



Philip Tryon, Chair, Place 3
Julie Leonard, Vice-Chair, Place 1
Tasha Green, Place 2
Prince J. Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, August 11, 2021 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARINGS

- 1. 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

- 2. 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

- 3. 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

- 4. 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
- 5. Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC
- 6. Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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
- 7. Public Hearing:** Conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP

CONSENT AGENDA

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

- 8. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of July 14, 2021, Regular Session.**

REGULAR AGENDA

- 9. Consideration, discussion, and possible action 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

- 10.** Consideration, discussion, and possible action 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
- 11.** Consideration, discussion, and possible action 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
- 12.** Consideration, discussion, and possible action 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
- 13.** Consideration, discussion, and possible action on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC
- 14.** Consideration, discussion, and possible action on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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
- 15.** Consideration, discussion, and possible action on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP
- 16.** Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.
Applicant: Professional StruCIVIL Engineers, Inc.
Owner: Timmermann Properties, Inc.

- 17.** Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP
- 18.** Consideration, discussion, and possible action on a Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX.
Applicant: Kimley-Horn and Associates, Inc.
Owner: 706 Development Corporation
- 19.** Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group
- 20.** Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: Forestar (USA) Real Estate Group

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, August 6, 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.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission 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).

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



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 Arnhamn 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

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

259091
 MARY RUTH HOLLEY
 P.O. BOX 1209
 MANOR, TX 78653

FM 973



TOTAL AREA: 1.103 AC.

COMMERCIAL (C-2)
1.103 AC

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission 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).

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



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

admgrouppinc.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".

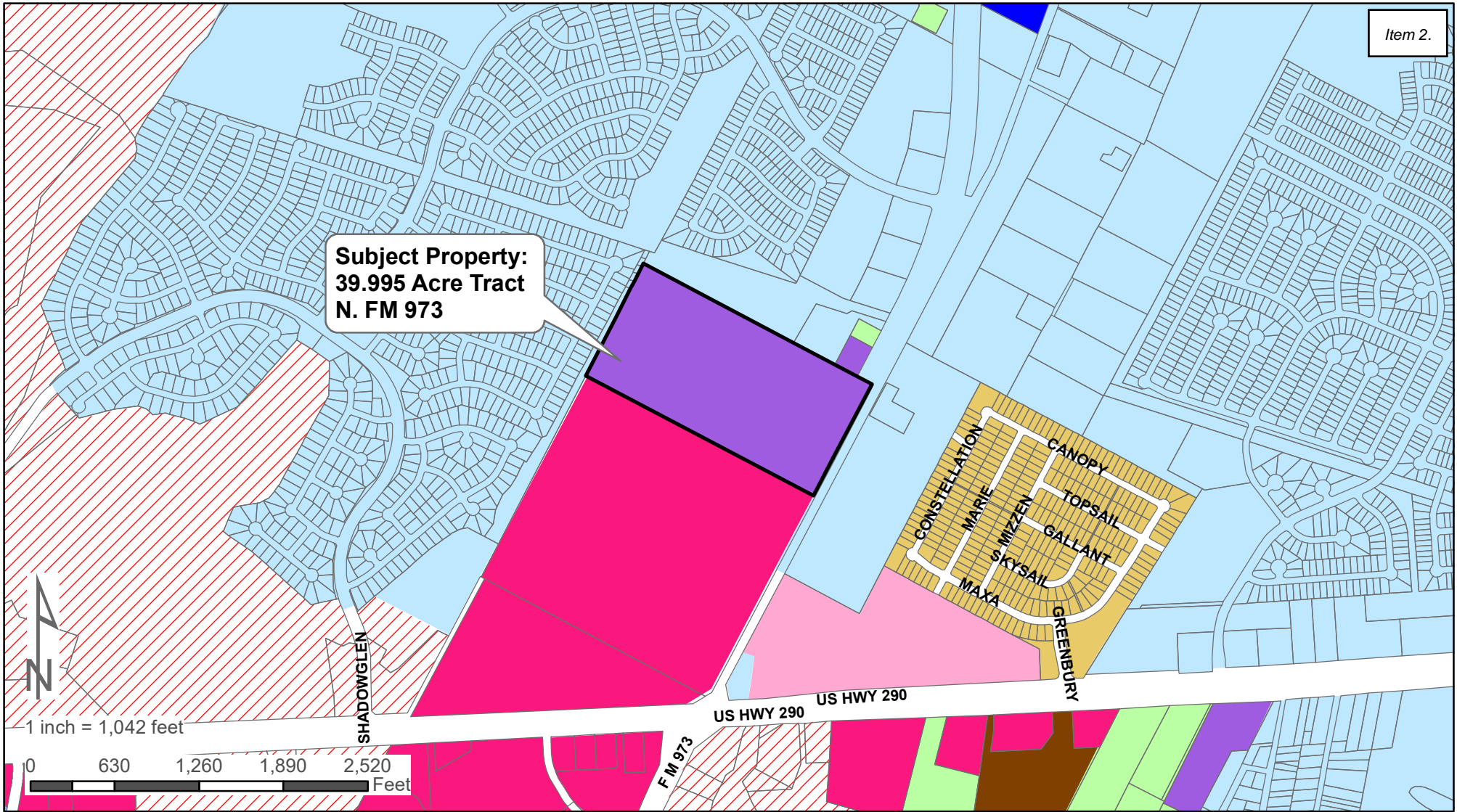
Jenifer Weskalnies
 Director of Architecture

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
	SF-1 - Single Family Suburban
	SF-2 - Single Family Standard
	TF - Two Family
	MF-1 - Multi-Family 15
	MF-2 - Multi-Family 25
	MH-1 - Manufactured Home
	I-1 - Institutional Small
	I-2 - Institutional Large
	GO - General Office
	C-1 - Light Commercial
	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
	ETJ



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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Exhibit
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission 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).

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



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'. The signature is fluid and cursive, with the first name 'Cody' and the last name 'Holt' clearly distinguishable.

Cody Holt
Claycomb Associates, Architects, Inc.

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



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

Item 3.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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*

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

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission 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).

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

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

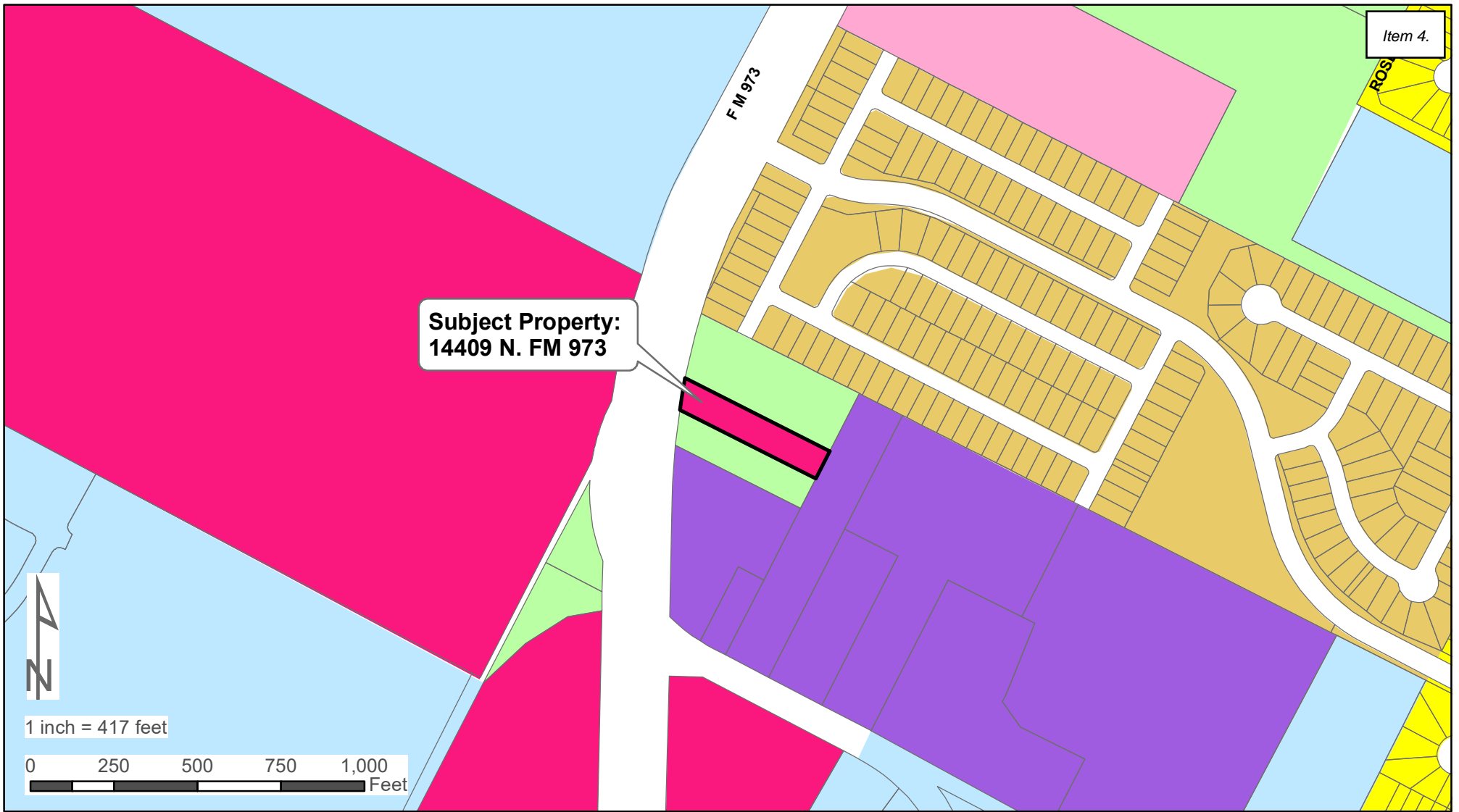
Legal Description: LOT 2A BLK 1 KROLL-LUNDGREN ACRES REVISED LOT 2

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	
	SF-1 - Single Family Suburban	
	SF-2 - Single Family Standard	
	TF - Two Family	
	MF-1 - Multi-Family 15	
	MF-2 - Multi-Family 25	
	MH-1 - Manufactured Home	
	I-1 - Institutional Small	
	I-2 - Institutional Large	
	GO - General Office	
	C-1 - Light Commercial	
	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	
	ETJ	

(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		

Item 4.

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	

Item 4.

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	

Item 4.

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		

Item 4.

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	

Item 4.

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	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		

Item 4.

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		

Item 4.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC

BACKGROUND/SUMMARY:

This is the public hearing for a one lot subdivision on Hill Lane. This property was zoned MF-1 Multifamily 15 in November 2020.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.

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



February 12, 2021

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, Texas 78653

**RE: Summary Letter – Cottages at Manor
Preliminary Plan Application
9910 Hill Lane
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The Cottages at Manor is a proposed multi-family lot located at 9910 Hill Lane, just north of Highway 290 in the City of Manor, Travis County. The existing two properties included in the Preliminary Plat encompass the proposed +/-24.81 acres project.

The proposed utility improvements include the extension of a proposed 12-inch water line down Hill Lane as well as a private wastewater lift station that will tie into the adjacent property's force main.

Detention facilities located onsite will detain stormwater runoff generated from this Site before discharging to one of two 36-inch CMP culverts located under Hill Lane.

The site will have private asphalt streets that will comply with all fire requirements. Parkland requirements will be met through dedication.

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

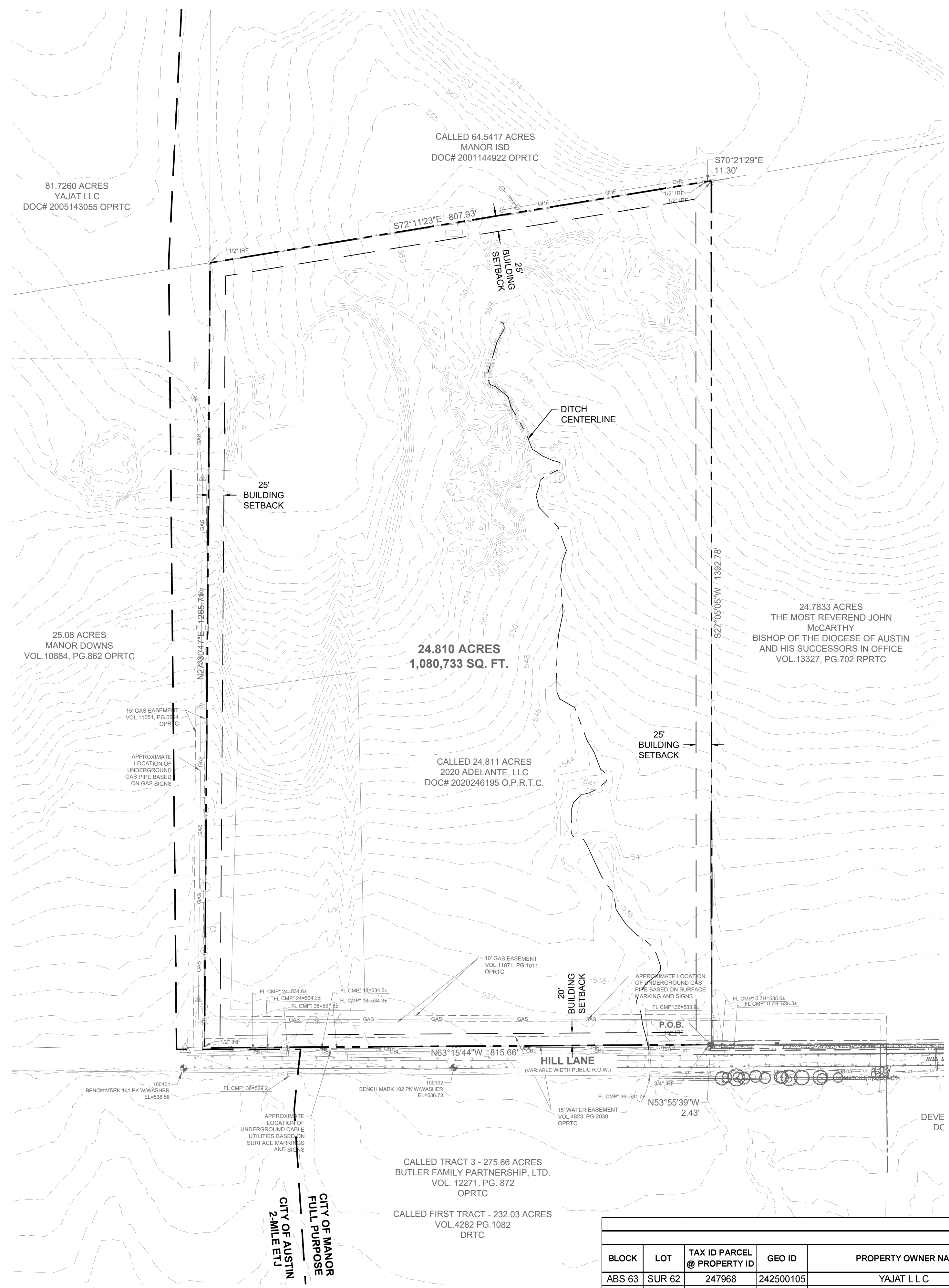
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jason Reece".

Jason Reece, P.E.
512-418-1771

Plotted By: jasman, Rene Date: May 26, 2021 04:55:31pm File Path: K:\Users\cshul\OneDrive\Documents\250\250_Cottages\250_Preliminary\250_Preliminary_Plan_Sheet.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



COTTAGES AT MANOR - GENERAL INFORMATION:

SITE ADDRESS: 9910 HILL LANE, MANOR, TEXAS 78653
 CURRENT ZONING: MF-1
 TOTAL ACREAGE.....24.81
 TOTAL NUMBER OF BLOCKS.....1
 TOTAL NUMBER OF LOTS.....1
 UTILITY DEMAND.....183 LUES

PROPOSED LAND USE

24.81 AC. MULTI-FAMILY

NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS.
2. NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453CO480J, DATED AUGUST 18, 2014.

LEGEND	
□	BOX OR PEDESTAL
○	HANDHOLE
○	MANHOLE
△	MARKER SIGN
○	METER
○	MARKER PINFLAG
○	POLE
○	STORAGE TANK
○	VALVE (EXCEPT WATER)
□	VAULT
○	WELL
TV	CABLE TV
○	ROOF DRAIN
▲	ELEVATION BENCHMARK
→	FLOW DIRECTION
○	MONITORING WELL
○	FUEL TANK
○	FLOOD LIGHT
○	GUY ANCHOR
○	GUY ANCHOR POLE
○	UTILITY POLE
○	ELECTRIC SWITCH
○	ELECTRIC TRANSFORMER
○	HANDICAPPED PARKING
○	PARKING METER
○	RAILROAD SIGNAL
○	RAILROAD SIGN
○	TR SIGN
○	MARKET/BILLBOARD
○	AC UNIT
○	BASKET BALL GOAL
○	BONE LOCATION
○	FLAG POLE
○	GOAL POST
○	GREASE TRAP
○	IRRIGATION VALVE
○	LIGHT STANDARD
○	MAIL BOX
○	NEWS STAND
○	PHONE BOOTH
C	COMMUNICATIONS
E	ELECTRIC OR POWER
F	FIBER OPTIC
G	NATURAL GAS
P	PETROLEUM OR PIPELINE
R	RAILROAD
S	SAN. SEWER OR WASTEWATER
D	STORM SEWER
T	TELEPHONE
TR	TRAFFIC
U	UNIDENTIFIED
W	WATER
SB	SECURITY CAMERA
SB	SANITARY SEWER BOX
○	SANITARY SEWER CLEAN OUT
○	SANITARY SEWER LIFT STATION
○	STORM SEWER DRAIN
○	TRAFFIC BARRIER
○	TRAFFIC BOLLARD
○	TRAFFIC CAMERA
○	TRAFFIC SENSOR
○	TRAFFIC SIGNAL
○	TRASH BIN
○	TREE
○	WATER BOX
○	FIRE SPRINKLER CONNECTION
○	FIRE HYDRANT
○	WATER VALVE
○	AIR RELEASE VALVE
○	WATER WELL
○	5/8" IRON ROD W/ "KHA" CAP SET
○	IRON ROD WITH CAP FOUND
○	PK NAIL SET
○	PKF PK NAIL FOUND
○	IRON ROD FOUND
○	"X" CUT IN CONCRETE SET
○	"X" CUT IN CONCRETE FOUND
○	P.O.B. POINT OF BEGINNING
○	P.O.C. POINT OF COMMENCING

BENCHMARKS

- BM #100101
PK NAIL SET WWASHER
• ELEV.=536.56' (NAVD '88)
- BM #100102
PK NAIL SET WWASHER
• ELEV.=536.73' (NAVD '88)
- BM #100103
• ELEV.=536.690' (NAVD '88)

ADJACENT PROPERTY OWNERS							
MAILING ADDRESSES							
BLOCK	LOT	TAX ID	PARCEL @ PROPERTY ID	GEO ID	PROPERTY OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP
ABS 63	SUR 62	247968	242500105		YAJAT L L C	GREGG MANOR RD	TX 78653
ABS 63	SUR 62	236762	234500201		MANOR DOWNS	HILL LN	TX 78653
ABS 63	SUR 62	236764	234500203		ROMAN CATHOLIC DIOCESE	HILL LN	TX 78653
ABS 63	SUR 62	500910	242500139		MANOR INDEPENDENT SCHOOL DISTRICT	12900 GREGG MANOR RD	TX 78653
ABS 546	SUR 40	236851	234600803		LAS ENTRADAS DEVELOPMENT	11616 E U S HY 290	TX 78653
ABS 546	SUR 40	912584	234500128		BUTLER FAMILY PARTNERSHIP LTD	HILL LN	TX 78653
						MAILING ADDRESS (IF DIFFERENT THAN PROPERTY ADDRESS)	MAILING CITY/STATE/ZIP
						1204 S SADDLE LAKES DR	ABILENE, TX 79602-5472
						PO BOX 141309	AUSTIN, TX 78714-1309
						6225 HWY 290 E	AUSTIN, TX 78723-1025
						PO BOX 359	MANOR, TX 78653-0359
						9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
						PO BOX 9190	AUSTIN, TX 78766-9190

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

Item 5.
B
DATE

No. REVISIONS

PRELIMINARY PLAN SHEET

COTTAGES AT MANOR
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
02

5/26/2021

KHA PROJECT 069267303
 DATE MAY 2021
 SCALE: AS SHOWN
 DESIGNED BY: CBM
 DRAWN BY: JBR
 CHECKED BY: JBR



July 21, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Cottages at Manor
Case Number: 2021-P-1308-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Cottages at Manor at 9910 Hill Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.

***Applicant:* Kimley-Horn and Associates**

***Owner:* 2020 Adelante, 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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat 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 during the discussion of this item.

Roman Catholic Diocese

6225 Hwy 290 E
Austin, TX 78723-1025



Butler Family Partnership, Ltd.

PO Box 9190
Austin, TX 78766-9190



Yajat, LLC

12404 S Saddle Lakes Dr.
Abilene, TX 79602-5472



Manor Downs

PO Box 141309
Austin, TX 78714-1309



Manor Independent School District

PO Box 359
Manor, TX 78653



Las Entradas Development Corp

9900 Hwy 290 E.
Manor, TX 78653-9720



Roman Catholic Diocese

6225 Hwy 290 E
Austin, TX 78723-1025



Butler Family Partnership, Ltd.

PO Box 9190
Austin, TX 78766-9190



Yajat, LLC

12404 S Saddle Lakes Dr.
Abilene, TX 79602-5472



Manor Downs

PO Box 141309
Austin, TX 78714-1309



Manor Independent School District

PO Box 359
Manor, TX 78653



Las Entradas Development Corp

9900 Hwy 290 E.
Manor, TX 78653-9720





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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. They are platting the property to allow for future development of a proposed charter school.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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**



March 29, 2021

City of Manor
 Development Services
P.O. Box 387
Manor, Texas 78653

RE: Compass Rose Academy
Approx. 13 acres located 900' south of FM 973/Suncrest Road
Manor, Texas 78653

To Whom it May Concern:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Concept Plan, Preliminary Plat, and Final Plat for the above referenced project. Concurrent reviews are allowed as noted in the Development Agreement between the property's ownership and the City of Manor. This property is currently owned by IDEA Public Schools, who previously sought to develop the property with a charter school but opted to sell the property instead.

The 13.19-acre project entails platting one institutional lot for a public charter school campus. Charter schools are allowed by right under the current zoning of the property (Institutional). The initial phase will consist of an elementary school, soccer field with a running track, and ancillary site improvements. Phases 2 and 3 will consist of middle and high schools, respectively, in addition to expansions of site infrastructure and surface parking. Access will be taken off FM 973 and Suncrest Road in the first phase, but access off Suncrest Road will be limited to emergency access only. In conformance with the mitigation measures outlined in the Traffic Impact Analysis, acceleration and deceleration lanes will be constructed along FM 973 via a Donation Agreement with TxDOT as part of the Phase 1 improvements. Water and wastewater will be provided via offsite extensions that will be designed by the city's consulting engineer. Onsite detention will be provided via a structural pond, designed in accordance with city standards (City of Austin Drainage Criteria Manual). Kimley-Horn is currently coordinating with Bluebonnet Electrical Cooperative to reroute an existing overhead electrical line along the western and northern property lines.

Manville Water Supply Corporation (WSC) currently has jurisdictional rights to serve this property but agreed to release the property from their Certificate of Convenience and Necessity (CCN) area. In doing so, they requested for a 20' exclusive water easement be dedicated adjacent to the Suncrest Road frontage. Kimley-Horn will coordinate the configuration and assignment of the easement as part of the platting process. Otherwise, Kimley-Horn understands the city's legal counsel is working on the CCN swap with Manville WSC.

Kimley-Horn looks forward to working with the City of Manor on this project. Please don't hesitate to reach out with any questions/comments regarding this submittal.



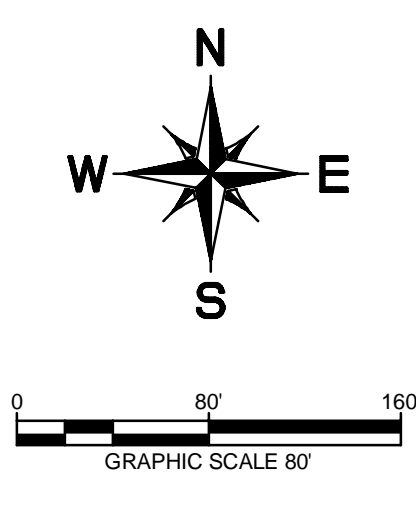
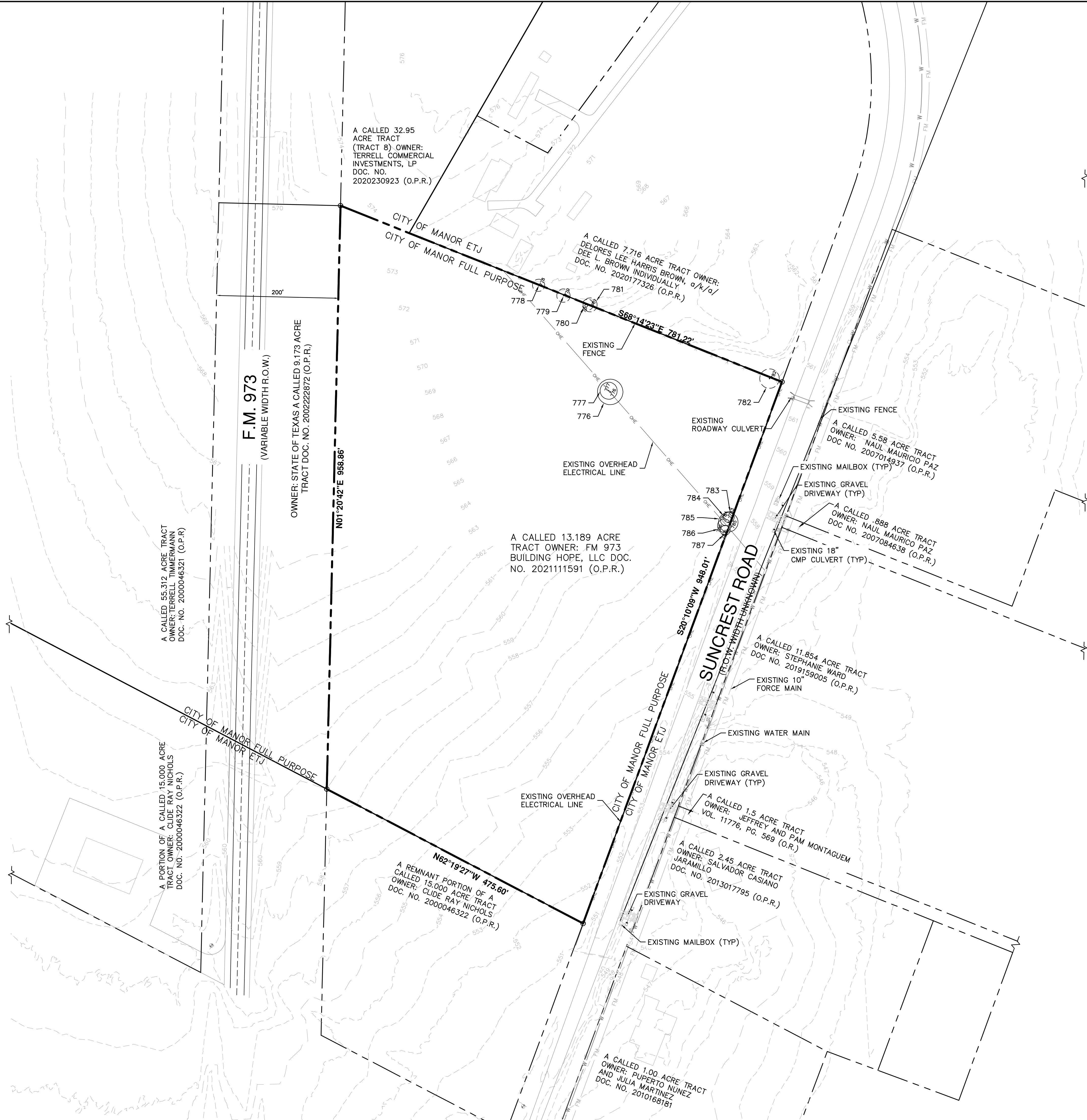
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brandon E. Hammann".

Brandon Hammann, P.E.
Project Manager

Plotted By: Brian, Becko Date: June 29, 2021 02:09:35pm File Path: K:\AUS_Civil\068691605 - Compass Rose Manor\Comp\068691605 - Existing Conditions Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

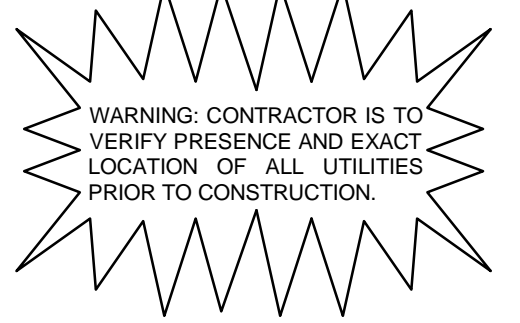
	CITY/ETJ LIMITS
	PROPERTY LINE
	MAIL BOX
	WATER VALVE
	EXISTING TREE
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
	BARBED WIRE FENCE
	POST & RAIL/HOG WIRE FENCE
	CHAIN LINK FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING FORCE WASTEWATER LINE
	EXISTING STORM CULVERT
	EXISTING POWER POLE
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

- NOTES:**
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS ON 11/11/2016. OFFSITE TOPOGRAPHY BASED ON CITY OF AUSTIN GEOSPATIAL DATA DEV ON 11/27/2019.
 - ALL SURVEYED TREES ARE NOT CONSIDERED "SIGNIFICANT" AS DEFINED BY THE CITY OF MANOR'S LAND DEVELOPMENT CODE.

TREE TABLE	
POINT #	TREE DESCRIPTION
776	21" HACKBERRY
777	14" HACKBERRY
778	10" HACKBERRY
779	11M" HACKBERRY
780	9M" HACKBERRY
781	11.5M" CHINABERRY
782	16M" HACKBERRY
783	9" HACKBERRY
784	9" HACKBERRY
785	16M" HACKBERRY
786	11M" HACKBERRY
787	8" HACKBERRY

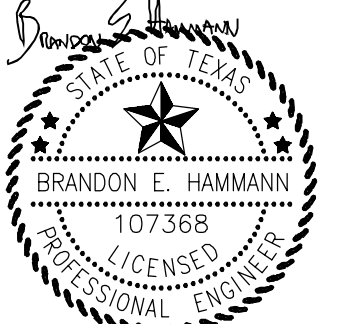
BENCHMARKS

BM-001 SET CHISELED SQUARE MARK AT NORTH END OF CULVERT WEST OF SUNCREST ROAD ELEVATION=550.00
 BM-002 SET CHISELED SQUARE MARK AT NORTH END OF CULVERT WEST OF FM 973 ELEVATION=557.00



Item 6.	B
NO.	REVISIONS
DATE	

Kimley & Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-7979 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



KHA PROJECT	068691605
DATE	JULY 2021
SCALE	AS SHOWN
DESIGNED BY:	RMB
DRAWN BY:	RMB
CHECKED BY:	BEH

EXISTING CONDITIONS

**PRELIMINARY PLAT
 COMPASS ROSE
 DESTINY PHASE 1
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS**

SHEET NUMBER
02



July 21, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Compass Rose Academy
Case Number: 2021-P-1318-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Compass Rose Academy 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 Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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**

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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat 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 during the discussion of this item.

NICHOLS CLIDE R
415 HONEYCOMB CIR
DRIFTWOOD, TX 78619-5706

NUNEZ RUPERTO & JULIA MARTINEZ
13809 FM 973 N
MANOR , TX 78653-3896

CASIANO-JARAMILLO CESAR & SALVADOR
CASIANO-JARAMILLO
13901 SUNCREST RD
MANOR , TX 78653-4156

MONTAGUE JEFFREY T & PAM
13909 SUNCREST RD
MANOR , TX 78653-3897

WARD STEPHANIE L
13915 SUNCREST RD
MANOR , TX 78653-3897

PAZ NAUL MAURICO
14005 SUNCREST RD
MANOR , TX 78653-3898

PAZ NAUL MAURICIO & FRANCISCO A CHAVEZ
1116 CANYON MAPLE RD
PFLUGERVILLE , TX 78660-5808

BROWN DEE L
14200 SUNCREST RD
MANOR , TX 78653-3902

BROWN DELORES LEE HARRIS
14200A SUNCREST RD
MANOR, TX 78653-3902

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN , TX 78765-4784



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: Greenview Development 973, LP

BACKGROUND/SUMMARY:

This Preliminary Plat is a revision of a previously approved plat. It combines two lots (Lots 1 and 2, Block A) into 1 larger lot at the corner of FM 973 and Ring Road and slightly changes the size of Lot 3. There is a proposed Mexican market on the larger lot.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

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



July 1, 2021

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Re: Engineers Summary
Permit Number 2020-P-1239-PP
Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

This is the proposed Revision #2 of Preliminary Plan for Manor Commons SE Commercial Subdivision. The revision is proposed in order to combine Lots 1, 2, and 3, Block A into two lots Lot 1/1.83 acres and Lot 3/0.929 acres.

The Drainage Study created for the original application indicated that detention would not be necessary for the proposed site development. The changes to the lot layouts have not impacted this due to the proposed impervious cover remaining consistent.

Water service to the revised lots is being provided by an 8 inch main which was completed under 2018-P-1168-CO. Water is available to all existing and proposed lots within the preliminary plat at this time.

Wastewater to the proposed lots was constructed under 2018-P-1168-CO. Wastewater is available to all existing and proposed lots within this subdivision.

If you have any questions please contact me at (512) 431-9600.

Sincerely,

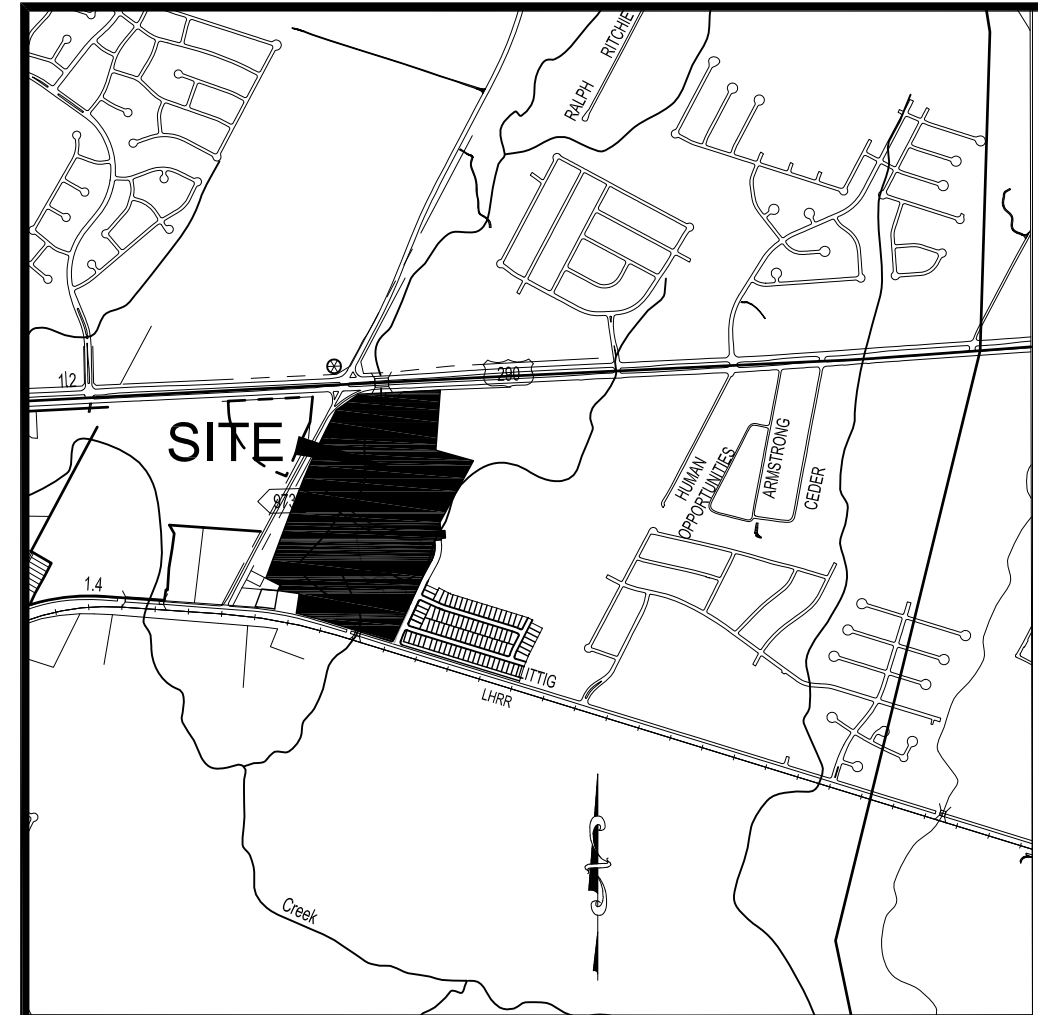


Matt Mitchell, P.E.



MANOR SE COMMERCIAL PRELIMINARY PLAN - NOT FOR RECORDATION REVISION #2

SUBMITTAL DATE: May 4, 2021



LOCATION MAP
1"=2000'

Owner 3.017 Acres Greenview Development 973, L.P. Document No. 2009176562
 3.62 Acres Greenview Development 973, L.P. Document No. 2006207224
 2.50 Acres Greenview Development 973, L.P. Document No. 2005187926
 39.15 Acres Remainder Greenview Development 973, L.P. Document No. 2005187773
 Approximately 28.609 out of the 104.61 Acres Greenview Development Greenbury, L.P.
 Document No. 2005237215
 Barth Timmermann
 501 VALE STREET
 AUSTIN, TEXAS
 78746
 (512)479-6614
 (512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
 ALM Engineering, Inc.
 1705 S. Capital of TX Hwy.
 Ste. 150
 Austin, Texas 78746
 512-431-9600
 almeng@sbcglobal.net

Surveyor: Holt Carson, RPLS No. 5166
 HOLT CARSON, INC.
 1904 Fortview Road
 Austin, Texas 78704
 (512) 442-0990

Total Number of Blocks: 2
 Total Number of Lots: 19
 Total Acreage: 73.248 AC

The portion of this property is located in Zone "AE", as defined in the LOMR 19-06-2660P, effective June 1, 2020, to FIRM Panel No. 48453C0485J, Travis County, Texas, is contained within the recorded drainage easements located on Lot 1, Block A and Lot 8, Block B Manor Commons SE Commercial, Phase 1, Doc. #201900077.

LINEAR FEET OF STREETS: Water and Wastewater Provider : CITY OF MANOR
 105 E Eggleston St.
 Manor, TX 786531
 Phone: 512-272-5555

Electrical Supply : BLUEBONNET ELECTRIC COOP
 3198 East Austin St.
 P.O. Box 240
 Giddings, TX 78942

Gas Supply : Atmos Energy
 823 Congress Av. #600
 Austin, TX 78701-2435
 1-888-286-6700

ESTIMATED PHASE DATES
 PHASE 1 - RECORDED #201900077
 PHASE 2A- MARCH 2020
 PHASE 2B- MARCH 2021
 PHASE 3A- RECORDED #201800236
 PHASE 3B- MARCH 2021
 PHASE 3C- MARCH 2021
 PHASE 3D- MARCH 2021
 PHASE 4 - MARCH 2020
 PHASE 5 - NOVEMBER 2022
 PHASE 6 - NOVEMBER 2022

GENERAL NOTES:
 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications 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.) The property owners or assigns shall maintain all drainage easements on private property.
 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
 8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
 9.) This subdivision is located within the City of Manor Corporated City Limits as of this date January 2015.

TREE REPLACEMENT NOTE:
 Owner to post "Tree Fee" in the amount of \$37,500 with the City of Manor. Such Tree Fee can be reimbursed to Owner upon proof of expenditures for planting and relocation of trees along Ring Road or in the park, Lot 7, Block A or Lot 8, Block B. Posting of the Tree Fee will remove any obligation for future plantings for the owner of Lot 7, Block A and Lot 8, Block B. Owner must relocate and plant any trees within 18 months of issuance of the initial site development permit. Owner will receive credit and be eligible for reimbursement at the rate of \$37.50 per caliper inch planted for such plantings and relocations. All other lots must have a final plat note that requires 10 caliper inches of trees per acre to be planted either on such lot or in a designated area of the park lots, Lot 7, Block A or Lot 8, Block B. Such planting requirement is in addition to any landscaping requirements and planting requirements required under City of Manor ordinances.

Number	Description	Revis (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE
R1	SPLIT LOT 12, BLOCK A TO 12A AND 12B AND COMBINE LOT 2 AND 3, BLOCK A TO 2A AND 2B	R1	11	2/20/2020
R2	COMBINE LOTS 1 & 2, BLOCK A TO 1, BLOCK A.	R2	11	5/4/2021



SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN SHEET 1
3	PRELIMINARY PLAN SHEET 2
4	TREE LAYOUT SHEET 1
5	TREE LAYOUT SHEET 2
6	WATER UTILITY LAYOUT
7	WASTEWATER UTILITY LAYOUT
8	STORM SEWER LAYOUT
9	HEC-HMS DEVELOPED
10	HEC-HMS EXISTING
11	HEC-HMS CALCULATIONS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 48° 48' 16" W	15.00	23.26	21.21
C2	N 74° 40' 52" W	1032.00	84.91	856.88
C3	N 57° 09' 24" W	1032.00	96.36	96.33
C4	N 53° 18' 10" W	955.00	186.35	186.85
C5	N 51° 12' 22" W	955.00	146.85	146.51
C6	S 67° 57' 22" W	25.00	38.43	36.47
C7	S 22° 28' 40" E	25.00	38.46	35.49
C8	S 52° 44' 44" E	1045.00	142.89	143.82
C9	S 11° 53' 54" E	1045.00	282.22	287.31
C10	S 52° 28' 11" E	958.00	31.47	31.47
C11	S 58° 52' 24" E	958.00	162.87	162.88
C12	S 12° 10' 22" W	958.00	236.16	235.67
C13	N 83° 23' 14" W	2835.35	195.23	195.19
C14	S 41° 11' 44" W	15.00	23.26	21.21
C15	S 12° 10' 22" W	288.00	159.89	148.80
C16	S 28° 38' 58" W	332.00	20.82	20.91
C17	S 69° 52' 13" W	15.00	21.54	19.74
C18	N 14° 52' 52" W	2535.35	165.70	165.67
C19	N 20° 38' 22" E	10116.78	8.65	8.85
C20	N 21° 18' 15" E	10116.78	224.88	224.88
C21	N 22° 20' 18" E	10116.78	142.95	142.95
C22	N 23° 09' 31" E	10116.78	138.14	138.14
C23	N 23° 57' 22" E	10116.78	154.70	154.70
C24	N 34° 52' 22" E	10116.78	78.22	78.22
C25	S 47° 43' 50" E	15.00	23.49	21.16
C26	S 04° 42' 33" W	289.50	35.33	35.31
C27	S 48° 02' 53" W	68.50	107.80	80.87
C28	S 42° 15' 34" W	15.00	23.65	21.27
C29	S 57° 42' 07" E	1000.00	348.69	348.69
C30	N 72° 42' 31" W	1000.00	824.46	792.84
C31	N 02° 42' 32" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN

LEGEND

- EXISTING CONTOURS
- EX. 100 YR FLOOD PLAIN
- PROPERTY LINE
- ADJOINER
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN

200 100 0 200 400
 1"=200' ALM

CITY OF MANOR ACKNOWLEDGEMENTS:

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ OF ____ 20__ A.D.

APPROVED: _____ ATTEST: _____
 PHILIP TRYON, CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ OF ____ 20__ A.D.

APPROVED: _____ ATTEST: _____
 HONORABLE MAYOR DR. LARRY WALLACE, JR. CITY SECRETARY
 MAYOR OF THE CITY OF MANOR, TEXAS

MANOR SE COMMERCIAL
 PRELIMINARY PLAN
 NOT FOR RECORDATION

MANOR,
 TRAVIS COUNTY,
 TEXAS

ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

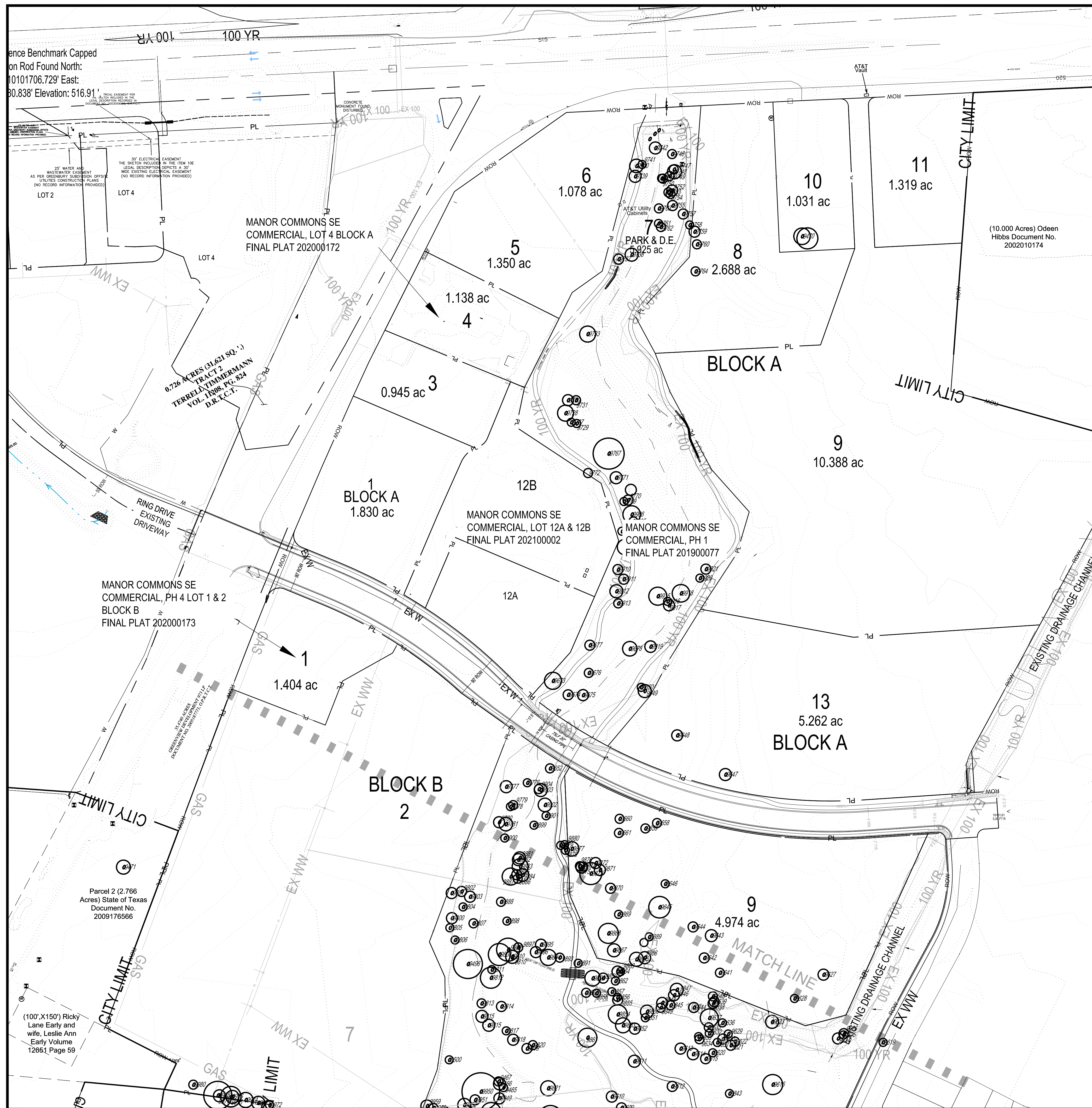
LAND USE	ACREAGE	PERCENTAGE OF TOTAL
C-PUD/MULTIFAMILY	31.593	43.13%
C-PUD	21.415	29.24%
OPEN SPACE/PARK	20.240	27.63%
TOTAL	73.248	100.00%

DATE: 7/1/2021
 REVISION #
 SCALE: 1"=200'
 JOB: SITE
 DRAWN BY: MM
 CHECKED BY: MM

ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS
 925 S Capital of TX Hwy, Ste. B220,
 West Lake Hills, TX 78746
 (512) 431-9600 * almeng@sbcglobal.net

PRELIMINARY PLAN
 MANOR SE COMMERCIAL
 FM 973
 MANOR, TX

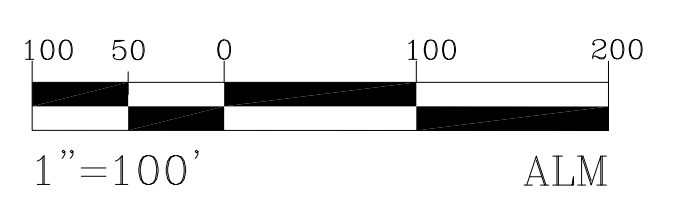
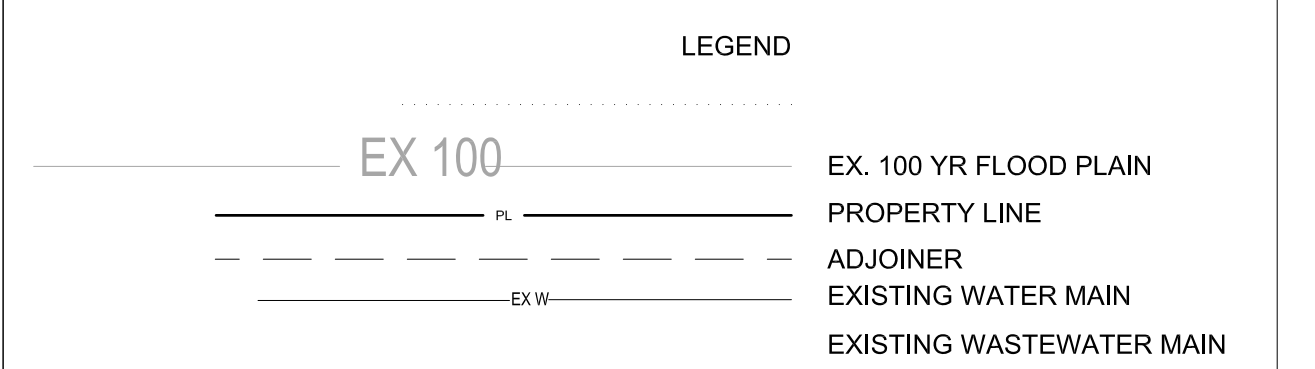
Sheet 1 of 11



TREE LIST

9465, 8' Cedar Elm	9574, 10' Cedar Elm	9783, 10' Cedar Elm	9892, Three 5' and 8' Cedar Elm
9466, 12' Cedar Elm	9575, 11' Cedar Elm	9784, 10' Mesquite	9893, 9' Cedar Elm
9467, 9' Cedar Elm	9576, 9' Cedar Elm	9785, 13' Cedar Elm	9894, 15' Cedar Elm
9468, 11' Cedar Elm	9577, 10' Cedar Elm	9786, Two 4' and 8' Cedar Elm	9895, 11' Cedar Elm
9469, 10' and 16' Hackberry	9578, 8' and 10' Cedar Elm	9787, 7' and 10' Cedar Elm	9896, 11' Cedar Elm
9470, Two 11' Hackberry	9579, Three 6' and 9' Cedar Elm	9788, 9' Cedar Elm	9897, 9' Cedar Elm
9471, 14' Hackberry	9580, 14' Cedar Elm	9789, 7' and 9' Mesquite	9898, 8' Cedar Elm
9472, 9' Cedar Elm	9581, 10' Cedar Elm	9790, 8' Cedar Elm	9899, 8' Cedar Elm
9473, 9' Cedar Elm	9582, Two 10' Cedar Elms	9791, 8' Cedar Elm	9900, 8' Cedar Elm
9474, 11' Cedar Elm	9583, Two 8' and two 6' Cedar Elm	9792, 8' Cedar Elm	9901, 8' Cedar Elm
9475, 8' Cedar Elm	9584, 8' Cedar Elm	9793, 10' Cedar Elm	9902, Two 9' Cedar Elms
9476, 11' Cedar Elm	9585, 5' and 10' Cedar Elm	9794, 10' Cedar Elm	9903, 8' and 9' Cedar Elm
9477, 8' Cedar Elm	9586, 9' Cedar Elm	9795, 10' Cedar Elm	9904, 8' Cedar Elm
9478, 8' and 8' Cedar Elm	9587, 8' Cedar Elm	9796, 10' Cedar Elm	9905, 9' Willow
9479, 9' Cedar Elm	9588, 10' Cedar Elm	9797, 9' Cedar Elm	9906, 5' and 13' Willow
9480, 9' Cedar Elm	9589, 12' Cedar Elm	9798, 12' Cedar Elm	9907, 15' Willow
9481, 10' Cedar Elm	9590, 10' Cedar Elm	9799, 10' Cedar Elm	9908, 8' Hackberry
9482, 8' Cedar Elm	9591, 9' Cedar Elm	9800, 11' Mesquite	9909, 5' and 11' Hackberry
9483, 10' Cedar Elm	9592, 10' Cedar Elm	9801, 11' Cedar Elm	9910, 10' Hackberry
9484, 9' Cedar Elm	9593, 9' Cedar Elm	9802, 10' Cedar Elm	9911, 10' Hackberry
9485, 9' Cedar Elm	9594, 7' and two 6' Cedar Elms	9803, 11' Cedar Elm	9912, 13' Hackberry
9486, 10' Cedar Elm	9595, 9' Cedar Elm	9804, 10' Cedar Elm	9913, 9' Hackberry
9487, 9' Cedar Elm	9596, 9' Cedar Elm	9805, 8' Cedar Elm	9914, 8' and 9' Texas Ash
9488, 8' Hackberry	9597, 8' Cedar Elm	9806, 8' Cedar Elm	9915, 4', two 6', and 10' Hackberry
9489, 21' Mesquite	9598, 10' Cedar Elm	9807, 9' Cedar Elm	9916, 8' Cedar Elm
9490, Two 8' Cedar Elms	9599, 8' Cedar Elm	9808, 22' Cedar Elm	9917, 11' Texas Ash
9491, 8' Cedar Elm	9600, 9' Cedar Elm	9809, 14' and 15' Cedar Elm	9918, 7', 8', and 10' Cedar Elm
9492, 8' Cedar Elm	9601, 8' and 10' Mesquite	9810, 8' and 8' Cedar Elm	9919, 7' and 9' Cedar Elm
9493, 10' Cedar Elm	9602, 10' Mesquite	9811, 8' Cedar Elm	9920, 8' Cedar Elm
9494, 9' Cedar Elm	9603, 8' Mesquite	9812, 21' Cedar Elm	9921, 10' Cedar Elm
9495, 10' Cedar Elm	9604, 10' Mesquite	9813, 9' Cedar Elm	9922, 8' Cedar Elm
9496, 29' Cedar Elm	9605, 8' and 9' Cedar Elm	9814, 10' Cedar Elm	9923, 10' Willow
9497, 8' Cedar Elm	9606, 18' Cedar Elm	9815, 12' Cedar Elm	9924, 8' Cedar Elm
9498, 10' Cedar Elm	9607, 18' Cedar Elm	9816, 12' Cedar Elm	9925, 10' Cedar Elm
9499, 10' Cedar Elm	9608, 15' Cedar Elm	9817, 10' Cedar Elm	9926, 11' Cedar Elm
9500, 8' Cedar Elm	9609, 10' Cedar Elm	9818, 11' Cedar Elm	9927, 11' Cedar Elm
9501, 6', 8', and 10' Mesquite	9610, 8' and 10' Cedar Elms	9819, 10' Cedar Elm	9928, 10' Cedar Elm
9502, 10' Mesquite	9611, 11' Cedar Elm	9820, 9' Cedar Elm	9929, 12' Cedar Elm
9503, 8' Mesquite	9612, 12' Cedar Elm	9821, 15' Cedar Elm	9930, 10' Cedar Elm
9504, 10' Mesquite	9613, 11' Cedar Elm	9822, 24' Cedar Elm	9931, 8' Cedar Elm
9505, 8' and 9' Cedar Elm	9614, 10' Cedar Elm	9823, 23' Cedar Elm	9932, 10' Cedar Elm
9506, 18' Cedar Elm	9615, 10' Cedar Elm	9824, 9' Cedar Elm	9933, 8' Cedar Elm
9507, 18' Cedar Elm	9616, 12' Cedar Elm	9825, 5' and 7' Cedar Elm	9934, 10' Cedar Elm
9508, 15' Cedar Elm	9617, 14' Cedar Elm	9826, 8' Cedar Elm	9935, 8' Cedar Elm
9509, 10' Cedar Elm	9618, 8' Cedar Elm	9827, 8' Cedar Elm	9936, 8' Cedar Elm
9510, 11' Cedar Elm	9619, 11' Cedar Elm	9828, 8' Cedar Elm	9937, 11' Cedar Elm
9511, 12' Mesquite	9620, 10' Cedar Elm	9829, 8' Cedar Elm	9938, 8' Cedar Elm
9512, 10' Cedar Elm	9621, 10' Cedar Elm	9830, 8' Cedar Elm	9939, 8' Cedar Elm
9513, 11' Cedar Elm	9622, 8' Cedar Elm	9831, 9' Cedar Elm	9940, 8' Cedar Elm
9514, 7' and 8' Cedar Elm	9623, 13' Cedar Elm	9832, Two 8' Cedar Elms	9941, 4', 6', and 7' Cedar Elm
9515, 10' Cedar Elm	9624, 11' Hackberry	9833, 11' Cedar Elm	9942, 8' Cedar Elm
9516, 20' Mesquite	9625, 8' Hackberry	9834, 8' Cedar Elm	9943, 8' Cedar Elm
9517, 12' Hackberry	9626, 11' Hackberry	9835, 9' Cedar Elm	9944, 11' Cedar Elm
9518, 13' Hackberry	9627, 11' Cedar Elm	9836, 12' Cedar Elm	9945, 10' Cedar Elm
9519, 8' Hackberry	9628, 8' Cedar Elm	9837, 11' Cedar Elm	9946, 8' and 7' Cedar Elm
9520, 8' Cedar Elm	9629, 10' Cedar Elm	9838, 11' Cedar Elm	9947, 8' Cedar Elm
9521, 10' Cedar Elm	9630, 10' Cedar Elm	9839, 10' Cedar Elm	9948, 10' and 15' Cedar Elm
9522, 8' Cedar Elm	9631, 8' Cedar Elm	9840, 12' Cedar Elm	9949, 11' Cedar Elm
9523, 13' Cedar Elm	9632, 8' Cedar Elm	9841, 8' Cedar Elm	9950, 9', 10', and 20' Cedar Elm
9524, 11' Hackberry	9633, 10' Cedar Elm	9842, 11' Cedar Elm	9951, 10' Cedar Elm
9525, 8' Hackberry	9634, 8' Cedar Elm	9843, 8' Cedar Elm	9952, 13' Cedar Elm
9526, 10' Hackberry	9635, 11' Hackberry	9844, 10' Cedar Elm	9953, 8' Cedar Elm
9527, 11' Cedar Elm	9636, 8' Hackberry	9845, 9' Cedar Elm	9954, 9' Cedar Elm
9528, 8' Cedar Elm	9637, 10' Hackberry	9846, 11' Cedar Elm	9955, 9' Cedar Elm
9529, 8' Cedar Elm	9638, 13' Willow	9847, 8' and 9' Cedar Elm	9956, 8' Cedar Elm
9530, 10' Cedar Elm	9639, Two 8' Hackberry	9848, 11' Cedar Elm	9957, 9' Cedar Elm
9531, 8' Cedar Elm	9640, Two 8' Hackberry	9849, 10' Cedar Elm	9958, 9' Cedar Elm
9532, 8' Cedar Elm	9641, 8' Hackberry	9850, 13' Cedar Elm	9959, 12' Cedar Elm
9533, 8' Cedar Elm	9642, Two 8' Willows	9851, 8' Cedar Elm	9960, 8' and 10' Cedar Elm
9534, 9' Cedar Elm	9643, 8' and 7' Willow	9852, 11' Cedar Elm	9961, 11' Cedar Elm
9535, 8' Cedar Elm	9644, 10' Cedar Elm	9853, 8' and two 9' Cedar Elm	9962, 8' and two 9' Cedar Elm
9536, 8' Cedar Elm	9645, 20' Willow	9854, 9' Cedar Elm	9963, 8' and 7' Mesquite
9537, 18' Cedar Elm	9646, 9' Hackberry	9855, 10' Cedar Elm	9964, Two 8' Cedar Elms
9538, 10' Cedar Elm	9647, 9' Hackberry	9856, 8' Cedar Elm	9965, Two 6' and 15' Mesquite
9539, 10' Cedar Elm	9648, 14' Hackberry	9857, 8' Cedar Elm	9966, 8' and 12' Mesquite
9540, 8' Cedar Elm	9649, 8' Hackberry	9858, 9' Cedar Elm	9967, 4', 5', and 8' Mesquite
9541, 9' Cedar Elm	9650, 9' Mesquite	9859, 10' Cedar Elm	9968, 15' Cedar Elm
9542, 10' Cedar Elm	9651, 8' Hackberry	9860, 9' Cedar Elm	9969, 7' and 9' Cedar Elm
9543, 12' Cedar Elm	9652, 11' Hackberry	9861, 19' Cedar Elm	9970, 10' Cedar Elm
9544, 10' Cedar Elm	9653, 9' Hackberry	9862, 8' Cedar Elm	9971, 8' and 8' Cedar Elm
9545, 13' and 15' Cedar Elm	9654, 9' Cedar Elm	9863, 8' Cedar Elm	9972, 8' Cedar Elm
9546, 8' Cedar Elm	9655, 10' Cedar Elm	9864, 11' Cedar Elm	9973, 13' Cedar Elm
9547, 12' Cedar Elm	9656, 8' Cedar Elm	9865, 14' Cedar Elm	9974, 15' Cedar Elm
9548, 11' Cedar Elm	9657, 10' Cedar Elm	9866, 12' Cedar Elm	9975, 13' Cedar Elm
9549, 15' Cedar Elm	9658, 10' Cedar Elm	9867, 13' Cedar Elm	9976, 9' and 13' Cedar Elm
9550, 8' Cedar Elm	9659, 9' Cedar Elm	9868, 10' and 15' Cedar Elm	9977, 12' Cedar Elm
9551, Two 8' and 7' Willow	9660, 9' Cedar Elm	9869, 8' Cedar Elm	9978, 9', 10', 11', and 13' Cedar Elm
9552, 9' Cedar Elm	9661, 8' Cedar Elm	9870, 10' Cedar Elm	9979, 10' Cedar Elm
9553, 9' Cedar Elm	9662, 8' Hackberry	9871, 11' Cedar Elm	9980, 8' Mesquite
9554, 10' Cedar Elm	9663, Two 8' Hackberry	9872, 11' Cedar Elm	9981, 10' Mesquite
9555, 9' Cedar Elm	9664, 9' Hackberry	9873, 5', 9', 11', and 12' Cedar Elm	9982, 11' Cedar Elm
9556, 8' Cedar Elm	9665, 10' Cedar Elm	9874, 9' Cedar Elm	9983, 10' Cedar Elm
9557, 10' Cedar Elm	9666, 10' Cedar Elm	9875, 11' Cedar Elm	9984, 9' Cedar Elm
9558, 9' Cedar Elm	9667, 8' Cedar Elm	9876, 9' Cedar Elm	9985, 8' Cedar Elm
9559, 9' Cedar Elm	9668, 11' Willow	9877, 8' and 10' Cedar Elm	9986, 11' Cedar Elm
9560, 9' Cedar Elm	9669, 8' Cedar Elm	9878, 8' Cedar Elm	9987, 17' Cedar Elm
9561, 9' Cedar Elm	9670, 10' Cedar Elm	9879, 8' Cedar Elm	9988, 9' Cedar Elm
9562, 12' Cedar Elm	9671, Two 8' Willows	9880, 8' Cedar Elm	9989, 8' and 11' Cedar Elm
9563, 10' Cedar Elm	9672, 8' Cedar Elm	9881, 12' Cedar Elm	9990, 8' Cedar Elm
9564, 9' Cedar Elm	9673, 8' and two 8' Cedar Elms	9882, 12' Cedar Elm	9991, 9' Cedar Elm
9565, 8' Cedar Elm	9674, 10' Cedar Elm	9883, 10' Cedar Elm	9992, 8' Cedar Elm
9566, 10' Cedar Elm	9675, Two 6' and 9' Cedar Elm	9884, 5' and 10' Cedar Elm	9993, 8' and three 10' Cedar Elm
9567, Two 8' Cedar Elms	9676, 8' Cedar Elm	9885, 10' Cedar Elm	9994, 11' Cedar Elm
9568, 8' Cedar Elm	9677, Two 4' and 8' Cedar Elm	9886, 9' Cedar Elm	9995, 13' Cedar Elm
9569, 11' Cedar Elm	9678, 8' Cedar Elm	9887, 17' Cedar Elm	9996, 9' Cedar Elm
9570, 8' and 11' Cedar Elm	9679, Two 8' Mesquites	9888, 9' Cedar Elm	9997, 8' Cedar Elm
9571, 10' Cedar Elm	9680, 11' Cedar Elm	9889, 8' Cedar Elm	9998, 8' and 11' Cedar Elm
9572, 17' Cedar Elm	9681, 7' and 10' Cedar Elm	9890, 8' Cedar Elm	9999, 9' Cedar Elm
9573, 10' and 12' Cedar Elm	9682, 10' Cedar Elm	9891, 8' Cedar Elm	10000, 9' Cedar Elm

SEE PAGE 5 FOR TREE REPLACEMENT CALCULATIONS

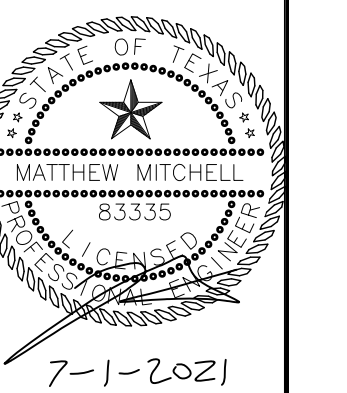


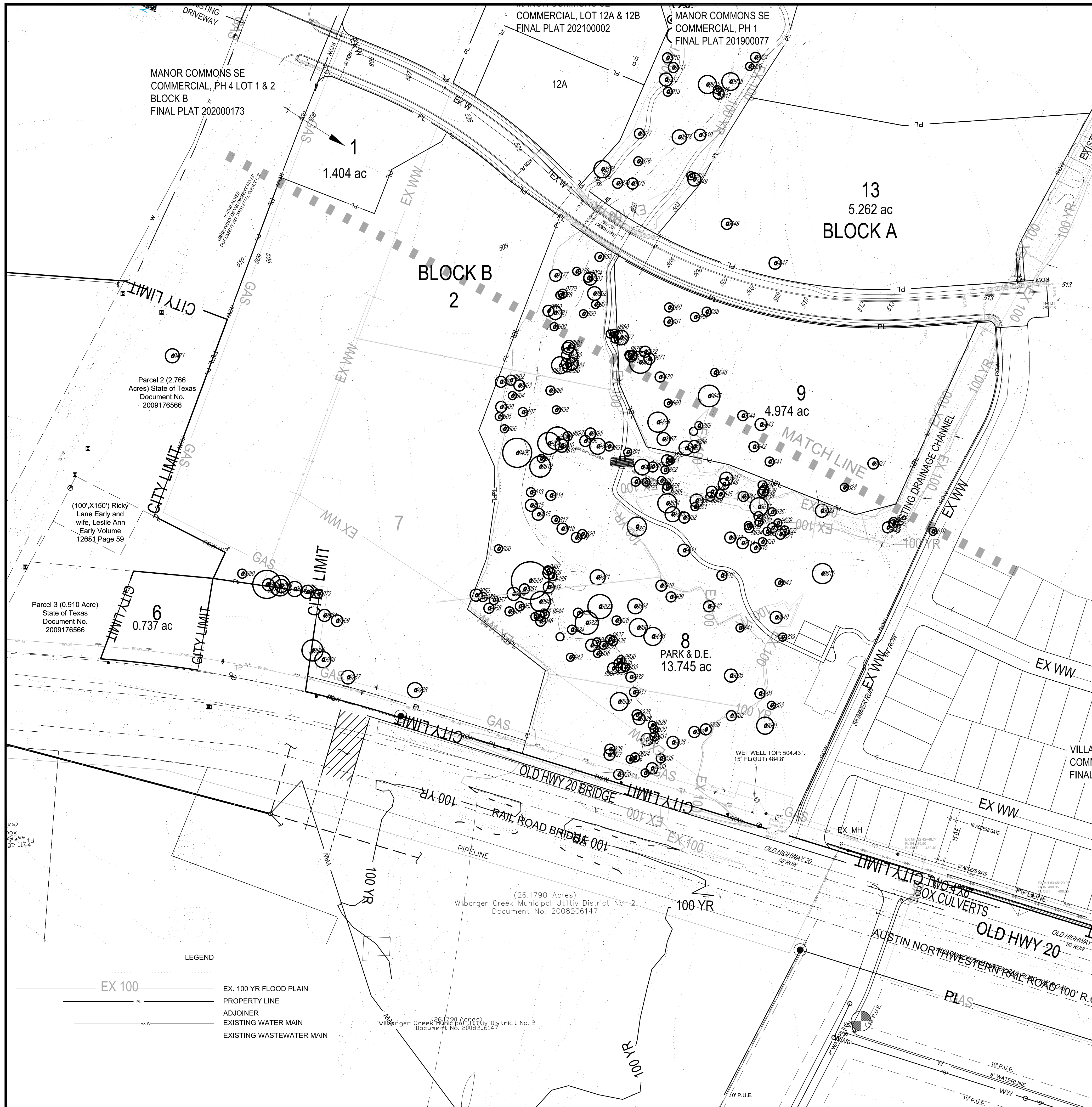
MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS

ALM ENGINEERING, INC. F-3665
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

TREE LOCATION SHEET 1	DATE: 2/18/2021
MANOR SE COMMERCIAL	REVISION: SPLIT LOT 12 TO PARCELS 6387, 6388, 6389
FM 973	#
MANOR, TX	SCALE: 1"=100'
	DATE: 7/1/2021
	JOB: SITE
	DRAWN BY: MM
	CHECKED BY: MM



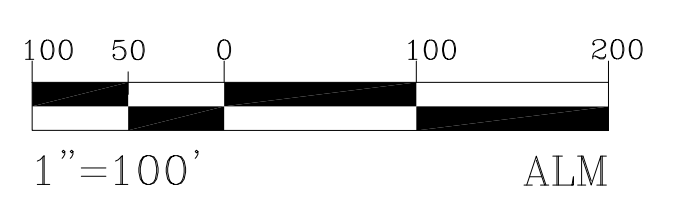


BLOCK A	LOT AREA	REPLACEMENT	
		1:1	1:2
9468	11 CEDAR ELM	11	1:2
9493	10 CEDAR ELM	10	
9494	8 CEDAR ELM	8	
9495	12 CEDAR ELM	12	
9617	12 HACKBERRY	12	
9618	13 HACKBERRY	13	
9651	15 WILLOW	15	
9653	9 CEDAR ELM	9	
9654	10 CEDAR ELM	10	
9655	9 CEDAR ELM	9	
9656	8 CEDAR ELM	8	
9657	10 CEDAR ELM	10	
9662	12 CEDAR ELM	12	
9663	10 CEDAR ELM	10	
9664	9 CEDAR ELM	9	
9665	8 CEDAR ELM	8	
9666	10 CEDAR ELM	10	
9667	12 CEDAR ELM	12	
9668	8 CEDAR ELM	8	
9669	11 CEDAR ELM	11	
9670	16 CEDAR ELM	16	
9671	10 CEDAR ELM	10	
9672	17 CEDAR ELM	17	
9680	14 CEDAR ELM	14	
9681	10 CEDAR ELM	10	
9682	15 CEDAR ELM	15	
9683	12 CEDAR ELM	12	
9684	8 CEDAR ELM	8	
9685	15 CEDAR ELM	15	
9686	13 CEDAR ELM	13	
9687	8 CEDAR ELM	8	
9688	10 CEDAR ELM	10	
9690	10 CEDAR ELM	10	
9691	9 CEDAR ELM	9	
9692	10 CEDAR ELM	10	
9693	9 CEDAR ELM	9	
9694	12 CEDAR ELM	12	
9695	9 CEDAR ELM	9	
9696	9 CEDAR ELM	9	
9697	8 CEDAR ELM	8	
9698	10 CEDAR ELM	10	
9699	8 CEDAR ELM	8	
9700	15 CEDAR ELM	15	
9701	13 CEDAR ELM	13	
9702	12 CEDAR ELM	12	
9703	15 CEDAR ELM	15	
9704	13 TEXAS ASH	13	
9706	10 CEDAR ELM	10	
9707	12 CEDAR ELM	12	
9708	10 CEDAR ELM	10	
9709	9 CEDAR ELM	9	
9712	8 TEXAS ASH	8	
	8 TEXAS ASH	8	
	9 TEXAS ASH	9	
	10 TEXAS ASH	10	
9713	17 CEDAR ELM	17	
9714	10 CEDAR ELM	10	
9715	10 CEDAR ELM	10	
9716	13 CEDAR ELM	13	
9717	14 CEDAR ELM	14	
9718	9 CEDAR ELM	9	
9719	11 CEDAR ELM	11	
9720	10 CEDAR ELM	10	
9721	8 CEDAR ELM	8	
9722	8 CEDAR ELM	8	
9734	15 CEDAR ELM	15	
9735	11 HACKBERRY	11	
9736	9 HACKBERRY	9	
9743	11 WILLOW	11	
9744	8 WILLOW	8	
	8 WILLOW	8	
	9 WILLOW	9	
	9 WILLOW	9	
	10 WILLOW	10	
9745	25 WILLOW	50	
9782	10 CEDAR ELM	10	
9783	10 CEDAR ELM	10	
9784	10 MESQUITE	10	
9785	13 CEDAR ELM	13	
9786	8 CEDAR ELM	8	
9787	10 CEDAR ELM	10	
9788	9 CEDAR ELM	9	
9789	8 MESQUITE	8	
9790	8 CEDAR ELM	8	
9791	8 MESQUITE	8	
9955	9 CEDAR ELM	9	
9979	10 MESQUITE	10	
9981	10 MESQUITE	10	
9984	8 CEDAR ELM	8	
TOTAL		924	50
SUM			974

BLOCK A	LOT AREA	ESTIMATED REPLACEMENT
1	0.938 ac.	13
2	0.852 ac.	12
3	0.945 ac.	14
4	1.138 ac.	16
5	1.350 ac.	19
6	1.078 ac.	15
PARK 7	5.925 ac.	83
8	1.769 ac.	25
9	10.436 ac.	145
10	1.043 ac.	15
11	2.671 ac.	38
12A	1.291 ac.	18
12B	1.973 ac.	28
13	4.840 ac.	68
BLOCK B	LOT AREA	ESTIMATED REPLACEMENT
1	1.404 ac.	20
2	13.234 ac.	186
6	0.737 ac.	11
PARK 8	13.745 ac.	191
9	4.974 ac.	69
TOTAL	LOT AREA	
	70.343 ac.	
RATE		0.00 IN/AC.

SEE COVER FOR TREE REPLACEMENT ALLOCATION

TREES PLANTED ALONG THE RING ROAD R.O.W. WILL BE ALLOCATED TOWARD PARK LOT REPLACEMENT REQUIREMENTS FOR LOT 7, BLOCK A & LOT 8, BLOCK B.

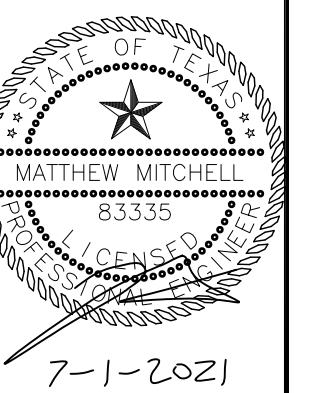


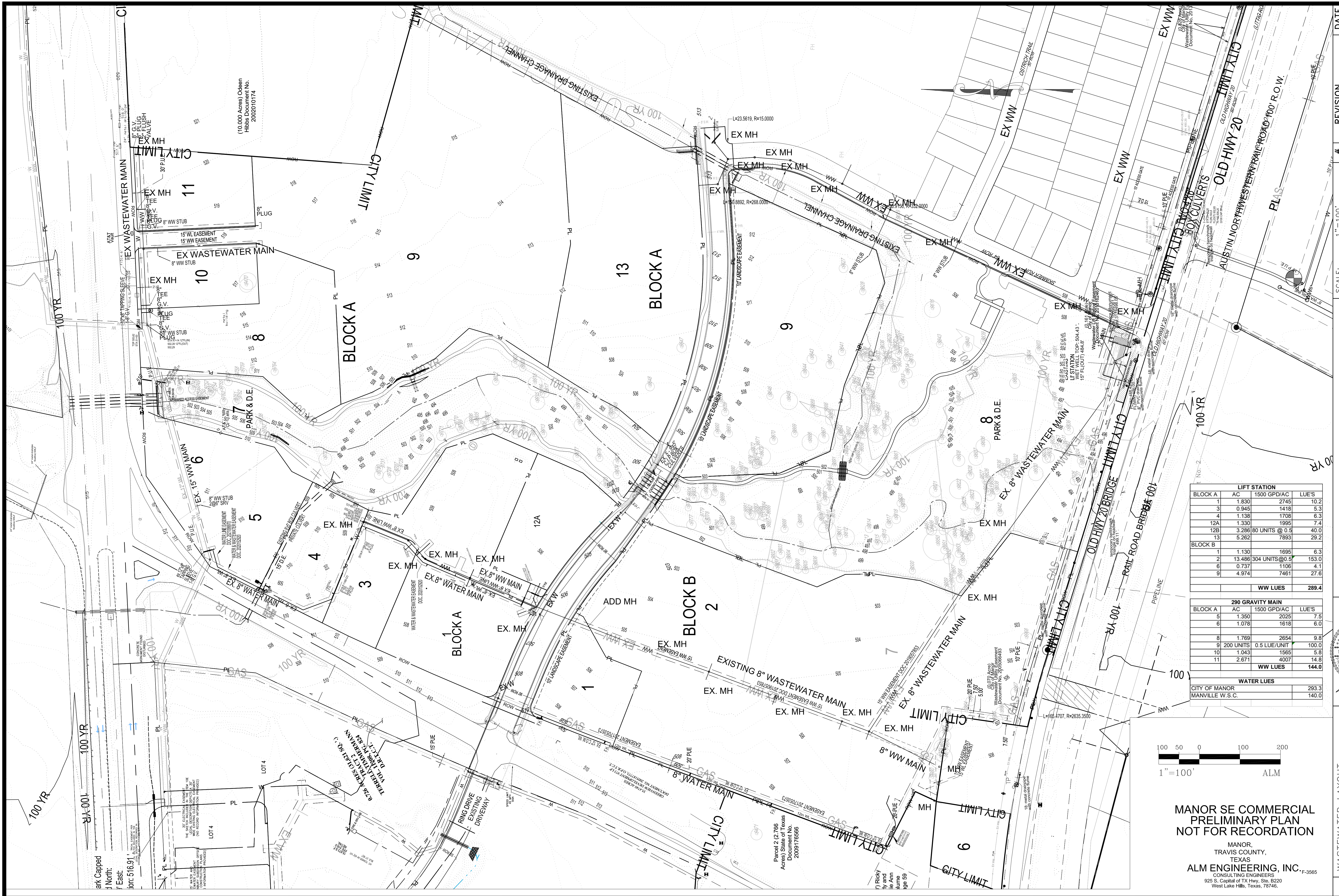
MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS

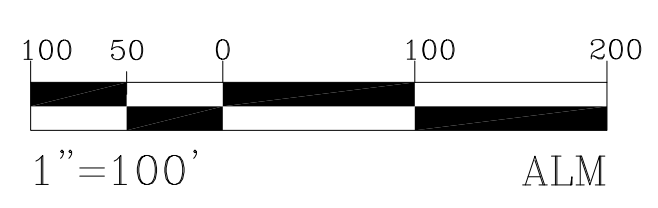
ALM ENGINEERING, INC. F-3665
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

DATE	2/18/2021
REVISION	R1 SPLIT LOT 12 TO PARK 7B COMBINE 5387, B/LK 8, LOT 2
#	
SCALE:	1"=100'
DATE:	7/1/2021
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM
TREE LOCATION SHEET 2	
MANOR SE COMMERCIAL	
FM 973	
MANOR, TX	
Sheet 5 OF 11	





LIFT STATION				
BLOCK A	AC	1500 GPD/AC	LUE'S	
1	1.830	2745	10.2	
3	0.945	1418	5.3	
4	1.138	1708	6.3	
12A	1.330	1995	7.4	
12B	3.286	80 UNITS @ 0.5	40.0	
13	5.262	7893	29.2	
				WW LUES 289.4
290 GRAVITY MAIN				
BLOCK A	AC	1500 GPD/AC	LUE'S	
5	1.350	2025	7.5	
6	1.078	1618	6.0	
8	1.769	2654	9.8	
9	200 UNITS	0.5 LUE/UNIT	100.0	
10	1.043	1565	5.8	
11	2.671	4007	14.8	
				WW LUES 144.0
WATER LUES				
				293.3
CITY OF MANOR				140.0
MANVILLE W.S.C.				



**MANOR SE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION**

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

DATE	REVISION	#
2/18/2021		1
7/1/2021		2

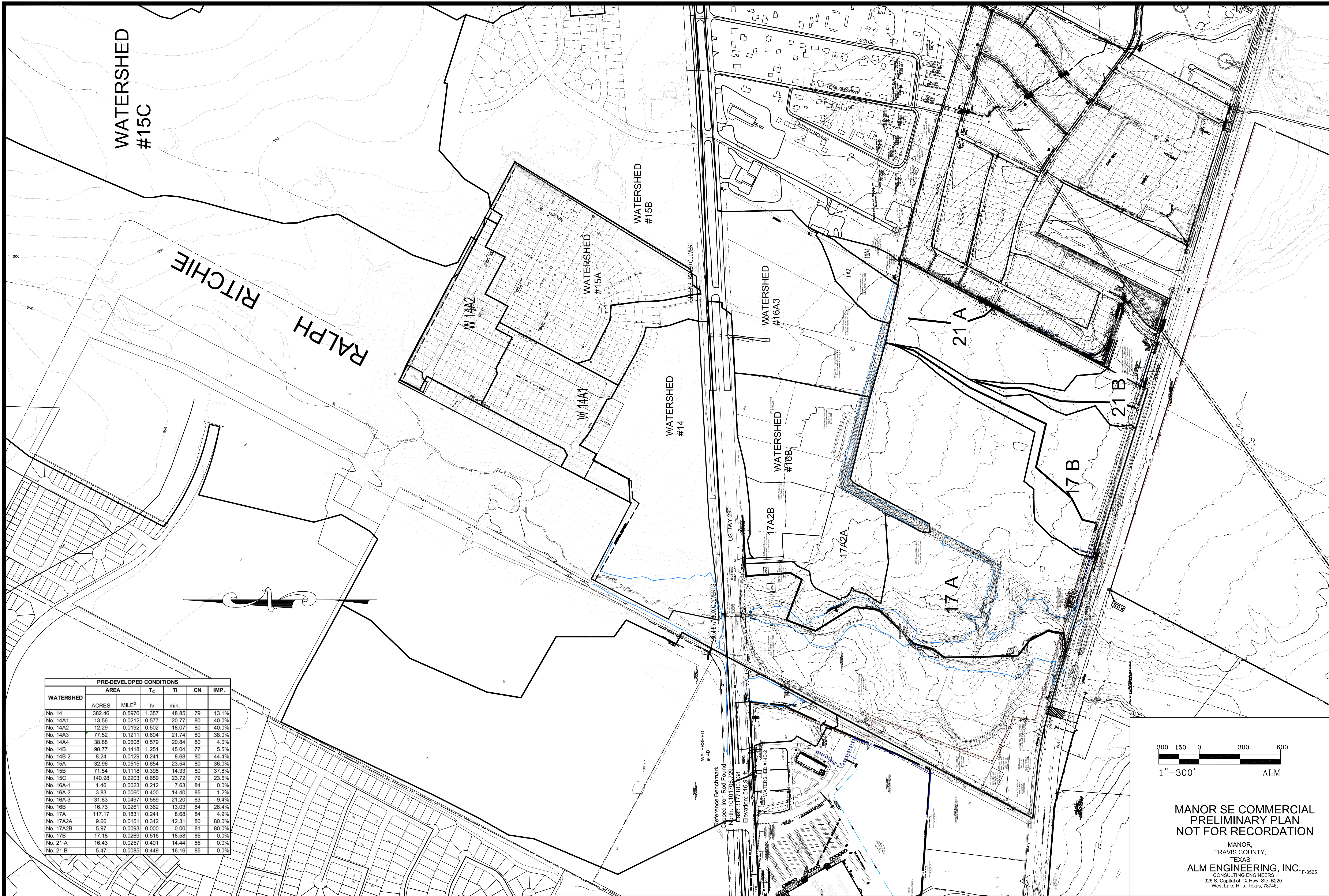
SCALE: 1"=100'
DATE: 7/1/2021
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
925 S Capital of TX Hwy, Ste. B220,
West Lake Hills, TX 78746
(512) 431-9600 • almeng@sbcglobal.net

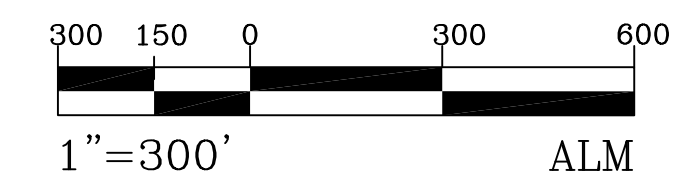


WASTEWATER LAYOUT
MANOR SE COMMERCIAL
FM 973
MANOR, TX

Sheet
7 OF 11



WATERSHED	PRE-DEVELOPED CONDITIONS					
	AREA		T _c	TI	CN	IMP.
	ACRES	MILE ²	hr	min.		
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%
No. 15A	32.96	0.0515	0.654	23.54	80	36.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A	117.17	0.1831	0.241	8.68	84	4.9%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.000	0.00	81	80.0%
No. 17B	17.18	0.0269	0.516	18.58	85	0.0%
No. 21 A	16.43	0.0257	0.401	14.44	85	0.0%
No. 21 B	5.47	0.0085	0.449	16.16	85	0.0%

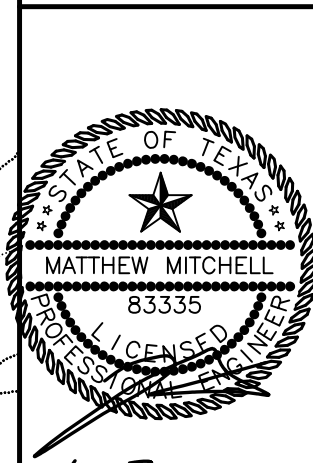


MANOR SE COMMERCIAL
 PRELIMINARY PLAN
 NOT FOR RECORDATION

MANOR,
 TRAVIS COUNTY,
 TEXAS
 ALM ENGINEERING, INC. F-3965
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

#	REVISION	DATE
1	SPILT LOT 12 TO 14A, 2E, 2C, 2B, 2A, 1B, 1A, 6 LOT 2	2/18/2020

SCALE: 1"=300'
 DATE: 4/21/2017
 JOB: SITE
 DRAWN BY: MM
 CHECKED BY: MM



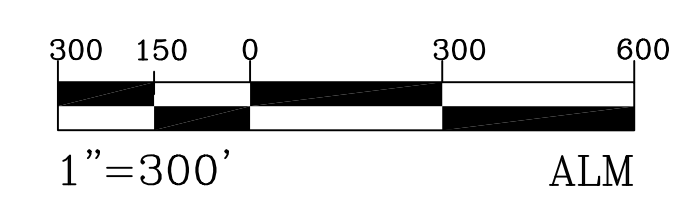
HEC-HMS PRE-DEVELOPED
 MANOR SE COMMERCIAL
 FM 973
 MANOR, TX

Sheet
 10 OF 11



MANOR COMMONS SE DEVELOPED CONDITIONS

WATERSHED	AREA		T _c	T _I	CN	IMP.
	ACRES	MILE ²				
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	70.0%
No. 15A	32.96	0.0515	0.654	23.54	80	38.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A1	19.17	0.0300	0.241	8.68	80	60.1%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.480	17.29	81	80.0%
No. 17A3A	12.44	0.0194	0.328	11.81	80	65.0%
No. 17A3B	5.90	0.0092	0.223	8.03	80	34.2%
No. 17B	17.57	0.0275	0.516	18.58	85	45.0%
No. 17C	15.18	0.0237	0.593	21.35	85	45.0%
No. 17D	7.32	0.0114	0.493	17.75	80	45.0%
No. 17E	44.78	0.0700	0.379	13.64	80	39.4%
No. 17F	15.74	0.0246	0.350	12.60	80	45.0%
No. 17G	0.20	0.0003	0.100	3.60	80	45.0%
No. 21A	15.29	0.0239	0.571	20.56	90	45.0%
No. 21B	2.66	0.0042	0.482	17.35	89	45.0%



MANOR SE COMMERCIAL
 PRELIMINARY PLAN
 NOT FOR RECORDATION

MANOR,
 TRAVIS COUNTY,
 TEXAS

ALM ENGINEERING, INC. F-3965
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

#	REVISION	DATE
1	SPILT LOT 12 TO 14A, 15C, 16B, 17C, 21B	2/18/2020

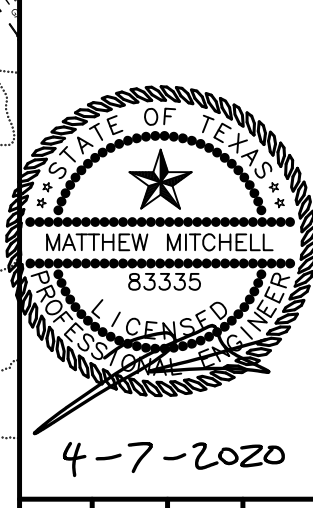
SCALE: 1"=300'

DATE: 4/21/2017

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM



4-7-2020

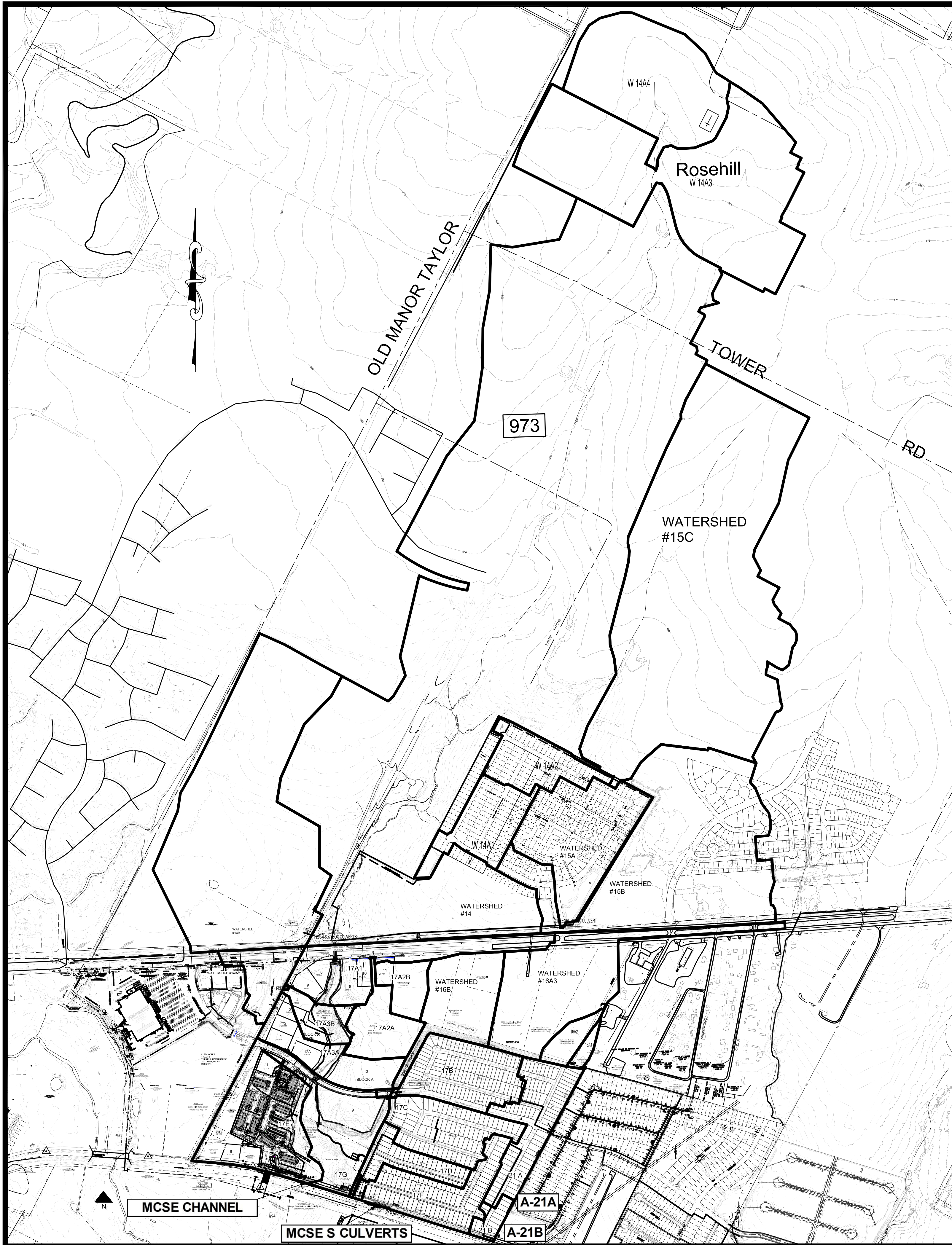
HEC-HMS DEVELOPED

MANOR SE COMMERCIAL

FM 973

MANOR, TX

Sheet 9 OF 11



PRE-DEVELOPED CONDITIONS							MANOR COMMONS SE DEVELOPED CONDITIONS						
WATERSHED	AREA	Tc	TI	CN	IMP.	WATERSHED	AREA	Tc	TI	CN	IMP.		
No. 14	382.46	0.5976	1.357	48.85	79	13.1%	No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%	No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%	No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%	No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0668	0.579	20.84	80	4.0%	No. 14A4	38.88	0.0668	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%	No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%	No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%
No. 15A	32.96	0.0515	0.654	23.54	80	36.0%	No. 15A	32.96	0.0515	0.654	23.54	80	36.0%
No. 15B	71.54	0.1118	0.388	14.33	80	37.8%	No. 15B	71.54	0.1118	0.388	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%	No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%	No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%	No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%	No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%	No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A	117.17	0.1831	0.241	8.68	84	4.9%	No. 17A	117.17	0.1831	0.241	8.68	84	60.1%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%	No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.000	0.00	81	80.0%	No. 17A2B	5.97	0.0093	0.480	11.29	81	80.0%
No. 17B	17.18	0.0269	0.516	18.58	85	0.0%	No. 17B	17.18	0.0269	0.328	11.81	80	65.0%
No. 21A	16.43	0.0267	0.401	14.44	85	0.0%	No. 17A3B	5.90	0.0092	0.223	8.03	80	34.2%
No. 21B	5.47	0.0085	0.449	16.16	85	0.0%	No. 17B	17.57	0.0275	0.516	18.58	85	45.0%
							No. 17C	15.18	0.0237	0.363	21.35	85	45.0%
							No. 17D	7.32	0.0114	0.483	17.75	80	45.0%
							No. 17E	44.78	0.0700	0.379	13.64	80	39.4%
							No. 17F	15.74	0.0246	0.350	12.80	80	45.0%
							No. 17G	8.20	0.0003	0.100	3.80	80	45.0%
							No. 21A	15.29	0.0239	0.571	20.56	90	45.0%
							No. 21B	2.66	0.0042	0.482	17.35	89	45.0%

2 YR EXISTING				2 YR DEVELOPED				10 YR EXISTING				10 YR DEVELOPED			
AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	
A-13	0.3836	195.97	A-13	0.3836	195.97	A-13	0.3836	316.06	A-13	0.3836	316.06				
A-14	0.5976	309.58	A-14	0.5976	309.58	A-14	0.5976	656.96	A-14	0.5976	656.96				
A-14A1	0.0212	20.18	A-14A1	0.0212	20.18	A-14A1	0.0212	39.84	A-14A1	0.0212	38.94				
A-14A2	0.0192	19.43	A-14A2	0.0192	19.43	A-14A2	0.0192	38.37	A-14A2	0.0192	38.37				
A-14A3	0.1211	111.86	A-14A3	0.1211	111.86	A-14A3	0.1211	221.8	A-14A3	0.1211	221.8				
A-14A4	0.0668	48.27	A-14A4	0.0668	48.27	A-14A4	0.0668	104.14	A-14A4	0.0668	104.14				
A-14B	0.1418	70.18	A-14B	0.1418	70.18	A-14B	0.1418	154.66	A-14B	0.1418	154.66				
A-14B-2	0.0129	17.41	A-14B-2	0.0129	19.38	A-14B-2	0.0129	34.05	A-14B-2	0.0129	36.08				
A-15A	0.0515	45.42	A-15A	0.0515	45.42	A-15A	0.0515	90.46	A-15A	0.0515	90.46				
A-15B	0.1118	123.34	A-15B	0.1118	123.34	A-15B	0.1118	244.68	A-15B	0.1118	244.68				
A-15C	0.2203	197.25	A-15C	0.2203	197.25	A-15C	0.2203	381.6	A-15C	0.2203	391.6				
A-16A1	0.0023	2.88	A-16A1	0.0023	2.88	A-16A1	0.0023	6.03	A-16A1	0.0023	6.03				
A-16A2	0.006	6.29	A-16A2	0.006	6.29	A-16A2	0.006	12.99	A-16A2	0.006	12.99				
A-16A3	0.0497	43.29	A-16A3	0.0497	43.29	A-16A3	0.0497	89.89	A-16A3	0.0497	89.89				
A-16B	0.0261	30.61	A-16B	0.0261	30.61	A-16B	0.0261	60.63	A-16B	0.0261	60.63				
A-17A	0.1831	163.53	A-17A	0.1831	50.74	A-17A	0.1831	401.16	A-17A	0.1831	96.12				
A-17A2A	0.0151	21.07	A-17A2A	0.0151	21.07	A-17A2A	0.0151	38.56	A-17A2A	0.0151	38.56				
A-17A2B	0.0093	11.4	A-17A2B	0.0093	11.4	A-17A2B	0.0093	20.84	A-17A2B	0.0093	20.84				
A-17B	0.0269	29.55	A-17B	0.0269	33.47	A-17B	0.0269	51.16	A-17B	0.0269	62.82				
CHNL-14	0.9746	438.59	A-17A3B	0.0092	13.93	CHNL-14	0.9746	1002.74	A-17A3B	0.0092	27.81				
CHNL-16	1.6498	702.55	A-17B	0.0275	29.35	CHNL-16	1.6498	1440.51	A-17B	0.0275	29.35				
E 0.09	0.4677	270.48	A-17C	0.0237	22.78	E 0.09	0.4677	473.84	A-17C	0.0237	44.51				
E 0.14	0.4677	270.48	A-17D	0.0114	11.89	E 0.14	0.4677	473.84	A-17D	0.0114	23.25				
E 0.38	0.4677	270.48	A-17E	0.07	108.49	E 0.38	0.4677	473.84	A-17E	0.07	214.13				
E 0.52	0.4416	245.85	A-17F	0.0246	29.46	E 0.52	0.4416	420.42	A-17F	0.0246	57.56				
E 0.57	0.0083	8.66	A-17G	0.0003	0.48	E 0.57	0.0083	17.98	A-17G	0.0003	0.93				
FM 973	0.1547	50.88	CHNL-14	1.0138	444.13	FM 973	0.1547	128.65	CHNL-14	1.0138	1013.8				
GB NW POND	0.0192	15.11	CHNL-16	1.6582	690.68	GB NW POND	0.0192	28.97	CHNL-16	1.6582	1401.09				
GB SW POND	0.0212	12.79	E 0.09	0.4652	300.26	GB SW POND	0.0212	20.01	E 0.09	0.4652	331.15				
GREENBURY POND	0.0515	21.43	E 0.14	0.4892	300.26	GREENBURY POND	0.0515	47.84	GREENBURY POND	0.0515	47.84				
H-290 6x3 BOX DIVERSION	0.1418	47.87	E 0.38	0.4677	276.45	H-290 6x3 BOX DIVERSION	0.1418	123.17	E 0.38	0.4677	473.84				
LDG POND	0.0244	18.66	E 0.52	0.4416	245.85	LDG POND	0.0244	43.44	E 0.52	0.4416	420.42				
MCSE SE	0.0342	35.16	FM 973	0.1547	50.9	MCSE SE	0.0342	72.81	FM 973	0.1547	128.86				
MCSE MEADOWS	0.2203	189.81	GB NW POND	0.0192	15.11	MCSE MEADOWS	0.2203	289.3	GB NW POND	0.0192	28.97				
Reach-1	0.1819	117.23	GREENBURY POND	0.0515	21.43	Reach-1	0.1819	257.27	GREENBURY POND	0.0515	47.84				
RR BRIDGE	1.6767	712.98	GREENBURY POND CLV	0.3836	198.03	RR BRIDGE	1.6767	1469.5	GREENBURY POND CLV	0.3836	198.03				
STA 0 20	1.6498	703.04	H-290 6x3 BOX DIVERSION	0.1418	47.87	STA 0 20	1.6498	1440.79	H-290 6x3 BOX DIVERSION	0.1418	123.17				
STA 0 35	1.1821	481.68	LDG POND	0.0244	18.66	STA 0 35	1.1821	108.17	LDG POND	0.0244	43.44				
STA 0 42	0.9746	439.38	MCSE SE	0.0281	27.7	STA 0 42	0.9746	1004.47	MCSE SE	0.0281	54.11				
STA 0 50	0.8199	400.13	PRES MEADOWS	0.2203	109.51	STA 0 50	0.8199	894.08	PRES MEADOWS	0.2203	180.79				
STA 0 57 A-290 4-8X7 CLV	0.8199	400.13	Reach-1	0.1819	117.23	STA 0 57 A-290 4-8X7 CLV	0.8199	894.08	Reach-1	0.1819	117.23				
STA 0 78	0.8199	378.68	RR BRIDGE	1.6767	698.3	STA 0 78	0.8199	165.14	RR BRIDGE	1.6767	1418.21				
S.W. OS POND	0.0608	47.21	MCSE SE	0.0281	27.7	S.W. OS POND	0.0608	100.04	MCSE SE	0.0281	27.7				
S.W. POND	0.1819	118.84	PRES MEADOWS	0.2203	109.51	S.W. POND	0.1819	285.6	PRES MEADOWS	0.2203	109.51				

25 YR EXISTING				25 YR DEVELOPED				100 YR EXISTING				100 YR DEVELOPED			
AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	AREA	MI.*2	chs	
A-13	0.3836	349.62	A-13	0.3836	349.62	A-13	0.3836	384.48	A-13	0.3836	384.48				
A-14	0.5976	496.53	A-14	0.5976	496.53	A-14	0.5976	1220.13	A-14	0.5976	1220.13				
A-14A1	0.0212	51.51	A-14A1	0.0212	51.51	A-14A1	0.0212	71.03	A-14A1	0.0212	71.03				
A-14A2	0.0192	49.61	A-14A2	0.0192	49.61	A-14A2	0.0192	68.42	A-14A2	0.0192	68.42				
A-14A3	0.1211	287.14	A-14A3	0.1211	287.14	A-14A3	0.1211	396.43	A-14A3	0.1211	396.43				
A-14A4	0.0668	137.83	A-14A4	0.0668	137.83	A-14A4	0.0668	194.38	A-14A4	0.0668	194.38				
A-14B	0.1418	206.46	A-14B	0.1418	206.46	A-14B	0.1418	294.3	A-14B	0.1418	294.3				
A-14B-2	0.0129	43.89	A-14B-2	0.0129	45.87	A-14B-2	0.0129	60.35	A-14B-2	0.0129	62.18				
A-15A	0.0515	117.24	A-15A	0.0515	117.24	A-15A	0.0515	162.07	A-15A	0.0515	162.07				
A-15B	0.1118	316.76	A-15B	0.1118	316.76	A-15B	0.1118	437.31	A-15B	0.1118	437.31				
A-15C	0.2203	468.25	A-15C	0.2203	468.25	A-15C	0.2203	663.24	A-15C	0.2203	663.24				
A-16A1	0.0023	7.88	A-16A1	0.0023	7.88	A-16A1	0.0023	10.96	A-16A1	0.0023	10.96				
A-16A2	0.006	16.92	A-16A2	0.006	16.92	A-16A2	0.006	23.47	A-16A2	0.006	23.47				
A-16A3	0.0497	117.23	A-16A3	0.0497	117.23	A-16A3	0.0497	163.14	A-16A3	0.0497	163.14				
A-16B	0.0261	78.27	A-16B	0.0261	78.27	A-16B	0.0261	107.61	A-16B	0.0261	107.61				
A-17A	0.1831	523.7	A-17A	0.1831	122.8	A-17A	0.1831	727.56	A-17A	0.1831	167.28				
A-17A2A	0.0151	48.77	A-17A2A	0.0151	48.77	A-17A2A	0.0151	65.79	A-17A2A	0.0151	65.79				
A-17A2B	0.0093	28.34	A-17A2B	0.0093	28.34	A-17A2B	0.0093	35.51	A-17A2B	0.0093	35.51				
A-17B	0.0269	79.78	A-17A3A	0.0194	80.05	A-17B	0.0269	1							



July 21, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Commons SE Commercial Revision 2

Case Number: 2021-P-1333-PP

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Manor Commons SE Commercial Revision 2 near the intersection of US Hwy 290 E and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

***Applicant:* ALM Engineering, Inc.**

***Owner:* Greenview Development 973, LP**

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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat 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 during the discussion of this item.

PACESETTER HOMES, LLC
14400 THE LAKES BLVD.
BLD C, STE 200
PFLUGERVILLE, TX 78660

CUBE HHF LP
5 OLD LANCASTER RD
MALVERN, PA 19355

HIBBS ODEEN
PO BOX 14332
AUSTIN , TX 78761-4332

GREENVIEW DEVELOPMENT 157 L P
501 VALE ST
AUSTIN , TX 78746

GREENVIEW DEVELOPMENT 157 LP
% BARTH TIMMERMAN
501 VALE ST
AUSTIN , TX 78746

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

COTTONWOOD HOLDINGS LTD
% DWYER REALTY COMPANIES
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

PARKER JODIE M & JOYCE F
12211 OLD HIGHWAY 20
MANOR , TX 78653-4506

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR , TX 78653-5151

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN, TX 78765

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

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

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

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

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of July 14, 2021, Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- July 14, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff's recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the July, 2021, Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 14, 2021**

PRESENT:

Philip Tryon, Chair, Place 3

COMMISSIONERS:

Julie Leonard, Place 1
Tasha Green, Place 2
Philip Tryon, Place 3
Prince John Chavis, Place 4
Grant E. loveless, Place 5
Cecil Meyer, Place 6
Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, City Engineer
Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Tryon at 6:32 p.m. on Wednesday, July 14, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

PUBLIC HEARING

1. **Public Hearing:** Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. *Applicant: BGE, Inc. Owner: Geraldine and Edward Wolf.*

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop discussed the proposed Concept Plan for the Palomino Subdivision.

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

There was no further discussion.

Motion to close carried 7-0

2. **Public Hearing: Conduct a public hearing on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: FM 973 Building Hope, LLC.**

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop discussed the proposed Concept Plan for the Compass Rose Academy Subdivision. He informed the Commission the Site Plans were currently under review.

Brandon Hammann with Kimley-Horn, 10814 Jollyville Rd., Ste 200, Austin, Texas, submitted a speaker card in support of this time but did not wish to speak; however, he was available to answer any questions.

Mark Reagan with Migl Engineering, 20109 Clare Island Bend, Pflugerville, Texas, submitted a speaker card in support of this time but did not wish to speak; however, he was available to answer any questions.

The discussion was held regarding parking and traffic concerns.

Vice Chair Leonard expressed her concerns regarding parking.

Chair Tryon expressed his concerns regarding traffic flow in the area.

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

There was no further discussion.

Motion to close carried 7-0

3. **Public Hearing:** Conduct a public hearing upon a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1). *Applicant: Doucet & Associates, Inc. Owner: Las Entradas Development Corp.*

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

Chair Tryon opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

The discussion was held regarding Light Industrial Zoning.

Robbye Kirkpatrick with Rubi Crown Commercial Real Estate, 2121 Lohmans Crossing #850, Austin, Texas, submitted a speaker card in support of this item. He gave an overview on Transpact, Transpact's purpose, the job growth and tax revenue for Manor area as a result of them moving a location to Manor.

Tracy Bratton with Doucet & Associates, 7401 W. Hwy 71, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Bratton answered questions regarding improvements mandated by the PID agreement with the Los Entradas Developer.

Mrs. Kirkpatrick detailed the *Pipeline to Work* program and answered questions from the Commissioners regarding the program, the company's building layout and impact on the geography and environment.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Green to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

4. **Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of June 9, 2021, Regular Session.**

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

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: Geraldine and Edward Wolf.**

The City staff recommended that the P&Z Commission approve the Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Development Services Director Dunlop discussed the Concept Plan for the Palomino Subdivision.

The discussion was held regarding the zoning requirements for the lot sizes for the concept plan.

- MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Loveless to approve the Concept Plan for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

- 6. Consideration, discussion, and possible action on a Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: FM 973 Building Hope, LLC**

The City staff recommended that the P&Z Commission approve the Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

Development Services Director Dunlop discussed the proposed Concept Plan for the Compass Rose Academy Subdivision.

Brandon Hammann with Kimley-Horn, 10814 Jollyville Rd., Ste 200, Austin, Texas, submitted a speaker card in support of this time but did not wish to speak; however, he was available to answer any questions.

Mark Reagan with Migl Engineering, 20109 Clare Island Bend, Pflugerville, Texas, submitted a speaker card in support of this time but did not wish to speak; however, he was available to answer any questions.

MOTION: Upon a motion made by Commissioner Small and Seconded by Vice Chair Leonard to approve the Concept Plan for the Compass Rose Academy Subdivision, one (1) lot on 13.19 acres more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

- 7. Consideration, discussion, and possible action on a rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1). Applicant: Doucet & Associates, Inc. Owner: Las Entradas Development Corp.**

The City staff recommended that the P&Z Commission approve the rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Loveless to approve the rezoning request for 19.81 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located in the 11000 block of Hill Lane, Manor, TX from Light Commercial (C-1) to Light Industrial (IN-1).

There was no further discussion.

Motion to approve carried 7-0

- 8. Consideration, discussion, and possible action on a Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Forestar (USA) Real Estate Group, Inc.**

The City staff recommended that the P&Z Commission approve the Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Development Services Director Dunlop discussed the Preliminary Plat for Manor Heights Subdivision.

The discussion was held regarding changes made and approved by the City Engineers to the Preliminary Plat to increase the access points to the development.

Alex Granado with Kimley-Horn, 10814 Jollyville Rd., Austin, Texas, submitted a speaker card in support of this time but did not wish to speak; however, he was available to answer any questions.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Chavis to approve the Preliminary Plat for Manor Heights Subdivision Phase 4 & 5, four hundred sixty-three (468) lots on 140.66 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

- 9. Consideration, discussion, and possible action on a Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX. Applicant: Migl Engineer and Consulting. Owner: Catholic Diocese of Austin.**

The City staff recommended that the P&Z Commission approve the Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX.

Development Services Director Dunlop discussed the Final Plat for the St. Joseph Subdivision. He confirmed there were no changes with the plans from the concept plan, preliminary plat, and final plat.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Loveless to approve the Final Plat for the St. Joseph Subdivision, one (1) lot on 24.77 acres, more or less, and being located at 10104 Hill Lane, Manor, TX.

There was no further discussion.

Motion to approve carried 7-0

- 10. Consideration, discussion, and possible action on a Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX. Applicant: Executive Signs. Owner: Perardi Development**

The City staff recommended that the P&Z Commission approve the Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX.

Development Services Director Dunlop discussed the Coordinate Sign Plan for the Shadowglen Medical Tower.

Mr. Dunlop confirmed there was no public hearing held for this item.

The discussion was held by the Commission regarding the sign plan and possibly having an amendment to the motion to exclude the elevation facing the neighborhood.

MOTION: Upon a motion made by Commissioner Small and Seconded by Commissioner Loveless to approve Coordinate Sign Plan for the Shadowglen Medical Tower and being located at 14008 Shadowglen Blvd., Manor, TX, with the amendment to exclude the signs located on the east side of the building.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on a Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'. Applicant: Epifanio Delgado. Owner: Epifanio Delgado

The City staff recommended that the P&Z Commission approve the approve the Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Green to approve the approve the Setback Waiver for Lot 8, Block 46, Town of Manor, locally known as 306 West Wheeler to reduce the front setback to 20' and side setbacks to 5'.

There was no further discussion.

Motion to approve carried 7-0

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Green to adjourn the regular session of the P&Z Commission at 7:23 p.m. on Wednesday, July 14, 2021.

There was no further discussion.

Motion to approve carried 7-0

These minutes approved by the P&Z Commission on the 11th day of August 2021.

APPROVED:

Philip Tryon
Chair

ATTEST:

Scott Dunlop
Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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).

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



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 Arnhamn 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.

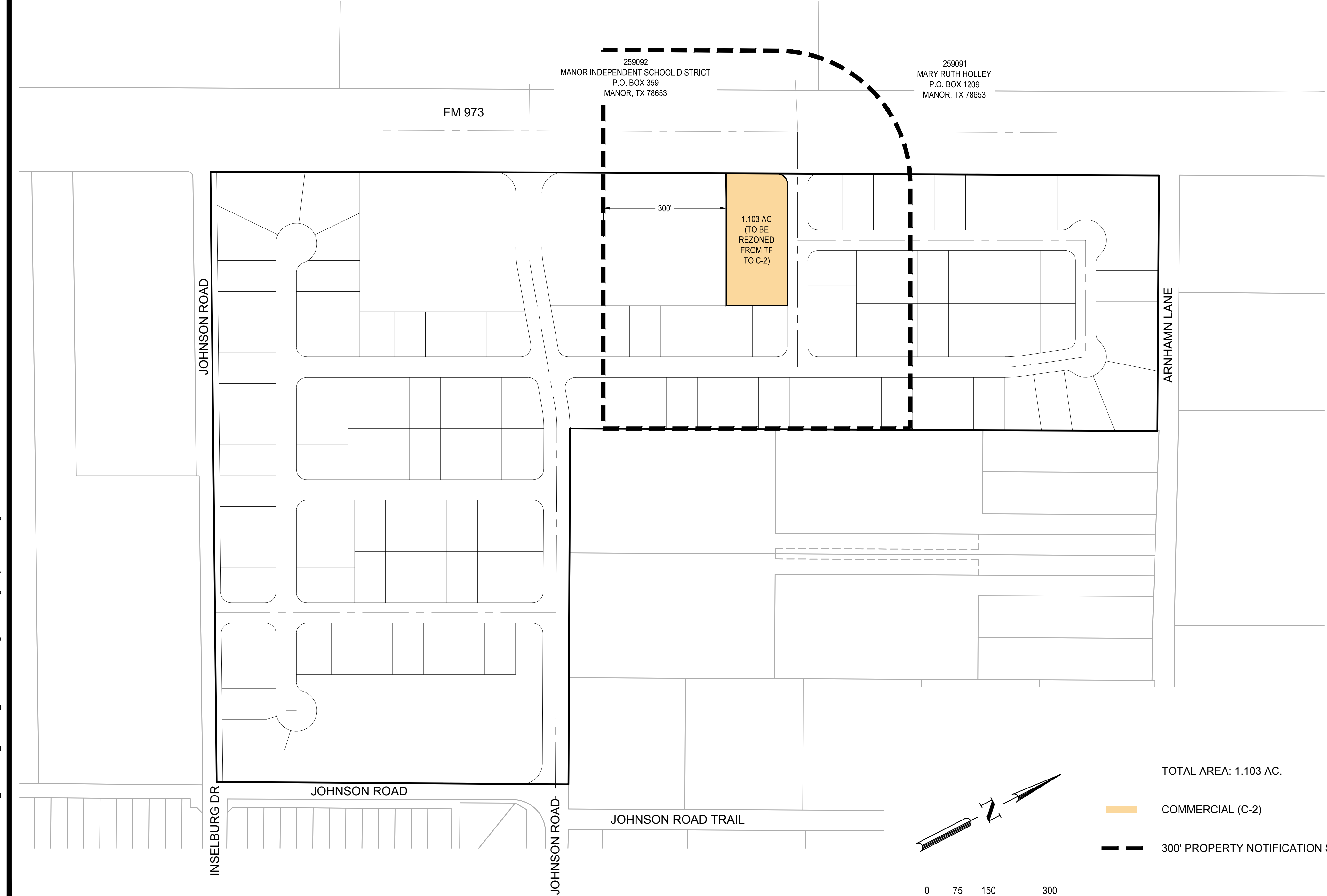
Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (512) 879-0477 or jkim@bgeinc.com.

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



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

259091
 MARY RUTH HOLLEY
 P.O. BOX 1209
 MANOR, TX 78653

FM 973

JOHNSON ROAD

ARNHAM LANE

300'

1.103 AC
 (TO BE
 REZONED
 FROM TF
 TO C-2)


JOHNSON ROAD

JOHNSON ROAD TRAIL

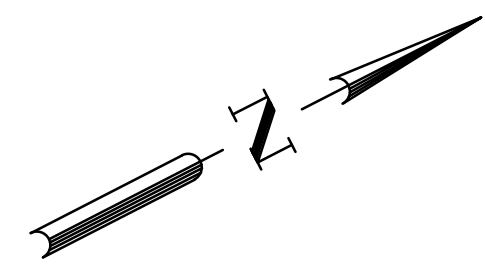
INSELBURG DR

JOHNSON ROAD

TOTAL AREA: 1.103 AC.

 COMMERCIAL (C-2) 1.103 AC

 300' PROPERTY NOTIFICATION SETBACK





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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).

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



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

admgrouppinc.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".

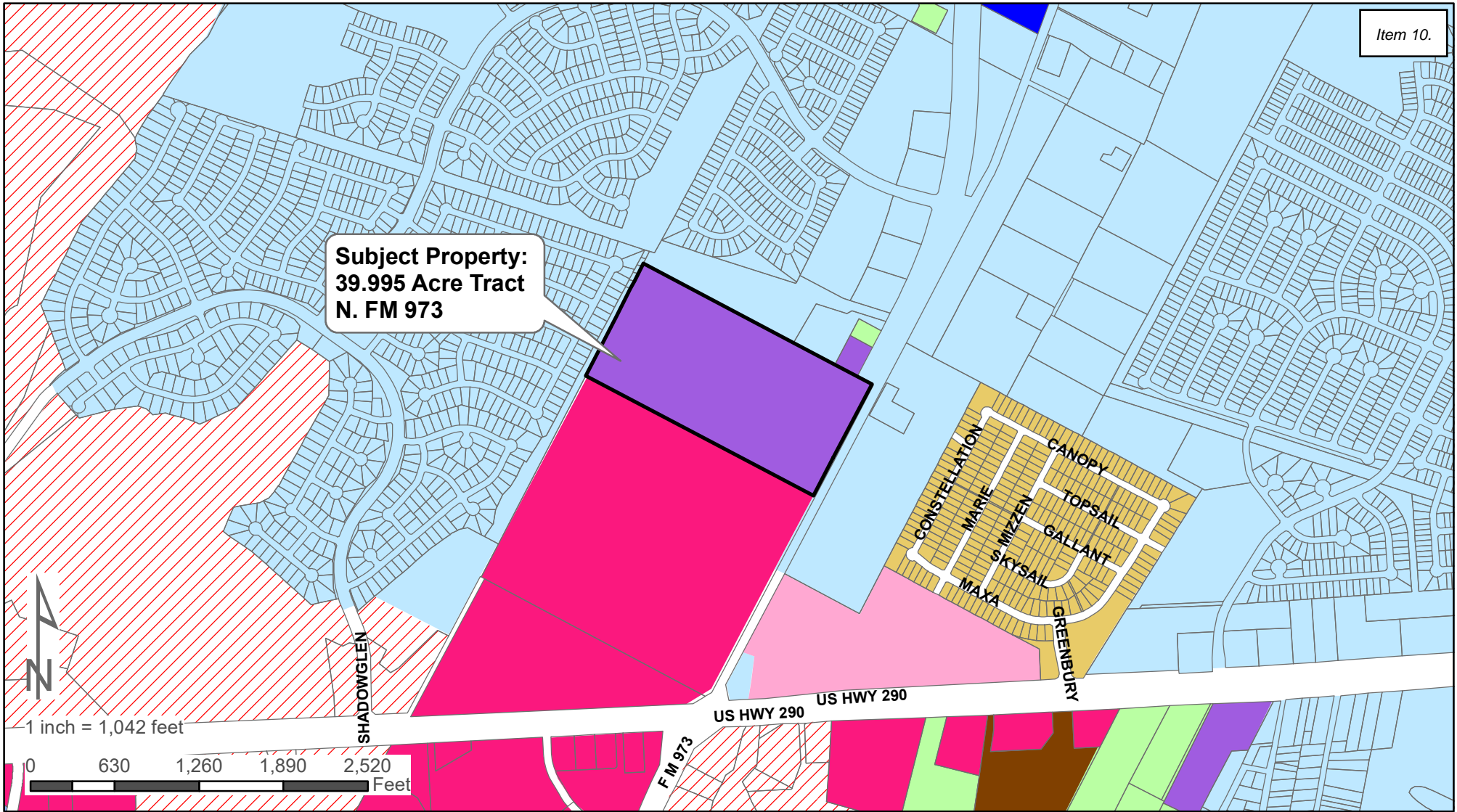
Jenifer Weskalnies
Director of Architecture

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		C-3 - Heavy Commercial
	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
			IN-1 - Light Industrial
			IN-2 - Heavy Industrial
			DB - Downtown Business
			ETJ - ETJ
			PUD - Planned Unit Development
			NB - Neighborhood Business



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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

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.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Letter of Intent
- Rezoning Exhibit

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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).

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



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).

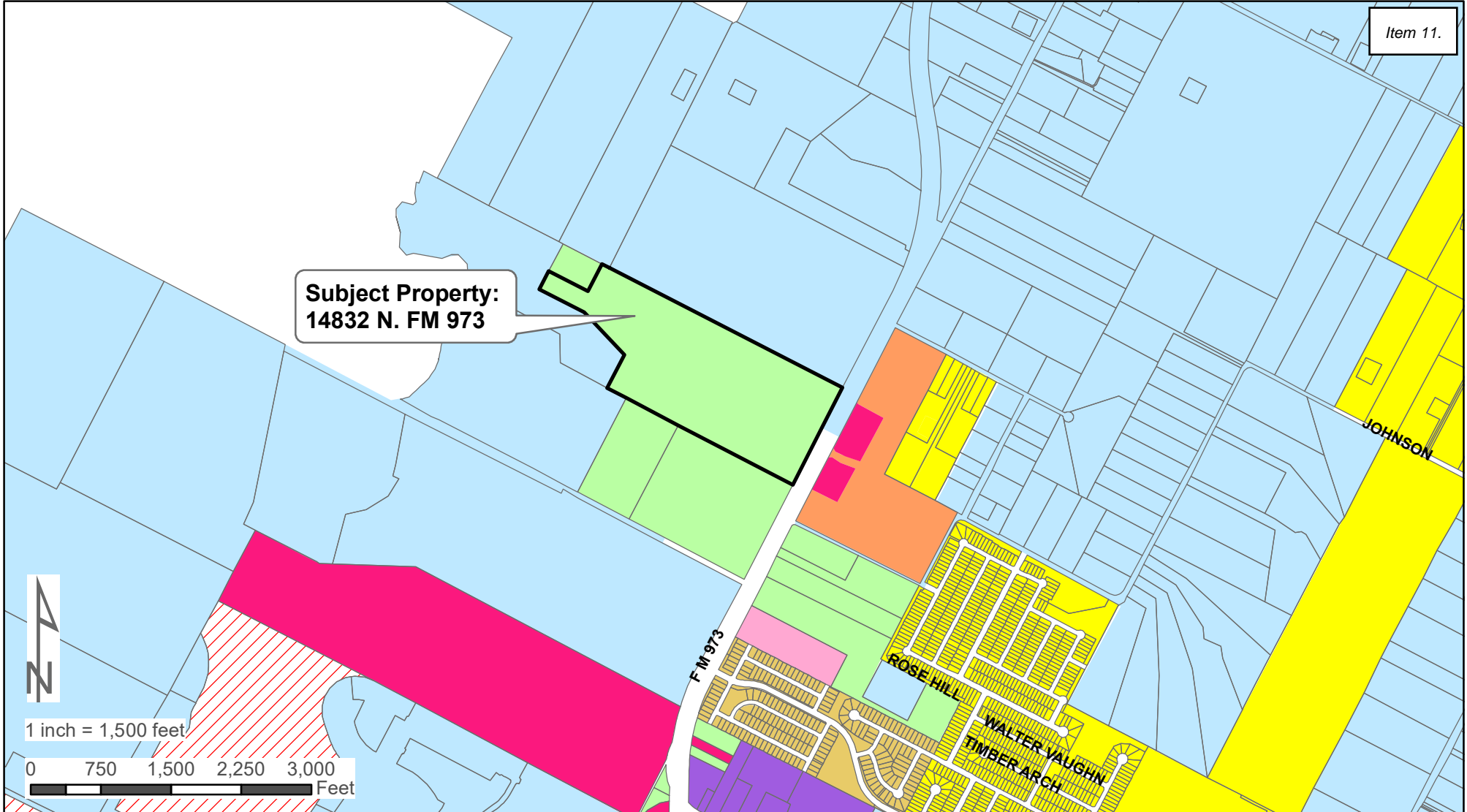
Best regards,

A handwritten signature in black ink, appearing to read 'Cody Holt'. The signature is fluid and cursive, with the first name 'Cody' and last name 'Holt' clearly distinguishable.

Cody Holt
Claycomb Associates, Architects, Inc.

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

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



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
			ETJ		



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action 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

BACKGROUND/SUMMARY:

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*

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

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission deny 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).

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

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.

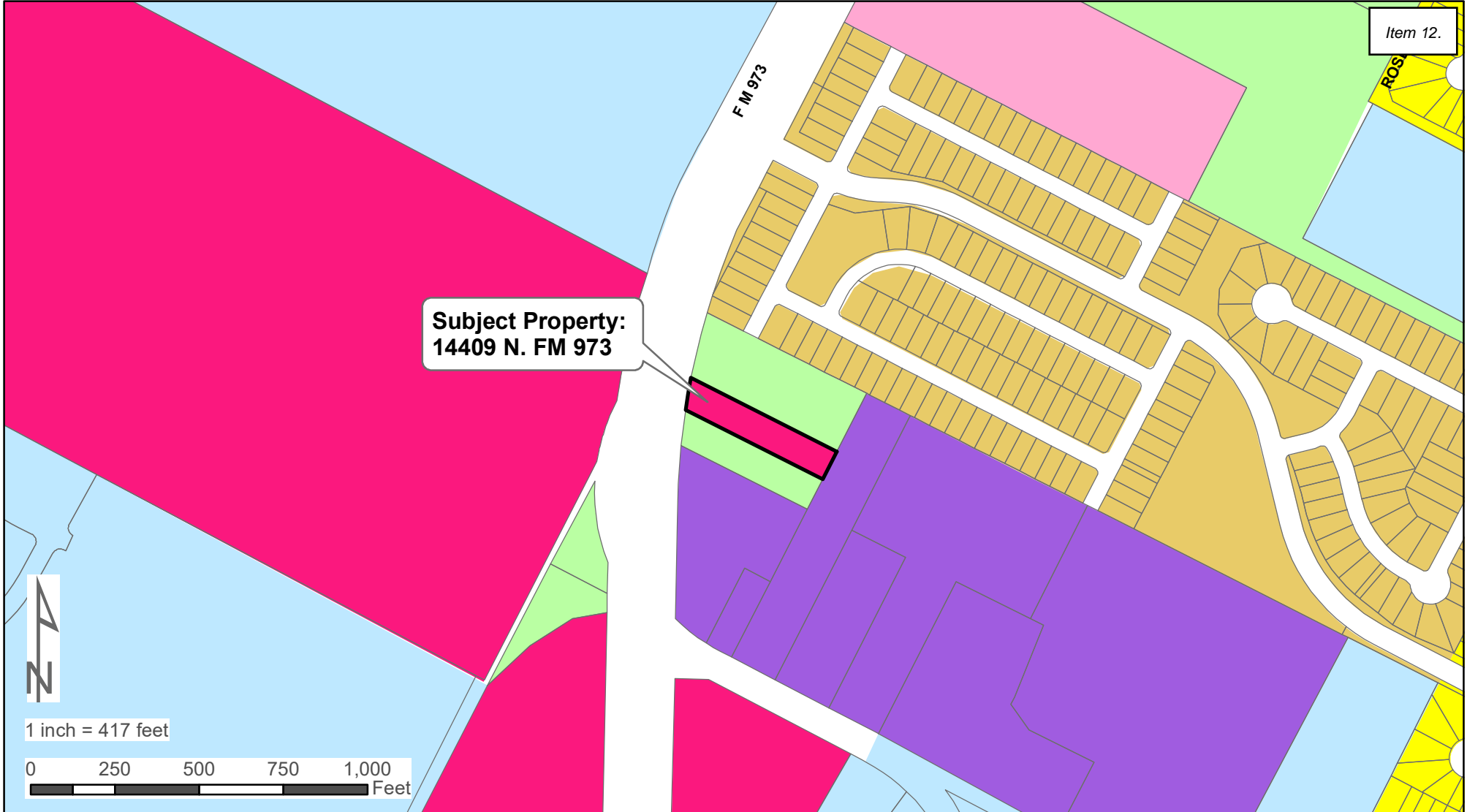
Respectfully Submitted,

Laura Gann
CLGann, LLC
512.422.6524

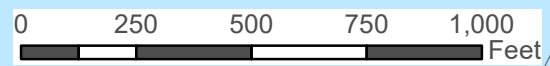
Subject Property:
14409 N. FM 973

FM 973

ROS



1 inch = 417 feet



Proposed Zoning: C-3 Heavy Commercial

*Current Zoning:
C-2 Medium Commercial*

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

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

Item 12.

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		

Item 12.

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

Item 12.

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	

Item 12.

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		

Item 12.

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	

Item 12.

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	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		

Item 12.

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		

Item 12.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.
Applicant: Kimley-Horn and Associates
Owner: 2020 Adelante, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one lot subdivision to plat the property to allow for future development.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Cottages at Manor Subdivision, one (1) lot on 24.810 acres, more or less, and being located at 9910 Hill Lane, Manor, TX.

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



February 12, 2021

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, Texas 78653

**RE: Summary Letter – Cottages at Manor
Preliminary Plan Application
9910 Hill Lane
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The Cottages at Manor is a proposed multi-family lot located at 9910 Hill Lane, just north of Highway 290 in the City of Manor, Travis County. The existing two properties included in the Preliminary Plat encompass the proposed +/-24.81 acres project.

The proposed utility improvements include the extension of a proposed 12-inch water line down Hill Lane as well as a private wastewater lift station that will tie into the adjacent property's force main.

Detention facilities located onsite will detain stormwater runoff generated from this Site before discharging to one of two 36-inch CMP culverts located under Hill Lane.

The site will have private asphalt streets that will comply with all fire requirements. Parkland requirements will be met through dedication.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jason Reece".

Jason Reece, P.E.
512-418-1771



Texas Engineering Firm #4242

Date: Wednesday, March 17, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1308-PP
Job Address: 9910 Hill Lane, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the 9910 Hill Lane (Cottages at Manor) Multi-Family Preliminary Plan (*Preliminary Plan*) submitted by Kimley-Horn and received on May 28, 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. Diocese is spelled incorrectly on Sheet 2.
2. The topographic data should extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
3. The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.
4. The location of building setbacks should be shown on the preliminary 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,

3/17/2021 3:56:56 PM
9910 Hill Lane (Cottages at Manor) Multi-Family
Preliminary Plan
2021-P-1308-PP
Page 2

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

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



March 26, 2021

City of Manor
Attn: Scott Dunlop
105 E. Eggleston Street
Manor, TX 78653

RE: *Manor Downs Multi-Family Tract*
Permit Number: 2021-P-1308-PP
Site Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued by Pauline Gray, P.E. of Jay Engineering, in a comment letter dated March 17, 2021. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW

Comment 1: Diocese is spelled incorrectly on Sheet 2.

Response 1: Spelling error was corrected.

Comment 2: The topographic data should extend outward from the property boundary for a distance equal to twenty five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than (200) feet.

Response 2: The topographic information was extended beyond the property boundaries as requested.

Comment 3: The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.

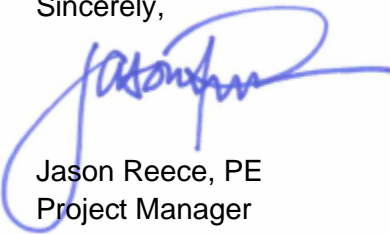
Response 3: Dimension of ponds and outlet structures were added to the proposed drainage area map sheet.

Comment 4: The location of building setbacks should be shown on the preliminary plat.

Response 4: Setback lines were added to preliminary plat sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

Date: Friday, April 16, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1308-PP
Job Address: 9910 Hill Lane, Manor 78653

Dear Jason Reece,

The subsequent submittal of the 9910 Hill Lane (Cottages at Manor) Multi-Family Preliminary Plan submitted by Kimley-Horn and received on May 28, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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. Diocese is spelled incorrectly on Sheet 2.~~
- ~~2. The topographic data should extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.~~
- ~~3. The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.~~
- ~~4. The location of building setbacks should be shown on the preliminary plat.~~
- 5. Provide a hydraulic model of the proposed facility to verify that the two lift stations (Diocese and Cottages) will be able to use the same force main.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



May 26, 2021

City of Manor
Attn: Scott Dunlop
105 E. Eggleston Street
Manor, TX 78653

RE: *Manor Downs Multi-Family Tract*
Permit Number: 2021-P-1308-PP
Site Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued by Pauline Gray, P.E. of Jay Engineering, in a comment letter dated April 16, 2021. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

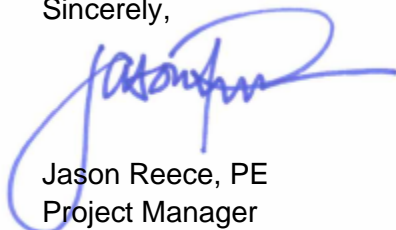
ENGINEER REVIEW

Comment 1: Provide a hydraulic model of the proposed facility to verify that the two lift stations will be able to use the same force main.

Response 1: Upon further review it was determined that a separate force main will more efficiently serve this site. A proposed 6-inch force main will be installed parallel to the 4-inch proposed to service the St. Joseph's site.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, June 24, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1308-PP
Job Address: 9910 Hill Lane, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on May 28, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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. They are platting the property to allow for future development of a proposed charter school.

LEGAL REVIEW: *Not Application*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Compass Rose Academy Subdivision, one (1) lot on 13.19 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**



March 29, 2021

City of Manor
 Development Services
P.O. Box 387
Manor, Texas 78653

RE: Compass Rose Academy
Approx. 13 acres located 900' south of FM 973/Suncrest Road
Manor, Texas 78653

To Whom it May Concern:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Concept Plan, Preliminary Plat, and Final Plat for the above referenced project. Concurrent reviews are allowed as noted in the Development Agreement between the property's ownership and the City of Manor. This property is currently owned by IDEA Public Schools, who previously sought to develop the property with a charter school but opted to sell the property instead.

The 13.19-acre project entails platting one institutional lot for a public charter school campus. Charter schools are allowed by right under the current zoning of the property (Institutional). The initial phase will consist of an elementary school, soccer field with a running track, and ancillary site improvements. Phases 2 and 3 will consist of middle and high schools, respectively, in addition to expansions of site infrastructure and surface parking. Access will be taken off FM 973 and Suncrest Road in the first phase, but access off Suncrest Road will be limited to emergency access only. In conformance with the mitigation measures outlined in the Traffic Impact Analysis, acceleration and deceleration lanes will be constructed along FM 973 via a Donation Agreement with TxDOT as part of the Phase 1 improvements. Water and wastewater will be provided via offsite extensions that will be designed by the city's consulting engineer. Onsite detention will be provided via a structural pond, designed in accordance with city standards (City of Austin Drainage Criteria Manual). Kimley-Horn is currently coordinating with Bluebonnet Electrical Cooperative to reroute an existing overhead electrical line along the western and northern property lines.

Manville Water Supply Corporation (WSC) currently has jurisdictional rights to serve this property but agreed to release the property from their Certificate of Convenience and Necessity (CCN) area. In doing so, they requested for a 20' exclusive water easement be dedicated adjacent to the Suncrest Road frontage. Kimley-Horn will coordinate the configuration and assignment of the easement as part of the platting process. Otherwise, Kimley-Horn understands the city's legal counsel is working on the CCN swap with Manville WSC.

Kimley-Horn looks forward to working with the City of Manor on this project. Please don't hesitate to reach out with any questions/comments regarding this submittal.

Kimley»»Horn

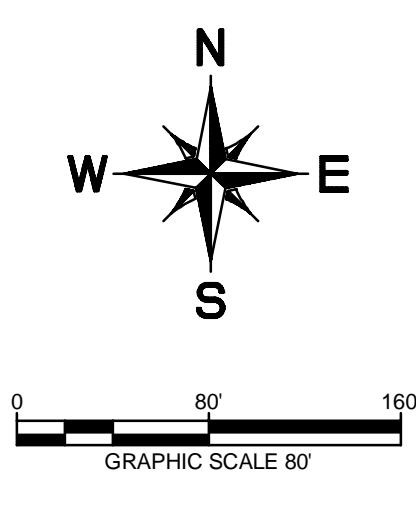
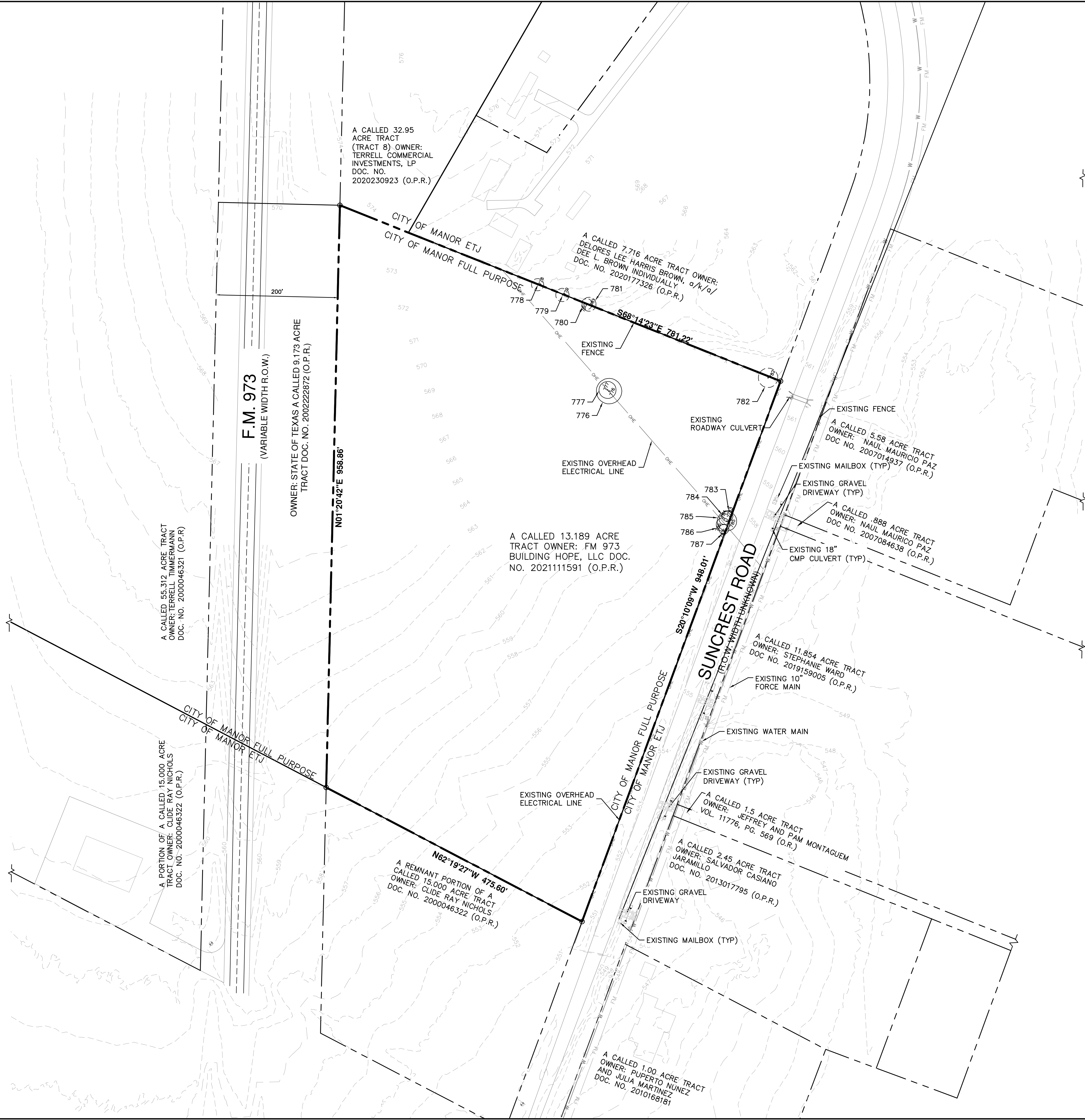
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, P.E.
Project Manager

Plotted By: Brian, Becko Date: June 29, 2021 02:09:38pm File Path: K:\AUS_Civil\068691605 - Compass Rose Manor\Cad\Preliminary\PlanSheets\C-Existing Conditions_Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	CITY/ETJ LIMITS
	PROPERTY LINE
	MAIL BOX
	WATER VALVE
	EXISTING TREE
	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
	BARBED WIRE FENCE
	POST & RAIL/HOG WIRE FENCE
	CHAIN LINK FENCE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING FORCE WASTEWATER LINE
	EXISTING STORM CULVERT
	EXISTING POWER POLE
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE

- NOTES:**
- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY PAPE-DAWSON ENGINEERS ON 11/11/2016. OFFSITE TOPOGRAPHY BASED ON CITY OF AUSTIN GEOSPATIAL DATA DEV ON 11/27/2019.
 - ALL SURVEYED TREES ARE NOT CONSIDERED "SIGNIFICANT" AS DEFINED BY THE CITY OF MANOR'S LAND DEVELOPMENT CODE.

TREE TABLE

POINT #	TREE DESCRIPTION
776	21" HACKBERRY
777	14" HACKBERRY
778	10" HACKBERRY
779	11M" HACKBERRY
780	9M" HACKBERRY
781	11.5M" CHINABERRY
782	16M" HACKBERRY
783	9" HACKBERRY
784	9" HACKBERRY
785	16M" HACKBERRY
786	11M" HACKBERRY
787	8" HACKBERRY

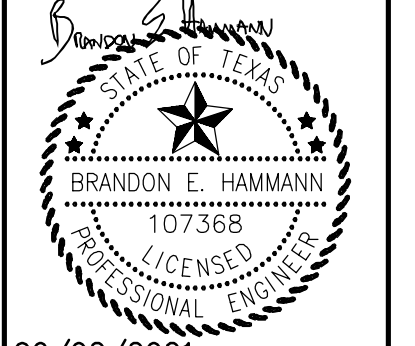
BENCHMARKS

BM-001 SET CHISELED SQUARE MARK AT NORTH END OF CULVERT WEST OF SUNCREST ROAD ELEVATION=850.0
 BM-002 SET CHISELED SQUARE MARK AT NORTH END OF CULVERT WEST OF FM 973 ELEVATION=857.0



No.	REVISIONS	DATE

Kimley & Horn
 10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX
 PHONE: 512-418-7979 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



06/02/2021

KHA PROJECT	068691605
DATE	JULY 2021
SCALE	AS SHOWN
DESIGNED BY:	RMB
DRAWN BY:	RMB
CHECKED BY:	BEH

EXISTING CONDITIONS

PRELIMINARY PLAT
COMPASS ROSE DESTINY PHASE 1
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
02



Texas Engineering Firm #4242

Date: Friday, April 30, 2021

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

becka brien
Kimley Horn
10814 Jollyville Road Campus IV
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1318-PP
Job Address: 30°21'53.6, manor, TX. 78653

Dear becka brien,

The first submittal of the Compass Rose Preliminary Plat and TIA (*Preliminary Plan*) 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. The letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to "Charter School, Phase 1" instead of "Compass Rose Academy" to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.
2. The preliminary plat cannot be approved until the concept plan has been approved. The concept plan has not been approved at this time.
3. The TIA is still under review. Comments will be provided separately for the TIA.
4. The LUE calculations letter states that Travis County MUD No. 2 will provide water and wastewater service to the school site. Please correct the letter to state that water and wastewater will be provided by the City of Manor.
5. No Utility Demand information was included in the LUE calculation letter.
6. TCESD No. 12 does not sign preliminary plats. The signature and review block should be removed.
7. Verify that the locations of the City Limits and ETJ are shown in the correct locations.
8. The proposed wastewater line to be installed by the City will be 12" not 8".
9. Site plan information should be removed from the preliminary plat as it is not required to be shown and is making it difficult to read.
10. Even if the storm sewer onsite is private, the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other structures should be shown on the preliminary plat.

4/30/2021 11:45:56 AM
Compass Rose Preliminary Plat and TIA
2021-P-1318-PP
Page 2

11. Numbers to identify each lot and block should be shown on the preliminary plat.
12. Hackberry and Chinaberry are not considered significant trees by the City of Manor.

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-1318-PP
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 Preliminary 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. *The letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to “Charter School, Phase 1” instead of “Compass Rose Academy” to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.*

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

2. *The preliminary plat cannot be approved until the concept plan has been approved. The concept plan has not been approved at this time.*

Response: The concept plan has been approved on 5-27-2021

3. *The TIA is still under review. Comments will be provided separately for the TIA.*

Response: Acknowledged

4. *The LUE calculations letter states that Travis County MUD No. 2 will provide water and wastewater service to the school site. Please correct the letter to state that water and wastewater will be provided by the City of Manor.*

Response: LUE calculation table has been included on the Preliminary Plat instead of LUE letter. Email from Brandon on 4-6-2021 indicates the disregard of this letter from our submittal.

5. *No Utility Demand information was included in the LUE calculation letter.*

Response: LUE calculation table has been included on the Preliminary Plat instead of LUE letter. Email from Brandon on 4-6-2021 indicates the disregard of this letter from our submittal.

6. TCESD No. 12 does not sign preliminary plats. The signature and review block should be removed. 7. Verify that the locations of the City Limits and ETJ are shown in the correct locations.

Response: Signature block has been removed

8. The proposed wastewater line to be installed by the City will be 12" not 8".

Response: Proposed wastewater size has been updated

9. Site plan information should be removed from the preliminary plat as it is not required to be shown and is making it difficult to read.

Response: Site information has been removed from preliminary plat besides onsite storm infrastructure.

10. Even if the storm sewer onsite is private, the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other structures should be shown on the preliminary plat.

Response: Storm sewer, ponds, and all storm structures are now being shown on the plans.

11. Numbers to identify each lot and block should be shown on the preliminary plat.

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

12. Hackberry and Chinaberry are not considered significant trees by the City of Manor.

Response: Note on existing conditions sheet has been added, "All surveyed trees are not considered "significant" as defined by the city of manors land development code."

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
10814 Jollyville Road Campus IV
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1318-PP
Job Address: 30°21'53.6, manor 78653

Dear becka brien,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by becka brien and received by our office on June 03, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP

BACKGROUND/SUMMARY:

This Preliminary Plat is a revision of a previously approved plat. It has been approved by our engineers. It combines two lots (Lots 1 and 2, Block A) into 1 larger lot at the corner of FM 973 and Ring Road and slightly changes the size of Lot 3. There is a proposed Mexican market on the larger lot.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Manor Commons SE Commercial Revision 2 Subdivision, nineteen (19) lots on 73.248 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

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



July 1, 2021

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Re: Engineers Summary
Permit Number 2020-P-1239-PP
Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

This is the proposed Revision #2 of Preliminary Plan for Manor Commons SE Commercial Subdivision. The revision is proposed in order to combine Lots 1, 2, and 3, Block A into two lots Lot 1/1.83 acres and Lot 3/0.929 acres.

The Drainage Study created for the original application indicated that detention would not be necessary for the proposed site development. The changes to the lot layouts have not impacted this due to the proposed impervious cover remaining consistent.

Water service to the revised lots is being provided by an 8 inch main which was completed under 2018-P-1168-CO. Water is available to all existing and proposed lots within the preliminary plat at this time.

Wastewater to the proposed lots was constructed under 2018-P-1168-CO. Wastewater is available to all existing and proposed lots within this subdivision.

If you have any questions please contact me at (512) 431-9600.

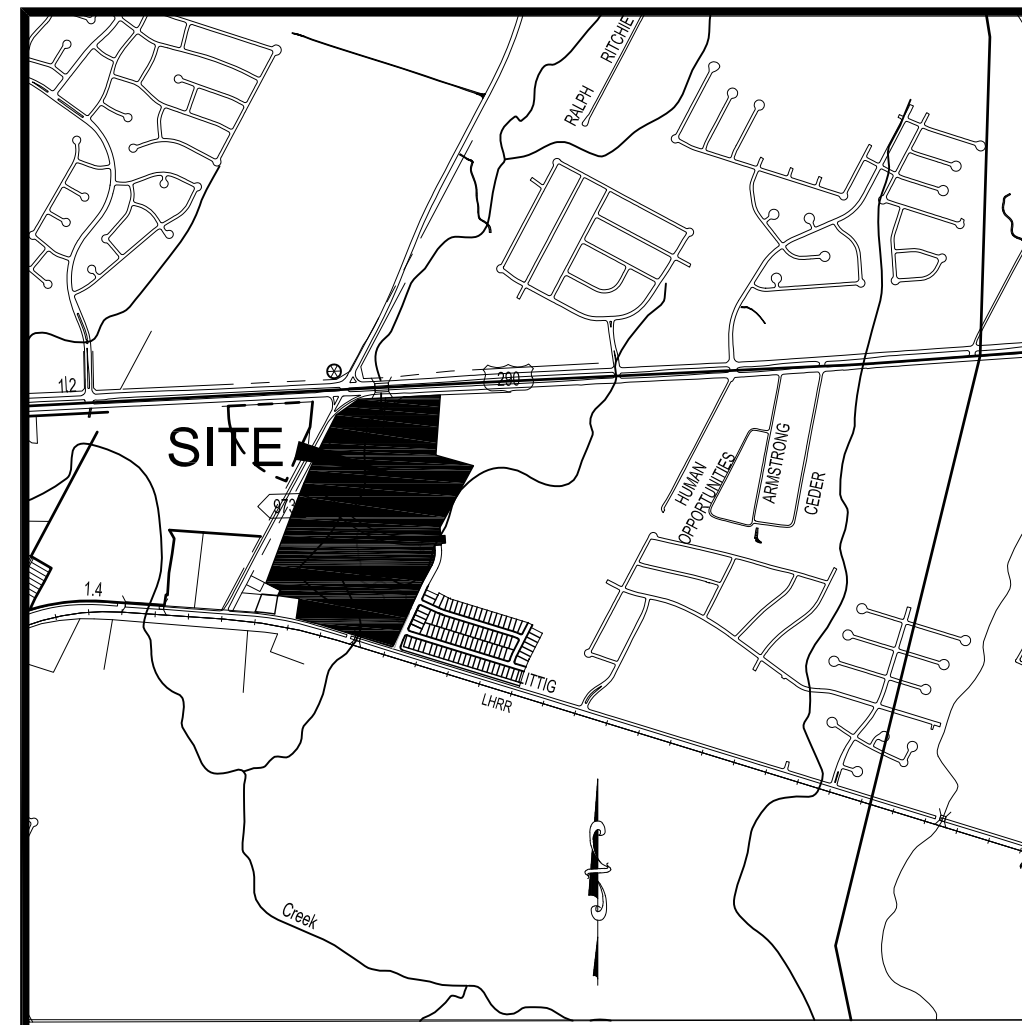
Sincerely,


Matt Mitchell, P.E.



MANOR SE COMMERCIAL PRELIMINARY PLAN - NOT FOR RECORDATION REVISION #2

SUBMITTAL DATE: May 4, 2021



LOCATION MAP
1"=2000'

Owner 3.017 Acres Greenview Development 973, L.P. Document No. 2009176562
 3.62 Acres Greenview Development 973, L.P. Document No. 2006207224
 2.50 Acres Greenview Development 973, L.P. Document No. 2005187926
 39.15 Acres Remainder Greenview Development 973, L.P. Document No. 2005187773
 Approximately 28.609 out of the 104.61 Acres Greenview Development Greenbury, L.P.
 Document No. 2005237215
 Barth Timmermann
 501 VALE STREET
 AUSTIN, TEXAS
 78746
 (512)479-6614
 (512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
 ALM Engineering, Inc.
 1705 S. Capital of TX Hwy.
 Ste. 150
 Austin, Texas 78746
 512-431-9600
 almeng@sbcglobal.net

Surveyor: Holt Carson, RPLS No. 5166
 HOLT CARSON, INC.
 1904 Fortview Road
 Austin, Texas 78704
 (512) 442-0990

Total Number of Blocks: 2
 Total Number of Lots: 19
 Total Acreage: 73.248 AC

The portion of this property is located in Zone "AE", as defined in the LOMR 19-06-2660P, effective June 1, 2020, to FIRM Panel No. 48453C0485J, Travis County, Texas, is contained within the recorded drainage easements located on Lot 1, Block A and Lot 8, Block B Manor Commons SE Commercial, Phase 1, Doc. #201900077.

LINEAR FEET OF STREETS: Water and Wastewater Provider : CITY OF MANOR
 105 E Eggleston St.
 Manor, TX 786531
 Phone: 512-272-5555

Ring Road - 1650 LF (EXISTING)
 Submittal Date:
 ZONING: Manor Commons P.U.D.

Electrical Supply
 BLUEBONNET ELECTRIC COOP
 3198 East Austin St.
 P.O. Box 240
 Giddings, TX 78942

Gas Supply
 Atmos Energy
 823 Congress Av. #600
 Austin, TX 78701-2435
 1-888-286-6700

ESTIMATED PHASE DATES
 PHASE 1 - RECORDED #201900077
 PHASE 2A- MARCH 2020
 PHASE 2B- MARCH 2021
 PHASE 3A- RECORDED #201800236
 PHASE 3B- MARCH 2021
 PHASE 3C- MARCH 2021
 PHASE 3D- MARCH 2021
 PHASE 4 - MARCH 2020
 PHASE 5 - NOVEMBER 2022
 PHASE 6 - NOVEMBER 2022

- GENERAL NOTES:**
- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications 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.) The property owners or assigns shall maintain all drainage easements on private property.
 - 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
 - 8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
 - 9.) This subdivision is located within the City of Manor Corporated City Limits as of this date January 2015.

TREE REPLACEMENT NOTE:
 Owner to post "Tree Fee" in the amount of \$37,500 with the City of Manor. Such Tree Fee can be reimbursed to Owner upon proof of expenditures for planting and relocation of trees along Ring Road or in the park, Lot 7, Block A or Lot 8, Block B. Posting of the Tree Fee will remove any obligation for future plantings for the owner of Lot 7, Block A and Lot 8, Block B. Owner must relocate and plant any trees within 18 months of issuance of the initial site development permit. Owner will receive credit and be eligible for reimbursement at the rate of \$37.50 per caliper inch planted for such plantings and relocations. All other lots must have a final plat note that requires 10 caliper inches of trees per acre to be planted either on such lot or in a designated area of the park lots, Lot 7, Block A or Lot 8, Block B. Such planting requirement is in addition to any landscaping requirements and planting requirements required under City of Manor ordinances.

Number	Description	Revis (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE
R1	SPLIT LOT 12, BLOCK A TO 12A AND 12B AND COMBINE LOT 2 AND 3, BLOCK A TO 2A AND 2B	R1	11	2/20/2020
R2	COMBINE LOTS 1 & 2, BLOCK A TO 1, BLOCK A.	R2	11	5/4/2021



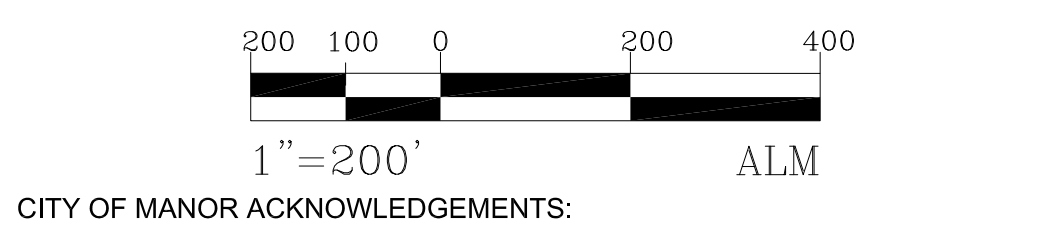
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN SHEET 1
3	PRELIMINARY PLAN SHEET 2
4	TREE LAYOUT SHEET 1
5	TREE LAYOUT SHEET 2
6	WATER UTILITY LAYOUT
7	WASTEWATER UTILITY LAYOUT
8	STORM SEWER LAYOUT
9	HEC-HMS DEVELOPED
10	HEC-HMS EXISTING
11	HEC-HMS CALCULATIONS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 48° 48' 16" W	15.00	23.26	21.21
C2	N 74° 40' 52" W	1032.00	84.91	656.86
C3	N 57° 09' 24" W	1032.00	96.36	561.33
C4	N 53° 18' 10" W	955.00	186.35	186.35
C5	N 51° 12' 02" W	955.00	146.85	146.85
C6	S 67° 07' 20" W	25.00	38.43	35.47
C7	S 22° 28' 40" E	25.00	38.46	35.49
C8	S 62° 44' 44" E	1045.00	142.89	143.82
C9	S 11° 53' 54" E	1045.00	282.22	287.31
C10	S 50° 28' 11" E	568.00	31.47	31.47
C11	S 58° 52' 24" E	568.00	162.87	162.88
C12	S 10° 18' 19" E	568.00	526.16	535.67
C13	N 83° 23' 14" W	2635.35	195.23	195.19
C14	S 41° 11' 44" W	15.00	23.26	21.21
C15	S 12° 10' 22" W	288.00	159.89	148.80
C16	S 28° 38' 58" W	332.00	20.62	20.91
C17	S 69° 59' 13" W	15.00	21.54	19.74
C18	N 14° 52' 02" W	2535.35	165.70	165.67
C19	N 20° 38' 22" E	10116.78	8.65	8.85
C20	N 21° 18' 15" E	10116.78	224.88	224.88
C21	N 22° 20' 18" E	10116.78	142.95	142.95
C22	N 23° 07' 31" E	10116.78	138.14	138.14
C23	N 23° 57' 22" E	10116.78	154.70	154.70
C24	N 34° 10' 22" E	10116.78	78.22	78.22
C25	S 47° 43' 50" E	15.00	23.49	21.16
C26	S 04° 42' 33" W	289.50	35.33	35.31
C27	S 48° 03' 03" W	68.50	107.80	80.87
C28	S 42° 10' 34" W	15.00	23.65	21.27
C29	S 57° 42' 07" E	1000.00	348.69	348.69
C30	N 72° 43' 31" W	1000.00	824.46	732.24
C31	N 00° 42' 32" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN

LEGEND

---	EXISTING CONTOURS
---	EX. 100 YR FLOOD PLAIN
---	PROPERTY LINE
---	ADJOINER
---	EXISTING WATER MAIN
---	EXISTING WASTEWATER MAIN



CITY OF MANOR ACKNOWLEDGEMENTS:
 THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ____ OF ____ 20__ A.D.

APPROVED: _____ ATTEST: _____
 PHILIP TRYON, CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ OF ____ 20__ A.D.

APPROVED: _____ ATTEST: _____
 HONORABLE MAYOR DR. LARRY WALLACE, JR. CITY SECRETARY
 MAYOR OF THE CITY OF MANOR, TEXAS

**MANOR SE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION**

MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

DATE	REVISION	#
7/1/2021		

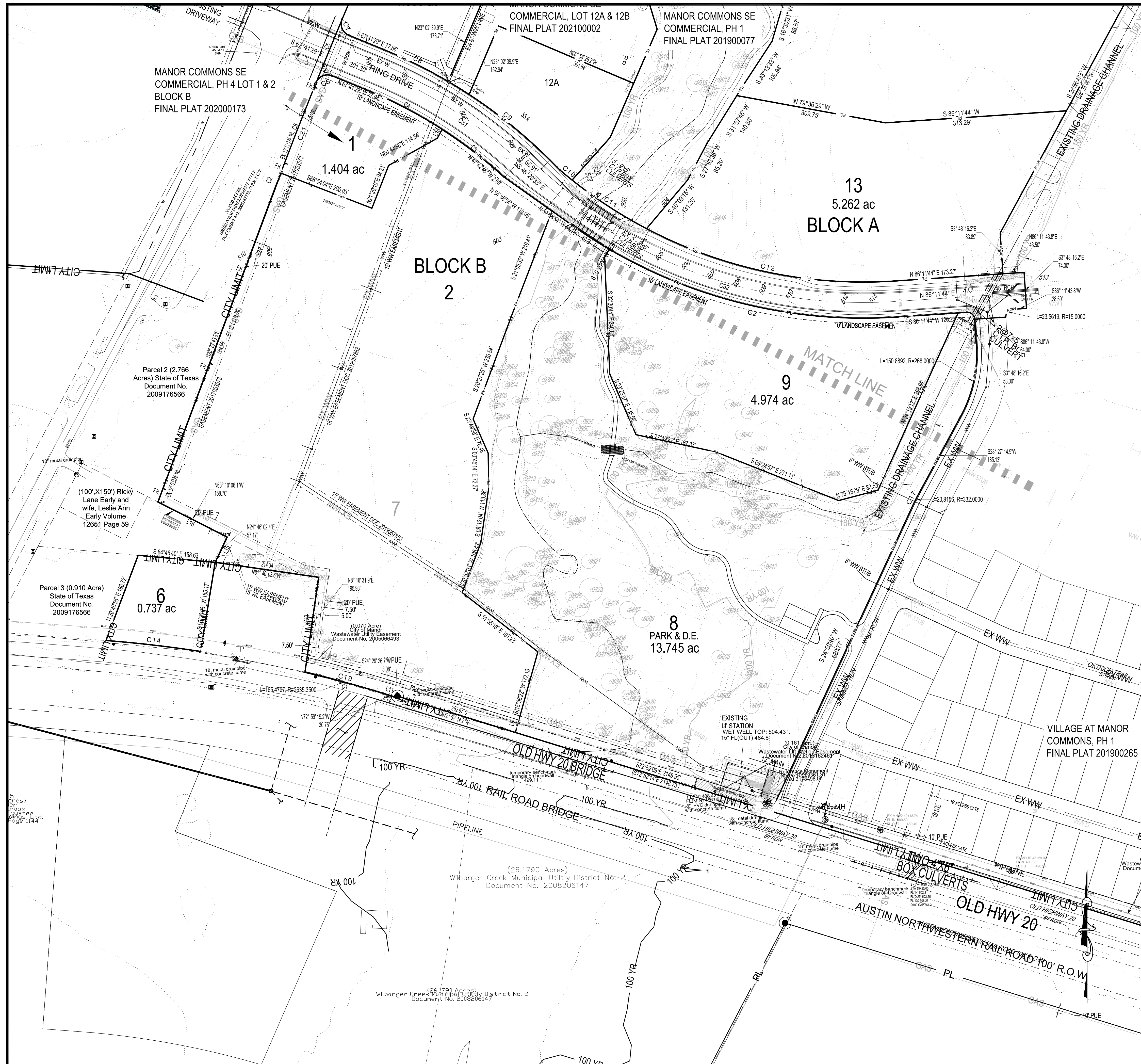
SCALE: 1"=200'

DATE: 7/1/2021
 JOB: SITE
 DRAWN BY: MM
 CHECKED BY: MM

ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220,
 West Lake Hills, TX 78746
 (512) 431-9600 * almeng@sbcglobal.net

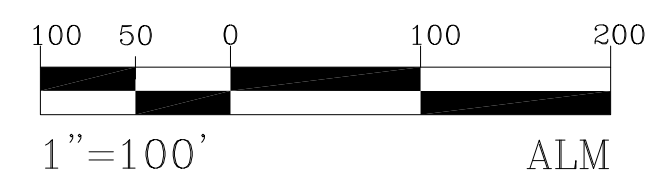
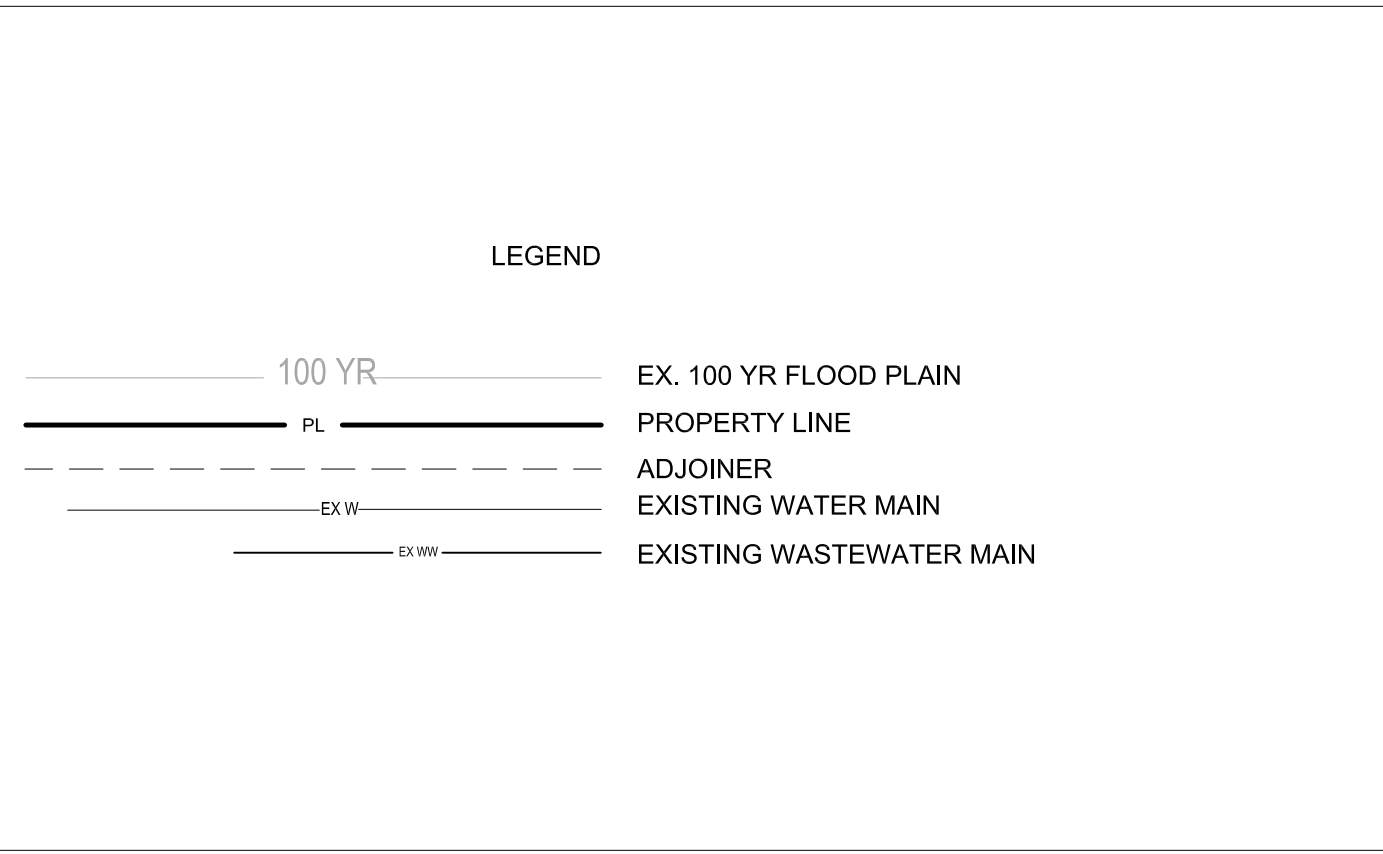
**PRELIMINARY PLAN
MANOR SE COMMERCIAL
FM 973
MANOR, TX**

Sheet 1 of 11



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 48°48'18" W	15.00	23.56	21.21
C2	N 76°44'03" W	1032.00	614.91	605.86
C3	N 97°02'24" W	1032.00	90.39	90.33
C4	N 53°18'10" W	955.00	186.35	186.05
C5	N 63°17'32" W	955.00	146.65	146.51
C6	S 67°07'29" W	25.00	39.43	35.47
C7	S 22°28'40" E	25.00	39.46	35.49
C8	S 63°44'41" E	1045.00	143.93	143.82
C9	S 51°52'54" E	1045.00	288.22	287.31
C10	S 50°28'11" E	958.00	31.47	31.47
C11	S 56°52'24" E	958.00	182.67	182.39
C12	S 78°04'13" E	958.00	526.16	519.57
C14	N 83°23'14" W	2635.35	195.23	195.18
C15	S 41°11'44" W	15.00	23.56	21.21
C16	S 12°19'29" W	280.00	150.89	148.90
C17	S 26°38'58" W	332.00	20.92	20.91
C18	S 65°59'13" W	15.00	21.54	19.74
C19	N 74°42'52" W	2635.35	165.70	165.67
C20	N 20°38'22" E	10116.78	9.85	9.85
C21	N 21°18'15" E	10116.78	224.88	224.88
C22	N 22°20'18" E	10116.78	140.35	140.35
C23	N 23°07'37" E	10116.78	138.14	138.14
C24	N 23°57'22" E	10116.78	154.70	154.70
C25	N 24°35'22" E	10116.78	78.22	78.22
C27	S 47°45'07" E	15.00	23.49	21.16
C28	S 00°42'33" W	290.00	35.33	35.31
C29	S 86°05'39" W	68.50	107.60	98.87
C30	S 42°15'34" W	15.00	23.65	21.27
C31	S 57°42'07" E	1000.00	346.69	346.93
C32	N 70°45'31" W	1000.00	804.45	782.94
C33	N 00°42'33" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN



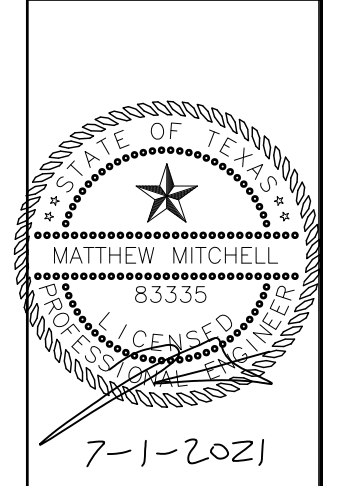
**MANOR SE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION**

MANOR,
TRAVIS COUNTY,
TEXAS

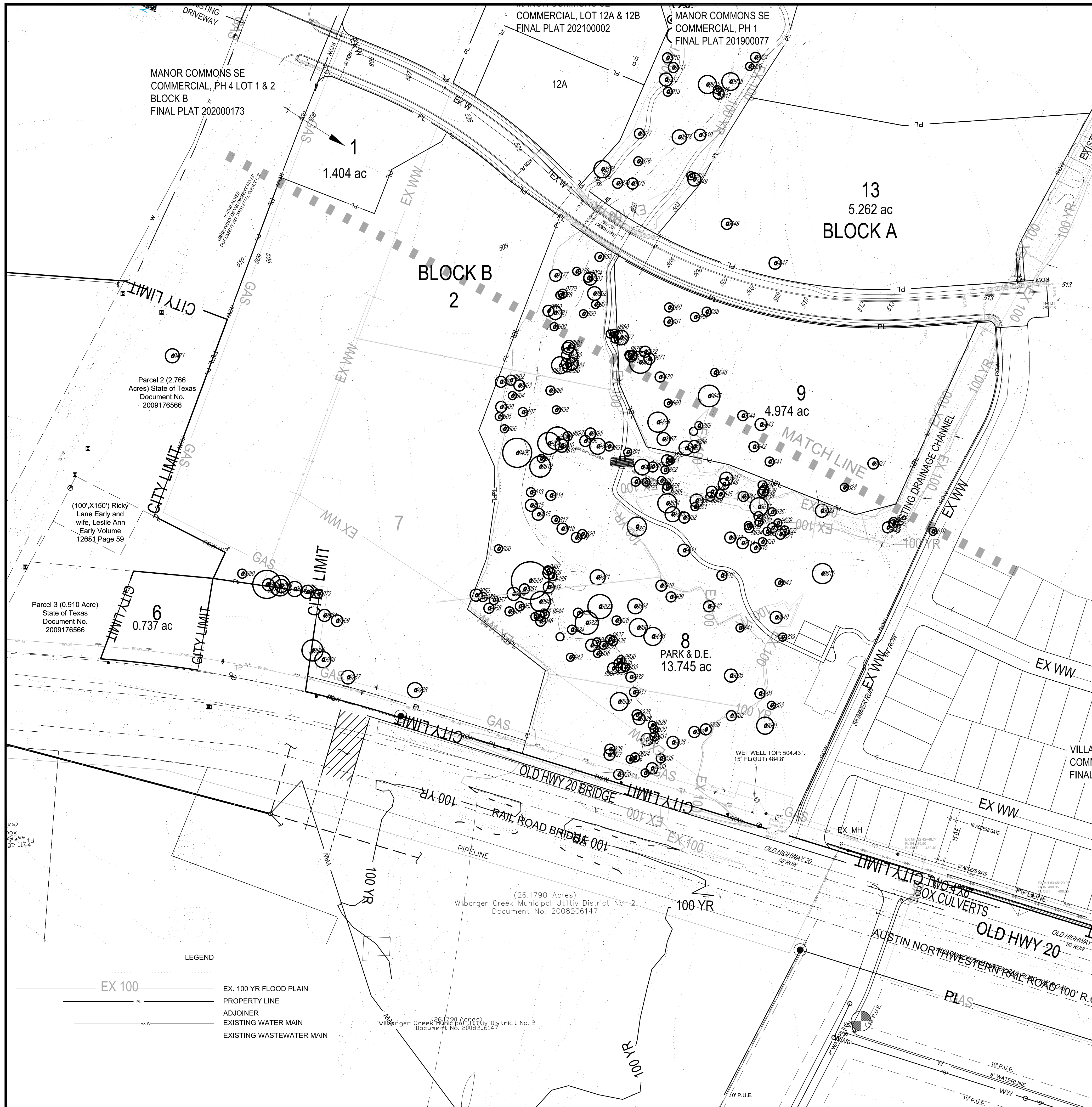
ALM ENGINEERING, INC._{F-3565}
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

SCALE:	1" = 100'
DATE:	7/1/2021
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM

ALM ENGINEERING, INC._{F-3565}
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220,
West Lake Hills, TX 78746
(512) 431-9600 almeng@almbal.net



PRELIMINARY PLAN SHEET 2
MANOR SE COMMERCIAL
FM 973
MANOR, TX
Sheet 3 OF 11

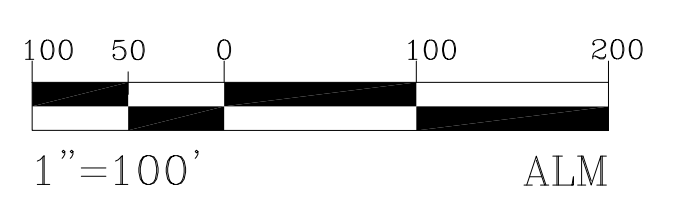


BLOCK A	LOT	LOT AREA	ESTIMATED REPLACEMENT	REPLACEMENT	
				1:1	1:2
9468	11	CEDAR ELM	11	11	1:2
9493	10	CEDAR ELM	10		
9494	8	CEDAR ELM	8		
9495	12	CEDAR ELM	12		
9617	12	HACKBERRY	12		
9618	13	HACKBERRY	13		
9651	15	WILLOW	15		
9653	9	CEDAR ELM	9		
9654	10	CEDAR ELM	10		
9655	9	CEDAR ELM	9		
9656	8	CEDAR ELM	8		
9657	10	CEDAR ELM	10		
9662	12	CEDAR ELM	12		
9663	10	CEDAR ELM	10		
9664	9	CEDAR ELM	9		
9665	8	CEDAR ELM	8		
9666	10	CEDAR ELM	10		
9667	12	CEDAR ELM	12		
9668	8	CEDAR ELM	8		
9669	11	CEDAR ELM	11		
9670	16	CEDAR ELM	16		
9671	10	CEDAR ELM	10		
9672	17	CEDAR ELM	17		
9680	14	CEDAR ELM	14		
9681	10	CEDAR ELM	10		
9682	15	CEDAR ELM	15		
9683	12	CEDAR ELM	12		
9684	8	CEDAR ELM	8		
9685	15	CEDAR ELM	15		
9686	13	CEDAR ELM	13		
9687	8	CEDAR ELM	8		
9688	10	CEDAR ELM	10		
9690	10	CEDAR ELM	10		
9691	9	CEDAR ELM	9		
9692	10	CEDAR ELM	10		
9693	9	CEDAR ELM	9		
9694	12	CEDAR ELM	12		
9695	9	CEDAR ELM	9		
9696	9	CEDAR ELM	9		
9697	8	CEDAR ELM	8		
9698	10	CEDAR ELM	10		
9699	8	CEDAR ELM	8		
9700	15	CEDAR ELM	15		
9701	13	CEDAR ELM	13		
9702	12	CEDAR ELM	12		
9703	15	CEDAR ELM	15		
9704	13	TEXAS ASH	13		
9706	10	CEDAR ELM	10		
9707	12	CEDAR ELM	12		
9708	10	CEDAR ELM	10		
9709	9	CEDAR ELM	9		
9712	8	TEXAS ASH	8		
		9 TEXAS ASH	9		
		10 TEXAS ASH	10		
9713	17	CEDAR ELM	17		
9714	10	CEDAR ELM	10		
9715	10	CEDAR ELM	10		
9716	13	CEDAR ELM	13		
9717	14	CEDAR ELM	14		
9718	9	CEDAR ELM	9		
9719	11	CEDAR ELM	11		
9720	10	CEDAR ELM	10		
9721	8	CEDAR ELM	8		
9722	8	CEDAR ELM	8		
9734	15	CEDAR ELM	15		
9735	11	HACKBERRY	11		
9736	9	HACKBERRY	9		
9743	11	WILLOW	11		
9744	8	WILLOW	8		
		9 WILLOW	9		
		10 WILLOW	10		
9745	25	WILLOW	25	50	
9782	10	CEDAR ELM	10		
9783	10	CEDAR ELM	10		
9784	10	MESQUITE	10		
9785	13	CEDAR ELM	13		
9786	8	CEDAR ELM	8		
9787	10	CEDAR ELM	10		
9788	9	CEDAR ELM	9		
9789	8	MESQUITE	8		
9790	8	CEDAR ELM	8		
9791	8	MESQUITE	8		
9955	9	CEDAR ELM	9		
9979	10	MESQUITE	10		
9981	10	MESQUITE	10		
9984	8	CEDAR ELM	8		
TOTAL			924	50	
SUM				974	

BLOCK A	LOT AREA	ESTIMATED REPLACEMENT
1	0.938 ac.	13
2	0.852 ac.	12
3	0.945 ac.	14
4	1.138 ac.	16
5	1.350 ac.	19
6	1.078 ac.	15
PARK 7	5.925 ac.	83
8	1.769 ac.	25
9	10.436 ac.	145
10	1.043 ac.	15
11	2.671 ac.	38
12A	1.291 ac.	18
12B	1.973 ac.	28
13	4.840 ac.	68
BLOCK B	LOT AREA	ESTIMATED REPLACEMENT
1	1.404 ac.	20
2	13.234 ac.	186
6	0.737 ac.	11
PARK 8	13.745 ac.	191
9	4.974 ac.	69
TOTAL		
LOT AREA	70.343 ac.	
RATE	0.00 IN/AC.	

SEE COVER FOR TREE REPLACEMENT ALLOCATION

TREES PLANTED ALONG THE RING ROAD R.O.W. WILL BE ALLOCATED TOWARD PARK LOT REPLACEMENT REQUIREMENTS FOR LOT 7, BLOCK A & LOT 8, BLOCK B.



MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS

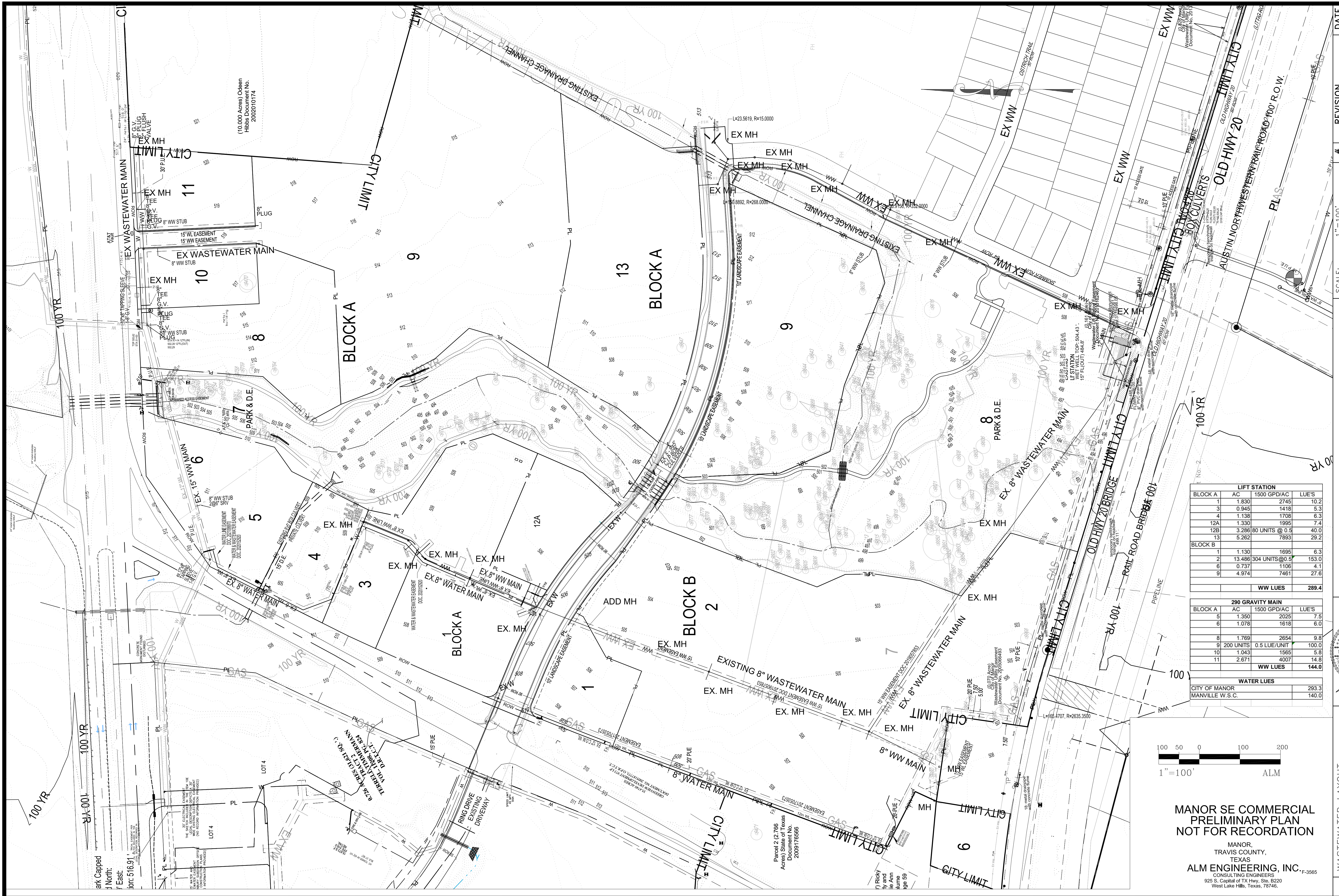
ALM ENGINEERING, INC. F-3665
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

TREE LOCATION SHEET 2	DATE: 7/1/2021	REVISION: 2/18/2021
MANOR SE COMMERCIAL	JOB: SITE	#
FM 973	DRAWN BY: MM	
MANOR, TX	CHECKED BY: MM	

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS F-3665
 925 S Capital of TX Hwy, Ste. B220,
 West Lake Hills, TX 78746
 (512) 431-9600 • almeng@sbcglobal.net

MATTHEW MITCHELL
 83339
 7-1-2021

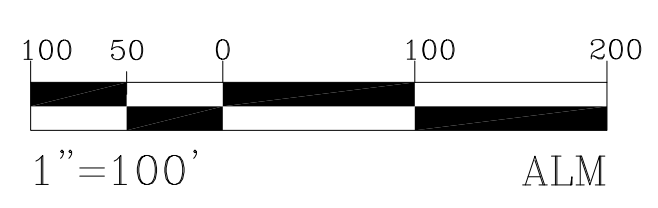
Sheet 5 OF 11



LIFT STATION			
BLOCK A	AC	1500 GPD/AC	LUE'S
1	1.830	2745	10.2
3	0.945	1418	5.3
4	1.138	1708	6.3
12A	1.330	1995	7.4
12B	3.286	80 UNITS @ 0.5	40.0
13	5.262	7893	29.2
BLOCK B			
1	1.130	1695	6.3
2	13.486	304 UNITS @ 0.5	153.0
6	0.737	1106	4.1
9	4.974	7461	27.6
WW LUES			289.4

290 GRAVITY MAIN			
BLOCK A	AC	1500 GPD/AC	LUE'S
5	1.350	2025	7.5
6	1.078	1618	6.0
8	1.769	2654	9.8
9	200 UNITS	0.5 LUE/UNIT	100.0
10	1.043	1565	5.8
11	2.671	4007	14.8
WW LUES			144.0

WATER LUES	
CITY OF MANOR	293.3
MANVILLE W.S.C.	140.0



**MANOR SE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION**

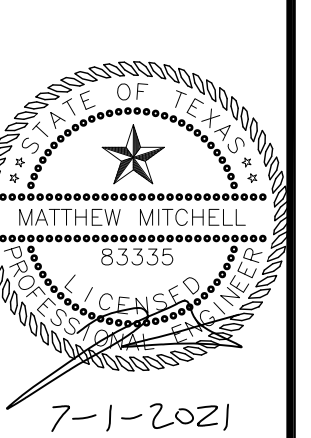
MANOR,
TRAVIS COUNTY,
TEXAS

ALM ENGINEERING, INC. F-3565
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

DATE	REVISION	#
2/18/2021		1
7/1/2021		2

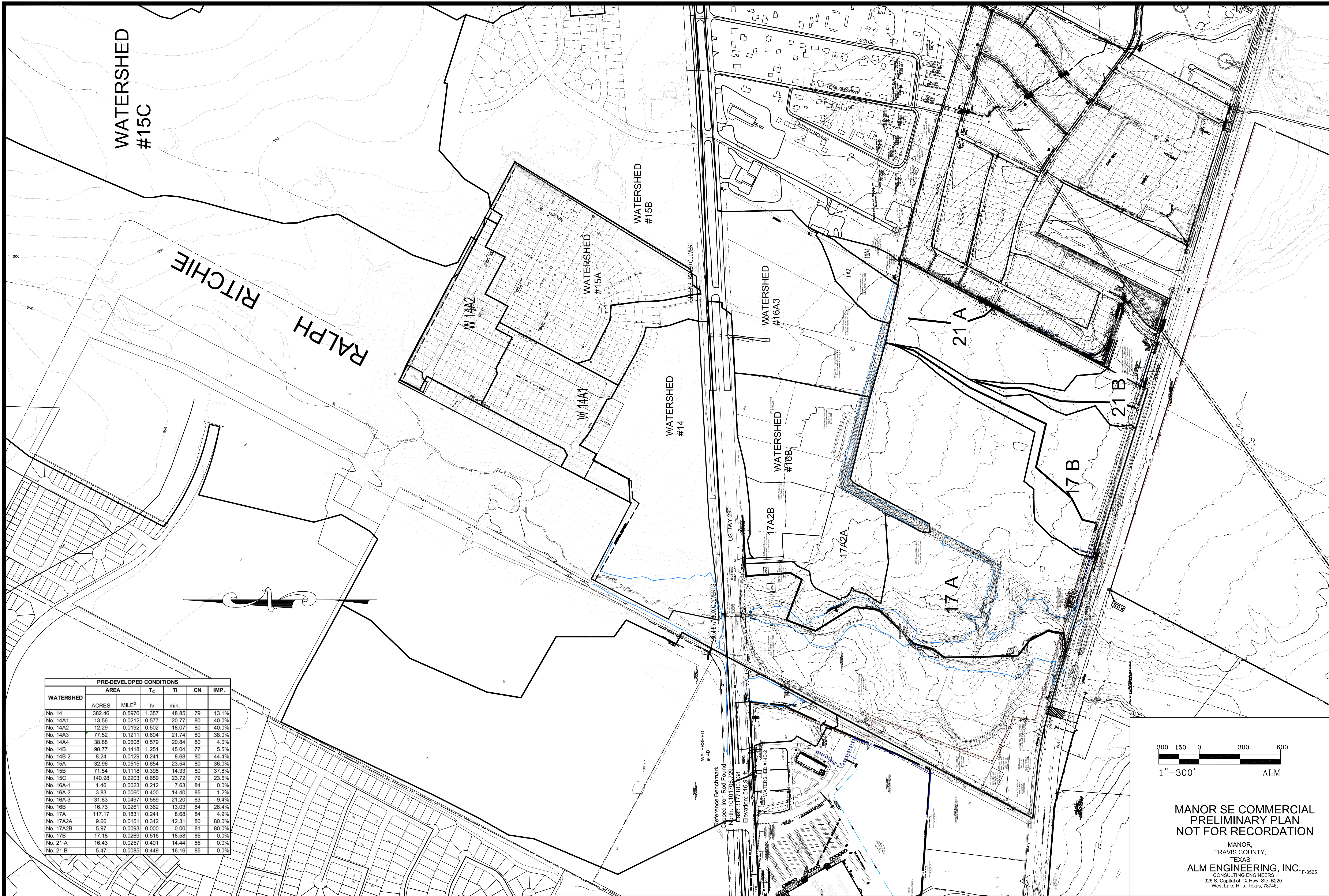
SCALE: 1"=100'
DATE: 7/1/2021
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
925 S Capital of TX Hwy, Ste. B220,
West Lake Hills, TX 78746
(512) 431-9600 • almeng@sbcglobal.net

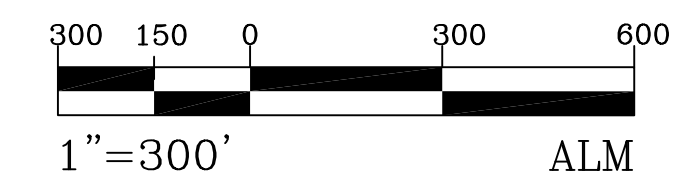


WASTEWATER LAYOUT
MANOR SE COMMERCIAL
FM 973
MANOR, TX

Sheet
7 of 11



WATERSHED	PRE-DEVELOPED CONDITIONS					
	AREA		T _c	TI	CN	IMP.
	ACRES	MILE ²	hr	min.		
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%
No. 15A	32.96	0.0515	0.654	23.54	80	36.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A	117.17	0.1831	0.241	8.68	84	4.9%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.000	0.00	81	80.0%
No. 17B	17.18	0.0269	0.516	18.58	85	0.0%
No. 21 A	16.43	0.0257	0.401	14.44	85	0.0%
No. 21 B	5.47	0.0085	0.449	16.16	85	0.0%



MANOR SE COMMERCIAL
 PRELIMINARY PLAN
 NOT FOR RECORDATION

MANOR,
 TRAVIS COUNTY,
 TEXAS
 ALM ENGINEERING, INC. F-3965
 CONSULTING ENGINEERS
 925 S. Capital of TX Hwy, Ste. B220
 West Lake Hills, Texas, 78746.

SCALE: 1"=300'	REVISION #	DATE
DATE: 4/21/2017	1	4/21/2017
JOB: SITE	2	2/18/2020
DRAWN BY: MM		
CHECKED BY: MM		

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS F-3965
 925 S Capital of TX, Hwy, Ste. B220,
 West Lake Hills, TX 78746
 (512) 431-9600 * almeng@sbcglobal.net

STATE OF TEXAS
 MATTHEW MITCHELL
 83335
 LICENSED PROFESSIONAL ENGINEER

4-7-2020

HEC-HMS PRE-DEVELOPED
 MANOR SE COMMERCIAL
 FM 973
 MANOR, TX

Sheet
 10 OF 11



WATERSHED #15C

WATERSHED #15B

WATERSHED #15A

WATERSHED #16A3

WATERSHED #14

WATERSHED #16B

WATERSHED #17A2B

WATERSHED #17A2A

WATERSHED #17C

WATERSHED #17D

WATERSHED #17E

WATERSHED #17F

WATERSHED #17G

WATERSHED #17H

WATERSHED #17I

WATERSHED #17J

WATERSHED #17K

WATERSHED #17L

WATERSHED #17M

WATERSHED #17N

WATERSHED #17O

WATERSHED #17P

WATERSHED #16A2

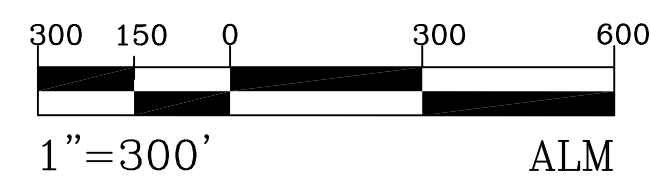
WATERSHED #16A1

WATERSHED #16A4

WATERSHED #16A5

MANOR COMMONS SE DEVELOPED CONDITIONS

WATERSHED	AREA		T _c	T _I	CN	IMP.
	ACRES	MILE ²				
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	70.0%
No. 15A	32.96	0.0515	0.654	23.54	80	38.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A1	19.17	0.0300	0.241	8.68	80	60.1%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.480	17.29	81	80.0%
No. 17A3A	12.44	0.0194	0.328	11.81	80	65.0%
No. 17A3B	5.90	0.0092	0.223	8.03	80	34.2%
No. 17B	17.57	0.0275	0.516	18.58	85	45.0%
No. 17C	15.18	0.0237	0.593	21.35	85	45.0%
No. 17D	7.32	0.0114	0.493	17.75	80	45.0%
No. 17E	44.78	0.0700	0.379	13.64	80	39.4%
No. 17F	15.74	0.0246	0.350	12.60	80	45.0%
No. 17G	0.20	0.0003	0.100	3.60	80	45.0%
No. 21A	15.29	0.0239	0.571	20.56	90	45.0%
No. 21B	2.66	0.0042	0.482	17.35	89	45.0%

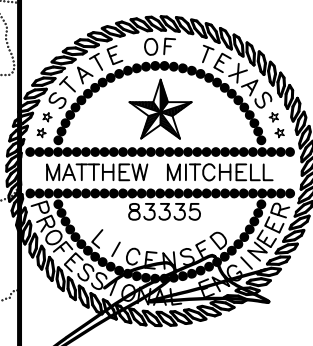


MANOR SE COMMERCIAL
PRELIMINARY PLAN
NOT FOR RECORDATION

MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3965
CONSULTING ENGINEERS
925 S. Capital of TX Hwy, Ste. B220
West Lake Hills, Texas, 78746.

#	REVISION	DATE
1	SPILT LOT 12 TO 14A, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z	2/18/2020
2		
3		
4		
5		
6		
7		
8		
9		
10		

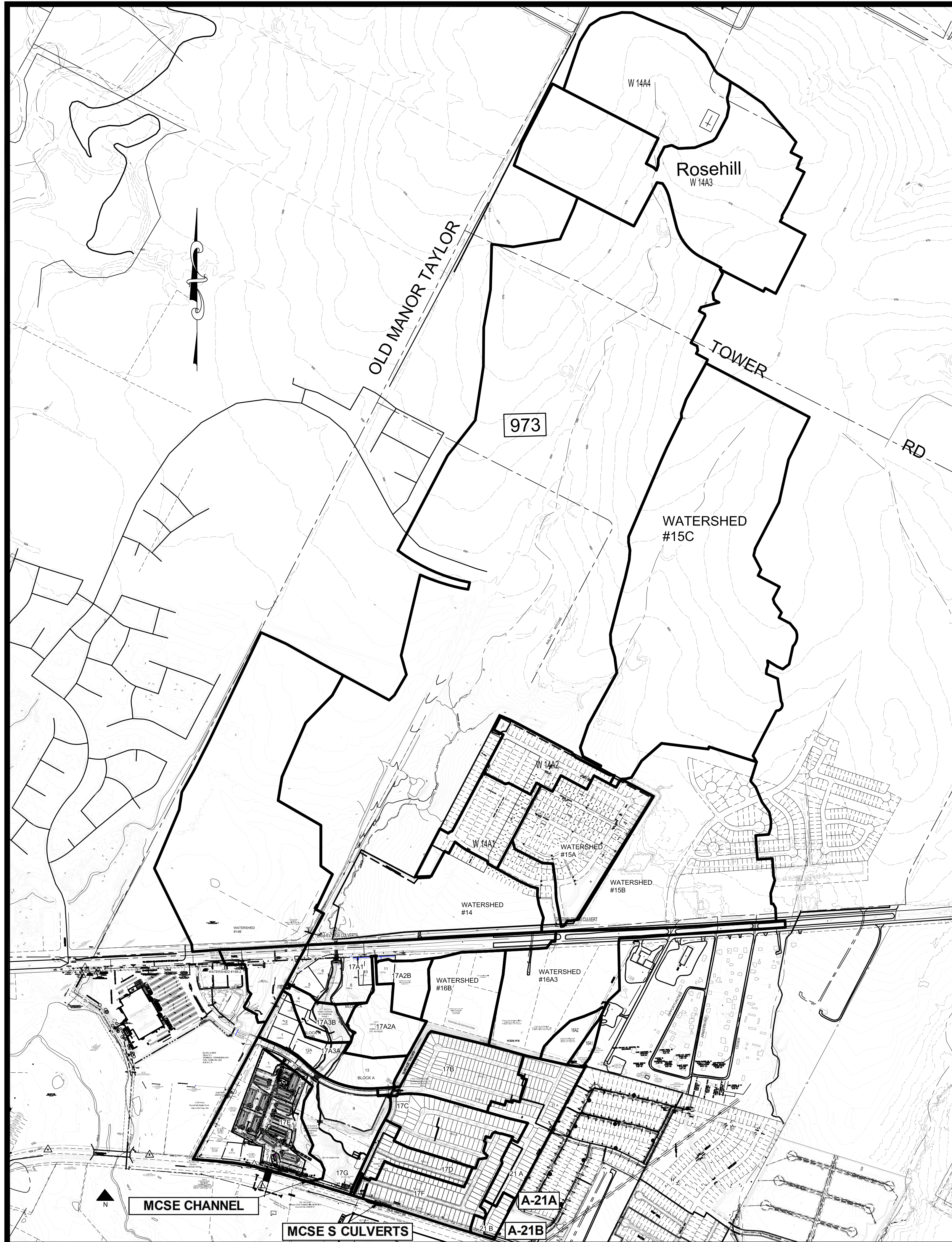
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3965
925 S Capital of TX Hwy, Ste. B220,
West Lake Hills, TX 78746
(512) 431-9600 * almeng@sbcglobal.net



4-7-2020

HEC-HMS DEVELOPED
MANOR SE COMMERCIAL
FM 973
MANOR, TX

Sheet 9 OF 11



PRE-DEVELOPED CONDITIONS							MANOR COMMONS SE DEVELOPED CONDITIONS						
WATERSHED	AREA	Tc	TI	CN	IMP.		WATERSHED	AREA	Tc	TI	CN	IMP.	
	ACRES	MILE ²	hr	min.				ACRES	MILE ²	hr	min.		
No. 14	382.46	0.5976	1.357	48.85	79	13.1%	No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%	No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%	No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%	No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%	No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.9%	No. 14B	90.77	0.1418	1.251	45.04	77	5.9%
No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%	No. 14B-2	8.					



Texas Engineering Firm #4242

Date: Wednesday, June 30, 2021

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2021-P-1333-PP
Job Address: Manor Commons SE Commercial Lot 1 Block A Preliminary Plat, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons SE Commercial Lot 1 Block A Preliminary Plat (*Preliminary Plan*) submitted by ALM ENGINEERING, INC. and received on July 01, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The centerline of water courses, creeks, existing drainage structures and other pertinent data should be shown on the preliminary plat.
2. Contour elevations should be clearly shown on the drawings in order for verification that the topographic data provided meets Ordinance requirements.
3. Provide the dimensions, names and descriptions of all existing or recorded streets located within the subdivision or contiguous with its boundaries.
4. The location, size and description of any proposed drainage appurtenances should be provided on the preliminary plat.
5. Lot 1 Block A should be clearly labeled on the plans.
6. Provide utility demand data for water. Wastewater information is already provided.
7. A summary letter stating briefly drainage, water and wastewater proposed should be provided.

6/30/2021 3:25:24 PM
Manor Commons SE Commercial Lot 1 Block A
Preliminary Plat
2021-P-1333-PP
Page 2

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



July 1, 2021

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Re: Comment Response #1
Permit Number 2020-P-1239-PP
Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

Engineer Review

1. The centerline of water courses, creeks, existing drainage structures and other pertinent data should be shown on the preliminary plat.
RESPONSE: Centerlines made more distinct.
2. Contour elevations should be clearly shown on the drawings in order for verification that the topographic data provided meets Ordinance requirements.
RESPONSE: Contour elevation labels added to the drawing.
3. Provide the dimensions, names and descriptions of all existing or recorded streets located within the subdivision or contiguous with its boundaries.
RESPONSE: ROW, name, and condition now provided for all streets located near the site.
4. The location, size and description of any proposed drainage appurtenances should be provided on the preliminary plat.
RESPONSE: All proposed public drainage structures have been shown.
5. Lot 1 Block A should be clearly labeled on the plans.
RESPONSE: Label for Lot 1 Block A made clearer.
6. Provide utility demand data for water. Wastewater information is already provided.
RESPONSE: Utility demand data has been updated.
7. A summary letter stating briefly drainage, water and wastewater proposed should be provided.
RESPONSE: A summary letter has been uploaded describing drainage, water and wastewater.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, July 20, 2021

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2021-P-1333-PP

Job Address: Manor Commons SE Commercial Lot 1 Block A Preliminary Plat, Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on July 01, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

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 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.
Applicant: Professional StruCIVIL Engineers, Inc.
Owner: Timmermann Properties, Inc.

BACKGROUND/SUMMARY:

This is a one lot subdivision to plat approximately 9 acres for future development. This lot was zoned C-2 Medium Commercial in March 2021. This plat is being reviewed under our Standard Review Process so review comments, if any, on the plat are provided by engineer to the Municipal Authority (P&Z) who then provide them to the applicant on or before the 30th day. Review comments, if any, will be provided to Commissioners as late backup prior to or on the day of the meeting. The Municipal Authority can take one of three actions; approve, approve with conditions, or deny based on comments. Staff will recommend an action the night of the meeting depending on what is provided by the engineer.

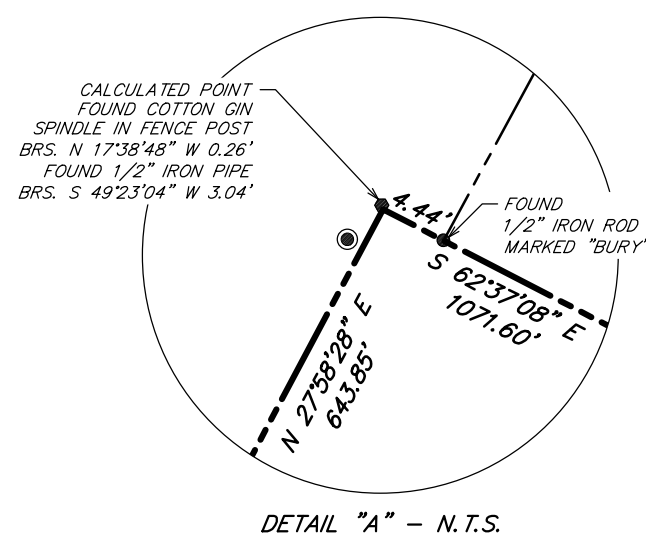
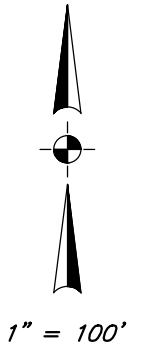
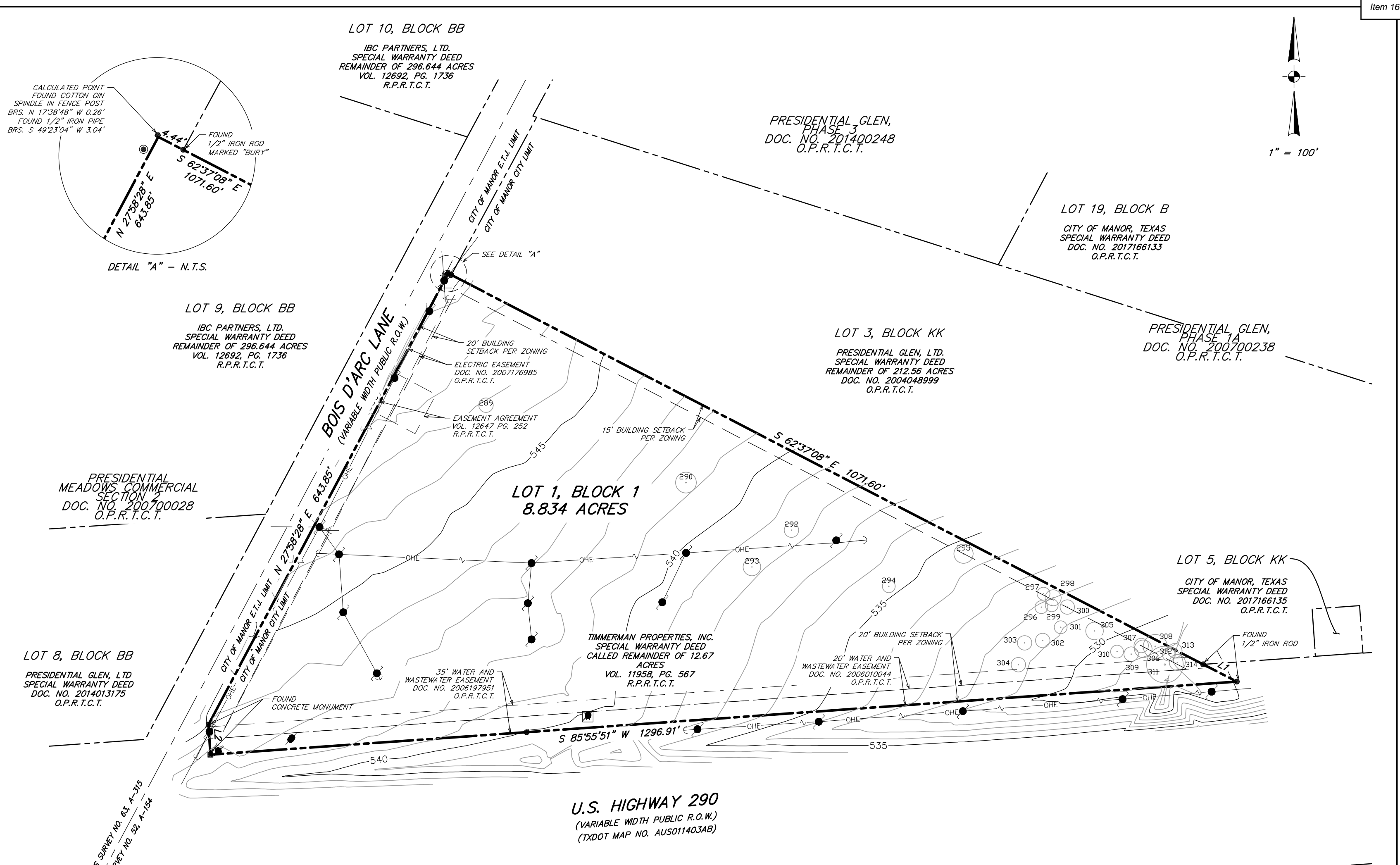
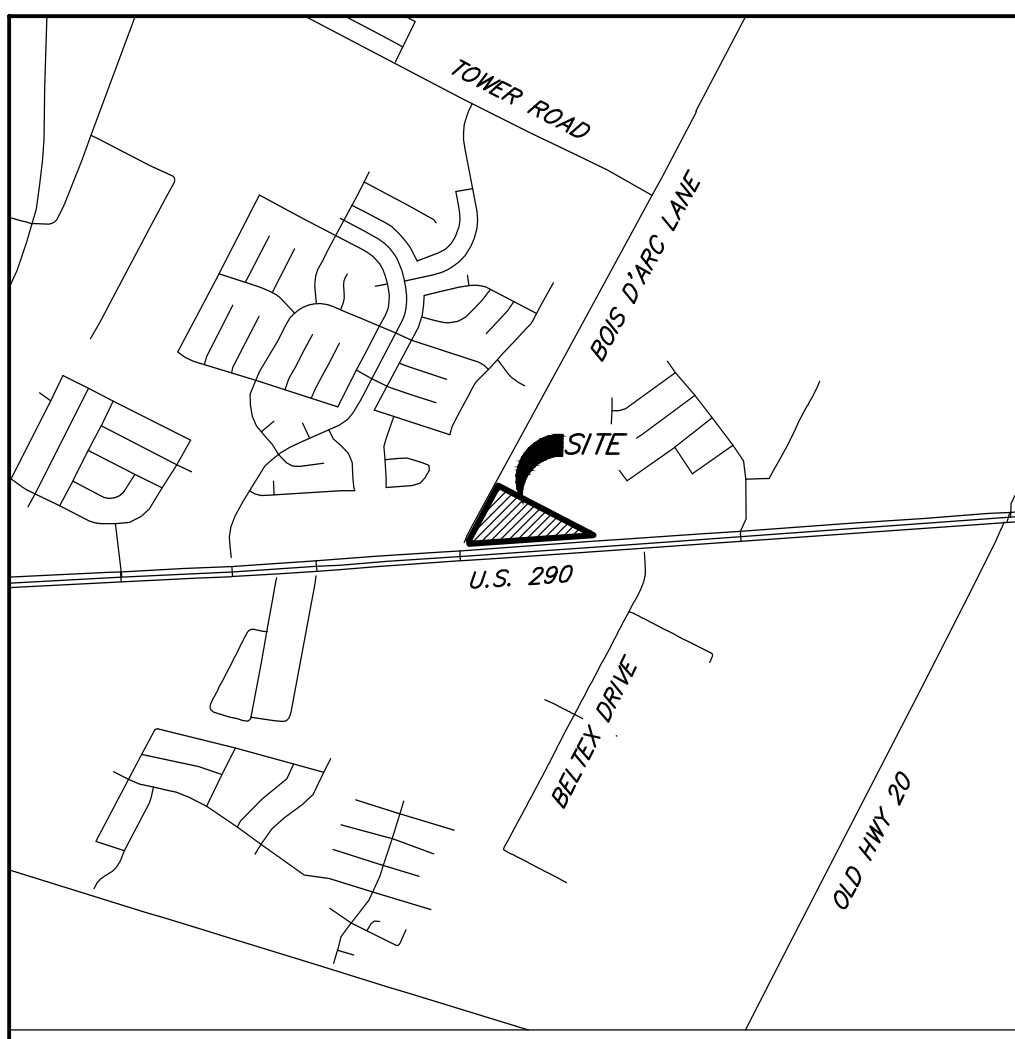
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission take action as directed by staff.

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



DEVELOPER:
RYPYER, LLC
10025 DIANELLA LANE
AUSTIN, TX, 78759

RECORD OWNER:
TIMMERMAN PROPERTIES, INC.
115 FRANKLIN BLVD
AUSTIN, TX, 78751
512-453-1327

ENGINEER:
PROFESSIONAL STRUCIVIL ENGINEERS, INC.
2205 W. PARMER LN, STE 201
AUSTIN, TX, 78727
512-238-6422
ATTN: MIRZA TAHIR BAIG, P.E.

MIRZA TAHIR BAIG, P.E. #82577

CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____ 20____ A.D.

APPROVED: _____ ATTEST:

PHILIP TRYON, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____ 20____ A.D.

APPROVED: _____ ATTEST:

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

NOTES:

The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Central Zone.

Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.0000767961.

By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48453C0485J, revised date August 18, 2014, the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

Contour, tree and utility locations were provided by James E. Garon & Associates on April 13, 2021.

Setbacks shall comply with the City's Zoning Ordinance.

LOT ACREAGE	LAND USE
8.834 ACRES	MEDIUM COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°53'35" E	47.62'
L2	N 03°29'20" W	38.01'

- LEGEND**
- IRON ROD FOUND
 - CONCRETE MONUMENT FOUND
 - COTTON GIN SPINDLE FOUND
 - IRON PIPE FOUND
 - Ⓜ WATER METER
 - WATER VALVE
 - UTILITY POLE
 - Ⓧ GUY ANCHOR
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Tree No.	Description
289	9" CEDAR
290	8" 9" CEDAR
292	9" CEDAR
293	11" CEDAR
294	8" CEDAR
295	9" 5" CEDAR
296	8" CEDAR
297	8" ELM
298	10" ELM
299	8" ELM
300	9" ELM
301	8" ELM
302	9" ELM
303	9" ELM
304	9" ELM
305	11" ELM
306	11" HACKBERRY
307	9" HACKBERRY
308	15" HACKBERRY
309	9" HACKBERRY
310	8" ELM
311	15" 15" WILLOW
312	8" WILLOW
313	9" WILLOW
314	10" WILLOW

FILE: K:\17252\17252-0001-00 RYPYER, LLC -NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG			
JOB NO:	17252-0001-00	DRAWN BY:	TJS
DATE:	June 28, 2021	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	



**RYPYER SUBDIVISION
FINAL PLAT**



Texas Engineering Firm #4242

Date: Wednesday, August 4, 2021

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2021-P-1342-SF
Job Address: 13320 E U S HY 290, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear PSCE Inc.,

The first submittal of the Ryper Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Professional StruCIVIL Engineers Inc and received on July 13, 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. Please provide the plat in the required eighteen inch by twenty-four inch (18"x24") format per City of Manor Subdivision Ordinance Article II Section 28(c).
2. The engineer and surveyor of record should affix their seals to the plat. per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please provide the required property owner, engineer and county certification blocks and notes as shown on the checklist and per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c).
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. Provide the location of sidewalks along all roadway frontages as required by the City per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Right-of-way dedication is required along Bois D'arc. Bois D'arc is designated as a primary collector in the City's Transportation Plan which means it will have a 64' right-of-way. The current right-of-way of Bois D'arc is 50'. Therefore an additional 14' of right-of-way is required. This difference is split between property owners on each side of Bois D'arc. The proposed projects required right-of-way dedication is 7'.

8/4/2021 2:52:26 PM
Ryper Subdivision Short Form Final Plat
2021-P-1342-SF
Page 2

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



July 21, 2021

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Ryper Subdivision
 Case Number: 2021-P-1342-SF
 Case Manager: Scott Dunlop
 Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Ryper Subdivision at 13300 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.

Applicant: Professional StruCIVIL Engineers, Inc.

Owner: Timmermann Properties, Inc.

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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat 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 during the discussion of this item.

Manor RV Park LLC.
460 N Main St., STE. 304,
Glen Ellyn, IL 60137-5176

RODRIGUEZ LEONEL A
19213 DENTON LINE DR
MANOR, TX 78653-4052

WEST ELGIN DEVELOPMENT CORP
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

Dorothy Ginsel
7111 Creighton LN
Austin, TX 78723-1539

KELLEY THOMAS M
19217 DENTON LINE DR
MANOR, TX 78653-4052

WRIGHT DONALD REX
19205 DENTON LANE DR
MANOR, TX 78653-4052

Ginsel Family LTD
7111 Creighton LN
Austin, TX 78723-1539

MARSHALL TRUNSHEDDA T & MAURICE L
MARSHALL SR, 19221 DENTON LINE DR,
MANOR, TX 78653-4052

THORNTON DOMINIQUE J
19209 DENTON LINE DR
MANOR, TX 78653-4052

IBC Partners LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

VOSS CEDRIC DWAYNE
19225 DENTON LINE DR
MANOR, TX 78653-4052

IBC PARTNERS LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

MOTES CHRISTOPHER
19229 DENTON LINE DR
MANOR, TX 78653-4052

PRESIDENTIAL GLEN LTD
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

HOWARD DAVID L
19233 DENTON LINE DR
MANOR, TX 78653-4052



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This plat is associated with Item 15 as it plats the revised lots in the Preliminary Plat. Since the Preliminary Plat and Final Plat are on the same agenda a notice was required to be sent to adjacent property owners notifying them the Final Plat would be on the agenda.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

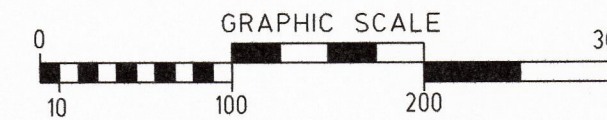
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, BLOCK A MANOR COMMONS SE COMMERCIAL

PREPARED: JUNE 7, 2021

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

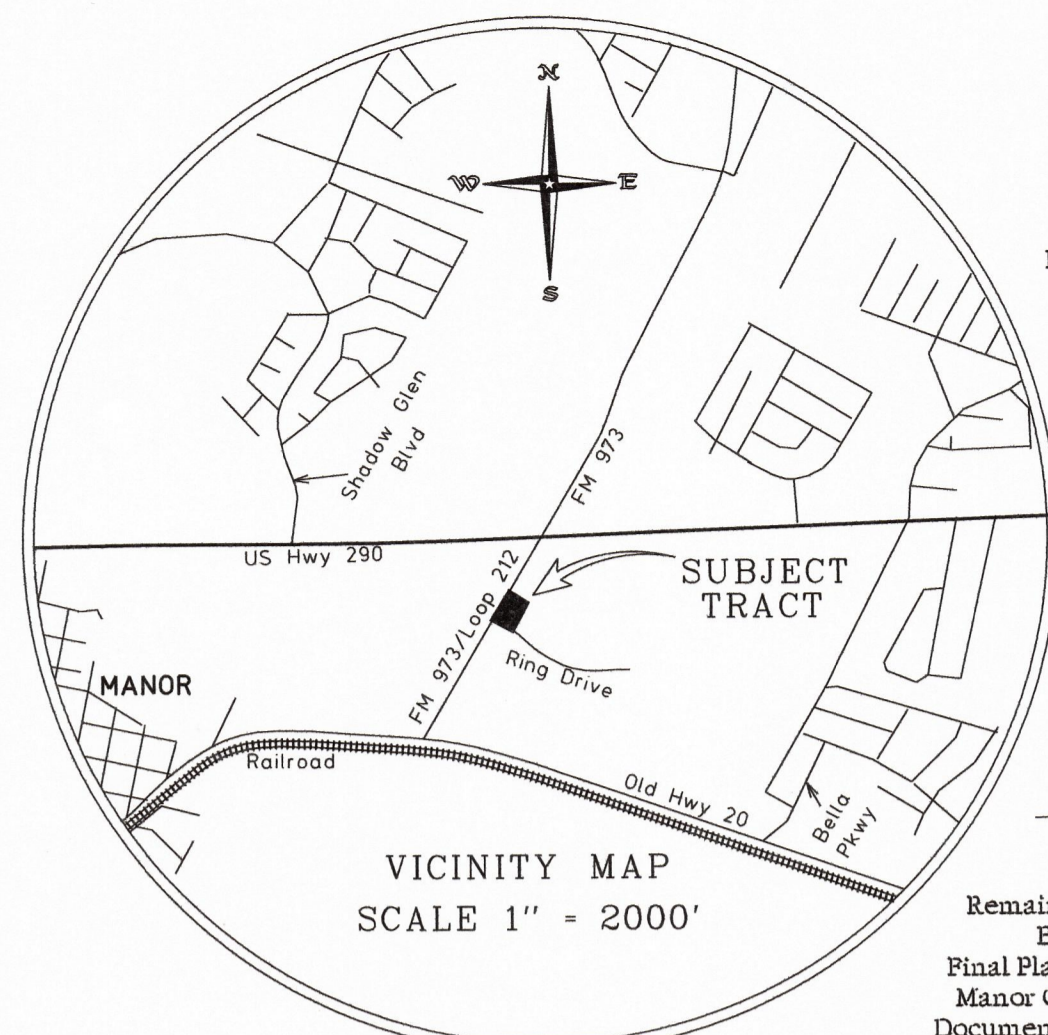
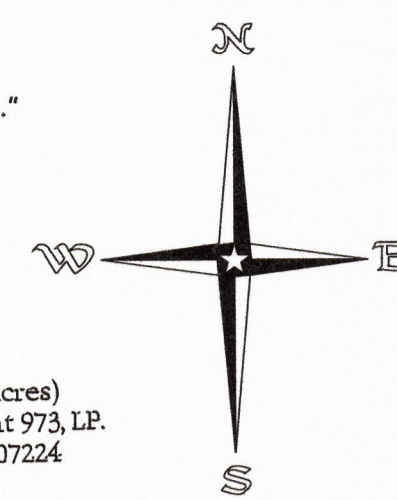
(32.869 Acres)
Terrell Timmermann
Volume 7335 Page 455



SCALE: 1" = 100'

Legend

- ◆ 1/2" Capped Iron Rod Found imprinted "Holt Carson, Inc."
- ⊗ Capped Iron Rod Found as noted
- Concrete Highway Monument Found
- * 1/2" Capped Iron Rod Set Imprinted "Holt Carson, Inc."
- Proposed 6' Concrete Sidewalk
(Record Bearing and Distance)



VICINITY MAP
SCALE 1" = 2000'

LOT SUMMARY

Total Number of Lots = 2
 Lot 1 = 1.830 Acres = 79,717 Square Feet
 Lot 3 = 0.929 Acre = 40,492 Square Feet
 Total Area = 120,209 Square Feet = 2.759 Acres
 Lot 1 and Lot 3 Commercial

BEARING BASIS:
 Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD 1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) Cut triangle on top of concrete curb in Northerly right-of-way of Ring Drive, near the Southeast corner of Lot 1, Block A:

North: 10,100,770.9'
 East: 3,177,823.9'
 NAVD 1988 Elevation: 506.60 ft.

Site Benchmark (BM#2) Cut triangle on top of concrete headwall over box culvert East of Lot 4, Block A, Final Plat Establishing Lot 4, Block A, Manor Commons SE Commercial

North: 10,101,279.8'
 East: 3,178,154.5'
 NAVD 1988 Elevation 509.06 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP
 501 Vale Street
 Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565
 2525 Wallingwood Dr., Ste. 600
 Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.
 1904 Fortview Road
 Austin, Texas 78704
 Firm Registration No. 10050700

(82.254 Acres)
 Remainder
 Terrell Timmermann
 Volume 11208 Page 824

Remainder of Lot 7
 Block A
 Final Plat Establishing
 Manor Commons SW
 Document No. 201500112

STA 21+44.50
 90.00' RT
 N05°57'38"E 251.55'
 (0.5196 Acre)
 Water and Wastewater Easement
 per Document No. 2020152920

U.S. HIGHWAY 290 (204' R.O.W.)

(Remainder of 3,017 Acres)
 Greenview Development 973, L.P.
 Document No. 2009176562

LOT 4
 BLOCK A
 FINAL PLAT ESTABLISHING
 LOT 4, BLOCK A
 MANOR COMMONS SE COMMERCIAL
 DOCUMENT NO. 202000172

(Remainder of 39.15 Acres)
 Greenview Development 973, L.P.
 Document No. 2005187773

LOT 7
 BLOCK A
 MANOR COMMONS
 SE COMMERCIAL
 DOCUMENT NO. 201900077
 Parkland, Public Utility
 and Drainage Easement

LOT 9
 LDG COMMONS AT MANOR VILLAGE
 DOCUMENT NO. 201800236

LOT 3
 BLOCK A
 (0.929 ACRE)

LOT 1
 BLOCK A
 (1.830 ACRES)

LOT 12B
 BLOCK A
 FINAL PLAT ESTABLISHING
 LOT 12A AND LOT 12B
 MANOR COMMONS SE COMMERCIAL
 DOCUMENT NO. 202100002

PLACE OF BEGINNING
 North: 10,100,779.82'
 East: 3,177,839.86'

LOT 12A
 BLOCK A

LOT 1
 BLOCK B
 MANOR SE COMMERCIAL,
 PHASE 4, LOT 1 & 2, BLOCK B
 DOCUMENT NO. 202000173

Remainder of Tract D
 (0.76 Acre)
 Atmos Gas Line Easement
 Document No. 2017023573

LOT 2
 15' Wastewater Easement
 per Document No. 2019057853

Limits of
 100 Year Flood Plain
 per
 Letter of Map Revision
 (L.O.M.R.) 19-06-2660P
 Effective: June 1, 2020
 for FIRM Panel No. 48453C0485J,
 dated August 18, 2014.

(Remainder of 39.15 Acres)
 Greenview Development 973, L.P.
 Document No. 2005187773

(Remainder of 104.61 Acres)
 Greenview Development Greenbury, LP.
 Document No. 2005237215

GREENBURY GATES
 SURVEY NO. 83
 ABSTRACT NO. 315

HOLT CARSON, INCORPORATED
 PROFESSIONAL LAND SURVEYORS
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990
 email: hci@austin.rr.com
 Texas Licensed Surveying Firm Registration No. 10050700

OWNER'S ACKNOWLEDGMENT:

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

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 2.759 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being a portion of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, LP by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 2.759 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, BLOCK A MANOR COMMONS SE COMMERCIAL

and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 7TH day of JUNE, A.D., 2021

Barth Timmermann
Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

FINAL PLAT ESTABLISHING LOT 1 AND LOT 3, BLOCK A MANOR COMMONS SE COMMERCIAL

PREPARED: JUNE 7, 2021

GENERAL NOTES:

- 1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications 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.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.

ZONING NOTE:

C-PUD - Commercial Planned Unit Development

CURVE DATA

Table with 3 columns (C1, C2, C3) and 7 rows of curve data including Delta, R, T, C, A, and CB values.

Table titled 'NUMBERED COURSES' with 7 rows (L1-L7) and 2 columns of course descriptions.

LEGAL DESCRIPTION:

DESCRIPTION OF 2.759 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the curving Northerly right-of-way line of Ring Drive, same being a point in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, also being the Southwest corner of Lot 12B, Block A, Final Plat Establishing Lot 12A and Lot 12B, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202100002 of the Official Public Records of Travis County, Texas and being the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract and leaving the Southwest corner of said Lot 12B, with the Northerly right-of-way line of Ring Drive, the following three (3) courses:

- 1.) Along a curve to the left with a radius of 1045.00 ft. for an arc length of 147.42 ft. and which chord bears, N 63 deg. 38'59" W 147.30 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
2.) N 67 deg. 41'29" W 78.00 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of curvature;
3.) Along a curve to the right with a radius of 25.00 ft. for an arc length of 39.46 ft. and which chord bears, N 22 deg. 28'37" W 35.49 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the intersection of the curving North right-of-way line of Ring Drive and the curving Easterly right-of-way line of F.M. Highway 973 (also known as Loop 212) and being the most Westerly corner of the herein described tract;

THENCE with the Easterly right-of-way line of F.M. Highway 973, along a curve to the right with a radius of 9910.00 ft. for an arc length of 292.60 ft. and which chord bears, N 23 deg. 35'00" E 292.59 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";

THENCE continuing with the Easterly right-of-way line of F.M. Highway 973 along a curve to the right with a radius of 9910.00 ft. for an arc length 73.89 ft. and which chord bears, N 24 deg. 38'34" E 73.89 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found 90.00 ft. left of record engineers Station 23+12.22;

THENCE continuing with the Easterly right-of-way line of F.M. Highway 973, N 26 deg. 39'15" E 71.99 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the Southwest corner of Lot 4, Block A, Final Plat Establishing Lot 4, Block A, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202000172 of the Official Public Records of Travis County, Texas, and being the most Northerly or Northwest corner of the herein described tract;

THENCE leaving the Easterly right-of-way line of F.M. Highway 973, with the South Line of said Lot 4, S 67 deg. 41'27" E 270.85 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the most Easterly or Northeast corner of the herein described tract, same being the most Northerly corner of Lot 12B, Block A, Final Plat Establishing Lot 12A and Lot 12B, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202100002 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at the most Easterly or Southeast corner of said Lot 4, same being an angle corner of said Lot 12B bears, S 67 deg. 41'27" E 30.00 ft.;

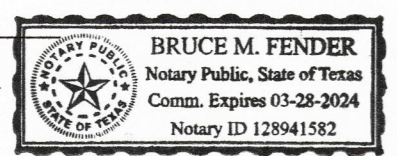
THENCE leaving the South line of said Lot 4, with the Westerly lines of said Lot 12B, the following six (6) courses:

- 1.) S 22 deg. 18'31" W 121.71 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set a point of curvature;
2.) Along a curve to the right with a radius of 30.00 ft. for an arc length of 26.11 ft. and which chord bears, S 47 deg. 14'21" W 25.29 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of reverse curvature;
3.) Along a curve to the right with a radius of 55.00 ft. for an arc length of 6.06 ft. and which chord bears, S 69 deg. 00'45" W 6.06 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) Continuing along a curve to the left with a radius of 55.00 ft. for an arc length of 40.14 ft. and which chord bears, S 44 deg. 57'00" W 39.25 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
5.) S 24 deg. 02'38" W 115.03 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc."
6.) S 23 deg. 02'40" W 173.71 ft. to the PLACE OF BEGINNING and containing 2.759 acres of land.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 7TH day of JUNE, A.D., 2021, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Bruce M. Fender
Printed Name BRUCE M. FENDER
Commission Expires 03-28-2024

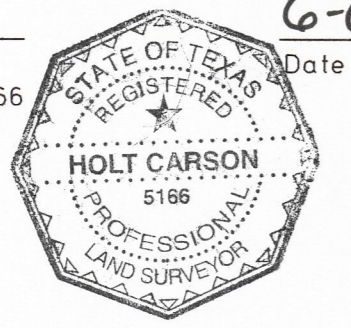


SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized by the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the Survey related portions of the City of Manor, Texas Subdivision Ordinance, is true and correct and was prepared from an actual survey of the property on the ground under my direct supervision.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990
Date 6-07-2021



ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No portion of the tract is within the designated flood hazard area as shown in the Letter of Map Revision (L.O.M.R.) 19-06-2660P, Effective: June 1, 2020 for FIRM Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014.

Matthew Mitchell
Matthew Mitchell P.E. No. 83335
ALM ENGINEERING, INC. F-3565
2525 Wallingwood Drive, Suite 600
Austin, Texas 78756
(512) 457-0344
Date 6-8-2021



CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the ____ day of _____, 20____, A.D.

Approved: _____ Attest: _____
Philip Tryon, Chairperson Lluvia T. Almaraz, TRMC, City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the ____ day of _____, 20____, A.D.

Approved: _____ Attest: _____
Dr. Larry Wallace, Jr., Mayor Lluvia T. Almaraz, TRMC, City Secretary

THE STATE OF TEXAS
THE 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. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ .M. in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: survey@hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700



Texas Engineering Firm #4242

Date: Monday, June 7, 2021

Matthew Mitchell
 ALM ENGINEERING, INC.
 925 S CAPITAL OF TX HWY
 WEST LAKE HILLS 78746
 almeng@sbcglobal.net

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1332-FP
 Job Address: Manor Commons SE Commercial Lot 1 and 3 Block A Final Plat, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons SE Commercial Lot 1 and 3 Block A Final Plat (*Final Plat*) submitted by ALM ENGINEERING, INC. and received on June 08, 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. Please complete the property owner certification on page 2 per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
2. Label the map and panel number for the FEMA FIRM map and 100-year floodplain shown per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).
3. Please correct the signature block to state "Planning and Zoning Commission" where it currently only states planning commission per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
4. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

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,

6/7/2021 11:18:29 AM
Manor Commons SE Commercial Lot 1 and 3 Block A
Final Plat
2021-P-1332-FP
Page 2



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



June 8, 2021

City of Manor, Texas

RE: Comment Response #1
Permit Number 2021-P-1332-FP
Job Address: Manor Common SE Commercial Lot 1 and 3 Block A Final Plat, Manor, TX. 78653

A.J. Girondo
agirondo@gbateam.com.

1. Please complete the property owner certification on page 2 per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
RESPONSE: The owner has signed the plat.
2. Label the map and panel number for the FEMA FIRM map and 100-year floodplain shown per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).
RESPONSE: The flood plain information has been added to the map page as requested.
3. Please correct the signature block to state "Planning and Zoning Commission" where it currently only states planning commission per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
RESPONSE: The signature block now says "Planning and Zoning Commission".
4. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.
RESPONSE: Noted.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.





Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, July 1, 2021

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2021-P-1332-FP

Job Address: Manor Commons SE Commercial Lot 1 and 3 Block A Final Plat, Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on June 08, 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



July 21, 2021

City of Manor Development Services

Notification for a Subdivision Final Plat

Project Name: Manor Commons SE Commercial Lots 1 & 3, Block A
Case Number: 2021-P-1332-FP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Final Plat for Manor Commons SE Commercial Lots 1 & 3, Block A near the intersection of US Hwy 290 E and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Lots 1 & 3, Block A Subdivision, two (2) lots on 2.759 acres, more or less, and being located near the intersection of US Hwy 290 E and N. FM 973, Manor, TX.

Applicant: ALM Engineering, Inc.
Owner: Greenview Development 973, LP

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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Final Plat 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 during the discussion of this item.

PACESETTER HOMES, LLC
14400 THE LAKES BLVD.
BLD C, STE 200
PFLUGERVILLE, TX 78660

CUBE HHF LP
5 OLD LANCASTER RD
MALVERN, PA 19355

HIBBS ODEEN
PO BOX 14332
AUSTIN , TX 78761-4332

GREENVIEW DEVELOPMENT 157 L P
501 VALE ST
AUSTIN , TX 78746

GREENVIEW DEVELOPMENT 157 LP
% BARTH TIMMERMAN
501 VALE ST
AUSTIN , TX 78746

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

WILBARGER CREEK MUD NO 2
% ARMBURST & BROWN LLP
100 CONGRESS AVE STE 1300
AUSTIN , TX 78701-2744

COTTONWOOD HOLDINGS LTD
% DWYER REALTY COMPANIES
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

PARKER JODIE M & JOYCE F
12211 OLD HIGHWAY 20
MANOR , TX 78653-4506

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN , TX 78633-5608

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR , TX 78653-5151

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN, TX 78765

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

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

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

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

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

TIMMERMANN TERRELL
PO BOX 4784
AUSTIN, TX 78765-4784

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746

GREENVIEW DEVELOPMENT 973 L P
% BARTH TIMMERMANN
501 VALE ST
AUSTIN , TX 78746



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc.

Owner: 706 Development Corporation

BACKGROUND/SUMMARY:

This plat has been approved by our engineers but subsequent to their approval a slight modification to a lot line is being made. This modification does not affect overall lot counts or types of lots, so staff is recommending a conditional approval. The modification is to Lots 1 and 2, Block R. Lot 1 is a commercial lot on 973 and Lot 2 is an open space/parkland lot. To meet the PUD and DA required amount of parkland, Lot 2 needs to be increased by 0.153 acres to bring it to 12.842 acres to meet the total parkland/open space acreage for all five phases of 26.98 acres. Additionally, our city attorney has required changes to the plat notes regarding the parkland and maintenance of those lots.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

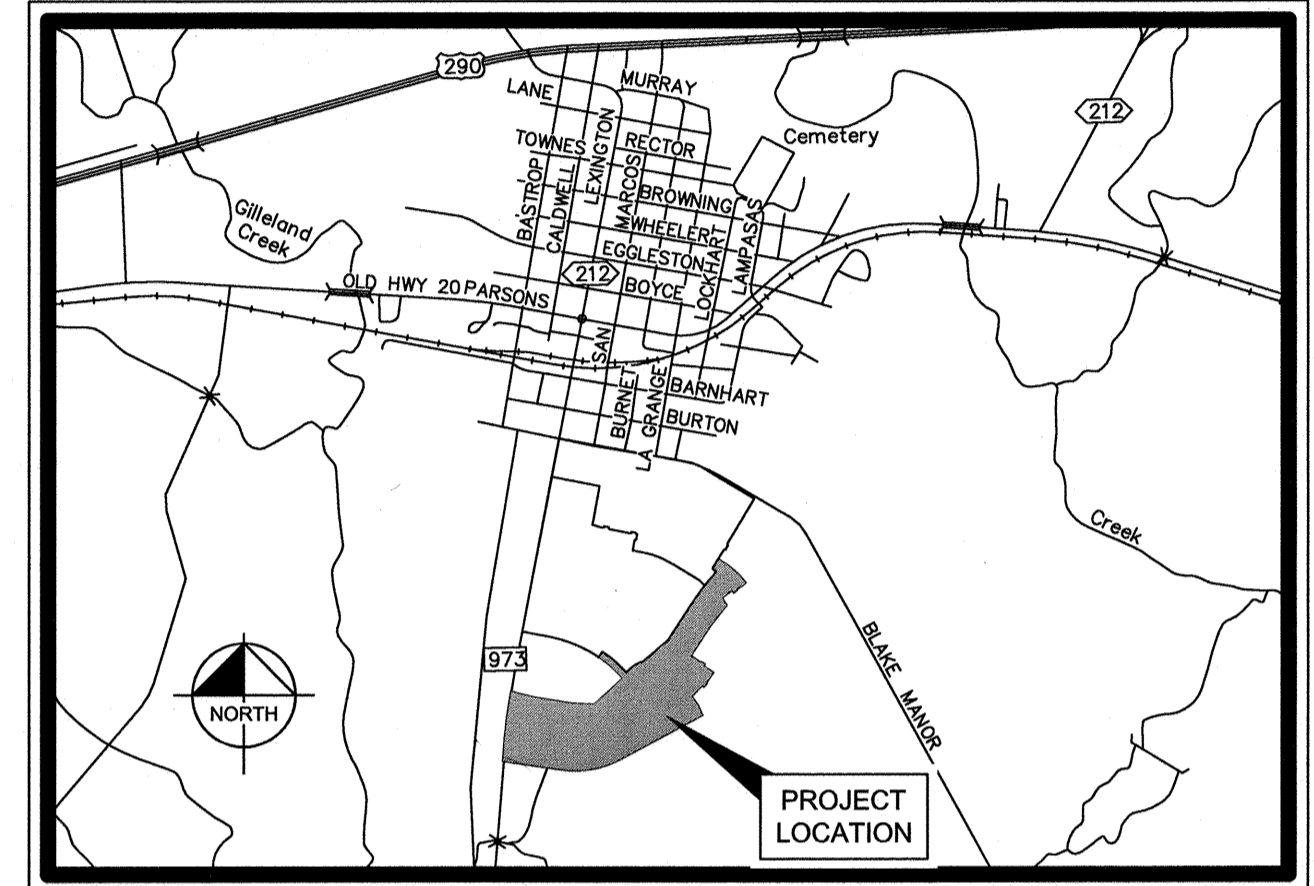
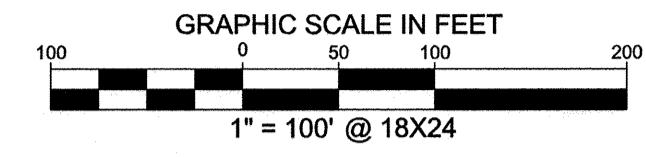
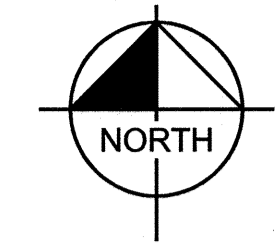
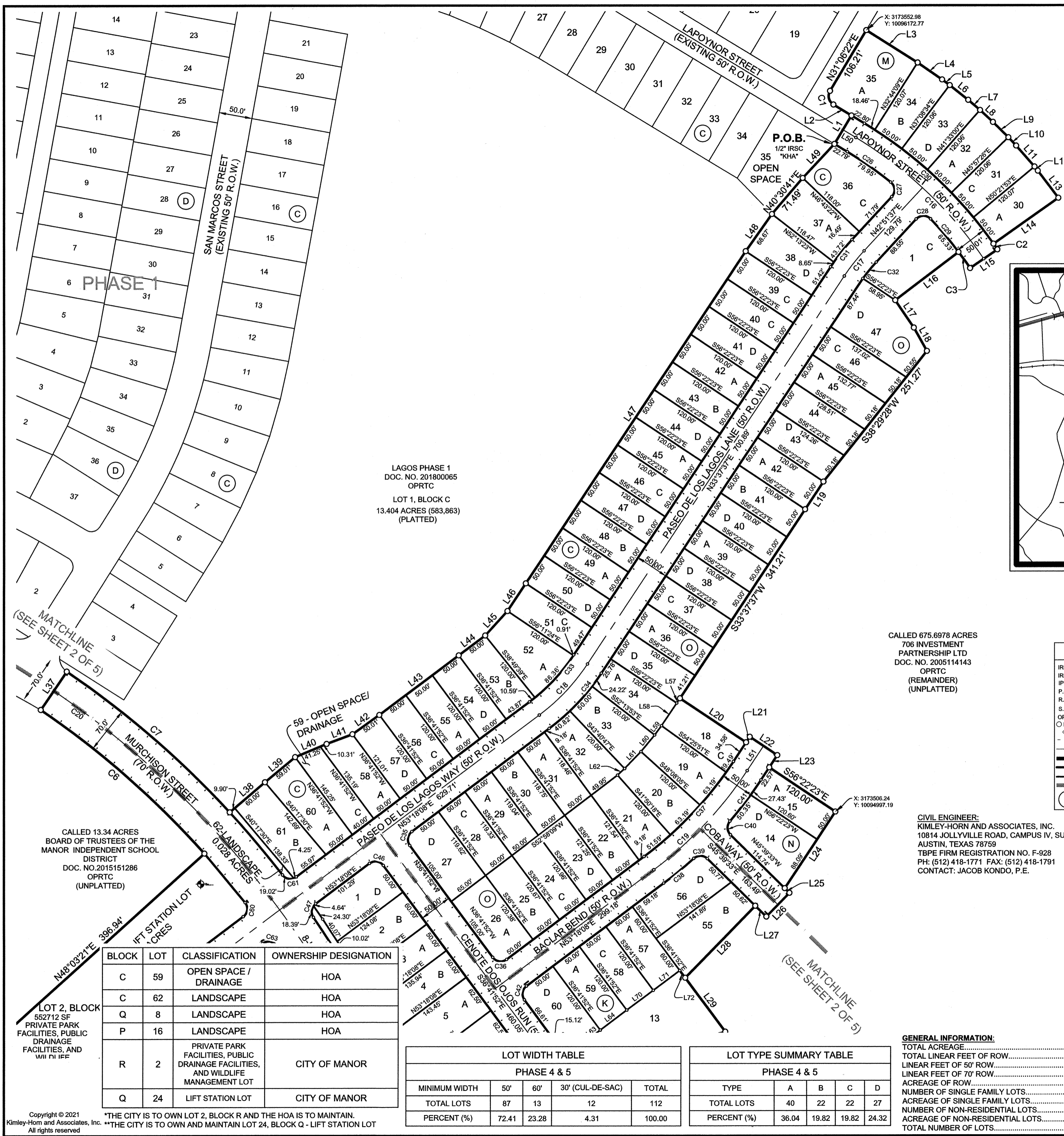
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter
- Additional Engineer Comments

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Final Plat for Lagos Subdivision Phases 4 & 5, one hundred and eighteen (118) lots on 43.70 acres, more or less, and being located near the intersection of N. FM 973 and Brenham Street, Manor, TX on the conditions that the necessary parkland acreage is added to meet the required minimum of parkland for the entire subdivision and plat notes are added per city attorney review.

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



VICINITY MAP

1" = 2000'

LAGOS PHASE 1
DOC. NO. 201800065
OPRTC
LOT 1, BLOCK C
13.404 ACRES (583,863)
(PLATTED)

CALLED 675.6978 ACRES
706 INVESTMENT
PARTNERSHIP LTD
DOC. NO. 2005114143
OPRTC
(REMAINDER)
(UNPLATTED)

CALLLED 13.34 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT SCHOOL
DISTRICT
DOC. NO. 2015151286
OPRTC
(UNPLATTED)

LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
- SIDEWALK
- PROPERTY LINES
- LAGOS PHASE 4 AND 5 LINE
- RIGHT-OF-WAY LINE
- LOT LINES
- MATCH LINE
- (A) BLOCK IDENTIFIERS

BENCH MARK LIST

NOTE: POINTS SHOWN BELOW ARE -0.72'(AVERAGE) BELOW NAVD88-GEOID 12A

BM #1	"X" CUT SET ON TOP OF A CURB AT THE SOUTHWEST CORNER OF BRENHAM DRIVE AND F.M. 973	ELEV.=525.08'
BM #2105	"X" CUT SET ON TOP OF HEADWALL FOR DRAINAGE STRUCTURE LOCATED SOUEAST OF MURCHISON STREET.	ELEV.=513.09'

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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPES FIRM REGISTRATION NO. 10194624
PH: (512) 572-6874
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

FINAL PLAT - LAGOS PHASE 4 & 5
43.702 ACRES
BEING A PORTION OF A CALLED 675.6978 ACRE TRACT
RECORDED IN DOCUMENT NO. 2005114143,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
C	59	OPEN SPACE / DRAINAGE	HOA
C	62	LANDSCAPE	HOA
Q	8	LANDSCAPE	HOA
P	16	LANDSCAPE	HOA
R	2	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE FACILITIES, AND WILDLIFE MANAGEMENT LOT	CITY OF MANOR
Q	24	LIFT STATION LOT	CITY OF MANOR

LOT WIDTH TABLE

PHASE 4 & 5				
MINIMUM WIDTH	50'	60'	30' (CUL-DE-SAC)	TOTAL
TOTAL LOTS	87	13	12	112
PERCENT (%)	72.41	23.28	4.31	100.00

LOT TYPE SUMMARY TABLE

PHASE 4 & 5				
TYPE	A	B	C	D
TOTAL LOTS	40	22	22	27
PERCENT (%)	36.04	19.82	19.82	24.32

GENERAL INFORMATION:

TOTAL ACREAGE	43.702 ACRES
TOTAL LINEAR FEET OF ROW	4743.85'
LINEAR FEET OF 50' ROW	4068.94'
LINEAR FEET OF 70' ROW	674.91'
ACREAGE OF ROW	6.783 ACRES
NUMBER OF SINGLE FAMILY LOTS	111 LOTS
ACREAGE OF SINGLE FAMILY LOTS	18.640 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS	18.279 ACRES
TOTAL NUMBER OF LOTS	118 LOTS

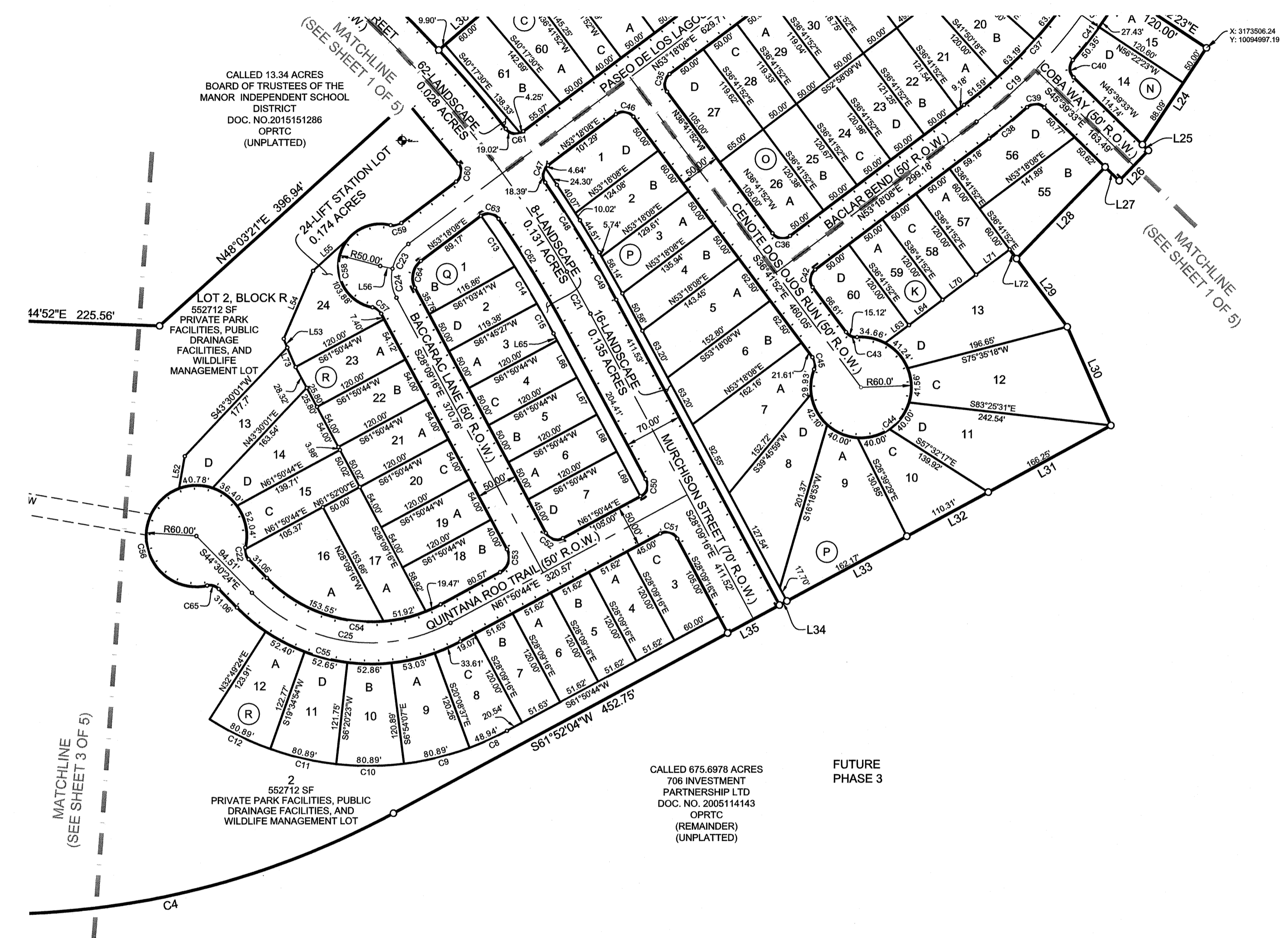
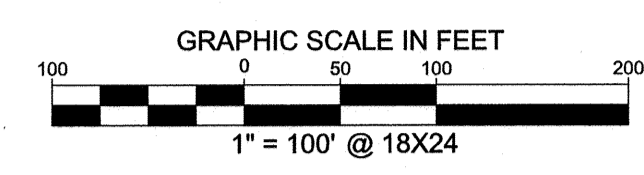
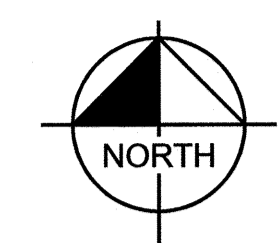
Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 646-2237 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	6/16/2021	067705310	1 OF 5

Copyright © 2021 Kimley-Horn and Associates, Inc. All rights reserved.
*THE CITY IS TO OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.
**THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT

DATE: K:\AUSTIN_SURVEY\AUSTIN_SURVEY_PROJECTS\LAGOS DEVELOPMENT\067705310\LAGOS PHASE 4 & 5\DWG\PLAT\LAGOS PHASE 4 & 5.PTF NO. ADJOINER TABLE DWG PLOTTED BY: DURDEN, MICHAELANN 6/16/2021 5:30 PM\LAST SAVED: 6/16/2021 10:47 AM



CALLLED 13.34 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT SCHOOL
DISTRICT
DOC. NO. 2015151286
OPRTC
(UNPLATTED)

24-LIFT STATION LOT
0.174 ACRES

LOT 2, BLOCK R
552712 SF
PRIVATE PARK
FACILITIES, PUBLIC
DRAINAGE
FACILITIES, AND
WILDLIFE
MANAGEMENT LOT

2
552712 SF
PRIVATE PARK FACILITIES, PUBLIC
DRAINAGE FACILITIES, AND
WILDLIFE MANAGEMENT LOT

CALLLED 675.6978 ACRES
706 INVESTMENT
PARTNERSHIP LTD
DOC. NO. 2005114143
OPRTC
(REMAINDER)
(UNPLATTED)

FUTURE
PHASE 3

LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
- - -	SIDEWALK
---	PROPERTY LINES
---	LAGOS PHASE 4 AND 5 LINE
---	RIGHT-OF-WAY LINE
---	LOT LINES
---	MATCH LINE
(A)	BLOCK IDENTIFIERS

GENERAL INFORMATION:

TOTAL ACREAGE.....	43.702 ACRES
TOTAL LINEAR FEET OF ROW.....	4743.85'
LINEAR FEET OF 50' ROW.....	4068.94'
LINEAR FEET OF 70' ROW.....	674.91'
ACREAGE OF ROW.....	6.783 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	111 LOTS
ACREAGE OF SINGLE FAMILY LOTS.....	18.640 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS.....	18.279 ACRES
TOTAL NUMBER OF LOTS.....	118 LOTS

FINAL PLAT - LAGOS PHASE 4 & 5
43.702 ACRES
 BEING A PORTION OF A CALLED 675.6978 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2005114143,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 TBPELS FIRM REGISTRATION NO. 10194624
 PH: (512) 572-6674
 CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6769

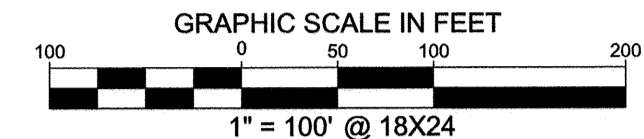
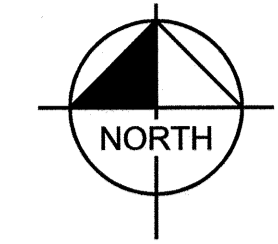
CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: JACOB KONDO, P.E.

OWNER/DEVELOPER:
 706 DEVELOPMENT CORPORATION
 9900 US HIGHWAY 290 E
 MANOR, TX 78653-9720
 PH: (512) 327-7415
 CONTACT: DANNY BURNETT

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 646-2237 www.kimley-horn.com

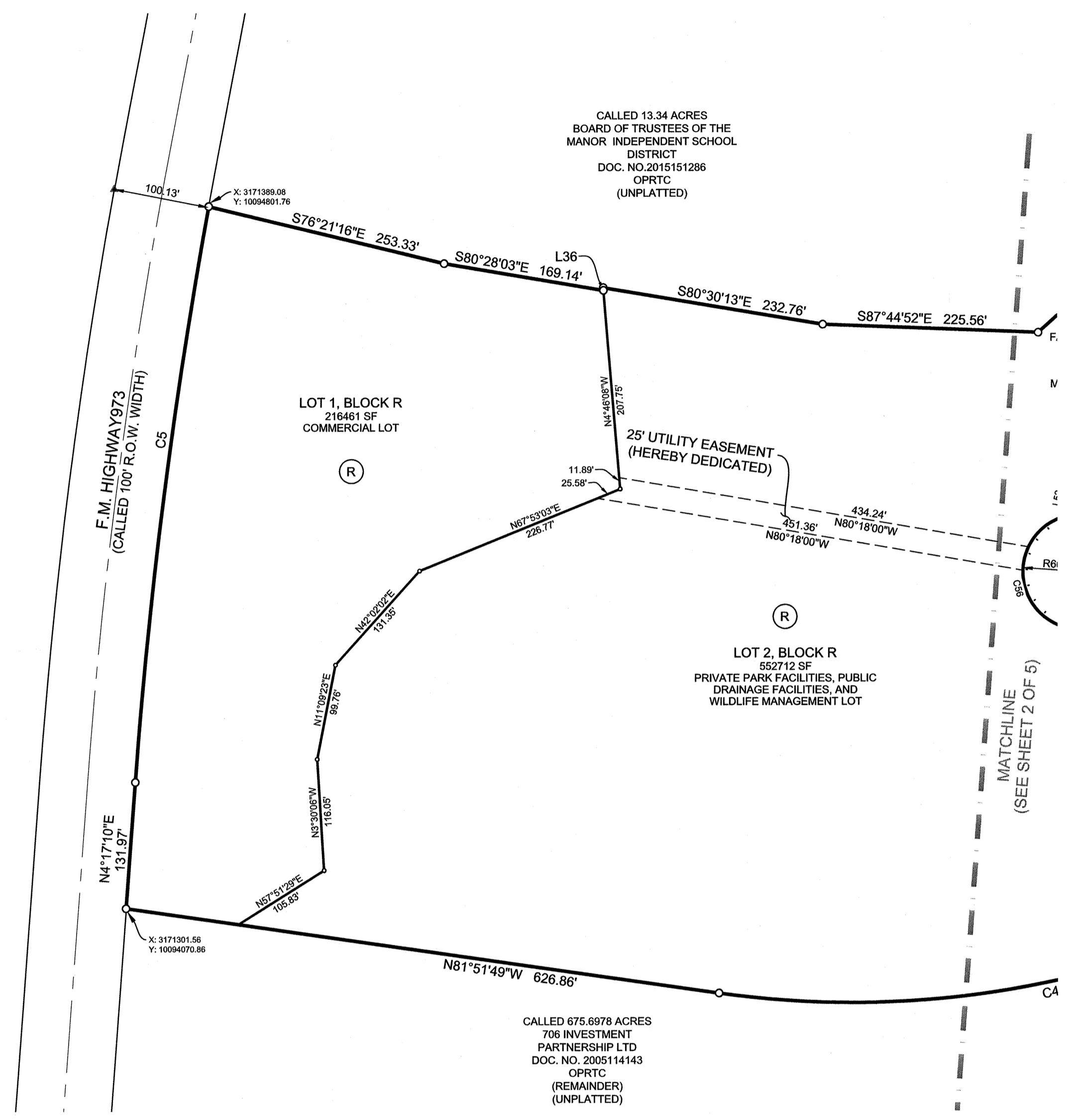
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	6/16/2021	067705310	2 OF 5



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
- - -	SIDEWALK
—	PROPERTY LINES
—	LAGOS PHASE 4 AND 5 LINE
—	RIGHT-OF-WAY LINE
—	LOT LINES
—	MATCH LINE
(A)	BLOCK IDENTIFIERS

GENERAL INFORMATION:

TOTAL ACREAGE.....	43.702 ACRES
TOTAL LINEAR FEET OF ROW.....	4743.85'
LINEAR FEET OF 50' ROW.....	4068.94'
LINEAR FEET OF 70' ROW.....	674.91'
ACREAGE OF ROW.....	6.783 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	111 LOTS
ACREAGE OF SINGLE FAMILY LOTS.....	18.640 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS.....	18.279 ACRES
TOTAL NUMBER OF LOTS.....	118 LOTS



CALLED 13.34 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT SCHOOL
DISTRICT
DOC. NO. 2015151286
OPRTC
(UNPLATTED)

LOT 1, BLOCK R
216461 SF
COMMERCIAL LOT

25' UTILITY EASEMENT
(HEREBY DEDICATED)

LOT 2, BLOCK R
552712 SF
PRIVATE PARK FACILITIES, PUBLIC
DRAINAGE FACILITIES, AND
WILDLIFE MANAGEMENT LOT

CALLED 675.6978 ACRES
706 INVESTMENT
PARTNERSHIP LTD
DOC. NO. 2005114143
OPRTC
(REMAINDER)
(UNPLATTED)

FINAL PLAT - LAGOS PHASE 4 & 5
43.702 ACRES
BEING A PORTION OF A CALLED 675.6978 ACRE TRACT
RECORDED IN DOCUMENT NO. 2005114143,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. 10194624
PH: (512) 572-6674
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

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

OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 646-2237 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	6/16/2021	067705310	3 OF 5

A METES AND BOUNDS DESCRIPTION OF A 43.702 ACRE TRACT

BEING A 43.702 ACRE (1903629 SQ. FEET) TRACT OF LAND SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, CITY OF MANOR, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 675.6978 ACRE TRACT DESCRIBED TO 706 INVESTMENT PARTNERSHIP L.T.D., AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2005114143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAPOYNOR STREET (CALLED 50' RIGHT-OF-WAY WIDTH), AT THE NORTHEAST CORNER OF LOT 35, BLOCK C, OF LAGOS PHASE 1 AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202100065 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE ALONG THE EAST BOUNDARY LINE OF SAID LAGOS PHASE 1 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1. N 31°06'30" E, 50.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAPOYNOR STREET FOR AN INTERIOR CORNER OF THIS TRACT;
2. N 58°53'30" W, 31.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. IN A NORTHWESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 89°59'52", A RADIUS OF 15.00 FEET, A CHORD BEARING AND DISTANCE OF N 13°53'34" W, 21.21 FEET, AND A TOTAL ARC LENGTH OF 23.56 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
4. N 31°06'22" E, 106.21 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHERN MOST CORNER OF THIS TRACT ;

THENCE CROSSING INTO SAID 675.6978 ACRE TRACT THE FOLLOWING FIFTY ONE (51) COURSES AND DISTANCES:

- 1. S 57°59'17" E, 91.56 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
2. S 55°29'00" E, 44.88 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
3. S 53°44'16" E, 14.34 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
4. S 51°23'51" E, 35.66 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
5. S 49°31'42" E, 23.57 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
6. S 47°17'37" E, 26.43 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
7. S 45°24'09" E, 32.80 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
8. S 43°08'38" E, 17.20 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
9. S 41°18'18" E, 42.03 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
10. S 38°47'16" E, 7.97 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
11. S 37°10'56" E, 51.25 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
12. S 54°46'19" W, 120.04 FEET TO A 1/2 INCH IRON ROD SET OF FOR AN INTERIOR CORNER OF THIS TRACT;
13. IN A SOUTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 0°55'00", A RADIUS OF 650.00 FEET, A CHORD BEARING AND DISTANCE OF S 34°46'10" E, 10.40 FEET, AND A TOTAL ARC LENGTH OF 10.40 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
14. S 55°41'20" W, 50.00 FEET TO A 1/2 INCH IRON ROD SET OF FOR AN EXTERIOR CORNER OF THIS TRACT;
15. IN A NORTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 2°51'58", A RADIUS OF 600.00 FEET, A CHORD BEARING AND DISTANCE OF N 35°44'39" W, 30.01 FEET, AND A TOTAL ARC LENGTH OF 30.01 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
16. S 52°49'22" W, 120.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
17. S 34°11'35" E, 49.98 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
18. S 29°27'16" E, 40.22 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
19. S 38°29'28" W, 251.27 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
20. S 33°41'46" W, 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
21. S 33°37'37" W, 341.21 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
22. S 56°22'23" E, 120.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
23. N 33°37'37" E, 10.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
24. S 56°22'23" E, 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
25. S 33°37'37" W, 22.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
26. S 56°22'23" E, 120.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
27. S 33°37'37" W, 138.09 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;

- 28. S 45°39'33" E, 10.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
29. S 44°20'27" W, 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
30. N 45°39'33" W, 23.35 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
31. S 44°20'27" W, 151.62 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
32. S 36°41'52" E, 101.24 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
33. S 23°53'21" E, 128.42 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
34. S 61°42'58" W, 166.25 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
35. S 61°52'04" W, 110.31 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
36. S 61°52'04" W, 162.17 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
37. S 61°56'40" W, 10.19 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
38. S 61°51'24" W, 70.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
39. S 61°52'04" W, 452.75 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
40. IN A WESTERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 36°16'07", A RADIUS OF 1000.00 FEET, A CHORD BEARING AND DISTANCE OF S 80°00'08" W, 622.49 FEET, AND A TOTAL ARC LENGTH OF 633.01 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
41. N 81°51'49" W, 626.86 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
42. N 4°17'10" E, 131.97 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
43. IN A NORTHERLY DIRECTION, ALONG A TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 6°11'09", A RADIUS OF 5599.90 FEET, A CHORD BEARING AND DISTANCE OF N 7°22'58" E, 604.30 FEET, AND A TOTAL ARC LENGTH OF 604.59 FEET TO A 1/2 INCH IRON ROD SET FOR THE WESTERLY NORTH CORNER OF THIS TRACT;
44. S 76°21'16" E, 253.33 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
45. S 80°28'03" E, 169.14 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
46. N 4°46'08" W, 2.80 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
47. S 80°30'13" E, 232.76 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
48. S 87°44'52" E, 225.56 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
49. N 48°03'21" E, 396.94 FEET TO A 1/2 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS TRACT;
50. IN A NORTHWESTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE LEFT, A CENTRAL ANGLE OF 13°49'52", A RADIUS OF 1365.00 FEET, A CHORD BEARING AND DISTANCE OF N 48°51'36" W, 328.71 FEET, AND A TOTAL ARC LENGTH OF 329.51 FEET TO A 1/2 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS TRACT;
51. N 34°13'29" E, 70.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EASTERLY ANGLE CORNER OF LOT 1 BLOCK C, OF SAID LAGOS PHASE ONE AND FOR AN EXTERIOR CORNER OF THIS TRACT;

- THENCE ALONG THE EAST BOUNDARY LINE OF SAID LAGOS PHASE 1 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:
1. IN A SOUTHEASTERLY DIRECTION, ALONG A NON-TANGENT CURVE TO THE RIGHT, A CENTRAL ANGLE OF 13°00'12", A RADIUS OF 1436.42 FEET, A CHORD BEARING AND DISTANCE OF S 49°16'02" E, 325.30 FEET, AND A TOTAL ARC LENGTH OF 326.00 FEET TO A 1/2 INCH IRON ROD SET AN INTERIOR CORNER OF THIS TRACT;
2. N 49°42'30" E, 69.90 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
3. N 50°32'36" E, 59.01 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
4. N 67°24'58" E, 51.56 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
5. N 69°34'19" E, 41.67 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
6. N 54°27'18" E, 50.01 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
7. N 53°18'08" E, 150.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
8. N 53°10'17" E, 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
9. N 42°29'28" E, 49.81 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
10. N 33°37'40" E, 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
11. N 33°37'37" E, 600.00 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
12. N 35°15'25" E, 68.67 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
13. N 40°30'41" E, 71.49 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;
14. N 43°15'00" E, 70.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.702 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, AS SHOWN IN THE DOCUMENT WAS PRODUCED IN THE OFFICES OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK C LOT 36 through BLOCK C LOT 62.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK R LOT 3 through BLOCK R LOT 24.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK K LOT 55 through BLOCK K LOT 60.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK O LOT 1 through BLOCK O LOT 47.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK P LOT 1 through BLOCK P LOT 16.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK Q LOT 1 through BLOCK Q LOT 8.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK N LOT 14 through BLOCK N LOT 15.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK K LOT 55 through BLOCK K LOT 60.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK M LOT 30 through BLOCK M LOT 35.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Multiple rows of curve data.

OWNER/DEVELOPER: 706 DEVELOPMENT CORPORATION 9900 US HIGHWAY 290 E MANOR, TX 78653-9720 PH: (512) 327-7415 CONTACT: DANNY BURNETT

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200 AUSTIN, TEXAS 78759 TBPELS FIRM REGISTRATION NO. 10194624 PH: (512) 572-6674 CONTACT: ZACHARY KEITH PETRUS R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769

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

FINAL PLAT - LAGOS PHASE 4 & 5 43.702 ACRES BEING A PORTION OF A CALLED 675.6978 ACRE TRACT RECORDED IN DOCUMENT NO. 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn logo and contact information: 10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759. Tel. No. (512) 646-2237 www.kimley-horn.com. FIRM # 10194624. Scale N/A, Drawn by PTF, Checked by ZKP, Date 6/16/2021, Project No. 067705310, Sheet No. 4 OF 5.

LINE TABLE with columns: NO., BEARING, LENGTH. Multiple rows of line data.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 706 DEVELOPMENT CORPORATION, A TEXAS CORPORATION, THE OWNER OF A 43.702 ACRE TRACT OF LAND IN THE CALVIN BAKER SURVEY NUMBER 38, ABSTRACT NUMBER 58 TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 675.6978 ACRE TRACT, CONVEYED TO 706 INVESTMENT PARTNERSHIP, L.T.D., AS RECORDED UNDER DOCUMENT NUMBER 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAGOS PHASE 4 & 5" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 43.702 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "LAGOS PHASE 4 & 5" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____

BY: 706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____, AS _____ OF 706 DEVELOPMENT CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
3. PROPERTY OWNERS OF THE LOTS ON WHICH THE WASTEWATER EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
4. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
5. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
6. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
7. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN THE FOLLOWING LOTS: LOTS 59 & 62, BLOCK C, LOT 8 BLOCK Q, LOT 2 BLOCK R, AND LOT 16 BLOCK P.
8. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
9. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
10. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
11. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
12. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
14. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
15. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT.

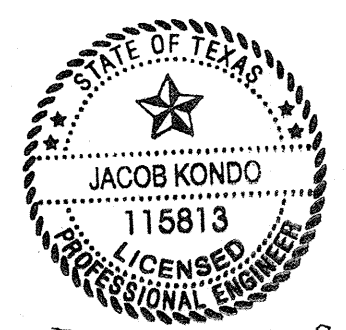
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JACOB KONDO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759



June 17, 2021 F-928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. 10194624
PH: (512) 572-6674
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

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

OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: ATTEST:
PHILIP TRYON, CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: ATTEST:
DR. LARRY WALLACE, JR., MAYOR LLUVIA ALMARAZ, CITY SECRETARY

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

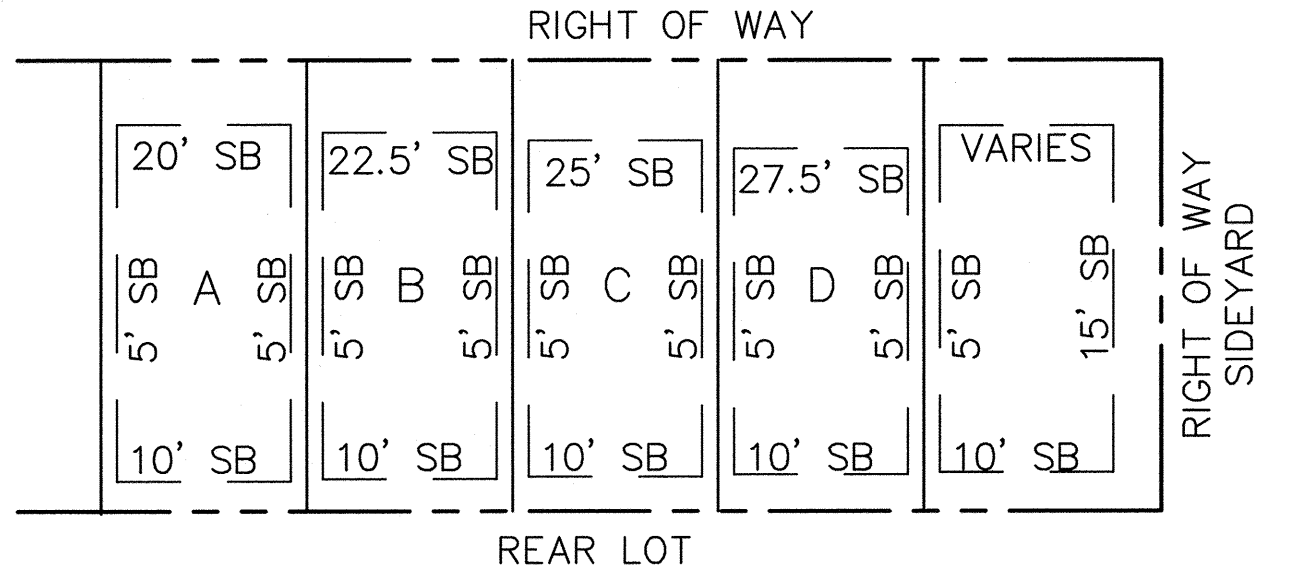
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. _____ DAY OF _____, AT _____ O'CLOCK _____, DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

BUILDING SETBACK DETAIL BY LOT TYPE
NOT TO SCALE



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ZACHARY KEITH PETRUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. PLAT COMPLIES WITH ALL WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



FINAL PLAT - LAGOS PHASE 4 & 5
43.702 ACRES

BEING A PORTION OF A CALLED 675.6978 ACRE TRACT
RECORDED IN DOCUMENT NO. 2005114143,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS



10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 646-2237 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: Scale N/A, Drawn by PTF, Checked by ZKP, Date 6/16/2021, Project No. 067705310, Sheet No. 5 OF 5



Texas Engineering Firm #4242

Date: Tuesday, March 23, 2021

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2021-P-1311-FP
Job Address: FM 973 and Blake Manor Road, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Lagos Phase 4 and 5 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 21, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The location/vicinity map should be to a scale of 1" = 2000'.
2. The Mayor is Dr. Larry Wallace, Jr.
3. The P&Z Chairperson is Philip Tryon.
4. The City Secretary is Lluvia Almaraz.
5. General Note 11 should reference what Erosion Control Manual is to be used.
6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.
7. Sheet 4 should also show the block for Lots 1 and 2.
8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.
9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.

10. The existing right-of-way width of any boundary sheet should be shown on the final plat.
11. X and Y coordinates shall be identified for four (4) property corners on the final plat.
12. The location of building setbacks should be provided on the final plat.

3/23/2021 12:01:40 PM
Lagos Phase 4 and 5 Final Plat
2021-P-1311-FP
Page 2

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

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



KHA Project No. 069241722

May 20, 2021

Jay Engineering Company, Inc.
 ATTN: Pauline Gray, P.E., Staff Engineer
 P.O. Box 1220
 Leander, Texas 78646-1220

**RE: 2020-P-1311-FP
 Lagos Phase 4 and 5 Final Plat
 FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. The location/vicinity map should be to a scale of 1" = 2000'.

Response: Please see the updated plat.

2. The Mayor is Dr. Larry Wallace, Jr.

Response: Please see the updated plat.

3. The P&Z Chairperson is Philip Tryon.

Response: Please see the updated plat.

4. The City Secretary is Lluvia Almaraz.

Response: Please see the updated plat.

5. General Note 11 should reference what Erosion Control Manual is to be used.

Response: The note has been updated, please see the updated plat.

6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.

Response: The 25' utility easement is dedicated for water and wastewater services, the utility easement nomenclature was determined during the preliminary review of this project.

7. Sheet 4 should also show the block for Lots 1 and 2.

Response: Please see the updated plat.

8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.

Response: Acknowledged.

9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.

Response: Block C Lot 59 and 62 are both shown in their entirety on sheet 1, and Block Q Lot 8 and Block P Lot 16 are both shown in their entirety on sheet 2. Please see the updated plat.

10. The existing right-of-way width of any boundary sheet should be shown on the final plat.

Response: Please see the updated plat.

11. X and Y coordinates shall be identified for four (4) property corners on the final plat.

Response: The 4 property corners are shown on sheets 1 - 3, please see updated plat.

12. The location of building setbacks should be provided on the final plat.

Response: Please see the lot setback detail provided on Sheet 5, and the letter designations on each lot.

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

Response: Acknowledged.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Kondo, P.E.
(737) 471-0326
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

Date: Monday, June 14, 2021

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2021-P-1311-FP
Job Address: FM 973 and Blake Manor Road, Manor 78653

Dear Jacob Kondo,

The subsequent submittal of the Lagos Phase 4 and 5 Final Plat submitted by Kimley-Horn and received on July 21, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The location/vicinity map should be to a scale of 1" = 2000'.~~
- ~~2. The Mayor is Dr. Larry Wallace, Jr.~~
- ~~3. The P&Z Chairperson is Philip Tryon.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. General Note 11 should reference what Erosion Control Manual is to be used.~~
- ~~6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.~~
- ~~7. Sheet 4 should also show the block for Lots 1 and 2.~~
- 8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney. The owner of lot should be designated.**
- ~~9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.~~

~~10. The existing right-of-way width of any boundary sheet should be shown on the final plat.~~

11. X and Y coordinates shall be identified for four (4) property corners on the final plat.

~~12. The location of building setbacks should be provided on the final plat.~~

~~13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.~~

15. Provide the ownership designation for Lot 24 Block Q - Lift Station lot. Is the proposed lot going to be dedicated to the City?

16. Provide the ownership designation for Lot 2, Block R.

-

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



KHA Project No. 069241722

June 16, 2021

Jay Engineering Company, Inc.
ATTN: Pauline Gray, P.E., Staff Engineer
P.O. Box 1220
Leander, Texas 78646-1220

**RE: 2020-P-1311-FP
Lagos Phase 4 and 5 Final Plat
FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. The location/vicinity map should be to a scale of 1" = 2000'.

Cleared.

2. The Mayor is Dr. Larry Wallace, Jr.

Cleared.

3. The P&Z Chairperson is Philip Tryon.

Cleared.

4. The City Secretary is Lluvia Almaraz.

Cleared.

5. General Note 11 should reference what Erosion Control Manual is to be used.

Cleared.

6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.

Cleared.

7. Sheet 4 should also show the block for Lots 1 and 2.

Cleared.

8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.

U2: The owner of the lot should be designated.

Response: Lot R Block 2 is now included in the Ownership Designation table on sheet 1, please see the updated plat. Also included with this submittal is a copy of the approved prelim plat for Lagos Manor Phase 5, showing the approved classifications for all lots listed in the ownership designation table. We have not altered the names of the lots, and they are all consistent with the prelim plat.

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
C	59	OPEN SPACE / DRAINAGE	HOA
C	62	LANDSCAPE	HOA
Q	8	LANDSCAPE	HOA
P	16	LANDSCAPE	HOA
R	2	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE FACILITIES, AND WILDLIFE MANAGEMENT LOT	CITY OF MANOR
Q	24	LIFT STATION LOT	CITY OF MANOR

21
 *THE CITY IS TO OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.
 **THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT

9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.

Cleared.

10. The existing right-of-way width of any boundary sheet should be shown on the final plat.

Cleared.

11. X and Y coordinates shall be identified for four (4) property corners on the final plat.

Response: Please see sheets 1 and 3 of the updated plat, snip-its have been pasted below to help locate the X and Y coordinates on the plat.

Sheet 1:

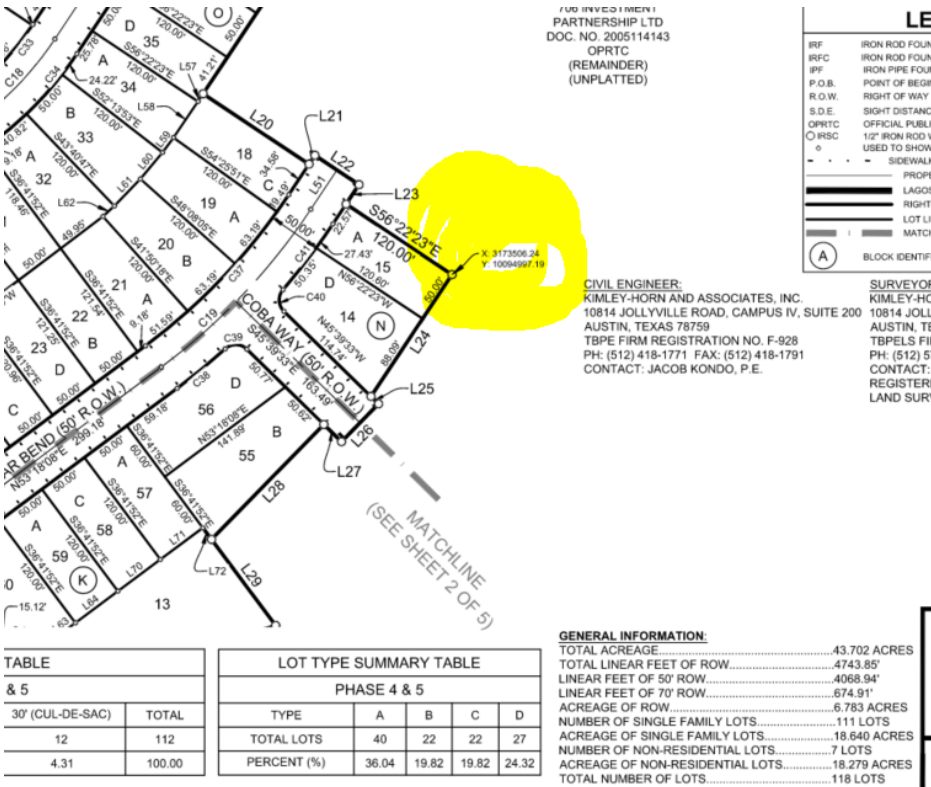
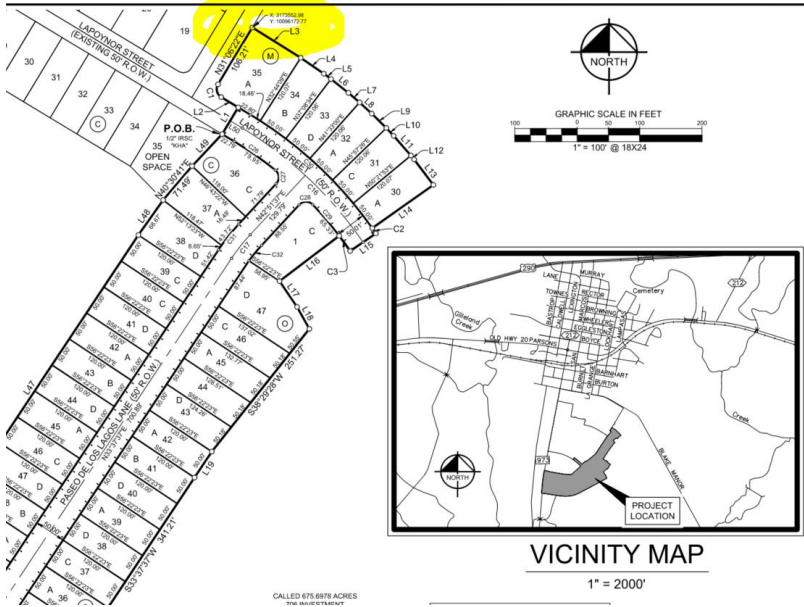


TABLE	
& 5	
30' (CUL-DE-SAC)	TOTAL
12	112
4.31	100.00

LOT TYPE SUMMARY TABLE				
PHASE 4 & 5				
TYPE	A	B	C	D
TOTAL LOTS	40	22	22	27
PERCENT (%)	36.04	19.82	19.82	24.32

Sheet 3:



12. The location of building setbacks should be provided on the final plat.

Cleared.

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

Cleared.

14. Provide the ownership designation for Lot 24 Block Q – Lift Station lot. Is the proposed lot going to be dedicated to the City?

Response: Please see the ownership designation table on Sheet 1, the proposed lift station lot is going to be dedicated to the city.

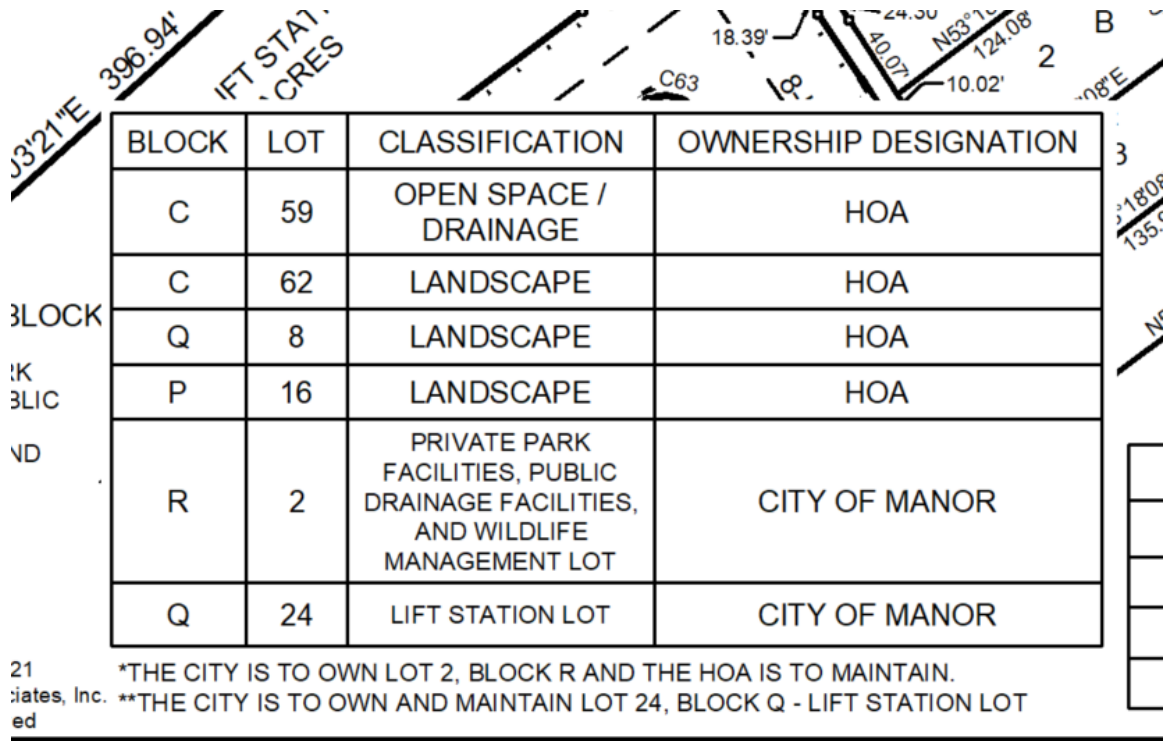
BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
C	59	OPEN SPACE / DRAINAGE	HOA
C	62	LANDSCAPE	HOA
Q	8	LANDSCAPE	HOA
P	16	LANDSCAPE	HOA
R	2	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE FACILITIES, AND WILDLIFE MANAGEMENT LOT	CITY OF MANOR
Q	24	LIFT STATION LOT	CITY OF MANOR

21
ates, Inc.
ed

*THE CITY IS TO OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.
**THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT

15. Provide the ownership designation for Lot 2, Block R.

Response: Please see the ownership designation table on Sheet 1.



Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jacob Kondo, P.E.
(737) 471-0326
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, July 16, 2021

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2021-P-1311-FP
Job Address: FM 973 and Blake Manor Road, Manor 78653

Dear Jacob Kondo,

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

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

Sincerely,

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

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



Texas Engineering Firm #4242

Date: Wednesday, July 21, 2021

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2021-P-1311-FP
Job Address: FM 973 and Blake Manor Road, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Lagos Phase 4 and 5 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 21, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

1. The previous conformance approval for the final plat will not be approved by P&Z at this time. The City Attorney's office received Amended and Restated Lagos Phasing Agreement with Travis County this morning (July 21, 2021) that will need to be reviewed.

The plat will need to be updated to reflect attorney comments regarding the revised Phasing Agreement and plat notes. The plat can be resubmitted for review once the changes have been made.

The City will keep the plat as an agenda item for the August 11th P&Z meeting but if the plat hasn't been re-approved by the meeting date, City Staff will request that P&Z postpone it until the Sept. 8th meeting or that they conditionally approve the plat since it's just notes and does not affect the lot count/layout.

The following comments are from the City Attorney's Office:

2. Note 15 add to the end of the sentence "and that certain Development Agreement (Lagos) dated effective August 21, 2019, as maybe amended ("Development Agreement")."

3. Add the following note: "Lot 2, Block R is dedicated to the City of Manor, Texas (the "City"). The Lagos Residential Community, Inc., a Texas Corporation, and/or its successors and assigns (the "HOA" or "Association") shall be responsible for the maintenance of Lot 2, Block R dedicated to the City in accordance with that Certain Development Agreement (Lagos) dated effective August 21, 2019, as maybe amended (the "Development Agreement") and enter into a Maintenance and Operations Agreement with the City in accordance to the form provided in the Development Agreement."

4. Any reference to "Private" park needs to be removed in the various pages of the plat and reference to Lot 2, Block R needs to reflect the title used in Exhibit "F" of the Lagos Development Agreement and the Lagos PUD Final Site Plan.

5. Acreage needs to be provided for Lot 2, Block R to confirm that the agreed upon acreage in the Development Agreement is being dedicated and conveyed. Rough calculations show that approximately 12.68 acres (552,712 sf) are being dedicated to the City, which is not consistent to the agreed upon acreage in Exhibit "F" of 12.77 acres. City needs an explanation for the discrepancy.

6. According to the Development Agreement, 14.21 acres should have been dedicated and conveyed with the Lagos Phase 1 Final Plat, if parkland is shown on that plat. City Attorney files do not reflect a special warranty deed or maintenance and operations agreement being submitted to the City. If there is parkland shown in any of the previous plats, a special warranty deed and maintenance and operations agreement need to be provided to the City before approval of Lagos Phase 4 and 5 final plat. In addition, a special warranty deed and a maintenance and operations agreement need to be executed for Lot 2, Block R in conjunction with the approval of the Lagos Phase 4 and 5 final plat.

7. City Engineer needs to confirm that Developer is complying with the REVISED Phasing Agreement.

7/21/2021 11:14:16 AM
Lagos Phase 4 and 5 Final Plat
2021-P-1311-FP
Page 3

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Forestar (USA) Real Estate Group

BACKGROUND/SUMMARY:

This plat is associated with Item #21 Manor Heights Phase 2 Section 1B. Originally Sections 1A and 1B had been submitted as one plat but the developer chose to split the section into smaller parts. The plats were still reviewed together by our engineer and they have been approved. Dividing the section raised concerns about access so ESD 12 reviewed the new sections and has approved the layout with the inclusion of a temporary entrance. There is a license agreement regarding the maintenance of parkland/open space lots within the Phase that is under final review by legal so staff is recommending the plat be conditionally approved pending legal's approval of the license agreement.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

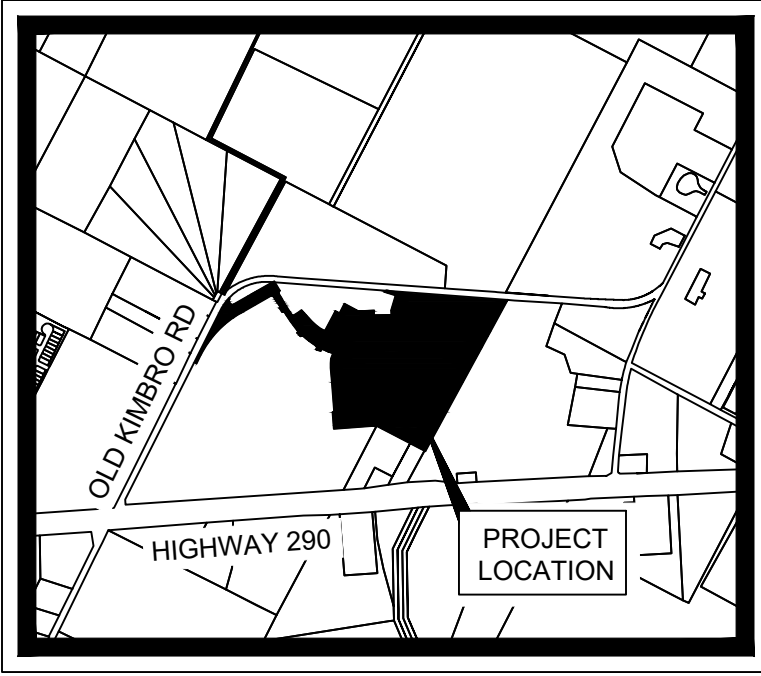
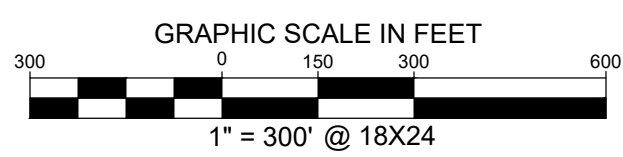
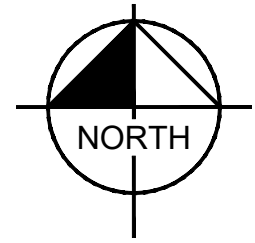
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- ESD 12 Approval
- Overall subdivision phasing

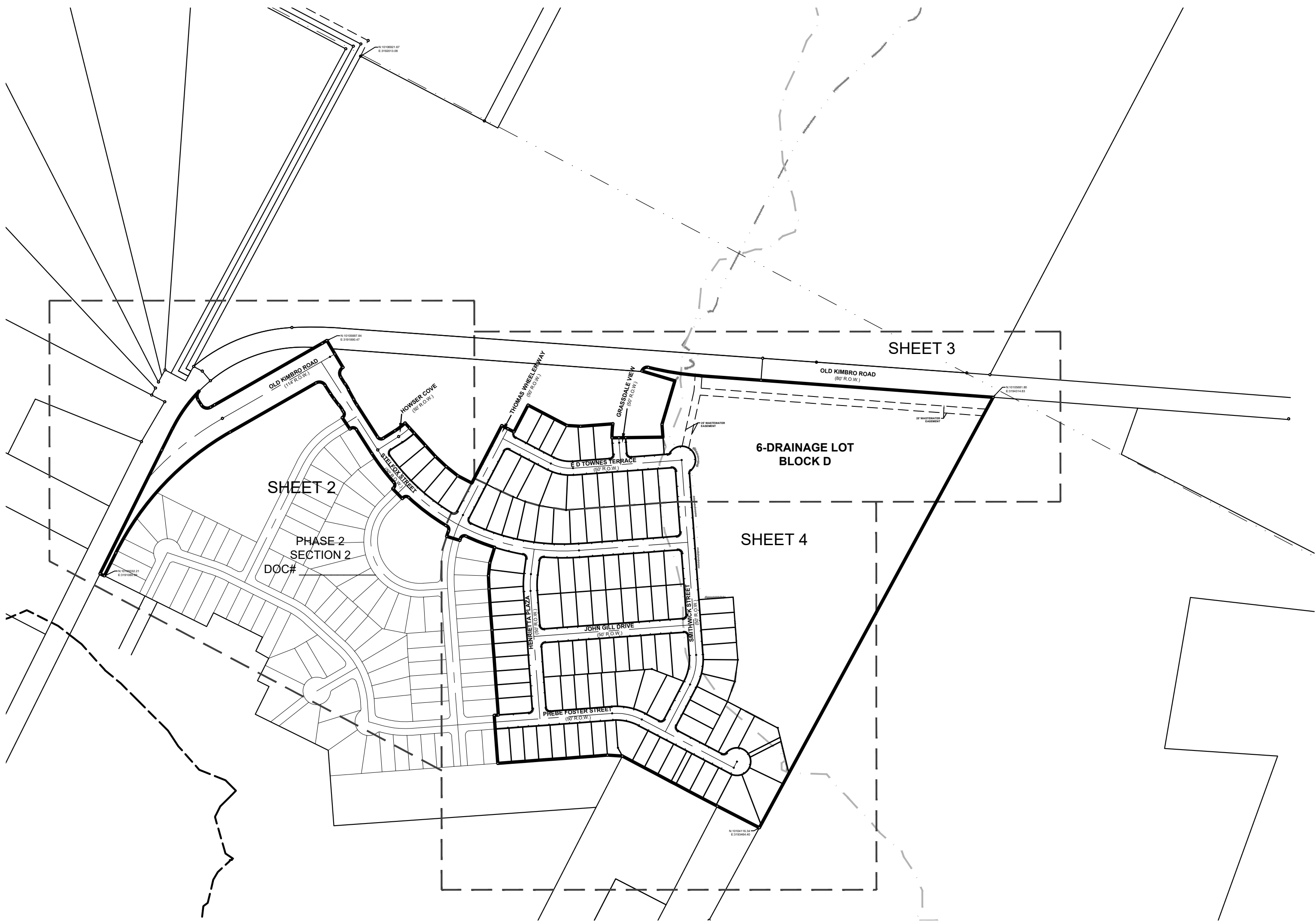
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Final Plat for Manor Heights Phase 2 Section 1A, one hundred and sixteen (116) lots on 50.62 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX pending legal's approval of the license agreement.

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



VICINITY MAP
SCALE: 1" = 2,000'



GENERAL INFORMATION:

TOTAL ACREAGE.....	50.619 ACRES
TOTAL LINEAR FEET OF ROW.....	7,069'
LINEAR FEET OF 50' ROW.....	5970'
LINEAR FEET OF 80' ROW.....	276'
LINEAR FEET OF 114' ROW.....	823'
ACREAGE OF ROW.....	9.397 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	113
ACREAGE OF SINGLE FAMILY LOTS.....	20.036 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	21.186 ACRES
TOTAL NUMBER OF LOTS.....	116

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

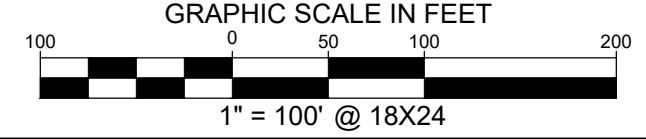
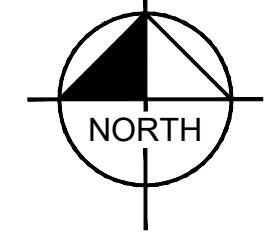
OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

MANOR HEIGHTS PHASE 2, SECTION 1A
50.619 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886
ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

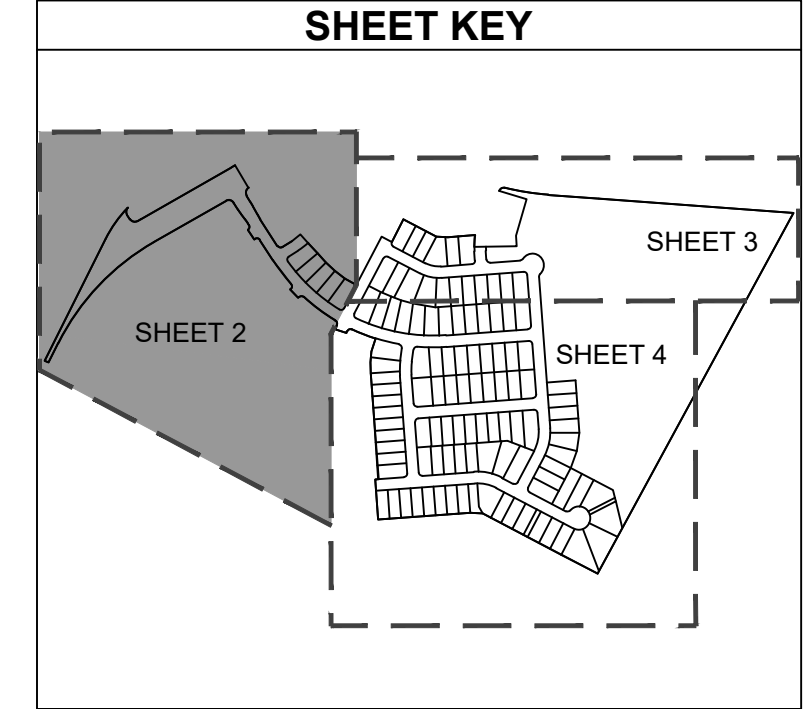


601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	4/13/2021	069255703	1 OF 6

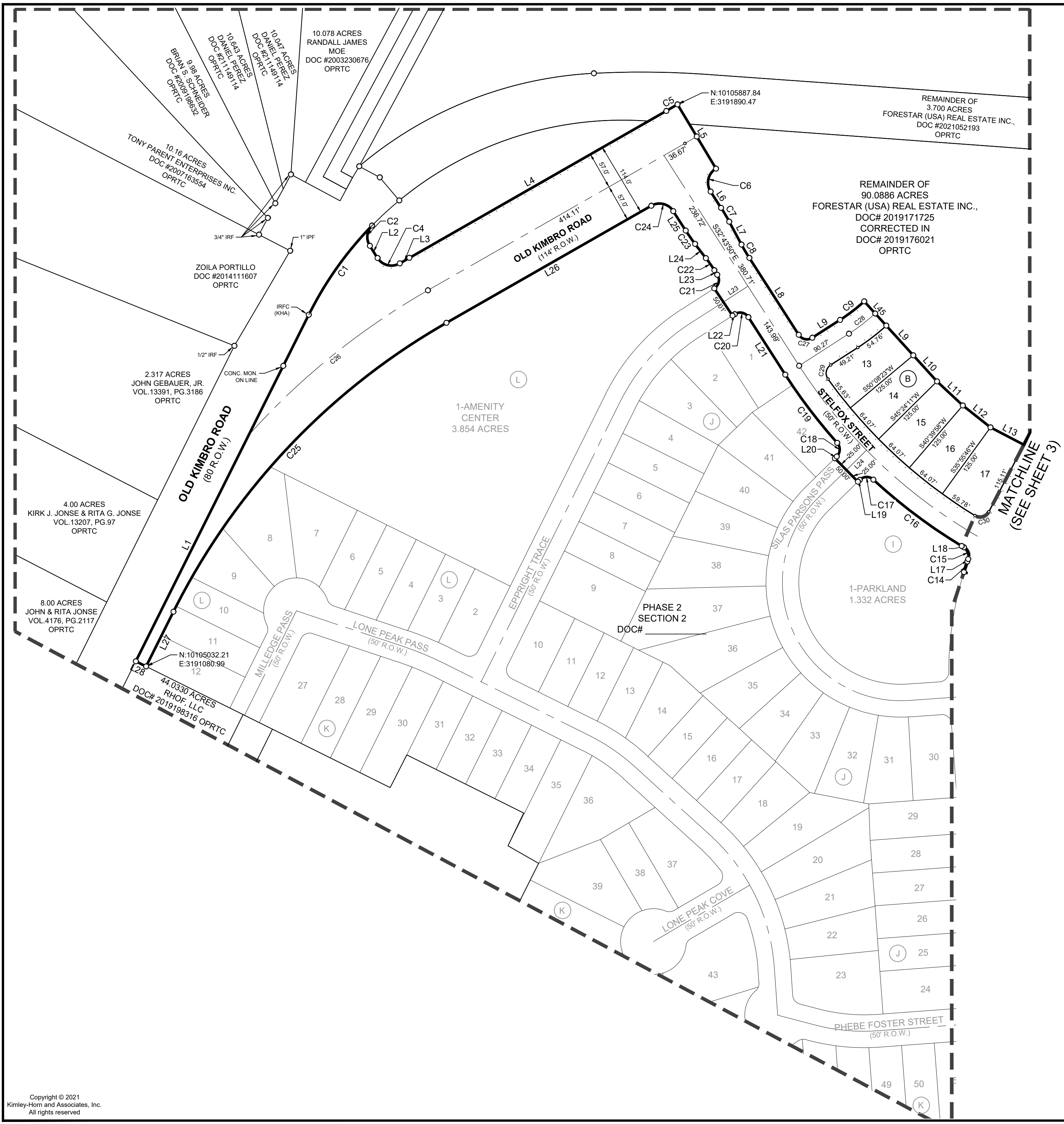


SHEET KEY



LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- · · · · SIDEWALK
- (A) BLOCK IDENTIFIERS



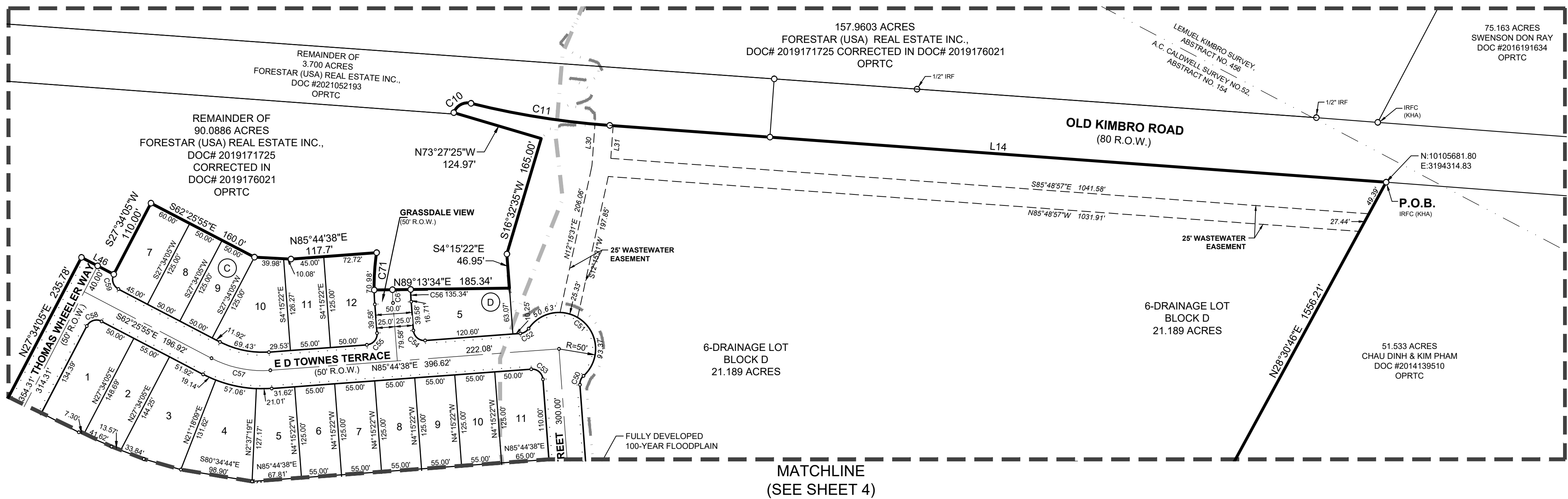
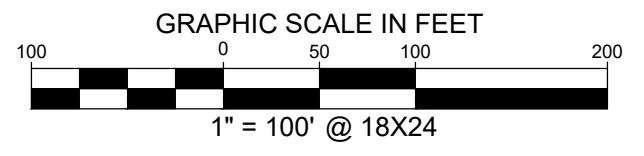
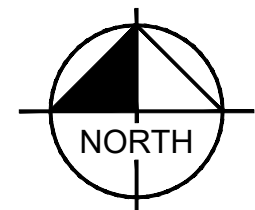
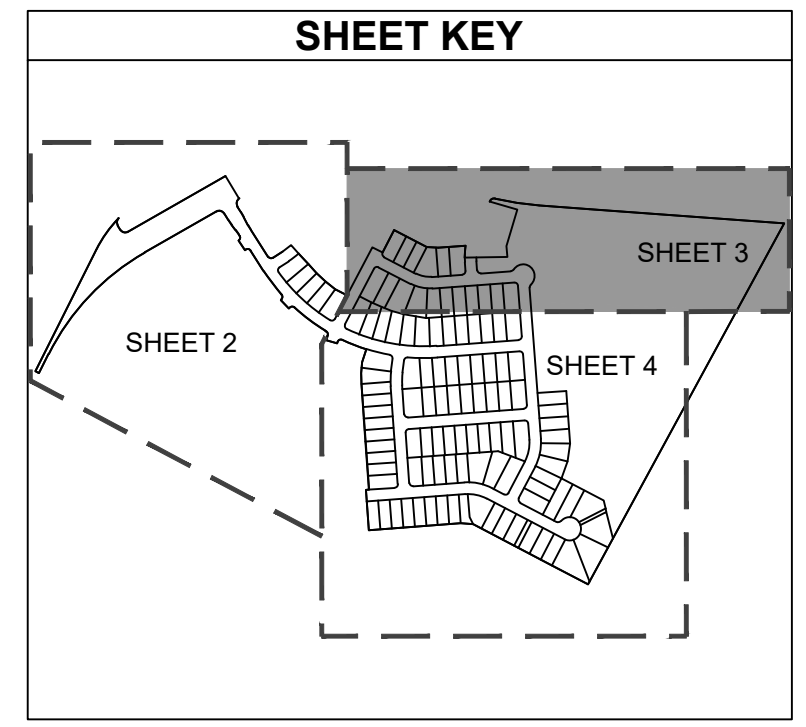
MANOR HEIGHTS PHASE 2, SECTION 1A
 50.619 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886
 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
 AND A PORTION OF OLD KIMBRO ROAD
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/13/2021	069255703	2 OF 6

LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS

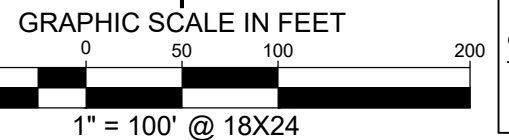
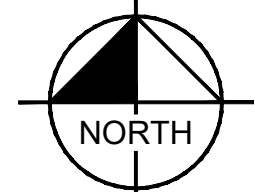


MANOR HEIGHTS PHASE 2, SECTION 1A
 50.619 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886
 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
 AND A PORTION OF OLD KIMBRO ROAD
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

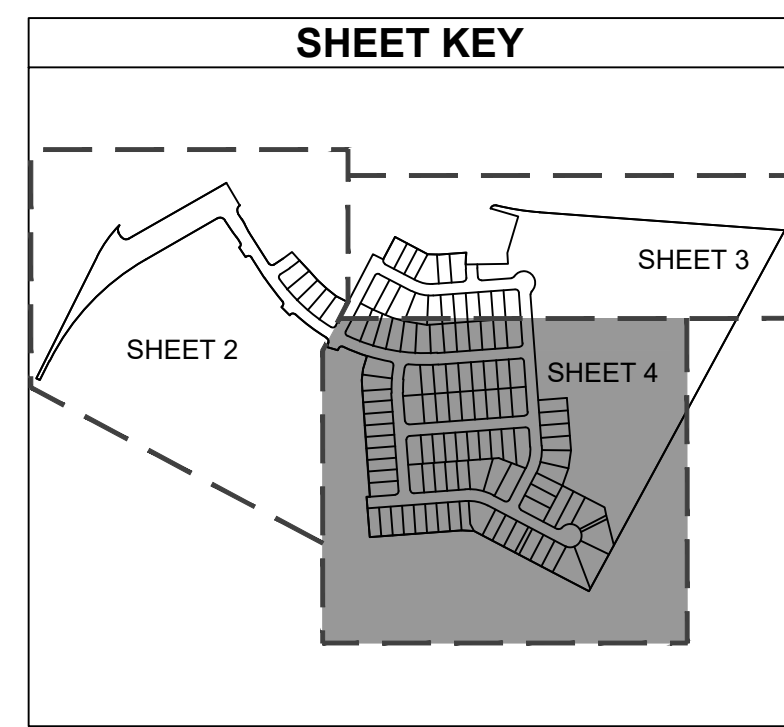
601 NW Loop 410, Suite 350
 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/13/2021	069255703	3 OF 6



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	SIDEWALK
(A)	BLOCK IDENTIFIERS

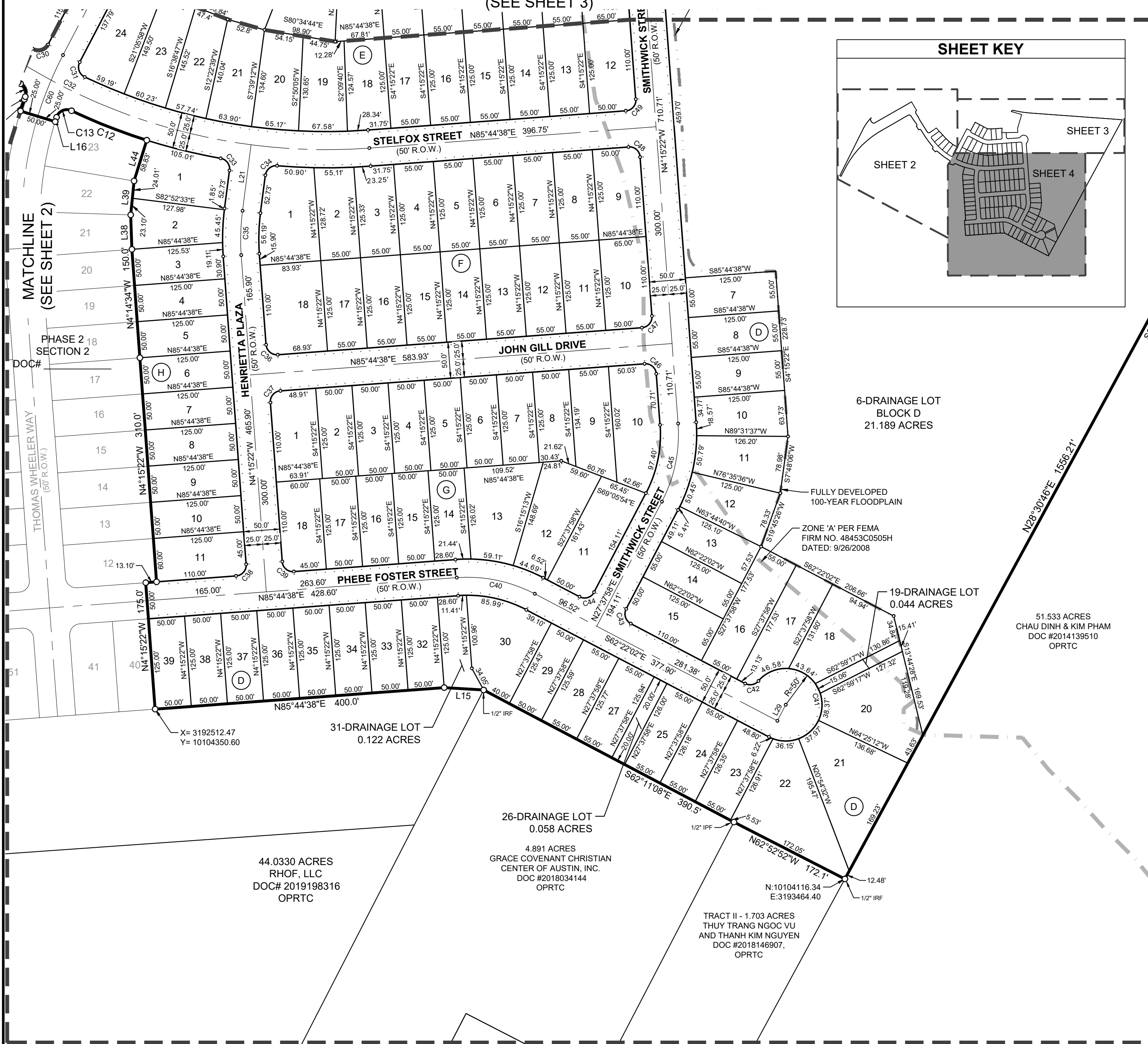
MATCHLINE
(SEE SHEET 3)



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	17°57'27"	533.10'	167.08'	S35°21'29"W	166.40'
C2	76°37'28"	25.00'	33.43'	S06°01'28"W	31.00'
C4	88°16'44"	25.00'	38.52'	S76°25'38"E	34.82'
C5	1°12'08"	943.00'	19.78'	N59°40'07"E	19.78'
C6	91°47'54"	25.00'	40.05'	S13°10'07"W	35.91'
C7	4°30'37"	310.50'	24.44'	S30°28'31"E	24.44'
C8	4°30'37"	300.00'	23.62'	S30°28'31"E	23.61'
C9	9°40'04"	275.00'	46.40'	N52°26'08"E	46.35'
C10	84°16'56"	20.00'	29.42'	N61°43'42"E	26.84'
C11	9°41'07"	1140.00'	182.71'	S80°58'23"E	192.48'
C12	7°45'03"	825.00'	111.60'	S68°39'06"E	111.52'
C13	97°22'38"	15.00'	25.49'	S66°32'07"W	22.53'
C14	1°50'28"	525.00'	16.87'	S18°00'20"W	16.87'
C15	78°36'23"	15.00'	20.58'	N19°56'26"W	19.00'
C16	11°42'16"	825.00'	168.53'	S53°06'54"E	168.24'
C17	87°16'14"	15.00'	22.85'	S89°06'07"W	20.70'
C18	87°16'14"	15.00'	22.85'	N01°49'53"E	20.70'
C19	9°04'25"	825.00'	130.65'	S37°16'02"E	130.51'
C20	90°00'00"	15.00'	23.56'	N77°43'50"W	21.21'
C21	90°00'00"	15.00'	23.56'	N12°16'10"E	21.21'
C22	4°30'37"	285.50'	22.47'	N34°59'08"W	22.47'
C23	4°30'37"	314.50'	24.76'	S4°59'08"E	24.75'
C24	87°00'00"	25.00'	37.96'	N76°13'50"W	34.42'
C25	33°44'24"	1042.98'	614.18'	S43°24'00"W	605.35'
C26	18°20'18"	1100.00'	352.07'	S51°06'02"W	350.57'
C27	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'
C28	9°39'38"	300.00'	50.58'	N52°26'21"E	50.52'
C29	93°01'01"	15.00'	24.35'	S10°45'40"W	21.76'
C30	93°56'30"	15.00'	24.59'	N74°32'20"E	21.93'
C31	92°05'35"	15.00'	24.11'	S18°28'42"E	21.60'
C32	61°31'33"	800.00'	859.06'	S63°29'36"E	818.38'
C33	87°16'14"	15.00'	22.85'	N38°11'05"W	20.70'
C34	87°16'14"	15.00'	22.85'	S51°05'09"W	20.70'
C35	11°42'25"	300.00'	61.30'	S01°35'50"W	61.19'
C36	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C37	90°00'00"	15.00'	23.56'	S40°44'38"W	21.21'
C38	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C39	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C40	31°53'21"	200.00'	111.31'	N78°18'42"W	109.88'
C41	256°39'27"	50.00'	223.98'	N10°41'46"W	78.45'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C42	76°37'28"	15.00'	20.07'	N79°18'14"E	18.61'
C43	90°00'00"	15.00'	23.56'	S17°22'02"E	21.21'
C44	90°00'00"	15.00'	23.56'	N72°37'58"E	21.21'
C45	31°53'21"	200.00'	111.31'	N11°41'18"E	109.88'
C46	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C47	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C48	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C49	90°00'00"	15.00'	23.56'	N59°44'01"E	21.21'
C50	52°01'12"	15.00'	13.62'	S21°45'14"W	13.16'
C51	106°59'46"	50.00'	93.37'	N05°44'04"W	80.38'
C52	52°01'12"	15.00'	13.62'	N59°44'01"E	13.16'
C53	90°00'00"	15.00'	23.56'	N49°15'22"W	21.21'
C54	90°00'00"	15.00'	23.56'	S49°15'22"E	21.21'
C55	90°00'00"	15.00'	23.56'	N40°44'38"E	21.21'
C56	3°28'56"	275.00'	16.71'	S02°30'54"E	16.71'
C57	31°49'28"	150.00'	83.32'	S78°20'39"E	82.25'
C58	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C59	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C60	10°29'03"	500.00'	91.49'	S22°19'34"W	91.36'
C61	3°28'56"	300.00'	18.23'	S02°30'54"E	18.23'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°31'49"W	589.77'
L2	S32°17'16"E	21.93'
L3	N60°15'16"E	467.67'
L4	N60°15'16"E	467.67'
L5	S30°55'56"E	114.00'
L6	S32°43'50"E	29.44'
L7	S28°13'13"E	39.54'
L8	S32°43'50"E	139.08'
L9	N57°16'10"E	50.27'
L10	N17°27'55"E	6.32'
L11	S19°08'40"W	4.00'
L12	S59°06'20"E	3.98'
L13	N45°28'00"W	4.00'
L14	S45°28'00"W	4.00'
L15	S32°43'50"E	35.18'
L16	N60°16'10"E	359.33'
L17	N26°31'49"E	93.07'
L18	N27°37'58"E	25.00'
L19	N04°05'25"E	56.81'
L20	S04°05'25"W	45.00'
L21	N07°27'02"E	91.78'
L22	N57°16'10"E	4.00'
L23	S32°43'50"E	8.19'
L24	N57°16'10"E	44.50'
L25	S37°14'27"E	27.24'
L26	S45°28'00"W	43.05'
L27	S32°43'50"E	35.18'
L28	N60°16'10"E	359.33'
L29	N26°31'49"E	93.07'
L30	N04°05'25"E	56.81'
L31	S04°05'25"W	45.00'



MANOR HEIGHTS PHASE 2, SECTION 1A
50.619 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886
 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
 AND A PORTION OF OLD KIMBRO ROAD
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/13/2021	069255703	4 OF 6

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 50.619 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF OLD KIMBRO ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 2, SECTION 1A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 78.330 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "MANOR HEIGHTS PHASE 2, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, ____.

BY: _____
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006

THE STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330- STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 25'
SIDE YARD - 5'
STREET SIDE YARD - 15'
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
15. LOT 6, BLOCK D, DRAINAGE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 6, BLOCK D, DRAINAGE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 AS AMENDED (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 6, BLOCK D, DRAINAGE LOT, UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
16. LOT 19, BLOCK D, DRAINAGE LOT, LOT 26, BLOCK D, DRAINAGE LOT AND LOT 31, BLOCK D, DRAINAGE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS. THE CITY OF MANOR WILL MAINTAIN THE PUBLIC STORM INFRASTRUCTURE LOCATED IN THE DRAINAGE LOTS.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: _____ ATTEST: _____
PHILIP TRYON, CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE JR., MAYOR LUVIA ALMARAZ, CITY SECRETARY

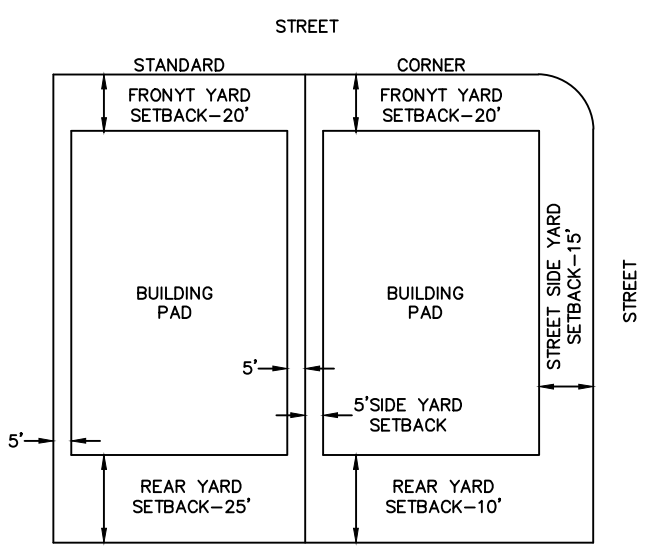
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. ____ DAY OF _____, ____ AT _____ O'CLOCK____, DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20____, AT _____ O'CLOCK____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

MANOR HEIGHTS PHASE 2, SECTION 1A

50.619 ACRES

BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF OLD KIMBRO ROAD A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, APS, JGM, 4/13/2021, 069255703, 5 OF 6

DWG NAME: K:\AUS_CIVIL\069255700_SKY VILLAGE SOUTH\CAD\MANOR HEIGHTS PHASE 2\PLAT\MANOR HEIGHTS 2\ADWG_PLOTTED BY: DUFFY, DANIEL 4/13/2021 11:37 AM LAST SAVED 4/13/2021 11:18 AM

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

BEING a 50.619 acre (2,204,963 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of a called 90.0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; also being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwestern-most corner of a called 51.533 acre tract of land described in instrument to Chau Dinh and Km Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County;

THENCE, South 28°30'46" West, 1781.55 feet, departing the southerly right-of-way line of said Old Kimbro Road and along the northwesterly line of said 51.533 acre tract to a 1/2-inch iron rod found marking the northeast corner of a called 1.703 acre Tract II described in instrument to Thuy Trang Ngoc Vu and Thanh Kim Nguyen recorded in Document No. 2019146907 of the Official Public Records of Travis County;

THENCE, North 62°52'52" West, 172.05 feet, departing the northwesterly line of said 51.533 acre tract and along the northerly line of said Tract II to a 1/2-inch iron pipe found marking the northern-most corner of said Tract II, same being the northeastern-most corner of a called 4.981 acre tract of land described in instrument to Grace Covenant Christian Center of Austin, Inc. recorded in Document No. 2018034144 of the Official Public Records of Travis County;

THENCE, North 62°11'08" West, 390.53 feet along the northeasterly line of said 4.981 acre tract to a 1/2-inch iron rod found marking the northern-most corner of said 4.981 acre tract;

THENCE, departing from said 4.981 acre tract and crossing said 90.0886 acre tract, the following thirty-nine (39) courses and distances:

- North 86°32'13" West, 54.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°44'38" West, 400.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 85°44'38" East, 13.10 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°02'11" West, 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°00'13" West, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 1°52'06" West, 47.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 5°42'09" East, 47.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 17°28'23" East, 58.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 7°45'03", a radius of 825.00 feet, a chord bearing and distance of North 68°39'06" West, 111.52 feet, and a total arc length of 111.60 feet to a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 97°22'38", a radius of 15.00 feet, a chord bearing and distance of South 66°32'07" West, 22.53 feet, and a total arc length of 25.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 17°27'55" West, 6.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 72°54'57" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 1°50'28", a radius of 525.00 feet, a chord bearing and distance of North 18°00'20" East, 16.87 feet, and a total arc length of 16.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 19°08'40" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 78°36'23", a radius of 15.00 feet, a chord bearing and distance of North 19°56'26" West, 19.00 feet, and a total arc length of 20.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 59°06'20" West, 3.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 11°42'16", a radius of 825.00 feet, a chord bearing and distance of North 53°06'54" West, 168.24 feet, and a total arc length of 168.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of South 89°06'07" West, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 45°28'00" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 44°32'00" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 45°28'00" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of North 1°49'53" East, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a northwesterly direction, along a tangent reverse curve to the right, a central angle of 9°04'25", a radius of 825.00 feet, a chord bearing and distance of North 37°16'02" West, 130.51 feet, and a total arc length of 130.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 103.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 77°43'50" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 57°16'10" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°52'34" West, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 12°16'10" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 8.19 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 4°30'37", a radius of 285.50 feet, a chord bearing and distance of North 34°59'08" West, 22.47 feet, and a total arc length of 22.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 37°14'27" West, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 4°30'37", a radius of 314.50 feet, a chord bearing and distance of North 34°59'08" West, 24.75 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 35.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 87°00'00", a radius of 25.00 feet, a chord bearing and distance of North 76°13'50" West, 34.42 feet, and a total arc length of 37.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 60°16'10" West, 359.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 33°44'24", a radius of 1042.98 feet, a chord bearing and distance of South 43°24'00" West, 605.35 feet, and a total arc length of 614.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 26°31'49" West, 93.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 63°36'50" West, 17.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly right-of-way line of aforesaid Old Kimbro Road;

THENCE, along the southeasterly right-of-way line of said Old Kimbro Road, the following two (2) courses and distances:

- North 26°31'49" East, 589.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 24°02'19", a radius of 533.10 feet, a chord bearing and distance of North 38°23'55" East, 222.03 feet, and a total arc length of 223.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly right-of-way line of and crossing said Old Kimbro Road, the following two (2) courses and distances:

- North 40°17'42" West, 46.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 61°40'04" West, 35.46 feet to a 5/8-inch iron rod found marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, along the boundary of said Lot 1, the following two (2) courses and distances:

- North 28°18'06" East, 1281.19 feet to a 1/2-inch iron rod found for corner;
- South 62°26'50" East, 508.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly southeast corner of said Lot 1, same being the southwest corner of a called 3.469 acre tract of land described in instrument to Sky Village Kimbro Estates, LLC recorded in Document No. 2017157471 of the Official Public Records of Travis County;

THENCE, departing from said Lot 1 and said 3.469 acre tract and crossing said 157.9603 acre tract, the following fourteen (14) courses and distances:

- South 27°30'26" West, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°26'57" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of South 17°26'26" East, 42.42 feet, and a total arc length of 47.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 62°25'55" East, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of tangency;
- South 62°25'55" East, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 62°25'55" East, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of South 74°07'26" East, 429.62 feet, and a total arc length of 432.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°48'57" East, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northerly right-of-way line of aforesaid Old Kimbro Road;

THENCE, South 4°11'03" West, 80.00 feet, departing the northerly line of and crossing said Old Kimbro Road to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said Old Kimbro Road;

THENCE, South 85°48'57" East, 846.55 feet along the southerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 50.169 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 13	0.181	7,874	BLOCK E LOT 19	0.181	7,872
BLOCK B LOT 14	0.169	7,383	BLOCK E LOT 20	0.182	7,925
BLOCK B LOT 15	0.169	7,383	BLOCK E LOT 21	0.184	8,017
BLOCK B LOT 16	0.169	7,383	BLOCK E LOT 22	0.172	7,499
BLOCK B LOT 17	0.195	8,476	BLOCK E LOT 23	0.185	8,055
BLOCK C LOT 7	0.171	7,452	BLOCK E LOT 24	0.229	9,992
BLOCK C LOT 8	0.143	6,250	BLOCK F LOT 1	0.235	10,253
BLOCK C LOT 9	0.143	6,250	BLOCK F LOT 2	0.160	6,969
BLOCK C LOT 10	0.221	9,639	BLOCK F LOT 3	0.158	6,878
BLOCK C LOT 11	0.158	6,881	BLOCK F LOT 4	0.158	6,875
BLOCK C LOT 12	0.190	8,257	BLOCK F LOT 5	0.158	6,875
BLOCK D LOT 5	0.208	9,060	BLOCK F LOT 6	0.158	6,875
BLOCK D LOT 7	0.158	6,875	BLOCK F LOT 7	0.158	6,875
BLOCK D LOT 8	0.158	6,875	BLOCK F LOT 8	0.158	6,875
BLOCK D LOT 9	0.158	6,875	BLOCK F LOT 9	0.185	8,077
BLOCK D LOT 10	0.168	7,324	BLOCK F LOT 10	0.185	8,077
BLOCK D LOT 11	0.185	8,042	BLOCK F LOT 11	0.158	6,875
BLOCK D LOT 12	0.182	7,948	BLOCK F LOT 12	0.158	6,875
BLOCK D LOT 13	0.161	7,003	BLOCK F LOT 13	0.158	6,875
BLOCK D LOT 14	0.158	6,875	BLOCK F LOT 14	0.158	6,875
BLOCK D LOT 15	0.185	8,077	BLOCK F LOT 15	0.158	6,875
BLOCK D LOT 16	0.224	9,764	BLOCK F LOT 16	0.158	6,875
BLOCK D LOT 17	0.207	9,017	BLOCK F LOT 17	0.158	6,875
BLOCK D LOT 18	0.256	11,172	BLOCK F LOT 18	0.240	10,444
BLOCK D LOT 19-DRAINAGE	0.044	1,931	BLOCK G LOT 1	0.182	7,940
BLOCK D LOT 23	0.160	6,955	BLOCK G LOT 2	0.143	6,250
BLOCK D LOT 24	0.159	6,945	BLOCK G LOT 3	0.143	6,250
BLOCK D LOT 25	0.159	6,935	BLOCK G LOT 4	0.143	6,250
BLOCK D LOT 26-DRAINAGE	0.058	2,519	BLOCK G LOT 5	0.143	6,250
BLOCK D LOT 27	0.159	6,922	BLOCK G LOT 6	0.143	6,250
BLOCK D LOT 28	0.159	6,912	BLOCK G LOT 7	0.143	6,250
BLOCK D LOT 29	0.144	6,276	BLOCK G LOT 8	0.146	6,340
BLOCK D LOT 30	0.256	11,132	BLOCK G LOT 9	0.186	8,091
BLOCK D LOT 31-DRAINAGE	0.122	5,312	BLOCK G LOT 10	0.239	10,399
BLOCK D LOT 32	0.143	6,250	BLOCK G LOT 11	0.246	10,694
BLOCK D LOT 33	0.143	6,250	BLOCK G LOT 12	0.242	10,521
BLOCK D LOT 34	0.143	6,250	BLOCK G LOT 13	0.256	11,169
BLOCK D LOT 35	0.143	6,250	BLOCK G LOT 14	0.144	6,257
BLOCK D LOT 36	0.143	6,250	BLOCK G LOT 15	0.143	6,250
BLOCK D LOT 37	0.143	6,250	BLOCK G LOT 16	0.143	6,250
BLOCK D LOT 38	0.143	6,250	BLOCK G LOT 17	0.143	6,250
BLOCK D LOT 39	0.143	6,250	BLOCK G LOT 18	0.171	7,452
BLOCK E LOT 1	0.222	9,653	BLOCK H LOT 1	0.213	9,260
BLOCK E LOT 2	0.185	8,068	BLOCK H LOT 2	0.169	7,359
BLOCK E LOT 3	0.249	10,862	BLOCK H LOT 3	0.144	6,253
BLOCK E LOT 4	0.226	9,845	BLOCK H LOT 4	0.143	6,250
BLOCK E LOT 5	0.173	7,542	BLOCK H LOT 5	0.143	6,250
BLOCK E LOT 6	0.158	6,875	BLOCK H LOT 6	0.143	6,250
BLOCK E LOT 7	0.158	6,875	BLOCK H LOT 7	0.143	6,250
BLOCK E LOT 8	0.158	6,875	BLOCK H LOT 8	0.143	6,250
BLOCK E LOT 9	0.158	6,875	BLOCK H LOT 9	0.143	6,250
BLOCK E LOT 10	0.158	6,875	BLOCK H LOT 10	0.143	6,250
BLOCK E LOT 11	0.185	8,077	BLOCK H LOT 11	0.171	7,452
BLOCK E LOT 12	0.185	8,077			
BLOCK E LOT 13	0.158	6,875			
BLOCK E LOT 14	0.158	6,875			
BLOCK E LOT 15	0.158	6,875			
BLOCK E LOT 16	0.158	6,875			
BLOCK E LOT 17	0.158	6,875			
BLOCK E LOT 18	0.166	7,222			

**MANOR HEIGHTS PHASE 2, SECTION 1A
50.619 ACRES**

BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886
ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	4/13/2021	069255703	6 OF 6



Texas Engineering Firm #4242

Date: Friday, May 22, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.
9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.
10. Current tax certificate should be provided. The one submitted was for 2018 taxes.
11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.
12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

5/22/2020 12:08:03 PM
Manor Heights Phase 2 Section 1 Final Plat
2020-P-1249-FP
Page 3

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.
14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.
15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.
16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

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



July 2nd, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 1st Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 22, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.

Response: See attached street name approval from Travis County 911 Addressing via email.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.

Response: Revised as requested.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

Response: Floodplain labels revised for clarity. Vicinity Map located on Sheet 1 is 1"=2000' scale.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X

and Y coordinates shall be identified for four (4) property corners.

Response: X and Y coordinates added as requested.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.

Response: Building setback detail added to sheet 7 and setback note has been added as note 13. This is what we have done on previous final plats submitted to the city of Manor.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.

Response: Sidewalk line type revised as requested.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).

Response: See attached approved CLOMR application.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.

Response: Understood.

9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.

Response: Understood, no deed restrictions or covenants will be used at this time.

10. Current tax certificate should be provided. The one submitted was for 2018 taxes.

Response: See attached tax certificates for 2020.

11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.

Response: See attached license agreement. No parkland will be dedicated in this section, so a special warranty deed will not be required.

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

Response: Revised as requested.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Boundaries are shown. Sheet one is showing the top right corner of the property and small portion of old Kimbro Road that is within the property boundary.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Sheet 6 shows specifically which portion of Old Kimbro Road will be vacated.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

Response: Understood. License agreement has been included with this submittal for review. No special warranty deed will be required because no parkland will be dedicated in this section.

16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

Response: This is Block D Lot 6 and is a drainage lot. A lot label has been added on Sheet 3 for clarity.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Friday, August 21, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~

- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- 11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided. .**
- 12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**
- 13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**
- 14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**
- 15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- 17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**
- 18. Label acreages on all non-residential lots.**
- 19. Lot 6 on Sheet 2 does not have a block associated with it.**
- 20. The City Attorney's office is reviewing the final plat and license agreement.**
- 21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**
- 22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



November 18, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 2nd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated August 21, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
7. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
8. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
9. ~~Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
10. ~~Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
11. **The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**
- Response: Only public parkland will to be conveyed & dedicated to City. Drainage Lots are dedicated to the City of Manor but not conveyed as done on Manor Heights Phase 1 Section 1. No special warranty deed is proposed, as no public parkland is being platted with this plat.
12. **Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**
- Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provider a clear depiction of their boundaries/limits.
13. **It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**
- Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provider a clear depiction of their boundaries/limits.
14. **Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**
- Response: Attached exhibit from City of Manor City Council meeting on November 4, 2020 shows where Old Kimbro Road is to be vacated.
15. **The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**

Response: Understood. No special warranty deed will be required because no public parkland will be dedicated or conveyed in this section.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

Response: Updated correspondence with Travis County 911 attached with this submittal.

18. Label acreages on all non-residential lots.

Response: Acreages labeled on non-residential lots. Acreage for all non-residential and residential lots are provided in the Lot Table on Sheet 8.

19. Lot 6 on Sheet 2 does not have a block associated with it.

Response: Block labeled for Lot 6 on Sheet 2.

20. The City Attorney's office is reviewing the final plat and license agreement.

Response: Comment noted.

21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.

Response: Understood, since the last resubmittal of this plat, The City and Developer team have worked on the abandonment of Old Kimbro Road. Refer to Manor City Council agenda from November 4, 2020 for ordinance approved to vacate the portion of Old Kimbro R.O.W. previously shown.

22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.

Response: Plat note 16 corrected to list correct lots.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



A handwritten signature in blue ink that reads "Alejandro E. Granados Rivas".

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, December 15, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
7. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~

~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~

11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

~~18. Label acreages on all non-residential lots.~~

~~19. Lot 6 on Sheet 2 does not have a block associated with it.~~

~~20. The City Attorney's office is reviewing the final plat and license agreement.~~

~~21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.~~

~~22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~

23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.

24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.

25. The years on the plat should be updated to say 2021.

26. Note 11 in the General Notes should say surety not survey.

27. On Sheet 3 the adjacent property owner name is cut off.

28. General Note 3 should it be "Governing Body" instead of "Covering Body".

- 29. General Note 8 needs to include the year of the manual that is being followed.**
- 30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.**
- 31. General Note 13 needs to provide the ordinance number for the PUD.**
- 32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6..." Also, after November 7, 2018 add ", as amended".**
- 33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



January 14, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights South Phase 2-1, Manor, TX. 78653
 Final Plat, 3rd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated December 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- ~~11. **The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**~~
- ~~12. **Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**~~
- ~~13. **It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**~~
- ~~14. **Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**~~
- ~~15. **The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**~~
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- ~~17. **Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**~~
- ~~18. **Label acreages on all non-residential lots.**~~
- ~~19. **Lot 6 on Sheet 2 does not have a block associated with it.**~~
- ~~20. **The City Attorney's office is reviewing the final plat and license agreement.**~~
- ~~21. **Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**~~

22. ~~Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~
23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.
Response: Lots 16, 19, and 26 will not be dedicated to the City. Note 16 revised.
24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.
Response: Note 16 now states the lots dedicated to the City will be maintained by the HOA.
25. The years on the plat should be updated to say 2021.
Response: Years on plat updated to say 2021 on all sheets.
26. Note 11 in the General Notes should say surety not survey.
Response: Note 11 updated.
27. On Sheet 3 the adjacent property owner name is cut off.
Response: Adjacent property owner name adjusted to be shown.
28. General Note 3 should it be “Governing Body” instead of “Covering Body”.
Response: Note 3 updated.
29. General Note 8 needs to include the year of the manual that is being followed.
Response: Date added to Note 8.
30. General Note 11 needs to be updated to change “this Plan” to “this Plat”; and the “the Plan” needs to be further identified by providing the full title.
Response: Note 11 updated.
31. General Note 13 needs to provide the ordinance number for the PUD.
Response: Note 13 updated with ordinance number.
32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: “The Homeowner Association, and/or its successors and assigns (the “HOA”) shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6....” Also, after November 7, 2018 add “, as amended”.
Response: Note 16 revised.
- General Note 17 needs to be revised to add after November 7, 2018 “, as amended”.
Response: Note 17 revised (now Note 18).



Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, February 10, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
7. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~

~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~

~~11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.~~

~~12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.~~

~~13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.~~

~~14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.~~

~~15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.~~

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

~~17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.~~

~~18. Label acreages on all non-residential lots.~~

~~19. Lot 6 on Sheet 2 does not have a block associated with it.~~

~~20. The City Attorney's office is reviewing the final plat and license agreement.~~

~~21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.~~

~~22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~

~~23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated to and who will maintain the lot.~~

~~24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.~~

~~25. The years on the plat should be updated to say 2021.~~

~~26. Note 11 in the General Notes should say surety not survey.~~

- ~~27. On Sheet 3 the adjacent property owner name is cut off.~~
- ~~28. General Note 3 should it be "Governing Body" instead of "Covering Body".~~
- ~~29. General Note 8 needs to include the year of the manual that is being followed.~~
- ~~30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.~~
- ~~31. General Note 13 needs to provide the ordinance number for the PUD.~~
- ~~32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6...." Also, after November 7, 2018 add ", as amended".~~
- ~~33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".~~

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Kimley»»Horn

March 9, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights South Phase 2-1, Manor, TX. 78653
 Final Plat, 4th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

23. ~~The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated and who will main the lot.~~
Response: Note 16 state that the lot will be dedicated to the City of Manor, and be maintained by the HOA as outlined in the development agreement.

Also please note the plat has been broken out into 2 sections, Phase 2 Section 1A, and Phase 2 Section 1B. This was done so that Phase 2 Section 1A can be accepted prior to Phase 2 Section 1B. Phase 2 Section 1B cannot be complete until the existing Old Kimbro Roadway that overlaps with the plat is demoed and the new portion of Old Kimbro Road is constructed. The developer acknowledges that the "first" phase of Old Kimbro Road currently under construction will also have to be complete and accepted by the City of Manor before the Phase 2 Section 1A plat can be recorded.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
 Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Thursday, April 8, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
- 2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
- 3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
- 4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.**
- 5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.**

4/8/2021 4:24:50 PM
Manor Heights Phase 2 Section 1 Final Plat
2020-P-1249-FP
Page 2

6. The document number should be provided for the deed conveying the property of the City.

7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.

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



April 14, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
 Final Plat, 5th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated April 8, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. **Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been requested, due to change in use, rollback taxes are being assessed, and developer is working on having all owed taxed paid. We understand that plat cannot be recorded until a tax certificate showing no outstanding taxes is provided.
2. **Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
Response: This sheet has been removed from 1A.
3. **The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
Response: License agreement updated to mention Section 1A and 1B.
4. **General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license**

- agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.
Response: Note 16 updated.
5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.
Response: A very small portion of previous Old Kimbro right of way (that was deeded over to Forestar) will be platted over with Phase 2-1A. The remainder of that 3.7 acres will be platted over with Phase 2-1B, those lots will be assessed once the final plats are recorded.
 6. The document number should be provided for the deed conveying the property of the City.
Response: Recorded document 2021052193 noted on applicable sheets.
 7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.
Response: An exhibit has been attached to help clarify the intent of splitting up Phase 2-1. The goal being to have Phase 2-1A, Phase 2-2 platted concurrently with the acceptance of the first phase of the Old Kimbro Road reconstruction.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
 Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, May 18, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.

~~2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~

~~3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~

~~4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~

- ~~5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~
- ~~6. The document number should be provided for the deed conveying the property of the City.~~
- ~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~
- 8. The following is a comment for the License Agreement:

Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are being dedicated to the HOA according to the plat note and are not part of this agreement.
- 9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



July 22, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
 Final Plat, 6th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 18, 2021. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. **Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been obtained and provided.
2. ~~Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~
3. ~~The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~
4. ~~General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~
5. ~~City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~

- ~~6. The document number should be provided for the deed conveying the property of the City.~~
- ~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~
8. Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are dedicated to the HOA according to the plat note and are not part of this agreement.
Response: Lots 19, 26, and 31 D have been deleted from the Exhibit and the legal description.
9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.
Response: Email confirmation from TCESD confirming approval of the temporary secondary point of access has been provided with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com

Scott Dunlop

From: Bill Carlson <bcarlson@tcesd12.com>
Sent: Wednesday, July 21, 2021 2:15 PM
To: Granados, Alex; Pauline Gray; Pauline Gray
Subject: Manor Heights Phase 2 (2-1 & 2-2)

Categories: External

Alex,

The Fire Marshal approved your request to use the temporary entrance as shown.

You proposed a 30 foot face to face asphalt driving surface that will be open to traffic at all times.

As a side note the two proposed original driveways for the Phase 2 project as a whole do not meet the remoteness requirement of the adopted fire code. The proposed temporary access will need to stay open until an additional access point is completed sometime in the next phase of the project. Once an additional entrance to the project is provided you can request Manor and TCESD12 approve closing the temporary access point.

Respectfully,

Bill Carlson

Deputy Fire Marshal

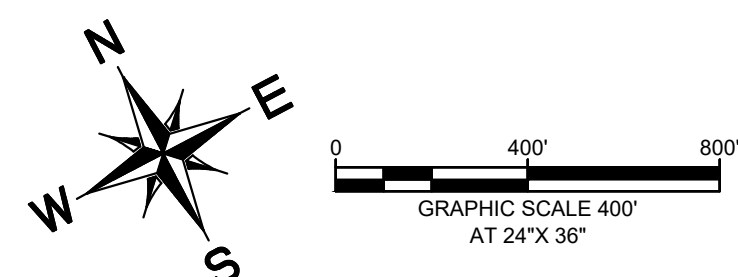
Travis County ESD No.12

11200 Gregg Ln. / PO Box 846

Manor, Texas 78653

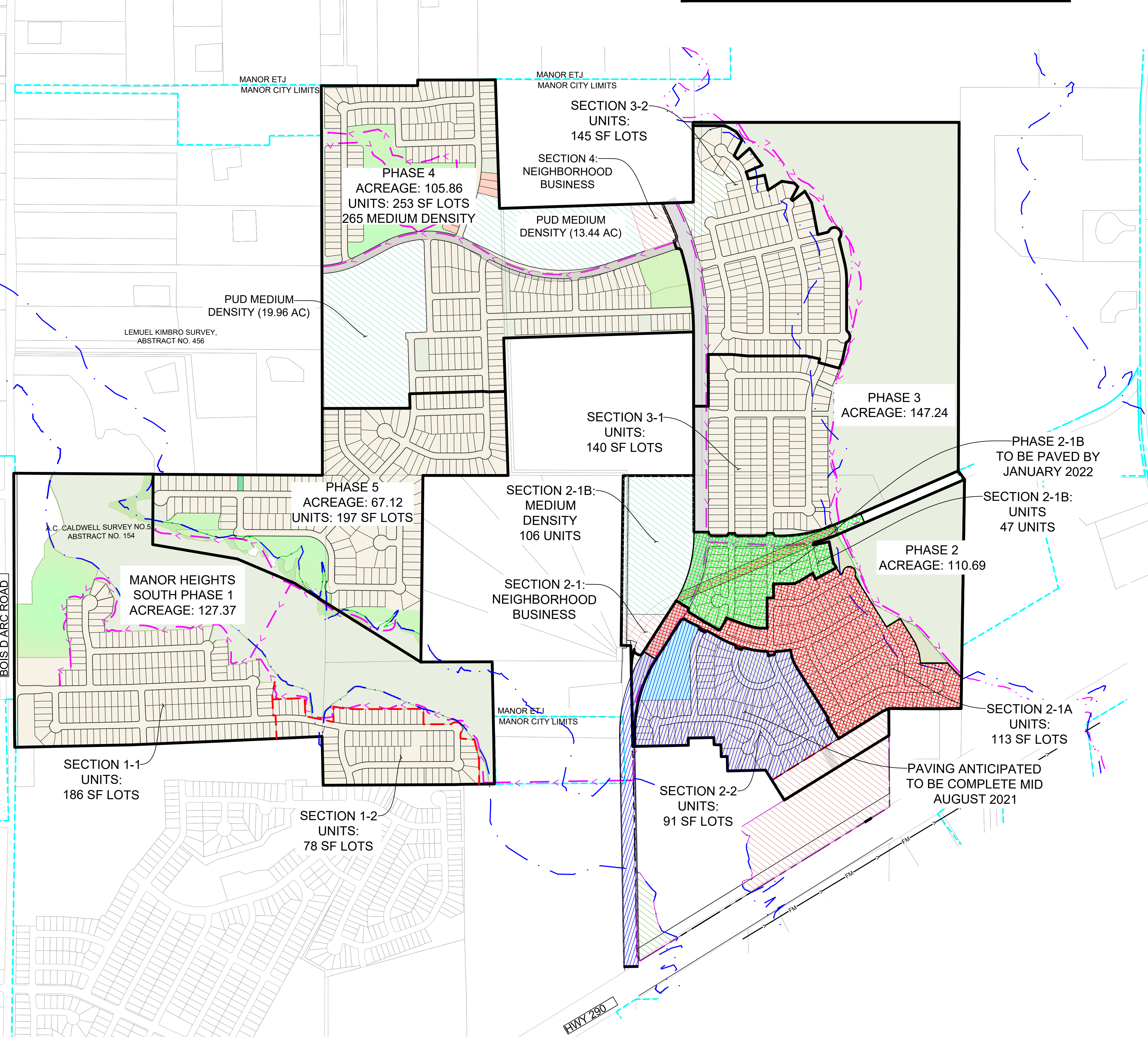
O: (512) 272-4502 - C: (512) 375-1941

www.TCESD12.com



LEGEND

	BOUNDARY		OPEN SPACE/FLOODPLAIN
	SECTION LINE		CITY PARKLAND
	TRAIL		HOA AMENITY
	SINGLE FAMILY		ROADWAYS
	COMMERCIAL		
	MEDIUM DENSITY		



Lot Width	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Overall	
	Lot Count	Lot Count	Lot Count	Lot Count	Lot Count	Lot Count	Lot Mix
50'	264	176	194	234	88	956	76%
55'	0	75	44	19	12	150	12%
60'	0	0	47	0	97	144	12%
Subtotal SF Lots	264	251	285	253	197	1250	100%
Medium Density	0	106	0	265	0	371	
Total Lots	264	357	285	518	197	1621	

MANOR HEIGHTS

OVERALL MANOR HEIGHTS
UPDATE 03/29/2021

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Gromede, Alex Date: March 23, 2021 08:27:33am File Path: K:\AUS-Civil\08255700_Sky Village_South\CAD\Exhibits\Development_Agreement_Exhibits\20210325_Overall_Manor_Heights-2-1A-2-1B.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 11, 2021
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn and Associates

Owner: Forestar (USA) Real Estate Group

BACKGROUND/SUMMARY:

This plat is associated with Item #19 Manor Heights Phase 2 Section 1A. Originally Sections 1A and 1B had been submitted as one plat but the developer chose to split the section into smaller parts. The plats were still reviewed together by our engineer and they have been approved. Dividing the section raised concerns about access so ESD 12 reviewed the new sections and has approved the layout with the inclusion of a temporary entrance. There is a license agreement regarding the maintenance of parkland/open space lots within the Phase that is under final review by legal so staff is recommending the plat be conditionally approved pending legal's approval of the license agreement.

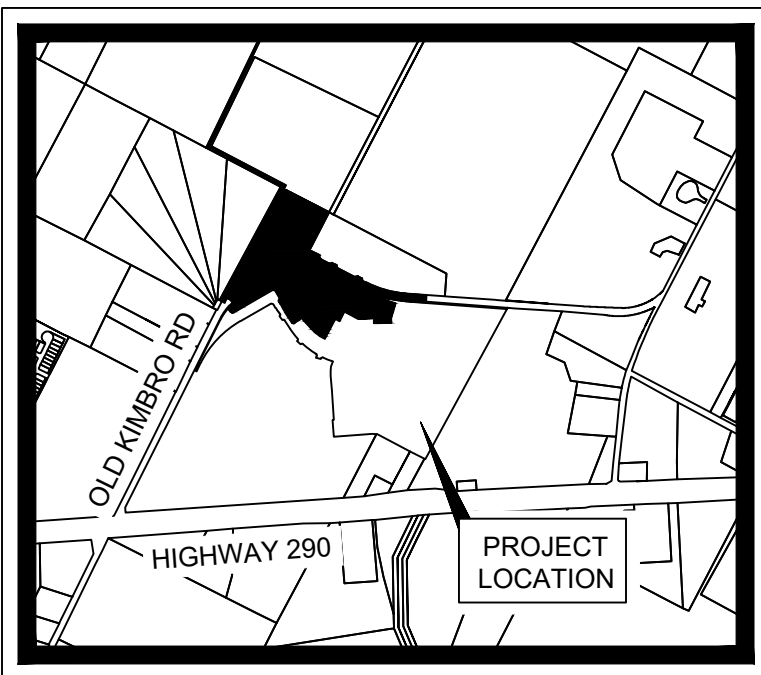
LEGAL REVIEW: *Pending*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- ESD 12 Approval
- Overall subdivision phasing

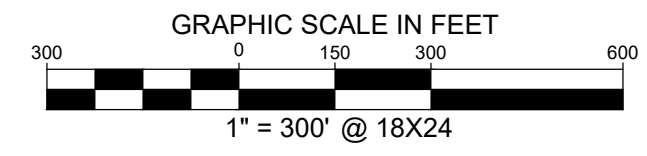
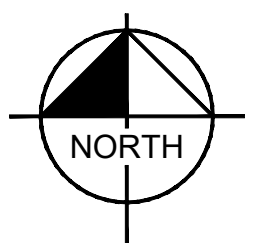
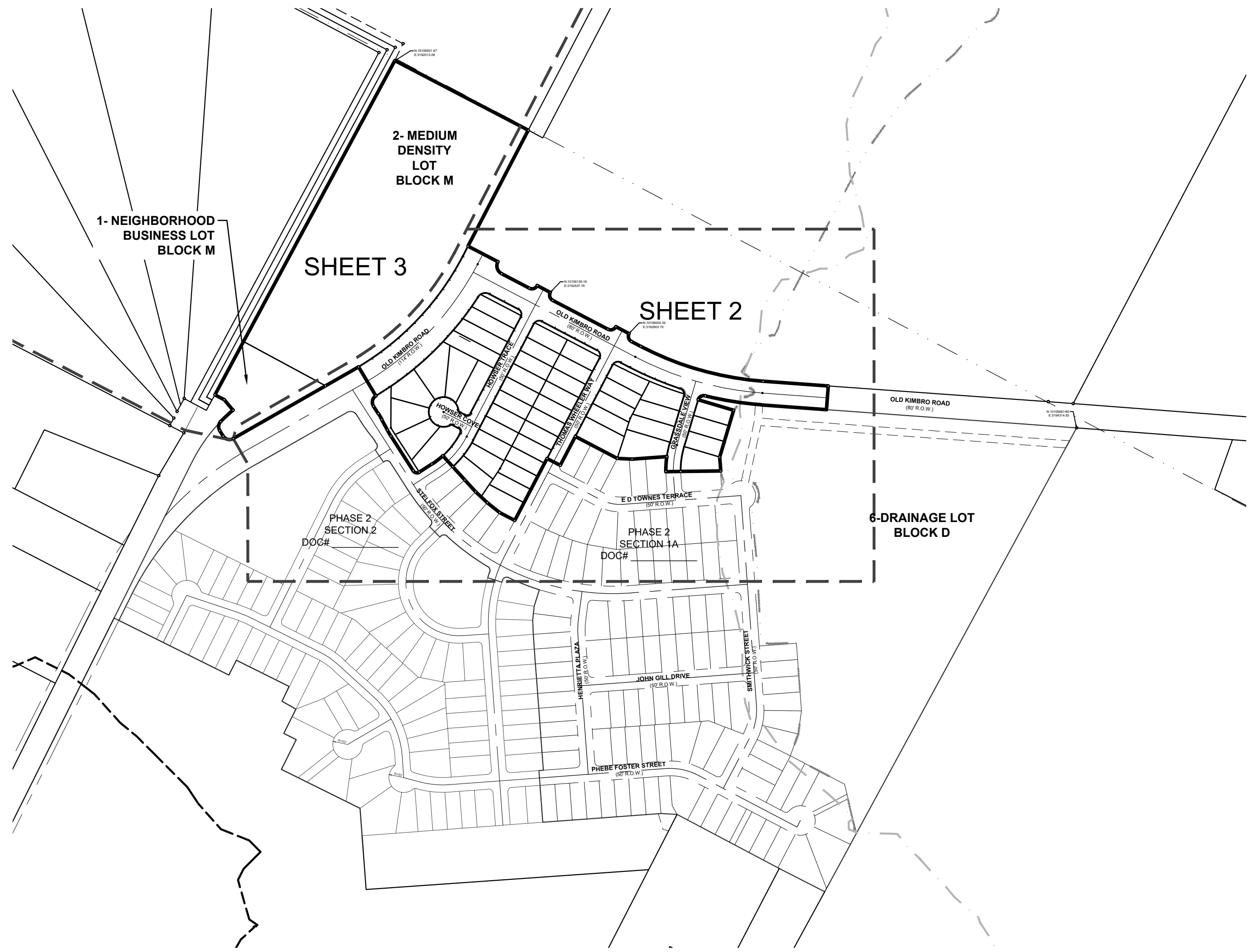
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Final Plat for Manor Heights Phase 2 Section 1B, fifty-three (53) lots on 27.69 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX pending legal's approval of the license agreement.

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



VICINITY MAP
SCALE: 1" = 2,000'



Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved

GENERAL INFORMATION:

TOTAL ACREAGE.....	27.686 ACRES
TOTAL LINEAR FEET OF ROW.....	3,356'
LINEAR FEET OF 50' ROW.....	1,484'
LINEAR FEET OF 80' ROW.....	1,286'
LINEAR FEET OF 114' ROW.....	586'
ACREAGE OF ROW.....	5.526 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	47
ACREAGE OF SINGLE FAMILY LOTS.....	8.920 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	6
ACREAGE OF NON-RESIDENTIAL LOTS.....	13.240 ACRES
TOTAL NUMBER OF LOTS.....	53

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

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

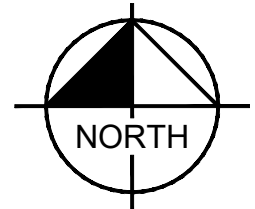
MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

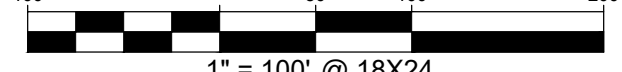
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	APS	JGM	4/14/2021	069255703	1 OF 5

DWG NAME: K:\AUS_CIVIL\069255703 SKY VILLAGE SOUTH\CAD\MANOR HEIGHTS PHASE 2\PLATS\MANOR HEIGHTS 2\BDWG PLOTTED BY: DUFFY, DANIEL 4/14/2021 5:30 PM LAST SAVED 3/9/2021 10:11 AM

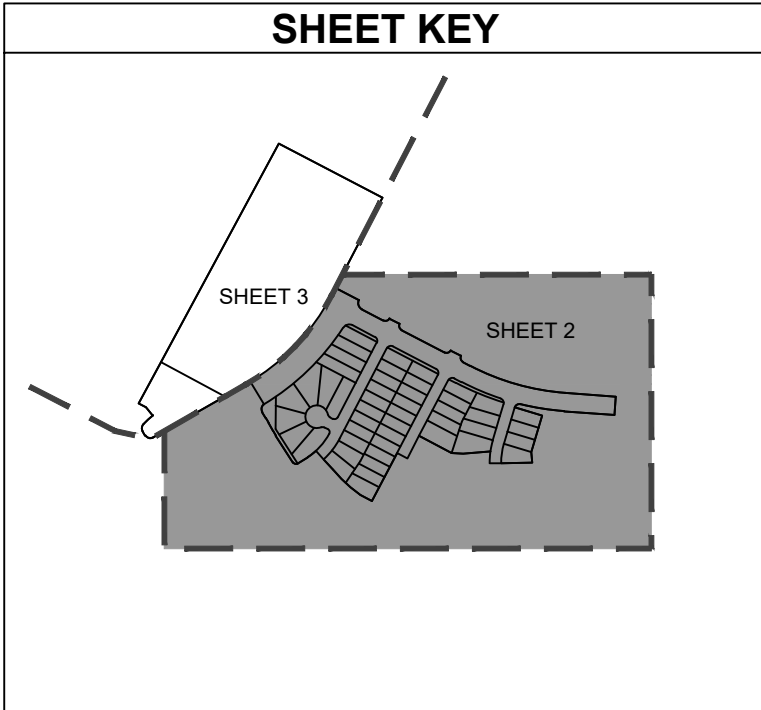


GRAPHIC SCALE IN FEET



1" = 100' @ 18X24

SHEET KEY



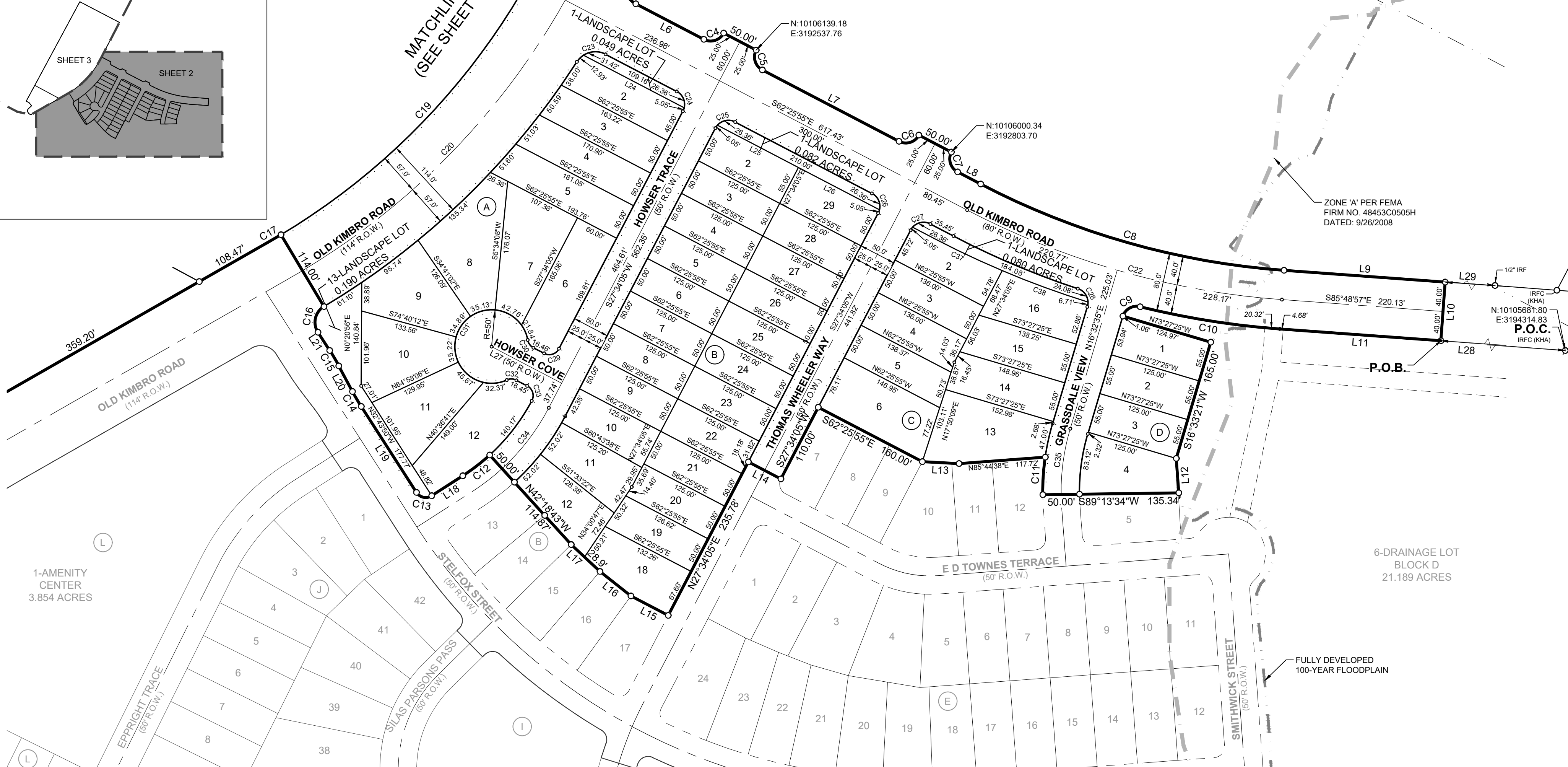
LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS

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

LEMUEL KIMBRO SURVEY,
ABSTRACT NO. 456
A.C. CALDWELL SURVEY NO. 52,
ABSTRACT NO. 154

ZONE 'A' PER FEMA
FIRM NO. 48453C0505H
DATED: 9/26/2008

N:10105681.80
E:3194314.83
P.O.C.
IRFC (KHA)



1-AMENITY CENTER
3.854 ACRES

6-DRAINAGE LOT
BLOCK D
21.189 ACRES

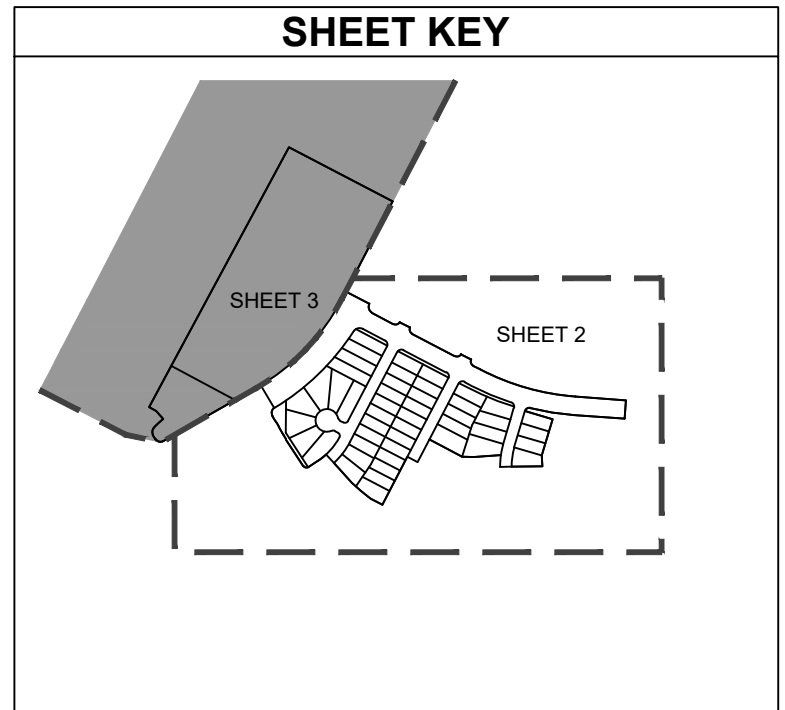
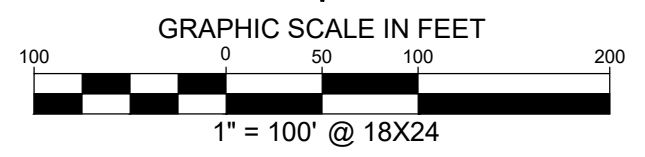
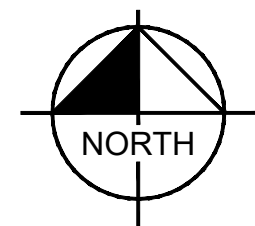
FULLY DEVELOPED
100-YEAR FLOODPLAIN

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

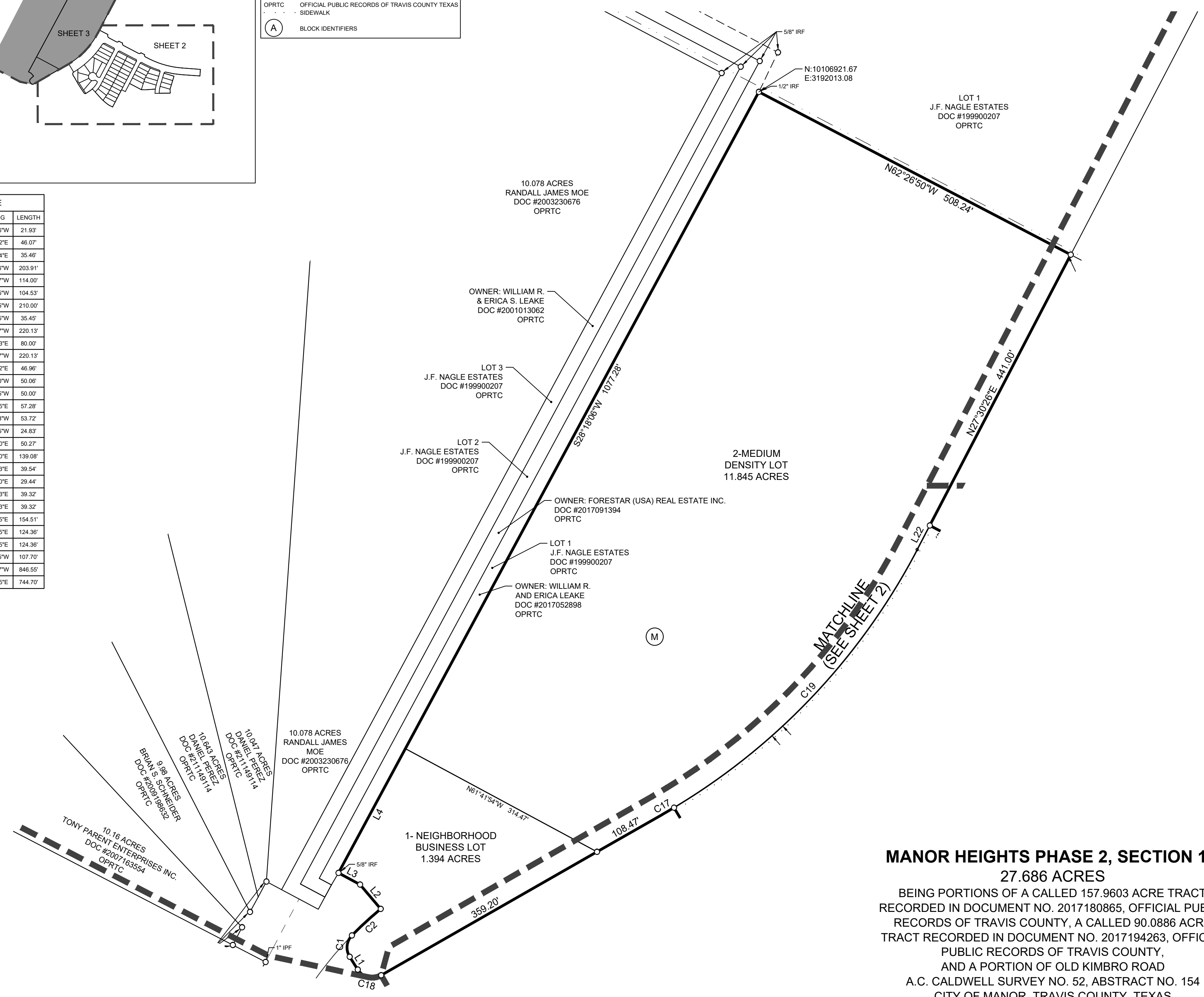
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/14/2021	069255703	2 OF 5



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK
(A)	BLOCK IDENTIFIERS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76°37'28"	25.00'	33.43'	N06°01'28"E	31.00'
C2	6°04'52"	533.10'	56.58'	S47°22'38"W	56.55'
C3	89°58'58"	30.00'	47.11'	S17°26'26"E	42.42'
C4	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C5	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C6	90°00'00"	20.00'	31.42'	N72°34'05"E	28.28'
C7	90°00'00"	20.00'	31.42'	S17°25'55"E	28.28'
C8	23°23'02"	1060.00'	432.61'	S74°07'26"E	429.62'
C9	84°16'56"	20.00'	29.42'	S61°43'42"W	26.84'
C10	9°41'07"	1140.00'	192.71'	N80°58'23"W	192.48'
C11	9°01'51"	325.00'	51.23'	N03°44'30"E	51.17'
C12	9°40'04"	275.00'	46.40'	S52°26'08"W	46.35'
C13	90°00'00"	15.00'	23.56'	S77°43'50"E	21.21'
C14	4°30'37"	300.00'	23.62'	S30°28'31"E	23.61'
C15	4°30'37"	310.50'	24.44'	S30°28'31"E	24.44'
C16	91°47'54"	25.00'	40.05'	S13°10'07"W	35.91'
C17	1°12'06"	943.00'	19.78'	S59°40'07"W	19.78'
C18	88°16'44"	25.00'	38.52'	N76°25'38"W	34.82'
C19	31°31'01"	943.00'	518.72'	N43°18'34"E	512.21'
C20	31°31'01"	1000.00'	550.07'	N43°18'34"E	543.17'
C21	1°45'23"	1000.00'	30.65'	N28°25'45"E	30.65'
C22	23°23'02"	1100.00'	448.94'	S74°07'26"E	445.83'
C23	84°42'11"	30.00'	44.35'	S75°13'00"W	40.42'
C24	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'
C25	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C26	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'
C27	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'
C28	88°13'37"	20.00'	30.80'	N27°34'13"W	27.84'
C29	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C30	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C31	284°02'25"	50.00'	247.87'	S27°34'05"W	61.54'
C32	52°01'12"	15.00'	13.62'	N88°26'31"W	13.16'
C33	90°29'53"	15.00'	23.69'	N17°10'58"W	21.31'
C34	20°02'27"	300.00'	104.93'	N37°35'19"E	104.40'
C35	17°19'01"	300.00'	90.67'	S07°53'05"W	90.33'
C37	4°36'36"	1255.00'	100.97'	S64°44'13"E	100.95'
C38	5°40'34"	1255.00'	124.33'	S69°52'47"E	124.28'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N32°17'16"W	21.93'
L2	S40°17'42"E	46.07'
L3	S61°40'04"E	35.46'
L4	S28°18'06"W	203.91'
L5	N62°26'57"W	114.00'
L6	N62°25'55"W	104.53'
L7	N62°25'55"W	210.00'
L8	N62°25'55"W	35.45'
L9	N85°48'57"W	220.13'
L10	N04°11'03"E	80.00'
L11	N85°48'57"W	220.13'
L12	S04°17'52"E	46.96'
L13	N87°02'40"W	50.06'
L14	N62°25'55"W	50.00'
L15	S62°25'55"E	57.28'
L16	N51°42'08"W	53.72'
L17	N46°57'55"W	24.83'
L18	N57°16'10"E	50.27'
L19	S32°43'50"E	139.08'
L20	S28°13'13"E	39.54'
L21	S32°43'50"E	29.44'
L22	N27°33'03"E	39.32'
L23	N27°33'03"E	39.32'
L24	S62°25'55"E	154.51'
L25	S62°25'55"E	124.36'
L26	S62°25'55"E	124.36'
L27	N62°25'55"W	107.70'
L28	N85°48'57"W	846.55'
L29	S85°54'35"E	744.70'



MANOR HEIGHTS PHASE 2, SECTION 1B
 27.686 ACRES
 BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
 RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
 TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
 PUBLIC RECORDS OF TRAVIS COUNTY,
 AND A PORTION OF OLD KIMBRO ROAD
 A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn
 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	APS	JGM	4/14/2021	069255703	3 OF 5

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 27.686 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF OLD KIMBRO ROAD, AN 80 FOOT WIDE RIGHT-OF-WAY, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 2, SECTION 1B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 27.686 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "MANOR HEIGHTS PHASE 2, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, ____.

BY: _____
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006

THE STATE OF _____ §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ALEJANDRO E. GRANADOS RICO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330- STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
- 9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 25'
SIDE YARD - 5'
STREET SIDE YARD - 15'
- 14. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT AND LOT 1, BLOCK C, LANDSCAPE LOT ARE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
- 15. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
- 16. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: _____ ATTEST: _____
PHILIP TRYON, CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____
DR. LARRY WALLACE JR., MAYOR LUVIA ALMARAZ, CITY SECRETARY

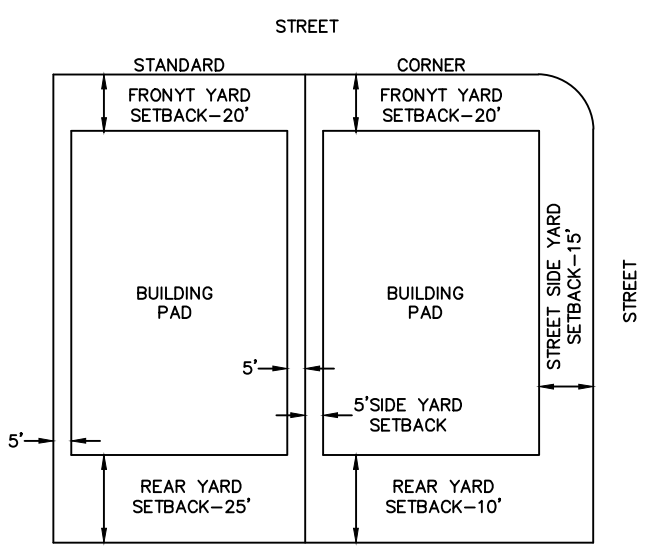
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. ____ DAY OF _____, ____ AT _____ O'CLOCK _____, DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS
COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

MANOR HEIGHTS PHASE 2, SECTION 1B
27.686 ACRES
BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF OLD KIMBRO ROAD A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com
Scale: N/A Drawn by: APS Checked by: JGM Date: 4/14/2021 Project No.: 069255703 Sheet No.: 4 OF 5

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

BEING a 27.686 acre (1,206,002 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, City of Manor, Travis County, Texas; and being a portion of a called 157.9603 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; also being a portion of a called 90.0886 acre tract of land described in instrument to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2019171725, corrected in Document No. 2019176021 of the Official Public Records of Travis County; also being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the southerly right-of-way line of said Old Kimbro Road marking the northwest-most corner of a called 51.533 acre tract of land described in instrument to Chau Dinh and Km Pham recorded in Document No. 2014139510 of the Official Public Records of Travis County;

THENCE, North 85°48'57" West, 846.55 feet, along the southern right-of-way line of said Old Kimbro Road to a **POINT OF BEGINNING**;

THENCE, crossing said 90.0886 acre tract, the following thirty-nine (39) courses and distances:

- North 86°32'13" West, 54.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°44'38" West, 400.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°15'22" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 85°44'38" East, 13.10 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°02'11" West, 310.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 4°00'13" West, 150.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 1°52'06" West, 47.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 5°42'09" East, 47.12 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 17°28'23" East, 58.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 7°45'03", a radius of 825.00 feet, a chord bearing and distance of North 68°39'06" West, 111.52 feet, and a total arc length of 111.60 feet to a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 97°22'38", a radius of 15.00 feet, a chord bearing and distance of South 66°32'07" West, 22.53 feet, and a total arc length of 25.49 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 17°27'55" West, 6.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 72°54'57" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 1°50'28", a radius of 525.00 feet, a chord bearing and distance of North 18°00'20" East, 16.87 feet, and a total arc length of 16.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 19°08'40" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 78°36'23", a radius of 15.00 feet, a chord bearing and distance of North 19°56'26" West, 19.00 feet, and a total arc length of 20.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 59°06'20" West, 3.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 11°42'16", a radius of 825.00 feet, a chord bearing and distance of North 53°06'54" West, 168.24 feet, and a total arc length of 168.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a southwesterly direction, along a tangent reverse curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of South 89°06'07" West, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 45°28'00" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 44°32'00" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 45°28'00" East, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 87°16'14", a radius of 15.00 feet, a chord bearing and distance of North 1°49'53" East, 20.70 feet, and a total arc length of 22.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
- in a northwesterly direction, along a tangent reverse curve to the right, a central angle of 9°04'25", a radius of 825.00 feet, a chord bearing and distance of North 37°16'02" West, 130.51 feet, and a total arc length of 130.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 103.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 77°43'50" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 57°16'10" West, 4.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 33°52'34" West, 50.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 12°16'10" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 8.19 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 4°30'37", a radius of 285.50 feet, a chord bearing and distance of North 34°59'08" West, 22.47 feet, and a total arc length of 22.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency ;
- North 37°14'27" West, 27.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 4°30'37", a radius of 314.50 feet, a chord bearing and distance of North 34°59'08" West, 24.75 feet, and a total arc length of 24.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°43'50" West, 35.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 87°00'00", a radius of 25.00 feet, a chord bearing and distance of North 76°13'50" West, 34.42 feet, and a total arc length of 37.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 60°16'10" West, 359.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 33°44'24", a radius of 1042.98 feet, a chord bearing and distance of South 43°24'00" West, 605.35 feet, and a total arc length of 614.18 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 26°31'49" West, 93.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 63°36'50" West, 17.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly right-of-way line of aforesaid Old Kimbro Road;

THENCE, along the southeasterly right-of-way line of said Old Kimbro Road, the following two (2) courses and distances:

- North 26°31'49" East, 589.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" found for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 24°02'19", a radius of 533.10 feet, a chord bearing and distance of North 38°23'55" East, 222.03 feet, and a total arc length of 223.86 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly right-of-way line of and crossing said Old Kimbro Road, the following two (2) courses and distances:

- North 40°17'42" West, 46.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 61°40'04" West, 35.46 feet to a 5/8-inch iron rod found marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

THENCE, along the boundary of said Lot 1, the following two (2) courses and distances:

- North 28°18'06" East, 1281.19 feet to a 1/2-inch iron rod found for corner;
- South 62°26'50" East, 508.24 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly southeast corner of said Lot 1, same being the southwest corner of a called 3.469 acre tract of land described in instrument to Sky Village Kimbro Estates, LLC recorded in Document No. 2017157471 of the Official Public Records of Travis County;

THENCE, departing from said Lot 1 and said 3.469 acre tract and crossing said 157.9603 acre tract, the following fourteen (14) courses and distances:

- South 27°30'26" West, 441.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°26'57" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of South 17°26'26" East, 42.42 feet, and a total arc length of 47.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 62°25'55" East, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing

and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of tangency;
- South 62°25'55" East, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 72°34'05" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 62°25'55" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 17°25'55" East, 28.28 feet, and a total arc length of 31.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 62°25'55" East, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southeasterly direction, along a tangent curve to the left, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of South 74°07'26" East, 429.62 feet, and a total arc length of 432.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 85°48'57" East, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the northerly right-of-way line of aforesaid Old Kimbro Road;

THENCE, South 4°11'03" West, 80.00 feet, departing the northerly line of and crossing said Old Kimbro Road to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said Old Kimbro Road;

THENCE, South 85°48'57" East, 846.55 feet along the southerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 27.686 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1-LANDSCAPE	0.049	2,129
BLOCK A LOT 2	0.184	8,008
BLOCK A LOT 3	0.192	8,343
BLOCK A LOT 4	0.202	8,788
BLOCK A LOT 5	0.215	9,360
BLOCK A LOT 6	0.247	10,779
BLOCK A LOT 7	0.277	12,058
BLOCK A LOT 8	0.309	13,472
BLOCK A LOT 9	0.251	10,927
BLOCK A LOT 10	0.243	10,567
BLOCK A LOT 11	0.223	9,696
BLOCK A LOT 12	0.275	11,965
BLOCK A LOT 13-LANDSCAPE	0.190	8,291
BLOCK B LOT 1-LANDSCAPE	0.082	3,580
BLOCK B LOT 2	0.158	6,874
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK B LOT 9	0.143	6,250
BLOCK B LOT 10	0.155	6,736
BLOCK B LOT 11	0.181	7,884
BLOCK B LOT 12	0.191	8,332
BLOCK B LOT 18	0.196	8,532
BLOCK B LOT 19	0.149	6,472
BLOCK B LOT 20	0.144	6,262
BLOCK B LOT 21	0.143	6,250
BLOCK B LOT 22	0.143	6,250
BLOCK B LOT 23	0.143	6,250
BLOCK B LOT 24	0.143	6,250
BLOCK B LOT 25	0.143	6,250
BLOCK B LOT 26	0.143	6,250
BLOCK B LOT 27	0.143	6,250
BLOCK B LOT 28	0.143	6,250
BLOCK B LOT 29	0.158	6,874
BLOCK C LOT 1-LANDSCAPE	0.080	3,465
BLOCK C LOT 2	0.161	7,033
BLOCK C LOT 3	0.156	6,800
BLOCK C LOT 4	0.156	6,816
BLOCK C LOT 5	0.164	7,133
BLOCK C LOT 6	0.268	11,680
BLOCK C LOT 14	0.192	8,357
BLOCK C LOT 15	0.181	7,898
BLOCK C LOT 16	0.189	8,231
BLOCK D LOT 1	0.158	6,875
BLOCK D LOT 2	0.158	6,875
BLOCK D LOT 3	0.158	6,875
BLOCK D LOT 4	0.198	8,619

MANOR HEIGHTS PHASE 2, SECTION 1B 27.686 ACRES

BEING PORTIONS OF A CALLED 157.9603 ACRE TRACT
RECORDED IN DOCUMENT NO. 2017180865, OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, A CALLED 90.0886 ACRE
TRACT RECORDED IN DOCUMENT NO. 2017194263, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY,
AND A PORTION OF OLD KIMBRO ROAD
A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	4/14/2021	069255703	5 OF 5



Texas Engineering Firm #4242

Date: Friday, May 22, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.
9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.
10. Current tax certificate should be provided. The one submitted was for 2018 taxes.
11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.
12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

5/22/2020 12:08:03 PM
Manor Heights Phase 2 Section 1 Final Plat
2020-P-1249-FP
Page 3

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.
14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.
15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.
16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

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



July 2nd, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 1st Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 22, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.

Response: See attached street name approval from Travis County 911 Addressing via email.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.

Response: Revised as requested.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

Response: Floodplain labels revised for clarity. Vicinity Map located on Sheet 1 is 1"=2000' scale.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X

and Y coordinates shall be identified for four (4) property corners.

Response: X and Y coordinates added as requested.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.

Response: Building setback detail added to sheet 7 and setback note has been added as note 13. This is what we have done on previous final plats submitted to the city of Manor.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.

Response: Sidewalk line type revised as requested.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).

Response: See attached approved CLOMR application.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.

Response: Understood.

9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.

Response: Understood, no deed restrictions or covenants will be used at this time.

10. Current tax certificate should be provided. The one submitted was for 2018 taxes.

Response: See attached tax certificates for 2020.

11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.

Response: See attached license agreement. No parkland will be dedicated in this section, so a special warranty deed will not be required.

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

Response: Revised as requested.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Boundaries are shown. Sheet one is showing the top right corner of the property and small portion of old Kimbro Road that is within the property boundary.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Sheet 6 shows specifically which portion of Old Kimbro Road will be vacated.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

Response: Understood. License agreement has been included with this submittal for review. No special warranty deed will be required because no parkland will be dedicated in this section.

16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

Response: This is Block D Lot 6 and is a drainage lot. A lot label has been added on Sheet 3 for clarity.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Friday, August 21, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~

- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- 11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided. .**
- 12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**
- 13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**
- 14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**
- 15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- 17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**
- 18. Label acreages on all non-residential lots.**
- 19. Lot 6 on Sheet 2 does not have a block associated with it.**
- 20. The City Attorney's office is reviewing the final plat and license agreement.**
- 21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**
- 22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



November 18, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 2nd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated August 21, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- 11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**

Response: Only public parkland will to be conveyed & dedicated to City. Drainage Lots are dedicated to the City of Manor but not conveyed as done on Manor Heights Phase 1 Section 1. No special warranty deed is proposed, as no public parkland is being platted with this plat.

- 12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**

Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provider a clear depiction of their boundaries/limits.

- 13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**

Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provider a clear depiction of their boundaries/limits.

- 14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**

Response: Attached exhibit from City of Manor City Council meeting on November 4, 2020 shows where Old Kimbro Road is to be vacated.

- 15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**

Response: Understood. No special warranty deed will be required because no public parkland will be dedicated or conveyed in this section.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

Response: Updated correspondence with Travis County 911 attached with this submittal.

18. Label acreages on all non-residential lots.

Response: Acreages labeled on non-residential lots. Acreage for all non-residential and residential lots are provided in the Lot Table on Sheet 8.

19. Lot 6 on Sheet 2 does not have a block associated with it.

Response: Block labeled for Lot 6 on Sheet 2.

20. The City Attorney's office is reviewing the final plat and license agreement.

Response: Comment noted.

21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.

Response: Understood, since the last resubmittal of this plat, The City and Developer team have worked on the abandonment of Old Kimbro Road. Refer to Manor City Council agenda from November 4, 2020 for ordinance approved to vacate the portion of Old Kimbro R.O.W. previously shown.

22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.

Response: Plat note 16 corrected to list correct lots.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



A handwritten signature in blue ink that reads "Alejandro E. Granados Rivas".

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, December 15, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
6. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
7. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

- ~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- 11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.**
- 12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**
- 13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**
- 14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**
- 15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- 17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**
- ~~18. Label acreages on all non-residential lots.~~
- ~~19. Lot 6 on Sheet 2 does not have a block associated with it.~~
- ~~20. The City Attorney's office is reviewing the final plat and license agreement.~~
- ~~21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.~~
- ~~22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~
- 23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.**
- 24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.**
- 25. The years on the plat should be updated to say 2021.**
- 26. Note 11 in the General Notes should say surety not survey.**
- 27. On Sheet 3 the adjacent property owner name is cut off.**
- 28. General Note 3 should it be "Governing Body" instead of "Covering Body".**

- 29. General Note 8 needs to include the year of the manual that is being followed.**
- 30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.**
- 31. General Note 13 needs to provide the ordinance number for the PUD.**
- 32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6..." Also, after November 7, 2018 add ", as amended".**
- 33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



January 14, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights South Phase 2-1, Manor, TX. 78653
 Final Plat, 3rd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated December 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- ~~11. **The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**~~
- ~~12. **Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**~~
- ~~13. **It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**~~
- ~~14. **Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**~~
- ~~15. **The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**~~
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- ~~17. **Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**~~
- ~~18. **Label acreages on all non-residential lots.**~~
- ~~19. **Lot 6 on Sheet 2 does not have a block associated with it.**~~
- ~~20. **The City Attorney's office is reviewing the final plat and license agreement.**~~
- ~~21. **Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**~~

22. ~~Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~
23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.
Response: Lots 16, 19, and 26 will not be dedicated to the City. Note 16 revised.
24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.
Response: Note 16 now states the lots dedicated to the City will be maintained by the HOA.
25. The years on the plat should be updated to say 2021.
Response: Years on plat updated to say 2021 on all sheets.
26. Note 11 in the General Notes should say surety not survey.
Response: Note 11 updated.
27. On Sheet 3 the adjacent property owner name is cut off.
Response: Adjacent property owner name adjusted to be shown.
28. General Note 3 should it be “Governing Body” instead of “Covering Body”.
Response: Note 3 updated.
29. General Note 8 needs to include the year of the manual that is being followed.
Response: Date added to Note 8.
30. General Note 11 needs to be updated to change “this Plan” to “this Plat”; and the “the Plan” needs to be further identified by providing the full title.
Response: Note 11 updated.
31. General Note 13 needs to provide the ordinance number for the PUD.
Response: Note 13 updated with ordinance number.
32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: “The Homeowner Association, and/or its successors and assigns (the “HOA”) shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6....” Also, after November 7, 2018 add “, as amended”.
Response: Note 16 revised.
- General Note 17 needs to be revised to add after November 7, 2018 “, as amended”.
Response: Note 17 revised (now Note 18).



Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, February 10, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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 City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~

~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~

~~**11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.**~~

~~**12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**~~

~~**13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**~~

~~**14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**~~

~~**15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**~~

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

~~**17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**~~

~~**18. Label acreages on all non-residential lots.**~~

~~**19. Lot 6 on Sheet 2 does not have a block associated with it.**~~

~~**20. The City Attorney's office is reviewing the final plat and license agreement.**~~

~~**21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**~~

~~**22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.**~~

~~**23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated to and who will maintain the lot.**~~

~~**24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.**~~

~~**25. The years on the plat should be updated to say 2021.**~~

~~**26. Note 11 in the General Notes should say surety not survey.**~~

- ~~27. On Sheet 3 the adjacent property owner name is cut off.~~
- ~~28. General Note 3 should it be "Governing Body" instead of "Covering Body".~~
- ~~29. General Note 8 needs to include the year of the manual that is being followed.~~
- ~~30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.~~
- ~~31. General Note 13 needs to provide the ordinance number for the PUD.~~
- ~~32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6...." Also, after November 7, 2018 add ", as amended".~~
- ~~33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".~~

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Kimley»Horn

March 9, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights South Phase 2-1, Manor, TX. 78653
 Final Plat, 4th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

23. ~~The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated and who will main the lot.~~
Response: Note 16 state that the lot will be dedicated to the City of Manor, and be maintained by the HOA as outlined in the development agreement.

Also please note the plat has been broken out into 2 sections, Phase 2 Section 1A, and Phase 2 Section 1B. This was done so that Phase 2 Section 1A can be accepted prior to Phase 2 Section 1B. Phase 2 Section 1B cannot be complete until the existing Old Kimbro Roadway that overlaps with the plat is demoed and the new portion of Old Kimbro Road is constructed. The developer acknowledges that the "first" phase of Old Kimbro Road currently under construction will also have to be complete and accepted by the City of Manor before the Phase 2 Section 1A plat can be recorded.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
 Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Thursday, April 8, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
- 2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
- 3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
- 4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.**
- 5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.**

4/8/2021 4:24:50 PM
Manor Heights Phase 2 Section 1 Final Plat
2020-P-1249-FP
Page 2

6. The document number should be provided for the deed conveying the property of the City.

7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.

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



April 14, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
 Final Plat, 5th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated April 8, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. **Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been requested, due to change in use, rollback taxes are being assessed, and developer is working on having all owed taxed paid. We understand that plat cannot be recorded until a tax certificate showing no outstanding taxes is provided.
2. **Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
Response: This sheet has been removed from 1A.
3. **The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
Response: License agreement updated to mention Section 1A and 1B.
4. **General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license**

- agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.
Response: Note 16 updated.
5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.
Response: A very small portion of previous Old Kimbro right of way (that was deeded over to Forestar) will be platted over with Phase 2-1A. The remainder of that 3.7 acres will be platted over with Phase 2-1B, those lots will be assessed once the final plats are recorded.
 6. The document number should be provided for the deed conveying the property of the City.
Response: Recorded document 2021052193 noted on applicable sheets.
 7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.
Response: An exhibit has been attached to help clarify the intent of splitting up Phase 2-1. The goal being to have Phase 2-1A, Phase 2-2 platted concurrently with the acceptance of the first phase of the Old Kimbro Road reconstruction.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, May 18, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
- ~~2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~
- ~~3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~
- ~~4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~

- ~~5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~
- ~~6. The document number should be provided for the deed conveying the property of the City.~~
- ~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~
- 8. The following is a comment for the License Agreement:

Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are being dedicated to the HOA according to the plat note and are not part of this agreement.
- 9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.**

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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



July 22, 2021
 Pauline Gray, P.E.
 Jay Engineering Company, Inc
 P.O. Box 1220
 Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
 Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
 Final Plat, 6th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 18, 2021. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. **Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been obtained and provided.
2. ~~Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~
3. ~~The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~
4. ~~General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~
5. ~~City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~

- ~~6. The document number should be provided for the deed conveying the property of the City.~~
- ~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~
8. Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are dedicated to the HOA according to the plat note and are not part of this agreement.
Response: Lots 19, 26, and 31 D have been deleted from the Exhibit and the legal description.
9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.
Response: Email confirmation from TCESD confirming approval of the temporary secondary point of access has been provided with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com

Scott Dunlop

From: Bill Carlson <bcarlson@tcesd12.com>
Sent: Wednesday, July 21, 2021 2:15 PM
To: Granados, Alex; Pauline Gray; Pauline Gray
Subject: Manor Heights Phase 2 (2-1 & 2-2)

Categories: External

Alex,

The Fire Marshal approved your request to use the temporary entrance as shown.

You proposed a 30 foot face to face asphalt driving surface that will be open to traffic at all times.

As a side note the two proposed original driveways for the Phase 2 project as a whole do not meet the remoteness requirement of the adopted fire code. The proposed temporary access will need to stay open until an additional access point is completed sometime in the next phase of the project. Once an additional entrance to the project is provided you can request Manor and TCESD12 approve closing the temporary access point.

Respectfully,

Bill Carlson

Deputy Fire Marshal

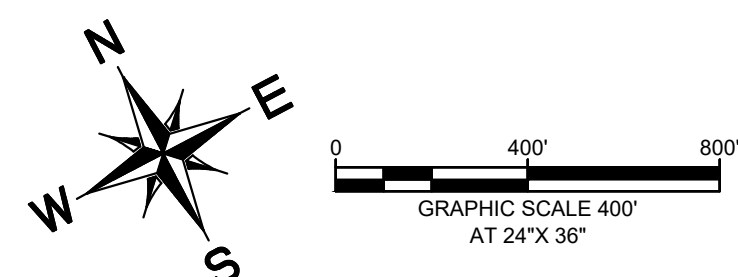
Travis County ESD No.12

11200 Gregg Ln. / PO Box 846

Manor, Texas 78653

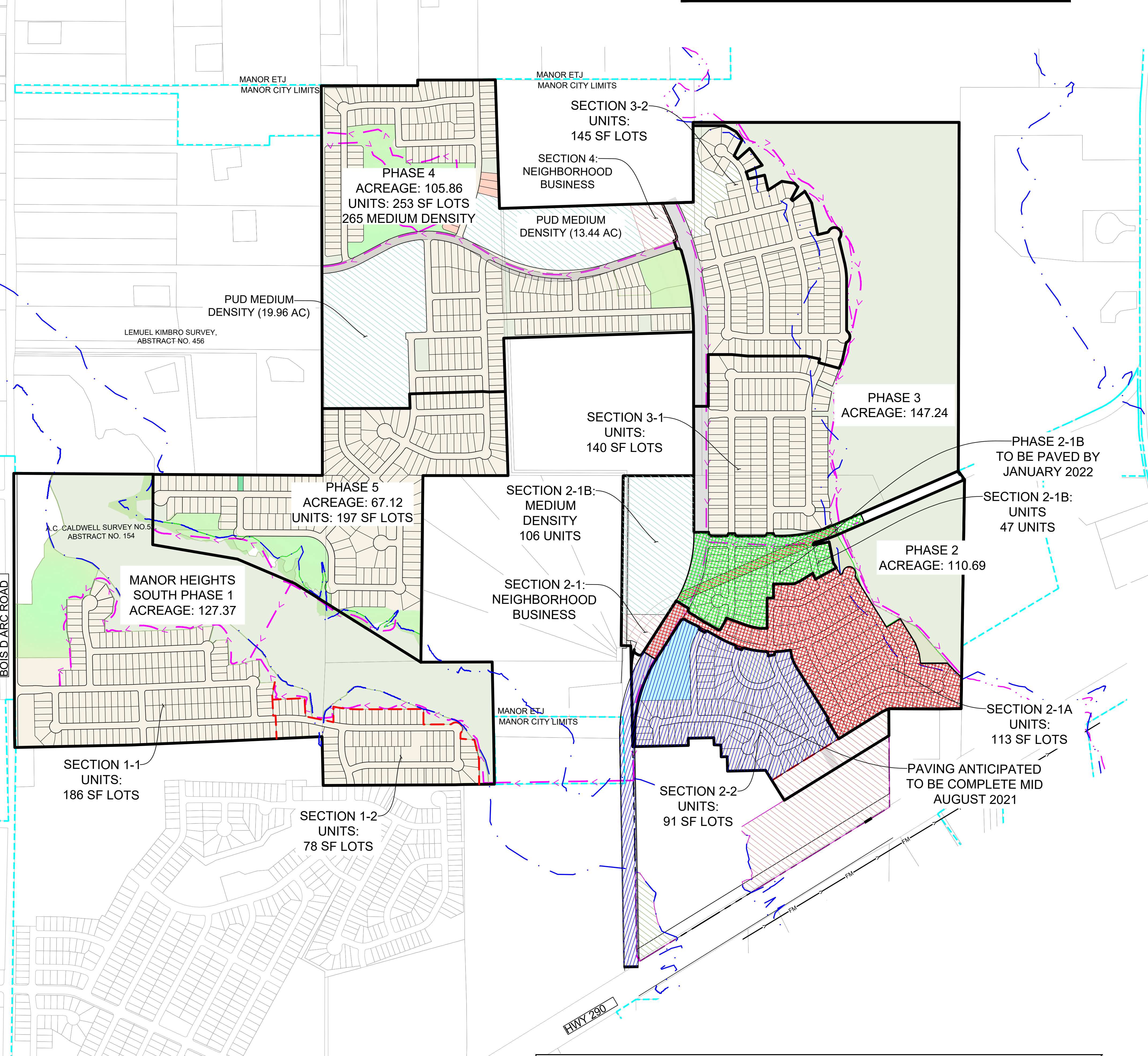
O: (512) 272-4502 - C: (512) 375-1941

www.TCESD12.com



LEGEND

	BOUNDARY		OPEN SPACE/FLOODPLAIN
	SECTION LINE		CITY PARKLAND
	TRAIL		HOA AMENITY
	SINGLE FAMILY		ROADWAYS
	COMMERCIAL		
	MEDIUM DENSITY		



Lot Width	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Overall	
	Lot Count	Lot Count	Lot Count	Lot Count	Lot Count	Lot Count	Lot Mix
50'	264	176	194	234	88	956	76%
55'	0	75	44	19	12	150	12%
60'	0	0	47	0	97	144	12%
Subtotal SF Lots	264	251	285	253	197	1250	100%
Medium Density	0	106	0	265	0	371	
Total Lots	264	357	285	518	197	1621	

MANOR HEIGHTS

OVERALL MANOR HEIGHTS
UPDATE 03/29/2021



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Plotted By: Gromede, Alex Date: March 23, 2021 08:27:33am File Path: K:\AUS-Civil\08255700_Sky Village_South\CAD\Exhibits\Development_Agreement_Exhibits\20210325_Overall_Manor_Heights-2-1A-2-1B.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained herein on any other project without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.