47	\$465.00
842767	02457502320000	Lot Type 2015	\$6,354.47	\$465.00
842768	02457502330000	Lot Type 2015	\$6,354.47	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
842769	02457502340000	Lot Type 2015	\$6,354.47	\$465.00
842770	02457502350000	Lot Type 2015	\$6,354.47	\$465.00
842771	02457502360000	Lot Type 2015	\$6,354.47	\$465.00
842772	02457502370000	Lot Type 2015	\$6,354.47	\$465.00
842773	02457502380000	Lot Type 2015	\$6,354.47	\$465.00
842774	02457502390000	Prepaid	\$ -	\$ -
842775	02457502400000	Lot Type 2015	\$6,354.47	\$465.00
842776	02457502410000	Lot Type 2015	\$6,354.47	\$465.00
842777	02457502420000	Lot Type 2015	\$6,354.47	\$465.00
842778	02457207010000	Lot Type 2016	\$6,494.73	\$465.00
842779	02457207020000	Lot Type 2016	\$6,494.73	\$465.00
842780	02457207030000	Lot Type 2015	\$6,354.47	\$465.00
842781	02457207040000	Non-Benefitted Property	\$ -	\$ -
842782	02457504010000	Lot Type 2015	\$6,354.47	\$465.00
842783	02457504020000	Lot Type 2015	\$6,354.47	\$465.00
842784	02457504030000	Lot Type 2015	\$6,354.47	\$465.00
842785	02457504040000	Lot Type 2015	\$6,354.47	\$465.00
842786	02457504050000	Lot Type 2015	\$6,354.47	\$465.00
842787	02457504060000	Lot Type 2015	\$6,354.47	\$465.00
842788	02457504070000	Lot Type 2015	\$6,354.47	\$465.00
842789	02457504080000	Lot Type 2015	\$6,354.47	\$465.00
842790	02457504090000	Lot Type 2015	\$6,354.47	\$465.00
842791	02457504100000	Lot Type 2015	\$6,354.47	\$465.00
842792	02457504110000	Lot Type 2015	\$6,354.47	\$465.00
842793	02457504120000	Lot Type 2015	\$6,354.47	\$465.00
842794	02457504130000	Lot Type 2015	\$6,354.47	\$465.00
842795	02457504140000	Lot Type 2015	\$6,354.47	\$465.00
842796	02457504150000	Lot Type 2015	\$6,354.47	\$465.00
842797	02457504160000	Lot Type 2015	\$6,354.47	\$465.00
842798	02457504170000	Lot Type 2015	\$6,354.47	\$465.00
842799	02457504180000	Lot Type 2015	\$6,354.47	\$465.00
842800	02457504190000	Lot Type 2015	\$6,354.47	\$465.00
842801	02457504200000	Lot Type 2015	\$6,354.47	\$465.00
842802	02457206010000	Non-Benefitted Property	\$ -	\$ -
842803	02457201060000	Non-Benefitted Property	\$ -	\$ -
842804	02457202080000	Non-Benefitted Property	\$ -	\$ -
842805	02457202090000	Lot Type 2015	\$6,354.47	\$465.00
842806	02457202100000	Lot Type 2015	\$6,354.47	\$465.00
842807	02457202110000	Lot Type 2015	\$6,354.47	\$465.00
842808	02457202120000	Lot Type 2015	\$6,354.47	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
842809	02457202130000	Lot Type 2015	\$6,354.47	\$465.00
842810	02457501080000	Lot Type 2015	\$6,354.47	\$465.00
842811	02457501090000	Lot Type 2015	\$6,354.47	\$465.00
842812	02457501100000	Lot Type 2015	\$6,354.47	\$465.00
842813	02457501110000	Lot Type 2015	\$6,354.47	\$465.00
842814	02457501120000	Lot Type 2015	\$6,354.47	\$465.00
842815	02457501130000	Lot Type 2015	\$6,354.47	\$465.00
842816	02457501140000	Lot Type 2015	\$6,354.47	\$465.00
842817	02457501150000	Lot Type 2016	\$6,494.73	\$465.00
858170	02457205070000	Lot Type 2016	\$6,494.73	\$465.00
858171	02457205080000	Lot Type 2016	\$6,494.73	\$465.00
858172	02457205090000	Lot Type 2016	\$6,494.73	\$465.00
858173	02457205100000	Lot Type 2016	\$6,494.73	\$465.00
858174	02457205110000	Lot Type 2016	\$6,494.73	\$465.00
858175	02457205120000	Lot Type 2016	\$6,494.73	\$465.00
858176	02457205130000	Lot Type 2016	\$6,494.73	\$465.00
858177	02457205140000	Lot Type 2016	\$6,494.73	\$465.00
858178	02457205150000	Lot Type 2016	\$6,494.73	\$465.00
858179	02457205160000	Lot Type 2016	\$6,494.73	\$465.00
858180	02457205170000	Lot Type 2016	\$6,494.73	\$465.00
858181	02457205180000	Lot Type 2016	\$6,494.73	\$465.00
858182	02457205190000	Lot Type 2016	\$6,494.73	\$465.00
858183	02457205200000	Lot Type 2016	\$6,494.73	\$465.00
858184	02457205210000	Lot Type 2016	\$6,494.73	\$465.00
858185	02457205220000	Lot Type 2016	\$6,494.73	\$465.00
858186	02457205230000	Lot Type 2016	\$6,494.73	\$465.00
858187	02457205240000	Lot Type 2016	\$6,494.73	\$465.00
858188	02457205250000	Lot Type 2016	\$6,494.73	\$465.00
858189	02457205260000	Lot Type 2016	\$6,494.73	\$465.00
858190	02457201080000	Lot Type 2016	\$6,494.73	\$465.00
858191	02457201090000	Lot Type 2016	\$6,494.73	\$465.00
858192	02457201100000	Lot Type 2016	\$6,494.73	\$465.00
858193	02457201110000	Lot Type 2016	\$6,494.73	\$465.00
858194	02457201120000	Lot Type 2016	\$6,494.73	\$465.00
858195	02457201130000	Lot Type 2016	\$6,494.73	\$465.00
858196	02457201140000	Lot Type 2016	\$6,494.73	\$465.00
858197	02457201150000	Prepaid	\$ -	\$ -
858198	02457201160000	Lot Type 2016	\$6,494.73	\$465.00
858199	02457201170000	Lot Type 2016	\$6,494.73	\$465.00
858200	02457201180000	Lot Type 2016	\$6,494.73	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
858201	02457201190000	Lot Type 2016	\$6,494.73	\$465.00
858202	02457201200000	Lot Type 2016	\$6,494.73	\$465.00
858203	02457201210000	Lot Type 2016	\$6,494.73	\$465.00
858204	02457201220000	Lot Type 2016	\$6,494.73	\$465.00
858205	02457201230000	Lot Type 2016	\$6,494.73	\$465.00
858206	02457201240000	Lot Type 2016	\$6,494.73	\$465.00
858207	02457201250000	Lot Type 2016	\$6,494.73	\$465.00
858208	02457201260000	Lot Type 2016	\$6,494.73	\$465.00
858209	02457201270000	Lot Type 2016	\$6,494.73	\$465.00
858210	02457201280000	Lot Type 2016	\$6,494.73	\$465.00
858211	02457201290000	Lot Type 2016	\$6,494.73	\$465.00
858212	02457201300000	Lot Type 2016	\$6,494.73	\$465.00
858213	02457201310000	Lot Type 2016	\$6,494.73	\$465.00
858214	02457201320000	Lot Type 2016	\$6,494.73	\$465.00
858215	02457201330000	Lot Type 2016	\$6,494.73	\$465.00
858216	02457201340000	Lot Type 2016	\$6,494.73	\$465.00
858217	02457201350000	Lot Type 2016	\$6,494.73	\$465.00
858218	02457201360000	Lot Type 2016	\$6,494.73	\$465.00
858219	02457201370000	Lot Type 2016	\$6,494.73	\$465.00
858220	02457201380000	Lot Type 2016	\$6,494.73	\$465.00
858221	02457201390000	Lot Type 2016	\$6,494.73	\$465.00
858222	02457201400000	Lot Type 2016	\$6,494.73	\$465.00
858223	02457201410000	Lot Type 2016	\$6,494.73	\$465.00
858224	02457201420000	Lot Type 2016	\$6,494.73	\$465.00
858225	02457201430000	Lot Type 2016	\$6,494.73	\$465.00
858226	02457201440000	Lot Type 2016	\$6,494.73	\$465.00
858227	02457201450000	Lot Type 2016	\$6,494.73	\$465.00
858228	02457201460000	Lot Type 2016	\$6,494.73	\$465.00
858229	02457201470000	Lot Type 2016	\$6,494.73	\$465.00
858230	02457201480000	Lot Type 2016	\$6,494.73	\$465.00
858231	02457201490000	Lot Type 2016	\$6,494.73	\$465.00
858232	02457201500000	Lot Type 2016	\$6,494.73	\$465.00
858233	02457201510000	Lot Type 2016	\$6,494.73	\$465.00
858234	02457201520000	Lot Type 2016	\$6,494.73	\$465.00
858235	02457201530000	Lot Type 2016	\$6,494.73	\$465.00
858236	02457201540000	Lot Type 2016	\$6,494.73	\$465.00
858237	02457201550000	Lot Type 2016	\$6,494.73	\$465.00
858238	02457201560000	Lot Type 2016	\$6,494.73	\$465.00
858239	02457201570000	Lot Type 2016	\$6,494.73	\$465.00
858240	02457201580000	Lot Type 2016	\$6,494.73	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
858241	02457201590000	Lot Type 2016	\$6,494.73	\$465.00
858242	02457201600000	Lot Type 2016	\$6,494.73	\$465.00
858243	02457201610000	Lot Type 2016	\$6,494.73	\$465.00
866124	02457209140000	Lot Type 2017	\$6,628.32	\$465.00
866125	02457209150000	Lot Type 2017	\$6,628.32	\$465.00
866126	02457209160000	Lot Type 2017	\$6,628.32	\$465.00
866127	02457209170000	Lot Type 2017	\$6,628.32	\$465.00
866128	02457209180000	Lot Type 2017	\$6,628.32	\$465.00
866129	02457209190000	Lot Type 2017	\$6,628.32	\$465.00
866130	02457209200000	Lot Type 2017	\$6,628.32	\$465.00
866131	02457209210000	Lot Type 2017	\$6,628.32	\$465.00
866132	02457209220000	Lot Type 2017	\$6,628.32	\$465.00
866133	02457209230000	Lot Type 2017	\$6,628.32	\$465.00
866134	02457209240000	Lot Type 2017	\$6,628.32	\$465.00
866135	02457209250000	Lot Type 2017	\$6,628.32	\$465.00
866136	02457209260000	Lot Type 2017	\$6,628.32	\$465.00
866137	02457209270000	Lot Type 2017	\$6,628.32	\$465.00
866138	02457209280000	Lot Type 2017	\$6,628.32	\$465.00
866139	02457209290000	Lot Type 2017	\$6,628.32	\$465.00
866140	02457209300000	Lot Type 2017	\$6,628.32	\$465.00
866141	02457209310000	Lot Type 2017	\$6,628.32	\$465.00
866142	02457209320000	Lot Type 2017	\$6,628.32	\$465.00
866143	02457209330000	Lot Type 2017	\$6,628.32	\$465.00
866144	02457209340000	Lot Type 2017	\$6,628.32	\$465.00
866145	02457209350000	Lot Type 2017	\$6,628.32	\$465.00
866146	02457209360000	Lot Type 2017	\$6,628.32	\$465.00
866147	02457209370000	Lot Type 2017	\$6,628.32	\$465.00
866148	02457209010000	Lot Type 2017	\$6,628.32	\$465.00
866149	02457209020000	Lot Type 2017	\$6,628.32	\$465.00
866150	02457209030000	Prepaid	\$ -	\$ -
866151	02457209040000	Lot Type 2017	\$6,628.32	\$465.00
866152	02457209050000	Lot Type 2017	\$6,628.32	\$465.00
866153	02457209060000	Lot Type 2017	\$6,628.32	\$465.00
866154	02457209070000	Lot Type 2017	\$6,628.32	\$465.00
866155	02457209080000	Lot Type 2017	\$6,628.32	\$465.00
866156	02457209090000	Lot Type 2017	\$6,628.32	\$465.00
866157	02457209100000	Lot Type 2017	\$6,628.32	\$465.00
866158	02457209110000	Lot Type 2017	\$6,628.32	\$465.00
866159	02457209120000	Lot Type 2017	\$6,628.32	\$465.00
866160	02457209130000	Lot Type 2017	\$6,628.32	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
866161	02457208030000	Lot Type 2017	\$6,628.32	\$465.00
866162	02457208040000	Lot Type 2017	\$6,628.32	\$465.00
866163	02457208050000	Lot Type 2017	\$6,628.32	\$465.00
866164	02457208060000	Lot Type 2017	\$6,628.32	\$465.00
866165	02457208070000	Lot Type 2017	\$6,628.32	\$465.00
866166	02457208080000	Lot Type 2017	\$6,628.32	\$465.00
866167	02457208090000	Lot Type 2017	\$6,628.32	\$465.00
866168	02457208100000	Lot Type 2017	\$6,628.32	\$465.00
866169	02457208110000	Lot Type 2017	\$6,628.32	\$465.00
866170	02457208120000	Lot Type 2017	\$6,628.32	\$465.00
866171	02457208130000	Lot Type 2017	\$6,628.32	\$465.00
866172	02457208140000	Lot Type 2017	\$6,628.32	\$465.00
866173	02457208150000	Lot Type 2017	\$6,628.32	\$465.00
866174	02457208160000	Lot Type 2017	\$6,628.32	\$465.00
866175	02457208170000	Lot Type 2017	\$6,628.32	\$465.00
866176	02457208180000	Lot Type 2017	\$6,628.32	\$465.00
866177	02457208190000	Lot Type 2017	\$6,628.32	\$465.00
866178	02457208010000	Lot Type 2017	\$6,628.32	\$465.00
866179	02457208020000	Prepaid	\$ -	\$ -
866180	02457203700000	Lot Type 2017	\$6,628.32	\$465.00
866181	02457203710000	Lot Type 2017	\$6,628.32	\$465.00
866182	02457203720000	Lot Type 2017	\$6,628.32	\$465.00
866183	02457203730000	Lot Type 2017	\$6,628.32	\$465.00
866184	02457203740000	Lot Type 2017	\$6,628.32	\$465.00
866185	02457203750000	Lot Type 2017	\$6,628.32	\$465.00
866186	02457203760000	Lot Type 2017	\$6,628.32	\$465.00
866187	02457203770000	Lot Type 2017	\$6,628.32	\$465.00
866188	02457203780000	Lot Type 2017	\$6,628.32	\$465.00
866189	02457203790000	Lot Type 2017	\$6,628.32	\$465.00
866190	02457203800000	Lot Type 2017	\$6,628.32	\$465.00
866191	02457203810000	Lot Type 2017	\$6,628.32	\$465.00
866192	02457203820000	Lot Type 2017	\$6,628.32	\$465.00
866193	02457203830000	Lot Type 2017	\$6,628.32	\$465.00
866194	02457203840000	Lot Type 2017	\$6,628.32	\$465.00
866195	02457203850000	Lot Type 2017	\$6,628.32	\$465.00
866196	02457203860000	Lot Type 2017	\$6,628.32	\$465.00
866197	02457203870000	Lot Type 2017	\$6,628.32	\$465.00
866198	02457203880000	Lot Type 2017	\$6,628.32	\$465.00
866199	02457203890000	Lot Type 2017	\$6,628.32	\$465.00
866200	02457203900000	Lot Type 2017	\$6,628.32	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
866201	02457203910000	Lot Type 2017	\$6,628.32	\$465.00
866202	02457203920000	Lot Type 2017	\$6,628.32	\$465.00
866203	02457203930000	Lot Type 2017	\$6,628.32	\$465.00
866204	02457203940000	Lot Type 2017	\$6,628.32	\$465.00
866205	02457203950000	Lot Type 2017	\$6,628.32	\$465.00
866206	02457203960000	Lot Type 2017	\$6,628.32	\$465.00
866207	02457203970000	Lot Type 2017	\$6,628.32	\$465.00
866208	02457203980000	Lot Type 2017	\$6,628.32	\$465.00
866209	02457203990000	Lot Type 2017	\$6,628.32	\$465.00
877923	02476905010000	Non-Benefitted Property	\$ -	\$ -
877924	02476905020000	Non-Benefitted Property	\$ -	\$ -
877925	02476906010000	Non-Benefitted Property	\$ -	\$ -
877926	02457210010000	Non-Benefitted Property	\$ -	\$ -
877927	02457209390000	Non-Benefitted Property	\$ -	\$ -
877928	02457209400000	Non-Benefitted Property	\$ -	\$ -
877931	02457211020000	Non-Benefitted Property	\$ -	\$ -
877932	02457209410000	Non-Benefitted Property	\$ -	\$ -
877933	02457209420000	Non-Benefitted Property	\$ -	\$ -
877934	02457209430000	Lot Type 2018	\$6,755.54	\$465.00
877935	02457209440000	Lot Type 2018	\$6,755.54	\$465.00
877936	02457209450000	Lot Type 2018	\$6,755.54	\$465.00
877937	02457209460000	Lot Type 2018	\$6,755.54	\$465.00
877938	02457209470000	Lot Type 2018	\$6,755.54	\$465.00
877939	02457209480000	Lot Type 2018	\$6,755.54	\$465.00
877940	02457209490000	Lot Type 2018	\$6,755.54	\$465.00
877941	02457209500000	Lot Type 2018	\$6,755.54	\$465.00
877942	02457209510000	Non-Benefitted Property	\$ -	\$ -
877943	02457209520000	Lot Type 2018	\$6,755.54	\$465.00
877944	02457209530000	Lot Type 2018	\$6,755.54	\$465.00
877945	02457209540000	Lot Type 2018	\$6,755.54	\$465.00
877946	02457209550000	Lot Type 2018	\$6,755.54	\$465.00
877947	02457209560000	Lot Type 2018	\$6,755.54	\$465.00
877948	02457209570000	Lot Type 2018	\$6,755.54	\$465.00
877949	02457209580000	Lot Type 2018	\$6,755.54	\$465.00
877950	02457209590000	Lot Type 2018	\$6,755.54	\$465.00
877951	02457209600000	Lot Type 2018	\$6,755.54	\$465.00
877952	02457209610000	Lot Type 2018	\$6,755.54	\$465.00
877953	02457209620000	Lot Type 2018	\$6,755.54	\$465.00
877954	02457209630000	Lot Type 2018	\$6,755.54	\$465.00
877955	02457209640000	Lot Type 2018	\$6,755.54	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
877956	02457209650000	Lot Type 2018	\$6,755.54	\$465.00
877957	02457209660000	Lot Type 2018	\$6,755.54	\$465.00
877958	02457209670000	Lot Type 2018	\$6,755.54	\$465.00
877959	02457209680000	Lot Type 2018	\$6,755.54	\$465.00
877960	02457209690000	Lot Type 2018	\$6,755.54	\$465.00
877961	02457209700000	Lot Type 2018	\$6,755.54	\$465.00
877962	02457209710000	Lot Type 2018	\$6,755.54	\$465.00
877963	02457209720000	Lot Type 2018	\$6,755.54	\$465.00
877964	02457209730000	Lot Type 2018	\$6,755.54	\$465.00
877965	02457209740000	Lot Type 2018	\$6,755.54	\$465.00
877966	02457209750000	Lot Type 2018	\$6,755.54	\$465.00
877967	02457209760000	Lot Type 2018	\$6,755.54	\$465.00
877968	02457201620000	Lot Type 2018	\$6,755.54	\$465.00
877969	02457201630000	Lot Type 2018	\$6,755.54	\$465.00
877970	02457201640000	Lot Type 2018	\$6,755.54	\$465.00
877971	02457201650000	Lot Type 2018	\$6,755.54	\$465.00
877972	02457201660000	Lot Type 2018	\$6,755.54	\$465.00
877973	02457201670000	Lot Type 2018	\$6,755.54	\$465.00
877974	02457201680000	Lot Type 2018	\$6,755.54	\$465.00
877975	02457201690000	Lot Type 2018	\$6,755.54	\$465.00
877976	02457201700000	Lot Type 2018	\$6,755.54	\$465.00
877977	02457201710000	Lot Type 2018	\$6,755.54	\$465.00
877978	02457201720000	Lot Type 2018	\$6,755.54	\$465.00
877979	02457201730000	Lot Type 2018	\$6,755.54	\$465.00
877980	02457201740000	Lot Type 2018	\$6,755.54	\$465.00
877981	02457201750000	Lot Type 2018	\$6,755.54	\$465.00
877982	02457201760000	Lot Type 2021	\$7,102.00	\$465.00
877983	02457201770000	Lot Type 2021	\$7,102.00	\$465.00
877984	02457212010000	Lot Type 2018	\$6,755.54	\$465.00
877985	02457212020000	Lot Type 2018	\$6,755.54	\$465.00
877986	02457212030000	Lot Type 2018	\$6,755.54	\$465.00
877987	02457212040000	Lot Type 2018	\$6,755.54	\$465.00
877988	02457212050000	Lot Type 2018	\$6,755.54	\$465.00
877989	02457212060000	Lot Type 2018	\$6,755.54	\$465.00
877990	02457212070000	Lot Type 2018	\$6,755.54	\$465.00
877991	02457212080000	Lot Type 2018	\$6,755.54	\$465.00
877992	02457212090000	Lot Type 2018	\$6,755.54	\$465.00
877993	02457212100000	Lot Type 2018	\$6,755.54	\$465.00
877994	02457212110000	Lot Type 2018	\$6,755.54	\$465.00
877995	02457212120000	Lot Type 2018	\$6,755.54	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
877996	02457212130000	Lot Type 2018	\$6,755.54	\$465.00
877997	02457212140000	Lot Type 2018	\$6,755.54	\$465.00
877998	02457212150000	Lot Type 2018	\$6,755.54	\$465.00
877999	02457212160000	Lot Type 2018	\$6,755.54	\$465.00
878000	02457212170000	Lot Type 2018	\$6,755.54	\$465.00
878001	02457212180000	Lot Type 2018	\$6,755.54	\$465.00
878002	02457212190000	Lot Type 2018	\$6,755.54	\$465.00
878003	02457212200000	Lot Type 2018	\$6,755.54	\$465.00
878004	02457212210000	Lot Type 2018	\$6,755.54	\$465.00
878005	02457212220000	Lot Type 2018	\$6,755.54	\$465.00
878006	02457212230000	Lot Type 2018	\$6,755.54	\$465.00
878007	02457212240000	Lot Type 2018	\$6,755.54	\$465.00
878008	02457212250000	Lot Type 2018	\$6,755.54	\$465.00
878009	02457212260000	Lot Type 2018	\$6,755.54	\$465.00
878010	02457212270000	Lot Type 2018	\$6,755.54	\$465.00
878011	02457212280000	Lot Type 2018	\$6,755.54	\$465.00
878012	02457212290000	Lot Type 2018	\$6,755.54	\$465.00
878014	02457212300000	Lot Type 2018	\$6,755.54	\$465.00
878015	02457212310000	Lot Type 2018	\$6,755.54	\$465.00
878016	02457212320000	Lot Type 2018	\$6,755.54	\$465.00
878017	02457212330000	Non-Benefitted Property	\$ -	\$ -
878018	02457213010000	Lot Type 2018	\$6,755.54	\$465.00
878019	02457213020000	Lot Type 2018	\$6,755.54	\$465.00
878020	02457213030000	Lot Type 2018	\$6,755.54	\$465.00
878021	02457213040000	Lot Type 2018	\$6,755.54	\$465.00
878022	02457213050000	Lot Type 2018	\$6,755.54	\$465.00
878023	02457213060000	Lot Type 2018	\$6,755.54	\$465.00
878024	02457213070000	Lot Type 2018	\$6,755.54	\$465.00
878025	02457213080000	Lot Type 2018	\$6,755.54	\$465.00
878026	02457213090000	Lot Type 2018	\$6,755.54	\$465.00
878027	02457213100000	Lot Type 2018	\$6,755.54	\$465.00
878028	02457213110000	Lot Type 2018	\$6,755.54	\$465.00
878029	02457213120000	Lot Type 2018	\$6,755.54	\$465.00
878030	02457213130000	Lot Type 2018	\$6,755.54	\$465.00
878031	02457213140000	Lot Type 2018	\$6,755.54	\$465.00
878032	02457213150000	Lot Type 2018	\$6,755.54	\$465.00
878033	02457213160000	Lot Type 2018	\$6,755.54	\$465.00
878034	02457213170000	Lot Type 2018	\$6,755.54	\$465.00
878035	02457213180000	Lot Type 2018	\$6,755.54	\$465.00
878036	02457213190000	Lot Type 2018	\$6,755.54	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
878038	02476901010000	Non-Benefitted Property	\$ -	\$ -
878039	02456902010000	Non-Benefitted Property	\$ -	\$ -
878041	02476901020000	Lot Type 2018	\$6,755.54	\$465.00
878042	02476901030000	Lot Type 2018	\$6,755.54	\$465.00
878043	02476901040000	Lot Type 2018	\$6,755.54	\$465.00
878044	02476902010000	Lot Type 2020	\$6,992.10	\$465.00
878045	02476902020000	Lot Type 2020	\$6,992.10	\$465.00
878046	02476902030000	Non-Benefitted Property	\$ -	\$ -
878047	02476902040000	Non-Benefitted Property	\$ -	\$ -
878048	02476901050000	Lot Type 2019	\$6,876.71	\$465.00
878049	02476901060000	Lot Type 2019	\$6,876.71	\$465.00
878050	02476901070000	Lot Type 2019	\$6,876.71	\$465.00
878051	02476901080000	Lot Type 2019	\$6,876.71	\$465.00
878052	02476901090000	Lot Type 2019	\$6,876.71	\$465.00
878053	02476901100000	Lot Type 2019	\$6,876.71	\$465.00
878054	02476901110000	Lot Type 2018	\$6,755.54	\$465.00
878055	02476901120000	Lot Type 2018	\$6,755.54	\$465.00
878056	02476901130000	Lot Type 2018	\$6,755.54	\$465.00
878057	02476901140000	Lot Type 2018	\$6,755.54	\$465.00
878058	02476901150000	Lot Type 2018	\$6,755.54	\$465.00
878059	02476901160000	Lot Type 2018	\$6,755.54	\$465.00
878060	02476901170000	Lot Type 2018	\$6,755.54	\$465.00
878061	02476901180000	Lot Type 2018	\$6,755.54	\$465.00
878062	02476901190000	Lot Type 2018	\$6,755.54	\$465.00
878063	02476903010000	Lot Type 2018	\$6,755.54	\$465.00
878064	02476903020000	Lot Type 2018	\$6,755.54	\$465.00
878065	02476903030000	Lot Type 2018	\$6,755.54	\$465.00
878066	02476903040000	Lot Type 2018	\$6,755.54	\$465.00
878067	02476903050000	Lot Type 2018	\$6,755.54	\$465.00
878069	02476904010000	Lot Type 2018	\$6,755.54	\$465.00
878070	02476904020000	Lot Type 2018	\$6,755.54	\$465.00
878071	02476904030000	Lot Type 2018	\$6,755.54	\$465.00
878072	02476904040000	Lot Type 2018	\$6,755.54	\$465.00
878073	02476904050000	Lot Type 2018	\$6,755.54	\$465.00
878074	02476904060000	Lot Type 2018	\$6,755.54	\$465.00
878075	02476904070000	Lot Type 2018	\$6,755.54	\$465.00
878076	02476904080000	Lot Type 2018	\$6,755.54	\$465.00
878077	02476904090000	Lot Type 2018	\$6,755.54	\$465.00
878078	02476904100000	Lot Type 2019	\$6,876.71	\$465.00
878079	02476904110000	Lot Type 2019	\$6,876.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
878080	02476904120000	Lot Type 2019	\$6,876.71	\$465.00
878081	02476904130000	Lot Type 2019	\$6,876.71	\$465.00
878082	02476904140000	Lot Type 2019	\$6,876.71	\$465.00
878083	02476904150000	Lot Type 2019	\$6,876.71	\$465.00
878084	02476904160000	Lot Type 2019	\$6,876.71	\$465.00
878085	02476904170000	Lot Type 2019	\$6,876.71	\$465.00
878086	02476902050000	Lot Type 2019	\$6,876.71	\$465.00
878087	02476902060000	Lot Type 2019	\$6,876.71	\$465.00
878088	02476902070000	Lot Type 2019	\$6,876.71	\$465.00
878089	02476902080000	Lot Type 2020	\$6,992.10	\$465.00
878090	02476902090000	Non-Benefitted Property	\$ -	\$ -
884134	02476905030000	Non-Benefitted Property	\$ -	\$ -
884135	02476905040000	Lot Type 100	\$ -	\$100.00
884136	02476905050000	Lot Type 2020	\$6,992.10	\$465.00
884137	02476905060000	Lot Type 100	\$ -	\$100.00
884138	02476905070000	Lot Type 100	\$ -	\$100.00
884139	02456903010000	Lot Type 100	\$ -	\$100.00
884140	02456903020000	Lot Type 2019	\$6,876.71	\$465.00
884141	02456903030000	Lot Type 2019	\$6,876.71	\$465.00
884142	02456903040000	Lot Type 2019	\$6,876.71	\$465.00
884143	02456904010000	Lot Type 2019	\$6,876.71	\$465.00
884144	02456904020000	Lot Type 2019	\$6,876.71	\$465.00
884145	02456904030000	Lot Type 2019	\$6,876.71	\$465.00
884146	02456904040000	Lot Type 2019	\$6,876.71	\$465.00
884147	02456904050000	Lot Type 2019	\$6,876.71	\$465.00
884148	02456904060000	Lot Type 2019	\$6,876.71	\$465.00
884149	02456904070000	Lot Type 2019	\$6,876.71	\$465.00
884150	02456904080000	Lot Type 2019	\$6,876.71	\$465.00
884151	02456904090000	Lot Type 2019	\$6,876.71	\$465.00
884152	02456904100000	Lot Type 2019	\$6,876.71	\$465.00
884153	02456904110000	Lot Type 2019	\$6,876.71	\$465.00
884154	02456904120000	Lot Type 2019	\$6,876.71	\$465.00
884155	02456904130000	Lot Type 2019	\$6,876.71	\$465.00
884156	02456904140000	Lot Type 2019	\$6,876.71	\$465.00
884157	02456904150000	Lot Type 2019	\$6,876.71	\$465.00
884158	02456904160000	Lot Type 2019	\$6,876.71	\$465.00
884159	02456904170000	Lot Type 2019	\$6,876.71	\$465.00
884160	02456904180000	Lot Type 2019	\$6,876.71	\$465.00
884161	02456904190000	Lot Type 2019	\$6,876.71	\$465.00
884162	02456904200000	Lot Type 2019	\$6,876.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
884163	02456904210000	Lot Type 2019	\$6,876.71	\$465.00
884164	02456905010000	Lot Type 2019	\$6,876.71	\$465.00
884165	02456905020000	Lot Type 2018	\$6,755.54	\$465.00
884166	02456905030000	Lot Type 2019	\$6,876.71	\$465.00
884167	02456905040000	Non-Benefitted Property	\$ -	\$ -
884168	02456905050000	Lot Type 2019	\$6,876.71	\$465.00
884169	02456905060000	Lot Type 2019	\$6,876.71	\$465.00
884170	02456905070000	Lot Type 2019	\$6,876.71	\$465.00
884171	02456905080000	Lot Type 2019	\$6,876.71	\$465.00
884172	02456905090000	Lot Type 2019	\$6,876.71	\$465.00
884173	02456905100000	Lot Type 2019	\$6,876.71	\$465.00
884174	02456905110000	Prepaid	\$ -	\$ -
884175	02456906010000	Lot Type 2019	\$6,876.71	\$465.00
884176	02456906020000	Lot Type 2018	\$6,755.54	\$465.00
884177	02456906030000	Lot Type 2018	\$6,755.54	\$465.00
884178	02456906040000	Lot Type 2018	\$6,755.54	\$465.00
884179	02456906050000	Lot Type 2018	\$6,755.54	\$465.00
884180	02456906060000	Lot Type 2018	\$6,755.54	\$465.00
884181	02456906070000	Lot Type 2018	\$6,755.54	\$465.00
884182	02456906080000	Lot Type 2018	\$6,755.54	\$465.00
884183	02456906090000	Lot Type 2018	\$6,755.54	\$465.00
884184	02456906100000	Lot Type 2018	\$6,755.54	\$465.00
884185	02456906110000	Lot Type 2018	\$6,755.54	\$465.00
884186	02456906120000	Lot Type 2018	\$6,755.54	\$465.00
884187	02476906020000	Lot Type 2018	\$6,755.54	\$465.00
884188	02476906030000	Lot Type 2019	\$6,876.71	\$465.00
884189	02476906040000	Lot Type 2018	\$6,755.54	\$465.00
884190	02476906050000	Lot Type 2018	\$6,755.54	\$465.00
884191	02476906060000	Lot Type 2019	\$6,876.71	\$465.00
884192	02476906070000	Non-Benefitted Property	\$ -	\$ -
884193	02476907010000	Lot Type 2019	\$6,876.71	\$465.00
884194	02476907020000	Lot Type 2019	\$6,876.71	\$465.00
884195	02456907010000	Lot Type 2019	\$6,876.71	\$465.00
884196	02456907020000	Lot Type 2018	\$6,755.54	\$465.00
884197	02456907030000	Lot Type 2019	\$6,876.71	\$465.00
884198	02456907040000	Lot Type 2018	\$6,755.54	\$465.00
884199	02456907050000	Lot Type 2018	\$6,755.54	\$465.00
884200	02456907060000	Lot Type 2018	\$6,755.54	\$465.00
884201	02456907070000	Lot Type 2019	\$6,876.71	\$465.00
884202	02456907080000	Lot Type 2018	\$6,755.54	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
884203	02456907090000	Lot Type 2018	\$6,755.54	\$465.00
884204	02456907100000	Lot Type 2018	\$6,755.54	\$465.00
884205	02456907110000	Lot Type 2018	\$6,755.54	\$465.00
884206	02456907120000	Lot Type 2018	\$6,755.54	\$465.00
884207	02456907130000	Lot Type 2018	\$6,755.54	\$465.00
884208	02456907140000	Lot Type 2019	\$6,876.71	\$465.00
884209	02456907150000	Lot Type 2019	\$6,876.71	\$465.00
884210	02456907160000	Lot Type 2019	\$6,876.71	\$465.00
884211	02456907170000	Lot Type 2019	\$6,876.71	\$465.00
884212	02456907180000	Lot Type 2019	\$6,876.71	\$465.00
884213	02456907190000	Lot Type 2019	\$6,876.71	\$465.00
884214	02456907200000	Lot Type 2019	\$6,876.71	\$465.00
884215	02456907210000	Lot Type 2019	\$6,876.71	\$465.00
884216	02456907220000	Lot Type 2019	\$6,876.71	\$465.00
884217	02456907230000	Lot Type 2019	\$6,876.71	\$465.00
884218	02456907240000	Lot Type 2019	\$6,876.71	\$465.00
884219	02456907250000	Lot Type 2019	\$6,876.71	\$465.00
884220	02456907260000	Lot Type 2019	\$6,876.71	\$465.00
884221	02456907270000	Lot Type 2019	\$6,876.71	\$465.00
884222	02456907280000	Lot Type 2019	\$6,876.71	\$465.00
884223	02456907290000	Lot Type 2019	\$6,876.71	\$465.00
884224	02456907300000	Lot Type 2019	\$6,876.71	\$465.00
884225	02456907310000	Lot Type 2019	\$6,876.71	\$465.00
888821	02437203160000	Lot Type 2018	\$6,755.54	\$465.00
888822	02437203170000	Lot Type 2018	\$6,755.54	\$465.00
888823	02437203180000	Lot Type 2018	\$6,755.54	\$465.00
888824	02437203190000	Lot Type 2018	\$6,755.54	\$465.00
888825	02437203200000	Lot Type 2018	\$6,755.54	\$465.00
888826	02457214010000	Lot Type 2018	\$6,755.54	\$465.00
888827	02457214020000	Lot Type 2018	\$6,755.54	\$465.00
888828	02457214030000	Lot Type 2018	\$6,755.54	\$465.00
888829	02457214040000	Lot Type 2018	\$6,755.54	\$465.00
888830	02457214050000	Lot Type 2018	\$6,755.54	\$465.00
888831	02457214060000	Lot Type 2018	\$6,755.54	\$465.00
888832	02457214070000	Lot Type 2018	\$6,755.54	\$465.00
888833	02457214080000	Lot Type 2018	\$6,755.54	\$465.00
888834	02457214090000	Lot Type 2018	\$6,755.54	\$465.00
888835	02457214100000	Lot Type 2018	\$6,755.54	\$465.00
888836	02457214110000	Lot Type 2018	\$6,755.54	\$465.00
888837	02457214120000	Prepaid	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
888838	02457214130000	Lot Type 2018	\$6,755.54	\$465.00
888839	02457209770000	Lot Type 2018	\$6,755.54	\$465.00
888840	02457209780000	Lot Type 2018	\$6,755.54	\$465.00
888841	02457209790000	Lot Type 2018	\$6,755.54	\$465.00
888842	02457209800000	Lot Type 2018	\$6,755.54	\$465.00
888843	02457209810000	Lot Type 2018	\$6,755.54	\$465.00
888844	02457209820000	Lot Type 2018	\$6,755.54	\$465.00
888845	02457209830000	Prepaid	\$ -	\$ -
888846	02457209840000	Lot Type 2018	\$6,755.54	\$465.00
888847	02457209850000	Lot Type 2018	\$6,755.54	\$465.00
888848	02457209860000	Lot Type 2018	\$6,755.54	\$465.00
888849	02457209870000	Lot Type 2018	\$6,755.54	\$465.00
888850	02457209880000	Lot Type 2018	\$6,755.54	\$465.00
888851	02457209890000	Lot Type 2018	\$6,755.54	\$465.00
888852	02457209900000	Lot Type 2018	\$6,755.54	\$465.00
888853	02457209910000	Lot Type 2018	\$6,755.54	\$465.00
888854	02457209920000	Lot Type 2018	\$6,755.54	\$465.00
888855	02457209930000	Lot Type 2018	\$6,755.54	\$465.00
888856	02457209940000	Lot Type 2018	\$6,755.54	\$465.00
888857	02457209950000	Lot Type 2018	\$6,755.54	\$465.00
888858	02457209960000	Lot Type 2018	\$6,755.54	\$465.00
888859	02457209970000	Lot Type 2018	\$6,755.54	\$465.00
888860	02457209980000	Lot Type 2018	\$6,755.54	\$465.00
888861	02457209990000	Lot Type 2018	\$6,755.54	\$465.00
888862	02457215010000	Lot Type 2018	\$6,755.54	\$465.00
888863	02457215020000	Lot Type 2018	\$6,755.54	\$465.00
888864	02457215030000	Lot Type 2018	\$6,755.54	\$465.00
888865	02457215040000	Lot Type 2018	\$6,755.54	\$465.00
888866	02457215050000	Lot Type 2018	\$6,755.54	\$465.00
888867	02457216010000	Lot Type 2018	\$6,755.54	\$465.00
888868	02457216020000	Lot Type 2018	\$6,755.54	\$465.00
888869	02457216030000	Lot Type 2018	\$6,755.54	\$465.00
888870	02457216040000	Lot Type 2018	\$6,755.54	\$465.00
888871	02457216050000	Lot Type 2018	\$6,755.54	\$465.00
888872	02457216060000	Lot Type 2018	\$6,755.54	\$465.00
888873	02457216070000	Lot Type 2018	\$6,755.54	\$465.00
888874	02457216080000	Lot Type 2019	\$6,876.71	\$465.00
888875	02437206110000	Non-Benefitted Property	\$ -	\$ -
888876	02437206120000	Non-Benefitted Property	\$ -	\$ -
888877	02437206130000	Non-Benefitted Property	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
888878	02437206140000	Lot Type 2018	\$6,755.54	\$465.00
888879	02437206150000	Lot Type 2018	\$6,755.54	\$465.00
888880	02437206160000	Lot Type 2018	\$6,755.54	\$465.00
888881	02437206170000	Lot Type 2018	\$6,755.54	\$465.00
888882	02437206180000	Lot Type 2019	\$6,876.71	\$465.00
888883	02437206190000	Lot Type 2018	\$6,755.54	\$465.00
888884	02437206200000	Lot Type 2018	\$6,755.54	\$465.00
888885	02437206210000	Lot Type 2018	\$6,755.54	\$465.00
894378	02457201780000	Lot Type 2020	\$6,992.10	\$465.00
894379	02457201790000	Lot Type 2019	\$6,876.71	\$465.00
894380	02457201800000	Lot Type 2019	\$6,876.71	\$465.00
894381	02457201810000	Lot Type 2019	\$6,876.71	\$465.00
894382	02457201820000	Lot Type 2019	\$6,876.71	\$465.00
894383	02457201830000	Lot Type 2019	\$6,876.71	\$465.00
894384	02457201840000	Lot Type 2019	\$6,876.71	\$465.00
894385	02457201850000	Lot Type 2019	\$6,876.71	\$465.00
894386	02457201860000	Lot Type 2019	\$6,876.71	\$465.00
894387	02457201870000	Lot Type 2020	\$6,992.10	\$465.00
894388	02457205270000	Non-Benefitted Property	\$ -	\$ -
894389	02457205280000	Lot Type 2019	\$6,876.71	\$465.00
894390	02457205290000	Lot Type 2019	\$6,876.71	\$465.00
894391	02457205300000	Lot Type 2019	\$6,876.71	\$465.00
894392	02457205310000	Lot Type 2019	\$6,876.71	\$465.00
894393	02457205320000	Lot Type 2019	\$6,876.71	\$465.00
894394	02457205330000	Lot Type 2019	\$6,876.71	\$465.00
894395	02457205340000	Lot Type 2019	\$6,876.71	\$465.00
894396	02457205350000	Lot Type 2019	\$6,876.71	\$465.00
894397	02457205360000	Lot Type 2019	\$6,876.71	\$465.00
894398	02457205370000	Lot Type 2019	\$6,876.71	\$465.00
894399	02457205380000	Lot Type 2019	\$6,876.71	\$465.00
894400	02457205390000	Lot Type 2019	\$6,876.71	\$465.00
894401	02457205400000	Lot Type 2019	\$6,876.71	\$465.00
894402	02457205410000	Lot Type 2019	\$6,876.71	\$465.00
894403	02457205420000	Lot Type 2019	\$6,876.71	\$465.00
894404	02457205430000	Lot Type 2019	\$6,876.71	\$465.00
894405	02457205440000	Lot Type 2019	\$6,876.71	\$465.00
894406	02477201010000	Lot Type 2019	\$6,876.71	\$465.00
894407	02477201020000	Lot Type 2019	\$6,876.71	\$465.00
894408	02477201030000	Lot Type 2019	\$6,876.71	\$465.00
894409	02477201040000	Lot Type 2019	\$6,876.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
894410	02477201050000	Lot Type 2019	\$6,876.71	\$465.00
894411	02477201060000	Lot Type 2019	\$6,876.71	\$465.00
894412	02457502450000	Lot Type 2019	\$6,876.71	\$465.00
894413	02457502460000	Lot Type 2019	\$6,876.71	\$465.00
894414	02457502470000	Lot Type 2019	\$6,876.71	\$465.00
894415	02457502480000	Lot Type 2019	\$6,876.71	\$465.00
894416	02457502490000	Lot Type 2019	\$6,876.71	\$465.00
894417	02457502500000	Lot Type 2019	\$6,876.71	\$465.00
894418	02457217010000	Lot Type 2019	\$6,876.71	\$465.00
894419	02457217020000	Lot Type 2019	\$6,876.71	\$465.00
894420	02457217030000	Lot Type 2019	\$6,876.71	\$465.00
894421	02457217040000	Lot Type 2019	\$6,876.71	\$465.00
894422	02457217050000	Lot Type 2019	\$6,876.71	\$465.00
894423	02457217060000	Lot Type 2019	\$6,876.71	\$465.00
894424	02457217070000	Lot Type 2019	\$6,876.71	\$465.00
894425	02477202010000	Lot Type 2019	\$6,876.71	\$465.00
894426	02477202020000	Lot Type 2019	\$6,876.71	\$465.00
894427	02477202030000	Lot Type 2019	\$6,876.71	\$465.00
894428	02477202040000	Lot Type 2019	\$6,876.71	\$465.00
894429	02477202050000	Lot Type 2019	\$6,876.71	\$465.00
894430	02477202060000	Lot Type 2019	\$6,876.71	\$465.00
894431	02477202070000	Lot Type 2019	\$6,876.71	\$465.00
894432	02477202080000	Lot Type 2019	\$6,876.71	\$465.00
894433	02477202090000	Lot Type 2019	\$6,876.71	\$465.00
894434	02477202100000	Lot Type 2019	\$6,876.71	\$465.00
894435	02477202110000	Lot Type 2019	\$6,876.71	\$465.00
894436	02477202120000	Lot Type 2019	\$6,876.71	\$465.00
894437	02477202130000	Lot Type 2019	\$6,876.71	\$465.00
894438	02477203010000	Lot Type 2019	\$6,876.71	\$465.00
894439	02457212340000	Lot Type 2019	\$6,876.71	\$465.00
894440	02457212350000	Lot Type 2019	\$6,876.71	\$465.00
894441	02457212360000	Lot Type 2019	\$6,876.71	\$465.00
894442	02457212370000	Lot Type 2019	\$6,876.71	\$465.00
894443	02457212380000	Lot Type 2019	\$6,876.71	\$465.00
894444	02457212390000	Lot Type 2019	\$6,876.71	\$465.00
894445	02457212400000	Lot Type 2019	\$6,876.71	\$465.00
894446	02457212410000	Lot Type 2020	\$6,992.10	\$465.00
894447	02457212420000	Lot Type 2019	\$6,876.71	\$465.00
894448	02457212430000	Lot Type 2019	\$6,876.71	\$465.00
894449	02457212440000	Lot Type 2019	\$6,876.71	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
894450	02457212450000	Lot Type 2019	\$6,876.71	\$465.00
894451	02457212460000	Lot Type 2019	\$6,876.71	\$465.00
897067	02457211030000	Non-Benefitted Property	\$ -	\$ -
897068	02457211040000	Lot Type 2019	\$6,876.71	\$465.00
897069	02457211050000	Lot Type 2019	\$6,876.71	\$465.00
897070	02457211060000	Lot Type 2019	\$6,876.71	\$465.00
897071	02457211070000	Lot Type 2019	\$6,876.71	\$465.00
897072	02457211080000	Lot Type 2019	\$6,876.71	\$465.00
897073	02457211090000	Lot Type 2020	\$6,992.10	\$465.00
897074	02457211100000	Lot Type 2019	\$6,876.71	\$465.00
897075	02457211110000	Lot Type 2020	\$6,992.10	\$465.00
897076	02457211120000	Lot Type 2019	\$6,876.71	\$465.00
897077	02457211130000	Lot Type 2019	\$6,876.71	\$465.00
914734	02477202140000	Lot Type 2021	\$7,102.00	\$465.00
914735	02477202150000	Lot Type 2020	\$6,992.10	\$465.00
914736	02477202160000	Lot Type 2020	\$6,992.10	\$465.00
914737	02477202170000	Lot Type 2021	\$7,102.00	\$465.00
914739	02477202180000	Lot Type 2021	\$7,102.00	\$465.00
914740	02477202190000	Lot Type 2021	\$7,102.00	\$465.00
914741	02477202200000	Lot Type 2021	\$7,102.00	\$465.00
914742	02477202210000	Lot Type 2021	\$7,102.00	\$465.00
914743	02477202220000	Lot Type 2021	\$7,102.00	\$465.00
914744	02477202230000	Lot Type 2020	\$6,992.10	\$465.00
914745	02477202240000	Lot Type 2021	\$7,102.00	\$465.00
914746	02477202250000	Lot Type 2021	\$7,102.00	\$465.00
914747	02477202260000	Lot Type 2021	\$7,102.00	\$465.00
914748	02477202270000	Lot Type 2021	\$7,102.00	\$465.00
914749	02477202280000	Lot Type 2021	\$7,102.00	\$465.00
914750	02477202290000	Lot Type 2021	\$7,102.00	\$465.00
914751	02477202300000	Lot Type 2021	\$7,102.00	\$465.00
914752	02477202310000	Lot Type 2021	\$7,102.00	\$465.00
914753	02477202320000	Lot Type 2021	\$7,102.00	\$465.00
914754	02477202330000	Lot Type 2021	\$7,102.00	\$465.00
914755	02477202340000	Lot Type 2021	\$7,102.00	\$465.00
914756	02477202350000	Lot Type 2021	\$7,102.00	\$465.00
914757	02477202360000	Lot Type 2021	\$7,102.00	\$465.00
914758	02477202370000	Lot Type 2021	\$7,102.00	\$465.00
914759	02477202380000	Lot Type 2021	\$7,102.00	\$465.00
914760	02477202390000	Lot Type 2021	\$7,102.00	\$465.00
914761	02477202400000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
914762	02477202410000	Lot Type 100	\$ -	\$100.00
914763	02477202420000	Lot Type 100	\$ -	\$100.00
914764	02477204010000	Lot Type 2020	\$6,992.10	\$465.00
914765	02477204020000	Lot Type 2020	\$6,992.10	\$465.00
914766	02477204030000	Lot Type 2021	\$7,102.00	\$465.00
914767	02477204040000	Lot Type 2020	\$6,992.10	\$465.00
914768	02477204050000	Lot Type 2020	\$6,992.10	\$465.00
914769	02477204060000	Lot Type 2020	\$6,992.10	\$465.00
914770	02477205010000	Lot Type 2020	\$6,992.10	\$465.00
914771	02477205020000	Lot Type 2020	\$6,992.10	\$465.00
914772	02477205030000	Lot Type 2020	\$6,992.10	\$465.00
914773	02477205040000	Lot Type 2021	\$7,102.00	\$465.00
914774	02477205050000	Lot Type 2020	\$6,992.10	\$465.00
914775	02477205060000	Lot Type 2020	\$6,992.10	\$465.00
914776	02477205070000	Lot Type 2020	\$6,992.10	\$465.00
914777	02477205080000	Lot Type 2020	\$6,992.10	\$465.00
914778	02477205090000	Lot Type 2020	\$6,992.10	\$465.00
914779	02477205100000	Lot Type 2020	\$6,992.10	\$465.00
914780	02477205110000	Lot Type 2020	\$6,992.10	\$465.00
914781	02477205120000	Lot Type 2020	\$6,992.10	\$465.00
914782	02477205130000	Lot Type 2020	\$6,992.10	\$465.00
914783	02477205140000	Lot Type 2020	\$6,992.10	\$465.00
914784	02477205150000	Lot Type 2021	\$7,102.00	\$465.00
914785	02477205160000	Lot Type 2020	\$6,992.10	\$465.00
914786	02477205170000	Lot Type 2020	\$6,992.10	\$465.00
914793	02477203030000	Lot Type 2021	\$7,102.00	\$465.00
914794	02477203040000	Lot Type 2020	\$6,992.10	\$465.00
914795	02477203050000	Lot Type 2020	\$6,992.10	\$465.00
914796	02477203060000	Lot Type 2020	\$6,992.10	\$465.00
914797	02477203070000	Lot Type 2020	\$6,992.10	\$465.00
914798	02477203080000	Lot Type 2020	\$6,992.10	\$465.00
914799	02477203090000	Lot Type 2020	\$6,992.10	\$465.00
914800	02477203100000	Lot Type 2020	\$6,992.10	\$465.00
914801	02477203110000	Lot Type 2020	\$6,992.10	\$465.00
914802	02477203120000	Lot Type 2020	\$6,992.10	\$465.00
914803	02477203130000	Lot Type 2020	\$6,992.10	\$465.00
914804	02477203140000	Lot Type 2020	\$6,992.10	\$465.00
914805	02477203150000	Lot Type 2020	\$6,992.10	\$465.00
914806	02477203160000	Lot Type 2020	\$6,992.10	\$465.00
914807	02477203170000	Lot Type 2020	\$6,992.10	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
914808	02477203180000	Lot Type 2020	\$6,992.10	\$465.00
914809	02477203190000	Lot Type 2020	\$6,992.10	\$465.00
914810	02477203200000	Lot Type 2020	\$6,992.10	\$465.00
914811	02477203210000	Lot Type 2020	\$6,992.10	\$465.00
914812	02477203220000	Lot Type 2020	\$6,992.10	\$465.00
914813	02477203230000	Lot Type 2020	\$6,992.10	\$465.00
914814	02477203240000	Lot Type 2020	\$6,992.10	\$465.00
914815	02477203250000	Lot Type 2020	\$6,992.10	\$465.00
914816	02477203260000	Lot Type 2020	\$6,992.10	\$465.00
914817	02477203270000	Lot Type 2020	\$6,992.10	\$465.00
914818	02477203280000	Lot Type 2020	\$6,992.10	\$465.00
914819	02477203290000	Lot Type 2020	\$6,992.10	\$465.00
914820	02477203300000	Lot Type 2020	\$6,992.10	\$465.00
914821	02477203310000	Lot Type 2020	\$6,992.10	\$465.00
914822	02477203320000	Lot Type 2020	\$6,992.10	\$465.00
914823	02477203330000	Lot Type 2020	\$6,992.10	\$465.00
914824	02477203340000	Lot Type 2020	\$6,992.10	\$465.00
914825	02477203350000	Lot Type 2020	\$6,992.10	\$465.00
914826	02477203360000	Lot Type 2021	\$7,102.00	\$465.00
914827	02477203370000	Lot Type 2020	\$6,992.10	\$465.00
914828	02477203380000	Lot Type 2020	\$6,992.10	\$465.00
914829	02477203390000	Lot Type 2020	\$6,992.10	\$465.00
914830	02477203400000	Lot Type 2021	\$7,102.00	\$465.00
914831	02477203410000	Lot Type 2020	\$6,992.10	\$465.00
914832	02477203420000	Lot Type 2021	\$7,102.00	\$465.00
914833	02477203430000	Lot Type 2021	\$7,102.00	\$465.00
922591	02477501010000	Lot Type 2021	\$7,102.00	\$465.00
922592	02477501020000	Lot Type 2021	\$7,102.00	\$465.00
922593	02477501030000	Lot Type 2021	\$7,102.00	\$465.00
922594	02477501040000	Lot Type 2021	\$7,102.00	\$465.00
922595	02477501050000	Lot Type 2021	\$7,102.00	\$465.00
922596	02477501060000	Non-Benefitted Property	\$ -	\$ -
922597	02477502010000	Lot Type 2021	\$7,102.00	\$465.00
922598	02477502020000	Lot Type 2021	\$7,102.00	\$465.00
922599	02477502030000	Lot Type 2021	\$7,102.00	\$465.00
922600	02477502040000	Lot Type 2021	\$7,102.00	\$465.00
922601	02477502050000	Lot Type 2021	\$7,102.00	\$465.00
922602	02477502060000	Lot Type 2021	\$7,102.00	\$465.00
922603	02477502070000	Lot Type 2021	\$7,102.00	\$465.00
922604	02477502080000	Non-Benefitted Property	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
922605	02477503010000	Lot Type 2021	\$7,102.00	\$465.00
922606	02477503020000	Lot Type 2021	\$7,102.00	\$465.00
922607	02477503030000	Lot Type 2021	\$7,102.00	\$465.00
922608	02477503040000	Lot Type 2021	\$7,102.00	\$465.00
922609	02477503050000	Lot Type 2021	\$7,102.00	\$465.00
922610	02477503060000	Lot Type 2021	\$7,102.00	\$465.00
922611	02477503070000	Lot Type 2021	\$7,102.00	\$465.00
922612	02477503080000	Lot Type 2021	\$7,102.00	\$465.00
922613	02477503090000	Prepaid	\$ -	\$ -
922614	02477503100000	Lot Type 2021	\$7,102.00	\$465.00
922615	02477206010000	Lot Type 2021	\$7,102.00	\$465.00
922616	02477206020000	Lot Type 2021	\$7,102.00	\$465.00
922617	02477206030000	Lot Type 2021	\$7,102.00	\$465.00
922618	02477207010000	Lot Type 2021	\$7,102.00	\$465.00
922619	02477207020000	Lot Type 2021	\$7,102.00	\$465.00
922620	02477207030000	Lot Type 2021	\$7,102.00	\$465.00
922621	02477207040000	Lot Type 2021	\$7,102.00	\$465.00
922622	02477207050000	Lot Type 2021	\$7,102.00	\$465.00
922623	02477207060000	Lot Type 2021	\$7,102.00	\$465.00
922624	02477207070000	Lot Type 2021	\$7,102.00	\$465.00
922625	02477207080000	Lot Type 2021	\$7,102.00	\$465.00
922626	02477207090000	Lot Type 2021	\$7,102.00	\$465.00
922627	02477207100000	Lot Type 2021	\$7,102.00	\$465.00
922628	02477207110000	Lot Type 2021	\$7,102.00	\$465.00
922629	02477207120000	Lot Type 2021	\$7,102.00	\$465.00
922630	02477207130000	Lot Type 2021	\$7,102.00	\$465.00
922631	02477207140000	Lot Type 2021	\$7,102.00	\$465.00
922632	02477207150000	Lot Type 2021	\$7,102.00	\$465.00
922633	02477207160000	Lot Type 2021	\$7,102.00	\$465.00
922634	02477207170000	Lot Type 2021	\$7,102.00	\$465.00
922635	02477207180000	Lot Type 2021	\$7,102.00	\$465.00
922636	02477207190000	Lot Type 2021	\$7,102.00	\$465.00
922637	02477207200000	Lot Type 2021	\$7,102.00	\$465.00
922638	02477207210000	Lot Type 2021	\$7,102.00	\$465.00
922639	02477207220000	Lot Type 2021	\$7,102.00	\$465.00
922640	02477208010000	Lot Type 2021	\$7,102.00	\$465.00
922641	02477208020000	Lot Type 2021	\$7,102.00	\$465.00
922642	02477208030000	Lot Type 2021	\$7,102.00	\$465.00
922643	02477208040000	Lot Type 2021	\$7,102.00	\$465.00
922644	02477208050000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
922645	02477208060000	Lot Type 2021	\$7,102.00	\$465.00
922646	02477208070000	Lot Type 2021	\$7,102.00	\$465.00
922647	02477208080000	Lot Type 2021	\$7,102.00	\$465.00
922648	02477208090000	Lot Type 2021	\$7,102.00	\$465.00
922649	02477208100000	Lot Type 2021	\$7,102.00	\$465.00
922650	02477208110000	Lot Type 2021	\$7,102.00	\$465.00
922651	02477208120000	Lot Type 2021	\$7,102.00	\$465.00
922652	02477208130000	Lot Type 2021	\$7,102.00	\$465.00
922653	02477208140000	Lot Type 2021	\$7,102.00	\$465.00
922654	02477208150000	Lot Type 2021	\$7,102.00	\$465.00
922655	02477208160000	Lot Type 2021	\$7,102.00	\$465.00
922657	02477208170000	Lot Type 2021	\$7,102.00	\$465.00
922658	02477208180000	Lot Type 2021	\$7,102.00	\$465.00
922659	02477208190000	Lot Type 2021	\$7,102.00	\$465.00
922660	02477208200000	Lot Type 2021	\$7,102.00	\$465.00
922661	02477208210000	Lot Type 2021	\$7,102.00	\$465.00
922662	02477208220000	Lot Type 2021	\$7,102.00	\$465.00
922663	02477208230000	Lot Type 2021	\$7,102.00	\$465.00
922664	02477208240000	Lot Type 2021	\$7,102.00	\$465.00
922665	02477208250000	Lot Type 2021	\$7,102.00	\$465.00
922666	02477208260000	Lot Type 2021	\$7,102.00	\$465.00
922667	02477208270000	Lot Type 2021	\$7,102.00	\$465.00
922668	02477208280000	Lot Type 2021	\$7,102.00	\$465.00
922669	02477208290000	Lot Type 2021	\$7,102.00	\$465.00
922670	02477208300000	Lot Type 2021	\$7,102.00	\$465.00
922671	02477208310000	Lot Type 2021	\$7,102.00	\$465.00
922672	02477208320000	Lot Type 2021	\$7,102.00	\$465.00
922673	02477209010000	Lot Type 2021	\$7,102.00	\$465.00
922674	02477209020000	Lot Type 2021	\$7,102.00	\$465.00
922675	02477209030000	Lot Type 2021	\$7,102.00	\$465.00
922676	02477209040000	Lot Type 2021	\$7,102.00	\$465.00
922677	02477209050000	Lot Type 2021	\$7,102.00	\$465.00
922678	02477209060000	Lot Type 2021	\$7,102.00	\$465.00
922679	02477209070000	Lot Type 2021	\$7,102.00	\$465.00
922680	02477209080000	Lot Type 2021	\$7,102.00	\$465.00
922681	02477209090000	Lot Type 2021	\$7,102.00	\$465.00
922682	02477209100000	Lot Type 2021	\$7,102.00	\$465.00
922683	02477209110000	Lot Type 2021	\$7,102.00	\$465.00
922684	02477209120000	Lot Type 2021	\$7,102.00	\$465.00
922685	02477209130000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
922686	02477209140000	Lot Type 2021	\$7,102.00	\$465.00
922687	02477209150000	Lot Type 2021	\$7,102.00	\$465.00
922688	02477209160000	Lot Type 2021	\$7,102.00	\$465.00
922689	02477209170000	Lot Type 2021	\$7,102.00	\$465.00
922690	02477209180000	Lot Type 2021	\$7,102.00	\$465.00
922691	02477209190000	Lot Type 2021	\$7,102.00	\$465.00
922692	02477209200000	Lot Type 2021	\$7,102.00	\$465.00
922693	02477210010000	Lot Type 2021	\$7,102.00	\$465.00
922694	02477210020000	Lot Type 2021	\$7,102.00	\$465.00
922695	02477210030000	Lot Type 2021	\$7,102.00	\$465.00
938598	02477204070000	Lot Type 100	\$ -	\$100.00
938599	02477204080000	Lot Type 100	\$ -	\$100.00
938600	02477204090000	Lot Type 100	\$ -	\$100.00
938601	02477204100000	Lot Type 100	\$ -	\$100.00
938602	02477204110000	Lot Type 100	\$ -	\$100.00
938603	02477204120000	Lot Type 100	\$ -	\$100.00
938604	02477204130000	Lot Type 100	\$ -	\$100.00
938605	02477204140000	Lot Type 100	\$ -	\$100.00
938606	02477204150000	Lot Type 2021	\$7,102.00	\$465.00
938607	02477204160000	Lot Type 100	\$ -	\$100.00
938608	02477204170000	Lot Type 100	\$ -	\$100.00
938609	02477204180000	Lot Type 100	\$ -	\$100.00
938610	02477204190000	Lot Type 100	\$ -	\$100.00
938611	02477204200000	Lot Type 100	\$ -	\$100.00
938612	02477204210000	Lot Type 100	\$ -	\$100.00
938613	02477204220000	Lot Type 100	\$ -	\$100.00
938614	02477204230000	Lot Type 2021	\$7,102.00	\$465.00
938615	02477204240000	Lot Type 2021	\$7,102.00	\$465.00
938616	02477204250000	Lot Type 100	\$ -	\$100.00
938617	02477204260000	Lot Type 100	\$ -	\$100.00
938618	02477204270000	Lot Type 100	\$ -	\$100.00
938619	02477204280000	Lot Type 100	\$ -	\$100.00
938620	02477204290000	Lot Type 100	\$ -	\$100.00
938621	02477204300000	Lot Type 2021	\$7,102.00	\$465.00
938622	02477204310000	Lot Type 2021	\$7,102.00	\$465.00
938623	02477204320000	Lot Type 2021	\$7,102.00	\$465.00
938624	02477204330000	Lot Type 2021	\$7,102.00	\$465.00
938625	02477204340000	Lot Type 2021	\$7,102.00	\$465.00
938626	02477204350000	Lot Type 2021	\$7,102.00	\$465.00
938627	02477204360000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
938628	02477204370000	Lot Type 2021	\$7,102.00	\$465.00
938629	02477204380000	Lot Type 2021	\$7,102.00	\$465.00
938630	02477204390000	Lot Type 2021	\$7,102.00	\$465.00
938631	02477204400000	Lot Type 2021	\$7,102.00	\$465.00
938632	02477204410000	Lot Type 2021	\$7,102.00	\$465.00
938633	02477204420000	Lot Type 2021	\$7,102.00	\$465.00
938634	02477204430000	Lot Type 2021	\$7,102.00	\$465.00
938635	02477204440000	Lot Type 2021	\$7,102.00	\$465.00
938636	02477204450000	Lot Type 2021	\$7,102.00	\$465.00
938637	02477204460000	Lot Type 2021	\$7,102.00	\$465.00
938638	02477204470000	Lot Type 2021	\$7,102.00	\$465.00
938639	02477204480000	Lot Type 2021	\$7,102.00	\$465.00
938640	02477204490000	Lot Type 2021	\$7,102.00	\$465.00
938641	02477204500000	Lot Type 2021	\$7,102.00	\$465.00
938642	02477204510000	Lot Type 2021	\$7,102.00	\$465.00
938643	02477204520000	Lot Type 2021	\$7,102.00	\$465.00
938644	02477204530000	Lot Type 2021	\$7,102.00	\$465.00
938645	02477204540000	Lot Type 2021	\$7,102.00	\$465.00
938646	02477204550000	Lot Type 2021	\$7,102.00	\$465.00
938647	02477204560000	Lot Type 2021	\$7,102.00	\$465.00
938648	02477204570000	Lot Type 100	\$ -	\$100.00
938649	02477204580000	Lot Type 2021	\$7,102.00	\$465.00
938650	02477204590000	Lot Type 2021	\$7,102.00	\$465.00
938652	02477205180000	Lot Type 100	\$ -	\$100.00
938653	02477205190000	Lot Type 100	\$ -	\$100.00
938654	02477205200000	Lot Type 100	\$ -	\$100.00
938655	02477205210000	Lot Type 100	\$ -	\$100.00
938656	02477205220000	Lot Type 100	\$ -	\$100.00
938657	02477205230000	Lot Type 100	\$ -	\$100.00
938658	02477205240000	Lot Type 100	\$ -	\$100.00
938659	02477205250000	Lot Type 100	\$ -	\$100.00
938660	02477205260000	Lot Type 100	\$ -	\$100.00
938661	02477205270000	Lot Type 100	\$ -	\$100.00
938662	02477205280000	Lot Type 100	\$ -	\$100.00
938663	02477205290000	Lot Type 100	\$ -	\$100.00
938664	02477205300000	Lot Type 100	\$ -	\$100.00
938665	02477205310000	Lot Type 2021	\$7,102.00	\$465.00
938666	02477205320000	Lot Type 2021	\$7,102.00	\$465.00
938667	02477205330000	Lot Type 2021	\$7,102.00	\$465.00
938668	02477205340000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
938669	02477205350000	Lot Type 100	\$ -	\$100.00
938670	02477205360000	Lot Type 2021	\$7,102.00	\$465.00
938671	02477205370000	Lot Type 2021	\$7,102.00	\$465.00
938672	02477205380000	Lot Type 2021	\$7,102.00	\$465.00
938673	02477205390000	Lot Type 2021	\$7,102.00	\$465.00
938674	02477205400000	Lot Type 2021	\$7,102.00	\$465.00
938675	02477205410000	Lot Type 2021	\$7,102.00	\$465.00
938676	02477205420000	Lot Type 100	\$ -	\$100.00
938677	02477205430000	Lot Type 100	\$ -	\$100.00
938678	02477205440000	Lot Type 100	\$ -	\$100.00
938679	02477205450000	Lot Type 100	\$ -	\$100.00
938680	02477205460000	Lot Type 100	\$ -	\$100.00
938681	02477205470000	Lot Type 100	\$ -	\$100.00
938682	02477205480000	Lot Type 100	\$ -	\$100.00
938683	02477205490000	Lot Type 100	\$ -	\$100.00
938684	02477205500000	Lot Type 2021	\$7,102.00	\$465.00
938685	02477205510000	Lot Type 2021	\$7,102.00	\$465.00
938686	02477205520000	Lot Type 100	\$ -	\$100.00
938687	02477205530000	Lot Type 100	\$ -	\$100.00
938688	02477205540000	Lot Type 100	\$ -	\$100.00
938689	02477205550000	Lot Type 100	\$ -	\$100.00
938690	02477205560000	Lot Type 100	\$ -	\$100.00
938691	02477205570000	Lot Type 100	\$ -	\$100.00
938692	02477205580000	Lot Type 100	\$ -	\$100.00
938693	02477205590000	Lot Type 100	\$ -	\$100.00
938694	02477205600000	Lot Type 100	\$ -	\$100.00
938697	02477209210000	Lot Type 2021	\$7,102.00	\$465.00
938698	02477209220000	Lot Type 2021	\$7,102.00	\$465.00
938699	02477209230000	Lot Type 2021	\$7,102.00	\$465.00
938700	02477209240000	Lot Type 2021	\$7,102.00	\$465.00
938701	02477209250000	Lot Type 2021	\$7,102.00	\$465.00
938702	02477209260000	Lot Type 2021	\$7,102.00	\$465.00
938703	02477209270000	Lot Type 2021	\$7,102.00	\$465.00
938704	02477209280000	Lot Type 2021	\$7,102.00	\$465.00
938705	02477209290000	Lot Type 2021	\$7,102.00	\$465.00
938706	02477209300000	Lot Type 2021	\$7,102.00	\$465.00
938707	02477209310000	Lot Type 2021	\$7,102.00	\$465.00
938708	02477209320000	Lot Type 2021	\$7,102.00	\$465.00
938709	02477209330000	Lot Type 2021	\$7,102.00	\$465.00
938710	02477209340000	Lot Type 2021	\$7,102.00	\$465.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
938711	02477209350000	Lot Type 2021	\$7,102.00	\$465.00
938712	02477209360000	Lot Type 2021	\$7,102.00	\$465.00
938713	02477209370000	Lot Type 2021	\$7,102.00	\$465.00
938714	02477209380000	Lot Type 2021	\$7,102.00	\$465.00
938715	02477209390000	Lot Type 2021	\$7,102.00	\$465.00
938716	02477209400000	Lot Type 2021	\$7,102.00	\$465.00
938717	02477209410000	Lot Type 2021	\$7,102.00	\$465.00
938718	02477209420000	Lot Type 2021	\$7,102.00	\$465.00
938719	02477209430000	Non-Benefitted Property	\$ -	\$ -
938720	02477209440000	Lot Type 2021	\$7,102.00	\$465.00
938721	02477209450000	Lot Type 2021	\$7,102.00	\$465.00
938722	02477211010000	Lot Type 2021	\$7,102.00	\$465.00
938723	02477211020000	Lot Type 2021	\$7,102.00	\$465.00
938724	02477211030000	Lot Type 2021	\$7,102.00	\$465.00
938725	02477211040000	Lot Type 2021	\$7,102.00	\$465.00
938726	02477211050000	Lot Type 2021	\$7,102.00	\$465.00
938727	02477211060000	Lot Type 100	\$ -	\$100.00
938728	02477211070000	Lot Type 2021	\$7,102.00	\$465.00
938729	02477211080000	Lot Type 2021	\$7,102.00	\$465.00
938730	02477211090000	Lot Type 2021	\$7,102.00	\$465.00
938731	02477211100000	Lot Type 100	\$ -	\$100.00
938732	02477211110000	Lot Type 100	\$ -	\$100.00
938733	02477211120000	Lot Type 100	\$ -	\$100.00
938734	02477211130000	Lot Type 100	\$ -	\$100.00
938735	02477211140000	Lot Type 100	\$ -	\$100.00
938737	02477211150000	Lot Type 100	\$ -	\$100.00
938738	02477211160000	Lot Type 100	\$ -	\$100.00
938739	02477211170000	Lot Type 100	\$ -	\$100.00
938740	02477211180000	Lot Type 100	\$ -	\$100.00
938741	02477211190000	Lot Type 100	\$ -	\$100.00
938742	02477211200000	Lot Type 100	\$ -	\$100.00
938743	02477211210000	Lot Type 100	\$ -	\$100.00
938744	02477211220000	Lot Type 100	\$ -	\$100.00
938745	02477211230000	Lot Type 100	\$ -	\$100.00
938746	02477211240000	Lot Type 100	\$ -	\$100.00
938747	02477211250000	Lot Type 100	\$ -	\$100.00
938748	02477211260000	Lot Type 100	\$ -	\$100.00
938749	02477211270000	Lot Type 100	\$ -	\$100.00
938750	02477211280000	Lot Type 100	\$ -	\$100.00
938751	02477211290000	Lot Type 100	\$ -	\$100.00

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022
938752	02477211300000	Lot Type 100	\$ -	\$100.00
938753	02477211310000	Non-Benefitted Property	\$ -	\$ -
938754	02477211320000	Non-Benefitted Property	\$ -	\$ -
938756	02477210040000	Lot Type 2021	\$7,102.00	\$465.00
938757	02477210050000	Lot Type 2021	\$7,102.00	\$465.00
938758	02477210060000	Lot Type 2021	\$7,102.00	\$465.00
938759	02477210070000	Lot Type 2021	\$7,102.00	\$465.00
938760	02477210080000	Lot Type 2021	\$7,102.00	\$465.00
938761	02477210090000	Lot Type 100	\$ -	\$100.00
938762	02477210100000	Non-Benefitted Property	\$ -	\$ -
938763	02477210110000	Lot Type 100	\$ -	\$100.00
938764	02477210120000	Lot Type 100	\$ -	\$100.00
938765	02477210130000	Lot Type 100	\$ -	\$100.00
938766	02477210140000	Lot Type 2021	\$7,102.00	\$465.00
938767	02477210150000	Lot Type 2021	\$7,102.00	\$465.00
938768	02477210160000	Lot Type 2021	\$7,102.00	\$465.00
			\$7,263,912.46	\$520,365.00

EXHIBIT B: PROJECTED ANNUAL INSTALLMENTS PER LOT

Year	Outstanding Principal	Principal	Interest	Annual Collection Costs	Total Annual Installment
1	\$ 7,102.00	\$ 109.90	\$ 355.10	\$ -	\$ 465.00
2	\$ 6,992.10	\$ 115.40	\$ 349.61	\$ -	\$ 465.00
3	\$ 6,876.71	\$ 121.16	\$ 343.84	\$ -	\$ 465.00
4	\$ 6,755.54	\$ 127.22	\$ 337.78	\$ -	\$ 465.00
5	\$ 6,628.32	\$ 133.58	\$ 331.42	\$ -	\$ 465.00
6	\$ 6,494.73	\$ 140.26	\$ 324.74	\$ -	\$ 465.00
7	\$ 6,354.47	\$ 147.28	\$ 317.72	\$ -	\$ 465.00
8	\$ 6,207.19	\$ 154.64	\$ 310.36	\$ -	\$ 465.00
9	\$ 6,052.55	\$ 162.37	\$ 302.63	\$ -	\$ 465.00
10	\$ 5,890.18	\$ 170.49	\$ 294.51	\$ -	\$ 465.00
11	\$ 5,719.69	\$ 179.02	\$ 285.98	\$ -	\$ 465.00
12	\$ 5,540.67	\$ 187.97	\$ 277.03	\$ -	\$ 465.00
13	\$ 5,352.71	\$ 197.36	\$ 267.64	\$ -	\$ 465.00
14	\$ 5,155.34	\$ 207.23	\$ 257.77	\$ -	\$ 465.00
15	\$ 4,948.11	\$ 217.59	\$ 247.41	\$ -	\$ 465.00
16	\$ 4,730.52	\$ 228.47	\$ 236.53	\$ -	\$ 465.00
17	\$ 4,502.04	\$ 239.90	\$ 225.10	\$ -	\$ 465.00
18	\$ 4,262.14	\$ 251.89	\$ 213.11	\$ -	\$ 465.00
19	\$ 4,010.25	\$ 264.49	\$ 200.51	\$ -	\$ 465.00
20	\$ 3,745.76	\$ 277.71	\$ 187.29	\$ -	\$ 465.00
21	\$ 3,468.05	\$ 291.60	\$ 173.40	\$ -	\$ 465.00
22	\$ 3,176.45	\$ 306.18	\$ 158.82	\$ -	\$ 465.00
23	\$ 2,870.28	\$ 321.49	\$ 143.51	\$ -	\$ 465.00
24	\$ 2,548.79	\$ 337.56	\$ 127.44	\$ -	\$ 465.00
25	\$ 2,211.23	\$ 354.44	\$ 110.56	\$ -	\$ 465.00
26	\$ 1,856.79	\$ 372.16	\$ 92.84	\$ -	\$ 465.00
27	\$ 1,484.63	\$ 390.77	\$ 74.23	\$ -	\$ 465.00
28	\$ 1,093.86	\$ 410.31	\$ 54.69	\$ -	\$ 465.00
29	\$ 683.56	\$ 430.82	\$ 34.18	\$ -	\$ 465.00
30	\$ 252.73	\$ 252.73	\$ 12.64	\$ -	\$ 265.37
Total	\$ 7,102.00	\$ 6,648.37	\$ -	\$ -	\$ 13,750.37

Note: Annual Collection Costs will not be charged as part of the Annual Installment and instead will be deducted from amount paid to Owner.

EXHIBIT C: ROSE HILL PUBLIC IMPROVEMENT DISTRICT: FORM OF HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT PID ASSESSMENTS TO THE CITY OF MANOR, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS
OUTSTANDING ASSESSMENT: \$ _____

As the purchaser of the real property located at the street address set forth above, you are obligated to pay Assessments to the City of Manor, Texas, for the costs of a portion of public improvements (the ***“Authorized Improvements”***) undertaken for the benefit of the property within *“Rose Hill Public Improvement PID”* (the ***“PID”***) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$ _____ WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the Annual Installments can be requested from the Administrator; **however, it is only an estimate and is subject to change.** The exact amount of the Annual Installments, including the Annual Installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the PID. More information about the Assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Manor.

Your failure to pay any Assessment, or any Annual Installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

EXHIBIT D – FORM OF ASSESSMENT TERMINATION NOTICE

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[DATE]

Travis County Clerk's Office
Honorable Dana DeBeauvoir
5501 Airport Boulevard
Austin, Texas 78751

Re: City of Manor Lien Release documents for filing

Dear Ms. DeBeauvoir,

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION] created by Document/Instrument [PLAT NO.]. Please forward copies of the field documents below:

City of Manor
Attn: Lluvia T. Almaraz
105 E. Eggleston Street
Manor, Texas 78653

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Almaraz'.

P3Works, LLC
(817) 393-0353
admin@p3-works.com
www.p3-works.com

AFTER RECORDING RETURN TO:

**Lluvia T. Almaraz
105 E. Eggleston Street
Manor, Texas 78653**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Manor, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about June 25, 2003, the City Council for the City, approved Resolution No. 2003-15, creating the Rose Hill Public Improvement District; and

WHEREAS, the Rose Hill Public Improvement District consists of approximately 196 contiguous acres located within the within the corporate limits of the City; and

WHEREAS, on or about July 16, 2003 the City Council, adopted Ordinance No. 226, (hereinafter referred to as the "Assessment Ordinance") approving a Management Report and assessment roll for the assessed property within the Rose Hill Public Improvement District; and

WHEREAS on or about March 18, 2020, the City Council, approved the 2019 Management Report (the "SAP Update") for the assessed property within Rose Hill Public Improvement District and which revised the lien amounts for the District and,

WHEREAS, the Assessment Ordinance, as modified by the 2019 Management Report, imposed an assessment in the amount of [AMOUNT DESCRIPTION (\$ AMOUNT)] (hereinafter referred to as the "Lien Amount") for the following property:

[LEGAL DESCRIPTION], a subdivision according to the map or plat of record in Document/Instrument No. [PLAT NO.] of the real property records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, in the real property records of Travis County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this, the ____ day of _____, 20__.

CITY OF MANOR, TEXAS

By: _____
Thomas Bolt, City Manager

ATTEST:

Lluvia T. Almaraz, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by Thomas Bolt, City Manager for the City of Manor, Texas, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT E: DISTRICT LEGAL DESCRIPTION

FIELD NOTES FOR 196.236 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, BEING COMPOSED OF TRACTS CALLED 164.70 ACRES AND 30 ACRES RECORDED IN VOLUME 12602, PAGE 1514, TRAVIS COUNTY DEED RECORDS, SAID 196.236 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail found on top of a wood fence post, at the northeast corner of said 30 acres, in the fenced south line of a 157.109 acre tract recorded in Document No. 1999156308, Travis County Deed Records, for the northeast corner hereof;

THENCE S30°08'W 2861.03 feet along the west line of a 184.013 acre tract recorded in Volume 11862, Page 268, Travis County Deed Records, to a 1/2" steel pin set in the north line of Tower Road, a county road approximately 30 feet wide, for the southeast corner hereof;

THENCE N60°04'30"W 1959.94 feet along said north line of Tower Road to a 1/2" steel pin set at the southeast corner of a 1.095 acre tract recorded in Document No. 1999001598, Travis County Deed Records, for the southwest corner hereof;

THENCE N29°08'12"E 2362.85 feet generally following a fence along the west line of said 164.70 acres to a 16D nail found at the base of a wood fence corner post, at the northeast corner of a 31.004 acre tract recorded in Volume 9682, Page 858, Travis County Deed Records, for an inside corner hereof;

THENCE N59°44'29"W 963.08 feet generally following a fence along the northeast line of said 31.004 acres and of a 5.50 acre cemetery tract, to a 1/2" steel pin set at an inside corner of said 31.004 acres, for an easterly corner hereof;

THENCE N30°06'43"E 885.19 feet generally following a fence along the northerly east line of said 31.004 acres, passing at 245.63 feet a 1/2" steel pin found at its northeast corner, to a 1/2" steel pin set at the northeast corner of a 8.59 acre tract recorded in Volume 10063, Page 83, Travis County Deed Records, in the south line of Johnson Road, a county road approximately 40 feet wide, for corner hereof;

THENCE along the east and south line of said Johnson Road the following 4 courses, maintaining an approximate distance of 10 feet from the edge of pavement which is 20 feet wide:

- 1) S60°00'E 34.11 feet to 1/2" steel pin set for corner,
- 2) N29°48'E 769.75 feet along a fence to a 1/2" steel pin set at the start of a curve to the right,
- 3) along said curve with chord of N75°36'41"E 114.73 feet and radius of 80 feet, to a 1/2" steel pin set at the end of curve,
- 4) S58°34'47"E 1874.59 feet to a 1/2" steel pin with orange cap found at the base of a lone wood fence post, 8.7 feet west of a fence, for the northeast corner hereof;

THENCE S30°02'06"W 1191.98 feet generally following said fence, along the west line of a 157.109 acre tract recorded in Document No. 1999156308, Travis County Deed Records, to a 1/2" steel pin with orange cap found at the fenced southwest corner of said 157.109 acres, for an inside corner hereof;

THENCE S60°00'E 976.85 feet generally following a fence, along the south line of said 157.109 acres to the POINT OF BEGINNING, containing 196.236 acres of land.

Bearing basis is the last course above, from deed of this tract (12602/1514).

Surveyed July 10, 2000, by Stuart Watson, RPLS 4550.

County: Travis
 Project: 53 Acres
 Project No. 050807

FIELD NOTES 53.17 ACRE TRACT

BEING 53.17 ACRES OF LAND LOCATED IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 53.328 ACRE TRACT OF LAND RECORDED IN THE NAME OF DOUGLAS KADISON IN DOCUMENT NUMBER 2003272042, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (bearings are based on the westerly line of said 53.328 acre tract, being North 29 degrees 44 minutes 28 seconds East);

BEGINNING at 1/2 inch iron rod found for the southwesterly corner of said 53.328 acre tract, said iron rod being the southeasterly corner of a called 0.087 acre tract of land recorded in the name of the State of Texas in Document Number 2002025068 of the O.P.R.T.C., said iron rod being on the northerly line of Lot 1, Kroll-Lundgren Acres, a subdivision as recorded in Volume 81, Pages 243-244 of the Travis County Plat Records (T.C.P.R.);

Thence, with the westerly line of said 53.328 acre tract and the easterly line of said 0.087 acre tract, 260.53 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 48 minutes 37 seconds, a radius of 2,191.83 feet, and a chord that bears North 22 degrees 03 minutes 45 seconds East, a distance of 260.38 feet to a 1/2-inch iron rod found for the most northerly corner of said 0.087 acre tract, said iron rod being on the westerly line of said 53.328 acre tract, also being on the easterly Right-of-Way (R.O.W.) line of F.M. 973;

Thence, with the westerly line of said 53.328 acre tract and the easterly line of said F.M. 973, North 29 degrees 44 minutes 28 seconds East, a distance of 695.21 feet to 5/8-inch iron rod set for the northwesterly corner of said 53.328 acre tract, said iron rod being the southwesterly corner of a called 31.004 acre tract of land recorded in the name of Pat W. Kelley in Volume 9682, Page 858 of the Travis County Deed Records (T.C.D.R.), from which a 1/2-inch iron rod found for the northwesterly corner of said 31.004 acre tract bears, North 29 degrees 45 minutes 41 seconds East, a distance of 728.48 feet;

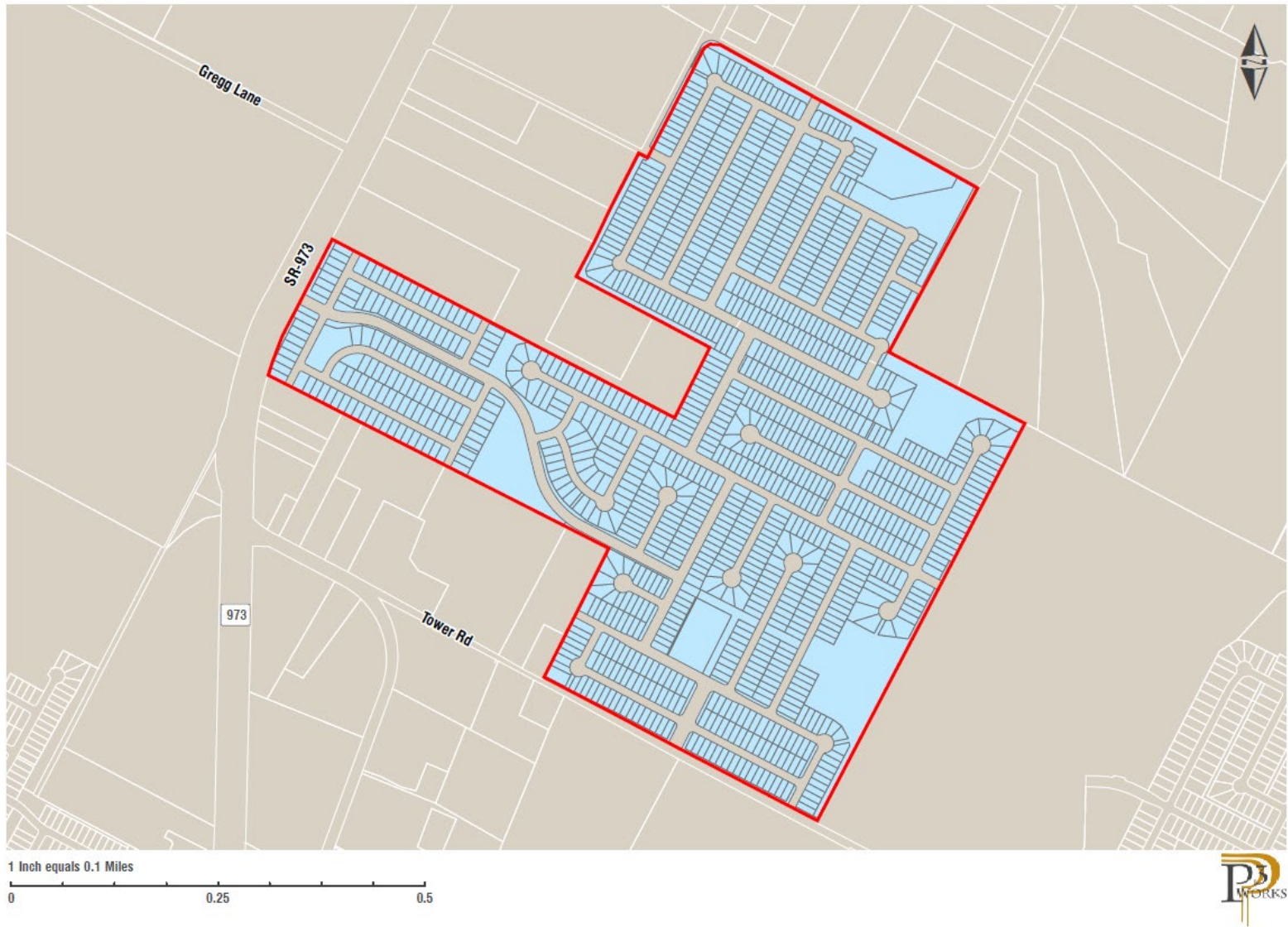
Thence, with the northerly line of said 53.328 acre tract and the southerly line of said 31.004 acre tract the following two (2) courses and distances;

1. South 60 degrees 07 minutes 48 seconds East, a distance of 1,505.92 feet to a 5/8-inch iron rod set;
2. South 60 degrees 18 minutes 22 seconds East, a distance of 954.44 feet to a 5/8-inch iron rod set for the northeasterly corner of said 53.328 acre tract, said iron rod being the southeasterly corner of said 31.004 acre tract, also being on the westerly line of a called 196.236 acre tract of land recorded in the name of The Park at Hawk Hollow, L.P. in Document Number 2001154813 of the O.P.R.T.C.;

Thence, with the easterly line of said 53.328 acre tract and the westerly line of 196.236 acre tract, South 29 degrees 08 minutes 12 seconds West, a distance of 930.48 feet to a 5/8-inch iron rod set for the southeasterly corner of said 53.328 acre tract, said iron rod being the northeasterly corner of a called 5.793 acre tract recorded in the name of Frances A. Wright in Document Number 1999001016 of the O.P.R.T.C., from which a 1/2-inch iron rod found for the most southerly southwest corner of said 196.236 acre tract bears, South 29 degrees 08 minutes 12 seconds West, a distance of 933.05 feet;

Thence, with the southerly line of said 53.328 acre tract, North 60 degrees 44 minutes 04 seconds West, a distance of 2,435.46 feet to the POINT OF BEGINNING and containing 53.17 acres of land, more or less.

EXHIBIT F: DISTRICT BOUNDARY MAP





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Lydia Collins, Finance Director
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Lagos Public Improvement District 2021 Annual Service Plan Update.

BACKGROUND/SUMMARY:

The City Council previously approved the creation of the Lagos Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually. City staff worked with P3, the City's PID Administrator, in updating the SAP. The attached document is the 2021 annual SAP update, which also updates the assessment roll for 2021.

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

- Lagos Public Improvement District 2021 Annual Service Plan Update

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the Lagos Public Improvement District 2021 Annual Service Plan Update.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



LAGOS
PUBLIC IMPROVEMENT DISTRICT
2021 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2021

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “SAP), or the 2019 Annual Service Plan Update, unless the context in which a term is used clearly requires a different meaning.

On March 20, 2019, the City approved Resolution No. 2019-02 creating the District in accordance with the Act to finance certain Authorized Improvements for the benefit of certain property within the District.

On October 2, 2019, the City Council approved the SAP and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by adopting Ordinance No. 556. The SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the Assessed Property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the SAP.

On December 18, 2019, the City Council approved the 2019 Annual Service Plan Update by adopting Ordinance No. 563 for the purpose of issuing PID Bonds and updating the Assessment Roll.

On June 17, 2020, the City Council approved the 2020 Annual Service Plan Update which also updated the Assessment Roll for 2020.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the 2021 Annual Service Plan Update. This document also updates the Assessment Roll for 2021.

LISTED EVENTS

Below is a list of all Listed Events, associated with the Major Improvement Area Bonds as defined in the Continuing Disclosure Agreement dated December 1, 2019:

- \$110,000 partial sinking fund redemption on September 15, 2020

PARCEL SUBDIVISION

- The Final Plat for Lagos Phase 1 was approved by City Council on December 13, 2017, consisting of 118 Residential Lots within Travis County, and was recorded in the official public records of Travis County on March 16, 2018. 111 units are classified as Lot Type 1, 7 units are classified as Lot Type 2, and 3 Lots are Non-Benefitted Property.
- The Final Plat for Lagos Manor Phase 2 was approved by City Council on April 14, 2021, consisting of 116 Residential Lots, 2 commercial Lots, and 6 Non-Benefitted Lots within Travis County, and was recorded in the official public records of Travis County on May 25, 2021. 98 units are classified as Lot Type 1, 18 units are classified as Lot Type 2, 1 Lot is classified as Phase 1 Commercial, 1 Lot is classified as Phase 2 Commercial, and 6 Lots are Non-Benefitted Property.

LOT AND HOME SALES

As of March 31, 2021, within Phase 1 118 residential Lots have closed with Ashton Woods, construction has begun on all 118 residential Lots, construction has been completed on 117 residential Lots, and 117 homes have been sold to end-users. The Developer has sold the land for Phase 2 to Ashton Woods to self-develop 116 single family lots. The Developer has sold the land for Phases 3, 4 and 5 to Pulte Homes in February of 2021 and Pulte Homes will self-develop 264 planned single family lots.

See **Exhibit B** for Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$2,950,000.00¹.

ANNUAL INSTALLMENT DUE 1/31/2022

- *Principal and Interest* – The total principal and interest required for the Annual Installment is \$191,068.76.

¹ Net of \$60,000.00 Major Improvement Area Bonds principal payment due September 1, 2021 which will be paid using the Annual Installment collected on January 31, 2021.

- *Additional Interest* – The Additional Interest Reserve Requirement, as defined in the Indenture, of \$162,250.00 has not been met. As such, the Additional Interest Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest Reserve amount due for the Annual Installment of \$14,750.00.
- *Annual Collection Costs* – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due for the Annual Installment is \$44,800.00.

Major Improvement Area		
Due January 31, 2022		
Principal	\$	60,000.00
Interest	\$	131,068.76
Additional Interest	\$	14,750.00
Annual Collection Costs	\$	44,800.00
Total Installment	\$	250,618.76

See **Exhibit C** for the debt service schedule for the Major Improvement Area Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENTS IN FULL

There have been no full prepayments of Assessments in the District.

See **Exhibit D** for the Form of Assessment Termination Notice.

PARTIAL PREPAYMENT OF ASSESSMENTS

There have been no partial prepayments of Assessments in the District.

BOND FUND

P3Works has reviewed the following bond accounts related to the Major Improvement Area Bonds of the Lagos PID as of March 31, 2021 and each account contains the amount shown below.

Account:	03/31/2021 Balance
PID Collection Account	\$995.07
Pledged Revenue Fund	\$126,660.09
Bond Fund	\$0.00
Project Fund	
MIA Improvement Account	\$1,861,663.08
Redemption Fund	\$0.00
Reserve Fund	
Reserve Account	\$198,912.09
Additional Interest Reserve Account	\$13,371.01
Rebate Fund	\$0.00
Reimbursement Fund	\$0.00
Administrative Fund	\$70,465.25

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		Major Improvement Area				
Annual Installment Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		\$ 60,000.00	\$ 65,000.00	\$ 65,000.00	\$ 70,000.00	\$ 70,000.00
Interest		\$ 131,068.76	\$ 128,818.76	\$ 126,381.26	\$ 123,943.76	\$ 121,318.76
	(1)	\$ 191,068.76	\$ 193,818.76	\$ 191,381.26	\$ 193,943.76	\$ 191,318.76
Additional Interest	(2)	\$ 14,750.00	\$ 14,450.00	\$ 14,125.00	\$ 13,800.00	\$ 13,450.00
Annual Collection Costs	(3)	\$ 44,800.00	\$ 45,696.00	\$ 46,609.92	\$ 47,542.12	\$ 48,492.96
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 250,618.76	\$ 253,964.76	\$ 252,116.18	\$ 255,285.88	\$ 253,261.72

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the Annual Installments which will be delinquent if not paid by January 31, 2022.

EXHIBIT A – MIA ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
906078	02316201010000	Non-Benefited	\$ -	\$ -
906079	02316201020000	1	\$ 3,395.84	\$ 288.50
906080	02316201030000	1	\$ 3,395.84	\$ 288.50
906081	02316201040000	1	\$ 3,395.84	\$ 288.50
906082	02316201050000	1	\$ 3,395.84	\$ 288.50
906083	02316201060000	1	\$ 3,395.84	\$ 288.50
906084	02316201070000	1	\$ 3,395.84	\$ 288.50
906085	02316201080000	1	\$ 3,395.84	\$ 288.50
906086	02316201090000	1	\$ 3,395.84	\$ 288.50
906087	02316201100000	1	\$ 3,395.84	\$ 288.50
906088	02316201110000	1	\$ 3,395.84	\$ 288.50
906089	02316201120000	1	\$ 3,395.84	\$ 288.50
906090	02316201130000	1	\$ 3,395.84	\$ 288.50
906091	02316201140000	1	\$ 3,395.84	\$ 288.50
906092	02316201150000	1	\$ 3,395.84	\$ 288.50
906093	02316201160000	1	\$ 3,395.84	\$ 288.50
906094	02316201170000	1	\$ 3,395.84	\$ 288.50
906095	02316201180000	1	\$ 3,395.84	\$ 288.50
906096	02316201190000	1	\$ 3,395.84	\$ 288.50
906097	02316201200000	1	\$ 3,395.84	\$ 288.50
906098	02316201210000	1	\$ 3,395.84	\$ 288.50
906099	02335923010000	N/A	\$ 139,078.88	\$ 11,815.52
906100	02336221010000	N/A	\$ 133,430.71	\$ 11,335.67
906101	02336221020000	Non-Benefited	\$ -	\$ -
906102	02336221030000	1	\$ 3,395.84	\$ 288.50
906103	02336221040000	1	\$ 3,395.84	\$ 288.50
906104	02336221050000	1	\$ 3,395.84	\$ 288.50
906105	02336221060000	1	\$ 3,395.84	\$ 288.50
906106	02336221070000	1	\$ 3,395.84	\$ 288.50
906107	02316202010000	1	\$ 3,395.84	\$ 288.50
906108	02316202020000	1	\$ 3,395.84	\$ 288.50
906109	02316202030000	1	\$ 3,395.84	\$ 288.50
906110	02316202040000	1	\$ 3,395.84	\$ 288.50
906111	02316202050000	1	\$ 3,395.84	\$ 288.50
906112	02316202060000	1	\$ 3,395.84	\$ 288.50
906113	02316202070000	1	\$ 3,395.84	\$ 288.50
906114	02316202080000	1	\$ 3,395.84	\$ 288.50
906115	02316202090000	1	\$ 3,395.84	\$ 288.50
906116	02316202100000	1	\$ 3,395.84	\$ 288.50
906117	02316202110000	1	\$ 3,395.84	\$ 288.50
906118	02315908010000	1	\$ 3,395.84	\$ 288.50
906119	02315908020000	1	\$ 3,395.84	\$ 288.50
906120	02315908030000	1	\$ 3,395.84	\$ 288.50
906121	02315908040000	1	\$ 3,395.84	\$ 288.50
906122	02315908050000	1	\$ 3,395.84	\$ 288.50

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
906123	02315908060000	1	\$ 3,395.84	\$ 288.50
906124	02315908070000	1	\$ 3,395.84	\$ 288.50
906125	02315908080000	1	\$ 3,395.84	\$ 288.50
906126	02315908090000	1	\$ 3,395.84	\$ 288.50
906127	02315908100000	1	\$ 3,395.84	\$ 288.50
906128	02315908110000	1	\$ 3,395.84	\$ 288.50
906129	02315908120000	1	\$ 3,395.84	\$ 288.50
906130	02315908130000	1	\$ 3,395.84	\$ 288.50
906131	02315908140000	1	\$ 3,395.84	\$ 288.50
906132	02315908150000	1	\$ 3,395.84	\$ 288.50
906133	02315908160000	1	\$ 3,395.84	\$ 288.50
906134	02315908170000	1	\$ 3,395.84	\$ 288.50
906135	02315908180000	1	\$ 3,395.84	\$ 288.50
906136	02315908190000	1	\$ 3,395.84	\$ 288.50
906137	02315908200000	Non-Benefited	\$ -	\$ -
906138	02315908210000	1	\$ 3,395.84	\$ 288.50
906139	02315908220000	1	\$ 3,395.84	\$ 288.50
906140	02315908230000	1	\$ 3,395.84	\$ 288.50
906141	02315908240000	1	\$ 3,395.84	\$ 288.50
906142	02315908250000	1	\$ 3,395.84	\$ 288.50
906143	02315908260000	1	\$ 3,395.84	\$ 288.50
906144	02315908270000	1	\$ 3,395.84	\$ 288.50
906145	02336222010000	1	\$ 3,395.84	\$ 288.50
906146	02336222020000	1	\$ 3,395.84	\$ 288.50
906147	02336222030000	1	\$ 3,395.84	\$ 288.50
906148	02336222040000	1	\$ 3,395.84	\$ 288.50
906149	02336222050000	1	\$ 3,395.84	\$ 288.50
906150	02336222060000	1	\$ 3,395.84	\$ 288.50
906151	02336222070000	1	\$ 3,395.84	\$ 288.50
906152	02336222080000	1	\$ 3,395.84	\$ 288.50
906153	02336222090000	1	\$ 3,395.84	\$ 288.50
906154	02316203010000	1	\$ 3,395.84	\$ 288.50
906155	02316203020000	1	\$ 3,395.84	\$ 288.50
906156	02316203030000	1	\$ 3,395.84	\$ 288.50
906157	02316203040000	1	\$ 3,395.84	\$ 288.50
906158	02316203050000	1	\$ 3,395.84	\$ 288.50
906159	02316203060000	1	\$ 3,395.84	\$ 288.50
906160	02316203070000	1	\$ 3,395.84	\$ 288.50
906161	02316203080000	1	\$ 3,395.84	\$ 288.50
906162	02316203090000	1	\$ 3,395.84	\$ 288.50
906163	02316203100000	1	\$ 3,395.84	\$ 288.50
906164	02316203110000	1	\$ 3,395.84	\$ 288.50
906165	02316203120000	1	\$ 3,395.84	\$ 288.50
906166	02316203130000	1	\$ 3,395.84	\$ 288.50
906167	02316203140000	1	\$ 3,395.84	\$ 288.50

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2022 ¹
906168	02316203150000	2	\$ 3,584.49	\$ 304.52
906169	02316203160000	2	\$ 3,584.49	\$ 304.52
906170	02316203170000	2	\$ 3,584.49	\$ 304.52
906171	02316203180000	1	\$ 3,395.84	\$ 288.50
906172	02316203190000	1	\$ 3,395.84	\$ 288.50
906173	02316203200000	1	\$ 3,395.84	\$ 288.50
906174	02316203210000	1	\$ 3,395.84	\$ 288.50
906175	02316203220000	1	\$ 3,395.84	\$ 288.50
906176	02316203230000	1	\$ 3,395.84	\$ 288.50
906177	02316203240000	1	\$ 3,395.84	\$ 288.50
906178	02316203250000	1	\$ 3,395.84	\$ 288.50
906179	02316203260000	1	\$ 3,395.84	\$ 288.50
906180	02316203270000	1	\$ 3,395.84	\$ 288.50
906181	02316203280000	1	\$ 3,395.84	\$ 288.50
906182	02315909010000	1	\$ 3,395.84	\$ 288.50
906183	02315909020000	1	\$ 3,395.84	\$ 288.50
906184	02315909030000	1	\$ 3,395.84	\$ 288.50
906185	02315909040000	1	\$ 3,395.84	\$ 288.50
906186	02315909050000	1	\$ 3,395.84	\$ 288.50
906187	02315909060000	1	\$ 3,395.84	\$ 288.50
906188	02315909070000	1	\$ 3,395.84	\$ 288.50
906189	02315909080000	1	\$ 3,395.84	\$ 288.50
906190	02315909090000	1	\$ 3,395.84	\$ 288.50
906191	02315909100000	1	\$ 3,395.84	\$ 288.50
906192	02315909110000	2	\$ 3,584.49	\$ 304.52
906193	02315909120000	2	\$ 3,584.49	\$ 304.52
906194	02315909130000	2	\$ 3,584.49	\$ 304.52
906195	02316204010000	2	\$ 3,584.49	\$ 304.52
906196	02316204020000	1	\$ 3,395.84	\$ 288.50
906197	02316204030000	1	\$ 3,395.84	\$ 288.50
906198	02316204040000	1	\$ 3,395.84	\$ 288.50
906199	02316204050000	1	\$ 3,395.84	\$ 288.50
906200	02316204060000	1	\$ 3,395.84	\$ 288.50
227196	02266002010000	N/A ²	\$ 235,939.55	\$ 20,044.36
227197	02266002020000	N/A ²	\$ 374,672.18	\$ 31,830.47
227198	02266002030000	N/A ²	\$ 194,009.55	\$ 16,482.18
227199	02266002040000	N/A ²	\$ 927,506.68	\$ 78,796.80
227211	02266002160000	N/A ²	\$ 206,351.08	\$ 17,530.66
867526	02266002230000	N/A ²	\$ 85,792.91	\$ 7,288.58
947933	02346012010000	N/A ²	\$ 251,189.14	\$ 21,339.90
Total			\$ 2,950,000.00	\$ 250,618.76

¹ The Annual Installment covers the period September 15, 2021 to September 14, 2022 and is due by January 31, 2021.

² Property IDs are found within the Remainder Parcel of the District. Until a plat has been recorded within the Remainder Parcel, the Assessment and Annual Installment will be allocated between each property ID based on the Travis Central Appraisal District acreage. Phase 1 Commercial is located entirely within Property ID 227196.

EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are contained in this exhibit:

- Lot Type 1
- Lot Type 2

[Remainder of page intentionally left blank.]

LOT TYPE 1 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS CITY OF MANOR, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL ASSESSMENT: \$3,395.84

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Manor, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Lagos Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$3,395.84, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Manor.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

Lot Type 1 Projected Annual Installments

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2022	\$ 69.07	\$ 150.88	\$ 16.98	\$ 51.57	\$ 288.50
1/31/2023	\$ 74.82	\$ 148.29	\$ 16.63	\$ 52.60	\$ 292.35
1/31/2024	\$ 74.82	\$ 145.48	\$ 16.26	\$ 53.65	\$ 290.22
1/31/2025	\$ 80.58	\$ 142.68	\$ 15.89	\$ 54.73	\$ 293.87
1/31/2026	\$ 80.58	\$ 139.65	\$ 15.48	\$ 55.82	\$ 291.54
1/31/2027	\$ 80.58	\$ 136.33	\$ 15.08	\$ 56.94	\$ 288.93
1/31/2028	\$ 86.33	\$ 133.01	\$ 14.68	\$ 58.08	\$ 292.09
1/31/2029	\$ 86.33	\$ 129.44	\$ 14.25	\$ 59.24	\$ 289.26
1/31/2030	\$ 92.09	\$ 125.88	\$ 13.81	\$ 60.42	\$ 292.21
1/31/2031	\$ 92.09	\$ 122.08	\$ 13.35	\$ 61.63	\$ 289.16
1/31/2032	\$ 97.85	\$ 117.94	\$ 12.89	\$ 62.86	\$ 291.54
1/31/2033	\$ 103.60	\$ 113.54	\$ 12.40	\$ 64.12	\$ 293.66
1/31/2034	\$ 109.36	\$ 108.88	\$ 11.89	\$ 65.40	\$ 295.52
1/31/2035	\$ 109.36	\$ 103.95	\$ 11.34	\$ 66.71	\$ 291.36
1/31/2036	\$ 115.11	\$ 99.03	\$ 10.79	\$ 68.05	\$ 292.98
1/31/2037	\$ 120.87	\$ 93.85	\$ 10.22	\$ 69.41	\$ 294.35
1/31/2038	\$ 126.62	\$ 88.41	\$ 9.61	\$ 70.80	\$ 295.45
1/31/2039	\$ 132.38	\$ 82.72	\$ 8.98	\$ 72.21	\$ 296.29
1/31/2040	\$ 138.14	\$ 76.76	\$ 8.32	\$ 73.66	\$ 296.87
1/31/2041	\$ 143.89	\$ 70.54	\$ 7.63	\$ 75.13	\$ 297.19
1/31/2042	\$ 149.65	\$ 63.89	\$ 6.91	\$ 76.63	\$ 297.07
1/31/2043	\$ 155.40	\$ 56.97	\$ 6.16	\$ 78.16	\$ 296.69
1/31/2044	\$ 161.16	\$ 49.78	\$ 5.38	\$ 79.73	\$ 296.05
1/31/2045	\$ 166.91	\$ 42.33	\$ 4.58	\$ 81.32	\$ 295.14
1/31/2046	\$ 172.67	\$ 34.61	\$ 3.74	\$ 82.95	\$ 293.96
1/31/2047	\$ 184.18	\$ 26.62	\$ 2.88	\$ 84.61	\$ 298.29
1/31/2048	\$ 189.94	\$ 18.10	\$ 1.96	\$ 86.30	\$ 296.29
1/31/2049	\$ 201.45	\$ 9.32	\$ 1.01	\$ 88.03	\$ 299.80
Total	\$ 3,395.84	\$ 2,630.95	\$ 289.08	\$ 1,910.76	\$ 8,226.62

¹ Interest is calculated at a 4.54% rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

LOT TYPE 2 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS CITY OF MANOR, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS

PRINCIPAL ASSESSMENT: \$3,584.49

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Manor, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Lagos Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$3,584.49 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Manor.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

Lot Type 2 Projected Annual Installments

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2022	\$ 72.90	\$ 159.26	\$ 17.92	\$ 54.44	\$ 304.52
1/31/2023	\$ 78.98	\$ 156.53	\$ 17.56	\$ 55.52	\$ 308.59
1/31/2024	\$ 78.98	\$ 153.56	\$ 17.16	\$ 56.63	\$ 306.34
1/31/2025	\$ 85.06	\$ 150.60	\$ 16.77	\$ 57.77	\$ 310.19
1/31/2026	\$ 85.06	\$ 147.41	\$ 16.34	\$ 58.92	\$ 307.73
1/31/2027	\$ 85.06	\$ 143.90	\$ 15.92	\$ 60.10	\$ 304.98
1/31/2028	\$ 91.13	\$ 140.40	\$ 15.49	\$ 61.30	\$ 308.32
1/31/2029	\$ 91.13	\$ 136.64	\$ 15.04	\$ 62.53	\$ 305.33
1/31/2030	\$ 97.21	\$ 132.88	\$ 14.58	\$ 63.78	\$ 308.44
1/31/2031	\$ 97.21	\$ 128.87	\$ 14.09	\$ 65.06	\$ 305.22
1/31/2032	\$ 103.28	\$ 124.49	\$ 13.61	\$ 66.36	\$ 307.74
1/31/2033	\$ 109.36	\$ 119.85	\$ 13.09	\$ 67.68	\$ 309.98
1/31/2034	\$ 115.43	\$ 114.92	\$ 12.55	\$ 69.04	\$ 311.94
1/31/2035	\$ 115.43	\$ 109.73	\$ 11.97	\$ 70.42	\$ 307.55
1/31/2036	\$ 121.51	\$ 104.54	\$ 11.39	\$ 71.83	\$ 309.26
1/31/2037	\$ 127.58	\$ 99.07	\$ 10.78	\$ 73.26	\$ 310.70
1/31/2038	\$ 133.66	\$ 93.33	\$ 10.15	\$ 74.73	\$ 311.86
1/31/2039	\$ 139.73	\$ 87.31	\$ 9.48	\$ 76.22	\$ 312.75
1/31/2040	\$ 145.81	\$ 81.02	\$ 8.78	\$ 77.75	\$ 313.36
1/31/2041	\$ 151.89	\$ 74.46	\$ 8.05	\$ 79.30	\$ 313.70
1/31/2042	\$ 157.96	\$ 67.44	\$ 7.29	\$ 80.89	\$ 313.58
1/31/2043	\$ 164.04	\$ 60.13	\$ 6.50	\$ 82.51	\$ 313.17
1/31/2044	\$ 170.11	\$ 52.54	\$ 5.68	\$ 84.16	\$ 312.49
1/31/2045	\$ 176.19	\$ 44.68	\$ 4.83	\$ 85.84	\$ 311.53
1/31/2046	\$ 182.26	\$ 36.53	\$ 3.95	\$ 87.56	\$ 310.30
1/31/2047	\$ 194.41	\$ 28.10	\$ 3.04	\$ 89.31	\$ 314.86
1/31/2048	\$ 200.49	\$ 19.11	\$ 2.07	\$ 91.09	\$ 312.76
1/31/2049	\$ 212.64	\$ 9.83	\$ 1.06	\$ 92.92	\$ 316.45
Total	\$ 3,584.49	\$ 2,777.12	\$ 305.14	\$ 2,016.91	\$ 8,683.66

¹ Interest is calculated at a 4.54% rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS – THE BONDS

The following table sets forth the total debt service requirements for the Bonds:

Period Ending	Principal	Coupon	Interest	Debt Service
09/15/2020	110,000	3.750%	88,956.65	198,956.65
09/15/2021	60,000	3.750%	133,318.76	193,318.76
09/15/2022	60,000	3.750%	131,068.76	191,068.76
09/15/2023	65,000	3.750%	128,818.76	193,818.76
09/15/2024	65,000	3.750%	126,381.26	191,381.26
09/15/2025	70,000	3.750%	123,943.76	193,943.76
09/15/2026	70,000	4.125%	121,318.76	191,318.76
09/15/2027	70,000	4.125%	118,431.26	188,431.26
09/15/2028	75,000	4.125%	115,543.76	190,543.76
09/15/2029	75,000	4.125%	112,450.00	187,450.00
09/15/2030	80,000	4.125%	109,356.26	189,356.26
09/15/2031	80,000	4.500%	106,056.26	186,056.26
09/15/2032	85,000	4.500%	102,456.26	187,456.26
09/15/2033	90,000	4.500%	98,631.26	188,631.26
09/15/2034	95,000	4.500%	94,581.26	189,581.26
09/15/2035	95,000	4.500%	90,306.26	185,306.26
09/15/2036	100,000	4.500%	86,031.26	186,031.26
09/15/2037	105,000	4.500%	81,531.26	186,531.26
09/15/2038	110,000	4.500%	76,806.26	186,806.26
09/15/2039	115,000	4.500%	71,856.26	186,856.26
09/15/2040	120,000	4.500%	66,681.26	186,681.26
09/15/2041	125,000	4.625%	61,281.26	186,281.26
09/15/2042	130,000	4.625%	55,500.00	185,500.00
09/15/2043	135,000	4.625%	49,487.50	184,487.50
09/15/2044	140,000	4.625%	43,243.76	183,243.76
09/15/2045	145,000	4.625%	36,768.76	181,768.76
09/15/2046	150,000	4.625%	30,062.50	180,062.50
09/15/2047	160,000	4.625%	23,125.00	183,125.00
09/15/2048	165,000	4.625%	15,725.00	180,725.00
09/15/2049	175,000	4.625%	8,093.76	183,093.76
	3,120,000		2,507,813.13	5,627,813.13

EXHIBIT D – FORM OF ASSESSMENT TERMINATION NOTICE

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[DATE]
Travis County Clerk's Office
Honorable Dana DeBeauvoir
5501 Airport Boulevard
Austin, Texas 78751

Re: City of Manor Lien Release documents for filing

Dear Ms. DeBeauvoir,

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION] created by Document/Instrument [PLAT NO.]. Please forward copies of the field documents below:

City of Manor
Attn: Lluvia T. Almaraz
105 E. Eggleston Street
Manor, Texas 78653

Please contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Almaraz'.

P3Works, LLC
(817) 393-0353
admin@p3-works.com
www.p3-works.com

AFTER RECORDING RETURN TO:

Lluvia T. Almaraz
105 E. Eggleston Street
Manor, Texas 78653

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Manor, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about March 20, 2019, the City Council for the City, approved Resolution No. 2019-02, creating the Lagos Public Improvement District; and

WHEREAS, the Lagos Public Improvement District consists of approximately 48 contiguous acres located within the City's limited purpose annexed jurisdiction; and

WHEREAS, on or about October 2, 2019 the City Council, adopted Ordinance No. 556, (hereinafter referred to as the "Assessment Ordinance") approving a Service and Assessment Plan and assessment roll for the Major Improvement Area within the Lagos Public Improvement District; and

WHEREAS on or about June 17, 2020, the City Council, approved the 2020 Service and Assessment Plan Update (the "SAP Update") for the Major Improvement Area assessed parcels within Lagos Public Improvement District and which revised the lien amounts for Major Improvement Area assessed parcels and,

WHEREAS, the Assessment Ordinance, as modified by the 2020 SAP Update, imposed an assessment in the amount of [AMOUNT DESCRIPTION (\$ AMOUNT)] (hereinafter referred to as the “Lien Amount”) for the following property:

[LEGAL DESCRIPTION], a subdivision according to the map or plat of record in Document/Instrument No. [PLAT NO.] of the real property records of Travis County, Texas (hereinafter referred to as the “Property”); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, in the real property records of Travis County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this, the ____ day of _____, 20__.

CITY OF MANOR, TEXAS

By: _____
Thomas Bolt, City Manager

ATTEST:

Lluvia T. Almaraz, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by Thomas Bolt, City Manager for the City of Manor, Texas, on behalf of said municipality.

Notary Public, State of Texas



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Lydia Collins
DEPARTMENT: Finance

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a purchase of a restroom building from CorWorth BuyBoard contract#592-19 and the site preparation fee in the amount of \$30,000.

BACKGROUND/SUMMARY:

Model B212	\$137,836.00
Model B202	\$127,028.00
Model B312	\$190,337.00

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

- Turnkey Quotes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council approve the purchase of the CorWorth restroom building and the site preparation fee in the amount of \$30,000.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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TURNKEY QUOTATION

PROJECT NAME: TIMMERMANN PARK
OWNER: THE CITY OF MANOR, TEXAS
DATE: JULY 20, 2021

Restroom Facilities Limited (RFL), the Nation's leading specialized restroom design/build firm since 1988, offers to furnish and install, per plans and specifications, subject to our attached Scope of Work, and the Standard Terms and Conditions of Sale, which become part of our offer to sell.

BUYBOARD CONTRACT 592-19

RFL BASE MODEL #	B212	@	\$103,241.00
ADD - ADA DUAL HEIGHT SS DRINKING FTN W/ BOTTLE FILLER	@	\$	5,845.00
INSTALL	@	\$	<u>9,000.00</u>
TOTAL WITH BUYBOARD DISCOUNT	@		\$118,086.00
FREIGHT AND CRANE	@	\$	<u>19,750.00</u>
TOTAL BUYBOARD W/ FREIGHT AND CRANE	@		\$137,836.00

Note: You must itemize your purchasing document as shown in this quote.

Payment terms: 50% installment with order; 45% in progress billings during construction; and balance of 5% upon completion of delivery and installation, no retention. Payment of 95% must be received by RFL prior to scheduling of delivery and installation. Thank you for considering RFL as your restroom specialist for this project.

HOW WE WORK

Once plans have been approved and engineer stamped, the manufacturing process begins. Typically, the manufacturing time frame is approximately 90-120 days and begins with execution of sales order and receipt of approved submittals, color selections and progress payments. It is the responsibility of the Client to respond to color selections in 1-3 days, if this condition is not met it will delay the construction process and the Client may incur additional charges. In-plant inspection reports and certifications will be provided by an independent inspection agency.

____ Initial ____ Initial

Page 1 of 8

1707 Colt Circle, Marble Falls, Texas 78654 • Phone: 512.222.5454 • www.restroomfacilities.com

The client must prepare the site in accordance with the "Scope of Work by Client" attached and coordinate any required on site inspections. Client is required to provide verification that the site is ready for delivery in accordance of Client's scope of work.

Exclusions:

- A. Sidewalks beyond building slab.
- B. Site issues beyond the control of RFL.
- C. Damage to existing improvements.
- D. Protection of existing utilities, landscaping, and improvements.
- E. If required per geotech report, footing, piers, and/or select fill labor and materials to be provided by others.
- F. Excavation and backfill of trenches

CLIENT'S SCOPE OF WORK

TURNKEY INSTALLATION OF RESTROOM BUILDING WITH ATTACHED SLAB

1. SURVEY STAKES:

Provide ten foot offset stakes and locate front corners of building, existing utilities, and inverts within the area of construction. Locate and mark final slab elevation.

2. SUBGRADE PAD:

Detailed instructions to prepare the building site are as follows:

- 2.1. Excavate down ten inches below the finish floor elevation (the slab is eight inches thick on top of a two inch sand bed).
- 2.2. Import six inches of $\frac{3}{4}$ - road base rock, and pour for a footing and/or piers.
- 2.3. Compact to 95%, or to local code requirement. If RFL installer questions 95% compaction Client will be required to sign off on approval of setting of the building.
- 2.4. Compact one foot over in all directions (over build).
- 2.5. Supply approximately five cubic yards of clean sand, on side of site, for fine grading.
- 2.6. Excavate and backfill trenches up to and within building pad for RFL supplied underground utility service kits.
- 2.7. Provide water and inspection for RFL supplied underground sewer kit.
- 2.8. All irrigation should be turned off prior to delivery to allow the surrounding soils to dry and bear the weight of the truck and crane. Any damage to area after verification of path in is the responsibility of the Client.
- 2.9. Check corner locations against plans for proper sizing.
- 2.10. Verify finish floor elevation for concrete slab (shipped fully attached to the building.)
- 2.11. Excavate one foot perimeter footing if required by local code to specified depth.
- 2.12. Verify that pad is level and flat and at correct elevation.

3. **SITE ACCESS AND STORAGE:**

Provide suitable safe clear access to allow a crane (minimum 110 tons), and the building on a semi-trailer (up to 40 tons) to reach site (14' width, 70' length, and 14' in height). If path to site is over existing utilities, sidewalks, or other damageable areas, proper marking, plating or other appropriate protection must be provided by and paid for by CLIENT. CLIENT is responsible for removing any overhead obstructions (i.e. power lines, trees). CLIENT is responsible for scheduling and paying for the de-energizing of any power lines, if powerlines are not de-energized in a timely manner any additional truck and / or crane cost will be the responsibility of the Client. CLIENT is responsible for rerouting or blocking of traffic to ensure safe and clear access, or if required by local or State jurisdiction, to delivery site and will be responsible for associated costs. Upon agreed delivery schedule client will be responsible for additional crane and trucking charges if any delays are incurred due to weather, lack of inspections, lack of pad being prepared, or any other cause for delay.. This proposal provides for a 110 ton crane with access to within 25' of the building pad. The proposal is based on four (4) hours of crane time. If access is limited a larger crane may be required. All additional crane costs shall be borne by the CLIENT. A direct route to the project site is assumed. Should routes be altered due to road closures or restrictions, additional fees may apply.

4. **UTILITIES:**

Bring water, sewer, and power (if applicable) utilities into point of connection Christy boxes (supplied by RFL), within six feet of the building line at the location shown on our plan.

- 4.1. Water: RFL will furnish a water point of connection (isolation valve), from mechanical chase to a Christy box six feet from the building line. CLIENT must have a licensed plumber install and connect service to valve.
- 4.2. Sewer: RFL will furnish a sewer point of connection from mechanical chase to a Christy box six feet from the building line. CLIENT must have a licensed plumber install and connect service. Depth of sewer line (below finished floor elevation) will be approximately 30" at bottom of sewer line at a distance of 6' from building. It is the responsibility of the Client to meet up with RFL's supplied sewer line at this depth. Client will be responsible for hiring of licensed plumber to acquire appropriate plumbing permit, to install prefabricated underground plumbing kit into pre dug trench, and to make connections between underground stubups and internal building plumbing located in plumbing chase within the building. RFL installer will be on site to answer any questions or give direction as to proper installation of said plumbing kit as requested by licensed plumber or client.
- 4.3. Electrical: (when this option is chosen) RFL will furnish and install a PVC conduit and a Christy box to the point of connection six feet from the building line. CLIENT to pull the electrical service line through the conduit and connect to the main panel lugs inside the building. All electrical inside the building will be furnished and installed by RFL, except as noted above in exclusions.

- 4.4. If the utilities are not available and connected to building when we depart the site, an additional charge will be billed to the CLIENT in the amount of 1,500 per day to send an installation crew back to site to flush out plumbing lines, pressurize building plumbing, test for leaks, test all other components of the building (plumbing, sewer, electrical), and conduct a final walk through of the building.
- 4.5. A minimum 1½" line with 50 gpm at 60 psi pressure minimum is required to ensure that water closets will operate as designed. If this is not available an auxiliary holding tank may be required.
- 5. SPECIAL CONDITIONS AND COSTS:**
If specifications and / or local ordinances by owner and / or local jurisdiction require any testing, work by licensed plumbers, work by licensed electricians, or special inspections, costs, if any, shall be borne by CLIENT.
- 6. PERMITS AND FEES:**
All building permits and fees shall be borne by CLIENT.
- 7. INSPECTIONS:**
We require that all inspections be scheduled with adequate notice to ensure that the underground plumbing and electrical work is approved prior to placement of building. We require that final inspection and acceptance by owner and building officials be performed immediately following RFL's completion of installation. If any conditions exist in which RFL cannot conduct a final walkthrough (no utilities / partial utilities available during install, or other circumstances beyond our control) there will be an additional charge of 1,500 per day to send an RFL install crew or crew member back out to site at a later date to complete the installation. We also require final inspection and acceptance immediately following RFL's conclusion of any correction items.
- 8. SITE CLEANUP AND DEBRIS REMOVAL:**
CLIENT shall provide an on-site trash bin for disposal of one pick up load of debris. All excess spoils shall be the responsibility of the CLIENT. All rough and final grading shall be by CLIENT.
- 9. VERIFICATION OF PREPARED PAD:**
Client must verify elevation, compaction of pad as well as the pad being flat and level prior to delivery of building(s).

STANDARD TERMS AND CONDITIONS OF SALE

- 1. LINKAGE:**
These Terms and Conditions of Sale shall apply and form a part of the Company's Offer to Sell and supersede all other expressed or implied terms and be linked to our Agreement for work whether or not signed by the Purchaser.

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2. **ACCEPTANCE:**

Unless otherwise expressly stated herein, the Company's Offer supersedes all previous quotations and expires, unless accepted by purchaser, within ten (10) days from date of Offer. None of the Terms and Conditions contained in this quotation may be added to, modified, superseded or otherwise altered except by a written instrument signed by the President of the Company. Each shipment to buyer from the Company shall be deemed to be only under these Terms and Conditions of Sale, which shall become part of our Offer to Sell, notwithstanding any Terms and Conditions that may be contained in any purchase order or other form of the buyer, notwithstanding the shipment, acceptance of payment or similar act of the Company. All Purchase Orders when accepted by the Company at 1707 Colt Circle, Marble Falls, Texas 78654, will be in accordance with the Laws of the State of Texas. All orders are subject to review by the Company in accordance with the Company's Offer to Sell before final acceptance is authorized. All disputes shall be governed by applicable Texas Law and all claims shall be filed and litigated in Burnet County, Texas, with the prevailing party recovering attorney's fees.

3. **PRICES:**

Sales tax is not required provided the structure is installed by RFL. All Use taxes, and applicable in plant taxes, in plant permits and fees are paid for by RFL. Initial payment is due no later than 30 days from receipt of invoice. All subsequent progress payments are due no later than 30 days from receipt of invoice. If payment is not made by client in accordance with the Contract Terms, interest will be charged at the rate of 1-1/2% (one and one-half percent) per month until paid. If an order is accepted by the Company, and a delivery date is accepted by the Client, and delivery is delayed by the Client, payment of all but 5% is due upon completion at the Point of Manufacture. A 1-1/2% (one and one-half percent) per month added fee shall be due for each month the shipment is delayed. Client shall approve Phase 1 plans and have color selections chosen and back to RFL no later than 15 days of receiving Phase 1 plans for review and color selection. If Phase 1 plans are not approved and / or color selections are not submitted to RFL within 15 days Client will incur a 1.5% fee of total project amount per month commencing at the 16 day mark. Fee shall continue on a monthly basis until Phase 1 approvals and / or color selections are received by RFL. If, during the performance of this contract, the price of construction materials increases, through no fault of RFL, the price of the contracted building shall be equitably adjusted by an amount reasonably necessary to cover any such price increase. Such price increases to the client shall be documented through change orders or invoices. Where the delivery of contracted buildings is delayed, through no fault of RFL, as a result of material shortage, material unavailability, or shipping regulation changes, RFL shall not be liable for any additional costs or damages associated with such delays.

4. **TERMINATION:**

Purchaser shall be responsible for costs of work performed which will include overhead and profit. Contract may not be cancelled once production has commenced.

5. **TITLE AND LIEN RIGHTS:**

All Products remain the personal property of the Company, whether or not affixed to any other real property or structure, until the price (including any notes given therefore) of the equipment has been fully paid in cash. The Company shall, in the event of the purchaser's default, have the right to enter upon any premises and repossess such structures and equipment wherever it may be located.

6. **LACHES:**

Failure of the Company to exercise any right or remedy under this contract shall not be deemed a waiver of such right, nor shall any lien or other right of the Company be lost or impaired by laches or in any manner or by any act or failure to act.

7. **LIMITATION OF LIABILITY:**

Under no circumstances, unless stated in our Offer to Sell or bid, shall the Company have any liability for liquidated damages, for collateral, consequential special damages, loss of profits, loss of production, delay in the progress of construction, whether resulting from delays in delivery, performance, breach of warranty, due to lack of timely performance in reviewing and approving shop drawings, completing site preparation or lack of payment in accordance with the terms set forth herein. The aggregate total liability of the Company under the contract, whether for breach of warranty or otherwise shall in no event exceed the contract price. Buyer agrees to indemnify and holds harmless the Company from all claims by third parties which extend beyond the foregoing limitations on the Company's liability.

8. **DELIVERY:**

Except as may be otherwise specified in the attached Offer, delivery will be F.O.B. point of manufacture. Time of delivery is an estimate only. The Company shall in no event be liable for delays caused by fires, acts of God, strikes, labor difficulties, acts of Government or military, delays in transportation or procurement of materials or causes of any kind beyond the Company's immediate control. If building is ready for shipment and Customer delays said shipment, Company shall store the facility at the point of manufacturing and charge 1-1/2% (one and one/half percent) per month as a storage charge. If shipment arrives and site is not ready, Owner shall pay any off-site storage fees as applicable.

9. **WARRANTY:**

All structural elements produced by the company are warranted to the purchaser to be free from defects in material, workmanship and title. The Company will replace or repair,

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at its option, defects in workmanship or any part which is proven defective within five years from delivery. This warranty applies only where the Company has been notified in writing of the defect within the warranty period and where any equipment has been properly operated and maintained in accordance with the Company's instructions: the Company having no responsibility for abuse, neglect, minor leaks in plumbing, or improper storage. Should any issues arise where additional work must be performed RFL retains the right to perform this work at the earliest opportunity. Should it be necessary to have this work performed by others due to the nature of the work or a conflict in scheduling, RFL must be notified 48 hours in advance in writing and given the opportunity to perform said work. Should it be necessary to have this work performed by others a written estimate must be approved by RFL in advance of any work being undertaken. The Company assigns any and all warranties for fixtures, appliances, and other equipment manufactured by others to said other manufacturer. Due to its nature, concrete is prone to settling and cracking. Minor cracking in the concrete is normal and is not the responsibility of RFL. We use high quality 304 stainless steel in our products and under certain conditions and/or improper maintenance stainless steel may rust. Minor rust spots or discoloration are not the responsibility of RFL. The foregoing shall constitute the said liability of the Company and the sole remedy to the purchaser. Company's warranties as set forth in this paragraph are exclusive and are in lieu of, and purchaser hereby waives all other warranties, expressed or implied, including without limitation, any implied warranties or merchantability and fitness. This warranty shall be void if payment in full for the project is not received by the Company in accordance with these Terms and Conditions of Sale.

10. **CREDIT:**

(Deposit and Progress Payments)

11. **MUNICIPAL AND FEDERAL GOVERNMENT AGENCIES:**

Orders may require deposits or progress payments. If buyer's financial situation justifies such action, the Company may at its election require payment in advance or cancel the order as to any unshipped item and require payment of its reasonable cancellation charges. If the buyer delays completion of manufacture or a delay in shipment, the Company shall require payment according to the percentage of completion. In the event of the default of the buyer, the Company is entitled to the full amount due including reasonable attorneys fees, costs, storage, expenses of physical recovery, and interest at 1-1/2% (one and one-half percent) per month.

12. **CLIENTS AND NON-GOVERNMENT AGENCIES:**

Orders may require deposits or advance payment as well as progress payments subject to the buyer's creditworthiness in accordance with the Company's applicable credit policies. Breach of any payment terms shall accelerate full payment which shall be due the balance of the contract amount including change orders.

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1707 Colt Circle, Marble Falls, Texas 78654 • Phone: 512.222.5454 • www.restroomfacilities.com

Restroom Facilities Limited

John Putman, President

Date

Client Name

Name and Title

Date

Initial

Initial

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TURNKEY QUOTATION

PROJECT NAME: TIMMERMANN PARK
OWNER: THE CITY OF MANOR, TEXAS
DATE: JULY 20, 2021

Restroom Facilities Limited (RFL), the Nation's leading specialized restroom design/build firm since 1988, offers to furnish and install, per plans and specifications, subject to our attached Scope of Work, and the Standard Terms and Conditions of Sale, which become part of our offer to sell.

BUYBOARD CONTRACT 592-19

RFL BASE MODEL #	B202	@	\$ 92,683.00
ADD - ADA DUAL HEIGHT SS DRINKING FTN W/ BOTTLE FILLER	@	\$	5,845.00
INSTALL	@	\$	9,000.00
TOTAL WITH BUYBOARD DISCOUNT	@		\$107,528.00
FREIGHT AND CRANE	@	\$	19,500.00
TOTAL BUYBOARD W/ FREIGHT AND CRANE	@		\$127,028.00

Note: You must itemize your purchasing document as shown in this quote.

Payment terms: 50% installment with order; 45% in progress billings during construction; and balance of 5% upon completion of delivery and installation, no retention. Payment of 95% must be received by RFL prior to scheduling of delivery and installation. Thank you for considering RFL as your restroom specialist for this project.

HOW WE WORK

Once plans have been approved and engineer stamped, the manufacturing process begins. Typically, the manufacturing time frame is approximately 90-120 days and begins with execution of sales order and receipt of approved submittals, color selections and progress payments. It is the responsibility of the Client to respond to color selections in 1-3 days, if this condition is not met it will delay the construction process and the Client may incur additional charges. In-plant inspection reports and certifications will be provided by an independent inspection agency.

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Page 1 of 8

1707 Colt Circle, Marble Falls, Texas 78654 • Phone: 512.222.5454 • www.restroomfacilities.com

The client must prepare the site in accordance with the "Scope of Work by Client" attached and coordinate any required on site inspections. Client is required to provide verification that the site is ready for delivery in accordance of Client's scope of work.

Exclusions:

- A. Sidewalks beyond building slab.
- B. Site issues beyond the control of RFL.
- C. Damage to existing improvements.
- D. Protection of existing utilities, landscaping, and improvements.
- E. If required per geotech report, footing, piers, and/or select fill labor and materials to be provided by others.
- F. Excavation and backfill of trenches

CLIENT'S SCOPE OF WORK

TURNKEY INSTALLATION OF RESTROOM BUILDING WITH ATTACHED SLAB

1. SURVEY STAKES:

Provide ten foot offset stakes and locate front corners of building, existing utilities, and inverts within the area of construction. Locate and mark final slab elevation.

2. SUBGRADE PAD:

Detailed instructions to prepare the building site are as follows:

- 2.1. Excavate down ten inches below the finish floor elevation (the slab is eight inches thick on top of a two inch sand bed).
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- 2.7. Provide water and inspection for RFL supplied underground sewer kit.
- 2.8. All irrigation should be turned off prior to delivery to allow the surrounding soils to dry and bear the weight of the truck and crane. Any damage to area after verification of path in is the responsibility of the Client.
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3. **SITE ACCESS AND STORAGE:**

Provide suitable safe clear access to allow a crane (minimum 110 tons), and the building on a semi-trailer (up to 40 tons) to reach site (14' width, 70' length, and 14' in height). If path to site is over existing utilities, sidewalks, or other damageable areas, proper marking, plating or other appropriate protection must be provided by and paid for by CLIENT. CLIENT is responsible for removing any overhead obstructions (i.e. power lines, trees). CLIENT is responsible for scheduling and paying for the de-energizing of any power lines, if powerlines are not de-energized in a timely manner any additional truck and / or crane cost will be the responsibility of the Client. CLIENT is responsible for rerouting or blocking of traffic to ensure safe and clear access, or if required by local or State jurisdiction, to delivery site and will be responsible for associated costs. Upon agreed delivery schedule client will be responsible for additional crane and trucking charges if any delays are incurred due to weather, lack of inspections, lack of pad being prepared, or any other cause for delay.. This proposal provides for a 110 ton crane with access to within 25' of the building pad. The proposal is based on four (4) hours of crane time. If access is limited a larger crane may be required. All additional crane costs shall be borne by the CLIENT. A direct route to the project site is assumed. Should routes be altered due to road closures or restrictions, additional fees may apply.

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- 6. PERMITS AND FEES:**
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- 7. INSPECTIONS:**
We require that all inspections be scheduled with adequate notice to ensure that the underground plumbing and electrical work is approved prior to placement of building. We require that final inspection and acceptance by owner and building officials be performed immediately following RFL's completion of installation. If any conditions exist in which RFL cannot conduct a final walkthrough (no utilities / partial utilities available during install, or other circumstances beyond our control) there will be an additional charge of 1,500 per day to send an RFL install crew or crew member back out to site at a later date to complete the installation. We also require final inspection and acceptance immediately following RFL's conclusion of any correction items.
- 8. SITE CLEANUP AND DEBRIS REMOVAL:**
CLIENT shall provide an on-site trash bin for disposal of one pick up load of debris. All excess spoils shall be the responsibility of the CLIENT. All rough and final grading shall be by CLIENT.
- 9. VERIFICATION OF PREPARED PAD:**
Client must verify elevation, compaction of pad as well as the pad being flat and level prior to delivery of building(s).

STANDARD TERMS AND CONDITIONS OF SALE

- 1. LINKAGE:**
These Terms and Conditions of Sale shall apply and form a part of the Company's Offer to Sell and supersede all other expressed or implied terms and be linked to our Agreement for work whether or not signed by the Purchaser.

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Unless otherwise expressly stated herein, the Company's Offer supersedes all previous quotations and expires, unless accepted by purchaser, within ten (10) days from date of Offer. None of the Terms and Conditions contained in this quotation may be added to, modified, superseded or otherwise altered except by a written instrument signed by the President of the Company. Each shipment to buyer from the Company shall be deemed to be only under these Terms and Conditions of Sale, which shall become part of our Offer to Sell, notwithstanding any Terms and Conditions that may be contained in any purchase order or other form of the buyer, notwithstanding the shipment, acceptance of payment or similar act of the Company. All Purchase Orders when accepted by the Company at 1707 Colt Circle, Marble Falls, Texas 78654, will be in accordance with the Laws of the State of Texas. All orders are subject to review by the Company in accordance with the Company's Offer to Sell before final acceptance is authorized. All disputes shall be governed by applicable Texas Law and all claims shall be filed and litigated in Burnet County, Texas, with the prevailing party recovering attorney's fees.

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Sales tax is not required provided the structure is installed by RFL. All Use taxes, and applicable in plant taxes, in plant permits and fees are paid for by RFL. Initial payment is due no later than 30 days from receipt of invoice. All subsequent progress payments are due no later than 30 days from receipt of invoice. If payment is not made by client in accordance with the Contract Terms, interest will be charged at the rate of 1-1/2% (one and one-half percent) per month until paid. If an order is accepted by the Company, and a delivery date is accepted by the Client, and delivery is delayed by the Client, payment of all but 5% is due upon completion at the Point of Manufacture. A 1-1/2% (one and one-half percent) per month added fee shall be due for each month the shipment is delayed. Client shall approve Phase 1 plans and have color selections chosen and back to RFL no later than 15 days of receiving Phase 1 plans for review and color selection. If Phase 1 plans are not approved and / or color selections are not submitted to RFL within 15 days Client will incur a 1.5% fee of total project amount per month commencing at the 16 day mark. Fee shall continue on a monthly basis until Phase 1 approvals and / or color selections are received by RFL. If, during the performance of this contract, the price of construction materials increases, through no fault of RFL, the price of the contracted building shall be equitably adjusted by an amount reasonably necessary to cover any such price increase. Such price increases to the client shall be documented through change orders or invoices. Where the delivery of contracted buildings is delayed, through no fault of RFL, as a result of material shortage, material unavailability, or shipping regulation changes, RFL shall not be liable for any additional costs or damages associated with such delays.

4. **TERMINATION:**

Purchaser shall be responsible for costs of work performed which will include overhead and profit. Contract may not be cancelled once production has commenced.

5. **TITLE AND LIEN RIGHTS:**

All Products remain the personal property of the Company, whether or not affixed to any other real property or structure, until the price (including any notes given therefore) of the equipment has been fully paid in cash. The Company shall, in the event of the purchaser's default, have the right to enter upon any premises and repossess such structures and equipment wherever it may be located.

6. **LACHES:**

Failure of the Company to exercise any right or remedy under this contract shall not be deemed a waiver of such right, nor shall any lien or other right of the Company be lost or impaired by laches or in any manner or by any act or failure to act.

7. **LIMITATION OF LIABILITY:**

Under no circumstances, unless stated in our Offer to Sell or bid, shall the Company have any liability for liquidated damages, for collateral, consequential special damages, loss of profits, loss of production, delay in the progress of construction, whether resulting from delays in delivery, performance, breach of warranty, due to lack of timely performance in reviewing and approving shop drawings, completing site preparation or lack of payment in accordance with the terms set forth herein. The aggregate total liability of the Company under the contract, whether for breach of warranty or otherwise shall in no event exceed the contract price. Buyer agrees to indemnify and holds harmless the Company from all claims by third parties which extend beyond the foregoing limitations on the Company's liability.

8. **DELIVERY:**

Except as may be otherwise specified in the attached Offer, delivery will be F.O.B. point of manufacture. Time of delivery is an estimate only. The Company shall in no event be liable for delays caused by fires, acts of God, strikes, labor difficulties, acts of Government or military, delays in transportation or procurement of materials or causes of any kind beyond the Company's immediate control. If building is ready for shipment and Customer delays said shipment, Company shall store the facility at the point of manufacturing and charge 1-1/2% (one and one/half percent) per month as a storage charge. If shipment arrives and site is not ready, Owner shall pay any off-site storage fees as applicable.

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10. **CREDIT:**

(Deposit and Progress Payments)

11. **MUNICIPAL AND FEDERAL GOVERNMENT AGENCIES:**

Orders may require deposits or progress payments. If buyer's financial situation justifies such action, the Company may at its election require payment in advance or cancel the order as to any unshipped item and require payment of its reasonable cancellation charges. If the buyer delays completion of manufacture or a delay in shipment, the Company shall require payment according to the percentage of completion. In the event of the default of the buyer, the Company is entitled to the full amount due including reasonable attorneys fees, costs, storage, expenses of physical recovery, and interest at 1-1/2% (one and one-half percent) per month.

12. **CLIENTS AND NON-GOVERNMENT AGENCIES:**

Orders may require deposits or advance payment as well as progress payments subject to the buyer's creditworthiness in accordance with the Company's applicable credit policies. Breach of any payment terms shall accelerate full payment which shall be due the balance of the contract amount including change orders.

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Restroom Facilities Limited

John Putman, President

Date

Client Name

Name and Title

Date

Initial

Initial

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TURNKEY QUOTATION

PROJECT NAME: TIMMERMANN PARK
OWNER: THE CITY OF MANOR, TEXAS
DATE: JULY 20, 2021

Restroom Facilities Limited (RFL), the Nation's leading specialized restroom design/build firm since 1988, offers to furnish and install, per plans and specifications, subject to our attached Scope of Work, and the Standard Terms and Conditions of Sale, which become part of our offer to sell.

BUYBOARD CONTRACT 592-19

RFL BASE MODEL #	B312	@	\$145,492.00
ADD - ADA DUAL HEIGHT SS DRINKING FTN W/ BOTTLE FILLER	@	\$	5,845.00
INSTALL	@	\$	<u>9,000.00</u>
TOTAL WITH BUYBOARD DISCOUNT	@		\$160,337.00
FREIGHT AND CRANE	@	\$	<u>30,000.00</u>
TOTAL BUYBOARD W/ FREIGHT AND CRANE	@		\$190,337.00

Note: You must itemize your purchasing document as shown in this quote.

Payment terms: 50% installment with order; 45% in progress billings during construction; and balance of 5% upon completion of delivery and installation, no retention. Payment of 95% must be received by RFL prior to scheduling of delivery and installation. Thank you for considering RFL as your restroom specialist for this project.

HOW WE WORK

Once plans have been approved and engineer stamped, the manufacturing process begins. Typically, the manufacturing time frame is approximately 90-120 days and begins with execution of sales order and receipt of approved submittals, color selections and progress payments. It is the responsibility of the Client to respond to color selections in 1-3 days, if this condition is not met it will delay the construction process and the Client may incur additional charges. In-plant inspection reports and certifications will be provided by an independent inspection agency.

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The client must prepare the site in accordance with the "Scope of Work by Client" attached and coordinate any required on site inspections. Client is required to provide verification that the site is ready for delivery in accordance of Client's scope of work.

Exclusions:

- A. Sidewalks beyond building slab.
- B. Site issues beyond the control of RFL.
- C. Damage to existing improvements.
- D. Protection of existing utilities, landscaping, and improvements.
- E. If required per geotech report, footing, piers, and/or select fill labor and materials to be provided by others.
- F. Excavation and backfill of trenches

CLIENT'S SCOPE OF WORK

TURNKEY INSTALLATION OF RESTROOM BUILDING WITH ATTACHED SLAB

1. SURVEY STAKES:

Provide ten foot offset stakes and locate front corners of building, existing utilities, and inverts within the area of construction. Locate and mark final slab elevation.

2. SUBGRADE PAD:

Detailed instructions to prepare the building site are as follows:

- 2.1. Excavate down ten inches below the finish floor elevation (the slab is eight inches thick on top of a two inch sand bed).
- 2.2. Import six inches of $\frac{3}{4}$ - road base rock, and pour for a footing and/or piers.
- 2.3. Compact to 95%, or to local code requirement. If RFL installer questions 95% compaction Client will be required to sign off on approval of setting of the building.
- 2.4. Compact one foot over in all directions (over build).
- 2.5. Supply approximately five cubic yards of clean sand, on side of site, for fine grading.
- 2.6. Excavate and backfill trenches up to and within building pad for RFL supplied underground utility service kits.
- 2.7. Provide water and inspection for RFL supplied underground sewer kit.
- 2.8. All irrigation should be turned off prior to delivery to allow the surrounding soils to dry and bear the weight of the truck and crane. Any damage to area after verification of path in is the responsibility of the Client.
- 2.9. Check corner locations against plans for proper sizing.
- 2.10. Verify finish floor elevation for concrete slab (shipped fully attached to the building.)
- 2.11. Excavate one foot perimeter footing if required by local code to specified depth.
- 2.12. Verify that pad is level and flat and at correct elevation.

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3. **SITE ACCESS AND STORAGE:**

Provide suitable safe clear access to allow a crane (minimum 110 tons), and the building on a semi-trailer (up to 40 tons) to reach site (14' width, 70' length, and 14' in height). If path to site is over existing utilities, sidewalks, or other damageable areas, proper marking, plating or other appropriate protection must be provided by and paid for by CLIENT. CLIENT is responsible for removing any overhead obstructions (i.e. power lines, trees). CLIENT is responsible for scheduling and paying for the de-energizing of any power lines, if powerlines are not de-energized in a timely manner any additional truck and / or crane cost will be the responsibility of the Client. CLIENT is responsible for rerouting or blocking of traffic to ensure safe and clear access, or if required by local or State jurisdiction, to delivery site and will be responsible for associated costs. Upon agreed delivery schedule client will be responsible for additional crane and trucking charges if any delays are incurred due to weather, lack of inspections, lack of pad being prepared, or any other cause for delay.. This proposal provides for a 110 ton crane with access to within 25' of the building pad. The proposal is based on four (4) hours of crane time. If access is limited a larger crane may be required. All additional crane costs shall be borne by the CLIENT. A direct route to the project site is assumed. Should routes be altered due to road closures or restrictions, additional fees may apply.

4. **UTILITIES:**

Bring water, sewer, and power (if applicable) utilities into point of connection Christy boxes (supplied by RFL), within six feet of the building line at the location shown on our plan.

- 4.1. Water: RFL will furnish a water point of connection (isolation valve), from mechanical chase to a Christy box six feet from the building line. CLIENT must have a licensed plumber install and connect service to valve.
- 4.2. Sewer: RFL will furnish a sewer point of connection from mechanical chase to a Christy box six feet from the building line. CLIENT must have a licensed plumber install and connect service. Depth of sewer line (below finished floor elevation) will be approximately 30" at bottom of sewer line at a distance of 6' from building. It is the responsibility of the Client to meet up with RFL's supplied sewer line at this depth. Client will be responsible for hiring of licensed plumber to acquire appropriate plumbing permit, to install prefabricated underground plumbing kit into pre dug trench, and to make connections between underground stubups and internal building plumbing located in plumbing chase within the building. RFL installer will be on site to answer any questions or give direction as to proper installation of said plumbing kit as requested by licensed plumber or client.
- 4.3. Electrical: (when this option is chosen) RFL will furnish and install a PVC conduit and a Christy box to the point of connection six feet from the building line. CLIENT to pull the electrical service line through the conduit and connect to the main panel lugs inside the building. All electrical inside the building will be furnished and installed by RFL, except as noted above in exclusions.

- 4.4. If the utilities are not available and connected to building when we depart the site, an additional charge will be billed to the CLIENT in the amount of 1,500 per day to send an installation crew back to site to flush out plumbing lines, pressurize building plumbing, test for leaks, test all other components of the building (plumbing, sewer, electrical), and conduct a final walk through of the building.
- 4.5. A minimum 1½" line with 50 gpm at 60 psi pressure minimum is required to ensure that water closets will operate as designed. If this is not available an auxiliary holding tank may be required.

5. SPECIAL CONDITIONS AND COSTS:

If specifications and / or local ordinances by owner and / or local jurisdiction require any testing, work by licensed plumbers, work by licensed electricians, or special inspections, costs, if any, shall be borne by CLIENT.

6. PERMITS AND FEES:

All building permits and fees shall be borne by CLIENT.

7. INSPECTIONS:

We require that all inspections be scheduled with adequate notice to ensure that the underground plumbing and electrical work is approved prior to placement of building. We require that final inspection and acceptance by owner and building officials be performed immediately following RFL's completion of installation. If any conditions exist in which RFL cannot conduct a final walkthrough (no utilities / partial utilities available during install, or other circumstances beyond our control) there will be an additional charge of 1,500 per day to send an RFL install crew or crew member back out to site at a later date to complete the installation. We also require final inspection and acceptance immediately following RFL's conclusion of any correction items.

8. SITE CLEANUP AND DEBRIS REMOVAL:

CLIENT shall provide an on-site trash bin for disposal of one pick up load of debris. All excess spoils shall be the responsibility of the CLIENT. All rough and final grading shall be by CLIENT.

9. VERIFICATION OF PREPARED PAD:

Client must verify elevation, compaction of pad as well as the pad being flat and level prior to delivery of building(s).

STANDARD TERMS AND CONDITIONS OF SALE

1. LINKAGE:

These Terms and Conditions of Sale shall apply and form a part of the Company's Offer to Sell and supersede all other expressed or implied terms and be linked to our Agreement for work whether or not signed by the Purchaser.

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2. **ACCEPTANCE:**

Unless otherwise expressly stated herein, the Company's Offer supersedes all previous quotations and expires, unless accepted by purchaser, within ten (10) days from date of Offer. None of the Terms and Conditions contained in this quotation may be added to, modified, superseded or otherwise altered except by a written instrument signed by the President of the Company. Each shipment to buyer from the Company shall be deemed to be only under these Terms and Conditions of Sale, which shall become part of our Offer to Sell, notwithstanding any Terms and Conditions that may be contained in any purchase order or other form of the buyer, notwithstanding the shipment, acceptance of payment or similar act of the Company. All Purchase Orders when accepted by the Company at 1707 Colt Circle, Marble Falls, Texas 78654, will be in accordance with the Laws of the State of Texas. All orders are subject to review by the Company in accordance with the Company's Offer to Sell before final acceptance is authorized. All disputes shall be governed by applicable Texas Law and all claims shall be filed and litigated in Burnet County, Texas, with the prevailing party recovering attorney's fees.

3. **PRICES:**

Sales tax is not required provided the structure is installed by RFL. All Use taxes, and applicable in plant taxes, in plant permits and fees are paid for by RFL. Initial payment is due no later than 30 days from receipt of invoice. All subsequent progress payments are due no later than 30 days from receipt of invoice. If payment is not made by client in accordance with the Contract Terms, interest will be charged at the rate of 1-1/2% (one and one-half percent) per month until paid. If an order is accepted by the Company, and a delivery date is accepted by the Client, and delivery is delayed by the Client, payment of all but 5% is due upon completion at the Point of Manufacture. A 1-1/2% (one and one-half percent) per month added fee shall be due for each month the shipment is delayed. Client shall approve Phase 1 plans and have color selections chosen and back to RFL no later than 15 days of receiving Phase 1 plans for review and color selection. If Phase 1 plans are not approved and / or color selections are not submitted to RFL within 15 days Client will incur a 1.5% fee of total project amount per month commencing at the 16 day mark. Fee shall continue on a monthly basis until Phase 1 approvals and / or color selections are received by RFL. If, during the performance of this contract, the price of construction materials increases, through no fault of RFL, the price of the contracted building shall be equitably adjusted by an amount reasonably necessary to cover any such price increase. Such price increases to the client shall be documented through change orders or invoices. Where the delivery of contracted buildings is delayed, through no fault of RFL, as a result of material shortage, material unavailability, or shipping regulation changes, RFL shall not be liable for any additional costs or damages associated with such delays.

4. **TERMINATION:**

Purchaser shall be responsible for costs of work performed which will include overhead and profit. Contract may not be cancelled once production has commenced.

5. **TITLE AND LIEN RIGHTS:**

All Products remain the personal property of the Company, whether or not affixed to any other real property or structure, until the price (including any notes given therefore) of the equipment has been fully paid in cash. The Company shall, in the event of the purchaser's default, have the right to enter upon any premises and repossess such structures and equipment wherever it may be located.

6. **LACHES:**

Failure of the Company to exercise any right or remedy under this contract shall not be deemed a waiver of such right, nor shall any lien or other right of the Company be lost or impaired by laches or in any manner or by any act or failure to act.

7. **LIMITATION OF LIABILITY:**

Under no circumstances, unless stated in our Offer to Sell or bid, shall the Company have any liability for liquidated damages, for collateral, consequential special damages, loss of profits, loss of production, delay in the progress of construction, whether resulting from delays in delivery, performance, breach of warranty, due to lack of timely performance in reviewing and approving shop drawings, completing site preparation or lack of payment in accordance with the terms set forth herein. The aggregate total liability of the Company under the contract, whether for breach of warranty or otherwise shall in no event exceed the contract price. Buyer agrees to indemnify and holds harmless the Company from all claims by third parties which extend beyond the foregoing limitations on the Company's liability.

8. **DELIVERY:**

Except as may be otherwise specified in the attached Offer, delivery will be F.O.B. point of manufacture. Time of delivery is an estimate only. The Company shall in no event be liable for delays caused by fires, acts of God, strikes, labor difficulties, acts of Government or military, delays in transportation or procurement of materials or causes of any kind beyond the Company's immediate control. If building is ready for shipment and Customer delays said shipment, Company shall store the facility at the point of manufacturing and charge 1-1/2% (one and one/half percent) per month as a storage charge. If shipment arrives and site is not ready, Owner shall pay any off-site storage fees as applicable.

9. **WARRANTY:**

All structural elements produced by the company are warranted to the purchaser to be free from defects in material, workmanship and title. The Company will replace or repair,

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at its option, defects in workmanship or any part which is proven defective within five years from delivery. This warranty applies only where the Company has been notified in writing of the defect within the warranty period and where any equipment has been properly operated and maintained in accordance with the Company's instructions: the Company having no responsibility for abuse, neglect, minor leaks in plumbing, or improper storage. Should any issues arise where additional work must be performed RFL retains the right to perform this work at the earliest opportunity. Should it be necessary to have this work performed by others due to the nature of the work or a conflict in scheduling, RFL must be notified 48 hours in advance in writing and given the opportunity to perform said work. Should it be necessary to have this work performed by others a written estimate must be approved by RFL in advance of any work being undertaken. The Company assigns any and all warranties for fixtures, appliances, and other equipment manufactured by others to said other manufacturer. Due to its nature, concrete is prone to settling and cracking. Minor cracking in the concrete is normal and is not the responsibility of RFL. We use high quality 304 stainless steel in our products and under certain conditions and/or improper maintenance stainless steel may rust. Minor rust spots or discoloration are not the responsibility of RFL. The foregoing shall constitute the said liability of the Company and the sole remedy to the purchaser. Company's warranties as set forth in this paragraph are exclusive and are in lieu of, and purchaser hereby waives all other warranties, expressed or implied, including without limitation, any implied warranties or merchantability and fitness. This warranty shall be void if payment in full for the project is not received by the Company in accordance with these Terms and Conditions of Sale.

10. **CREDIT:**

(Deposit and Progress Payments)

11. **MUNICIPAL AND FEDERAL GOVERNMENT AGENCIES:**

Orders may require deposits or progress payments. If buyer's financial situation justifies such action, the Company may at its election require payment in advance or cancel the order as to any unshipped item and require payment of its reasonable cancellation charges. If the buyer delays completion of manufacture or a delay in shipment, the Company shall require payment according to the percentage of completion. In the event of the default of the buyer, the Company is entitled to the full amount due including reasonable attorneys fees, costs, storage, expenses of physical recovery, and interest at 1-1/2% (one and one-half percent) per month.

12. **CLIENTS AND NON-GOVERNMENT AGENCIES:**

Orders may require deposits or advance payment as well as progress payments subject to the buyer's creditworthiness in accordance with the Company's applicable credit policies. Breach of any payment terms shall accelerate full payment which shall be due the balance of the contract amount including change orders.

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Restroom Facilities Limited

John Putman, President

Date

Client Name

Name and Title

Date

Initial

Initial

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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 18, 2021
PREPARED BY: Thomas Bolt, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on canceling the October 6, 2021, Regular City Council Meeting and setting a Called Special Session.

BACKGROUND/SUMMARY:

Due to the TML 109th Annual Conference in Houston, Texas on October 6th, the majority of City Council and head staff will be attending; therefore, there will be no quorum present for this meeting. A Called Special Session will need to be conducted on October 27, 2021, in order to meet certain deadlines for development.

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

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council cancel the October 6, 2021, Regular City Council Meeting and set a Called Special Session for Wednesday, October 27, 2021 at 7:00 p.m.

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