



Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissman, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, July 13, 2022 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 HEARING

- 1.** Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.
Applicant: Langan Engineers
Owner: Greenview Manor Commons SW LP
- 2.** Conduct a Public Hearing on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.
Applicant: Baeza Engineering, LLC
Owner: John and Sandy Kerr
- 3.** Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.
Applicant: Gil Engineering Associates Inc.
Owner: Manor Independent School District

- 4. Conduct a Public Hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).**

Applicant: Kimley-Horn and Associates

Owner: Millcreek Residential

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.

- 5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.**

• May 11, 2022, P&Z Commission Regular Session Minutes

• June 8, 2022, P&Z Commission Regular Session Minutes

REGULAR AGENDA

- 6. Consideration, discussion, and possible action city goals and vision.**

- 7. Consideration, discussion, and possible action on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).**

Applicant: Kimley-Horn and Associates

Owner: Millcreek Residential

- 8. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.**

Applicant: Langan Engineers

Owner: Greenview Manor Commons SW LP

- 9. Consideration, discussion and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.**

Applicant: Baeza Engineering, LLC

Owner: John and Sandy Kerr

- 10.** Consideration, discussion and possible action on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

Applicant: Gil Engineering Associates Inc.

Owner: Manor Independent School District

- 11.** Consideration, discussion, and possible action on a Final Plat for the Las Entradas North Section 3 Subdivision, six (6) lots on 9.656 acres, more or less, and being located near the intersection of US Hwy 290 E and Tillgang Pass, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Las Entradas Development Corporation

- 12.** Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

Applicant: I.T. Gonzalez Engineers

Owner: Duque States, LLC

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, July 8, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

Applicant: Langan Engineers

Owner: Greenview Manor Commons SW LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one lot subdivision for a proposed Bank of America branch.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

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

Drafter: CRH 2021/11/01
Revision: RDG 2022/02/08
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
"±" ○ "±" mark in concrete found
TYPE I ○ TxDOT Right of Way tapered concrete monument found

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Travis County, Texas
O.P.R.T.C.T. Official Public Records of Travis County, Texas
D.R.T.C.T. Deed Records of Travis County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT Easement

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	574.78'	10090.00'	003°15'50"	S24°08'59"W	574.70'
C2	403.26'	620.00'	037°15'59"	N48°23'18"W	396.19'
C3	42.90'	370.00'	006°38'34"	N26°26'03"W	42.87'
C4	39.28'	25.00'	090°00'54"	N42°12'59"E	35.36'
C5	28.24'	10090.00'	000°09'37"	S25°41'46"W	28.24'
C6	546.56'	10090.00'	003°06'13"	S24°04'17"W	546.49'

Line Data Table		
Line #	Bearing	Distance
L1	N87°12'40"E	53.77'
L2	N29°45'19"W	120.65'

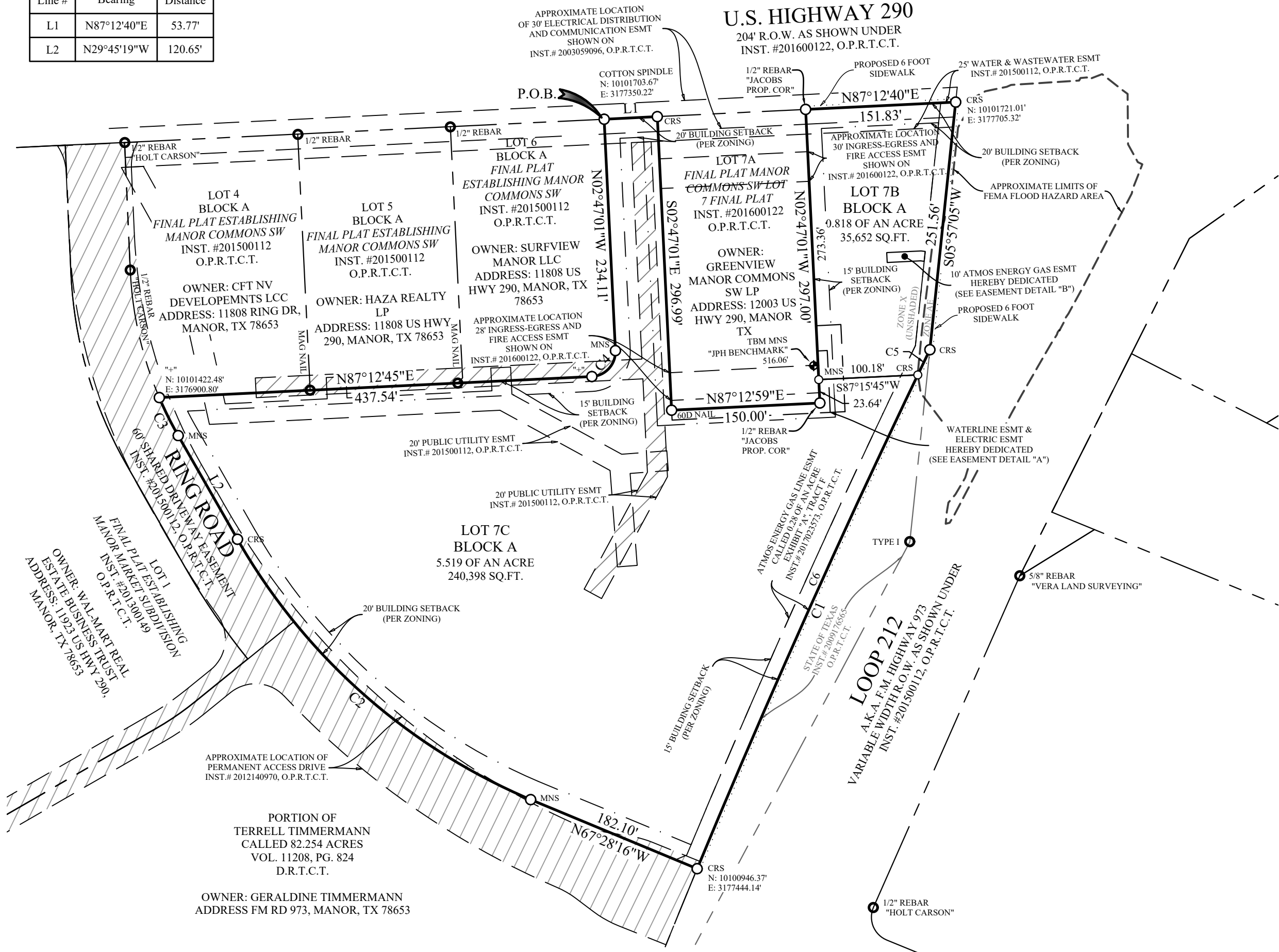
PLAT NOTES:

- Water and wastewater systems servicing this subdivision shall be designed and installed in accordance with the the City of Manor and State Health Department Plan and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- All water and wastewater construction must be inspected by the City of Manor.
- No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- Prior to construction a site development permit must be obtained from the City of Manor.
- Prior to construction on lots in the subdivision, drainage plans will be submitted to the City of Manor for review.
- The property owners or assigns shall maintain all drainage easement on private property.
- The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authorities.
- This subdivision is located within the City of Manor as of this date, November 2021.
- Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
- This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor Commons SW, Lot 7, Block A as recorded under Instrument No. 201500112, Official Public Records, Travis County, Texas.
- This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Instrument No. 2012140970, Official Public Records, Travis County, Texas; the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Instrument No. 2015092648 and as supplemented by Instrument No. 2016084509, Official Public Records, Travis County, Texas.



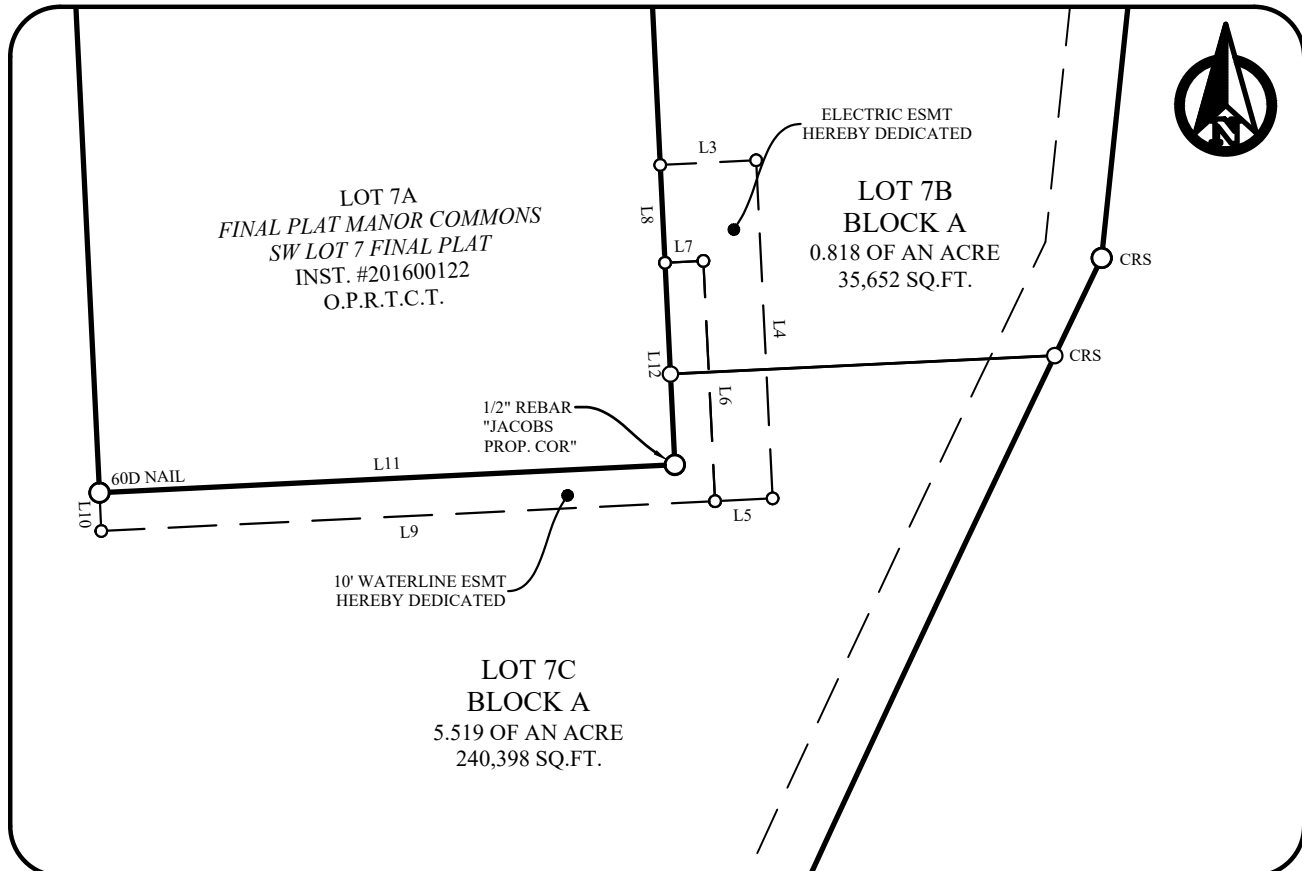
0 100' 200'
Scale: 1" = 100'

JPH Job/Drawing No. (see below)
2021.009.008 SWC HWY 290 & 212, Manor, Travis Co, TX-PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas



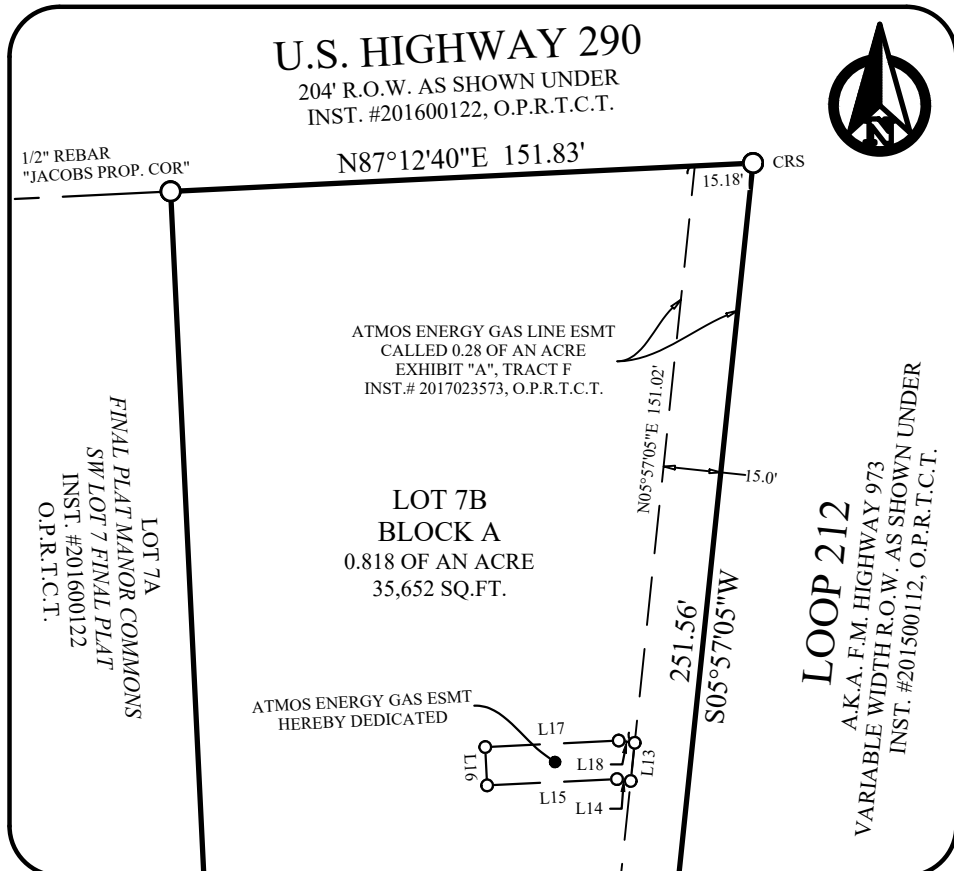
EASEMENT DETAIL "A"

Scale: 1" = 50'



EASEMENT DETAIL "B"

Scale: 1" = 50'

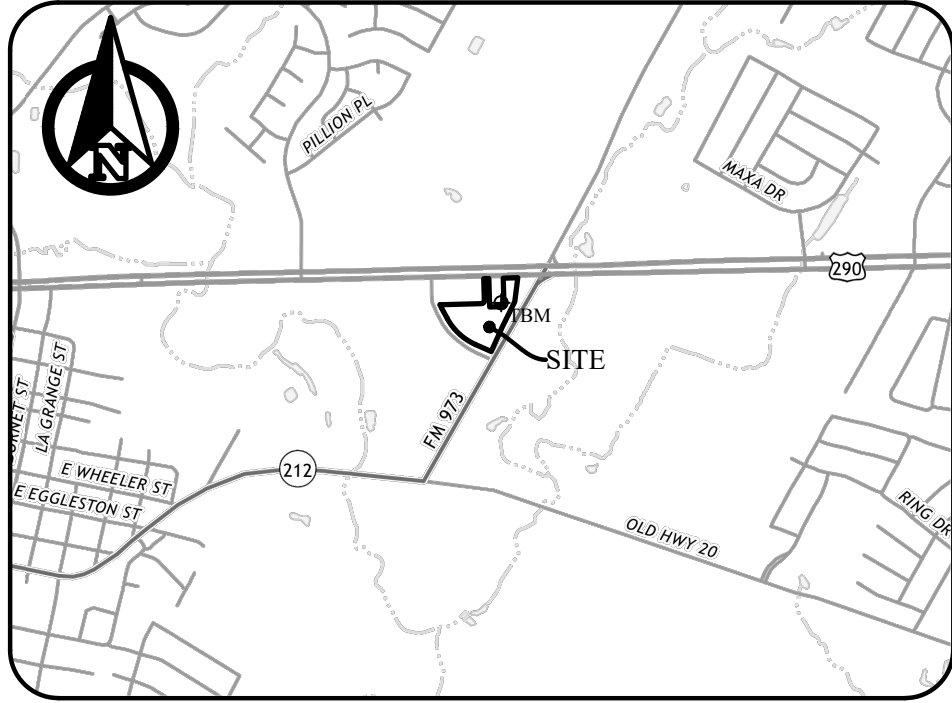


Easement Line Data Table

Line #	Bearing	Distance
L3	N87°12'59"E	25.00'
L4	S02°47'01"E	88.14'
L5	S87°12'59"W	15.00'
L6	S02°47'01"E	62.64'
L7	N87°12'59"E	10.00'
L8	N02°47'01"W	25.50'
L9	S87°12'59"W	160.00'
L10	N02°47'01"W	10.00'
L11	N87°12'59"E	150.00'
L12	N02°47'01"W	52.64'
L13	S05°57'05"W	10.01'
L14	N82°12'14"W	3.61'
L15	S87°12'59"W	33.85'
L16	N02°47'01"W	10.00'
L17	N87°12'59"E	34.78'
L18	S82°12'14"E	4.21'

VICINITY MAP

1" = 2000'



SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A

6.337 ACRES
SITUATED IN THE
GREENBURY GATES SURVEY
ABSTRACT NO. 315
CITY OF MANOR
TRAVIS COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block
PROPOSED USE FOR EACH LOT: Commercial

LINEAR FEET OF NEW STREETS: None

SUBMITTAL DATE: _____, 2022

OWNERS:
Greenview Manor Commons SW LP
PO Box 162304
Austin, Texas 78716

SURVEYOR:
JPH Land Surveying, Inc.
1516 E Palm Valley Blvd, Ste A4
Round Rock, Texas 78664
Phone: (512) 778-5688

ENGINEER/APPLICANT:
Langan Engineers
8951 Cypress Waters Blvd
Dallas, Texas 75019
Phone: (817) 328-3200



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, April 4, 2022

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on May 03, 2022, 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 engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Identification and location of proposed uses and reservations for all lots within the subdivision.
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances.
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project?
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required).
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard.
9. The correct Mayor for the City of Manor is Dr. Christopher Harvey.

10. The correct Travis County Clerk is Rebecca Guerrero.
11. An engineer's certification is required.

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, April 4, 2022

RESPONSES

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on March 08, 2022, 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 engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. – **WILL AFFIX AT SIGNING**
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. – **CONVERTED TO 1:2000**
3. Identification and location of proposed uses and reservations for all lots within the subdivision. – **ADDED PROPOSED USE: COMMERCIAL**
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances. – **CURRENT ZONING IS SHOWN AS C-2; BUILDING SETBACKS APPLIED.**
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project? – **SIDEWALK IS OUTSIDE OF HWY 290 RIGHT-OF-WAY AND FOLLOWS EXISTING SIDEWALK ALIGNMENT OF NEIGHBORING LOTS. NO SIDEWALK IS PROPOSED ALONG LOOP 212. NO VEHICULAR ACCESS IS PROPOSED TO FRONTING RIGHT-OF-WAYS.**
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable. – **COPY OF LOMR INCLUDED AS IN EFFECT JUNE 1, 2020**
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required). – **TITLE COMMITMENT DID NOT LIST ANY RESTRICTIVE COVENANT ITEMS**
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard. - **UPDATED**
9. The correct Mayor for the City of Manor is Dr. Christopher Harvey. - **UPDATED**

4/4/2022 3:45:46 PM
Manor Commons SW Lot 7 Replat Short Form Final
Plat
2022-P-1411-SF
Page 2

10. The correct Travis County Clerk is Rebecca Guerrero. - **UPDATED**
11. An engineer's certification is required. – **ACKNOWLEDGED AND SHOWN**

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, May 24, 2022

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor 78653

Dear Sarah Wooldridge,

We have conducted a review of the final plat for the above-referenced project, submitted by Sarah Wooldridge and received by our office on May 03, 2022, 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



June, 22 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lot 7B & 7C, Block A
Case Number: 2022-P-1411-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 Manor Commons SW Lot 7B & 7C, Block A Subdivision located near the intersection of US Hwy 290 & N FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

***Applicant:* Langan Engineers**

***Owner:* Greenview Manor Commons SW LP**

The Planning and Zoning Commission will meet at 6:30PM on July, 13 2022 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.

Greenview Development 973 LP
% Barth Timmermann
501 Vale ST
Austin, TX 78746-5732

Greenview Manor Commons SW LP
PO Box 162304
Austin, TX 78716-2304

Surfview Manor LLC
19 Bay Vista Dr.
Mill Valley, CA 94941-1604

Butler Family Partnership LTD.
PO Box 9190
Austin, TX 78766-9190

AJT Real Estate LLC
2501 Lou Hollow PL
Cedar Park, TX 78613-3107



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, LLC

Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property was recently annexed. This is a two-lot plat that they intend to use for commercial development in the future.

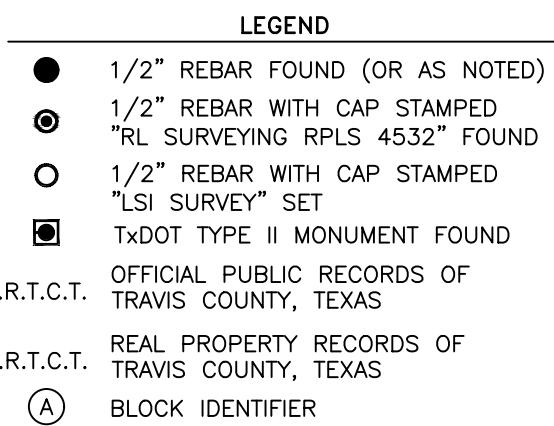
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS:) *YES*

- Plat
- Engineer Comments
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

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



Line Table		
Line #	Direction	Length
L1	S27° 28' 16"W	49.94'

DETAIL
1" = 2000'

KB HOME LONE STAR INC.
(93.983 ACRES)
DOC. NO. 2021241104
O.P.B.T.C.T.

HUONG NHAT HUAN LLP
(14.79 ACRES)
DOC. NO. 2021230063
O.P.B.T.C.T.

TOM R. TRAVER
(5.476 ACRES)
VOL. 12187, VOL. 2642
B.P.B.T.C.T.

ED WOLF
(50.36 ACRES)
DOC. NO. 2005081012
O.P.R.T.C.T.

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000828100

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

Benchmark Table				
Point #	Northing	Easting	Elevation	Description
1	10115171.42	3182540.11	556.99	Cotton Spindle w/Washer
2	10115579.58	3182712.99	551.74	Cotton Spindle w/Washer

11811 ARNHAMN SUBDIVISION
DOC. NO. 201900107
O.P.R.T.C.T.

LAND USE SUMMARY: ARNHAMN LANE PLAT	
TOTAL LOTS:	2
NUMBER OF BLOCKS:	1
LOT 1 (MEDIUM COMMERCIAL C-2)	4.091 ACRES
LOT 2 (MEDIUM COMMERCIAL C-2)	1.644 ACRES
TOTAL ACREAGE:	5.735 ACRES
OWNER: JOHN KERR AND SANDY KERR	
SURVEYOR: LANDESIGN SERVICES, INC.	
ENGINEER: BAEZA ENGINEERING, PLLC	

LSI LANDEIGN ★ SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBP&S FIRM NO. 10001800

ARNHAMN LANE PLAT

PROJECT NAME: BE ARNHAM LN		REVIEWS	
JOB NUMBER: 21-055		DATE	DESCRIPTION
DATE: 04/27/2022	SCALE: 1" = 100'		
DRAWING FILE PATH: K:\21055 - BE ARNHAM LN\DRAWING\DWG\BE ARNHAM LN PLAT DWG			
FIELDNOTE FILE PATH:			
RPLS: K:\21055 - BE ARNHAM LN\DESCRIPTIONS			
RPLS: FWF	TECH: JRM		
PARTY CHIEF: N/A			
CHECKED BY: WAS	FIELD CHECKED BY: N/A		

DRAWING NAME:
BE ARNHAMN LN
PLAT

SHEET
01 of 02

THAT JOHN KERR AND SALLY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

JOHN KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

SANDY KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT S(H)E EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

THAT I, SALVADOR BAEZA, P.E, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SALVADOR BAEZA, P.E. NO. 101928
BAEZA ENGINEERING
9701 BRODIE LANE #203
AUSTIN, TEXAS 78748
(512) 400-4207
TBPELS FIRM REGISTRATION NO. 19569

I, FRANK W. FUNK, 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 MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901

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

PHILIP TRYON, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

HONORABLE DR. LARRY WALLACE JR.
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ, CITY SECRETARY

I, REBECCA GUERRERO, 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 _____, 20____, 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, THIS THE _____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

ISI LANDESIGN ★
SERVICES, INC.

ARNHAMN LANE PLAT

PROJECT NAME: BE ARNHAM LN				DATE		REVISIONS	
JOB NUMBER: 21-055				SCALE: 1" = 100'			
DRAWING FILE PATH: K:\21055 - BE ARNHAM LN				DRAWING FILE PATH: K:\21055 - BE ARNHAM LN			
INCADDWG\$BE ARNHAM LN PLAT.DWG							
FIELDNOTE FILE PATH:							
K:\21055 - BE ARNHAM LN DESCRIPTIONS							
RFLS: FWF		TECH: JRM		PARTYCHIEF: N/A			
CHECKED BY: HAS		FIELDBOOK: N/A					

DRAWING NAME:
BE ARNHAMN LN
PLAT

SHEET
02 of 02



Texas Engineering Firm #4242

Date: Tuesday, May 24, 2022

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnham Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnham Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on May 11, 2022, 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. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
2. Under Plat notes, provide information on who will provide the water and wastewater services.
3. Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.
4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?
6. Provide a seal from the surveyor and engineer.
7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.

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,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Arnhamn Lane Subdivision
Case Number: 2022-P-1443-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 Arnhamn Lane Subdivision located at 11712 Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

***Applicant:* Baeza Engineering, LLC**

***Owner:* John and Sandy Kerr**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 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.

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

KB HOME LONE STAR INC
(1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

L4S LLC (1691012)
1101 W 34TH ST #308
AUSTIN TX 78705-1907

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

MARTINEZ WIFRANO G &
VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

CONTINENTAL HOMES OF TEXAS LP
(165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

Applicant: Gil Engineering Associates Inc.

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 3 lot subdivision to plat the existing New Tech and Administration Campus as well as 1 lot where the city's west elevator storage tank is located.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.


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

The map shows the site location relative to major roads and city limits. E Parmer Ln / FM 734 runs diagonally from the top left. US 290 runs horizontally across the middle. Manors City Limits is indicated by a dashed line. The site is a shaded triangular area bounded by W Parson, Rail Road, and Blue Bluff Rd. A north arrow is present in the top left corner.

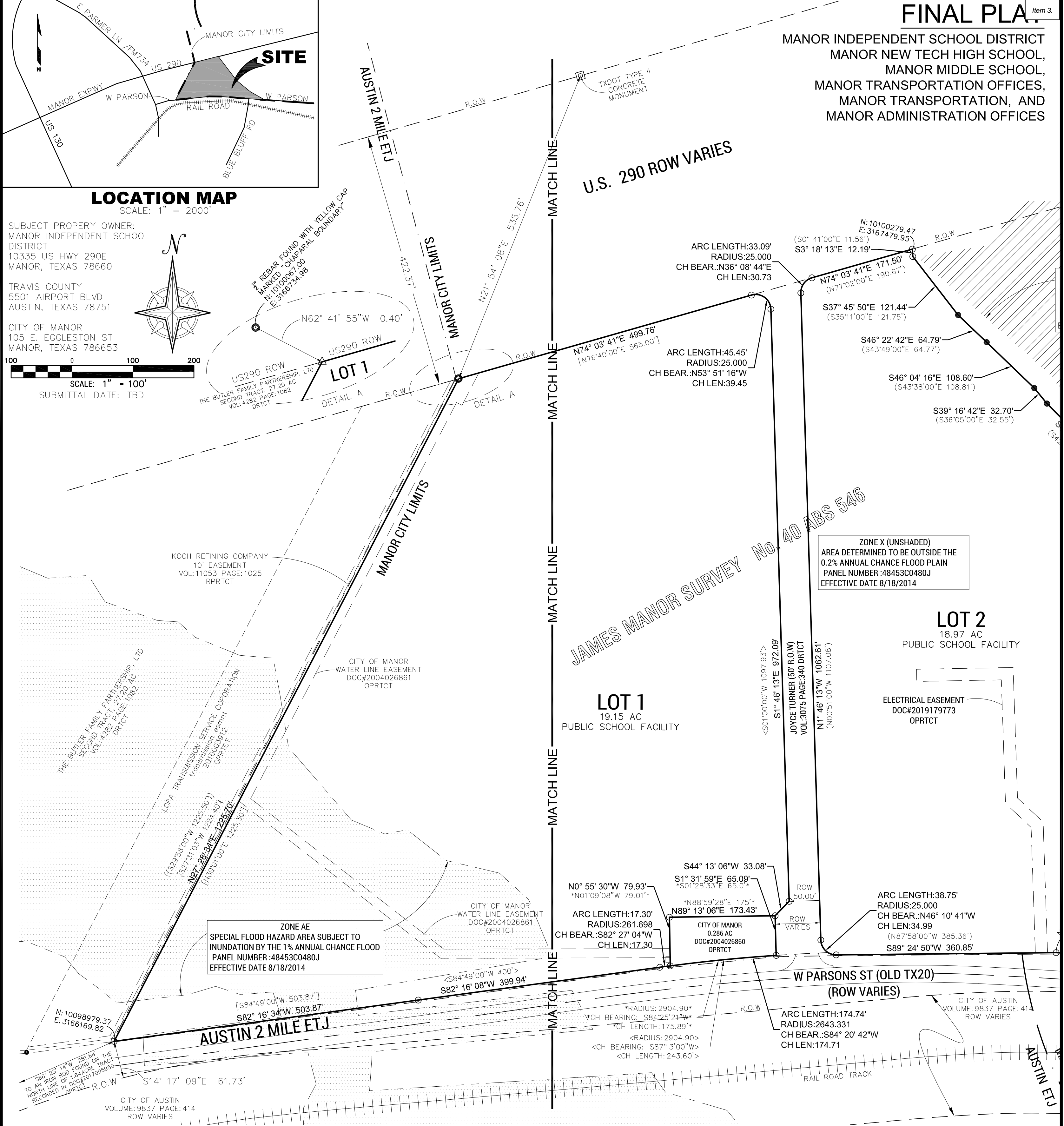
SCALE: 1" = 2000'

00L

N



SCALE: 1" = 100'
SUBMITTAL DATE: TBD



ZONE X (UNSHADED)
AREA DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOOD PLAIN
PANEL NUMBER :48453C0480J
EFFECTIVE DATE 8/18/2014

LOT 2

18.97 AC
PUBLIC SCHOOL FACILITY

ELECTRICAL EASEMENT
DOC#2019179773
OPRTCT

LOT 1
19.15 AC
PUBLIC SCHOOL FACILITY

ZONE AE
SPECIAL FLOOD HAZARD AREA SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
PANEL NUMBER :48453C0480J
EFFECTIVE DATE 8/18/2014

RECORD INFORMATION

**	CITY OF MANOR DOC#2004026860 OPRCTCT	[]	MANOR ISD 12.03 AC V2895 PG310 DRTCT
<>	MANOR ISD 8AC V2895 PG305 DRTCT	(())	THE BUTLER FAMILY PARTNERSHIP LTD. TRACT 2 27.20AC V4282 PG1082 DRTCT
()	MANOR ISD 18.98 AC V5173 P1425 DRTCT	{ }	LCRA TRANSMISSION EASEMENT DCR#2010003912 OPRCTCT

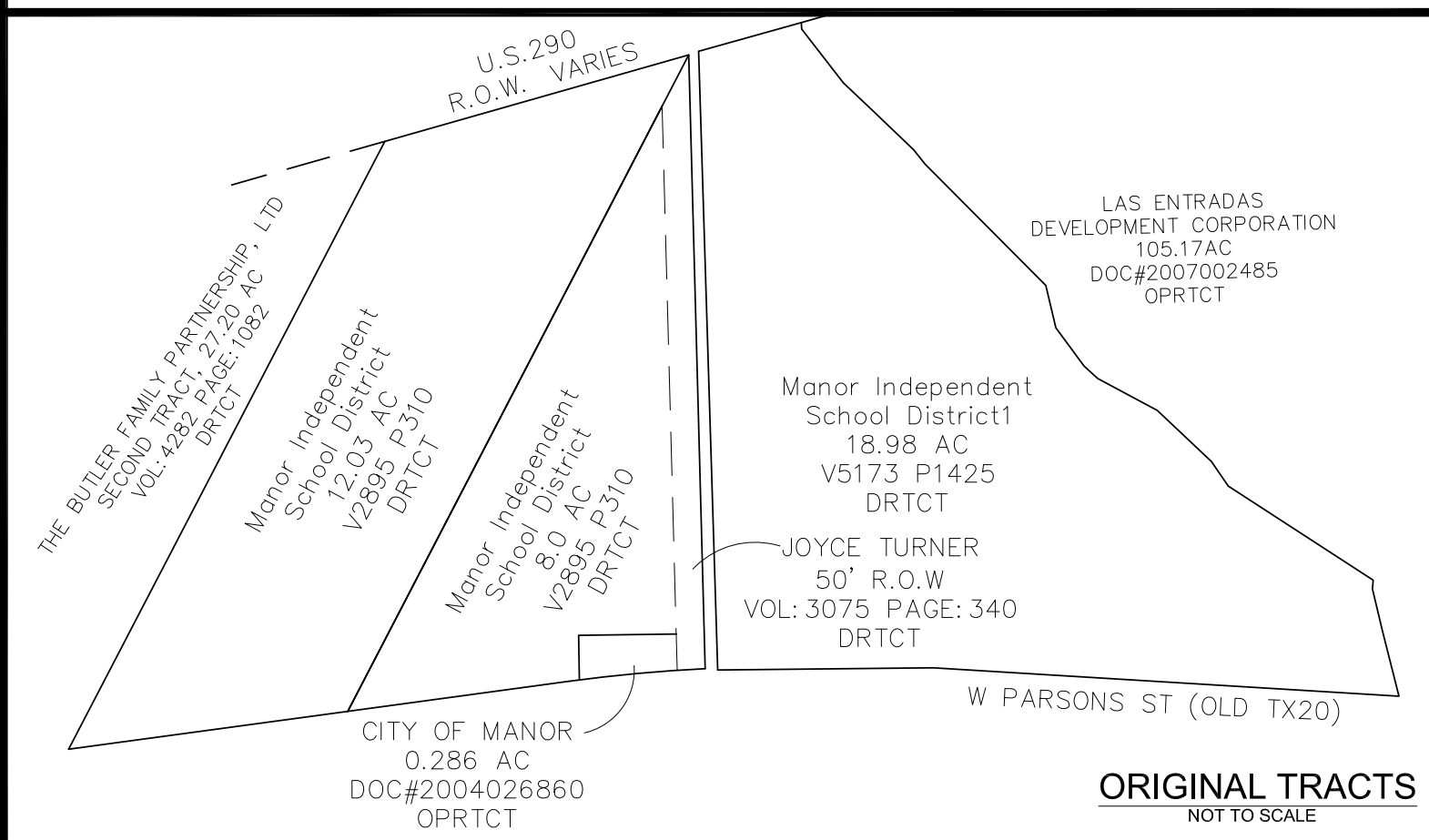
OPRTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 RPRTCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 DRTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS

- 1/2" IRON ROD FOUND W/ RED CAP
STAMPED "CAPITAL SURVEYING"
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP
MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP
MARKED "GIL ENGINEERING"

Texas Registered Surveying Firm 10022600

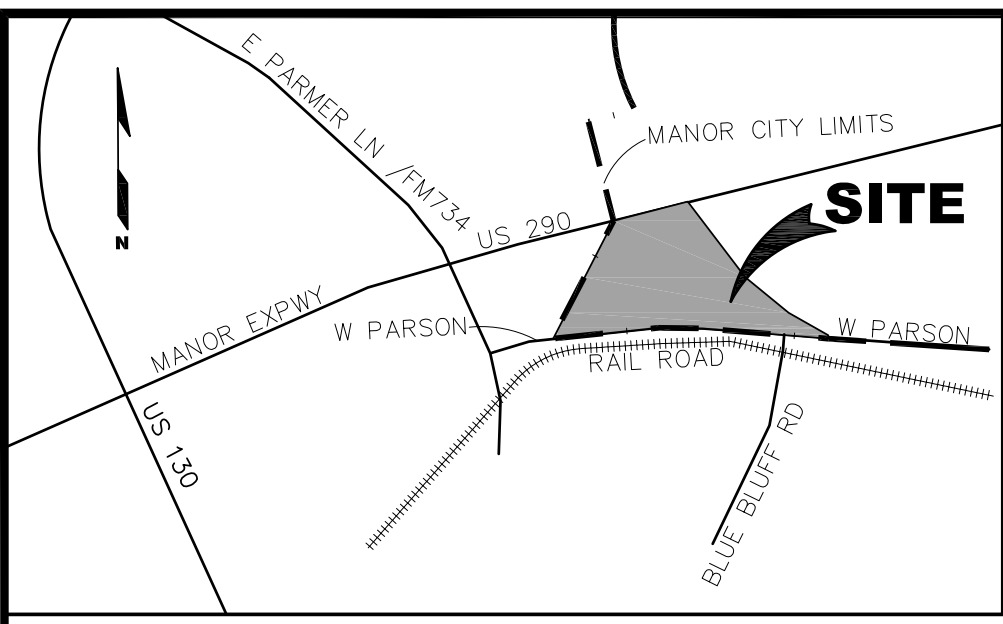


SHEET 1 OF 22

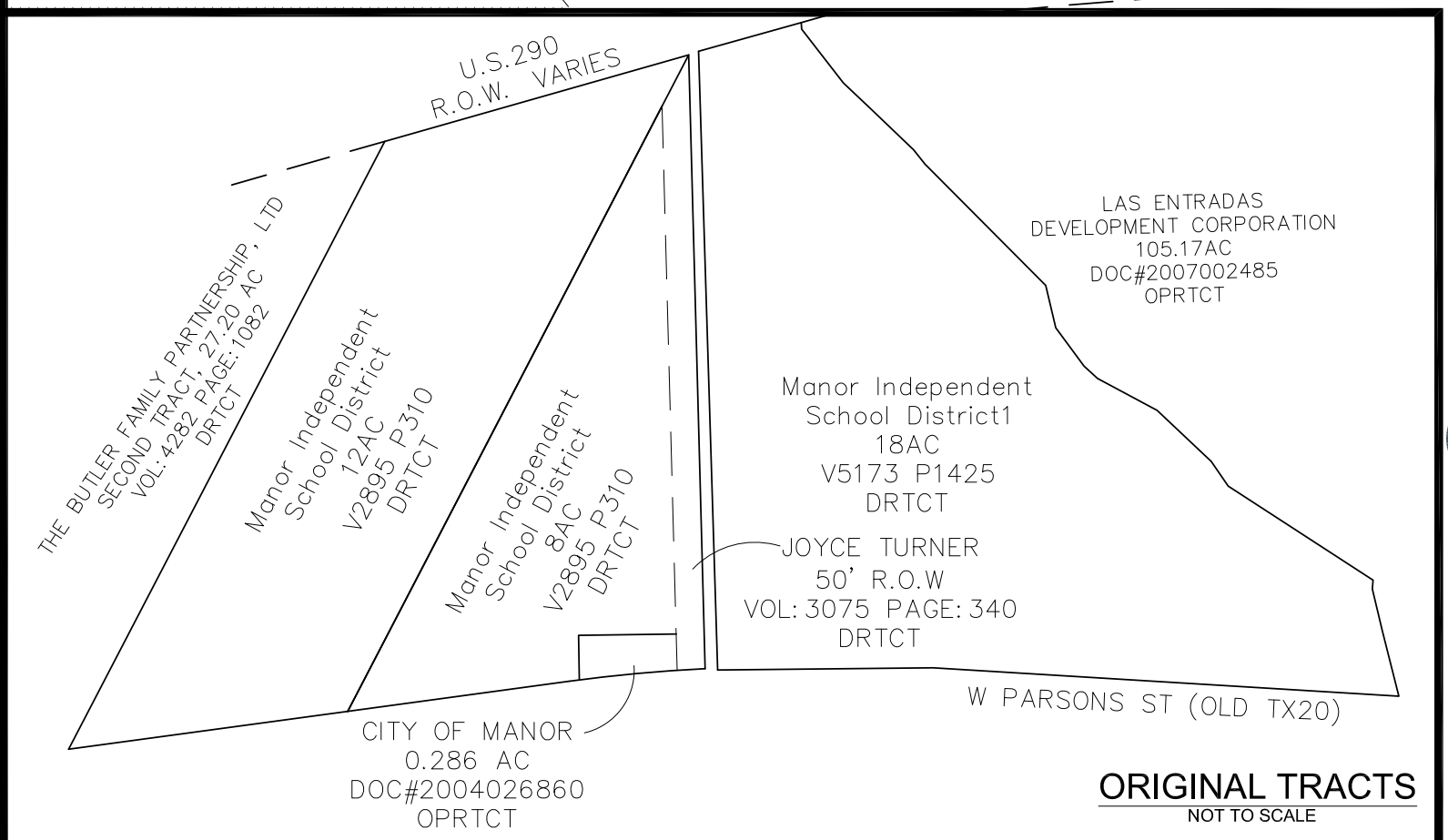
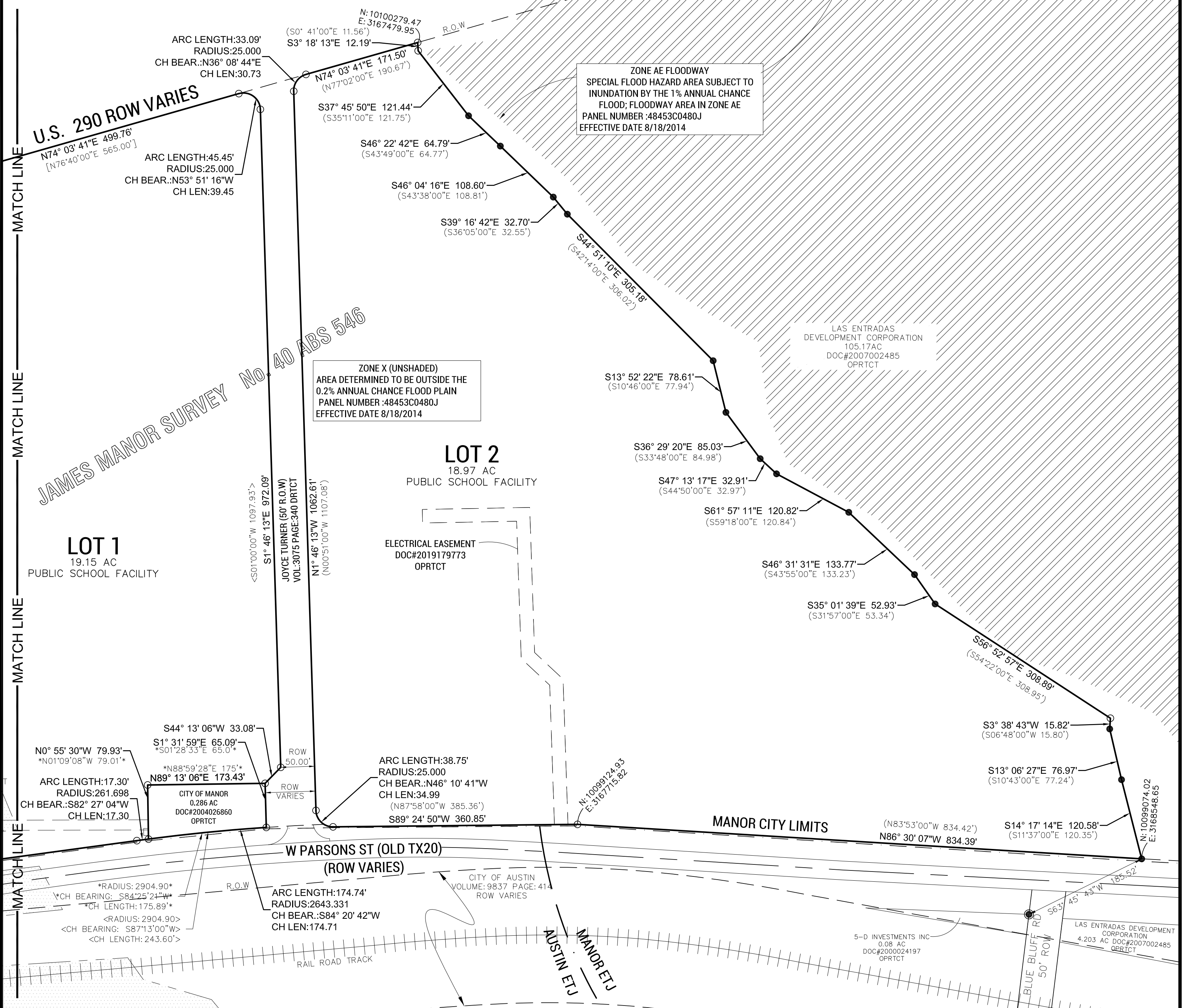
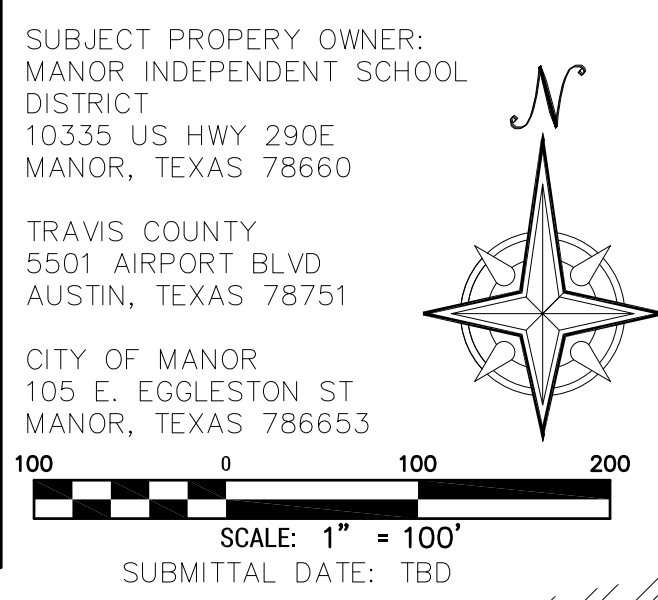


ORIGINAL TRACTS
NOT TO SCALE

MANOR INDEPENDENT SCHOOL DISTRICT
MANOR NEW TECH HIGH SCHOOL,
MANOR MIDDLE SCHOOL,
MANOR TRANSPORTATION OFFICES,
MANOR TRANSPORTATION, AND
MANOR ADMINISTRATION OFFICES



LOCATION MAP
SCALE: 1" = 2000'



RECORD INFORMATION			
**	CITY OF MANOR DOC#2004026860 OPRCTCT	[]	MANOR ISD 12.03 AC V2895 PG310 DRTCT
<>	MANOR ISD 8AC V2895 PG305 DRTCT	(())	THE BUTLER FAMILY PARTNERSHIP LTD. TRACT 2 27.20AC V4282 PG1082 DRTCT
()	MANOR ISD 18.98 AC V5173 P1425 DRTCT	{ }	LCRA TRANSMISSION EASEMENT DOC#2010003912 OPRCTCT
OPRTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS RPRCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS DRCTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS			

- 1/2" IRON ROD FOUND W/ RED CAP STAMPED "CAPITAL SURVEYING"
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP MARKED "GIL ENGINEERING"
- △ CALCULATED POINT

GIL ENGINEERING

CONSULTING ENGINEERS - PLANNERS -SURVEYORS -
DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600





Texas Engineering Firm #4242

Date: Tuesday, January 7, 2020

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR, TX. 78653

Dear Victor Gil,

The first submittal of the 10335 US HWY 290 E - Manor ISD Final Plat (*Short Form Final Plat*) submitted by Gil Engineering Associates Inc. and received on June 03, 2022, 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. Provide the proposed uses and reservations for all lots shown on the plat.
2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.
3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.
4. 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. The final plat should be sealed by the engineer as well as the surveyor.
6. Dana Debeauvoir is misspelled on the plat.
7. In the signature blocks for Manor ISD and City of Manor it should be known not know.
8. Fisher should be capitalized.
9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.
10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.
11. The City of Manor Mayor will be the one signing the acknowledgement not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor.
12. The acknowledgement for the City of Manor should be updated to read:

THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286 ACRES OF LAND WITH THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

1/7/2020 8:06:28 AM
10335 US HWY 290 E - Manor ISD Final Plat
2019-P-1229-SF
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



May 2, 2022

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

Re: Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR, TX. 78653

Please accept this letter as a response to your comment letter dated January 7, 2020.

1. Provide the proposed uses and reservations for all lots shown on the plat.

RESPONSE: Proposed use is shown for all lots on the plat.

2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.

RESPONSE: A callout showing the limits of the floodplain has been edited.

3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.

RESPONSE: The City Limits line has been added to the plat and not just shown in the location map.

4. 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 have been added for all 4 property corners.

5. The final plat should be sealed by the engineer as well as the surveyor.

RESPONSE: A P.E. seal and a Professional Land Surveyor Seal has been added.

6. Dana Debeauvoir is misspelled on the plat.

RESPONSE: Dana Debeauvoir has been changed to current county clerk Rebecca Guerrero.

7. In the signature blocks for Manor ISD and City of Manor it should be known not know.

RESPONSE: Know has been changed to known.

8. Fisher should be capitalized.

RESPONSE: Fisher has been capitalized.

9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.

RESPONSE: The acreage in the signature block has been updated and a document number will be added when the new warranty deed is filed.

10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.

RESPONSE: Notary signature blocks have been added for the Manor ISD and City of Manor signatures.

11. The City of Manor Mayor will be the one signing the acknowledgement not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor.

RESPONSE: The city manager has been changed to Dr. Larry Wallace, Jr., Mayor.

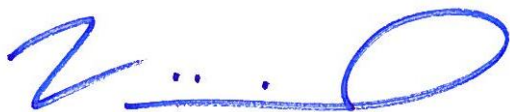
12. The acknowledgement for the City of Manor should be updated to read:
 THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF
 LAND SITUATED IN
 THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID
 0.286 CONVEYED TO THE
 CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC
 RECORDS, TRAVIS COUNTY,
 TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286
 ACRES OF LAND WITH
 THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW
 TECH HIGH SCHOOL,
 MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION
 OFFICES AND MANOR
 ADMINISTRATION OFFICES.

RESPONSE: The acknowledgement has been revised.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

RESPONSE: A new warranty deed is being prepared by the Manor ISD attorney and will be submitted for review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. M. Gil', with a large loop at the end.

Victor M. Gil, P.E., R.P.L.S.
Gil Engineering Associates, Inc.



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, May 27, 2022

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR 78653

Dear Victor Gil,

The subsequent submittal of the 10335 US HWY 290 E - Manor ISD Final Plat submitted by Gil Engineering Associates Inc. and received on June 03, 2022, 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. Provide the proposed uses and reservations for all lots shown on the plat.~~
- ~~2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.~~
- ~~3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~4. 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. The final plat should be sealed by the engineer as well as the surveyor.~~
- ~~6. Dana-Debeauvoir is misspelled on the plat.~~
- ~~7. In the signature blocks for Manor ISD and City of Manor it should be known not know.~~
- ~~8. Fisher should be capitalized.~~
- ~~9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.~~
- ~~10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.~~
- 11. The City of Manor Mayor will be the one signing the acknowledgment not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor. Dr. Christopher Harvey, Mayor.**

~~12. The acknowledgement for the City of Manor should be updated to read:~~

~~THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286 ACRES OF LAND WITH THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.~~

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

14. The new Travis County Clerk is Rebecca Guerrero. Please update on the plat.

15. Documentation should be provided showing that Manor ISD is not required to pay taxes.

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



GIL ENGINEERING

June 1, 2022

Jay Engineering
Attn: Pauline Gray, P.E.
1500 County Road 269
Leander, TX 78641

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, Manor, Texas 78653

Please accept this letter as our response to your comment letter dated May 27, 2022.

11. The City of Manor Mayor will be the one signing the acknowledgment not the City Manager. It should be updated to read Dr. Christopher Harvey, Mayor.

Response: References to Dr. Larry Wallace, Jr. have been removed and replaced with Dr. Christopher Harvey, Mayor.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

Response: We have revised the City of Manor lot to be shown as it is deeded. There is no additional acreage needed to be conveyed to the City of Manor.

14. The new Travis County Clerk is Rebecca Guerrero. Please update on the plat.

Response: We updated the County Clerk signature line to Rebecca Guerrero.

15. Documentation should be provided showing that Manor ISD is not required to pay taxes.

Response: Attached please find the Property Summary Report from the Travis County Central Appraisal District that shows that this property is exempt from taxes.

Response: This had been edited on Sheet 1.

Sincerely,

Monica Silva



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, June 9, 2022

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR 78653

Dear Victor Gil,

We have conducted a review of the final plat for the above-referenced project, submitted by Victor Gil and received by our office on June 03, 2022, 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



June 17th, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor ISD Final Plat
Case Number: 2019-P-1229-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 Manor ISD Final Plat located at 10335 US HWY 290 E, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

***Applicant:* Gil Engineering Associates Inc.**

***Owner:* Monica Silva**

The Planning and Zoning Commission will meet at 6:30PM on July 13th, 2022, 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.

Lawrence and Cheryl Ann Bates
1206 Palm Terrace
Las Vegas, NV 89106-4105

5-D Investments Inc.
12708 Azalea Cir.
Buda, TX 78610-2867

Anne Bloor Schryver, Et al
1960 Liliane Dr.
Sierra Madre, CA 91024-1531

Las Entradas Development
Corporation
9900 US Highway 290 E
Manor, Texas 78653-9720

Butler Family Partnership, LTD
P.O. Box 9190
Austin, TX 78766-9190



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Applicant: Kimley-Horn and Associates

Owner: Millcreek Residential

BACKGROUND/SUMMARY:

This property is currently being annexed at the request of the property owner. They are proposing approximately 52 acres of Townhome and 10 acres of Medium Commercial at the intersection. The current proposal is for 331 townhome units.

This item was moved from the June 8th P&Z meeting due to a lack of quorum.

LEGAL REVIEW: NA
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

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

March 24, 2022

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290,
Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



Amanda Couch Brown



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and

2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

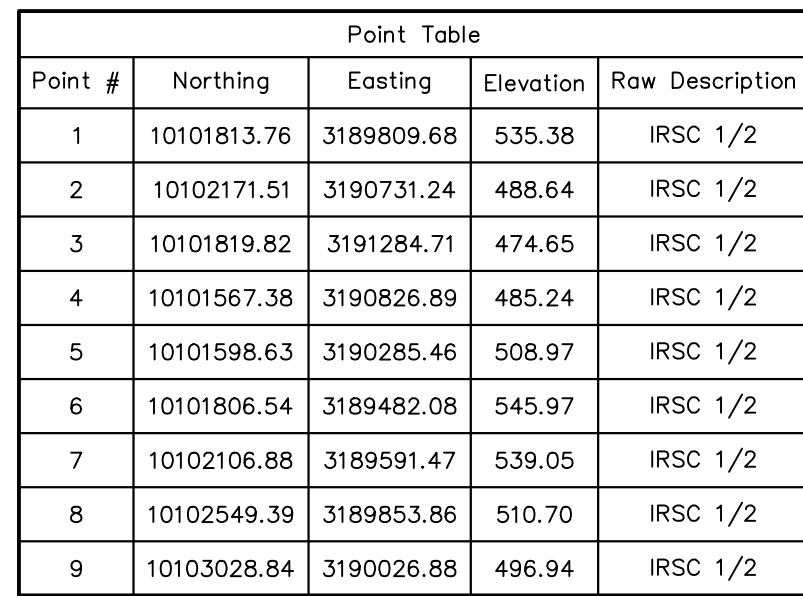
Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021

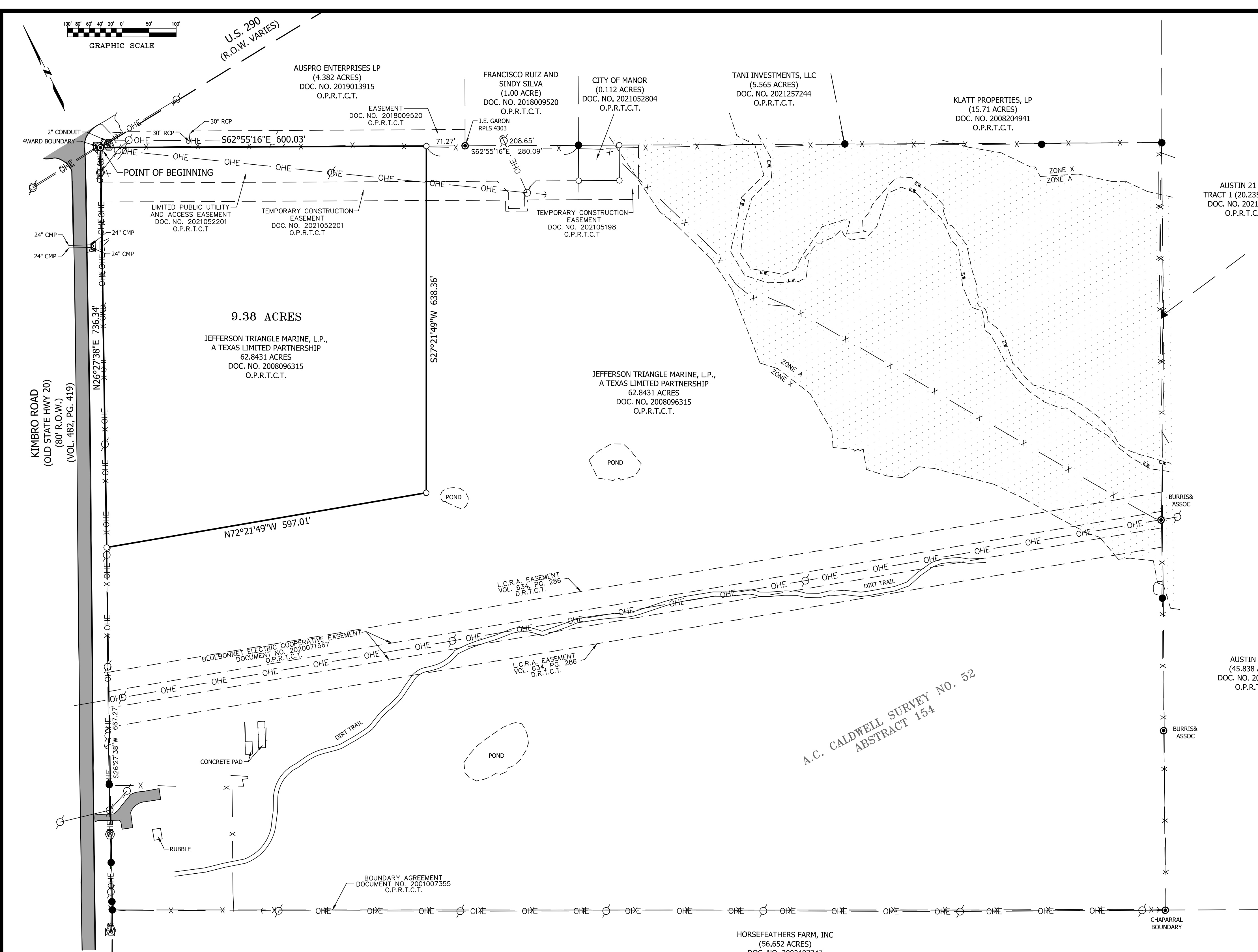
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg

DRAWING NAME:
20-021 Old Kimbro
Road

SHEET
01 of 01



RAY D. WEGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4711



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CAP FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CAP SET (STAMPED "LSI SURVEY")
 - 60D NAIL FOUND (OR AS NOTED)
 - FENCE CORNER POST FOUND
 - CALCULATED POINT NOT SET
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.P. EDGE OF PAVEMENT
 - E.W. EDGE OF WATER
 - COURSES FROM RECORDS
 - CUR ANCHOR
 - OVERHEAD ELECTRIC
 - POWER POLE
 - SIGN POST SIGN
 - TELEPHONE JUNCTION BOX
 - WATER METER
 - WATER VALVE
 - BARB WIRE FENCE
 - FLOOD ZONE
 - ASPHALT PAVING

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO JCI RESIDENTIAL, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 19, 2021.

DATE OF PLAT OR MAP: MARCH 8, 2022

FRANK W. FUNK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6803

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- 2021 ALTA/NSPS TABLE A NOTES:**
- ITEM 1: MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.
- ITEM 2: NO ADDRESS DISCLOSED OR OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 3: THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A". NO BASE ELEVATIONS DETERMINED. AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0505H, DATED SEPTEMBER 26, 2008 AND MAP NO. 48453C0485J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ITEM 4: THE TOTAL AREA OF THE COMMITMENT PARCEL IS 9.38 ACRES MORE OR LESS.
- ITEM 7a: NO BUILDINGS WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
- ITEM 9: NO PARKING SPACES WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE AS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION:

IMPORTANT NOTE: THIS IS A PRELIMINARY DESCRIPTION OF PROPERTY, NOT TO BE CONSTRUED AS A PROPER DESCRIPTION OF PROPERTY, NOR SHOULD SAME BE CONSIDERED FOR LEGAL DOCUMENTATION. (SUBJECT TO REQUIREMENT ON SCHEDULE C)

BEING 26.4 ACRES OUT OF THE AC CALDWELL SURVEY 52, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 62.8431 ACRE TRACT CONVEYED TO JEFFERSON TRIANGLE MARINE, LP, FILED JUNE 9, 2008, RECORDED IN DOCUMENT NO. 2008096315, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 8000362100979
ISSUE DATE: SEPTEMBER 30, 2021
EFFECTIVE DATE: SEPTEMBER 20, 2021

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

10. a. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY (NOT A SURVEY MATTER)

c. THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS. (NOT A SURVEY MATTER)

d. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: BOUNDARY AGREEMENT
DATED: DECEMBER 18, 2000
EXECUTED BY: JUDIE MAE JONES AND ANN WEAVER RECORDING DATE: JANUARY 16, 2001
RECORDING NO: DOCUMENT NO. 2001007355, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(SHOWN ON SURVEY)

e. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: BLUEBONNET ELECTRIC COOPERATIVE, INC.
PURPOSE: EASEMENT
RECORDING NO: VOLUME 12728, PAGE 351, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(NO DESCRIPTION PROVIDED IN RECORD DOCUMENT - NOTED HEREON)

f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC TRANSMISSION
RECORDING NO: VOLUME 634, PAGE 286, DEED RECORDS, TRAVIS COUNTY, TEXAS
(SHOWN ON SURVEY)

g. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DEVELOPMENT AGREEMENT
DATED: SEPTEMBER 20, 2017
EXECUTED BY: JEFFERSON TRIANGLE MARINE, L.P. AND CITY OF MANOR, TEXAS
RECORDING DATE: DECEMBER 15, 2017
RECORDING NO: DOCUMENT NO. 2017197857, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT FILED DECEMBER 18, 2020, RECORDED IN DOCUMENT NO. 2020247239, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(NOT A SURVEY MATTER)

h. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: EASEMENT AGREEMENT
DATED: MARCH 25, 2020
EXECUTED BY: BLUEBONNET ELECTRIC COOPERATIVE, INC AND JEFFERSON TRIANGLE MARINE, LP
RECORDING DATE: MAY 4, 2020
RECORDING NO: DOCUMENT NO. 2020071567, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(SHOWN ON SURVEY)

i. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: TEMPORARY CONSTRUCTION EASEMENT
DATED: FEBRUARY 5, 2021
EXECUTED BY: JEFFERSON TRIANGLE MARINE, L.P. TO CITY OF MANOR
RECORDING DATE: JANUARY 1, 2021
RECORDING NO: DOCUMENT NO. 2021052198, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(SHOWN ON SURVEY)

j. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF MANOR
PURPOSE: LIMITED PUBLIC UTILITY AND ACCESS EASEMENT
RECORDING DATE: MARCH 11, 2021
RECORDING NO: DOCUMENT NO. 2021052201, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(SHOWN ON SURVEY)

k. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS (NOT A SURVEY MATTER)

l. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:

OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY. (NOT A SURVEY MATTER)

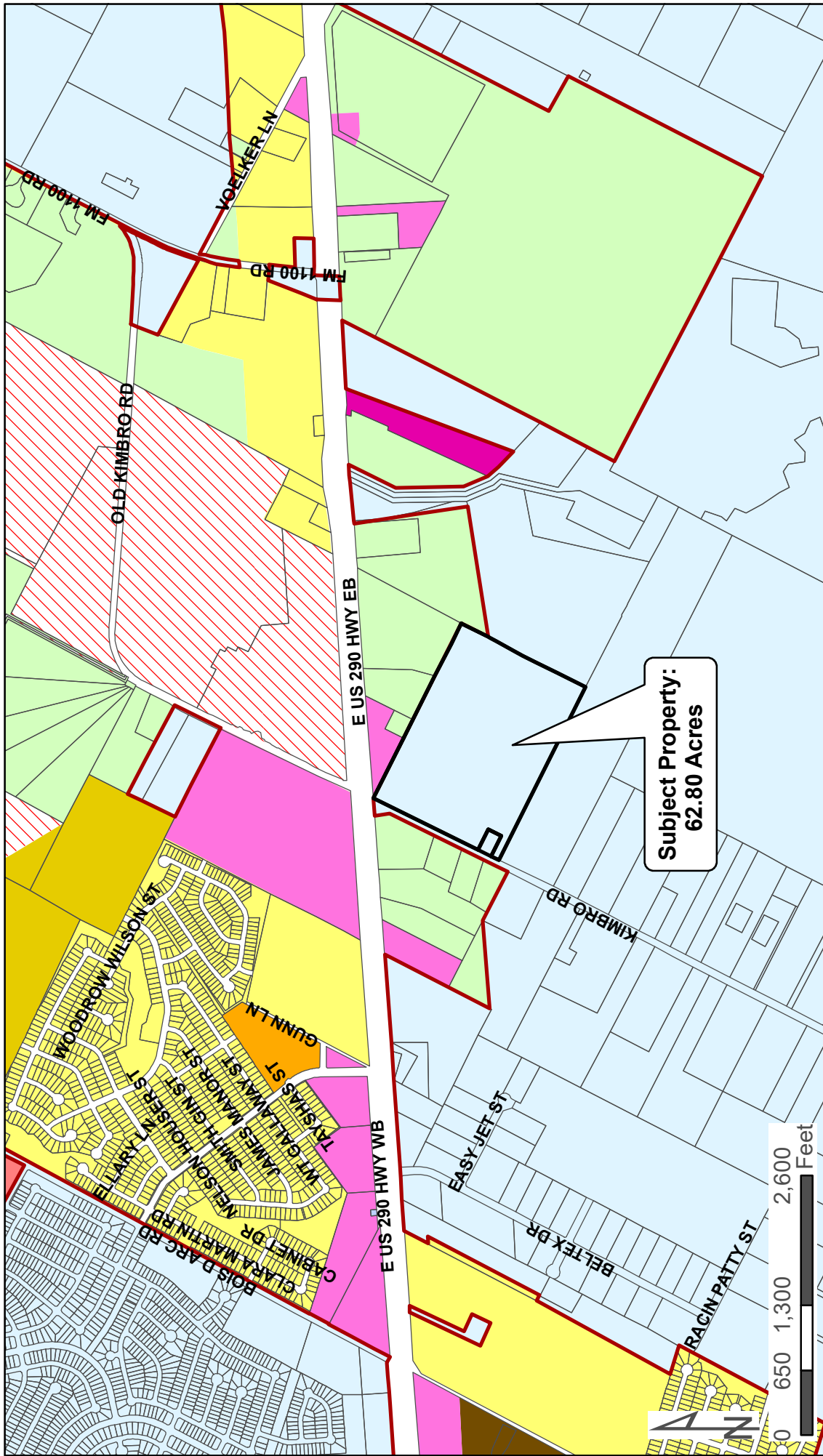
m. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

Item 4.

LAND DESIGN SERVICES, INC.
1000 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TELEPHONE NO. 1-800-880-5112-238-7901

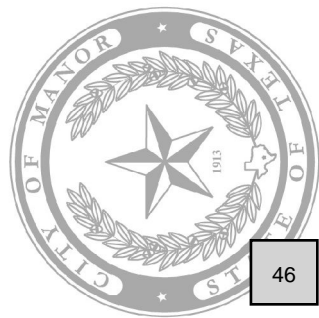
ALTA SURVEY OF 9.38 ACRES OF LAND
SITUATED IN THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154, TRAVIS COUNTY,
TEXAS AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED
TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

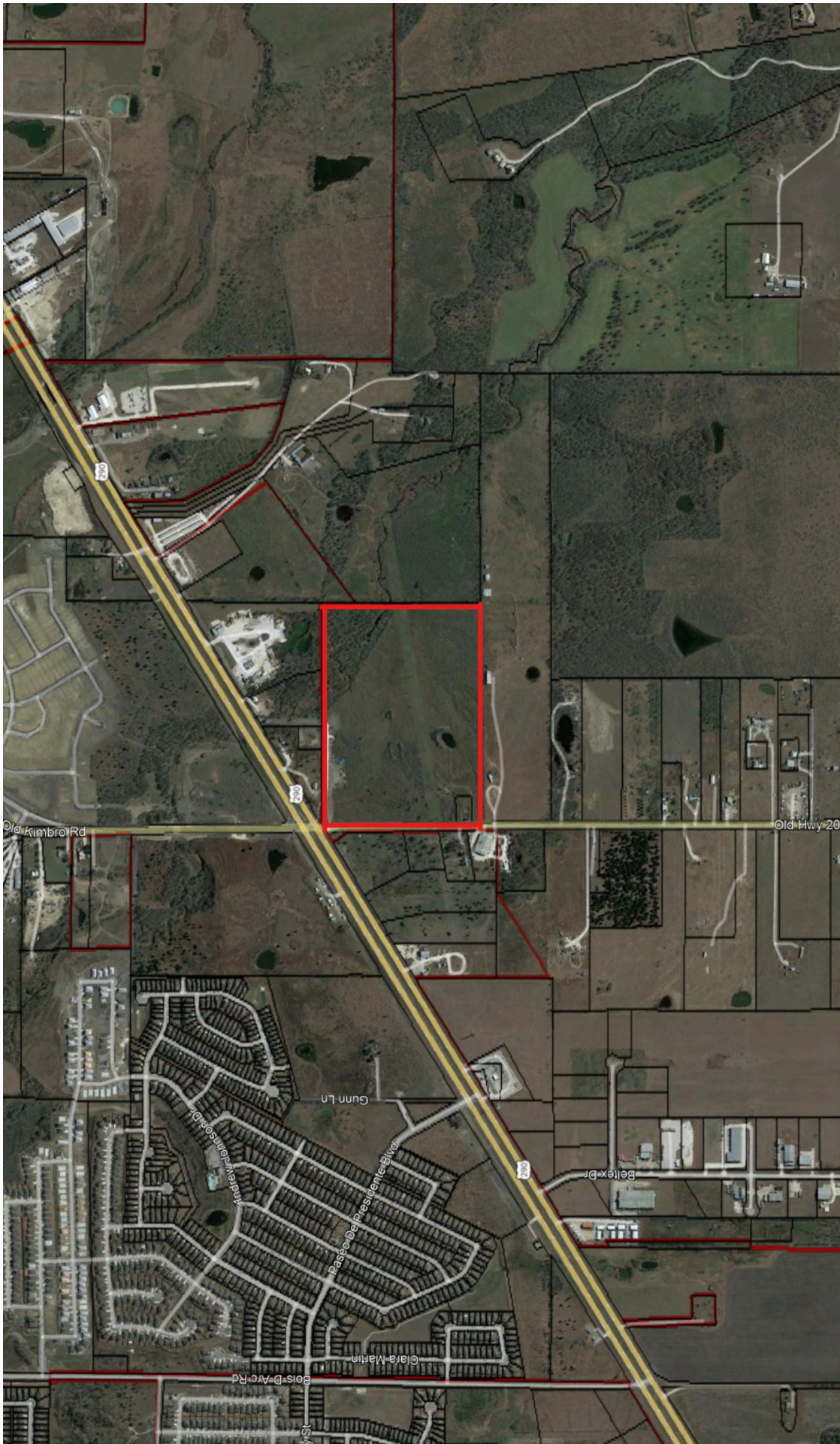
REVISIONS	DESCRIPTION	DATE
1	PROJECT NAME: JTM OLD KIMBRO RD	
2	LOAN NUMBER: 21-021	
3	DATE: 06/02/2021	
4	DRAWING FILE PATH: K:\01021-JTM-OLD KIMBRO	
5	REVISION: 01	
6	REVISION: 02	
7	REVISION: 03	
8	REVISION: 04	
9	REVISION: 05	
10	REVISION: 06	
11	REVISION: 07	
12	REVISION: 08	
13	REVISION: 09	
14	REVISION: 10	
15	REVISION: 11	
16	REVISION: 12	
17	REVISION: 13	
18	REVISION: 14	
19	REVISION: 15	
20	REVISION: 16	
21	REVISION: 17	
22	REVISION: 18	
23	REVISION: 19	
24	REVISION: 20	
25	REVISION: 21	
26	REVISION: 22	
27	REVISION: 23	
28	REVISION: 24	
29	REVISION: 25	
30	REVISION: 26	
31	REVISION: 27	
32	REVISION: 28	
33	REVISION: 29	
34	REVISION: 30	
35	REVISION: 31	
36	REVISION: 32	
37	REVISION: 33	
38	REVISION: 34	
39	REVISION: 35	
40	REVISION: 36	
41	REVISION: 37	
42	REVISION: 38	
43	REVISION: 39	
44	REVISION: 40	
45	REVISION: 41	
46	REVISION: 42	
47	REVISION: 43	
48	REVISION: 44	
49	REVISION: 45	
50	REVISION: 46	
51	REVISION: 47	
52	REVISION: 48	
53	REVISION: 49	
54	REVISION: 50	
55	REVISION: 51	
56	REVISION: 52	
57	REVISION: 53	
58	REVISION: 54	
59	REVISION: 55	
60	REVISION: 56	
61	REVISION: 57	
62	REVISION: 58	
63	REVISION: 59	
64	REVISION: 60	
65	REVISION: 61	
66	REVISION: 62	
67	REVISION: 63	
68	REVISION: 64	
69	REVISION: 65	
70	REVISION: 66	
71	REVISION: 67	
72	REVISION: 68	
73	REVISION: 69	
74	REVISION: 70	
75	REVISION: 71	
76	REVISION: 72	
77	REVISION: 73	
78	REVISION: 74	
79	REVISION: 75	
80	REVISION: 76	
81	REVISION: 77	
82	REVISION: 78	
83	REVISION: 79	
84	REVISION: 80	
85	REVISION: 81	
86	REVISION: 82	
87	REVISION: 83	
88	REVISION: 84	
89	REVISION: 85	
90	REVISION: 86	
91	REVISION: 87	
92	REVISION: 88	
93	REVISION: 89	
94	REVISION: 90	
95	REVISION: 91	
96	REVISION: 92	
97	REVISION: 93	
98	REVISION: 94	
99	REVISION: 95	
100	REVISION: 96	
101	REVISION: 97	
102	REVISION: 98	
103	REVISION: 99	
104	REVISION: 100	
105	REVISION: 101	
106	REVISION: 102	
107	REVISION: 103	
108	REVISION: 104	
109	REVISION: 105	
110	REVISION: 106	
111	REVISION: 107	
112	REVISION: 108	
113	REVISION: 109	
114	REVISION: 110	
115	REVISION: 111	
116	REVISION: 112	
117	REVISION: 113	
118	REVISION: 114	
119	REVISION: 115	
120	REVISION: 116	
121	REVISION: 117	
122	REVISION: 118	
123	REVISION: 119	
124	REVISION: 120	
125	REVISION: 121	
126	REVISION: 122	
127	REVISION: 123	
128	REVISION: 124	
129	REVISION: 125	
130	REVISION: 126	
131	REVISION: 127	
132	REVISION: 128	
133	REVISION: 129	
134	REVISION: 130	
135	REVISION: 131	
136	REVISION: 132	
137	REVISION: 133	
138	REVISION: 134	
139	REVISION: 135	
140	REVISION: 136	
141	REVISION: 137	
142	REVISION: 138	
143	REVISION: 139	
144	REVISION: 140	
145	REVISION: 141	
146	REVISION: 142	
147	REVISION: 143	
148	REVISION: 144	
149	REVISION: 145	
150	REVISION: 146	
151	REVISION: 147	
152	REVISION: 148	
153	REVISION: 149	
154	REVISION: 150	
155	REVISION: 151	
156	REVISION: 152	
157	REVISION: 153	
158	REVISION: 154	
159	REVISION: 155	
160	REVISION: 156	
161	REVISION: 157	
162	REVISION: 158	
163	REVISION: 159	
164	REVISION: 160	
165	REVISION: 161	
166	REVISION: 162	
167	REVISION: 163	
168	REVISION: 164	
169	REVISION: 165	
170	REVISION: 166	
171	REVISION: 167	
172	REVISION: 168	
173	REVISION: 169	
174	REVISION: 170	
175	REVISION: 171	
176	REVISION: 172	
177	REVISION: 173	
178	REVISION: 174	
179	REVISION: 175	
180	REVISION: 176	
181	REVISION: 177	
182	REVISION: 178	
183	REVISION: 179	
184	REVISION: 180	
185	REVISION: 181	
186	REVISION: 182	
187	REVISION: 183	
188	REVISION: 184	
189	REVISION: 185	
190	REVISION: 186	
191	REVISION: 187	
192	REVISION: 188	
193	REVISION: 189	
194	REVISION: 190	
195	REVISION: 191	
196	REVISION: 192	
197	REVISION: 193	
198	REVISION: 194	
199	REVISION: 195	
200	REVISION: 196	
201	REVISION: 197	
202	REVISION: 198	
203	REVISION: 199	
204	REVISION: 200	
205	REVISION: 201	
206	REVISION: 202	
207	REVISION: 203	
208	REVISION: 204	
209	REVISION: 205	
210	REVISION: 206	
211	REVISION: 207	
212	REVISION: 208	
213	REVISION: 209	
214	REVISION: 210	
215	REVISION: 211	
216	REVISION: 212	
217	REVISION: 213	
218	REVISION: 214	
219	REVISION: 215	
220	REVISION: 216	
221	REVISION: 217	
222	REVISION: 218	
223	REVISION: 219	
224	REVISION: 220	
225	REVISION: 221	
226	REVISION: 222	
227	REVISION: 223	
228	REVISION: 224	
229	REVISION: 225	
230	REVISION: 226	
231	REVISION: 227	
232	REVISION: 228	
233	REVISION: 229	
234	REVISION: 230	
235	REVISION: 231	
236	REVISION: 232	
237	REVISION: 233	
238	REVISION: 234	
239	REVISION: 235	
240	REVISION: 236	
241	REVISION: 237	
242	REVISION: 238	
243	REVISION: 239	
244	REVISION: 240	
245	REVISION: 241	
246	REVISION: 242	
247	REVISION: 243	
248	REVISION: 244	
249	REVISION: 245	
250	REVISION: 246	
251	REVISION: 247	
252	REVISION: 248	
253	REVISION: 249	
254	REVISION: 250	
255	REVISION: 251	
256	REVISION: 252	
257	REVISION: 253	
258	REVISION: 254	
259	REVISION: 255	
260	REVISION: 256	
261	REVISION: 257	
262	REVISION: 258	
263	REVISION: 259	
264	REVISION: 260	
265	REVISION: 261	
266	REVISION: 262	
267	REVISION: 263	
268	REVISION: 264	
269	REVISION: 265	
270	REVISION: 266	
271	REVISION: 267	
272	REVISION: 268	
273	REVISION: 269	
274	REVISION: 270	
275	REVISION: 271	
276	REVISION: 272	
277	REVISION: 273	
278	REVISION: 274	
279	REVISION: 275	
280	REVISION: 276	
281	REVISION: 277	
282	REVISION: 278	
283	REVISION: 279	
284	REVISION: 280	
285	REVISION: 281	
286	REVISION: 282	
287	REVISION: 283	
288	REVISION: 284	
289	REVISION: 285	
290	REVISION: 286	
291	REVISION: 287	
292	REVISION: 288	
293	REVISION: 289	
294	REVISION: 290	
295	REVISION:	



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

Proposed Zoning:
 Townhome (TH)
 Medium Commercial (C-2)







April 27, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2022-P-1428-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 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 2022 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 also 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.

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON TX 77024-1521

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK TX 78664-9511

TANI INVESTMENTS LLC ETAL
7606 Brae Acres Ct
Houston TX 77074-4123

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

CITY OF MANOR
105 E EGGLESTON ST
MANOR TX 78653-3463

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

TIMMERMAN COMMERCIAL
INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.

- May 11, 2022, P&Z Commission Regular Session Minutes
- June 8, 2022, P&Z Commission Regular Session Minutes

BACKGROUND/SUMMARY:

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

- May 11, 2022, P&Z Commission Regular Session Minutes
- June 8, 2022, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of May 11, 2022, P&Z Commission Regular Session and June 8, 2022, P&Z Commission Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 11, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissman, Place 5
Cecil Meyer, Place 6
Lakesha Small, Vice Chair, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager
Mandy Miller, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Manor Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Julie Leonard at 6:36pm on Wednesday May 11, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas

PUBLIC COMMENTS

Due to the length of the agenda, Chair Leonard requested individuals who wish to speak consolidate their comments to one item with the allowance of speaking on multiple items at one time for a length of time not to exceed 3 minutes.

No one appeared to speak at this time.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). *Applicant: SEC Planning, LLC. Owner: Manor 290 OZ Real Estate, LP.***

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

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the location and current zoning of the property. Mr. Dunlop stated no site plans have been filed with the city.

Gary with SEC Planning answered questions from the Commissions regarding the preliminary plans for this property. The site plans would possibly include hotel, box retail, frontage retail along Hwy 290 with townhomes in the back of the property. The total number of townhomes would be approximately 240 with buffers between the commercial and residential sections.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

The Motion to Close carried 6-0.

- 2. Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). *Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Dwyer Realty Companies.***

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

Chair Leonard opened the public hearing.

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams, submitted a speaker card to speak in support of this item. Ms. Nicely introduced herself and informed the Commission she would be representing DD&B for this project. Ms. Nicely stated that she would like Sushil Mettka, the owner of DD&B to speak first for this item.

Sushil Mettka owner of DD&B Construction Inc. submitted a speaker card to speak in support of this item. Mr. Mettka gave a brief presentation regarding the history of DD&B Construction. He detailed the level of involvement his company has with the projects they take on to provide a very high-quality product.

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams stated she reached out to the surrounding neighbors of the property for feedback including The Lions Club. She addressed questions regarding the amenities that were planned for this development.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 3. Conduct a public hearing on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2). *Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Edward Butler.***

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

Chair Leonard opened the public hearing

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams, detailed the location of the property and its relation to the Butler Manor Project. Ms. Nicely gave a presentation regarding the concept plan. (See attached)

Mark Johnson with GenCap Partners, 12750 Merit Dr., Dallas, Texas, submitted a speaker card in support of this item. Mr. Johnson answered questions about the amenities giving specific details regarding the concept of a bier garden.

Katherine Nicely answered additional questions from the commission regarding the buffering between the property being developed and the adjacent residential area.

Talley Williams with Metcalfe, Wolff, Stuart, & Williams submitted a speaker card in support of this item. She did not wish to speak; however, was available for questions.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 4. Conduct a public hearing on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). *Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.***

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

Chair Julie Leonard opened the public hearing.

Brian Winkler, 410 Lexington St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Winkler expressed his concern regarding his mother's safety, traffic increases in the area, and the financial impact to his family. He stated the most pressing concern with granting the rezoning application for the property was the history of the property owner's lack of upkeep and compliance with the City's Code.

Stacy Rowen with Lexington Manor introduced herself as the current property manager for this property. Ms. Rowen stated they have owned the property since 2019. She answered questions from the Commission regarding the plans for renovations, commercial and affordable housing.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

The Motion to Close carried 6-0.

- 5. Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).
Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.**

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

Chair Leonard opened the public hearing.

Development Services Director Scott Dunlop informed the Commission this item was slated to be postponed; however, it has been approved by the City Engineers. Mr. Dunlop gave a brief history of the property that is in the process of being annexed. Mr. Dunlop answered questions from the Commission regarding traffic flow, the restoration of the property and drainage flow for water runoff.

The Applicant, Mary Jane with BGE, Inc., answered questions about the amenities and planned layouts of the housing units proposed for this project.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

The Motion to Close carried 6-0.

- 6. Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and**

Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Millcreek Residential.

Development Services Director Dunlop informed the Commission of the request to postpone this item until the June 8th P&Z Commission Regular Session.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to postpone this agenda item to the June 8, 2022, P&Z Commission Regular Session.

There was no further discussion.

The Motion to Postpone carried 6-0.

7. Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

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

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a brief description of this item. Mr. Dunlop detail the prior history of this applicant's requests for this property and the reason for the Specific Use request.

Joshua Baran with JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran presented a 3-page handout to the Commissioners. (see attached) He explained his belief of the necessity of a fueling station at this specific location. He stated he felt this would help relieve traffic issues in the area by providing an alternative to clustering at other gas stations nearby.

Ritiq Kareliya, 13917 Carolina Lane, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Kareliya addressed questions from the Commission regarding the restaurant types that would be inside the convenient store.

Discussion was held regarding the pathway options for the traffic going on and off the property. It was clarified there were 2 access points on 973 and 2 access points on Suncrest. The number of fueling stations and charging ports were also discussed.

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

There was no further discussion.

The Motion to Close carried 6-0.

8. Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the

intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Carlson, Brigrance & Doering, Inc. Owner: KB Home Lone Star, Inc.

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

Chair Julie Leonard opened the public hearing.

Crista Swier, 15226 N. FM 973, Manor, Texas, submitted a speaker card to speak regarding this item. Ms. Swier expressed her dissatisfaction with the printout she received that detailed the purposed development. She requested there be a better document to read for this concept plan. She listed her concerns regarding potential increase in flooding due to this development, invasion of her property that has occurred by surveyors coming onto her property and marking tress, and very little communication from the developers when emails or phone calls are made.

Chair Julie Leonard requested the applicant or owner to address the P&Z Commission to answer questions from the Commissioners and address the expressed concerns of the neighbors.

Jeff Guerrero with Carlson Brigrance & Doering, introduced himself. Mr. Guerrero apologized for the delay of communication from his office due to being out of town. He addressed the comments from the audience and offered to supply a copy of the Development Agreement. He expressed his desire to work with the community to address any concerns people may have.

Discussion was held regarding the intended land use for the development that borders the neighboring properties.

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

There was no further discussion.

The Motion to Close carried 6-0.

9. Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton

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

Chair Julie Leonard opened the public hearing.

Development Services Director Dunlop gave a brief description of this item. Details were given to the Commission regarding the revisions made since the original approval in November 2021 due to changes in Federal Regulations. Mr. Dunlop answered questions from the Commission.

Discussion was held regarding the purposed development of duplexes, traffic impact analysis, and possible roadway changes.

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

There was no further discussion.

The Motion to Close carried 6-0.

10. Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed his dislike with the developer for this item. He encouraged the Commission and City of Manor to reconsider doing business with them based on their history with failing to follow through with promises made. Mr. Battaile cited examples of failing to develop the parkland, failing to provide adequate parking while restricting parking for people other than Shadowglen residents, and failing to provide items like benches for visitors to the park. He stated that he felt the park was inaccessible to anyone other than people living in the Shadowglen subdivision.

Chair Julie Leonard opened the public hearing.

Discussion was held regarding the flood plain areas, time frames of the development of walking trails, parking and the controlling entity responsible for maintaining or developing these items.

Development Services Director Dunlop answered question from the Commissioners regarding the discussed items related to this agenda item. He informed the Commission there was a request to postpone this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to postpone this agenda item.

There was no further discussion.

The Motion to Postpone carried 6-0.

11. Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC.

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

Chair Julie Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the one lot subdivision located on Hwy 290 where Tahoe Boats use to be. Mr. Dunlop informed the Commission of the rezoning request for the property however no development plans has been filed yet. Mr. Dunlop answered questions from the Commission regarding transportation plans for this area.

MOTION: Upon a motion made by Commissioner Butler and seconded by Vice Chair Small to close the public hearing.

There was no further discussion.

The Motion to Close carried 6-0.

12. Conduct a public hearing on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

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

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the changes being made to the definitions listed in the Zoning Ordinance. Mr. Dunlop highlighted the changes to each section that would be amended within the Zoning Ordinance.

Discussion was held regarding the ability to suggest changes to the proposed amendment.

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

There was no further discussion.

The Motion to Close carried 6-0.

CONSENT AGENDA

13. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.

- **March 9, 2022, P&Z Commission Regular Session Minutes**
- **April 13, 2022, P&Z Commission Regular Session Minutes**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to accept the minutes.

There was no further discussion.

The Motion to Approve carried 6-0.

REGULAR AGENDA

14. Consideration, discussion, and possible action on a Rezoning Application for 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB). Applicant: Wenkai Chen. Owner: Wenkai Chen

Wenkai Chen, 109 W. Lane, Manor, Texas, submitted a speaker card to speak in support of this item. Ms. Wenkai answered questions from the Commission regarding the rezoning application. Discussion was held regarding the ability to accommodate 2 to 3 small businesses with a shared bathroom facility that is ADA compliant.

Discussion was held regarding the zoning of the surrounding properties. Ms. Chen informed the P&Z Commission that she was in contact with the neighbors, many of whom were businesses.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commission Butler to approve the rezoning application.

There was no further discussion.

The Motion to Approve carried 4-2. Chair Leonard and Commissioner Small opposed.

15. Consideration, discussion, and possible action on a Rezoning Application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: Duque States, LLC. Owner: Duque States, LLC.

The City staff recommended approval for the rezoning application for this item.

Development Services Director Dunlop reminded the Commissioners the public hearing was held at the prior P&Z Commission meeting. Mr. Dunlop answered questions from the Commissioners regarding the location of the property, street access and traffic flow.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to approve the rezoning application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

The Motion to Approve carried 6-0

- 16. Consideration, discussion, and possible action on a Rezoning Application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH). Applicant: BGE, Inc. Owner: Lane Ave Development, LLC.**

The City staff recommended approval of the rezoning application.

Development Services Director Dunlop reminded the Commissioners the public hearing was held at the prior P&Z Commission meeting. Mr. Dunlop answered questions from the Commissioners regarding the location of the property, street access and traffic flow. He clarified for the Commission this item was discretionary.

Discussion was held regarding the amount of land in relation to the number of Townhomes being purposed.

- MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the rezoning application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Wissman opposed.

- 17. Consideration, discussion, and possible action on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). Applicant: SEC Planning, LLC. Owner: Manor 290 OZ Real Estate, LP**

Development Services Director Dunlop gave a summary of the roadway improvements in the area that are currently in process. Parkland, in lieu fee, and open space requirement details were given to the Commission. The improvement to the flooding issues and traffic routes on the major thoroughfares were also discussed.

- MOTION:** Upon a motion made by Commissioner Hardeman and seconded by Vice Chair Small to approve the rezoning application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH)

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Meyer opposed.

18. Consideration, discussion, and possible action on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Dwyer Realty Companies.

The City staff recommended approval of this rezoning application.

Development Services Director Dunlop detailed the roadway improvement that will be required for this development. Requirements for a Traffic Impact Analysis (TIA) were given to the Commission.

Talley Williams with Metcalfe, Wolff, Stuart, & Williams address the Commission regarding the TIA. This project is part of the Las Entradas Development Agreement. The Development Agreement outlined road improvements including the building of new road.

Katherine Nicely with Metcalfe, Wolff, Stuart, & Williams answered questions from the Commission. Ms. Nicely confirmed the property would be gated.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Hardeman to approve the rezoning application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2)

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Wissman opposed.

Vice Chair Small excused herself from the dais at 8:50 pm. She gave notice prior to the meeting of a mandatory work obligation starting at 9 p.m.

19. Consideration, discussion, and possible action on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.

Development Services Director gave a summary of this item.

The City Staff is recommending approval of the rezoning application for this item.

Discussion was held by the Commission regarding the plans for this property if the rezoning application was approved. The subject of the number of units for this lot was considered.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissman to deny the rezoning application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.

There was no further discussion.

The Motion to Deny carried 3-2. Commissioner Meyer and Commissioner Butler opposed.

20. Consideration, discussion, and possible action on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.

Development Services Director Dunlop clarified that this item had the public hearing earlier in the meeting; the postponement was no longer needed. Mr. Dunlop reminded the Commissioners that this item is near Carriage Hills.

Discussion was held by the Commission with concerns expressed on the subject of the number of units for this property due to the increase of traffic on Old Hwy 20.

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Meyer to approve the rezoning application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.

There was no further discussion.

The Motion to Approve carried 3-2. Chair Leonard and Commissioner Wissman opposed.

21. Consideration, discussion, and possible action on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Millcreek Residential.

Development Services Director stated this item was requested to be postponed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissman to postpone this item until the June 8, 2022, P&Z Regular Session.

There was no further discussion.

The Motion to Postpone carried 5-0.

- 22. Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. *Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.***

The City staff recommended approval of the Specific Use Permit Application.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Butler to approve the Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

There was no further discussion.

The Motion to Approve carried 5-0.

- 23. Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. *Applicant: Carlson, Brigrance & Doering, Inc. Owner: KB Home Lone Star, Inc.***

The City staff recommended approval of this Concept Plan.

Development Services Director Dunlop gave a brief description of the Concept Plan. Mr. Dunlop reminded the Commission that this item involved a subdivision, therefore, was a non-discretionary item.

The Commissioners voiced their agreement with the map layout that was brought up by Ms. Swier earlier in the meeting.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the Concept Plan for the KB Homes Subdivision with reservations.

There was no further discussion.

The Motion to Approve with Reservations carried 5-0.

- 24. Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. *Applicant: BGE, Inc. Owner: DR Horton.***

Development Services Director gave a brief recap of this item.

The City staff recommended approval of the Preliminary Plat for the Palomino Subdivision.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

The Motion to Approve with Reservations carried 5-0.

25. Consideration, discussion, and possible action on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

Development Services clarified this item will be going back through Engineering approval due to changes in Federal Guidelines.

The City staff recommended that the P&Z Commission postpone this item until the new approval from the City Engineer has been received.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Wissman to postpone the Preliminary Plat for Shadowglen Subdivision, Phase 3, Section 1 and 2.

There was no further discussion.

The Motion to Postpone until new approval from Engineers carried 5-0.

26. Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC.

The City staff recommended that the P&Z Commission Deny per Engineer Comments for the Duque Estates Subdivision.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to deny the Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC. Due to Engineering Comments.

There was no further discussion.

The Motion to Deny carried 5-0.

27. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended approval of the Final Plat for Manor Heights Phase 3, Section 1.

Development Services Director Dunlop answered questions from the Commission regarding the Final Plat for Manor Heights, Phase 3 regarding prior approvals by the Commission.

MOTION: Upon a motion made by Commission Butler and seconded by Commissioner Hardeman to approve the Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

There was no further discussion.

The Motion to Approve carried 5-0.

28. Consideration, discussion, and possible action on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

MOTION: Upon a motion made by Commission Meyer and seconded by Chair Leonard to amend the Section 5 setback for 4-story buildings to increase 80 feet setback to 100 feet setback.

The Motion to Amend the Amendment to change 80 feet setback to 100 feet setback carried 5-0.

Discussion was held by the Commission regarding the changes that were in the Zoning Ordinance Amendment. Concerns for the quality of living for the neighbors who live next to a 4-story building. Commissioners expressed their appeal for the way of life in Manor that may be affected by the changes proposed. The pros and cons of increasing the height and number of stories allowed was discussed in detail by the Commissioners. Amendment alternatives were suggested.

MOTION: Upon a motion made by Commission Wissman and seconded by Chair Leonard to completely strike Section 5 of the Zoning Ordinance Amendment.

The Motion to Strike Section 5 changes carried 4-1. Commissioner Meyer opposed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Hardeman to recall / cancel the previous amendment changing the setbacks from 80 to 100.

The Motion to recall the setback amendment carried 4-1. Commissioner Meyer opposed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the Zoning Ordinance Amendment as presented except for striking Section 5.

There was no further discussion

The Motion to Approve the Zoning Ordinance Amendment as presented with the Strike to Section 5 carried 5-0

EXECUTIVE SESSION

The Planning and Zoning Commission convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in Section 551.087, Texas Government Code, Texas Disciplinary Rules of Professional Conduct to deliberate Economic Development Negotiations regarding real property located at the intersection of FM 973 and US Hwy 290 East at 9:20 p.m. on Wednesday, May 11, 2022.

The Executive Session was adjourned at 9:51 p.m.

OPEN SESSION

The Planning and Zoning Commission reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on the item discussed during Closed Executive Session at 9:51 p.m.

Chair Leonard informed the audience that the Commission had additional questions pertaining to Item #29 on the agenda before taking any action.

There was no action taken at this time.

REGULAR AGENDA

29. Consideration, discussion, and possible action on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Edward Butler.

Mark Johnson with GenCap Partners address questions from the Commission regarding the number of units planned for this project. He stated there were a total of 589 units. He stated they were not willing at this time to reduce the total number of units or consider a lesser zoning of MF-1.

The Commission expressed their concerns regarding a planned development of this size.

Katherine Nicely with Metcalfe, Wolff, Stuart, & Williams outlined for the Commission the amenities scheduled for this project, cost of development, and the additional funding for road and traffic improvements that play part in the number of units they have chosen. Reduction in the number of units would be impossible with the current plans. Ms. Nicely informed the Commission of some of the concessions made for this project due to the surrounding neighbors.

Development Services Director Dunlop outlined some of the positive outcomes for the citizens of Manor like the amount of parkland fees that would be collected over the course of the project.

Discussion was held regarding the phased-in development of the planned development. Time frames of each phase with improvements at each phase was reviewed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the rezoning application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

There was no further discussion.

The Motion to Approve carried 4-1. Commissioner Wissman opposed.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Butler to adjourn the regular session of the P&Z Commission at 10:05 p.m. on Wednesday, May 11, 2022.

There was no further discussion.

Motion to adjourn carried 5-0

These minutes approved by the P&Z Commission on the 13th day of July 2022.

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 8, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1 (Absent)
Anthony Butler, Place 2 (Absent)
Cresandra Hardeman, Place 3 (Absent)
Vacant, Place 4
Jennifer Wissman, Place 5
Cecil Meyer, Place 6 (Absent)
Lakesha Small, Vice Chair, Place 7 (Absent)

CITY STAFF:

Scott Dunlop, Interim City Manager

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With no quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was cancelled by Commissioner Wissman at 6:45 p.m. on Wednesday, June 8, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

ADJOURNMENT

These minutes approved by the P&Z Commission on the 13th day of July 2022.

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action city goals and vision.

BACKGROUND/SUMMARY:

Mayor's discussion of city goals and vision

Vision: The City of Manor is a diverse, sustainable community and regional leader with exceptional services, a high quality of life, and a safe environment for citizens and businesses to thrive.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: NO

STAFF RECOMMENDATION:

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Applicant: *Kimley-Horn and Associates*

Owner: *Millcreek Residential*

BACKGROUND/SUMMARY:

This property is currently being annexed at the request of the property owner. They are proposing approximately 52 acres of Townhome and 10 acres of Medium Commercial at the intersection. The current proposal is for 331 townhome units.

This item was moved from the June 8th P&Z due to a lack of quorum.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

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

March 24, 2022

Mr. Scott Dunlop
City of Manor
Planning Department
105 E. Eggleston St.
Manor, TX 78653

Via Electronic Submittal

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290,
Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



Amanda Couch Brown



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and

2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

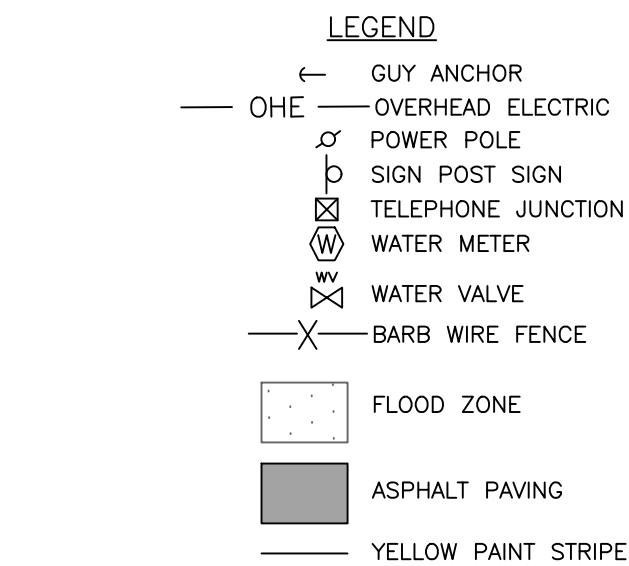
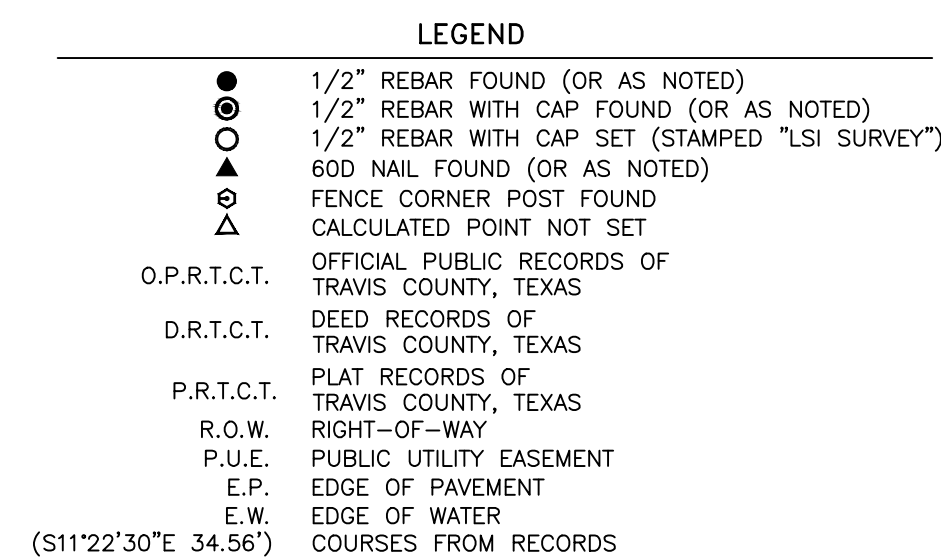
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Frank. W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 21-021

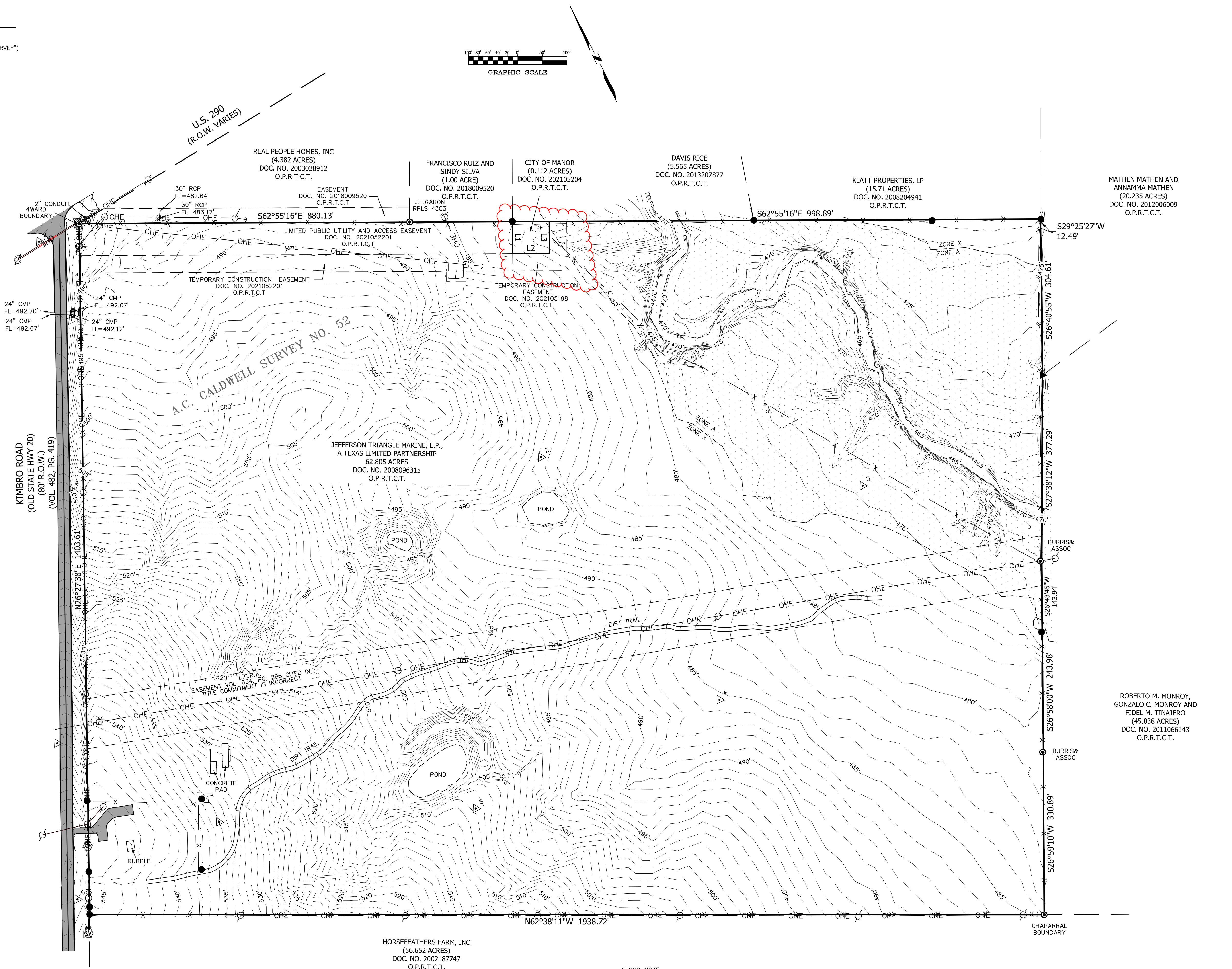
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg

	PROJECT NAME: JIM JOE Kimbro rd.	
	JOB NUMBER: 21-021	
	DATE:	REVISIONS
	SCALE: "1" = 100'	DESCRIPTION
	DATE: 06/29/2021	
	DRAWN BY: JIM JOE	
	CHECKED BY: JIM JOE	
	APPROVED BY: JIM JOE	
	PURCHASED FROM: OLD KIMBRO ROAD DWS	
	FINDNOTES FILE PATH:	
	XXX	
	APP'LS: ROW	
	TECH: JCA	
	PARTYCHIEF: JE	
	DESIGNER: JIM JOE	
	ENGINEER: JIM JOE	



Line Table		
Line #	Direction	Length
L1	S27° 04' 44"W	65.00'
L2	S62° 55' 16"E	75.00'
L3	N27° 04' 44"E	65.00'

Point Table				
Point #	Northing	Easting	Elevation	Raw Description
1	10101813.76	3198909.68	535.38	IRSC 1/2
2	10102171.51	3190731.24	488.64	IRSC 1/2
3	10101819.82	3191284.71	474.65	IRSC 1/2
4	10101567.38	3190826.89	485.24	IRSC 1/2
5	10101598.63	3190285.46	508.97	IRSC 1/2
6	10101806.54	3189482.08	545.97	IRSC 1/2
7	10102106.88	3189591.47	539.05	IRSC 1/2
8	10102549.39	3189853.86	510.75	IRSC 1/2
9	10103028.84	3190026.88	496.94	IRSC 1/2



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359

ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS (GEOID 12B).

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY

DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

EXISTING TREES WERE NOT LOCATED ON THE PROPERTY OR SHOWN FOR THIS DESIGN SURVEY.

FLOOD NOTE:


THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A" NO
BASE ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO.
4853C0505H, DATED SEPTEMBER 26, 2008 AND MAP NO. 48453C0485J DATED
AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

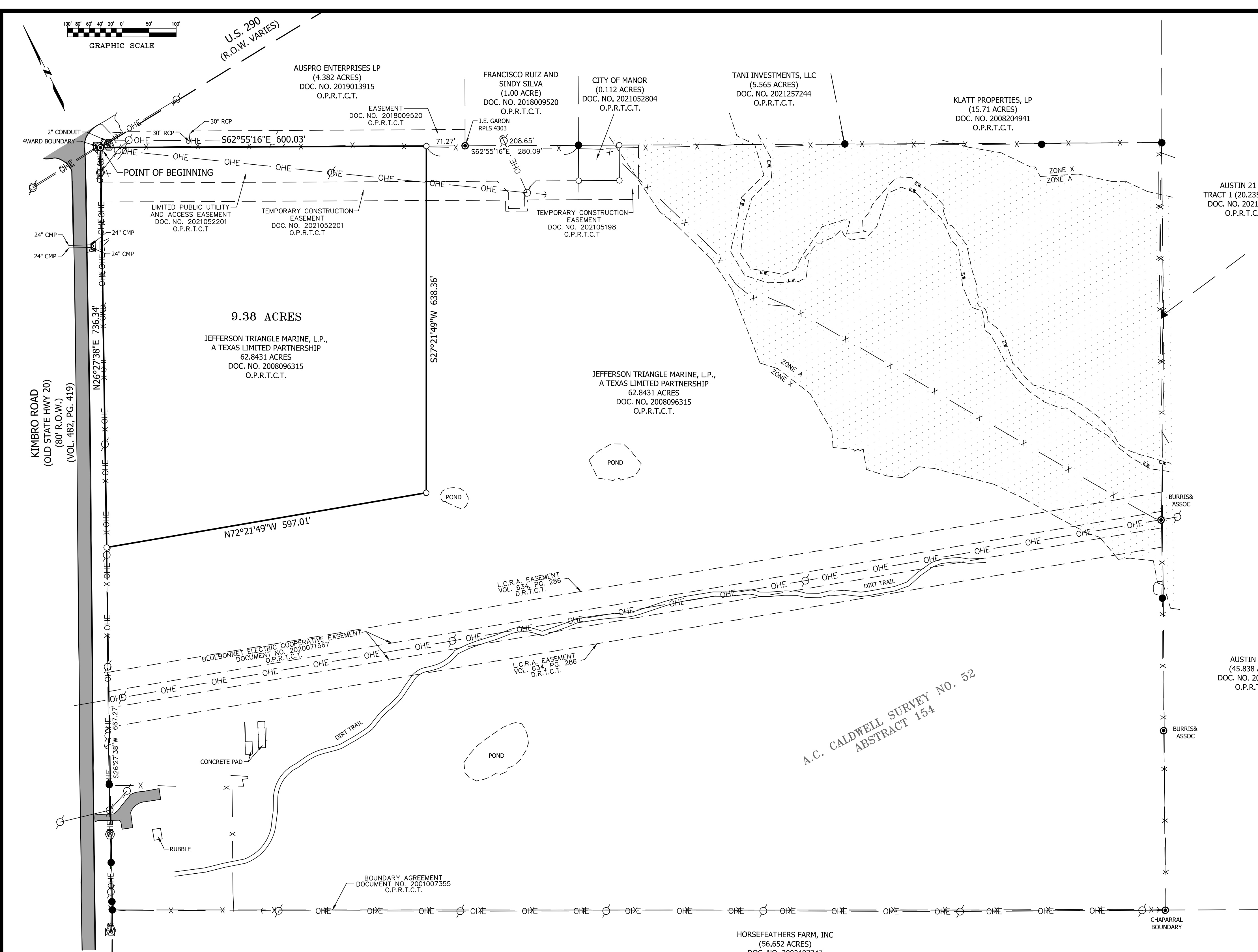
THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TOPO CERTIFICATION

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK
WAS COMPLETED ON MAY 19, 2021.




RAY D. WEGER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4711



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CAP FOUND (OR AS NOTED)
 - 1/2" REBAR WITH CAP SET (STAMPED "LSI SURVEY")
 - 60D NAIL FOUND (OR AS NOTED)
 - FENCE CORNER POST FOUND
 - CALCULATED POINT NOT SET
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.P. EDGE OF PAVEMENT
 - E.W. EDGES FROM RECORDS
 - (51°12'30"E 34.56')
 - OVERHEAD ELECTRIC
 - POWER POLE
 - SIGN POST SIGN
 - TELEPHONE JUNCTION BOX
 - WATER METER
 - WATER VALVE
 - BARB WIRE FENCE
 - FLOOD ZONE
 - ASPHALT PAVING

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL.

UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO JCI RESIDENTIAL, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 19, 2021.

DATE OF PLAT OR MAP: MARCH 8, 2022

FRANK W. FUNK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6803

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- 2021 ALTA/NSPS TABLE A NOTES:**
- ITEM 1: MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY.
- ITEM 2: NO ADDRESS DISCLOSED OR OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 3: THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A". NO BASE ELEVATIONS DETERMINED. AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0505H, DATED SEPTEMBER 26, 2008 AND MAP NO. 48453C0485J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ITEM 4: THE TOTAL AREA OF THE COMMITMENT PARCEL IS 9.38 ACRES MORE OR LESS.
- ITEM 7a: NO BUILDINGS WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
- ITEM 9: NO PARKING SPACES WERE OBSERVED AT THE TIME OF THE SURVEY.
- ITEM 13: NAMES OF ADJOINING OWNERS ACCORDING TO PUBLIC RECORDS ARE AS SHOWN ON THE SURVEY.

LEGAL DESCRIPTION:

IMPORTANT NOTE: THIS IS A PRELIMINARY DESCRIPTION OF PROPERTY, NOT TO BE CONSTRUED AS A PROPER DESCRIPTION OF PROPERTY, NOR SHOULD SAME BE CONSIDERED FOR LEGAL DOCUMENTATION. (SUBJECT TO REQUIREMENT ON SCHEDULE C)

BEING 26.4 ACRES OUT OF THE AC CALDWELL SURVEY 52, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 62.8431 ACRE TRACT CONVEYED TO JEFFERSON TRIANGLE MARINE, LP, FILED JUNE 9, 2008, RECORDED IN DOCUMENT NO. 2008096315, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 8000362100979
ISSUE DATE: SEPTEMBER 30, 2021
EFFECTIVE DATE: SEPTEMBER 20, 2021

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

10. a. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER)

b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING:

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE TITLE COMPANY, THIS EXCEPTION WILL BE DELETED. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID SURVEY (NOT A SURVEY MATTER)

c. THOSE LIENS CREATED AT CLOSING, IF ANY, PURSUANT TO LENDER INSTRUCTIONS. (NOT A SURVEY MATTER)

d. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: BOUNDARY AGREEMENT
DATED: DECEMBER 18, 2000
EXECUTED BY: JUDIE MAE JONES AND ANN WEAVER RECORDING DATE: JANUARY 16, 2001
RECORDING NO: DOCUMENT NO. 2001007355, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(SHOWN ON SURVEY)

e. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: BLUEBONNET ELECTRIC COOPERATIVE, INC.
PURPOSE: EASEMENT
RECORDING NO: VOLUME 12728, PAGE 351, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(NO DESCRIPTION PROVIDED IN RECORD DOCUMENT - NOTED HEREON)

f. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: LOWER COLORADO RIVER AUTHORITY
PURPOSE: ELECTRIC TRANSMISSION
RECORDING NO: VOLUME 634, PAGE 286, DEED RECORDS, TRAVIS COUNTY, TEXAS
(SHOWN ON SURVEY)

g. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: DEVELOPMENT AGREEMENT
DATED: SEPTEMBER 20, 2017
EXECUTED BY: JEFFERSON TRIANGLE MARINE, L.P. AND CITY OF MANOR, TEXAS
RECORDING DATE: DECEMBER 15, 2017
RECORDING NO: DOCUMENT NO. 2017197857, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT FILED DECEMBER 18, 2020, RECORDED IN DOCUMENT NO. 2020247239, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(NOT A SURVEY MATTER)

h. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: EASEMENT AGREEMENT
DATED: MARCH 25, 2020
EXECUTED BY: BLUEBONNET ELECTRIC COOPERATIVE, INC AND JEFFERSON TRIANGLE MARINE, LP
RECORDING DATE: MAY 4, 2020
RECORDING NO: DOCUMENT NO. 2020071567, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(SHOWN ON SURVEY)

i. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: TEMPORARY CONSTRUCTION EASEMENT
DATED: FEBRUARY 5, 2021
EXECUTED BY: JEFFERSON TRIANGLE MARINE, L.P. TO CITY OF MANOR
RECORDING DATE: JANUARY 1, 2021
RECORDING NO: DOCUMENT NO. 2021052198, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
(SHOWN ON SURVEY)

j. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF MANOR
PURPOSE: LIMITED PUBLIC UTILITY AND ACCESS EASEMENT
RECORDING DATE: MARCH 11, 2021
RECORDING NO: DOCUMENT NO. 2021052201, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(SHOWN ON SURVEY)

k. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS (NOT A SURVEY MATTER)

l. IF ANY PORTION OF THE PROPOSED LOAN AND/OR THE OWNER'S TITLE POLICY COVERAGE AMOUNT INCLUDES FUNDS FOR IMMEDIATELY CONTEMPLATED IMPROVEMENTS, THE FOLLOWING EXCEPTIONS WILL APPEAR IN SCHEDULE B OF ANY POLICY ISSUED AS INDICATED:

OWNER AND LOAN POLICY(IES): ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND. HOWEVER, THE COMPANY DOES INSURE THE INSURED AGAINST LOSS, IF ANY, SUSTAINED BY THE INSURED UNDER THIS POLICY IF SUCH LIENS HAVE BEEN FILED WITH THE COUNTY CLERK OF COUNTY, TEXAS, PRIOR TO THE DATE HEREOF.

OWNER POLICY(IES) ONLY: LIABILITY HEREUNDER AT THE DATE HEREOF IS LIMITED TO \$ 0.00. LIABILITY SHALL INCREASE AS CONTEMPLATED IMPROVEMENTS ARE MADE, SO THAT ANY LOSS PAYABLE HEREUNDER SHALL BE LIMITED TO SAID SUM PLUS THE AMOUNT ACTUALLY EXPENDED BY THE INSURED IN IMPROVEMENTS AT THE TIME THE LOSS OCCURS. ANY EXPENDITURES MADE FOR IMPROVEMENTS, SUBSEQUENT TO THE DATE OF THIS POLICY, WILL BE DEEMED MADE AS OF THE DATE OF THIS POLICY. IN NO EVENT SHALL THE LIABILITY OF THE COMPANY HEREUNDER EXCEED THE FACE AMOUNT OF THIS POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION OR ANY PRINTED PROVISION OF THIS POLICY.

LOAN POLICY(IES) ONLY: PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE LIEN INSTRUMENT SET FORTH UNDER SCHEDULE A HEREOF, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED, BUT INCREASE AS EACH DISBURSEMENT IS MADE IN GOOD FAITH AND WITHOUT KNOWLEDGE OF ANY DEFECT IN, OR OBJECTIONS TO, THE TITLE UP TO THE FACE AMOUNT OF THE POLICY. NOTHING CONTAINED IN THIS PARAGRAPH SHALL BE CONSTRUED AS LIMITING ANY EXCEPTION UNDER SCHEDULE B, OR ANY PRINTED PROVISION OF THIS POLICY. (NOT A SURVEY MATTER)

m. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

Item 7.

LAND DESIGN SERVICES, INC.

10000 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642

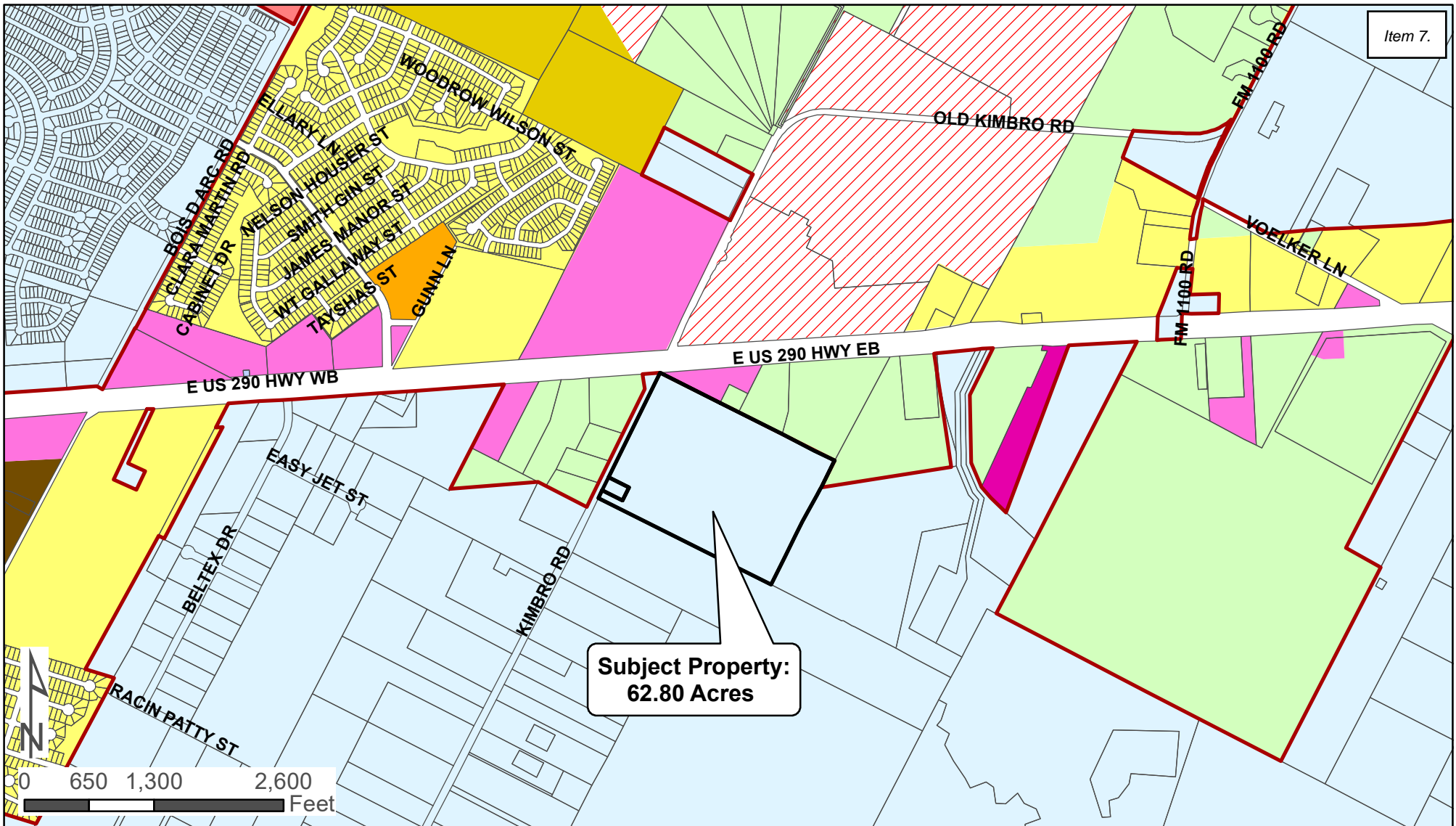
TEPILLS FIRM NO. 10001880

512-238-7901

ALTA SURVEY OF 9.38 ACRES OF LAND

SITUATED IN THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

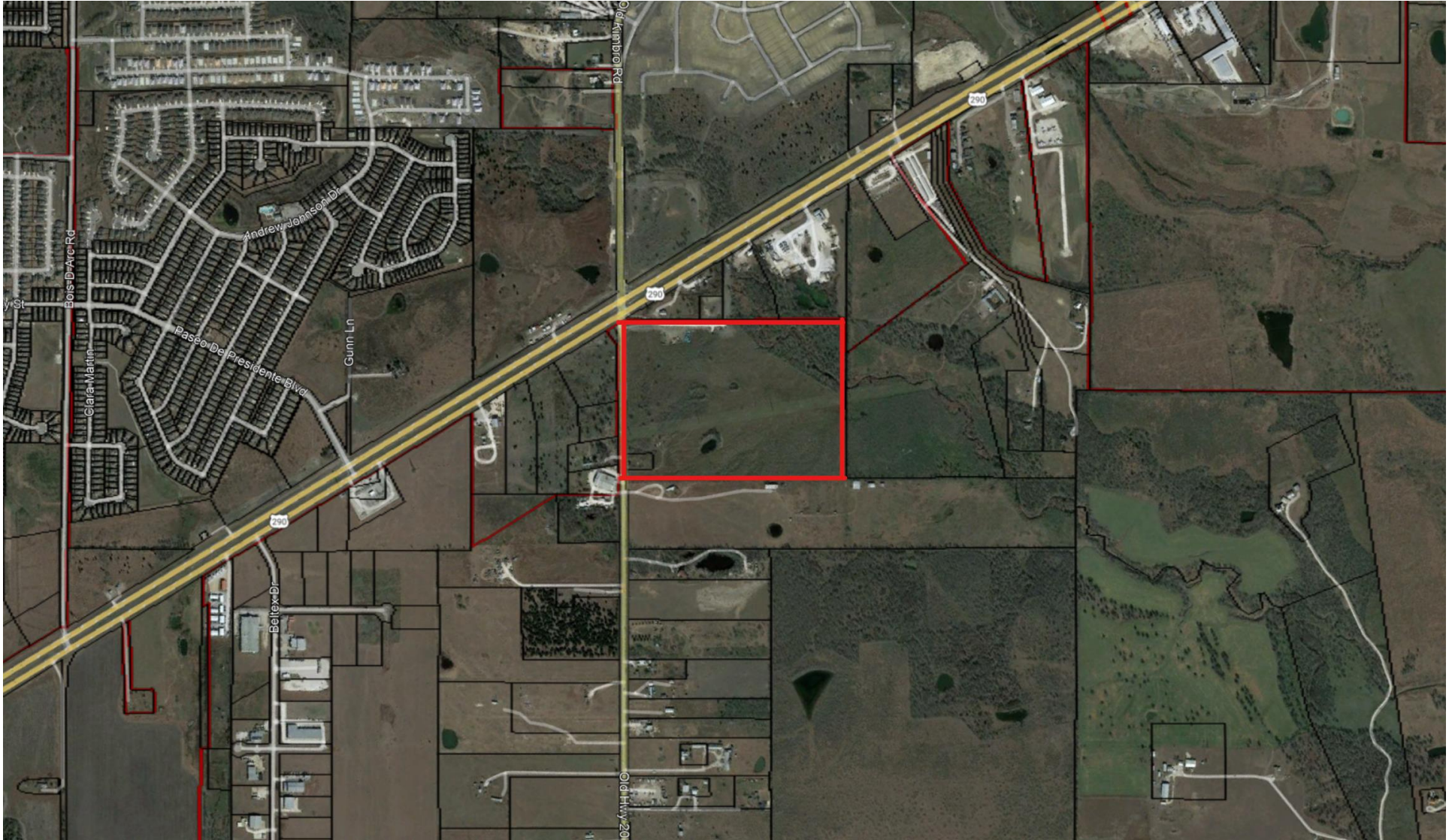
REVISIONS	DESCRIPTION	DATE
1	PROJECT NAME: JTM OLD KIMBRO RD	
2	JOB NUMBER: 21-021	
3	DATE: 06/02/2021	
4	DRAWING FILE PATH: K:\01021-JTM-OLD KIMBRO	
5	REVISION: 01	
6	REVISION: 02	
7	REVISION: 03	
8	REVISION: 04	
9	REVISION: 05	
10	REVISION: 06	
11	REVISION: 07	
12	REVISION: 08	
13	REVISION: 09	
14	REVISION: 10	
15	REVISION: 11	
16	REVISION: 12	
17	REVISION: 13	
18	REVISION: 14	
19	REVISION: 15	
20	REVISION: 16	
21	REVISION: 17	
22	REVISION: 18	
23	REVISION: 19	
24	REVISION: 20	
25	REVISION: 21	
26	REVISION: 22	
27	REVISION: 23	
28	REVISION: 24	
29	REVISION: 25	
30	REVISION: 26	
31	REVISION: 27	
32	REVISION: 28	
33	REVISION: 29	
34	REVISION: 30	
35	REVISION: 31	
36	REVISION: 32	
37	REVISION: 33	
38	REVISION: 34	
39	REVISION: 35	
40	REVISION: 36	
41	REVISION: 37	
42	REVISION: 38	
43	REVISION: 39	
44	REVISION: 40	
45	REVISION: 41	
46	REVISION: 42	
47	REVISION: 43	
48	REVISION: 44	
49	REVISION: 45	
50	REVISION: 46	
51	REVISION: 47	
52	REVISION: 48	
53	REVISION: 49	
54	REVISION: 50	
55	REVISION: 51	
56	REVISION: 52	
57	REVISION: 53	
58	REVISION: 54	
59	REVISION: 55	
60	REVISION: 56	
61	REVISION: 57	
62	REVISION: 58	
63	REVISION: 59	
64	REVISION: 60	
65	REVISION: 61	
66	REVISION: 62	
67	REVISION: 63	
68	REVISION: 64	
69	REVISION: 65	
70	REVISION: 66	
71	REVISION: 67	
72	REVISION: 68	
73	REVISION: 69	
74	REVISION: 70	
75	REVISION: 71	
76	REVISION: 72	
77	REVISION: 73	
78	REVISION: 74	
79	REVISION: 75	
80	REVISION: 76	
81	REVISION: 77	
82	REVISION: 78	
83	REVISION: 79	
84	REVISION: 80	
85	REVISION: 81	
86	REVISION: 82	
87	REVISION: 83	
88	REVISION: 84	
89	REVISION: 85	
90	REVISION: 86	
91	REVISION: 87	
92	REVISION: 88	
93	REVISION: 89	
94	REVISION: 90	
95	REVISION: 91	
96	REVISION: 92	
97	REVISION: 93	
98	REVISION: 94	
99	REVISION: 95	
100	REVISION: 96	
101	REVISION: 97	
102	REVISION: 98	
103	REVISION: 99	
104	REVISION: 100	
105	REVISION: 101	
106	REVISION: 102	
107	REVISION: 103	
108	REVISION: 104	
109	REVISION: 105	
110	REVISION: 106	
111	REVISION: 107	
112	REVISION: 108	
113	REVISION: 109	
114	REVISION: 110	
115	REVISION: 111	
116	REVISION: 112	
117	REVISION: 113	
118	REVISION: 114	
119	REVISION: 115	
120	REVISION: 116	
121	REVISION: 117	
122	REVISION: 118	
123	REVISION: 119	
124	REVISION: 120	
125	REVISION: 121	
126	REVISION: 122	
127	REVISION: 123	
128	REVISION: 124	
129	REVISION: 125	
130	REVISION: 126	
131	REVISION: 127	
132	REVISION: 128	
133	REVISION: 129	
134	REVISION: 130	
135	REVISION: 131	
136	REVISION: 132	
137	REVISION: 133	
138	REVISION: 134	
139	REVISION: 135	
140	REVISION: 136	
141	REVISION: 137	
142	REVISION: 138	
143	REVISION: 139	
144	REVISION: 140	
145	REVISION: 141	
146	REVISION: 142	
147	REVISION: 143	
148	REVISION: 144	
149	REVISION: 145	
150	REVISION: 146	
151	REVISION: 147	
152	REVISION: 148	
153	REVISION: 149	
154	REVISION: 150	
155	REVISION: 151	
156	REVISION: 152	
157	REVISION: 153	
158	REVISION: 154	
159	REVISION: 155	
160	REVISION: 156	
161	REVISION: 157	
162	REVISION: 158	
163	REVISION: 159	
164	REVISION: 160	
165	REVISION: 161	
166	REVISION: 162	
167	REVISION: 163	
168	REVISION: 164	
169	REVISION: 165	
170	REVISION: 166	
171	REVISION: 167	
172	REVISION: 168	
173	REVISION: 169	
174	REVISION: 170	
175	REVISION: 171	
176	REVISION: 172	
177	REVISION: 173	
178	REVISION: 174	
179	REVISION: 175	
180	REVISION: 176	
181	REVISION: 177	
182	REVISION: 178	
183	REVISION: 179	
184	REVISION: 180	
185	REVISION: 181	
186	REVISION: 182	
187	REVISION: 183	
188	REVISION: 184	
189	REVISION: 185	
190	REVISION: 186	
191	REVISION: 187	
192	REVISION: 188	
193	REVISION: 189	
194	REVISION: 190	
195	REVISION: 191	
196	REVISION: 192	
197	REVISION: 193	
198	REVISION: 194	
199	REVISION: 195	
200	REVISION: 196	
201	REVISION: 197	
202	REVISION: 198	
203	REVISION: 199	
204	REVISION: 200	
205	REVISION: 201	
206	REVISION: 202	
207	REVISION: 203	
208	REVISION: 204	
209	REVISION: 205	
210	REVISION: 206	
211	REVISION: 207	
212	REVISION: 208	
213	REVISION: 209	
214	REVISION: 210	
215	REVISION: 211	
216	REVISION: 212	
217	REVISION: 213	
218	REVISION: 214	
219	REVISION: 215	
220	REVISION: 216	
221	REVISION: 217	
222	REVISION: 218	
223	REVISION: 219	
224	REVISION: 220	
225	REVISION: 221	
226	REVISION: 222	
227	REVISION: 223	
228	REVISION: 224	
229	REVISION: 225	
230	REVISION: 226	
231	REVISION: 227	
232	REVISION: 228	
233	REVISION: 229	
234	REVISION: 230	
235	REVISION: 231	
236	REVISION: 232	
237	REVISION: 233	
238	REVISION: 234	
239	REVISION: 235	
240	REVISION: 236	
241	REVISION: 237	
242	REVISION: 238	
243	REVISION: 239	
244	REVISION: 240	
245	REVISION: 241	
246	REVISION: 242	
247	REVISION: 243	
248	REVISION: 244	
249	REVISION: 245	
250	REVISION: 246	
251	REVISION: 247	
252	REVISION: 248	
253	REVISION: 249	
254	REVISION: 250	
255	REVISION: 251	
256	REVISION: 252	
257	REVISION: 253	
258	REVISION: 254	
259	REVISION: 255	
260	REVISION: 256	
261	REVISION: 257	
262	REVISION: 258	
263	REVISION: 259	
264	REVISION: 260	
265	REVISION: 261	
266	REVISION: 262	
267	REVISION: 263	
268	REVISION: 264	
269	REVISION: 265	
270	REVISION: 266	
271	REVISION: 267	
272	REVISION: 268	
273	REVISION: 269	
274	REVISION: 270	
275	REVISION: 271	
276	REVISION: 272	
277	REVISION: 273	
278	REVISION: 274	
279	REVISION: 275	
280	REVISION: 276	
281	REVISION: 277	
282	REVISION: 278	
283	REVISION: 279	
284	REVISION: 280	
285	REVISION: 281	
286	REVISION: 282	
287	REVISION: 283	
288	REVISION: 284	
289	REVISION: 285	
290	REVISION: 286	
291	REVISION: 287	
292		



Proposed Zoning: Townhome (TH) Medium Commercial (C-2)

Zone

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





April 27, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2022-P-1428-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 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 2022 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 also 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.

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

JEFFERSON TRIANGLE MARINE LP
9225 KATY FRWY
HOUSTON TX 77024-1521

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK TX 78664-9511

TANI INVESTMENTS LLC ETAL
7606 Brae Acres Ct
Houston TX 77074-4123

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

CITY OF MANOR
105 E EGGLESTON ST
MANOR TX 78653-3463

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

TIMMERMAN COMMERCIAL
INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

Applicant: Langan Engineers

Owner: Greenvue Manor Commons SW LP

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a one lot subdivision for a proposed Bank of America branch.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

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

Drafter: CRH 2021/11/01
Revision: RDG 2022/02/08
Revision:
Revision:

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS ○ 1/2" rebar stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
TBM ⬤ Site benchmark (see vicinity map for general location)
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88
Bearings are based on grid north (TxCS,'83,CZ)
"+ " ○ "+ " mark in concrete found
TYPE I ○ TxDOT Right of Way tapered concrete monument found

LEGEND OF ABBREVIATIONS

US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.T.C.T. Plat Records of Travis County, Texas
O.P.R.T.C.T. Official Public Records of Travis County, Texas
D.R.T.C.T. Deed Records of Travis County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT Easement

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	574.78'	10090.00'	003°15'50"	S24°08'59"W	574.70'
C2	403.26'	620.00'	037°15'59"	N48°23'18"W	396.19'
C3	42.90'	370.00'	006°38'34"	N26°26'03"W	42.87'
C4	39.28'	25.00'	090°00'54"	N42°12'59"E	35.36'
C5	28.24'	10090.00'	000°09'37"	S25°41'46"W	28.24'
C6	546.56'	10090.00'	003°06'13"	S24°04'17"W	546.49'

Line Data Table		
Line #	Bearing	Distance
L1	N87°12'40"E	53.77'
L2	N29°45'19"W	120.65'

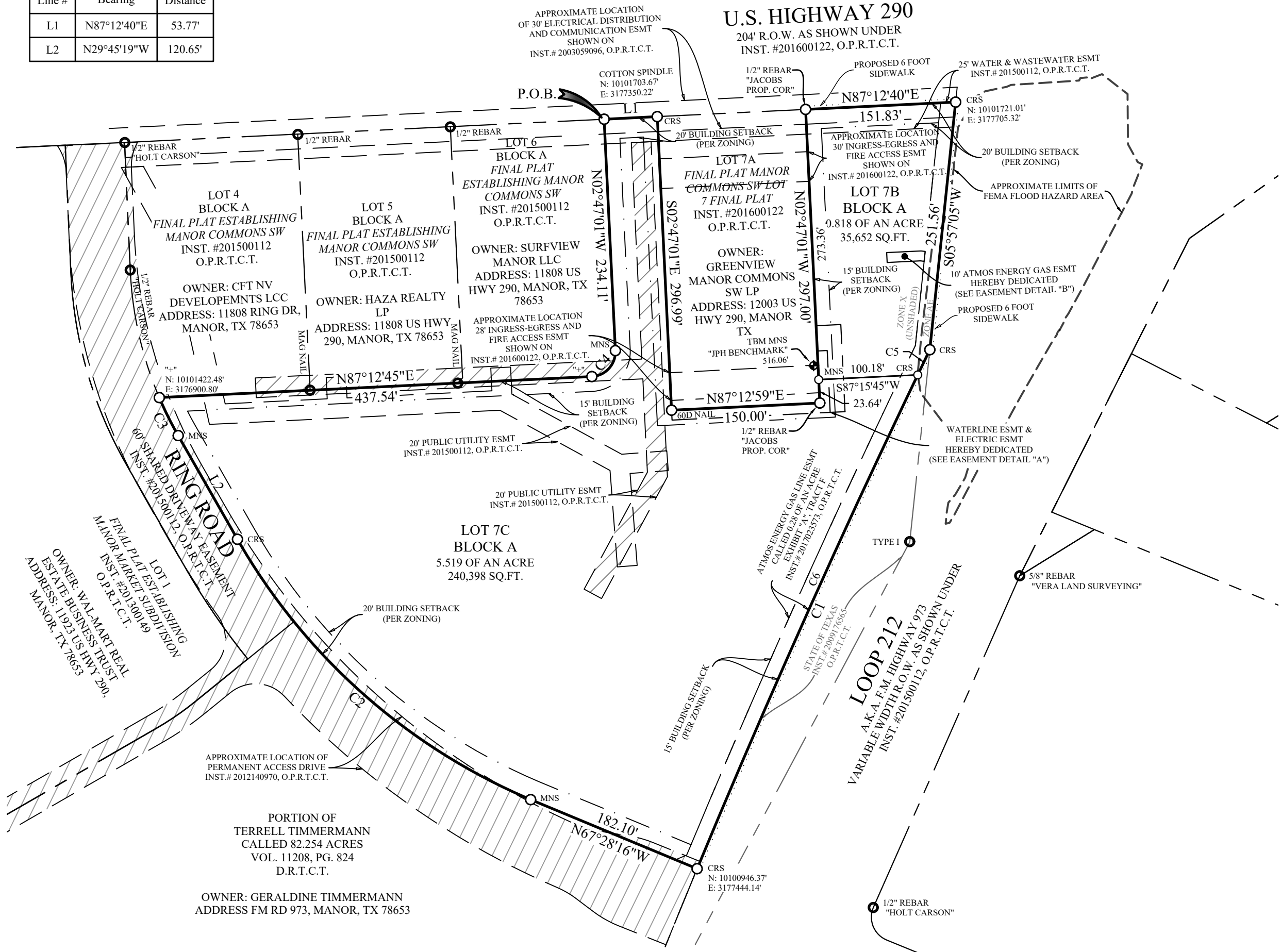
PLAT NOTES:

- Water and wastewater systems servicing this subdivision shall be designed and installed in accordance with the the City of Manor and State Health Department Plan and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- All water and wastewater construction must be inspected by the City of Manor.
- No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- Prior to construction a site development permit must be obtained from the City of Manor.
- Prior to construction on lots in the subdivision, drainage plans will be submitted to the City of Manor for review.
- The property owners or assigns shall maintain all drainage easement on private property.
- The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by government authorities.
- This subdivision is located within the City of Manor as of this date, November 2021.
- Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances.
- This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor Commons SW, Lot 7, Block A as recorded under Instrument No. 201500112, Official Public Records, Travis County, Texas.
- This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Instrument No. 2012140970, Official Public Records, Travis County, Texas; the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Instrument No. 2015092648 and as supplemented by Instrument No. 2016084509, Official Public Records, Travis County, Texas.



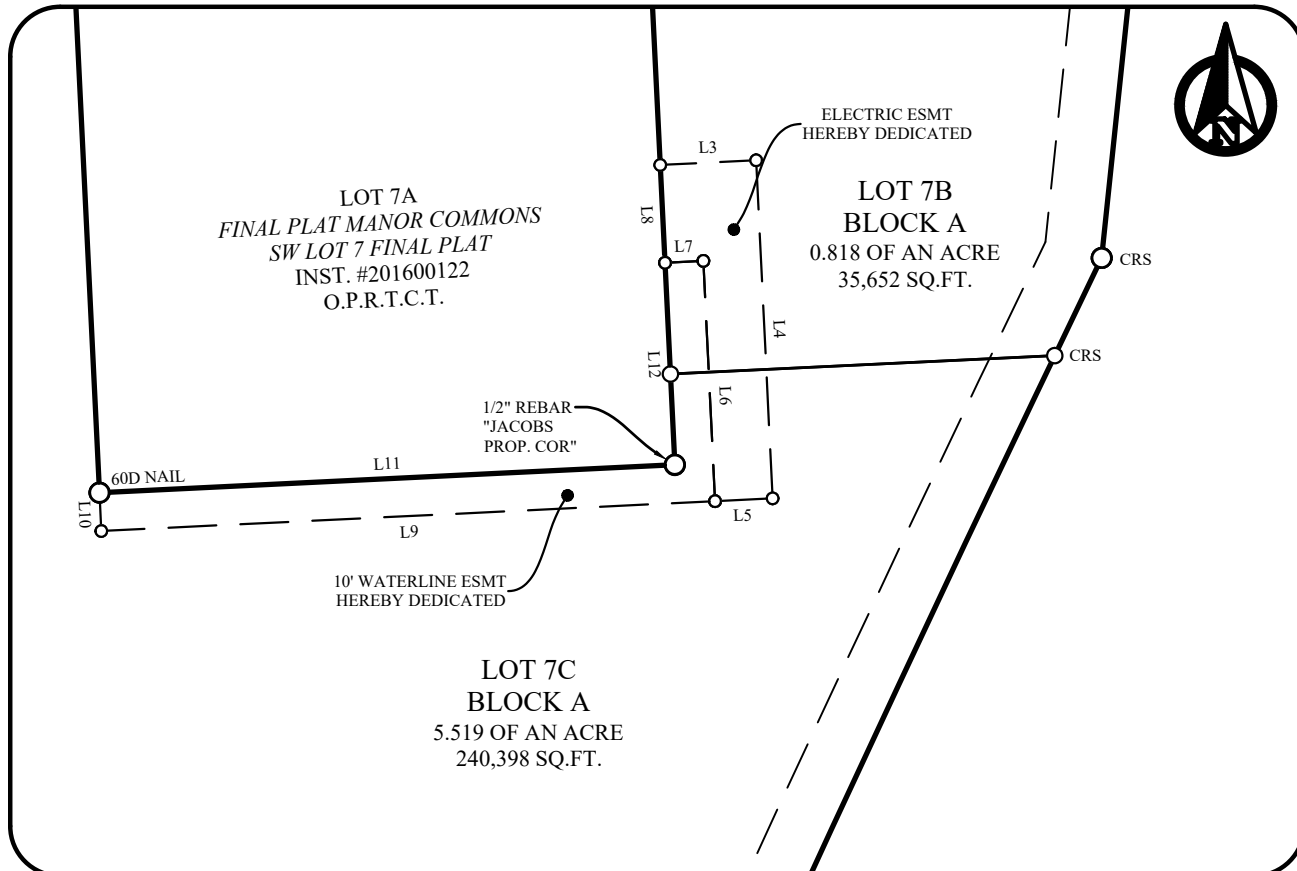
0 100' 200'
Scale: 1" = 100'

JPH Job/Drawing No. (see below)
2021.009.008 SWC HWY 290 & 212, Manor, Travis Co, TX-PLAT.dwg
© 2022 JPH Land Surveying, Inc. - All Rights Reserved
1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500 #10194073 #10193867
DFW-Houston | Central Texas | West Texas



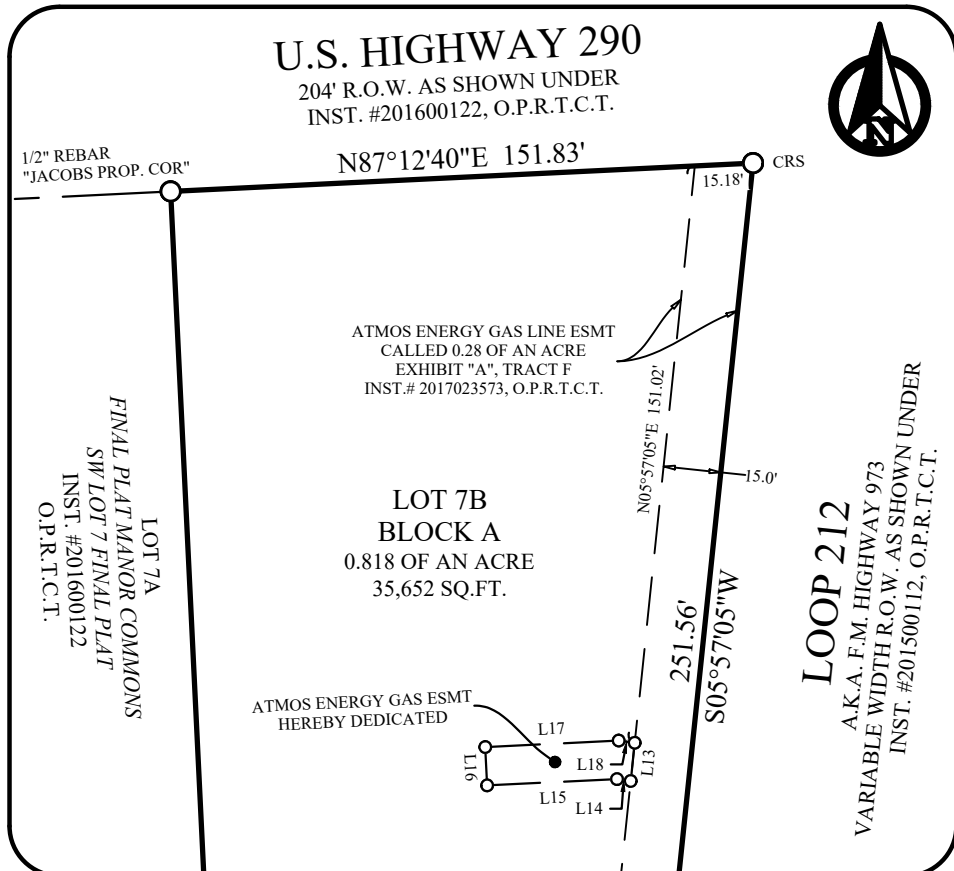
EASEMENT DETAIL "A"

Scale: 1" = 50'



EASEMENT DETAIL "B"

Scale: 1" = 50'

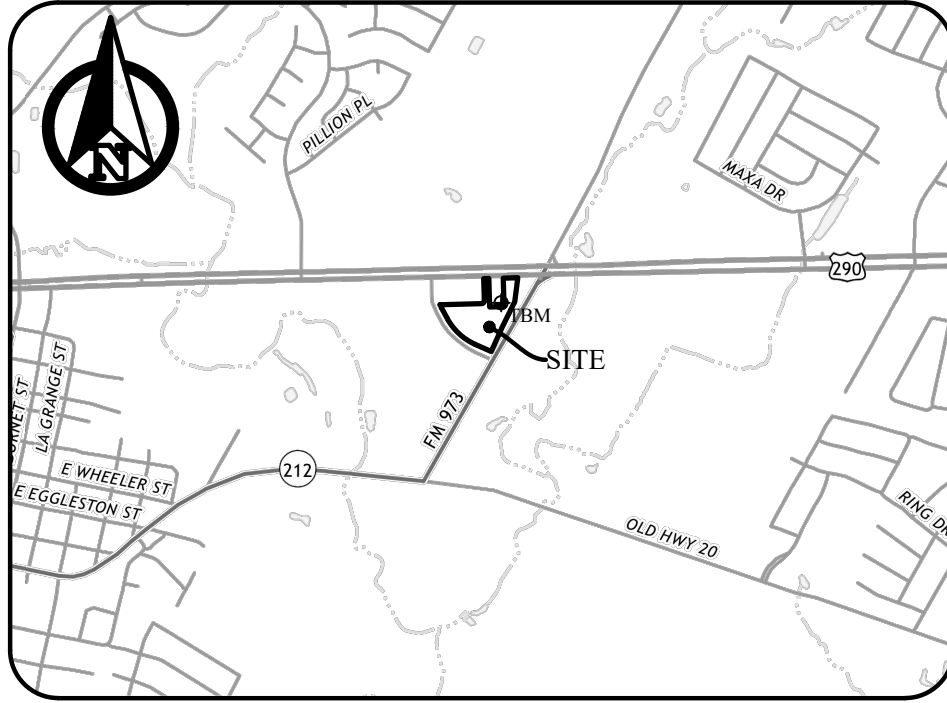


Easement Line Data Table

Line #	Bearing	Distance
L3	N87°12'59"E	25.00'
L4	S02°47'01"E	88.14'
L5	S87°12'59"W	15.00'
L6	S02°47'01"E	62.64'
L7	N87°12'59"E	10.00'
L8	N02°47'01"W	25.50'
L9	S87°12'59"W	160.00'
L10	N02°47'01"W	10.00'
L11	N87°12'59"E	150.00'
L12	N02°47'01"W	52.64'
L13	S05°57'05"W	10.01'
L14	N82°12'14"W	3.61'
L15	S87°12'59"W	33.85'
L16	N02°47'01"W	10.00'
L17	N87°12'59"E	34.78'
L18	S82°12'14"E	4.21'

VICINITY MAP

1" = 2000'



SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A

6.337 ACRES
SITUATED IN THE
GREENBURY GATES SURVEY
ABSTRACT NO. 315
CITY OF MANOR
TRAVIS COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 2 Lots, 1 Block
PROPOSED USE FOR EACH LOT: Commercial

LINEAR FEET OF NEW STREETS: None

SUBMITTAL DATE: _____, 2022

OWNERS:
Greenview Manor Commons SW LP
PO Box 162304
Austin, Texas 78716

SURVEYOR:
JPH Land Surveying, Inc.
1516 E Palm Valley Blvd, Ste A4
Round Rock, Texas 78664
Phone: (512) 778-5688

ENGINEER/APPLICANT:
Langan Engineers
8951 Cypress Waters Blvd
Dallas, Texas 75019
Phone: (817) 328-3200



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, April 4, 2022

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on May 03, 2022, 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 engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Identification and location of proposed uses and reservations for all lots within the subdivision.
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances.
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project?
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required).
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard.

9. The correct Mayor for the City of Manor is Dr. Christopher Harvey.

4/4/2022 3:45:46 PM
Manor Commons SW Lot 7 Replat Short Form Final
Plat
2022-P-1411-SF
Page 2

10. The correct Travis County Clerk is Rebecca Guerrero.
11. An engineer's certification is required.

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, April 4, 2022

RESPONSES

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on March 08, 2022, 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 engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. – **WILL AFFIX AT SIGNING**
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. – **CONVERTED TO 1:2000**
3. Identification and location of proposed uses and reservations for all lots within the subdivision. – **ADDED PROPOSED USE: COMMERCIAL**
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances. – **CURRENT ZONING IS SHOWN AS C-2; BUILDING SETBACKS APPLIED.**
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project? – **SIDEWALK IS OUTSIDE OF HWY 290 RIGHT-OF-WAY AND FOLLOWS EXISTING SIDEWALK ALIGNMENT OF NEIGHBORING LOTS. NO SIDEWALK IS PROPOSED ALONG LOOP 212. NO VEHICULAR ACCESS IS PROPOSED TO FRONTING RIGHT-OF-WAYS.**
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable. – **COPY OF LOMR INCLUDED AS IN EFFECT JUNE 1, 2020**
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required). – **TITLE COMMITMENT DID NOT LIST ANY RESTRICTIVE COVENANT ITEMS**
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard. - **UPDATED**
9. The correct Mayor for the City of Manor is Dr. Christopher Harvey. - **UPDATED**

4/4/2022 3:45:46 PM
Manor Commons SW Lot 7 Replat Short Form Final
Plat
2022-P-1411-SF
Page 2

10. The correct Travis County Clerk is Rebecca Guerrero. - **UPDATED**
11. An engineer's certification is required. – **ACKNOWLEDGED AND SHOWN**

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, May 24, 2022

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor 78653

Dear Sarah Wooldridge,

We have conducted a review of the final plat for the above-referenced project, submitted by Sarah Wooldridge and received by our office on May 03, 2022, 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



June, 22 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lot 7B & 7C, Block A

Case Number: 2022-P-1411-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 Manor Commons SW Lot 7B & 7C, Block A Subdivision located near the intersection of US Hwy 290 & N FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Commons SW Lot 7B & 7C, Block A, two (2) lots on 6.337 acres, more or less, and being located near the intersection of US Hwy 290 & N FM 973, Manor, TX.

Applicant: Langan Engineers

Owner: Greenview Manor Commons SW LP

The Planning and Zoning Commission will meet at 6:30PM on July, 13 2022 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.

Greenview Development 973 LP
% Barth Timmermann
501 Vale ST
Austin, TX 78746-5732

Greenview Manor Commons SW LP
PO Box 162304
Austin, TX 78716-2304

Surfview Manor LLC
19 Bay Vista Dr.
Mill Valley, CA 94941-1604

Butler Family Partnership LTD.
PO Box 9190
Austin, TX 78766-9190

AJT Real Estate LLC
2501 Lou Hollow PL
Cedar Park, TX 78613-3107



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING July 13, 2022
DATE:
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

Applicant: Baeza Engineering, LLC

Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This plat has not been approved by our engineers. This property was recently annexed and is a two-lot plat that they intend to use for commercial development in the future.

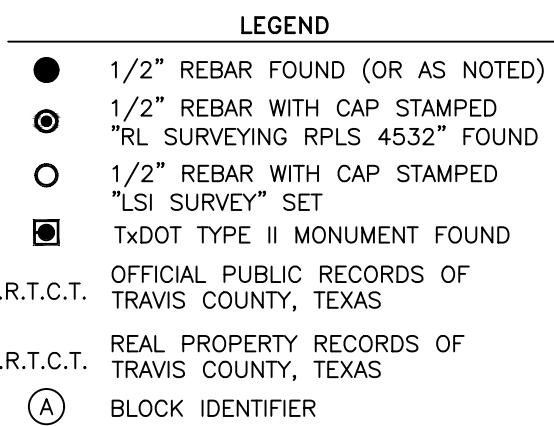
LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny per engineer comments a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

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

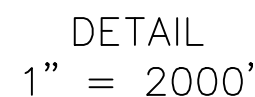


<u>LAND USE SUMMARY: ARNHAMN LANE PLAT</u>	
TOTAL LOTS:	2
NUMBER OF BLOCKS:	1
LOT 1 (MEDIUM COMMERCIAL C-2)	4.091 ACRES
LOT 2 (MEDIUM COMMERCIAL C-2)	1.644 ACRES
TOTAL ACREAGE:	5.735 ACRES
OWNER: JOHN KERR AND SANDY KERR	
SURVEYOR: LANDESGEN SERVICES, INC.	
ENGINEER: BAEZA ENGINEERING, PLLC	

ARNHAMN LANE PLAT

DRAWING NAME:
BE ARNHAMN LN
PLAT

94



GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000828100

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

Benchmark Table				
Point #	Northing	Easting	Elevation	Description
1	10115171.42	3182540.11	556.99	Cotton Spindle w/Washer
2	10115579.58	3182712.99	551.74	Cotton Spindle w/Washer

THAT JOHN KERR AND SALLY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

SANDY KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT S(H)E EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

SALVADOR BAEZA, P.E. NO. 101928
BAEZA ENGINEERING
9701 BRODIE LANE #203
AUSTIN, TEXAS 78748
(512) 400-4207
TBPELS FIRM REGISTRATION NO. 19569

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901

HONORABLE DR. LARRY WALLACE JR.
MAYOR OF THE CITY OF MANOR, TEXAS

REBECCA GUERRERO
DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

ARNHAMN LANE PLAT

DRAWING NAME:
BE ARNHAMN LN
PLAT

SHEET
02 of 02



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, May 24, 2022

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnham Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnham Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on May 11, 2022, 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. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
2. Under Plat notes, provide information on who will provide the water and wastewater services.
3. Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.
4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?
6. Provide a seal from the surveyor and engineer.
7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.

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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Arnhamn Lane Subdivision
Case Number: 2022-P-1443-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 Arnhamn Lane Subdivision located at 11712 Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Arnhamn Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

***Applicant:* Baeza Engineering, LLC**

***Owner:* John and Sandy Kerr**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 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.

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

KB HOME LONE STAR INC
(1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

L4S LLC (1691012)
1101 W 34TH ST #308
AUSTIN TX 78705-1907

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

MARTINEZ WIFRANO G &
VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

CONTINENTAL HOMES OF TEXAS LP
(165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

Applicant: Gil Engineering Associates Inc.

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 3 lot subdivision to plat the existing New Tech and Administration Campus as well as 1 lot where the city's west elevator storage tank is located.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

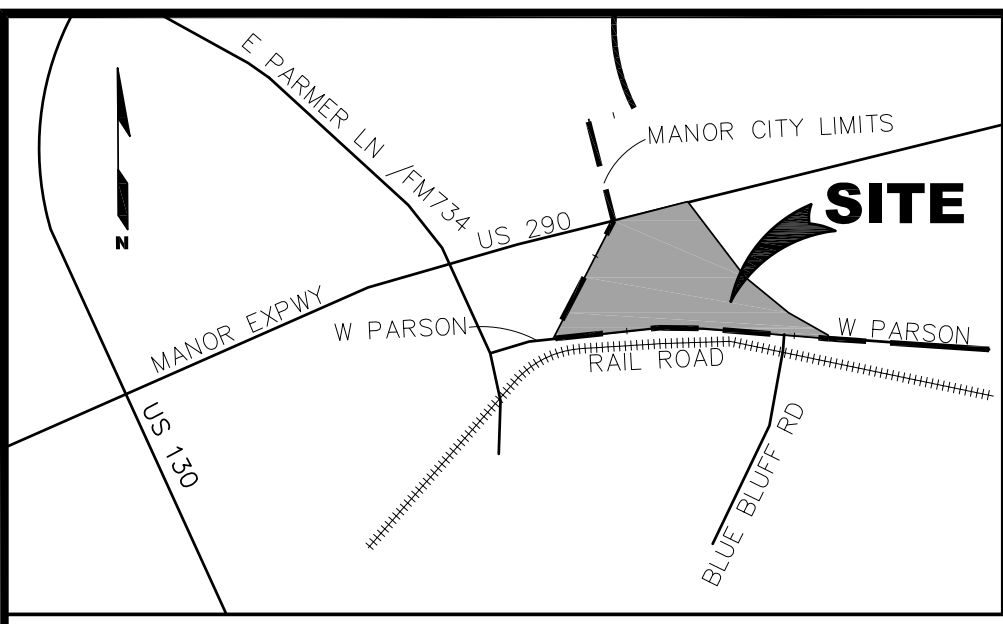
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

MANOR INDEPENDENT SCHOOL DISTRICT
MANOR NEW TECH HIGH SCHOOL,
MANOR MIDDLE SCHOOL,
MANOR TRANSPORTATION OFFICES,
MANOR TRANSPORTATION, AND
MANOR ADMINISTRATION OFFICES

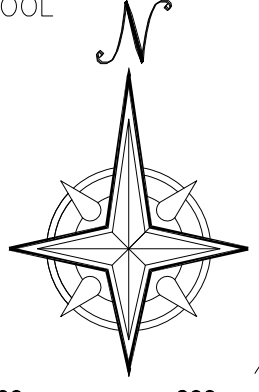


LOCATION MAP
SCALE: 1" = 2000'

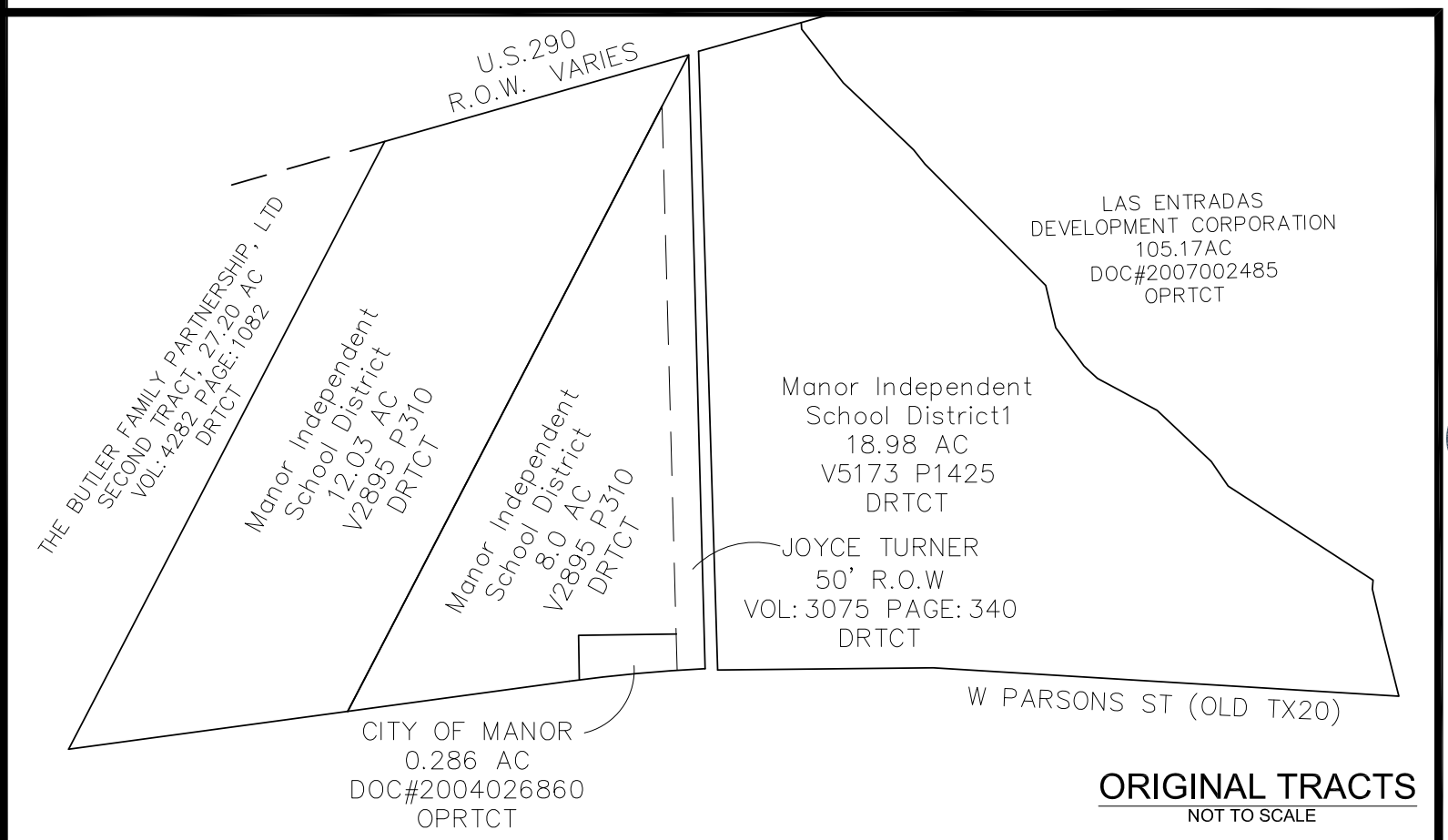
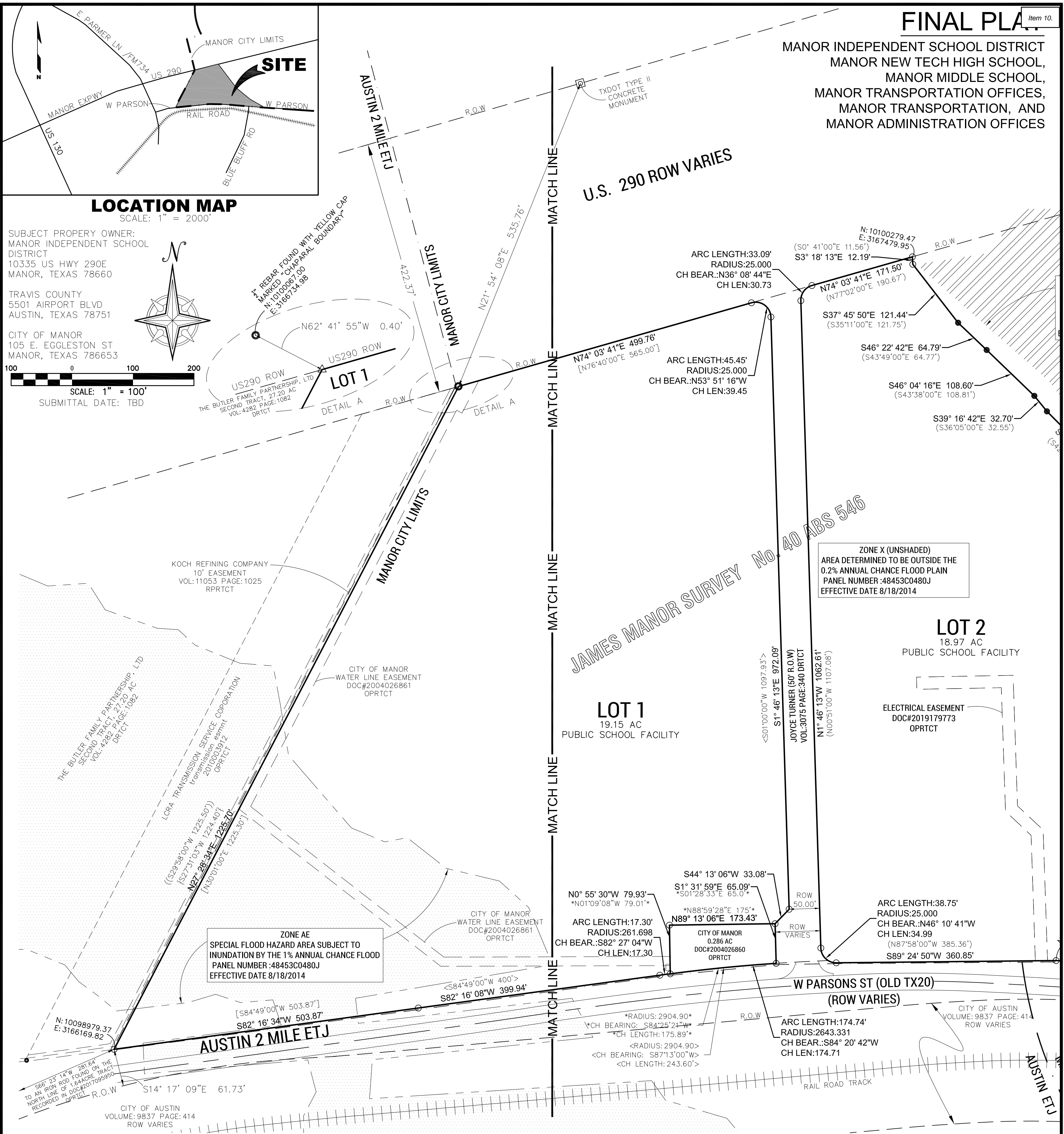
SUBJECT PROPERTY OWNER:
MANOR INDEPENDENT SCHOOL
DISTRICT
10335 US HWY 290E
MANOR, TEXAS 78660

TRAVIS COUNTY
5501 AIRPORT BLVD
AUSTIN, TEXAS 78751

CITY OF MANOR
105 E. EGGLESTON ST
MANOR, TEXAS 786653



SCALE: 1" = 100'
SUBMITTAL DATE: TBD



RECORD INFORMATION			
**	CITY OF MANOR DOC#2004026860 OPRCTCT	[]	MANOR ISD 12.03 AC V2895 PG310 DRTCT
<>	MANOR ISD 8AC V2895 PG305 DRTCT	(())	THE BUTLER FAMILY PARTNERSHIP LTD. TRACT 2 27.20AC V4282 PG1082 DRTCT
()	MANOR ISD 18.98 AC V5173 P1425 DRTCT	{ }	LCRA TRANSMISSION EASEMENT DOC#2010003912 OPRCTCT
OPRTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS RPRCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS DRTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS			

- 1/2" IRON ROD FOUND W/ RED CAP STAMPED "CAPITAL SURVEYING"
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP MARKED "GIL ENGINEERING"

GIL ENGINEERING

CONSULTING ENGINEERS - PLANNERS - SURVEYORS - DESIGNERS

504 E. BRAKER LANE, AUSTIN TEXAS 78753

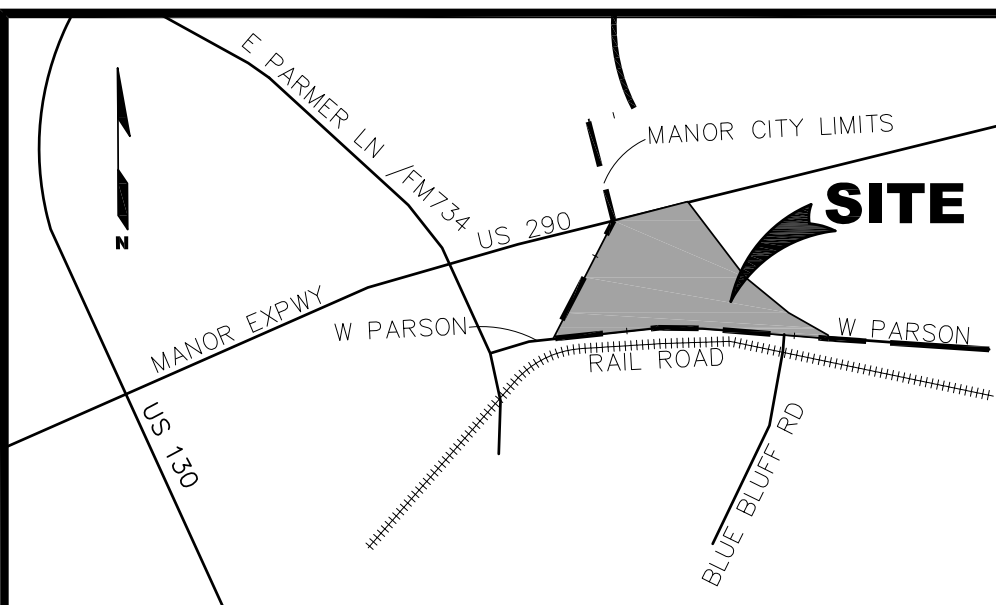
PHONE: (512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600



MANOR INDEPENDENT SCHOOL DISTRICT
MANOR NEW TECH HIGH SCHOOL,
MANOR MIDDLE SCHOOL,
MANOR TRANSPORTATION OFFICES,
MANOR TRANSPORTATION, AND
MANOR ADMINISTRATION OFFICES



LOCATION MAP

SCALE: 1" = 2000'

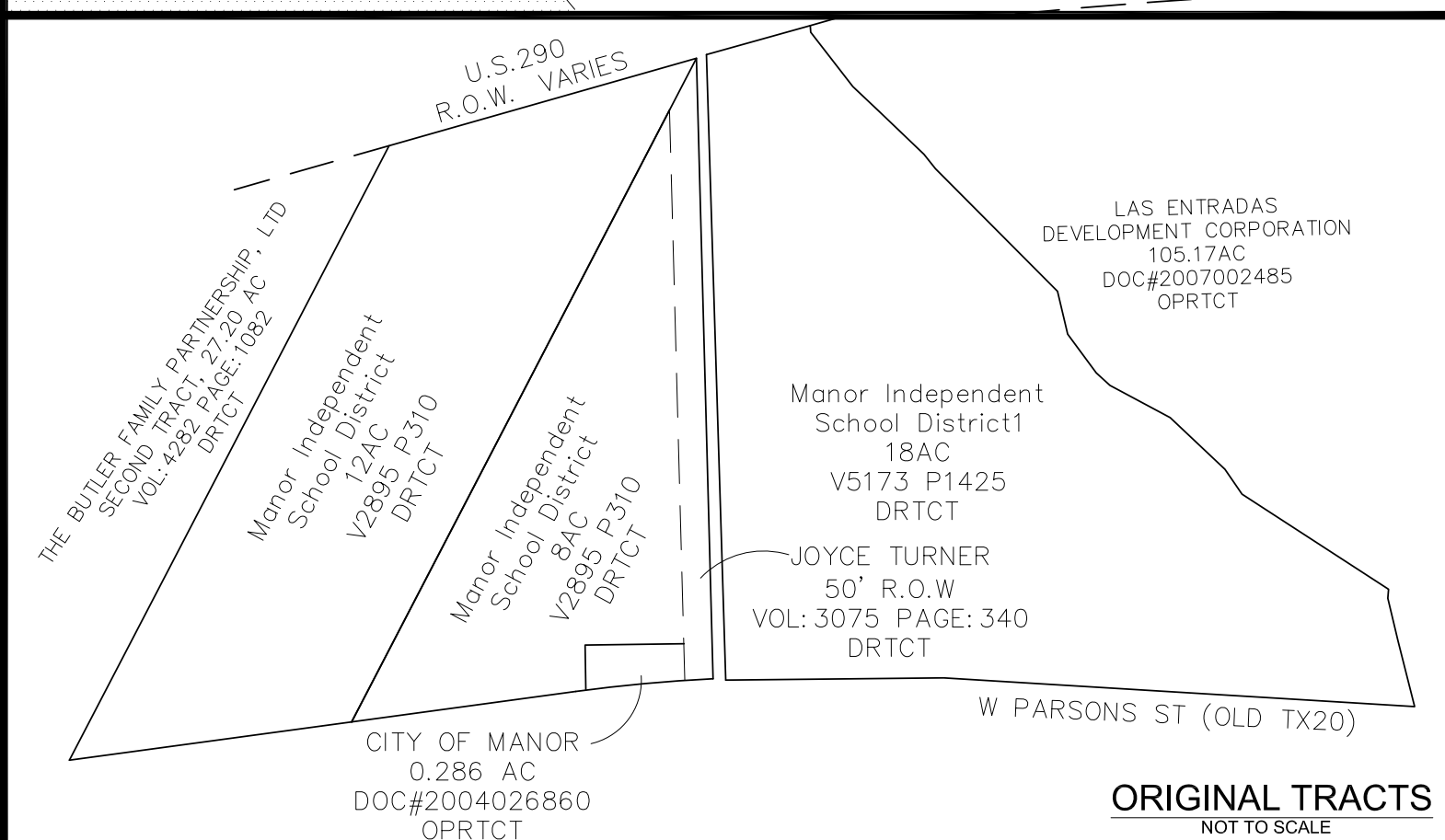
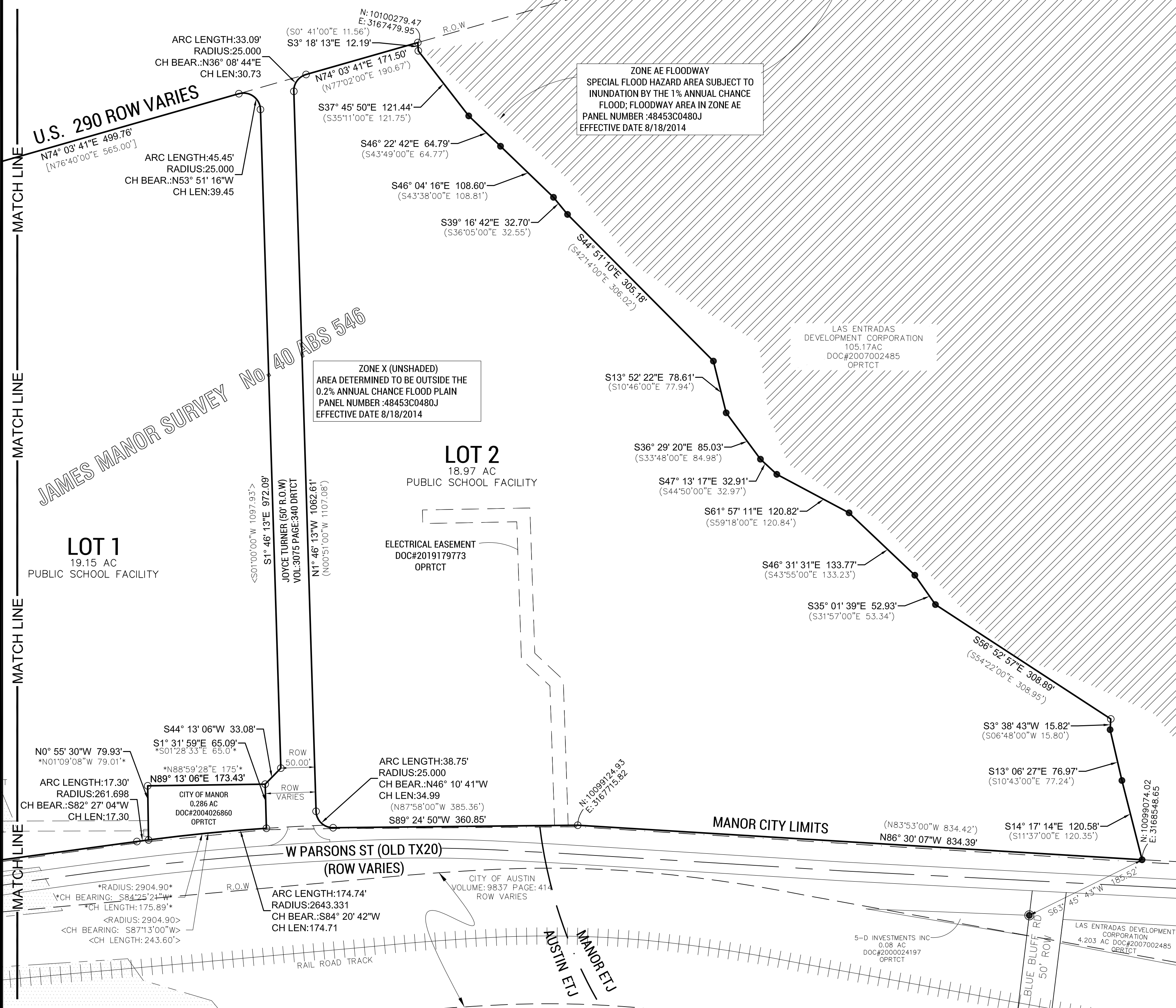
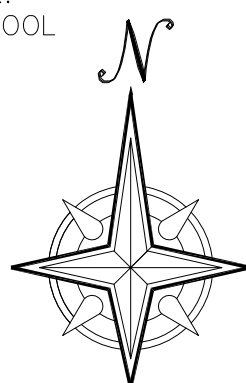
SUBJECT PROPERTY OWNER:
MANOR INDEPENDENT SCHOOL
DISTRICT
10335 US HWY 290E
MANOR, TEXAS 78660

TRAVIS COUNTY
5501 AIRPORT BLVD
AUSTIN, TEXAS 78751

CITY OF MANOR
105 E. EGGLESTON ST
MANOR, TEXAS 786653



SCALE: 1" = 100'
SUBMITTAL DATE: TBD



RECORD INFORMATION

```

**      CITY OF MANOR          [ ]      MANOR ISD
DOC#2004026860  OPRTCT          12.03 AC V2895 PG310 DRTCT

<>      MANOR ISD              (( ))     THE BUTLER FAMILY PARTNERSHIP LTD.
8AC V2895 PG305 DRTCT          TRACT 2 27.20AC V4282 PG1082 DRTCT

( )      MANOR ISD              { }      LCRA TRANSMISSION EASEMENT
18.98 AC V5173 P1425 DRTCT     DOC#2010003912  OPRTCT

OPRTCT: OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
RPRCT: REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
DRTCT: DEED RECORDS, TRAVIS COUNTY, TEXAS

```

- 1/2" IRON ROD FOUND W/ RED CAP
STAMPED "CAPITAL SURVEYING"
- 1/2" REBAR FOUND
- 1/2" REBAR FOUND WITH A YELLOW CAP
MARKED "CHAPARAL BOUNDARY"
- 1/2" REBAR SET WITH A YELLOW CAP
MARKED "GIL ENGINEERING"
- △ CALCULATED POINT

GIL ENGINEERING

**CONSULTING ENGINEERS - PLANNERS -SURVEYORS -
DESIGNERS**

504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600





Texas Engineering Firm #4242

Date: Tuesday, January 7, 2020

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR, TX. 78653

Dear Victor Gil,

The first submittal of the 10335 US HWY 290 E - Manor ISD Final Plat (*Short Form Final Plat*) submitted by Gil Engineering Associates Inc. and received on June 03, 2022, 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. Provide the proposed uses and reservations for all lots shown on the plat.
2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.
3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.
4. 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. The final plat should be sealed by the engineer as well as the surveyor.
6. Dana Debeauvoir is misspelled on the plat.
7. In the signature blocks for Manor ISD and City of Manor it should be known not know.
8. Fisher should be capitalized.
9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.
10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.
11. The City of Manor Mayor will be the one signing the acknowledgement not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor.
12. The acknowledgement for the City of Manor should be updated to read:

THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286 ACRES OF LAND WITH THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

1/7/2020 8:06:28 AM
10335 US HWY 290 E - Manor ISD Final Plat
2019-P-1229-SF
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



May 2, 2022

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

Re: Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR, TX. 78653

Please accept this letter as a response to your comment letter dated January 7, 2020.

1. Provide the proposed uses and reservations for all lots shown on the plat.

RESPONSE: Proposed use is shown for all lots on the plat.

2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.

RESPONSE: A callout showing the limits of the floodplain has been edited.

3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.

RESPONSE: The City Limits line has been added to the plat and not just shown in the location map.

4. 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 have been added for all 4 property corners.

5. The final plat should be sealed by the engineer as well as the surveyor.

RESPONSE: A P.E. seal and a Professional Land Surveyor Seal has been added.

6. Dana Debeauvoir is misspelled on the plat.

RESPONSE: Dana Debeauvoir has been changed to current county clerk Rebecca Guerrero.

7. In the signature blocks for Manor ISD and City of Manor it should be known not know.

RESPONSE: Know has been changed to known.

8. Fisher should be capitalized.

RESPONSE: Fisher has been capitalized.

9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.

RESPONSE: The acreage in the signature block has been updated and a document number will be added when the new warranty deed is filed.

10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.

RESPONSE: Notary signature blocks have been added for the Manor ISD and City of Manor signatures.

11. The City of Manor Mayor will be the one signing the acknowledgement not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor.

RESPONSE: The city manager has been changed to Dr. Larry Wallace, Jr., Mayor.

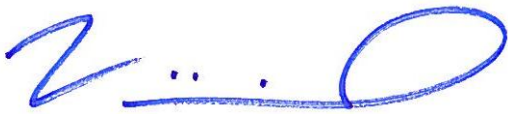
12. The acknowledgement for the City of Manor should be updated to read:
 THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286 ACRES OF LAND WITH THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.

RESPONSE: The acknowledgement has been revised.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

RESPONSE: A new warranty deed is being prepared by the Manor ISD attorney and will be submitted for review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. M. Gil', with a large loop at the end.

Victor M. Gil, P.E., R.P.L.S.
Gil Engineering Associates, Inc.



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, May 27, 2022

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR 78653

Dear Victor Gil,

The subsequent submittal of the 10335 US HWY 290 E - Manor ISD Final Plat submitted by Gil Engineering Associates Inc. and received on June 03, 2022, 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. Provide the proposed uses and reservations for all lots shown on the plat.~~
- ~~2. It is unclear where the 100-year floodplain is located. Clearly delineate the floodplain on the final plat.~~
- ~~3. The location of the City Limits lines and/or the City's ETJ should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~4. 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. The final plat should be sealed by the engineer as well as the surveyor.~~
- ~~6. Dana Debeauvoir is misspelled on the plat.~~
- ~~7. In the signature blocks for Manor ISD and City of Manor it should be known not know.~~
- ~~8. Fisher should be capitalized.~~
- ~~9. The acreages listed under the legal description do not match what is listed in the signature block for the City of Manor.~~
- ~~10. The signatures for Manor ISD and City of Manor need to be notarized. The notary signature blocks are missing from the plat.~~
- 11. The City of Manor Mayor will be the one signing the acknowledgment not the City Manager. It should be updated to read Dr. Larry Wallace, Jr., Mayor. Dr. Christopher Harvey, Mayor.**

~~12. The acknowledgement for the City of Manor should be updated to read:~~

~~THAT THE CITY OF MANOR, BEING THE OWNER OF A DESCRIPTION OF 0.286 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY No. 40, CITY OF MANOR, TRAVIS COUNTY, TEXAS SAID 0.286 CONVEYED TO THE CITY OF MANOR IN DOCUMENT NUMBER 2004026860 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE WITH MANOR INDEPENDENT SCHOOL DISTRICT 0.286 ACRES OF LAND WITH THIS PLAT TO BE KNOWN AS MANOR INDEPENDENT SCHOOL DISTRICT, MANOR NEW TECH HIGH SCHOOL, MANOR MIDDLE SCHOOL, MANOR TRANSPORTATION, MANOR TRANSPORTATION OFFICES AND MANOR ADMINISTRATION OFFICES.~~

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

14. The new Travis County Clerk is Rebecca Guerrero. Please update on the plat.

15. Documentation should be provided showing that Manor ISD is not required to pay taxes.

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



GIL ENGINEERING

June 1, 2022

Jay Engineering
Attn: Pauline Gray, P.E.
1500 County Road 269
Leander, TX 78641

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, Manor, Texas 78653

Please accept this letter as our response to your comment letter dated May 27, 2022.

11. The City of Manor Mayor will be the one signing the acknowledgment not the City Manager. It should be updated to read Dr. Christopher Harvey, Mayor.

Response: References to Dr. Larry Wallace, Jr. have been removed and replaced with Dr. Christopher Harvey, Mayor.

13. 0.286 acres of land was previously conveyed to the City of Manor via special warranty deed. The plat proposes additional land be conveyed to the City. This additional land cannot be conveyed via final plat. A new special warranty deed will need to be prepared and submitted for review. The new deed should contain field notes and a sketch for the additional 0.052 acre conveyance to the City.

Response: We have revised the City of Manor lot to be shown as it is deeded. There is no additional acreage needed to be conveyed to the City of Manor.

14. The new Travis County Clerk is Rebecca Guerrero. Please update on the plat.

Response: We updated the County Clerk signature line to Rebecca Guerrero.

15. Documentation should be provided showing that Manor ISD is not required to pay taxes.

Response: Attached please find the Property Summary Report from the Travis County Central Appraisal District that shows that this property is exempt from taxes.

Response: This had been edited on Sheet 1.

Sincerely,

Monica Silva



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, June 9, 2022

Victor Gil
Gil Engineering Associates Inc.
506 E Braker Lane
Austin TX 78753
vgil@gilengineering.com

Permit Number 2019-P-1229-SF
Job Address: 10335 US HWY 290 E, MANOR 78653

Dear Victor Gil,

We have conducted a review of the final plat for the above-referenced project, submitted by Victor Gil and received by our office on June 03, 2022, 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



June 17th, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor ISD Final Plat
Case Number: 2019-P-1229-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 Manor ISD Final Plat located at 10335 US HWY 290 E, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Final Plat, three (3) lots on 38.45 acres, more or less, and being located at 10335 US HWY 290 E, Manor, TX.

***Applicant:* Gil Engineering Associates Inc.**

***Owner:* Monica Silva**

The Planning and Zoning Commission will meet at 6:30PM on July 13th, 2022, 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.

Lawrence and Cheryl Ann Bates
1206 Palm Terrace
Las Vegas, NV 89106-4105

5-D Investments Inc.
12708 Azalea Cir.
Buda, TX 78610-2867

Anne Bloor Schryver, Et al
1960 Liliane Dr.
Sierra Madre, CA 91024-1531

Las Entradas Development
Corporation
9900 US Highway 290 E
Manor, Texas 78653-9720

Butler Family Partnership, LTD
P.O. Box 9190
Austin, TX 78766-9190



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Las Entradas North Section 3 Subdivision, six (6) lots on 9.656 acres, more or less, and being located near the intersection of US Hwy 290 E and Tillgang Pass, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Las Entradas Development Corporation

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 6 lot commercial subdivision in the Las Entradas North development.

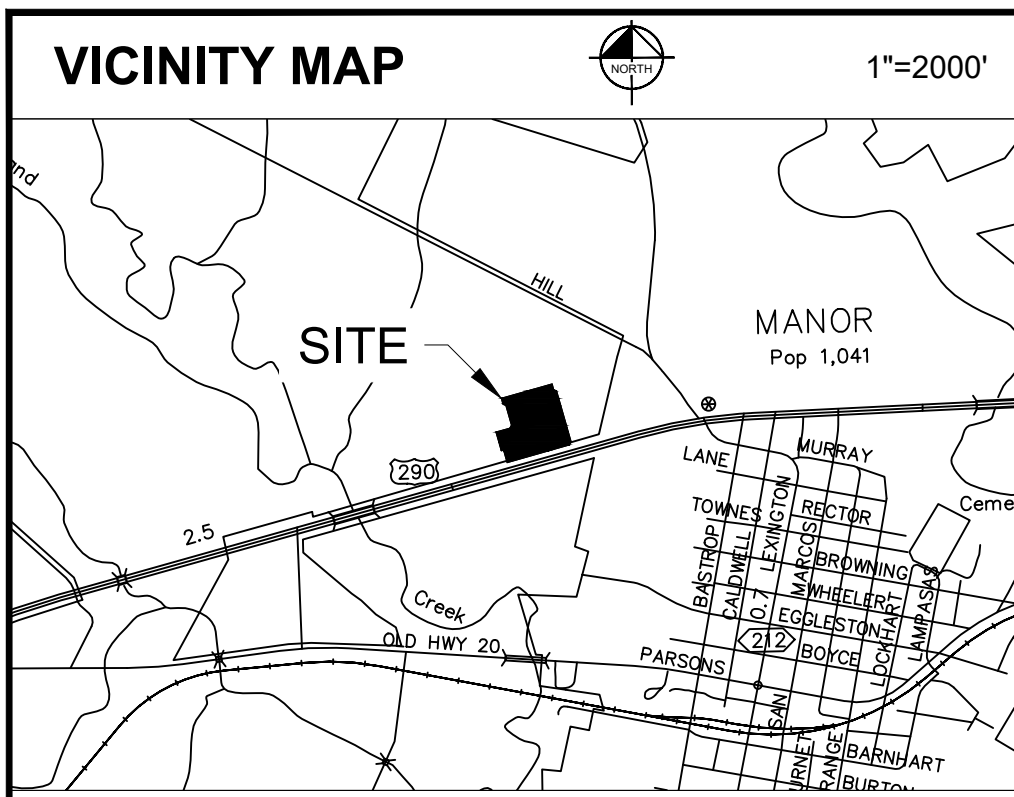
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Las Entradas North Section 3 Subdivision, six (6) lots on 9.656 acres, more or less, and being located near the intersection of US Hwy 290 E and Tillgang Pass, Manor, TX.

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



LINE TYPE LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	SIDEWALK AREA
---	0.2% ANNUAL FLOOD CHANCE (ZONE X)
---	FEMA FLOOD ZONE AE
---	IRFC = IRON ROD FOUND WITH CAP

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION

SITE: US 290, MANOR, TEXAS

ACREAGE: 9.565 ACRES

NUMBER OF BLOCKS: 2

ZONING: COMMERCIAL (C-1)

PROPOSED USE: COMMERCIAL

LINEAR FEET OF NEW STREETS: 1,183-FT

ACREAGE OF NEW STREETS: 1.841 ACRES

SUBMITTAL DATE: 01/17/2022

PLANNING AND ZONING REVIEW DATE: 05/11/2022

ACREAGE BY LOT TYPE:

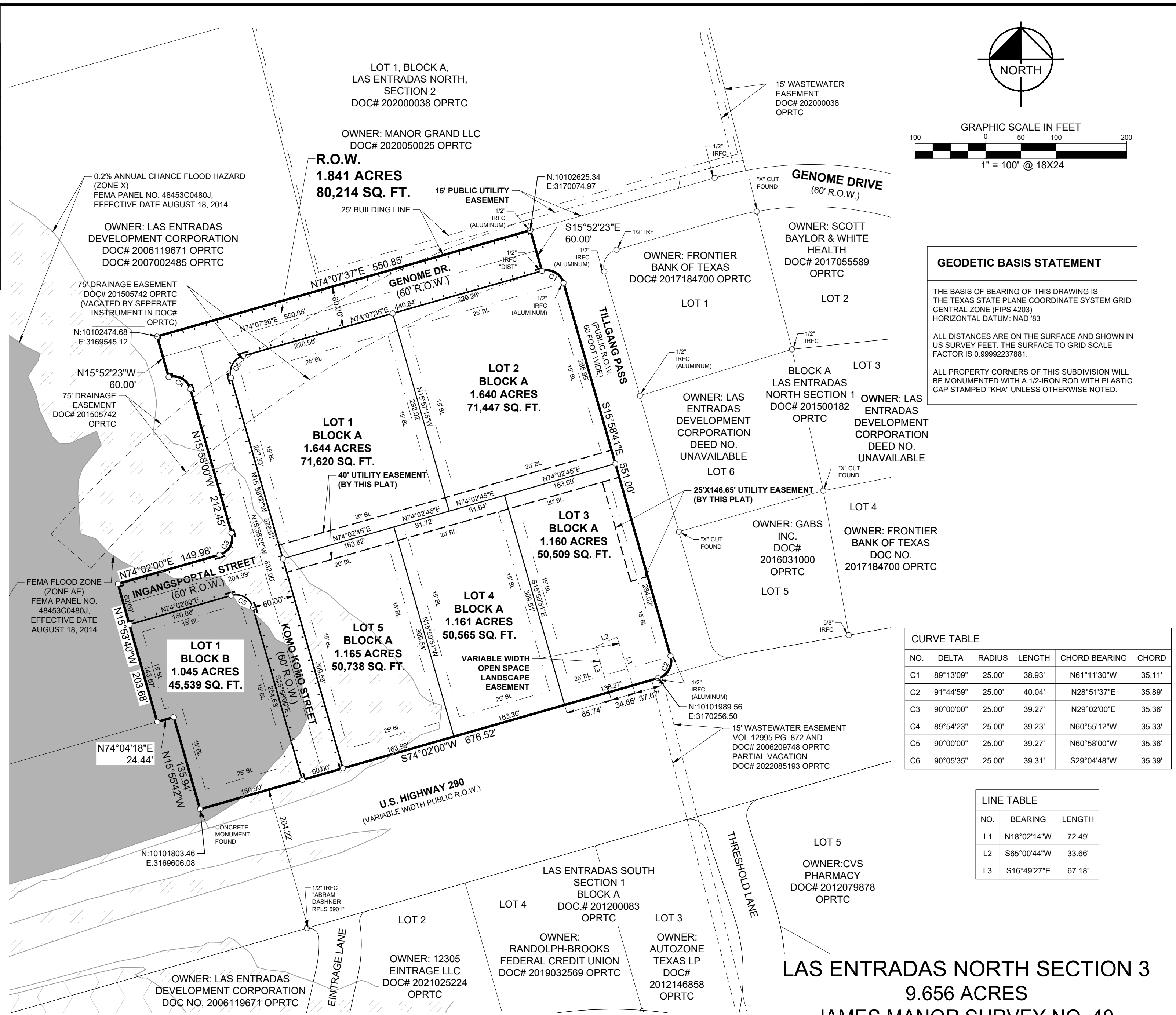
- 6 - DEVELOPMENT
- LOT 1 BLOCK A (DEVELOPMENT) - 1.64 ACRES
- LOT 2 BLOCK A (DEVELOPMENT) - 1.64 ACRES
- LOT 3 BLOCK A (DEVELOPMENT) - 1.16 ACRES
- LOT 4 BLOCK A (DEVELOPMENT) - 1.16 ACRES
- LOT 5 BLOCK A (DEVELOPMENT) - 1.16 ACRES
- LOT 1 BLOCK B (DEVELOPMENT) - 1.05 ACRES

PATENT SURVEY: JAMES MANOR SURVEY NO 20 ABSTRACT NO. 546

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: JASON REECE, P.E.

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT CORPORATION,
9900 HWY 290 EAST, MANOR, TEXAS, 78653
PH: (512) 327-7415
CONTACT: PETER DWYER



GEODETIC BASIS STATEMENT

THE BASIS OF BEARING OF THIS DRAWING IS THE TEXAS STATE PLANE COORDINATE SYSTEM GRID CENTRAL ZONE (FIPS 4203) HORIZONTAL DATUM: NAD '83

ALL DISTANCES ARE ON THE SURFACE AND SHOWN IN US SURVEY FEET. THE SURFACE TO GRID SCALE FACTOR IS 0.99992237881.

ALL PROPERTY CORNERS OF THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2-IRON ROD WITH PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°13'09"	25.00'	38.93'	N61°11'30"W	35.11'
C2	91°44'59"	25.00'	40.04'	N28°51'37"E	35.89'
C3	90°00'00"	25.00'	39.27'	N29°02'00"E	35.36'
C4	89°54'23"	25.00'	39.23'	N60°55'12"W	35.33'
C5	90°00'00"	25.00'	39.27'	N60°58'00"W	35.36'
C6	90°05'35"	25.00'	39.31'	S29°04'48"W	35.39'

LINE TABLE

NO.	BEARING	LENGTH
L1	N18°02'14"W	72.49'
L2	S65°00'44"W	33.66'
L3	S16°49'27"E	67.18'

LAS ENTRADAS NORTH SECTION 3
9.656 ACRES
JAMES MANOR SURVEY NO. 40,
ABSTRACT NO. 546
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 1" = 100'	Drawn by JAB	Checked by JGM	Date 6/22/2022	Project No. 069241746	Sheet No. 1 OF 2
--------------------	-----------------	-------------------	-------------------	--------------------------	---------------------



Texas Engineering Firm #4242

Date: Tuesday, March 22, 2022

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

Permit Number 2022-P-1399-FP
Job Address: Las Entradas North Section 3, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Jason Reece,

The first submittal of the Las Entradas North Phase 3 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on June 22, 2022, 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. Need to provide a signature and seal for the engineer and a signature for the surveyor.
2. Provide information on which Watershed this site is located in.
3. Identify four property corners using the X and Y coordinate system.
4. Correct City of Manor signature blocks. The P&Z Chairperson is Julie Leonard, the Mayor is Dr. Christopher Harvey.
5. The Travis County Clerk is Rebecca Guerrero.
6. On page 2 add the following under general notes:
 - Property owner or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by the City of Manor, for inspection or maintenance of said easement.
 - All drainage easements on private property shall be maintained by the owner or his/her assigns.
 - A 15' electrical, natural gas, propane, cable t.v. telephone and internet easement is hereby dedicated along and adjacent to all street rights of way.
 - The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for the construction of subdivision improvements that comply with applicable codes and requirements of the City of Manor, all lots in this subdivision not designated as single-family will be maintained by Las Entradas development corporation and its successors and assigns.
 - A City of Manor development permit is required before the site development of any lots in this subdivision.
 - No objects, including but not limited to buildings, fences, landscaping, or other obstructions shall be

- allowed within any drainage easement shown hereon except as specifically approved by the City of Manor.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to the City of Manor standards.
- Water and wastewater will be provided by the City of Manor.
- No lot in this subdivision shall be occupied until the connection is made to the City of Manor water and wastewater system.
- Current Zoning: C1 – Light Commercial

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 20, 2022

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

RE: *Permit Number 2022-P-1399-FP*

Job Address: Las Entradas North Phase 3 Final Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 22, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: Need to provide a signature and seal for the engineer and a signature for the surveyor.

Response 1: Noted.

Comment 2: Provide information on which Watershed this site is located in.

Response 2: Watershed information has been updated.

Comment 3: Identify four property corners using the X and Y coordinate system.

Response 3: Northing and Easting coordinates have been added to four property corners

Comment 4: Correct City of Manor signature blocks. The P&Z Chairperson is Julie Leonard, the Mayor is Dr. Christopher Harvey.

Response 4: The City's Signature blocks have been updated.

Comment 5: The Travis County Clerk is Rebecca Guerrero.

Response 5: The Records Signature block has been updated


Comment 6: On page 2 add the following under general notes

Response 6: All notes have been added under general notes.



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

Sincerely,

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

Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, July 5, 2022

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

Permit Number 2022-P-1399-FP
Job Address: Las Entradas North Section 3, Manor 78653

Dear Jason Reece,

The submittal of the revised Las Entradas North Phase 3 Final Plat Site Plans submitted by Kimley-Horn and received by our office on 6/22/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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: July 13, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

Applicant: I.T. Gonzalez Engineers

Owner: Duque States, LLC

BACKGROUND/SUMMARY:

This is a 1 lot subdivision that was annexed back in 2017 and recently zoned to C-2 Medium Commercial. This plat is under Standard Review and at time of posting comments or approvals on the plat had not been issued but will be provided at the P&Z meeting.

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

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

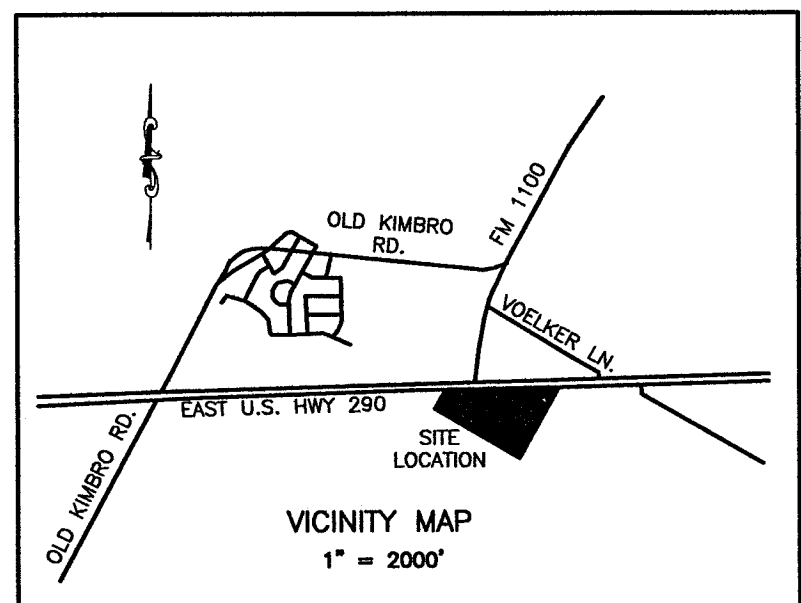
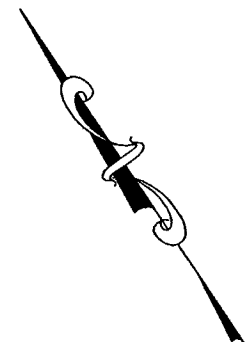
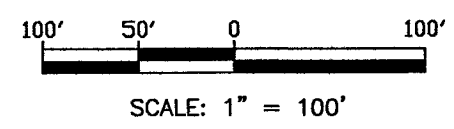
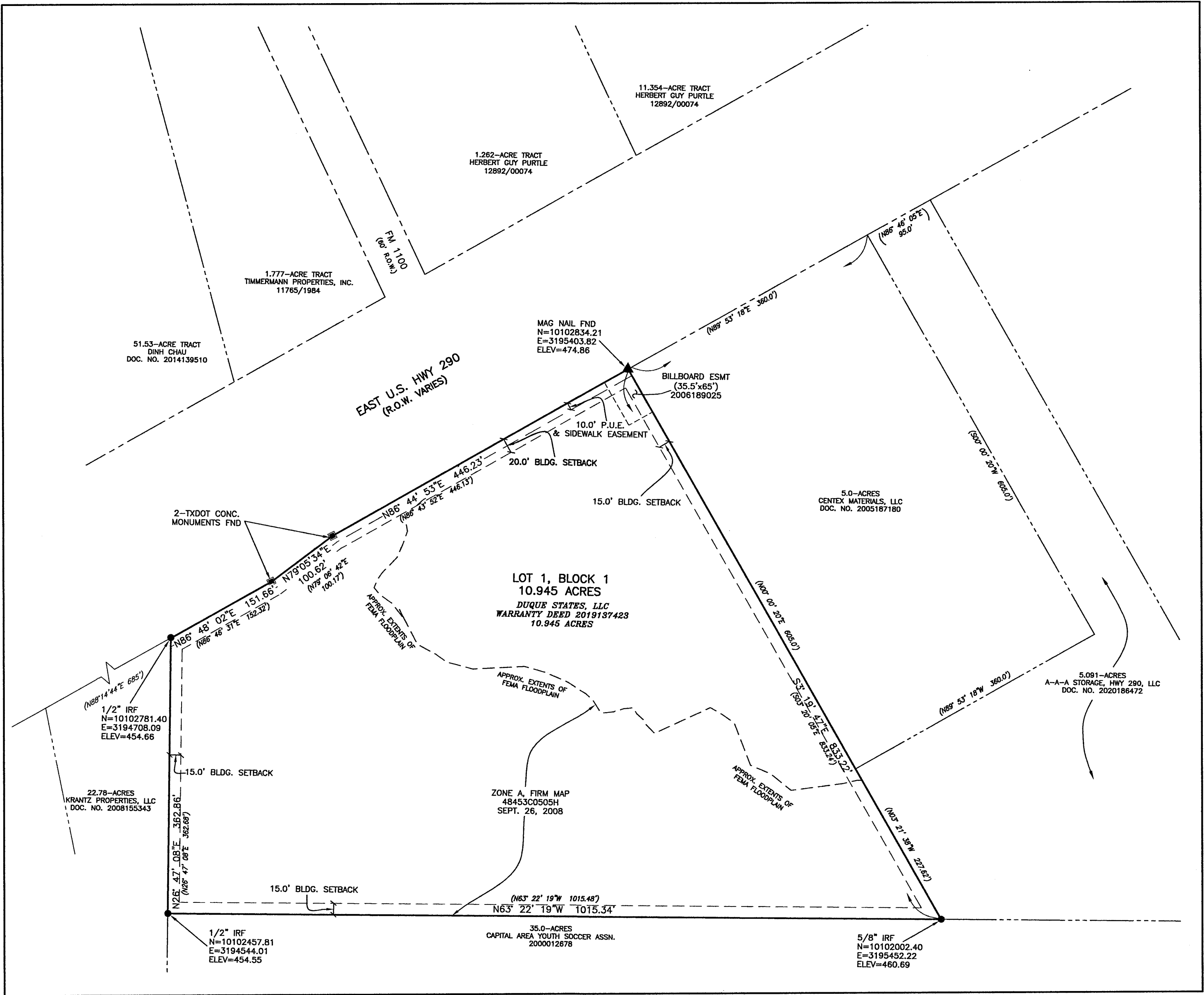
PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

DUQUE ESTATES SUBDIVISION

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- (XXX) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE:
THE COORDINATES SHOWN ARE BASED ON
THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83 (CORS) DATUM. THE
BEARINGS SHOWN ARE GRID BEARINGS.



LOT ACREAGE	LAND USE
10.945 ACRES	C2 - MEDIUM COMMERCIAL

RECORD OWNER/DEVELOPER:
DUQUE STATES, LLC
2311 HOWARD LN
AUSTIN, TX 78728

ENGINEER/SURVEYOR:
I. T. GONZALEZ ENGINEERS
3501 MANOR RD.
AUSTIN, TX 78723
I. T. GONZALEZ, P.E. #41307
I. T. GONZALEZ, R.P.L.S. #2780

SHEET 1 OF 2
PLAT PREPARATION DATE: 05-02-2022

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL(512)447-7400 FAX(512)447-6389

DUQUE ESTATES SUBDIVISION

OWNER'S DEDICATION STATEMENT:

STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS

THAT DUQUE STATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 10.945 ACRES OF LAND, LOCATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 SITUATED IN TRAVIS COUNTY, TEXAS. AS DESCRIBED IN DEED RECORD 2019137423, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.945 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "DUQUE ESTATES SUBDIVISION" AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, AD.

GABRIEL AVILES
SOLE MEMBER, AUTHORIZED AGENT, AND MANAGER
DUQUE STATES, LLC
2311 W. HOWARD LANE
AUSTIN, TX 78728

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, AD.

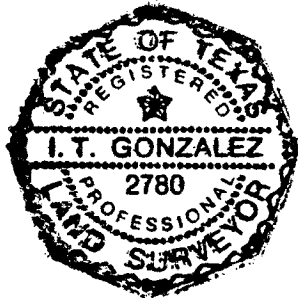
NOTARY PUBLIC'S SIGNATURE

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS AND OTHER APPLICABLE CODES AND ORDINANCES AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

WITNESS MY HAND THIS 2ND DAY OF May, 2022, AD.

I.T. Gonzalez
I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
I T GONZALEZ ENGINEERS
3501 MANOR ROAD, AUSTIN, TEXAS 78723 (512) 447-7400



ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; AND THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE TRAVIS COUNTY CHAPTER 82 DEVELOPMENT REGULATIONS.

WITNESS MY HAND THIS 2ND DAY OF May, 2022, AD.

I.T. Gonzalez
I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
I T GONZALEZ ENGINEERS
3501 MANOR ROAD, AUSTIN, TEXAS 78723 (512)447-7400



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. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO ALL EASEMENTS 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.
3. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
4. 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.
5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE MANVILLE WATER SUPPLY SYSTEM.
7. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS 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.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
10. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN AS SHOWN HEREON.
12. WATER SYSTEMS SATISFACTORY FOR HUMAN CONSUMPTION IN ADEQUATE SUPPLY ARE ALREADY IN PLACE. MANVILLE WATER SUPPLY CORPORATION SERVICES THIS SITE AND WILL CONTINUE TO SERVICE THIS SUBDIVISION WITH APPROVAL BY THE STATE HEALTH DEPARTMENT. A WATER METER IS ALREADY ON SITE.
13. THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.
14. A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY AND INCORPORATED AREAS.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM. AN ON-SITE WASTEWATER (SEPTIC) SYSTEM IS ALREADY IN PLACE.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #0S0029465
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

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

APPROVED:

ATTEST:

JULIE LEONARD, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED:

ATTEST:

HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR

LLUVIA T. ALMARAZ, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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____, AT _____ O'CLOCK _____ M, 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 _____, 20____.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

REQUIRED NOTES:

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

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

SHEET 2 OF 2
PLAT PREPARATION DATE: 05-02-2022

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL(512)447-7400 FAX(512)447-6389

I.T.G. ENGINEERS PROJECT NO: P21.11.01.01



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, April 11, 2022

I. T. Gonzalez
I T Gonzalez Engineers
3501 Manor Rd
Austin 78723
itgonz@swbell.net

Permit Number 2022-P-1420-SF
Job Address: 15001 US Hwy 290, Manor , TX. 78653

Dear I. T. Gonzalez,

The first submittal of the Duque Estates Subdivision Short Form Final Plat - 15001 US Hwy 290 (*Short Form Final Plat*) submitted by I T Gonzalez Engineers and received on May 25, 2022, 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. Provide Identification and location of proposed uses for all lots within the subdivision.
2. Once the proposed use is identified, proper setbacks can be confirmed as required by City Zoning Ordinance in Manor Code of Ordinance Ch. 14 Sec. 14.02.007 and Sec.14.02.020.
3. Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
4. X and Y coordinate systems shall be used to identify four (4) property corners. The existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system.
5. Provide information on whether the subdivision will be on a septic tank system or connecting to an existing wastewater line. Sheet 1 says both, need to specify.
6. If on septic, Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
7. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system. The water is provided by Manville, not by the City of Manor.

4/11/2022 1:59:09 PM
Duque Estates Subdivision Short Form Final Plat -
15001 US Hwy 290
2022-P-1420-SF
Page 2

8. Provide labels, location, and dimensions of existing easements.
9. Need to switch sheet 2 to be sheet 1. (Sheet 2 with the map will become the cover page)
10. Rebecca Guerrero is the current Travis County Clerk.
11. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) if the site is within the FEMA floodplain.
12. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved 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,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 28, 2022

I. T. Gonzalez
I T Gonzalez Engineers
3501 Manor Rd
Austin 78723
itgonz@swbell.net

Permit Number 2022-P-1420-SF
Job Address: 15001 US Hwy 290, Manor 78653

Dear I. T. Gonzalez,

We have conducted a review of the final plat for the above-referenced project, submitted by I. T. Gonzalez and received by our office on June 20, 2022, 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



March 31, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Duque Estates Subdivision
Case Number: 2022-P-1420-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 Duque Estates Subdivision located at 15001 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

***Applicant:* I.T. Gonzalez Engineers**

***Owner:* Duque States, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 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.

MB & MS Enterprises Inc
PO Box 82653
Austin TX 78708-2653

Krantz Properties LLC
% Krantz Enterprises
14807 US Highway 290 E
Manor TX 78653-4513

Centex Materials LLC
3019 Alvin Devane Blvd Ste 100
Austin TX 78741-7419

JKR Realty Partners LLC
11215 S IH 35 Ste 120
Austin TX 78747-1864

DINH Chau & ANH Kim Pham
1201 Porterfield Dr
Austin TX 78753-1617

Ynacio & Rosa Tabarez
1221 Meadgreen Dr
Austin TX 78758-4712

Herbert Guy Purtle
13105 FM 1100
Manor TX 78653-4528

Terry Lee Schultz
15201 Voelker Ln
Manor TX 78653-4521