



Lakesha Small, Chair, Place 7  
Felix Paiz, Vice-Chair, Place 4  
Julie Leonard, Place 1  
Prince John Chavis, Place 2  
Cresandra Hardeman, Place 3  
Celestine Sermo, Place 5  
Cecil Meyer, Place 6  
Gabriel Nila, Alternate No. 1  
Gabrielle Orion, Alternate No. 2

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## Planning & Zoning Commission Regular Meeting

Wednesday, December 13, 2023, at 6:30 PM

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

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### AGENDA

This meeting will be live streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

#### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

#### PUBLIC COMMENTS

*Non-Agenda Item Public Comments (white card): 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.*

*Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.*

*To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.*

#### PUBLIC HEARING

- 1. Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

*Applicant: Gregg Lane Dev. LLC*

*Owner: Quiddity*

- 2. Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Manor Opportunity Fund, LLC*

- 3. Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

*Applicant: BGE Inc*

*Owner: Junction Development, LLC*

- 4. Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Jefferson Triangle Marine, LP*

- 5. Conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.**

*Applicant: ALM Engineering, Inc.*

*Owner: Greenview Manor Commons SW LP*

## **CONSENT AGENDA**

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

- 6. Consideration, discussion, and possible action to approve the P&Z Commission minutes.**

- **October 11, 2023, P&Z Commission Regular Meeting; and**
- **November 13, 2023, P&Z Commission Regular Meeting**

## **REGULAR AGENDA**

- 7. Consideration, discussion, and possible action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

*Applicant: Gregg Lane Dev. LLC*

*Owner: Quiddity*

- 8. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**  
*Applicant: Kimley-Horn*  
*Owner: Manor Opportunity Fund, LLC*
- 9. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**  
*Applicant: BGE Inc*  
*Owner: Junction Development, LLC*
- 10. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.**  
*Applicant: Kimley-Horn*  
*Owner: Jefferson Triangle Marine, LP*
- 11. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.**  
*Applicant: ALM Engineering, Inc.*  
*Owner: Greenview Manor Commons SW LP*
- 12. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 4, Section A, two-hundred and five (205) lots on 93.503 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Forestar (USA) Real Estate Group*
- 13. Consideration, discussion, and possible action a Final Plat for the Manor Heights Subdivision, Phase 4, Section B, sixty-six (66) lots on 17.31 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX**  
*Applicant: Kimley-Horn & Associates*  
*Owner: Forestar (USA) Real Estate Group*
- 14. Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Subdivision, three (3) lots on 3.179 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX**  
*Applicant: ALM Engineering*  
*Owner: Greenview Development 973*

**15. Consideration, discussion, and possible action on an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.**

**16. Consideration, discussion, and possible action on a 2024 Subdivision Calendar.**

**17. Consideration, discussion, and possible action on a Food Court Establishment at 13538 N. FM 973.**

**18. Consideration, discussion, and possible action on a Setback Waiver for Lot 6, Block 34, locally known as 505 Jessie Street, to reduce the rear setback to 10' and the side setbacks to 5'.**

**19. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 1-5, Block 12, Town of Manor, locally known as 800 N. Lexington Street, Manor, Texas.**

*Applicant: Bobby Gosey*

*Owner: Bobby Gosey*

## **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, November 8, 2023, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/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 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**  
*Applicant: Gregg Lane Dev. LLC*  
*Owner: Quiddity*

**BACKGROUND/SUMMARY:**

This Preliminary Plat was approved by our engineers and is consistent with the approved Concept Plan, but after approval an additional wastewater stub was included on Paradise Farm Lane to provide service to an adjacent parcel and a review of that stub out has not been concluded so staff is requesting a postponement of the public hearing until the January 10<sup>th</sup> P&Z meeting.

This plat includes all four phases of the project and has 275 single-family lots, 1 commercial lot, 1 utility lot, 13 open space and park lots, 1 nature preserve lot, 1 trail lot, and 1 street ROW lot.

The plat includes the extension of the north-south Primary Collector that connects from the KB Homes subdivision (Mustang Valley) to Gregg Lane. It also includes ROW dedications along Gregg Lane for the future expansion of that roadway. The 1 utility lot is being dedicated to the city for the provision of two 250,000 ground storage tanks and pumps for the city's water utility.

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

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission open the public hearing and postpone action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX until the January 10<sup>th</sup> P&Z meeting.

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

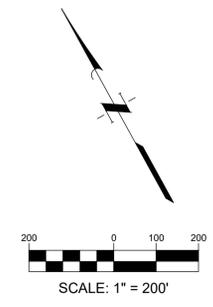
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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



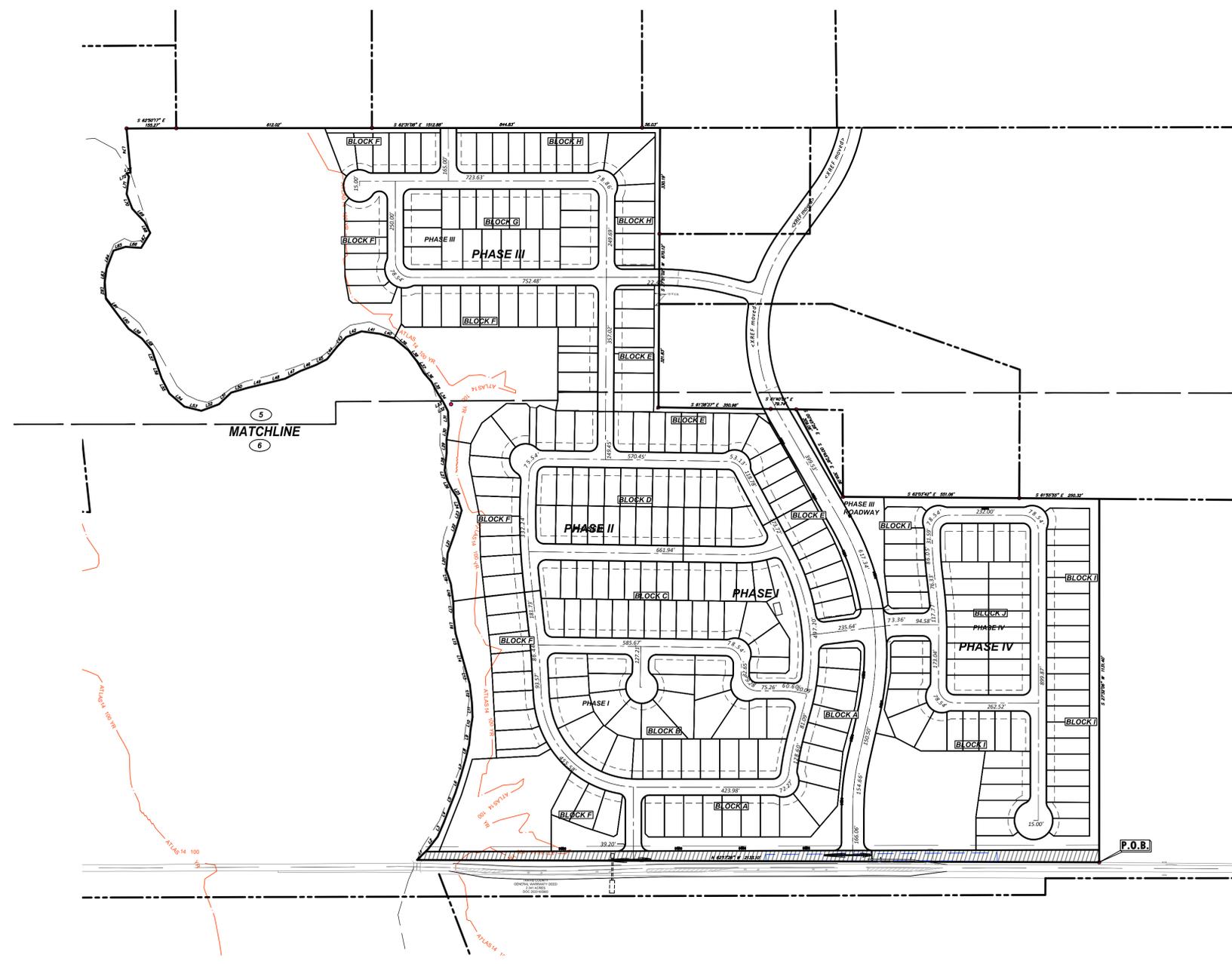
- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - PUE PUBLIC UTILITY EASEMENT
  - TBM TEMPORARY BENCHMARK
  - OPRWCT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**STREET TABLE**  
PUBLIC STREETS

NAME	LENGTH (FT)
PAINTED PLAINS LANE	331
FOX MANOR DRIVE	463
HIDDEN PRAIRIE LANE	1,180
ROLLING DRIVE	990
ORANGE PETAL COVE	152
BIRCH CHASE LANE	847
LONE ORCHARD LANE	648
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	814
SWEET GULLY LANE	314
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
<b>TOTAL</b>	<b>12,755</b>

- LEGEND**
- PHASE LINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	150.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	152.77
L6	N 45°14'53" E	155.96
L7	N 43°43'26" E	152.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.98
L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'46" E	41.41
L25	N 05°45'16" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'10" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'53" E	43.97
L31	N 23°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	9.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'35" W	42.68
L39	N 22°31'57" W	57.70
L40	N 44°39'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°53'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°38'21" W	51.94
L45	N 89°22'53" W	39.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	N 76°23'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 73°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
L55	N 00°14'42" E	52.83
L56	N 08°20'31" E	53.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°26'40" W	51.72
L60	N 09°59'30" W	51.78
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L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



REVISIONS  
No. Date

**QUIDDITY**  
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

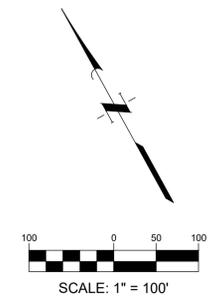
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CHECKED BY: JAA  
DRAWN BY: JAE

SCALE: AS SHOWN  
DATE: 19-JUL-23  
JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN  
**OVERALL PRELIMINARY PLAT**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

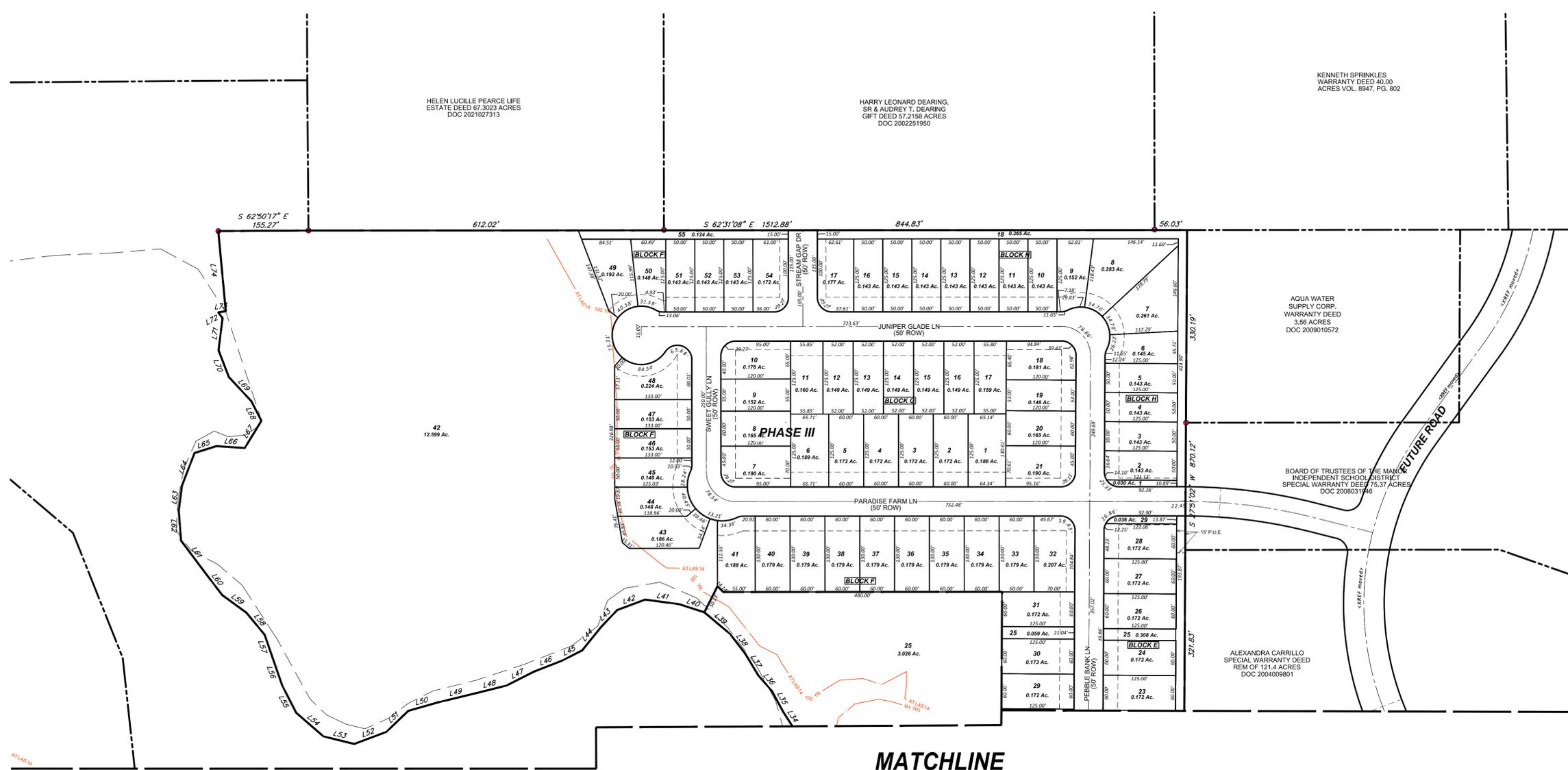


- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - PUBLIC UTILITY EASEMENT
  - TEMPORARY BENCHMARK
  - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**LEGEND**

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MATCHLINE

6

REVISIONS

**QUIDDITY**  
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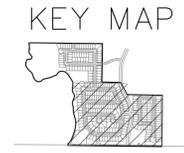
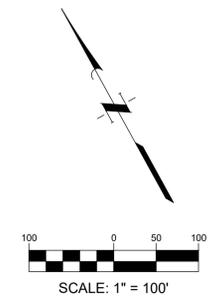
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SCALE: AS SHOWN  
 DATE: 19-JUL-23  
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NEWHAVEN PRELIMINARY PLAN  
**PRELIMINARY PLAT (1 OF 2)**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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- LEGEND**
- PHASE LINE
  - R.O.W. DEDICATION

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L49	N 76°02'03"	E 65.60'
L50	N 78°19'56"	E 54.07'
L51	N 79°52'38"	E 52.35'
L52	N 82°54'47"	E 58.96'
L53	N 48°39'03"	E 54.65'
L54	N 21°40'43"	E 61.82'
L55	N 00°14'42"	E 52.83'
L56	N 08°20'31"	E 43.76'
L57	N 08°21'04"	E 38.04'
L58	N 12°10'56"	E 48.92'
L59	N 26°28'40"	E 51.72'
L60	N 09°59'30"	E 51.78'
L61	N 09°26'58"	E 65.60'
L62	N 3°17'46"	E 51.71'
L63	N 34°34'51"	E 42.87'
L64	N 48°43'04"	E 60.00'
L65	N 79°51'17"	E 39.39'
L66	N 38°59'03"	E 48.87'
L67	N 59°05'59"	E 54.70'
L68	N 00°19'10"	E 38.05'
L69	N 15°56'04"	E 56.41'
L70	N 08°24'18"	E 49.34'
L71	N 34°41'25"	E 55.35'
L72	N 08°45'25"	E 12.36'
L73	N 70°48'58"	E 13.00'
L74	N 22°09'28"	E 137.92'

REVISIONS

No. Date

AS SHOWN

DESIGNED BY: FR

CHECKED BY: JAA

DATE: 19-JUL-23

JOB NO.: 16759-007-02

DRAWN BY: JAE

QUIDDITY

3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

STATE OF TEXAS

JOHN A. ALVAREZ II

127206

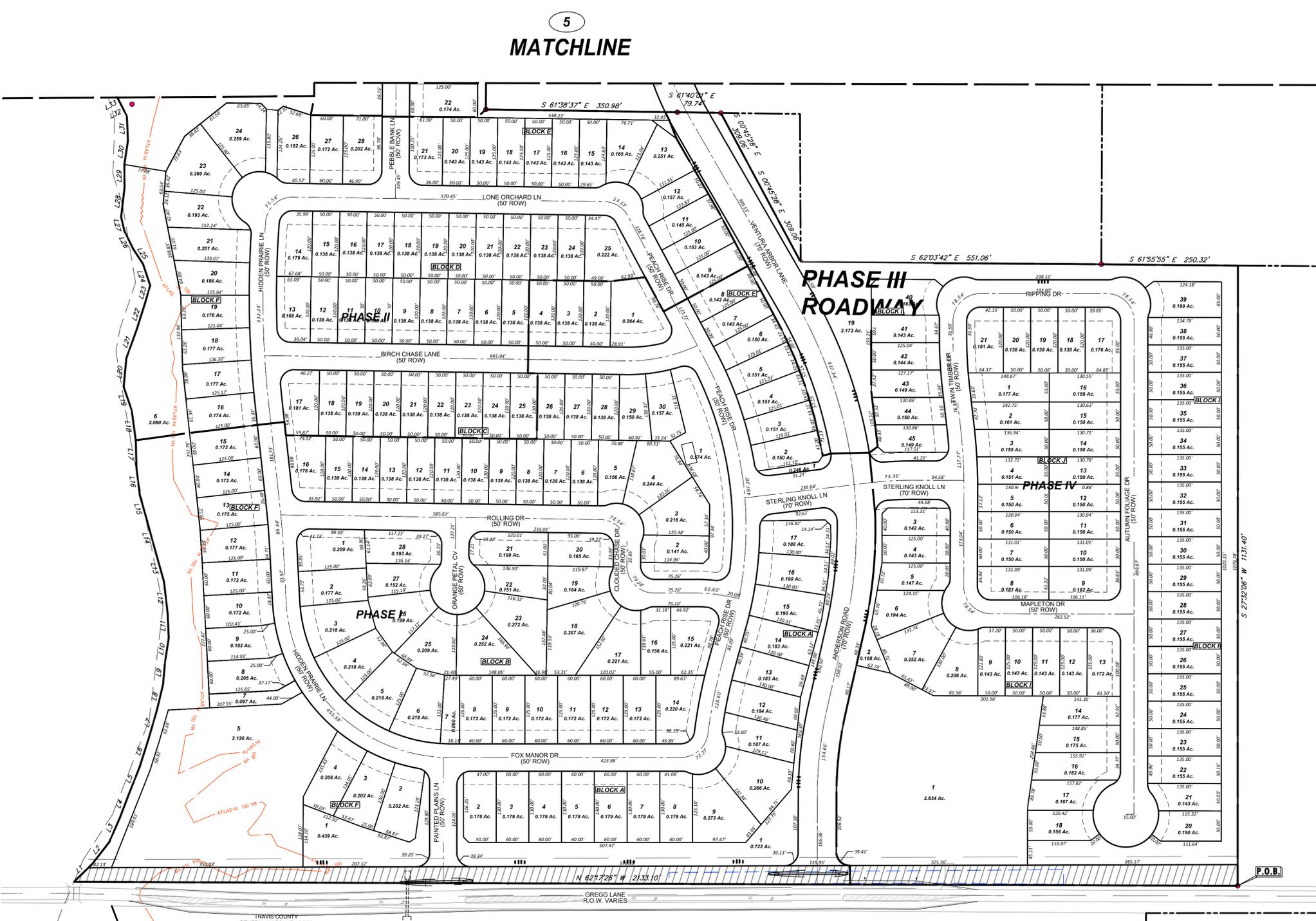
12/04/2023

NEWHAVEN PRELIMINARY PLAN

PRELIMINARY PLAT (2 OF 2)

SHEET NO. 6

OF 19



Parcel Area Table			
Lot #	Area	Perimeter	
1	42065.57	2957.66	BLOCK A
2	7734.69	371.17	BLOCK A
3	7800.00	380.00	BLOCK A
4	7800.00	380.00	BLOCK A
5	7800.00	380.00	BLOCK A
6	7800.00	380.00	BLOCK A
7	7800.00	380.00	BLOCK A
8	7760.56	375.84	BLOCK A
9	11880.41	442.66	BLOCK A
10	11595.03	440.23	BLOCK A
11	8143.15	389.45	BLOCK A
12	8014.36	387.11	BLOCK A
13	7955.97	382.31	BLOCK A
14	7973.04	382.94	BLOCK A
15	8283.36	387.27	BLOCK A
16	8263.26	386.91	BLOCK A
17	8200.91	378.44	BLOCK A

Parcel Area Table			
Lot #	Area	Perimeter	
1	9096.46	385.83	BLOCK B
2	7699.30	373.14	BLOCK B
3	9507.57	400.51	BLOCK B
4	9507.57	400.51	BLOCK B
5	9507.57	400.51	BLOCK B
6	9507.57	400.51	BLOCK B
7	3927.16	312.79	BLOCK B
8	7500.00	370.00	BLOCK B
9	7500.00	370.00	BLOCK B
10	7500.00	370.00	BLOCK B
11	7500.00	370.00	BLOCK B
12	7500.00	370.00	BLOCK B
13	7500.00	370.00	BLOCK B
14	9576.87	401.53	BLOCK B
15	9619.43	392.65	BLOCK B
16	6804.61	354.61	BLOCK B
17	9613.16	427.95	BLOCK B
18	13351.77	480.33	BLOCK B
19	7143.04	365.97	BLOCK B
20	7185.77	351.15	BLOCK B
21	8662.27	395.25	BLOCK B
22	6570.59	369.48	BLOCK B
23	11839.83	472.43	BLOCK B
24	10964.30	463.36	BLOCK B
25	9092.55	388.79	BLOCK B
26	8678.48	382.70	BLOCK B
27	6624.82	365.75	BLOCK B
28	8410.43	390.05	BLOCK B

Parcel Area Table			
Lot #	Area	Perimeter	
1	25013.62	1129.82	BLOCK C
2	6158.30	340.21	BLOCK C
3	9408.21	396.38	BLOCK C
4	10619.45	412.91	BLOCK C
5	6808.36	355.69	BLOCK C
6	6000.00	340.00	BLOCK C
7	6000.00	340.00	BLOCK C
8	6000.00	340.00	BLOCK C
9	6000.00	340.00	BLOCK C
10	6000.00	340.00	BLOCK C
11	6000.00	340.00	BLOCK C
12	6000.00	340.00	BLOCK C
13	6000.00	340.00	BLOCK C
14	6000.00	340.00	BLOCK C
15	6000.00	340.00	BLOCK C
16	7760.75	363.97	BLOCK C
17	7896.20	361.10	BLOCK C
18	6000.00	340.00	BLOCK C
19	6000.00	340.00	BLOCK C
20	6000.00	340.00	BLOCK C
21	6000.00	340.00	BLOCK C
22	6000.00	340.00	BLOCK C
23	6000.00	340.00	BLOCK C
24	6000.00	340.00	BLOCK C
25	6000.00	340.00	BLOCK C
26	6000.00	340.00	BLOCK C
27	6000.00	340.00	BLOCK C
28	6000.00	340.00	BLOCK C
29	6526.07	351.00	BLOCK C
30	6855.48	353.39	BLOCK C

Parcel Area Table			
Lot #	Area	Perimeter	
1	11487.73	419.32	BLOCK D
2	6000.00	340.00	BLOCK D
3	6000.00	340.00	BLOCK D
4	6000.00	340.00	BLOCK D
5	6000.00	340.00	BLOCK D
6	6000.00	340.00	BLOCK D
7	6000.00	340.00	BLOCK D
8	6000.00	340.00	BLOCK D
9	6000.00	340.00	BLOCK D
10	6000.00	340.00	BLOCK D
11	6000.00	340.00	BLOCK D
12	6000.00	340.00	BLOCK D
13	7330.14	353.44	BLOCK D
14	7374.03	354.41	BLOCK D
15	6000.00	340.00	BLOCK D
16	6000.00	340.00	BLOCK D
17	6000.00	340.00	BLOCK D
18	6000.00	340.00	BLOCK D
19	6000.00	340.00	BLOCK D
20	6000.00	340.00	BLOCK D
21	6000.00	340.00	BLOCK D
22	6000.00	340.00	BLOCK D
23	6000.00	340.00	BLOCK D
24	6000.00	340.00	BLOCK D
25	9596.21	406.08	BLOCK D

Parcel Area Table			
Lot #	Area	Perimeter	
1	8750.30	1692.38	BLOCK E
2	6548.01	347.65	BLOCK E
3	6594.46	355.41	BLOCK E
4	6594.46	355.41	BLOCK E
5	6594.46	355.41	BLOCK E
6	6538.34	354.53	BLOCK E
7	6250.00	350.00	BLOCK E
8	6250.00	350.00	BLOCK E
9	6250.00	350.00	BLOCK E
10	6242.38	350.01	BLOCK E
11	6227.62	348.84	BLOCK E
12	5969.66	337.42	BLOCK E
13	8477.50	381.52	BLOCK E
14	7884.59	376.69	BLOCK E
15	6193.39	344.21	BLOCK E
16	6250.00	350.00	BLOCK E
17	6250.00	350.00	BLOCK E
18	6250.00	350.00	BLOCK E
19	6250.00	350.00	BLOCK E
20	6250.00	350.00	BLOCK E
21	7535.82	362.17	BLOCK E
22	7568.21	370.94	BLOCK E
23	7500.00	370.00	BLOCK E
24	7500.00	370.00	BLOCK E
25	13399.87	1737.24	BLOCK E
26	7500.00	370.00	BLOCK E
27	7500.00	370.00	BLOCK E
28	7488.75	367.54	BLOCK E
29	1563.19	262.95	BLOCK E

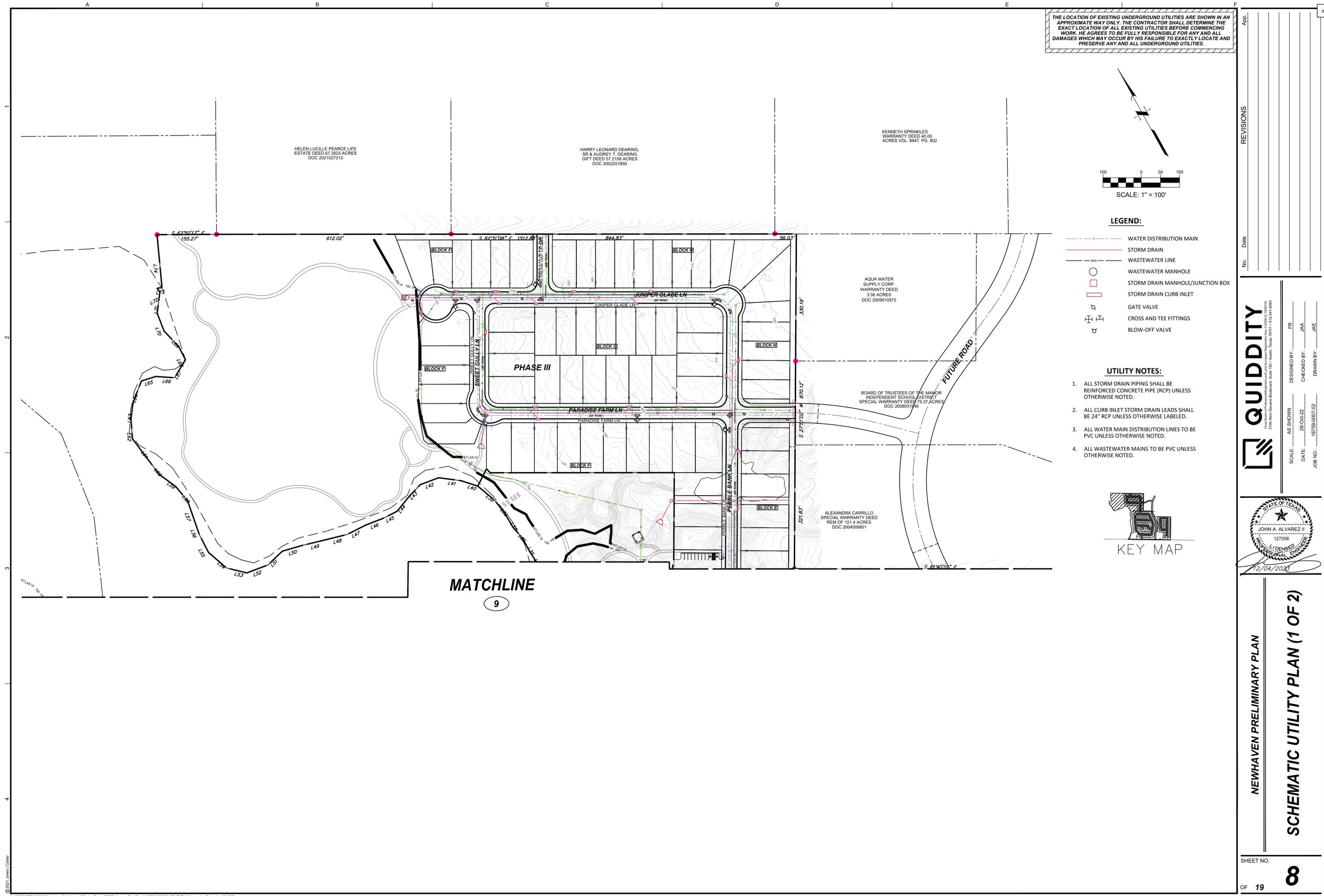
Parcel Area Table			
Lot #	Area	Perimeter	
1	19102.80	854.75	BLOCK F
2	8815.58	391.52	BLOCK F
3	8806.13	398.31	BLOCK F
4	9070.55	407.84	BLOCK F
5	92621.31	1268.36	BLOCK F
6	89712.37	2829.38	BLOCK F
7	4225.21	388.36	BLOCK F
8	8942.11	417.33	BLOCK F
9	7945.12	384.34	BLOCK F
10	7498.78	369.58	BLOCK F
11	7500.00	370.00	BLOCK F
12	7693.27	372.91	BLOCK F
13	7638.33	372.09	BLOCK F
14	7500.00	370.00	BLOCK F
15	7500.00	370.00	BLOCK F
16	7564.90	371.19	BLOCK F
17	7709.95	374.17	BLOCK F
18	7690.44	374.02	BLOCK F
19	7663.25	373.14	BLOCK F
20	8106.69	388.78	BLOCK F
21	8770.57	413.00	BLOCK F
22	8390.09	416.17	BLOCK F
23	11720.22	436.70	BLOCK F
24	11267.57	424.36	BLOCK F
25	131873.70	2340.21	BLOCK F
26	7947.49	376.56	BLOCK F
27	7500.00	370.00	BLOCK F
28	8807.97	382.17	BLOCK F
29	7500.00	370.00	BLOCK F
30	7500.15	370.00	BLOCK F
31	7474.21	369.59	BLOCK F
32	9017.88	389.94	BLOCK F
33	7800.00	380.00	BLOCK F
34	7800.00	380.00	BLOCK F
35	7800.00	380.00	BLOCK F
36	7800.00	380.00	BLOCK F
37	7800.00	380.00	BLOCK F
38	7800.00	380.00	BLOCK F
39	7800.00	380.00	BLOCK F
40	7800.00	380.00	BLOCK F
41	8172.21	377.89	BLOCK F
42	548806.25	3368.16	BLOCK F
43	8115.77	405.16	BLOCK F
44	6436.68	354.90	BLOCK F
45	6469.48	359.21	BLOCK F
46	6650.00	366.00	BLOCK F
47	6650.00	366.00	BLOCK F
48	9745.32	426.35	BLOCK F
49	8382.53	392.40	BLOCK F
50	6446.59	351.13	BLOCK F
51	6250.00	350.00	BLOCK F
52	6250.00	350.00	BLOCK F
53	6250.00	350.00	BLOCK F
54	7490.87	361.27	BLOCK F
55	5383.03	748.80	BLOCK F

Parcel Area Table			
Lot #	Area	Perimeter	
1	8092.52	379.48	BLOCK G
2	7500.00	370.00	BLOCK G
3	7500.00	370.00	BLOCK G
4	7500.00	370.00	BLOCK G
5	7500.00	370.00	BLOCK G
6	8214.10	381.43	BLOCK G
7	8265.87	369.27	BLOCK G
8	7200.00	360.00	BLOCK G
9	6600.00	350.00	BLOCK G
10	7665.87	359.27	BLOCK G
11	6981.25	361.70	BLOCK G
12	6500.00	354.00	BLOCK G
13	6500.00	354.00	BLOCK G
14	6500.00	354.00	BLOCK G
15	6500.00	354.00	BLOCK G
16	6500.00	354.00	BLOCK G
17	6924.90	360.80	BLOCK G
18	7877.55	362.67	BLOCK G
19	6360.00	346.00	BLOCK G
20	7200.00	360.00	BLOCK G
21	8294.78	369.88	BLOCK G

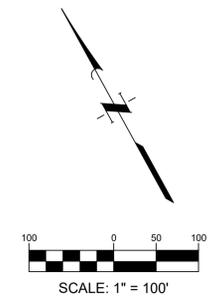
Parcel Area Table			
Lot #	Area	Perimeter	
1	1304.95	257.20	BLOCK H
2	6233.32	346.86	BLOCK H
3	6250.00	350.00	BLOCK H
4	6250.00	350.00	BLOCK H
5	6250.00	350.00	BLOCK H
6	6335.81	348.13	BLOCK H
7	11373.37	477.37	BLOCK H
8	12311.41	489.75	BLOCK H
9	6628.08	354.91	BLOCK H
10	6250.00	350.00	BLOCK H
11	6250.00	350.00	BLOCK H
12	6250.00	350.00	BLOCK H
13	6250.00	350.00	BLOCK H
14	6250.00	350.00	BLOCK H
15	6250.00	350.00	BLOCK H
16	6250.00	350.00	BLOCK H
17	7691.53	364.48	BLOCK H
18	15917.54	2152.23	BLOCK H

Parcel Area Table			
Lot #	Area	Perimeter	
1	114737.42	1373.25	BLOCK I
2	7302.04	927.56	BLOCK I
3	6195.00	342.67	BLOCK I
4	6250.00	350.00	BLOCK I
5	6388.32	352.23	BLOCK I
6	8457.56	392.16	BLOCK I
7	10990.71	427.58	BLOCK I
8	8978.49	398.75	BLOCK I
9	6235.76	347.32	BLOCK I
10	6250.00	350.00	BLOCK I
11	6250.00	350.00	BLOCK I
12	6250.00	350.00	BLOCK I
13	7506.12	361.58	BLOCK I
14	7710.05	396.96	BLOCK I
15	7619.22	405.27	BLOCK I
16	7947.69	415.38	BLOCK I
17	7275.38	407.54	BLOCK I
18	6786.01	357.03	BLOCK I
19	94597.70	5999.50	BLOCK I
20	6526.82	347.54	BLOCK I
21	6242.08	355.08	BLOCK I
22	6758.18	370.12	BLOCK I
23	6750.00	370.00	BLOCK I
24	6750.00	370.00	BLOCK I
25	6750.00	370.00	BLOCK I
26	6750.00	370.00	BLOCK I
27	6750.00	370.00	BLOCK I
28	6750.00	370.00	BLOCK I
29	6750.00	370.00	BLOCK I
30	6750.00	370.00	BLOCK I
31	6750.00	370.00	BLOCK I
32	6750.00	370.00	BLOCK I
33	6750.00	370.00	BLOCK I
34	6750.00	370.00	BLOCK I
35	6750.00	370.00	BLOCK I
36	6750.00	370.00	BLOCK I
37	6750.00	370.00	BLOCK I
38	6749.78	369.80	BLOCK I
39	8682.28	400.69	BLOCK I
40	7990.78	375.70	BLOCK I
41	6247.37	349.03	BLOCK I
42	6291.75	352.26	BLOCK I
43	6468.69	358.38	BLOCK I
44	6543.02	362.38	BLOCK I
45	6470.64	354.03	BLOCK I

Parcel Area Table			
Lot #	Area	Perimeter	
1	7728.05	397.74	BLOCK J
2	6991.69	380.02	BLOCK J
3	6731.17		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- LEGEND:**
- WATER DISTRIBUTION MAIN
  - STORM DRAIN
  - WASTEWATER LINE
  - WASTEWATER MANHOLE
  - STORM DRAIN MANHOLE/JUNCTION BOX
  - STORM DRAIN CURB INLET
  - GATE VALVE
  - CROSS AND TEE FITTINGS
  - BLOW-OFF VALVE

- UTILITY NOTES:**
1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
  2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
  3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
  4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



No.	Date	REVISIONS

**QUIDDITY**  
Professional Engineering & Surveying  
 3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8893

SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
 DATE: 26-Oct-22    JOB NO.: 16759-0007-02



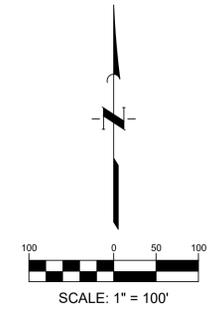
NEWHAVEN PRELIMINARY PLAN

**SCHEMATIC UTILITY PLAN (1 OF 2)**

SHEET NO. **8**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

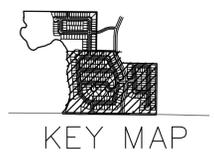


**LEGEND:**

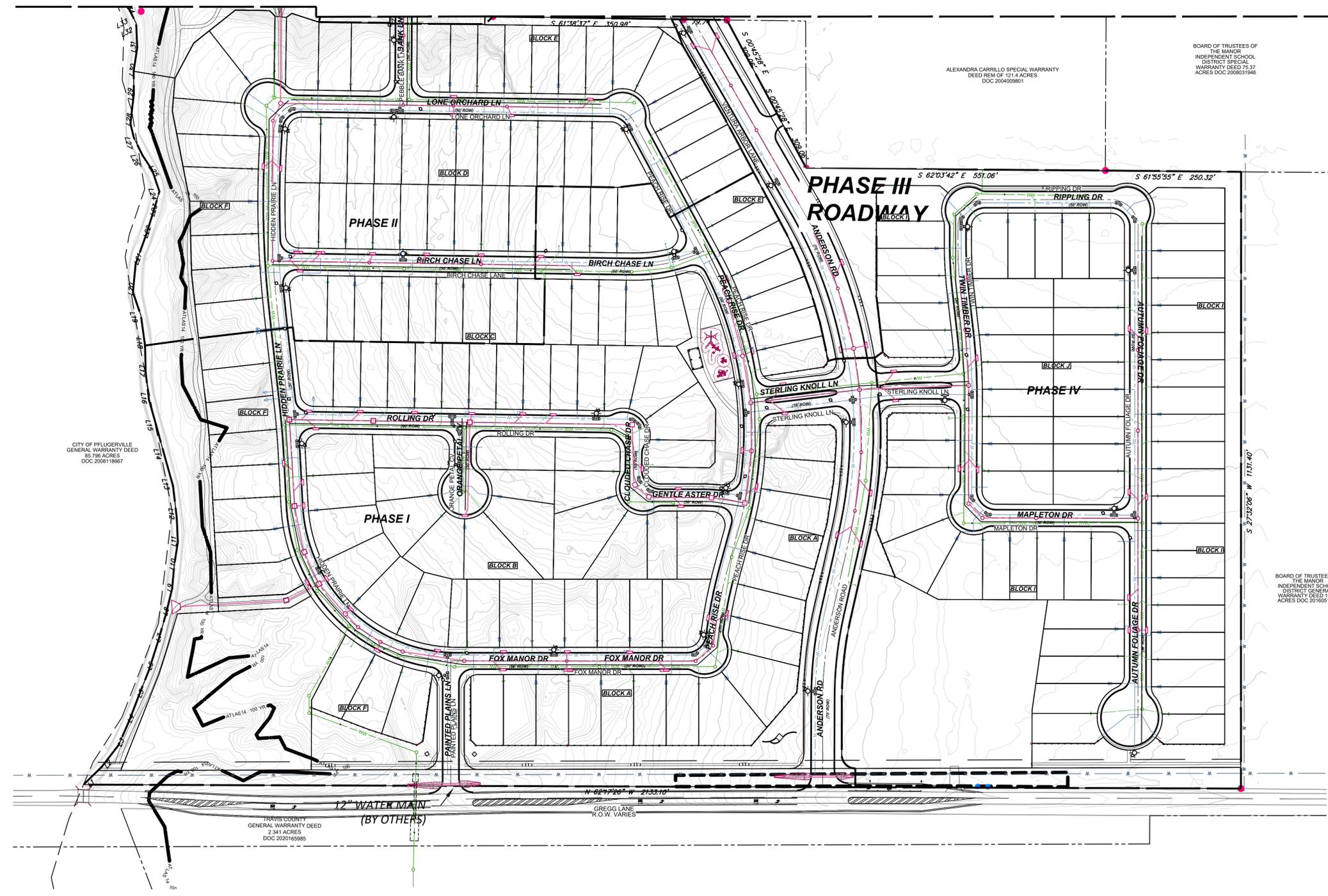
- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER MAIN
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

**UTILITY NOTES:**

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



8  
**MATCHLINE**



CITY OF PFLUGERVILLE  
GENERAL WARRANTY DEED  
85.786 ACRES  
DOC 2008118667

TRAVIS COUNTY  
GENERAL WARRANTY DEED  
2.241 ACRES  
DOC 2020165985

ALEXANDRA CARRILLO SPECIAL WARRANTY  
DEED REW OF 121.4 ACRES  
DOC 2004009801

BOARD OF TRUSTEES OF  
THE MANOR  
INDEPENDENT SCHOOL  
DISTRICT SPECIAL  
WARRANTY DEED 78.37  
ACRES DOC 2008031946

BOARD OF TRUSTEES OF  
THE MANOR  
INDEPENDENT SCHOOL  
DISTRICT GENERAL  
WARRANTY DEED 17.74  
ACRES DOC 2016651094

REVISIONS

No. Date



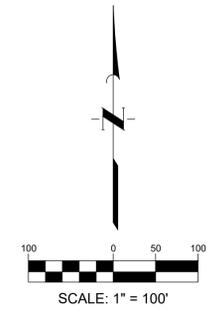
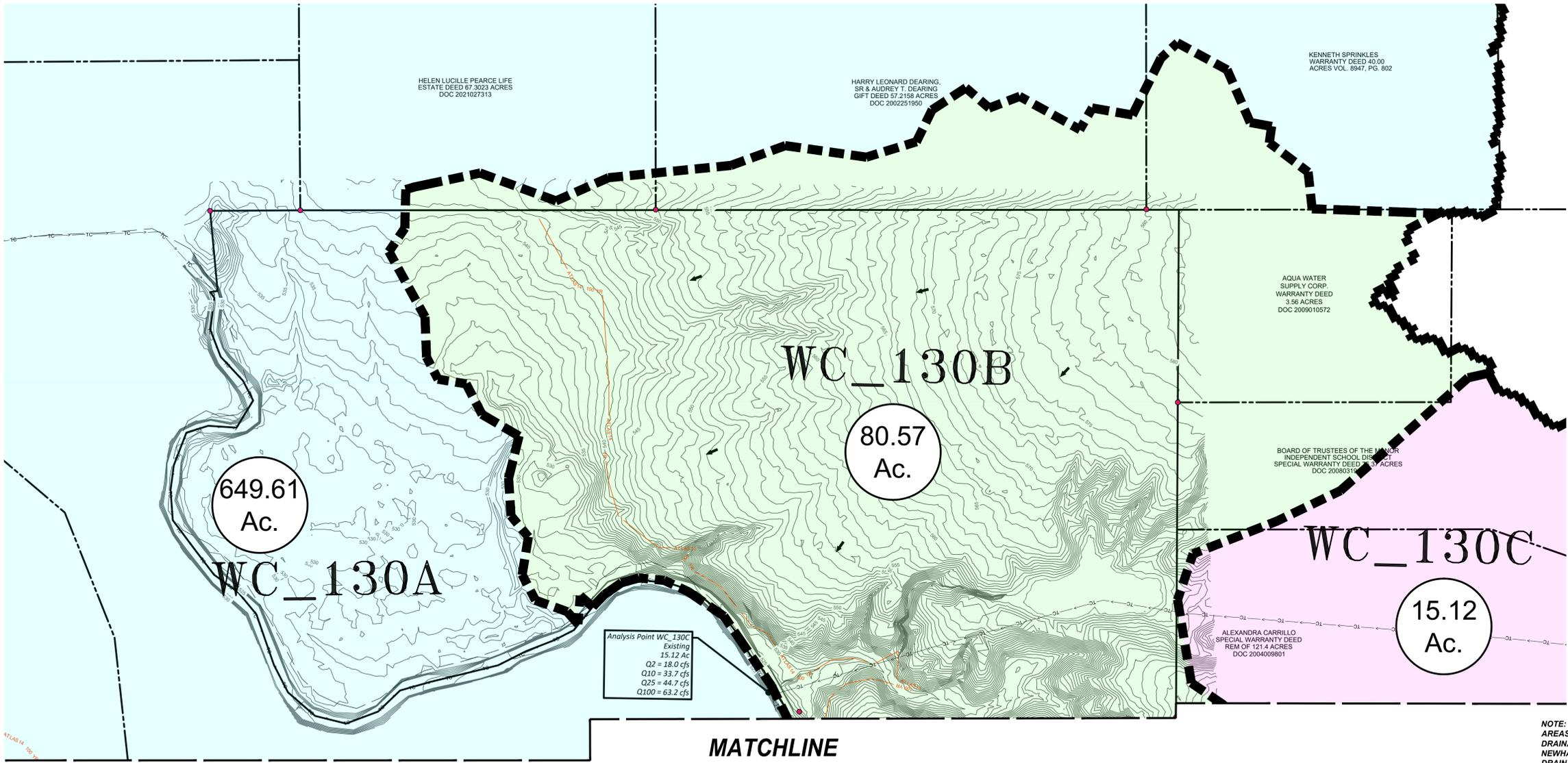
NEWHAVEN PRELIMINARY PLAN  
**SCHEMATIC UTILITY PLAN (2 OF 2)**

SHEET NO.

**9**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**EXISTING LEGEND**

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/ POWER POLE
- 5' INTERVAL GROUND CONTOUR

Analysis Point WC\_130C  
Existing  
15.12 Ac  
Q2 = 18.0 cfs  
Q10 = 33.7 cfs  
Q25 = 44.7 cfs  
Q100 = 63.2 cfs

**MATCHLINE**

11

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

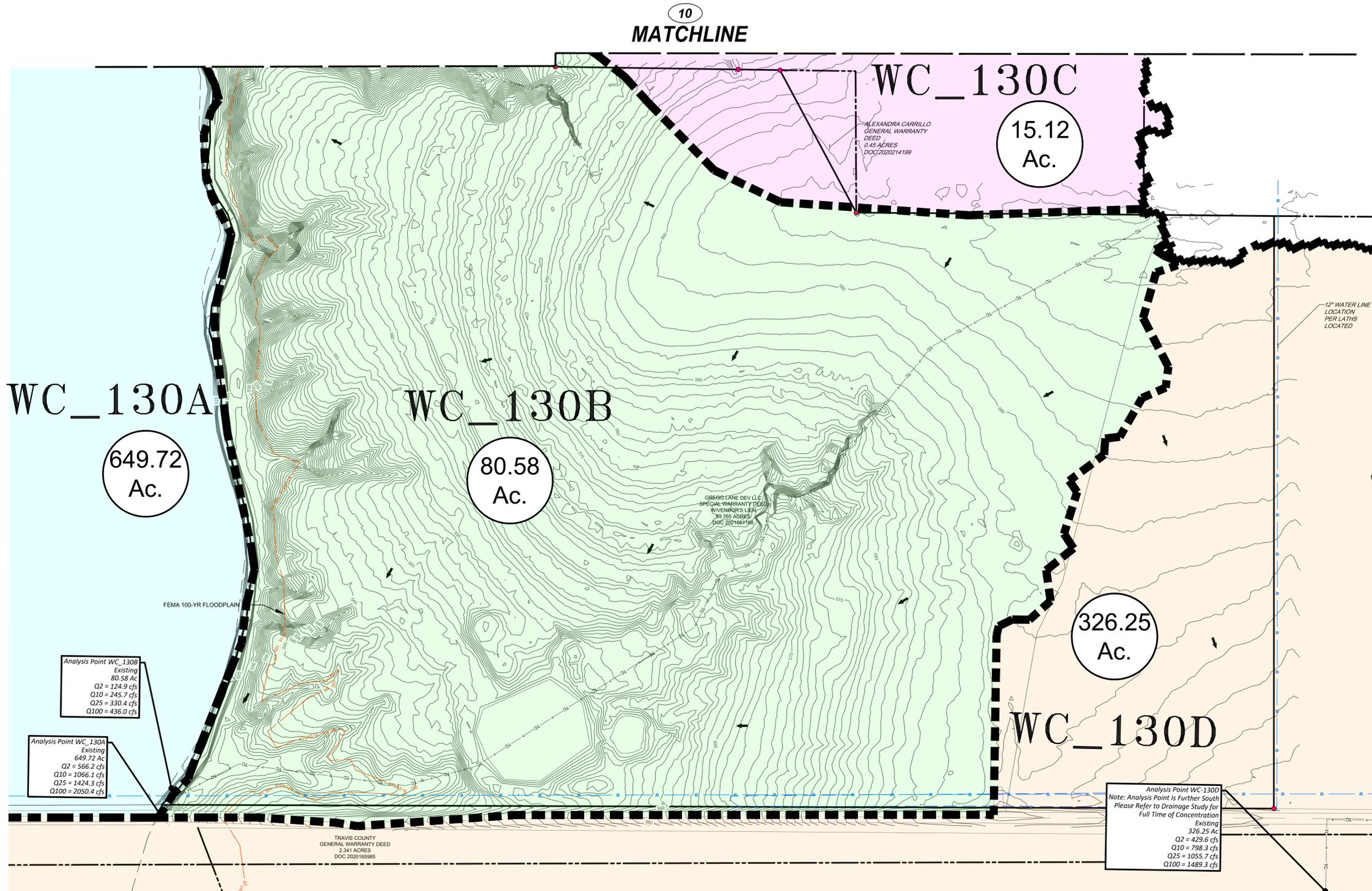
No.	Date	REVISIONS

**QUIDDITY**  
3100 Arlin Drive, Bedford, TX 76022 • Austin, Texas 78741 • 512.441.8403

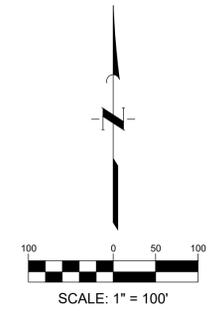
SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
DATE: 26-Oct-22    JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN  
**EXISTING DRAINAGE AREA MAP**  
(1 OF 2)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- W — FIRE HYDRANT W/ GATE VALVE
  - W — WATERLINE W/ GATE VALVE
  - WW — WASTEWATER W/ MANHOLE
  - WW — WASTEWATER W/ CLEANOUT
  - SS — STORM SEWER W/ MANHOLE
  - CI — CURB INLET
  - AI — 4-SIDED AREA INLET
  - OE — OVERHEAD ELECTRIC W/ POWER POLE
  - 700 — 5' INTERVAL GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR DRAINAGE DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

REVISIONS

No.	Date

**QUIDDITY**  
3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
DATE: 26-Oct-22    JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN  
**EXISTING DRAINAGE AREA MAP**  
(2 OF 2)

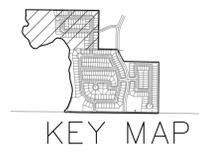
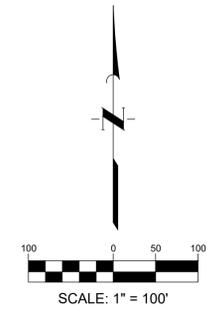
Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

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K1675916759-0007-02 Newhaven Subdivision Design Phase/CAD/Preliminary Plan/Sheet/16759-0007-02 EXDAMAP.dwg    12/06/2023

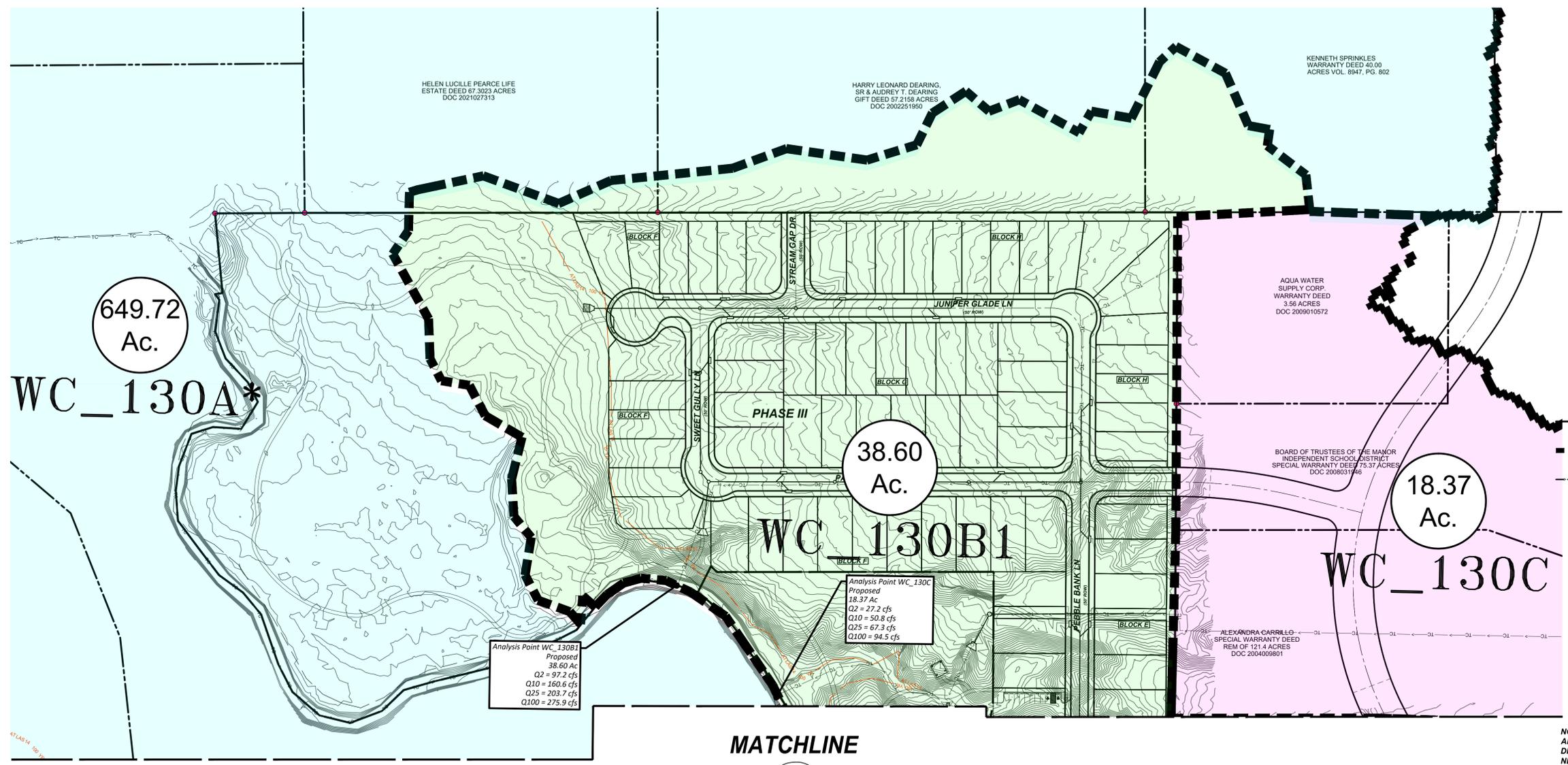
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND

- PROPERTY BOUNDARY
- - - DRAINAGE AREA
- TIME OF CONCENTRATION
- 59.57 Ac. DRAINAGE AREA (ACRES)
- P-1 DRAINAGE AREA NUMBER
- PROPOSED LEGEND
- 700 GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING



Analysis Point WC\_130B1  
Proposed  
38.60 Ac  
Q2 = 97.2 cfs  
Q10 = 160.6 cfs  
Q25 = 203.7 cfs  
Q100 = 275.9 cfs

Analysis Point WC\_130C  
Proposed  
18.37 Ac  
Q2 = 27.2 cfs  
Q10 = 50.8 cfs  
Q25 = 67.3 cfs  
Q100 = 94.5 cfs

MATCHLINE  
13

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

No.	Date	REVISIONS

**QUIDDITY**  
3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16759-0007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN  
**PROPOSED DRAINAGE AREA MAP**  
(1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

Existing Flows				Proposed Flows					
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

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MATCHLINE

- LEGEND**
- PROPERTY BOUNDARY
  - - - DRAINAGE AREA
  - TIME OF CONCENTRATION
  - 59.57 Ac. DRAINAGE AREA (ACRES)
  - P-1 DRAINAGE AREA NUMBER

**PROPOSED LEGEND**

- GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

649.72 Ac.  
WC\_130A

45.24 Ac.  
WC\_130B2

320.11 Ac.  
WC\_130D\*

Analysis Point WC\_130B2  
Proposed  
45.24 Ac  
Q2 = 128.6 cfs  
Q10 = 206.4 cfs  
Q25 = 259.0 cfs  
Q100 = 347.1 cfs

Analysis Point WC\_103A  
Proposed  
649.72 Ac  
Q2 = 566.2 cfs  
Q10 = 1066.1 cfs  
Q25 = 1424.3 cfs  
Q100 = 2050.4 cfs

Analysis Point WC\_130D  
Note: Analysis Point is Further South  
Please Refer to Drainage Study for  
Full Time of Concentration  
Proposed  
320.11 Ac  
Q2 = 421.5 cfs  
Q10 = 782.9 cfs  
Q25 = 1035.2 cfs  
Q100 = 1460.2 cfs

No.	Date	REVISIONS

**QUIDDITY**  
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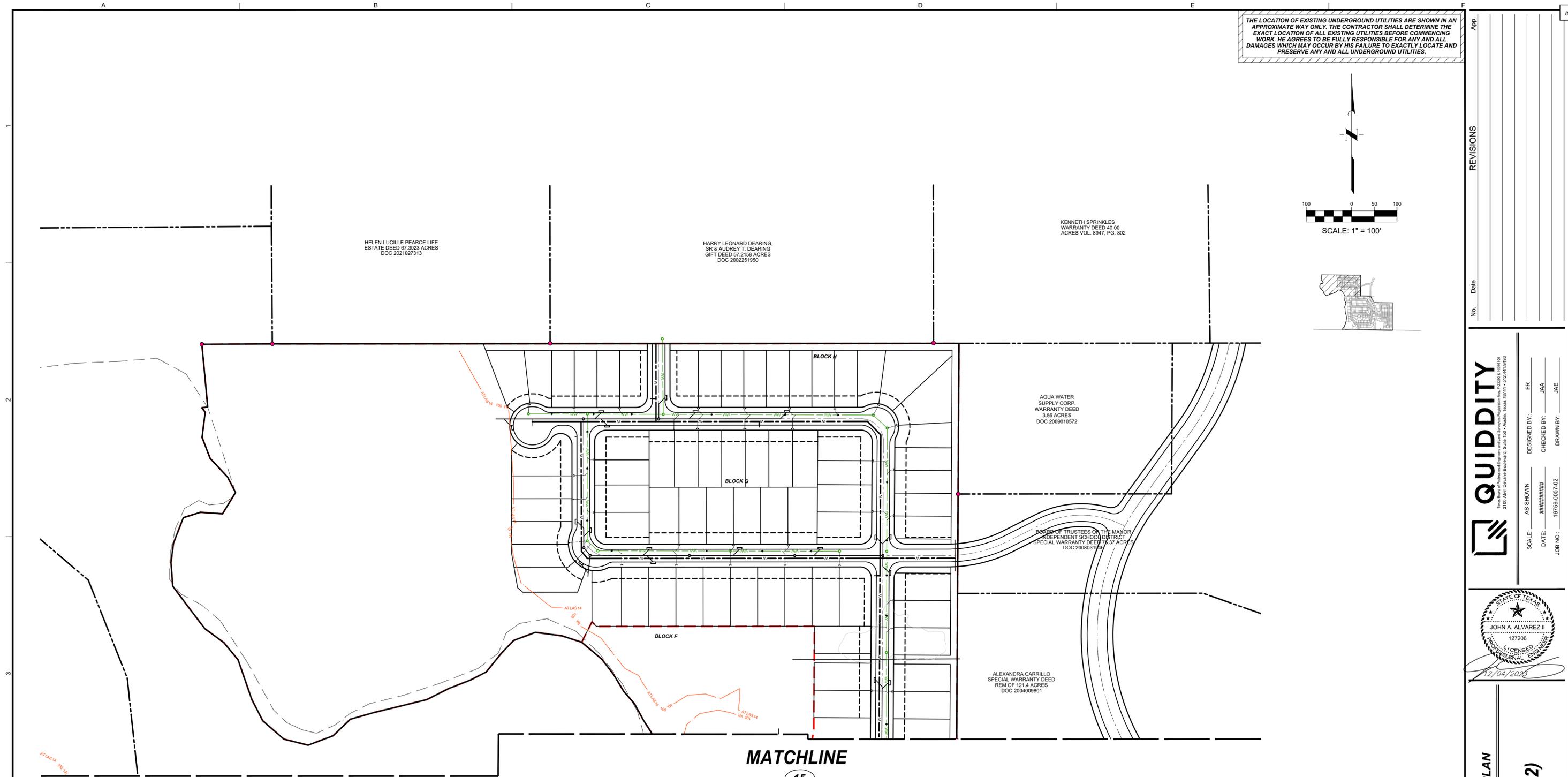
SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16758-0007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



DEVELOPER  
**NEWHAVEN PRELIMINARY PLAN**

ADDRESS  
**PROPOSED DRAINAGE AREA MAP**  
(2 OF 2)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

HELEN LUCILLE PEARCE LIFE ESTATE DEED 67.3023 ACRES DOC 2021027313

HARRY LEONARD DEARING, SR & AUDREY T. DEARING GIFT DEED 37.2158 ACRES DOC 2002251950

KENNETH SPRINKLES WARRANTY DEED 40.00 ACRES VOL. 8947, PG. 802

AQUA WATER SUPPLY CORP. WARRANTY DEED 3.56 ACRES DOC 2009010572

BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT SPECIAL WARRANTY DEED 17.37 ACRES DOC 2008031946

ALEXANDRA CARRILLO SPECIAL WARRANTY DEED REM OF 121.4 ACRES DOC 2004009801

**MATCHLINE**

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TREE REMOVAL TABLE					
Tree Caliper Inches					
Tree Size	Total Inches	Saved Inches	Saved Inches (%)	Removed Inches	Removed Inches (%)
Unprotected Class 1	2948	533	18%	2415	82%
Protected Class 2 (8"-18")	9719	8475	87%	1244	13%
Protected Class 23 (18"-25")	1795	1720	96%	75	4%
Protected Class 24 (>25")	57	57	100%	0	0%
Heritage Trees	386	386	100%	0	0%
<b>Totals</b>	<b>14905</b>	<b>11171</b>	<b>75%</b>	<b>3478</b>	<b>23%</b>
Total Trees					
Tree Size	Total Trees	Saved Trees	Saved Trees (%)	Removed Trees	Removed Trees (%)
Unprotected Class 1	273	44	16%	229	84%
Protected Class 2 (8"-18")	877	760	87%	117	13%
Protected Class 23 (18"-25")	90	86	96%	4	4%
Protected Class 24 (>25")	2	2	100%	0	0%
Heritage Trees	14	14	100%	0	0%
<b>Total</b>	<b>1256</b>	<b>906</b>	<b>72%</b>	<b>324</b>	<b>26%</b>

No.	Date	REVISIONS

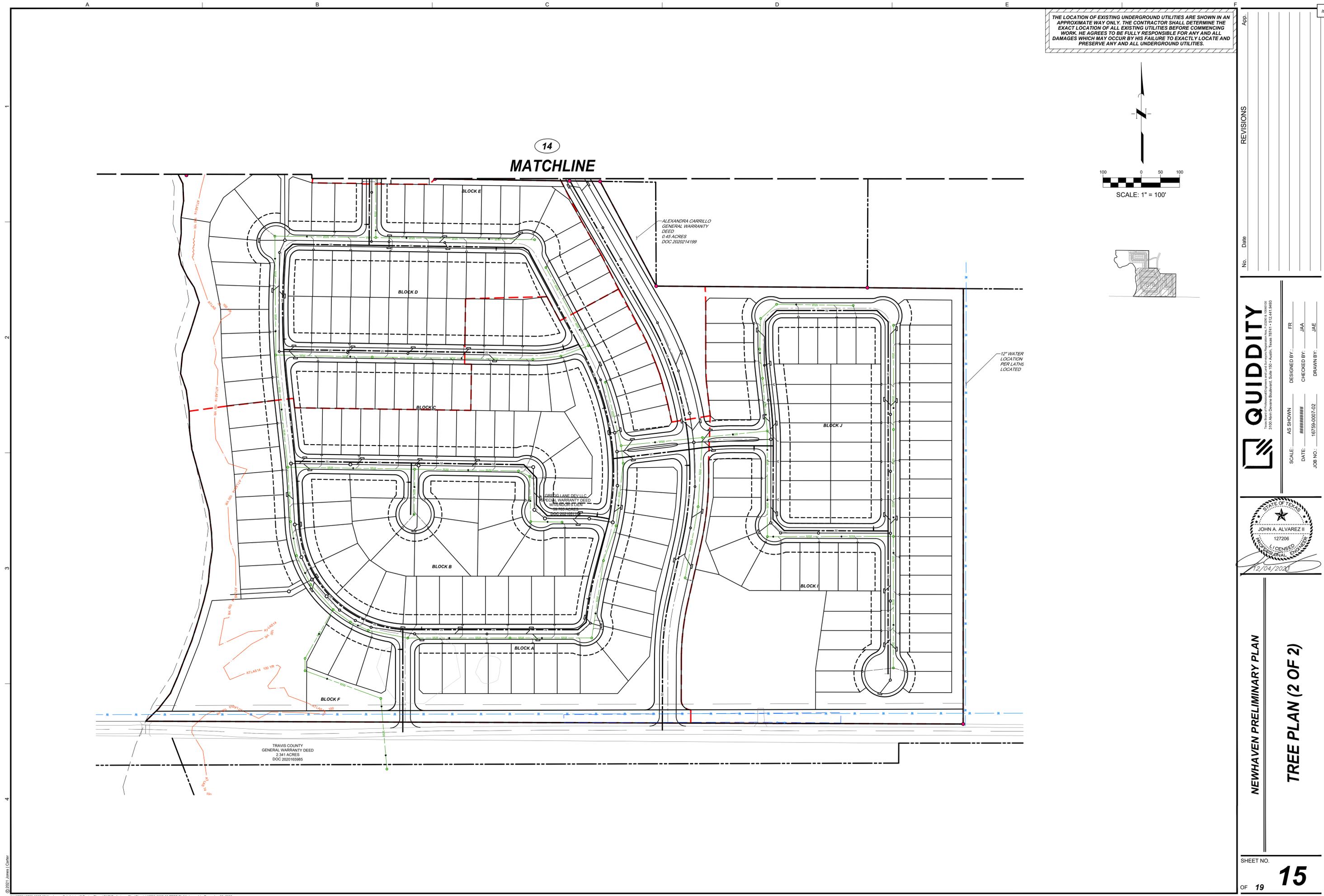
**QUIDDITY**  
 3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
 DATE: #####    JOB NO.: 16759-007-02

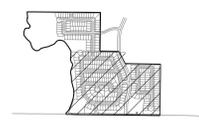
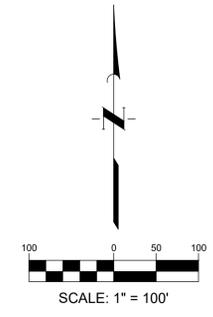


**NEHAVEN PRELIMINARY PLAN**

**TREE PLAN (1 OF 2)**



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



No.	Date	App.	REVISIONS

**QUIDDITY**  
3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78714 • 512.441.8833

SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
DATE: #####    JOB NO.: 16759-0007-02



NEWHAVEN PRELIMINARY PLAN  
TREE PLAN (2 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE
3236	Hackberry	8						3326	Ash	11	X	X				3418	Hackberry	10	X					3508	Cedar Elm	8		X			
3237	Hackberry	8						3327	Ash	10	X	X				3419	Hackberry	8	X					3509	Cedar Elm	9		X			
3238	Hackberry	20						3328	Bois D'Arc	10	X	X				3420	Hackberry	13	X					3510	Cedar Elm	16	X	X			
3239	Hackberry	15						3329	Hardwood	12	X	X				3421	Hackberry	9	X					3511	Cedar Elm	12	X	X			
3240	Hackberry	18						3330	Hackberry	14	X					3422	Hackberry	11	X					3512	Cedar Elm	11	X	X			
3241	Hackberry	12						3331	Hackberry	8	X					3423	Hackberry	11	X					3513	Cedar Elm	13	X	X			
3242	Hackberry	16						3332	Hackberry	10	X					3424	Hackberry	15	X					3514	Cedar Elm	9	X	X			
3243	Hackberry	18						3333	Hackberry	15	X					3425	Hackberry	8	X					3515	Cedar Elm	18			X		
3244	Hackberry	18						3334	Hackberry	15	X					3426	Hackberry	8	X					3516	Cedar Elm	12	X				
3245	Hackberry	26						3335	Hackberry	15	X					3427	Hackberry	9	X					3517	Cedar Elm	16	X				
3246	Hackberry	11						3336	Hackberry	10	X					3428	Hackberry	8	X					3518	Cedar Elm	13	X				
3247	Hackberry	13						3337	Hackberry	8	X					3429	Hackberry	10	X					3519	Cedar Elm	10	X				
3248	Hackberry	12						3338	Hackberry	11	X					3430	Hackberry	8	X					3520	Cedar Elm	16	X				
3249	Hackberry	10						3339	Hackberry	19	X					3431	Hackberry	8	X					3521	Cedar Elm	16	X				
3250	Hackberry	10	X					3340	Hackberry	12	X					3432	Hackberry	10	X					3522	Cedar Elm	13	X				
3251	Hackberry	8	X					3341	Hackberry	15	X					3433	Hackberry	0	X					3523	Cedar Elm	9	X				
3252	Hackberry	10	X					3342	Hackberry	11	X					3434	Hackberry	9	X					3524	Cedar Elm	17	X				
3253	Hackberry	13	X					3343	Hackberry	13	X					3435	Hackberry	15	X					3525	Cedar Elm	13	X				
3254	Mesquite	16	X	X				3344	Hackberry	8	X					3436	Hackberry	10	X					3526	Cedar Elm	13	X				
3255	Mesquite	12	X	X				3345	Hackberry	12	X					3437	Hackberry	9	X					3527	Cedar Elm	14	X				
3256	Mesquite	13	X	X				3346	Hackberry	12	X					3438	Hackberry	11	X					3530	Cedar Elm	20			X		
3257	Hackberry	11	X					3347	Hackberry	10	X					3439	Hackberry	8	X					3531	Cedar Elm	10	X				
3258	Hackberry	10	X					3348	Hackberry	8	X					3440	Hackberry	8	X					3532	Cedar Elm	9	X				
3259	Hackberry	8	X					3349	Hackberry	13	X					3441	Hackberry	8	X					3533	Cedar Elm	10	X				
3260	Hackberry	9	X					3350	Hackberry	8	X					3442	Hackberry	8	X					3534	Cedar Elm	15	X				
3261	Hackberry	13	X					3351	Hackberry	10	X					3443	Hackberry	9	X					3535	Cedar Elm	23			X		
3262	Mesquite	9	X	X				3352	Hackberry	10	X					3444	Hackberry	9	X					3536	Cedar Elm	17	X				
3263	Hackberry	16	X					3353	Hackberry	12	X					3445	Hackberry	13	X					3537	Cedar Elm	12	X				
3264	Hackberry	9	X					3354	Hackberry	10	X					3446	Hackberry	11	X					3538	Cedar Elm	8	X				
3265	Hackberry	11	X					3355	Hackberry	12	X					3449	Cedar Elm	9	X	X				3539	Cedar Elm	12	X				
3266	Hackberry	11	X					3356	Hackberry	11	X					3450	Cedar Elm	9	X	X				3540	Cedar Elm	9	X				
3267	Hackberry	8	X					3359	Hackberry	8	X					3451	Cedar Elm	8	X	X				3541	Cedar Elm	13	X				
3268	Hackberry	12	X					3360	Hackberry	11	X					3452	Cedar Elm	8	X	X				3542	Cedar Elm	18			X		
3269	Hackberry	10	X					3361	Hackberry	10	X					3453	Cedar Elm	8	X	X				3543	Cedar Elm	15	X				
3270	Hackberry	13	X					3362	Hackberry	8	X					3454	Cedar Elm	8	X	X				3544	Cedar Elm	14	X				
3271	Hackberry	17	X					3363	Hackberry	14	X					3455	Cedar Elm	10	X					3545	Cedar Elm	12	X				
3272	Hackberry	14	X					3364	Hackberry	13	X					3456	Cedar Elm	12	X					3546	Cedar Elm	8	X				
3273	Mesquite	17	X	X				3365	Hackberry	9	X					3457	Cedar Elm	18			X			3547	Cedar Elm	10	X				
3274	Hackberry	11	X					3366	Hackberry	13	X					3458	Cedar Elm	15	X		X			3548	Cedar Elm	8	X				
3275	Hackberry	9	X					3367	Hackberry	10	X					3459	Cedar Elm	8	X					3549	Cedar Elm	13	X				
3276	Hackberry	14	X					3368	Hackberry	10	X					3460	Cedar Elm	12	X					3550	Cedar Elm	14	X				
3277	Hackberry	9	X					3369	Hackberry	10	X					3461	Cedar Elm	12	X					3551	Cedar Elm	14	X				
3278	Hackberry	9	X					3370	Hackberry	10	X					3462	Cedar Elm	16	X					3552	Cedar Elm	9	X				
3279	Hackberry	11	X					3371	Hackberry	10	X					3463	Cedar Elm	17	X					3553	Cedar Elm	10	X				
3280	Hackberry	9	X					3372	Hackberry	10	X					3464	Cedar Elm	12	X					3554	Cedar Elm	14	X				
3281	Hackberry	11	X					3373	Hackberry	11	X					3465	Cedar Elm	8	X					3555	Cedar Elm	13	X				
3282	Hackberry	8	X					3374	Hackberry	9	X					3466	Cedar Elm	13	X					3556	Cedar Elm	12	X				
3283	Hackberry	10	X					3375	Hackberry	9	X					3467	Cedar Elm	20	X			X		3557	Cedar Elm	8	X				
3284	Hackberry	11	X					3376	Hackberry	8	X					3468	Cedar Elm	8	X					3558	Cedar Elm	11	X				
3285	Hackberry	8	X					3377	Hackberry	8	X					3469	Cedar Elm	10	X					3559	Cedar Elm	17	X				
3286	Hackberry	15	X					3378	Hackberry	9	X					3470	Cedar Elm	8	X					3560	Cedar Elm	11	X				
3287	Hackberry	11	X					3379	Hackberry	11	X					3471	Cedar Elm	13	X					3561	Cedar Elm	18	X			X	
3288	Hackberry	8	X					3380	Hackberry	8	X					3472	Cedar Elm	13	X					3562	Cedar Elm	14	X				
3289	Hackberry	9	X					3381	Hackberry	15	X					3473	Cedar Elm	10	X					3563	Cedar Elm	11	X				
3290	Hackberry	8	X					3382	Hackberry	8	X					3474	Cedar Elm	12	X					3564	Cedar Elm	11	X				
3291	Hackberry	14	X					3383	Hackberry	11	X					3475	Cedar Elm	8	X					3565	Cedar Elm	8	X				
3292	Hackberry	15	X					3384	Hackberry	10	X					3476	Cedar Elm	8	X					3566	Cedar Elm	8	X				
3293	Hackberry	12	X					3385	Hackberry	8	X					3477	Cedar Elm	8	X					3567	Cedar Elm	8	X				
3294	Hackberry	14	X					3386	Hackberry	11	X					3478	Cedar Elm	12	X					3568	Cedar Elm	16	X				
3295	Hackberry	10	X					3387	Hackberry	9	X					3479	Cedar Elm	8	X					3569	Cedar Elm	8	X				
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3298	Hackberry	12	X					3390	Hackberry	8	X					3482	Cedar Elm	10	X					3572	Cedar Elm	11	X				
3299	Hackberry	10	X					3391	Willow	9	X					3483	Cedar Elm	13	X					3573	Cedar Elm	15	X				
3300	Hackberry	10	X					3392	Willow	9	X					3484	Cedar Elm	9	X	X				3574	Cedar Elm	8	X				
3303	Hackberry	13	X					3393	Hackberry	10	X																				

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TREE LOG							TREE LOG							TREE LOG							TREE LOG											
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+")	HERITAGE TREE	
3598	Hackberry	9						3691	Ash	12	X					3784	Cedar Elm	13		X					3872	Cedar Elm	14		X			
3599	Hackberry	9						3692	Bois D'Arc	13	X					3785	Cedar Elm	12		X					3873	Cedar Elm	16		X			
3600	Hackberry	8						3693	Hackberry	11	X					3786	Cedar Elm	20			X				3874	Cedar Elm	17		X			
3601	Hackberry	10						3694	Cedar Elm	8	X					3787	Cedar Elm	9		X					3875	Cedar Elm	18			X		
3602	Hackberry	13						3695	Ash	9	X					3788	Cedar Elm	15		X					3876	Cedar Elm	14		X			
3603	Hackberry	9						3696	Ash	9	X					3789	Cedar Elm	13		X					3877	Cedar Elm	12		X			
3604	Hackberry	11						3697	Hackberry	9	X					3790	Cedar Elm	9		X					3878	Bois D'Arc	10		X			
3606	Pecan	16	X					3698	Cedar Elm	10	X					3791	Cedar Elm	13		X					3879	Cedar Elm	13		X			
3607	Pecan	19	X		X			3699	Cedar Elm	9	X					3792	Cedar Elm	11		X					3880	Cedar Elm	11		X			
3608	Hackberry	8	X					3700	Cedar Elm	10	X					3793	Cedar Elm	9		X					3881	Cedar Elm	18			X		
3609	Hackberry	28	X					3701	Cedar Elm	10	X					3794	Cedar Elm	10		X					3882	Cedar Elm	10		X			
3610	Hackberry	12	X					3702	Cedar Elm	13	X					3795	Cedar Elm	16		X					3883	Cedar Elm	13		X			
3611	Hackberry	15	X					3703	Hackberry	9	X					3796	Cedar Elm	13		X					3884	Cedar Elm	19			X		
3612	Hackberry	12	X					3706	Cedar Elm	9	X					3797	Bois D'Arc	9		X					3885	Cedar Elm	21			X		
3613	Hackberry	18	X					3707	Cedar Elm	13	X					3798	Cedar Elm	12		X					3886	Cedar Elm	8		X			
3614	Hackberry	12	X					3708	Cedar Elm	12	X					3799	Cedar Elm	8		X					3887	Cedar Elm	12		X			
3615	Hackberry	9	X					3709	Cedar Elm	12	X					3800	Cedar Elm	9		X					3888	Ash	10		X			
3616	Hackberry	10	X					3710	Hackberry	9	X					3801	Cedar Elm	8		X					3889	Ash	9		X			
3617	Hackberry	8	X					3711	Cedar Elm	8	X					3802	Cedar Elm	12		X					3890	Ash	13		X			
3618	Hackberry	8	X					3712	Cedar Elm	9	X					3803	Cedar Elm	10		X					3891	Cedar Elm	14		X			
3619	Hackberry	11	X					3713	Hackberry	9	X					3804	Cedar Elm	8		X					3892	Bois D'Arc	8		X			
3620	Hackberry	8	X					3714	Cedar Elm	14	X					3805	Cedar Elm	14		X					3893	Bois D'Arc	8		X			
3621	Hackberry	13	X					3715	Cedar Elm	10	X					3806	Cedar Elm	10		X					3894	Ash	10		X			
3622	Hackberry	9	X					3716	Cedar Elm	13	X					3807	Cedar Elm	13		X					3897	Cedar Elm	15		X			
3623	Hackberry	14	X					3718	Cedar Elm	12	X					3808	Cedar Elm	9		X					3898	Bois D'Arc	10		X			
3624	Hackberry	8	X					3719	Cedar Elm	14	X					3809	Cedar Elm	13		X					3899	Bois D'Arc	12		X			
3627	Hackberry	8	X					3720	Cedar Elm	8	X					3810	Cedar Elm	14		X					3900	Cedar Elm	10		X			
3628	Hackberry	8	X					3721	Cedar Elm	13	X					3811	Cedar Elm	10		X					3901	Cedar Elm	9		X			
3629	Ash	12	X	X				3722	Cedar Elm	13	X					3812	Cedar Elm	10		X					3902	Cedar Elm	9		X			
3630	Hackberry	8	X					3723	Cedar Elm	13	X					3813	Cedar Elm	12		X					3903	Cedar Elm	10		X			
3631	Hackberry	9	X					3724	Cedar Elm	11	X					3814	Cedar Elm	12		X					3904	Bois D'Arc	14		X			
3632	Hackberry	11	X					3725	Cedar Elm	10	X					3815	Cedar Elm	10		X					3905	Cedar Elm	9		X			
3633	Hackberry	11	X					3726	Cedar Elm	12	X					3816	Cedar Elm	12		X					3906	Cedar Elm	9		X			
3634	Ash	11	X	X				3727	Cedar Elm	9	X					3817	Cedar Elm	9		X					3907	Cedar Elm	16		X			
3635	Hackberry	8	X					3728	Cedar Elm	13	X					3818	Cedar Elm	8		X					3908	Bois D'Arc	8		X			
3636	Hackberry	8	X					3729	Cedar Elm	11	X					3819	Cedar Elm	13		X					3909	Bois D'Arc	8		X			
3637	Hackberry	9	X					3730	Cedar Elm	13	X					3820	Cedar Elm	11		X					3910	Cedar Elm	8		X			
3638	Willow	15	X					3731	Cedar Elm	11	X					3821	Cedar Elm	10		X					3911	Cedar Elm	8		X			
3639	Ash	12	X	X				3732	Cedar Elm	10	X					3822	Cedar Elm	14		X					3912	Cedar Elm	14		X			
3640	Willow	14	X					3733	Cedar Elm	10	X					3823	Cedar Elm	8		X					3913	Cedar Elm	14		X			
3641	Ash	8	X	X				3734	Cedar Elm	16	X					3824	Ash	14		X					3914	Cedar Elm	14		X			
3642	Hackberry	10	X					3735	Cedar Elm	10	X					3825	Ash	11		X					3915	Ash	8		X			
3643	Cedar Elm	8	X	X				3736	Bois D'Arc	10	X					3826	Cedar Elm	8		X					3916	Bois D'Arc	10		X			
3644	Hackberry	11	X					3737	Bois D'Arc	8	X					3827	Cedar Elm	9		X					3917	Cedar Elm	15		X			
3645	Hackberry	12	X					3738	Bois D'Arc	13	X					3828	Bois D'Arc	12		X					3918	Cedar Elm	23			X		
3646	Hackberry	9	X					3739	Cedar Elm	11	X					3829	Cedar Elm	8		X					3919	Cedar Elm	9		X			
3647	Hackberry	8	X					3740	Cedar Elm	11	X					3830	Cedar Elm	13		X					3920	Bois D'Arc	11		X			
3648	Hackberry	9	X					3741	Cedar Elm	8	X					3831	Cedar Elm	8		X					3921	Ash	9		X			
3649	Hackberry	8	X					3742	Cedar Elm	8	X					3832	Bois D'Arc	8		X					3922	Ash	8		X			
3650	Hackberry	9	X					3743	Bois D'Arc	12	X					3833	Cedar Elm	10		X					3923	Bois D'Arc	9		X			
3653	Cedar Elm	17		X				3744	Cedar Elm	10	X					3834	Cedar Elm	8		X					3924	Cedar Elm	16		X			
3654	Cedar Elm	18			X			3745	Cedar Elm	12	X					3835	Ash	8		X					3925	Ash	13		X			
3655	Cedar Elm	0						3746	Cedar Elm	10	X					3836	Ash	9		X					3926	Ash	8		X			
3656	Cedar Elm	11		X				3747	Cedar Elm	13	X					3837	Cedar Elm	15		X					3927	Cedar Elm	13		X			
3657	Cedar Elm	13		X				3748	Cedar Elm	12	X					3838	Cedar Elm	10		X					3928	Cedar Elm	13		X			
3658	Cedar Elm	16		X				3749	Bois D'Arc	8	X					3839	Cedar Elm	19			X				3929	Cedar Elm	9		X			
3659	Cedar Elm	17		X				3750	Cedar Elm	10	X					3840	Cedar Elm	8		X					3930	Cedar Elm	10		X			
3660	Cedar Elm	22			X			3753	Cedar Elm	10	X					3841	Cedar Elm	16		X					3931	Cedar Elm	21			X		
3661	Cedar Elm	13		X				3754	Cedar Elm	11	X					3842	Cedar Elm	9		X					3932	Ash	10		X			
3662	Cedar Elm	18			X			3755	Cedar Elm	13	X					3843	Cedar Elm	14		X					3933	Cedar Elm	8		X			
3663	Cedar Elm	16		X				3756	Cedar Elm	16	X					3844	Cedar Elm	10		X					3934	Ash	9		X			
3664	Cedar Elm	12		X				3757	Cedar Elm	18			X			3845	Cedar Elm	19			X				3935	Cedar Elm	9		X			
3665	Cedar Elm	15		X				3758	Cedar Elm	10		X				3846	Cedar Elm	14		X					3936	Ash	10		X			
3666	Ash	14		X				3759	Cedar Elm	20			X			3847	Cedar Elm	16		X					3937	Cedar Elm	20					

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TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE
3962	Cedar Elm	19		X				4051	Cedar Elm	8	X	X				8036	Cedar Elm	10		X				8151	Cedar Elm	11		X			
3963	Cedar Elm	14	X					4052	Bois D'Arc	8	X	X				8037	Cedar Elm	12		X				8152	Cedar Elm	9		X			
3964	Cedar Elm	11	X					4053	Cedar Elm	9	X	X				8038	Cedar Elm	10		X				8153	Live Oak	22			X		
3965	Cedar Elm	15	X					4054	Cedar Elm	13	X	X				8039	Cedar Elm	9		X				8160	Cedar Elm	10		X			
3966	Cedar Elm	10	X					4055	Bois D'Arc	13	X	X				8040	Cedar Elm	12		X				8161	Live Oak	16		X			
3967	Cedar Elm	14	X					4056	Cedar Elm	9	X	X				8041	Cedar Elm	19			X			8162	Cedar Elm	8		X			
3968	Cedar Elm	8	X					4057	Cedar Elm	14	X	X				8042	Cedar Elm	11		X				8163	Cedar Elm	11		X			
3969	Cedar Elm	10	X					4058	Cedar Elm	15	X	X				8043	Cedar Elm	9		X				8168	Cedar Elm	11		X			
3970	Cedar Elm	26					X	4059	Cedar Elm	14	X	X				8044	Cedar Elm	10		X				8170	Cedar Elm	17		X			
3971	Ash	10	X					4060	Cedar Elm	8	X	X				8045	Cedar Elm	9		X				8171	Cedar Elm	9		X			
3972	Ash	8	X					4061	Cedar Elm	15	X	X				8046	Cedar Elm	9		X				8172	Cedar Elm	9		X			
3973	Cedar Elm	14	X					4062	Cedar Elm	14	X	X				8047	Cedar Elm	10		X				8173	Cedar Elm	9		X			
3974	Cedar Elm	13	X					4064	Cedar Elm	9	X	X				8048	Cedar Elm	13		X				8174	Cedar Elm	8		X			
3975	Bois D'Arc	10	X					4065	Cedar Elm	16	X	X				8049	Cedar Elm	13		X				8177	Cedar Elm	8		X			
3976	Cedar Elm	13	X					4066	Cedar Elm	16	X	X				8050	Cedar Elm	8		X				8181	Cedar Elm	8		X			
3977	Ash	9	X					4067	Cedar Elm	8	X	X				8051	Cedar Elm	13		X				8182	Cedar Elm	8		X			
3978	Bois D'Arc	9	X					4068	Cedar Elm	8	X	X				8052	Cedar Elm	14		X				8184	Cedar Elm	18			X		
3979	Cedar Elm	20		X				4069	Cedar Elm	10	X	X				8053	Cedar Elm	13		X				8187	Cedar Elm	9		X			
3980	Cedar Elm	9	X					4070	Cedar Elm	8	X	X				8054	Cedar Elm	13		X				8188	Cedar Elm	11		X			
3981	Bois D'Arc	11	X					4071	Cedar Elm	11	X	X				8055	Cedar Elm	16		X				8189	Cedar Elm	8		X			
3982	Cedar Elm	10	X					4072	Cedar Elm	13	X	X				8056	Cedar Elm	12		X				8190	Cedar Elm	11		X			
3983	Cedar Elm	9	X					4073	Cedar Elm	15	X	X				8057	Cedar Elm	13		X				8191	Cedar Elm	15		X			
3984	Cedar Elm	14	X					4074	Cedar Elm	8	X	X				8058	Cedar Elm	9		X				8192	Cedar Elm	12		X			
3985	Bois D'Arc	9	X					4075	Cedar Elm	13	X	X				8059	Cedar Elm	8		X				8193	Cedar Elm	8		X			
3986	Cedar Elm	9	X					4076	Cedar Elm	8	X	X				8060	Cedar Elm	9		X				8194	Cedar Elm	8		X			
3987	Cedar Elm	10	X					4077	Cedar Elm	8	X	X				8061	Cedar Elm	16		X				8195	Cedar Elm	10		X			
3988	Cedar Elm	9	X					4078	Cedar Elm	8	X	X				8062	Cedar Elm	11		X				8196	Cedar Elm	13		X			
3990	Cedar Elm	9	X					4079	Cedar Elm	12	X	X				8063	Cedar Elm	11		X				8197	Cedar Elm	12		X			
3991	Cedar Elm	8	X					4080	Cedar Elm	10	X	X				8064	Cedar Elm	9		X				8200	Cedar Elm	16		X			
3992	Cedar Elm	8	X					4081	Cedar Elm	8	X	X				8065	Cedar Elm	8		X				8201	Cedar Elm	15		X			
3993	Cedar Elm	12	X					4082	Cedar Elm	8	X	X				8066	Cedar Elm	8		X				8203	Cedar Elm	14		X			
3994	Cedar Elm	8	X					4083	Bois D'Arc	9	X	X				8067	Cedar Elm	13		X				8204	Cedar Elm	10		X			
3995	Cedar Elm	8	X					4084	Cedar Elm	9	X	X				8069	Cedar Elm	10		X				8207	Cedar Elm	11		X			
3996	Cedar Elm	10	X					4085	Cedar Elm	10	X	X				8070	Cedar Elm	10		X				8208	Cedar Elm	9		X			
3997	Cedar Elm	9	X					4086	Cedar Elm	13	X	X				8071	Hackberry	10		X				8211	Cedar Elm	8		X			
3998	Cedar Elm	9	X					4087	Cedar Elm	13	X	X				8072	Hackberry	8		X				8212	Cedar Elm	8		X			
3999	Cedar Elm	13	X					4088	Cedar Elm	8	X	X				8073	Hackberry	8		X				8213	Cedar Elm	8		X			
4000	Cedar Elm	13	X					4089	Cedar Elm	10	X	X				8074	Cedar Elm	16		X				8216	Cedar Elm	8		X			
4001	Cedar Elm	14	X					4090	Cedar Elm	9	X	X				8075	Cedar Elm	12		X				8217	Cedar Elm	16		X			
4002	Cedar Elm	12	X					4091	Cedar Elm	16	X	X				8076	Cedar Elm	11		X				8220	Cedar Elm	11		X			
4003	Bois D'Arc	11	X					4092	Ash	13	X	X				8077	Cedar Elm	12		X				8222	American Elm	20			X		
4004	Cedar Elm	8	X					4093	Ash	13	X	X				8078	Hackberry	9		X				8223	American Elm	19			X		
4005	Cedar Elm	8	X					4094	Cedar Elm	12	X	X				8079	Cedar	11		X				8224	American Elm	15		X			
4006	Bois D'Arc	8	X					4095	Cedar Elm	11	X	X				8081	Cedar Elm	10		X				8225	Live Oak	11		X			
4007	Cedar Elm	9	X					4096	Cedar Elm	11	X	X				8082	Cedar Elm	8		X				8226	American Elm	10		X			
4008	Cedar Elm	8	X					4097	Cedar Elm	11	X	X				8083	Cedar Elm	11		X				8227	American Elm	11		X			
4009	Cedar Elm	9	X					4098	Cedar Elm	8	X	X				8084	Cedar Elm	9		X				8230	Cedar Elm	12		X			
4010	Bois D'Arc	11	X					4099	Cedar Elm	12	X	X				8086	Cedar Elm	8		X				8231	American Elm	12		X			
4011	Ash	12	X					4100	Cedar Elm	10	X	X				8087	Cedar Elm	13		X				8232	American Elm	14		X			
4012	Bois D'Arc	12	X					4101	Cedar Elm	15	X	X				8088	Cedar Elm	12		X				8233	Cedar Elm	9		X			
4013	Bois D'Arc	8	X					4102	Cedar Elm	8	X	X				8089	Cedar Elm	8		X				8235	American Elm	14		X			
4014	Ash	8	X					4103	Cedar Elm	9	X	X				8090	Cedar Elm	8		X				8237	Live Oak	8		X			
4015	Cedar Elm	8	X					4104	Bois D'Arc	9	X	X				8091	Cedar Elm	12		X				8239	American Elm	10		X			
4016	Cedar Elm	10	X					8001	Cedar Elm	23			X			8097	Cedar Elm	9		X				8241	American Elm	13		X			
4017	Cedar Elm	9	X					8002	Cedar Elm	22			X			8098	Cedar Elm	10		X				8242	Live Oak	18			X		
4018	Cedar Elm	13	X					8003	Cedar Elm	8	X		X			8099	Cedar Elm	30					X	8243	Cedar Elm	12		X			
4019	Bois D'Arc	9	X					8004	Cedar Elm	22			X			8100	Cedar Elm	11		X				8244	American Elm	10		X			
4020	Cedar Elm	19		X				8005	Cedar Elm	12	X					8101	Cedar Elm	10		X				8245	American Elm	14		X			
4021	Cedar Elm	16	X					8006	Cedar Elm	14	X					8102	Cedar Elm	10		X				8246	American Elm	20			X		
4022	Cedar Elm	9	X					8007	Cedar Elm	11	X					8104	Cedar Elm	13		X				8247	American Elm	10		X			
4023	Cedar Elm	8	X					8008	Cedar Elm	9	X					8105	Cedar Elm	12		X				8248	American Elm	16		X			
4024	Cedar Elm	20		X				8009	Cedar Elm	12	X					8106	Cedar Elm	12		X				8249	Cedar Elm	14		X			
4025	Cedar Elm	8	X					8010	Cedar Elm	14	X					8107	Cedar Elm	8		X				8251	Cedar Elm	9		X			
4026	Cedar Elm	9	X					8011	Cedar Elm	13	X					8108	American Elm	9		X				8254	Cedar Elm	8		X			
4027	Cedar Elm	10	X					8012	Cedar Elm	12	X					8109	Cedar Elm	18			X			8255	Cedar Elm	9		X			
4028	Cedar																														

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8287	American Elm	20			X			8387	American Elm	24			X			8489	Cedar	21						
8288	American Elm	16	X					8388	Ash	14	X					8490	Cedar	13	X					
8289	American Elm	16	X					8389	American Elm	22			X			8491	Cedar	24	X					
8290	American Elm	13	X					8390	American Elm	12	X					8492	American Elm	16		X				
8291	American Elm	13	X					8391	Hackberry	15						8493	Cedar	8						
8292	American Elm	13	X					8392	Hackberry	10						8494	Cedar	8						
8293	American Elm	13	X					8393	Hackberry	10						8495	Cedar	12						
8294	American Elm	13	X					8394	American Elm	13	X					8496	Cedar	10						
8295	American Elm	13	X					8395	American Elm	19			X			8497	Cedar	11						
8296	American Elm	10	X					8396	American Elm	8	X					8498	Hackberry	8						
8297	Cedar Elm	14	X					8397	American Elm	28					X	8499	Cedar	9						
8298	Hackberry	13						8398	Cedar Elm	22			X			8500	Cedar	13						
8299	American Elm	9	X					8399	American Elm	18			X			8501	Cedar	19	X					
8300	American Elm	8	X					8400	American Elm	16	X					8502	Cedar	9	X					
8302	Cedar Elm	14	X					8401	American Elm	27					X	8503	Cedar	8	X					
8303	Cedar Elm	8	X					8402	Cedar Elm	20			X			8504	Cedar	11	X					
8308	American Elm	17	X					8403	Cedar Elm	24			X			8505	Cedar	8	X					
8309	American Elm	8	X					8404	American Elm	22			X			8506	Cedar	10	X					
8311	American Elm	8	X					8405	American Elm	18			X			8507	Cedar	10	X					
8312	American Elm	8	X					8406	Cedar Elm	18			X			8508	Cedar	11	X					
8314	Cedar Elm	24			X			8407	American Elm	11	X					8509	Cedar	14	X					
8315	Cedar Elm	11	X					8408	American Elm	11	X					8510	Cedar	9	X					
8316	Cedar Elm	8	X					8409	American Elm	20			X			8511	Cedar	21	X					
8318	Cedar Elm	10	X					8410	American Elm	17	X					8512	American Elm	13		X				
8321	American Elm	17	X					8411	Cedar Elm	25					X									
8322	American Elm	9	X					8412	American Elm	19			X											
8323	American Elm	9	X					8413	American Elm	29					X									
8324	American Elm	20			X			8414	American Elm	8	X													
8325	American Elm	9	X					8415	American Elm	12	X													
8326	American Elm	8	X					8416	Cedar Elm	12	X													
8328	American Elm	10	X					8417	Cedar Elm	26					X									
8329	American Elm	17	X					8418	American Elm	10	X													
8330	American Elm	15	X					8419	American Elm	8	X													
8331	American Elm	12	X					8420	American Elm	9	X													
8333	American Elm	14	X					8421	American Elm	9	X													
8334	American Elm	17	X					8422	American Elm	9	X													
8335	American Elm	10	X					8423	American Elm	9	X													
8336	American Elm	9	X					8424	American Elm	21			X											
8337	American Elm	18			X			8425	American Elm	20			X											
8338	American Elm	32					X	8426	Cedar Elm	26					X									
8339	American Elm	16	X					8427	Cedar Elm	12	X													
8340	Cedar Elm	8	X					8428	American Elm	8	X													
8341	American Elm	20			X			8430	American Elm	9	X													
8342	American Elm	9	X					8431	American Elm	9	X													
8343	American Elm	21			X			8433	American Elm	8	X													
8344	American Elm	10	X					8445	American Elm	13	X													
8345	American Elm	8	X					8446	American Elm	13	X													
8346	American Elm	13	X					8447	Hackberry	24														
8347	Cedar Elm	8	X					8448	Hackberry	13														
8348	American Elm	9	X					8449	Cedar Elm	18			X											
8349	Cedar Elm	9	X					8450	Cedar Elm	13	X													
8350	Cedar Elm	9	X					8451	American Elm	13	X													
8351	Cedar Elm	9	X					8452	American Elm	9	X													
8352	American Elm	25					X	8453	American Elm	14	X													
8353	American Elm	10	X					8454	American Elm	8	X													
8354	American Elm	8	X					8455	Cedar Elm	23			X											
8355	American Elm	15	X					8456	Cedar Elm	10	X													
8356	American Elm	13	X					8457	American Elm	14	X													
8357	American Elm	15	X					8458	Cedar Elm	14	X													
8358	American Elm	15	X					8459	American Elm	13	X													
8359	American Elm	17	X					8460	Cedar Elm	10	X													
8360	American Elm	12	X					8461	Cedar Elm	8	X													
8361	American Elm	16	X					8462	American Elm	10	X													
8362	American Elm	20			X			8463	American Elm	10	X													
8363	American Elm	18			X			8464	American Elm	12	X													
8364	American Elm	20			X			8465	American Elm	16	X													
8365	American Elm	10	X					8466	Cedar Elm	14	X													
8366	American Elm	10	X					8467	Cedar Elm	14	X													
8367	American Elm	14	X					8468	American Elm	10	X													
8368	American Elm	20			X			8469	American Elm	10	X													
8369	American Elm	20			X			8470	Cedar	18														
8370	American Elm	10	X					8471	Cedar	27														
8371	American Elm	10	X					8472	American Elm	9	X													
8372	American Elm	14	X					8474	American Elm	13	X													
8373	American Elm	17	X					8475	American Elm	9	X													
8374	American Elm	13	X					8476	American Elm	15	X													
8375	American Elm	18			X			8477	Cedar Elm	8	X													
8376	American Elm	23			X			8478	Cedar Elm	8	X													
8377	American Elm	15	X					8479	Cedar Elm	11	X													
8378	American Elm	20			X			8480	Cedar Elm	14	X													
8379	American Elm	14	X					8481	Cedar Elm	11	X													
8380	American Elm	9	X					8482	American Elm	10	X													
8381	American Elm	8	X					8483	American Elm	11	X													
8382	American Elm	10	X					8484	Cedar Elm	13	X													
8383	American Elm	9	X					8485	American Elm	11	X													
8384	Hackberry	9						8486	American Elm	20			X											
8385	American Elm	19			X			8487	Cedar	13														
8386	American Elm	16	X					8488	Cedar	9														

No. \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS

DESIGNED BY: FR

CHECKED BY: JAA

DRAWN BY: JAE

SCALE: AS SHOWN

DATE: #####/###/###

J



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, June 23, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

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](http://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,



Tyler Shows  
Staff Engineer  
GBA



July 19, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. Need certification and signature blocks as required by the City and County.  
[Response: Certificate and signature block have been added to preliminary plan cover sheet.](#)
  
2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).  
[Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.](#)
  
3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.  
[Response: As per Executed PUD document, number 9, total LUE’s is 322.](#)

City of Manor  
Page 2  
July 19, 2023

Water and wastewater will be provided by the city of Manor.

- 4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

- 5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: TIA has been approved with project number: 2022-P-1427-SP

- 6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.

Response: A summary letter has been submitted with this submittal

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, August 14, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~i. Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- ~~vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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](http://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 /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@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,



Tyler Shows  
Staff Engineer  
GBA



September 6, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, TX 78641  
PO Box 2029  
Leander, TX 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com .....1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

*Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.*



City of Manor  
Page 2  
September 6, 2023

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, September 28, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.  
Lead AES  
GBA



10/25/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: New Haven PUD Preliminary Plat  
 Case Number: 2023-P-1543-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Preliminary Plat for the New Haven Subdivision located at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

***Applicant: Gregg Lane Dev. LLC***  
***Owner: Quiddity***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

RUST CREEK LLC  
9606 OLD MANOR RD #1  
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD  
PO BOX 589  
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP  
PO BOX P  
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC  
223 DAKOTA DR  
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO  
14812 N F M RD 973  
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR  
533 HIWASEE ROAD  
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC  
310 ENTERPRISE DR  
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC  
4517 THREE ARROWS CT  
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL  
DISTRICT  
PO BOX 359  
MANOR, TEXAS 78653-0359



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**  
*Applicant: Kimley-Horn*  
*Owner: Manor Opportunity Fund, LLC*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a 5 lot mixed-use development. Lots 1 and 2, Block A and Lot 1, Block B are zoned C-2 Medium Commercial and total 30.56 acres. Lot 3, Block is zoned MF-2 Multi-Family 25 and is 19.85 acres. Lot 1, Block C is zoned TH Townhome and is 28.34 acres. Zoning for this property was approved by Ordinance 654 approved on June 1, 2022. The Concept Plan was approved by the City Council on February 8, 2023.

The project also includes 5.56 acres of right-of-way which are the extension of Carriage Hills Drive to US 290 at Bois D’Arc, and the extension of Viking Jack Street from the Manor Commercial Park. Both are 74’ wide Minor Arterial rights-of-way that accommodate three 12’ travel lanes, two 5’ shoulders, and 12’ pedestrian zones on either side.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of intent
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.

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

August 3, 2023

City of Manor  
Development Services Department  
105 E. Eggleston St.  
P.O. Box 387  
Manor, Texas 78653

**Re: Summary Letter – Ginsel Tract Preliminary Plan Application  
13301 E US 290 Highway EB  
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Ginsel Tract development is located at the intersection of Eastbound US 290 HWY and Bois D’Arc Road in Manor, TX. The existing property is approximately 84.3 acres. The site is mostly undeveloped.

The property is within the Manor City Limits and is listed as parcel numbers 743335. The proposed improvements include approximately 3,000 feet of public roadway, detention facilities, storm sewer, paving, offsite wastewater and water extension, and other associated site improvements. This property is currently zoned as C-2 (commercial) for two parcels, and TH and MF-2 (residential) for the other two parcels.

The subject site is located within the Willbarger Creek Watershed, classified as a Suburban watershed within the City of Manor. No portion of this site is located in the Federal Emergency Management Agency’s 100-year floodplain according to Flood Insurance Map #48453C0485J, Travis County, Texas and incorporated areas dated August 18th 2014. The site is not located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ GIS.

Detention has been provided for the site with the associated site improvements to detain the stormwater runoff. The proposed detention facilities are sized to capture and detain the proposed impervious cover to below existing outflow conditions. The ultimate buildout of the development will include four (4) detention ponds in total. Two (2) of these ponds will be constructed with the public infrastructure of the subdivision. Additional details regarding these facilities are provided in the drainage sheets in the plan set submitted with this package.

If you have any questions or comments regarding this request, please contact me at 512-418-4508.

Sincerely,

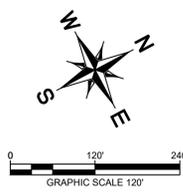
KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.  
Project Manager



#	Parcel Number	Owners	Owner Address	City, State Zip	#	Parcel Number	Owners	Owner Address	City, State Zip
1	756012	PRESIDENTIAL GLEN LTD	ATTN PETE DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720	38	795880	RODRIGUEZ CLAUDIA I	13309 PINE NEEDLE ST	MANOR, TX 78653-5403
2	236858	TIMMERMAN PROPERTIES INC	115 FRANKLIN BLVD	AUSTIN, TX 78751-1207	39	795904	CHANDIO RIDABA G & MUHAMMAD L	13304 PINE NEEDLE ST	MANOR, TX 78653-5403
3	756084	WEST ELGIN DEVELOPMENT CORP	ATTN PETER A DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720	40	795879	HRYNIEWICZ BRIANA NICHOLE	13305 PINE NEEDLE ST	MANOR, TX 78653-5403
4	236913	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	41	795905	GAZDER RASHID J & NOOH	13300 PINE NEEDLE ST	MANOR, TX 78653-5403
5	814602	MANOR BUSINESS CENTER LTD	262 FM 1441	BASTROP, TX 78602-7794	42	795878	VAZQUEZ MARIO A & GRACIELA	13301 PINE NEEDLE ST	MANOR, TX 78653-5403
6	236868	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	43	795906	RAMIREZ GILBERT	13240 PINE NEEDLE ST	MANOR, TX 78653-5407
7	236914	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	44	795926	ROMERO CHRISTINA	13237 PINE NEEDLE ST	MANOR, TX 78653-5407
8	236915	SERAFIN LEASING CO LP	12804 BELTEX RD	MANOR, TX 78653-4510	45	795907	NEW COURTNEY	13236 PINE NEEDLE ST	MANOR, TX 78653-5407
9	236916	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 104	ALLEN TOWN, PA 18106-9012	46	795925	PEREZ JESUS M TORRES	13233 PINE NEEDLE ST	MANOR, TX 78653-5407
10	236917	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 104	ALLEN TOWN, PA 18106-9012	47	795908	PEREZ-GARCIA EFRAIN	13232 PINE NEEDLE ST	MANOR, TX 78653-5407
11	236918	CHEM ELEVEN PRODUCTS	STE 1-200-6300 BRIDGE POINT PKWY	AUSTIN, TX 78730-5073	48	795924	TREVINO ERIC	13229 PINE NEEDLE ST	MANOR, TX 78653-5407
12	236919	AIR LIQUIDE ELECTRONICS US LP	% PROPERTY TAX DEPT-9811 KATY FREEWAY STE 100	HOUSTON, TX 77024-1274	49	795909	CASTANEDA GUILLERMO SR	13228 PINE NEEDLE ST	MANOR, TX 78653-5407
13	236920	DAMN GOOD LLC	510 S CONGRESS AVE STE 108	AUSTIN, TX 78704-1737	50	795923	HARRIS PATRICK DEVON	13225 PINE NEEDLE ST	MANOR, TX 78653-5407
14	236900	FLINTROCK OFFICE SUITES LLC	1700 POCO BUENO CT	SPICEWOOD, TX 78669-4300	51	795910	CARRILLO JUAN	13224 PINE NEEDLE ST	MANOR, TX 78653-5407
15	795892	JIMENEZ ANTHONY	13424 PINE NEEDLE ST	MANOR, TX 78653-5406	52	795922	MARTINEZ ROSA M	13221 PINE NEEDLE ST	MANOR, TX 78653-5407
16	795891	GINBEY LOGAN	13425 PINE NEEDLE ST	MANOR, TX 78653-5406	53	795911	CONTINENTAL HOMES OF TEXAS LP	10700 PECAN PARK BLVD STE 400	AUSTIN, TX 78750-1447
17	795893	MARSHALL BRIAN	13420 PINE NEEDLE ST	MANOR, TX 78653-5406	54	795921	WARNE TARA ANN & CHRISTOPHER MATTHEW WARNE	13217 PINE NEEDLE ST	MANOR, TX 78653-5407
18	795890	VASQUEZ GUADALUPE T	13421 PINE NEEDLE ST	MANOR, TX 78653-5406	55	795912	MORALES JORGE	13216 PINE NEEDLE ST	MANOR, TX 78653-5407
19	795894	MALDONADO BENITO	13416 PINE NEEDLE ST	MANOR, TX 78653-5406	56	795920	FITZGERALD MICHAEL P	13213 PINE NEEDLE ST	MANOR, TX 78653-5407
20	795889	SALEEM SHAHZAD	13417 PINE NEEDLE ST	MANOR, TX 78653-5406	57	795913	ESPINOSA CAIN	13212 PINE NEEDLE ST	MANOR, TX 78653-5407
21	795895	MYNAR MISTY	13436 HARRY S TRUMAN DR	MANOR, TX 78653-2077	58	795919	OCAMPO MANUEL	13209 PINE NEEDLE ST	MANOR, TX 78653-5407
22	795888	MANZANARES JONATHAN PEREZ ETAL	13413 PINE NEEDLE ST	MANOR, TX 78653-5406	59	795914	REED MOISE KWAME & NICOLE	13208 PINE NEEDLE ST	MANOR, TX 78653-5407
23	795896	BAKER WILLIE	13408 PINE NEEDLE ST	MANOR, TX 78653-5406	60	795918	DIALLO MAMADOU MOUSSA	3316 FALCONERS WAY	PFLUGERVILLE, TX 78660-7825
24	795887	TABOKHI SARI AL	13409 PINE NEEDLE ST	MANOR, TX 78653-5406	61	795915	LOPEZ RITA CEDILLO	13204 PINE NEEDLE ST	MANOR, TX 78653-5407
25	795897	MWANGI KENETH N & JESSICA MWANGI	13404 PINE NEEDLE ST	MANOR, TX 78653-5406	62	795917	REYES RITA R	13201 PINE NEEDLE ST	MANOR, TX 78653-5407
26	795886	ALMANZA MANUEL CHIMAL & NANCY FUENTES VASQUEZ	13405 PINE NEEDLE ST	MANOR, TX 78653-5406	63	730645	DELEON JAIME ROBERTO	12917 CARILLON WAY	MANOR, TX 78653-5194
27	795898	SALAZAR J CARMEN & VANESSA	13402 PINE NEEDLE ST	MANOR, TX 78653-5406	64	730646	MONTES PABLO & ANDREA MONTES	12921 CARILLON WAY	MANOR, TX 78653-5194
28	795885	WELCH JIM	13401 PINE NEEDLE ST	MANOR, TX 78653-5406	65	730647	CASTRO JOHNNY C JR & MARIBEL CASTRO	12925 CARILLON WAY	MANOR, TX 78653-5194
29	795899	TAMEZ IDA	13324 PINE NEEDLE ST	MANOR, TX 78653-5403	66	730648	PARRY BRANDON	12929 CARILLON WAY	MANOR, TX 78653-5194
30	795884	CLARK KENNETH R	13325 PINE NEEDLE ST	MANOR, TX 78653-5403	67	730649	AROS JOE & SUSIE	12933 CARILLON WAY	MANOR, TX 78653-5194
31	795900	LI ZHIYU & PU WANG	10619 WINCHELSEA DR	AUSTIN, TX 78750-4033	68	730650	POWELL JUSTIN LEE	12937 CARILLON WAY	MANOR, TX 78653-5194
32	795883	SPELLING KAREN COX	APT 701-700 MANDARIN FLYWAY	CEDAR PARK, TX 78613-4183	69	730651	BAKER KELLY ANNE	PO BOX 10933	AUSTIN, TX 78766-1933
33	795901	CHEN YUH CHYAU	2 TIMBERFIELD WAY	PITTSFORD, NY 14534-2162	70	730652	GONZALES-VALENCIA DAVID	13005 CARILLON WAY	MANOR, TX 78653-5195
34	795882	SUNIGA ELIZABETH C & JOSEPH ANTHONY	13317 PINE NEEDLE ST	MANOR, TX 78653-5403	71	730615	VU IVY & PHINGA TA	7906 ISAAC PRYOR DR	AUSTIN, TX 78749-1753
35	795902	ARRIGA TRISHA	13312 PINE NEEDLE ST	MANOR, TX 78653-5403	72	730555	ALBARRACIN STEVEN M & ZHANNA A	13016 WEDDING DR	MANOR, TX 78653-5189
36	795881	MEADOR JEANNETTE	13313 PINE NEEDLE ST	MANOR, TX 78653-5403	73	730554	UPSHUR DIONNE I & RALEIGH C	13020 WEDDING	MANOR, TX 78653-5189
37	795903	GAZDER SARA & ALTAMASH ZIA	13308 PINE NEEDLE ST	MANOR, TX 78653-5403	74	236864	MANOR RV PARK LLC	460 N MAIN ST STE 304	GLEN ELLYN, IL 60137-5176

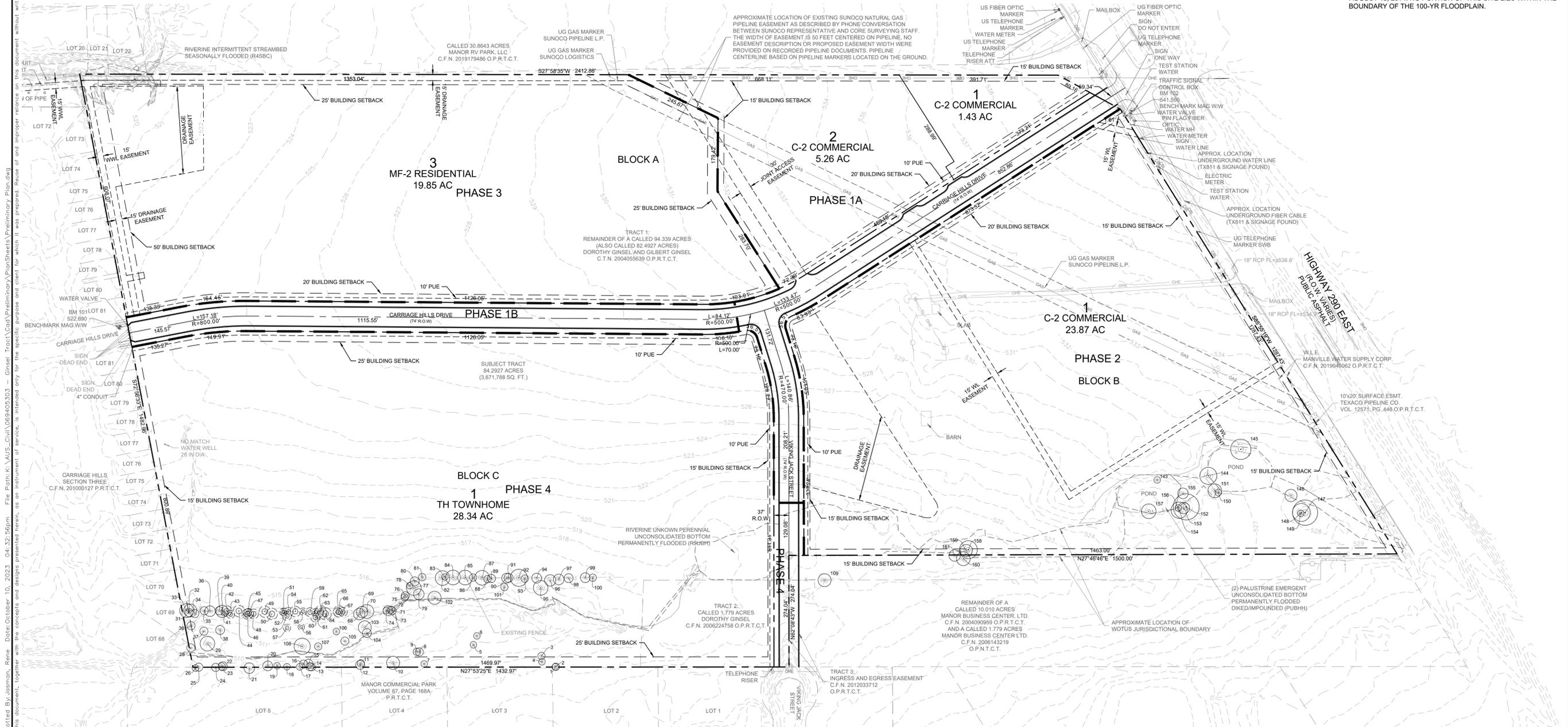


LEGEND

---	PROPERTY BOUNDARY
---	PHASE LINE

LOT #	ZONING	PROPOSED LAND USE	ACREAGE
LOT 1, BLOCK A	C-2	COMMERCIAL	1.43
LOT 2, BLOCK A	C-2	COMMERCIAL	5.26
LOT 3, BLOCK A	MF-2	RESIDENTIAL	19.85
LOT 1, BLOCK B	C-2	COMMERCIAL	23.87
LOT 1, BLOCK C	TH	TOWNHOME	28.34
		R.O.W.	5.56

THIS SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED.  
 THIS SITE IS SITUATED IN ZONE "X" IN TRAVIS COUNTY, TEXAS  
 ACCORDING TO FEMA MAP NUMBER 48453C0485J DATED  
 AUGUST 18, 2014. NO PORTION OF THIS SITE LIES WITHIN THE  
 BOUNDARY OF THE 100-YR FLOODPLAIN.



Plotted By: jason, Date: October 10, 2023, 04:32:56pm. File Path: K:\AUS-Civil\089405303 - Ginsel Tract\04\089405303 Preliminary\PlanSheets\Preliminary Plan.dwg  
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Item 2
DATE

REVISIONS
NO.

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 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759  
 PHONE: 512-418-1771, FAX: 512-418-7191  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

**PRELIMINARY PLAT**

**GINSEL TRACT**

**PRELIMINARY PLAT**

CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER  
**2**

KHA PROJECT: 089405303  
 DATE: OCTOBER 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: ACS  
 DRAWN BY: RJJ  
 CHECKED BY: ACS

**WASTEWATER CAPACITY CALCULATIONS**

Prepared by: Kimley-Horn and Associates, Inc. (Firm No. 928)

**Design Criteria**

Project Data  
Development Size = 82.493 Acres

Population:	LUE's	People per LUE	Total Pop.
	581.00	3.5	2,033.50
<b>Total</b>	<b>581.00</b>		<b>2,033.50</b>

**Data from City of Austin Utility Criteria Manual**

Wastewater Generation = 70 gal/person/day  
Inflow and Infiltration = 750 Gal/Acre\*Day

**Calculations**  
Total Avg Dry Weather Flow (F) = 142,345 Gal/day or 98.85 gpm

Peaking Factor (Mp =) 3.58 Unitless

$$Mp = \frac{18 + (0.0206 * F)^{0.5}}{4 + (0.0206 * F)^{0.5}}$$

Min. Flow Factor (Mm =) 0.21 Unitless

$$Mm = 0.2 * (0.0144 * F)^{0.198}$$

Minimum Dry Weather Flow = 30,530.50 Gal/day or 21.20 gpm = 0.05 cfs

Peak Dry Weather Flow = 509,552 Gal/day or 353.86 gpm = 0.79 cfs

I&I Contribution = 61,870 Gals/Day or 42.97 gpm = 0.10 cfs

Total Peak Wet Weather Flow = 571,421 Gal/Day or 396.82 gpm = 0.88 cfs

8" PVC Max flow at 0.50% (Manni) 928,355 Gal/Day or 644.69 gpm = 1.44 cfs

GINSEL TRACT - LUE TABLE				
Commercial				
Parcel	Land Use	Building Area (SF)	LUE Conversion (units/LUE)	LUE Total
1	Retail	9,000	1660	5
2	Restaurant	5,000	200	25
2	Restaurant/Retail	11,500	930	12
2	Retail	102,500	1660	62
2	Urgent Care/Retail	7,000	1660	4
2	Office	28,000	3000	9
Residential				
Parcel	Land Use	Unit #	LUE Conversion (LUE/unit)	LUE Total
1	Hotel	152	0.5	76
2	Hotel	107	0.5	54
3	Multifamily	426	0.5	213
4	Townhomes	211	0.7	148
Irrigation				
1-4	Lot Irrigation	7	1	7
			<b>Total Water LUEs</b>	<b>615</b>
			<b>Total Wastewater LUEs</b>	<b>608</b>

LUE Estimation based on City of Austin LUE Conversion Chart. Irrigation LUEs not included in wastewater demand.

**WATER CAPACITY CALCULATIONS**

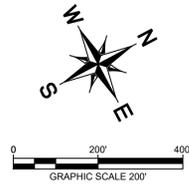
Population:	LUE's	People per LUE	Total Pop.
	588.00	3.5	2,058.00
<b>Total</b>	<b>588.00</b>		<b>2,058.00</b>

**Data from City of Austin Utility Criteria Manual**

Peak hour demand 900 Gal/Person/Day = 0.00139 cfs

**Calculations**

Total Peak Hour Demand 1,852,200 Gal/Day or 1,286.25 gpm = 2.866 cfs

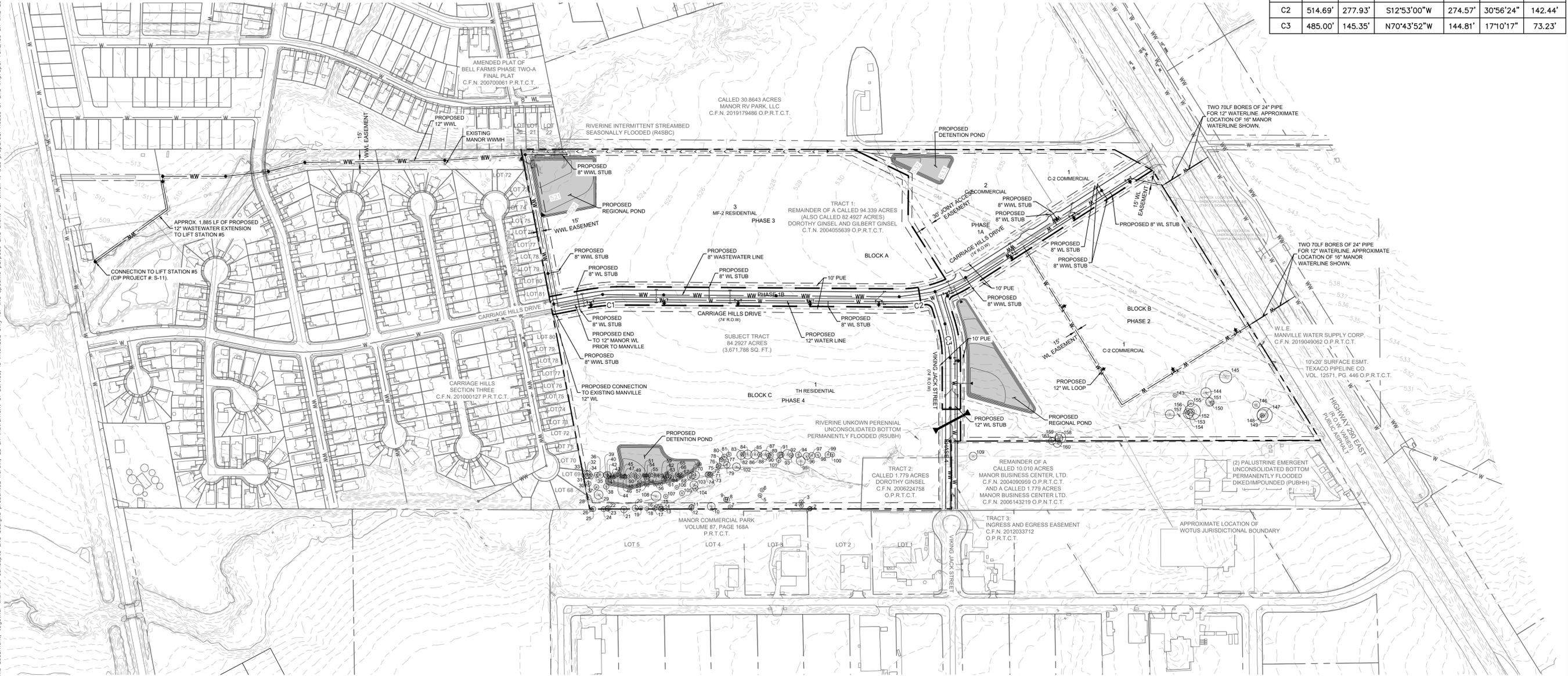


**UTILITY LEGEND**

---	PROPERTY LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
⊙	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
→	WASTEWATER FLOW DIRECTION
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED TAPPING SLEEVE & VALVE
— —	IRRIGATION SLEEVE
— —	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
⊕	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
⊕	EXISTING WASTEWATER MANHOLE

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	785.00'	154.23'	S22°42'56"W	153.98'	11°15'26"	77.36'
C2	514.69'	277.93'	S12°53'00"W	274.57'	30°56'24"	142.44'
C3	485.00'	145.35'	N70°43'52"W	144.81'	17°10'17"	73.23'



Item 2
DATE

REVISIONS
No.

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759  
PHONE: 512-418-1771, FAX: 512-418-791  
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TEXAS REGISTERED ENGINEERING FIRM F-928

**UTILITY & TREE PLAN**  
**(1 OF 2)**

**GINSEL TRACT**  
**PRELIMINARY PLAT**  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

KHA PROJECT 069405303  
DATE OCTOBER 2023  
SCALE: AS SHOWN  
DESIGNED BY: ACS  
DRAWN BY: RJJ  
CHECKED BY: ACS

10/10/2023

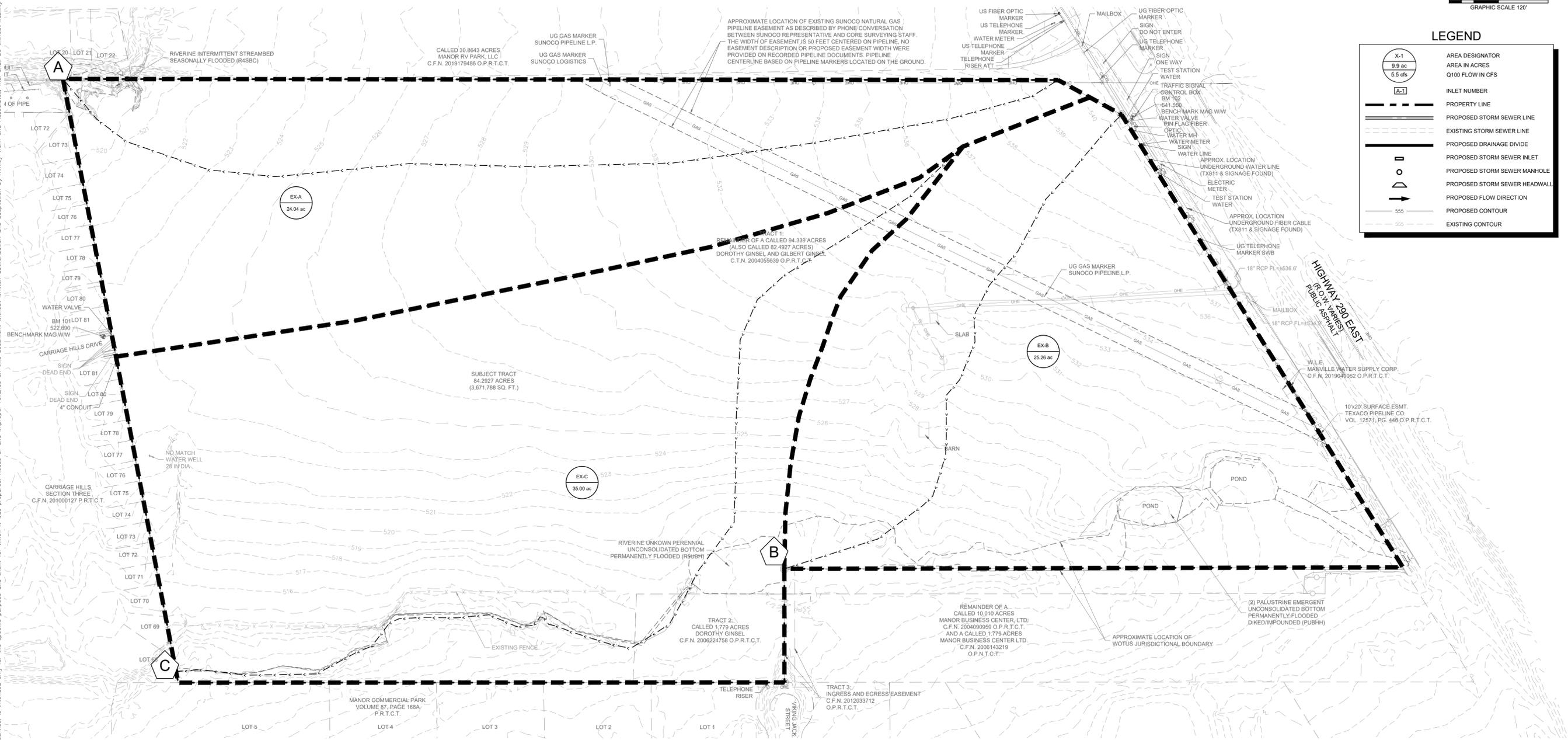
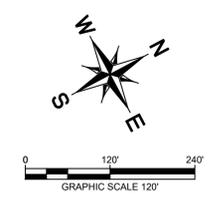
ALEXANDER C. STEWART  
138792  
PROFESSIONAL ENGINEER

SHEET NUMBER  
**3**

2023-P-1564-PP



Plotted By: jasman, Rene Date: October 10, 2023 04:33:45pm File Path: K:\VAUS\_Civil\069405303 - Ginsel Tract\Coa\Preliminary\PlanSheets\Existing Drainage Layout.dwg  
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**LEGEND**

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

**Ginsel Commercial Tract**  
Existing Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn <sup>1</sup>	WEIGHTED CURVE NO. Cn <sup>2</sup>	SHEET FLOW			SHEET FLOW (PAVED)			SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>3</sup> (min)						
								N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	Grass Surface		Paved Surface		Channel Flow								
																V (fps)	S (ft/ft)	Tc (min)	L (ft)	V (fps)	n		S (ft/ft)	Tc (min)				
EX-A	1,047,329	24.04	0	0.00	0.00	84.00	84.00	0.24	100	0.013	15.14	-	-	-	-	2285	1.61	0.010	23.60	-	-	0.00	130	5.00	0.03	0.020	0.43	39.18
EX-B	1,100,109	25.26	1,356	0.03	0.12	84.00	84.02	0.24	100	0.020	12.55	-	-	-	-	1130	2.13	0.018	8.82	-	-	0.00	240	5.00	0.03	0.020	0.80	22.17
EX-C	1,524,733	35.00	0	0.00	0.00	84.00	84.00	0.24	100	0.010	16.55	-	-	-	-	1215	2.28	0.020	8.87	-	-	0.00	1440	5.00	0.03	0.020	4.80	30.23

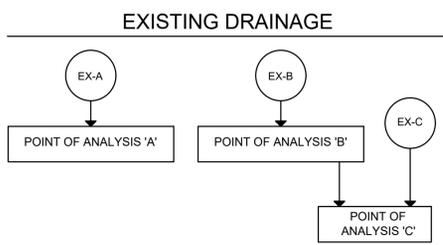
<sup>1</sup>Cn Values based on COA Drainage Criteria Manual.  
<sup>2</sup>Acn of 84 (Open space-fair condition and Type D soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

**Ginsel Commercial Tract**  
DRAINAGE RESULTS - SCS METHOD

**EXISTING RUNOFF CONDITIONS**

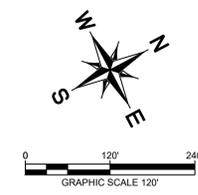
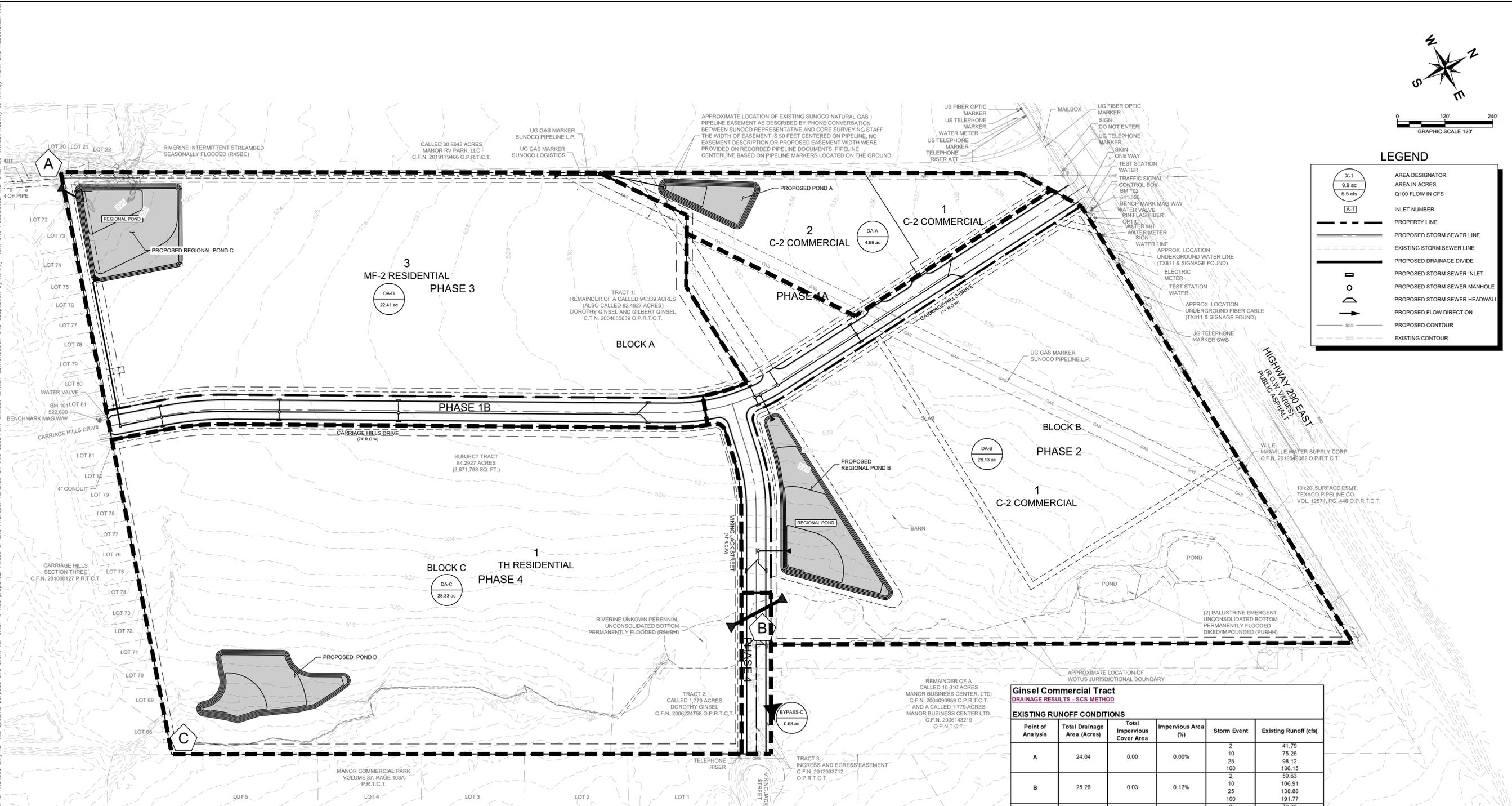
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	24.04	0.00	0.00%	2	41.79
				10	75.26
				25	98.12
B	25.26	0.03	0.12%	2	59.63
				10	106.91
				25	138.88
C	35.00	0.00	0.00%	2	70.32
				10	126.23
				25	164.22
				100	227.19

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.



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<p>KHA PROJECT: 069405303        DATE: OCTOBER 2023        SCALE: AS SHOWN        DESIGNED BY: ACS        DRAWN BY: RRJ        CHECKED BY: ACS</p>	<p>10/10/2023</p>				
<p><b>EXISTING DRAINAGE LAYOUT</b></p>					
<p><b>GINSEL TRACT PRELIMINARY PLAT</b>        CITY OF MANOR        TRAVIS COUNTY, TEXAS</p>					
<p>SHEET NUMBER <b>5</b></p>					
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE			<p>Item 2 B</p>
No.	DATE				

Plotted By: jasman, Rene Date: October 10, 2023 04:34:03pm File Path: \\VAUS-Client\069405303 - Ginsel Tract\Coastal\PlanSheets\Proposed Drainage Layout.dwg  
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**LEGEND**

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

**Ginsel Commercial Tract**  
Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn <sup>1</sup>	WEIGHTED CURVE NO. Cn <sup>2</sup>	SHEET FLOW				SHEET FLOW (PAVED)				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>3</sup> (min)					
								P-2yr24hr		4.14 IN		P-2yr24hr		4.06 IN		Grass Surface		Paved Surface		Channel Flow		Channel Flow							
								N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	L (ft)	V (fps)	S	Tc (min)	L (ft)	V (fps)	n	S (ft/ft)		Tc (min)				
DA-A	216,829	4.98	108,414	2.49	50.00	84.00	91.00	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	750	4.00	0.016	0.010	3.13	13.45
DA-B	1,229,593	28.23	810,360	18.60	65.90	84.00	93.23	0.24	50	0.010	9.51	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	1000	4.00	0.016	0.010	4.17	14.49	
DA-D	976,042	22.41	651,107	14.95	66.71	84.00	93.34	0.24	100	0.015	14.08	-	-	-	50	1.98	0.015	0.42	100	2.49	0.015	0.67	1400	4.00	0.016	0.010	5.83	21.00	
DA-C	1,234,171	28.33	617,085	14.17	50.00	84.00	91.00	0.24	100	0.010	16.55	-	-	-	50	1.61	0.010	0.52	100	2.03	0.010	0.41	1400	4.00	0.016	0.010	5.83	23.31	
BYPASS C	29,808	0.68	19,375	0.44	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<sup>1</sup>Cn Values based on CCA Drainage Criteria Manual.  
<sup>2</sup>Ac of 84 (Open space fair conditions and Type 3 soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the CCA Drainage Criteria Manual.

**Ginsel Commercial Tract**  
DRAINAGE RESULTS - SCS METHOD

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	24.04	0.00	0.00%	2	41.79
				10	75.26
				25	98.12
B	25.26	0.03	0.12%	2	56.63
				10	106.91
				25	138.88
C	35.00	0.00	0.00%	2	70.32
				10	126.23
				25	164.22
				100	227.19

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

**PROPOSED CONDITIONS**

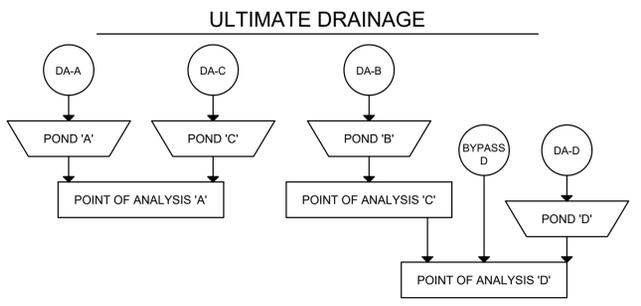
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Developed Runoff (cfs)
A	27.38	17.44	63.67%	2	34.89
				10	65.40
				25	90.42
B	28.23	18.60	65.90%	2	51.59
				10	92.57
				25	122.88
C	29.02	14.61	50.35%	2	52.78
				10	96.55
				25	127.87
				100	180.30

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.

**PROPOSED VS. EXISTING COMPARISON**

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis	Is Developed s Allowable?
COMBINED	2	171.74	139.26	32.48	YES
	10	308.40	254.52	53.88	YES
	25	401.22	341.17	60.05	YES
PROPERTY	100	555.11	493.08	62.03	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.



Item 2

DATE

REVISIONS

No.

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759  
 PHONE: 512-418-1771 FAX: 512-418-1791  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

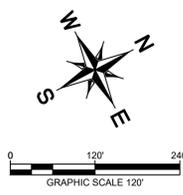
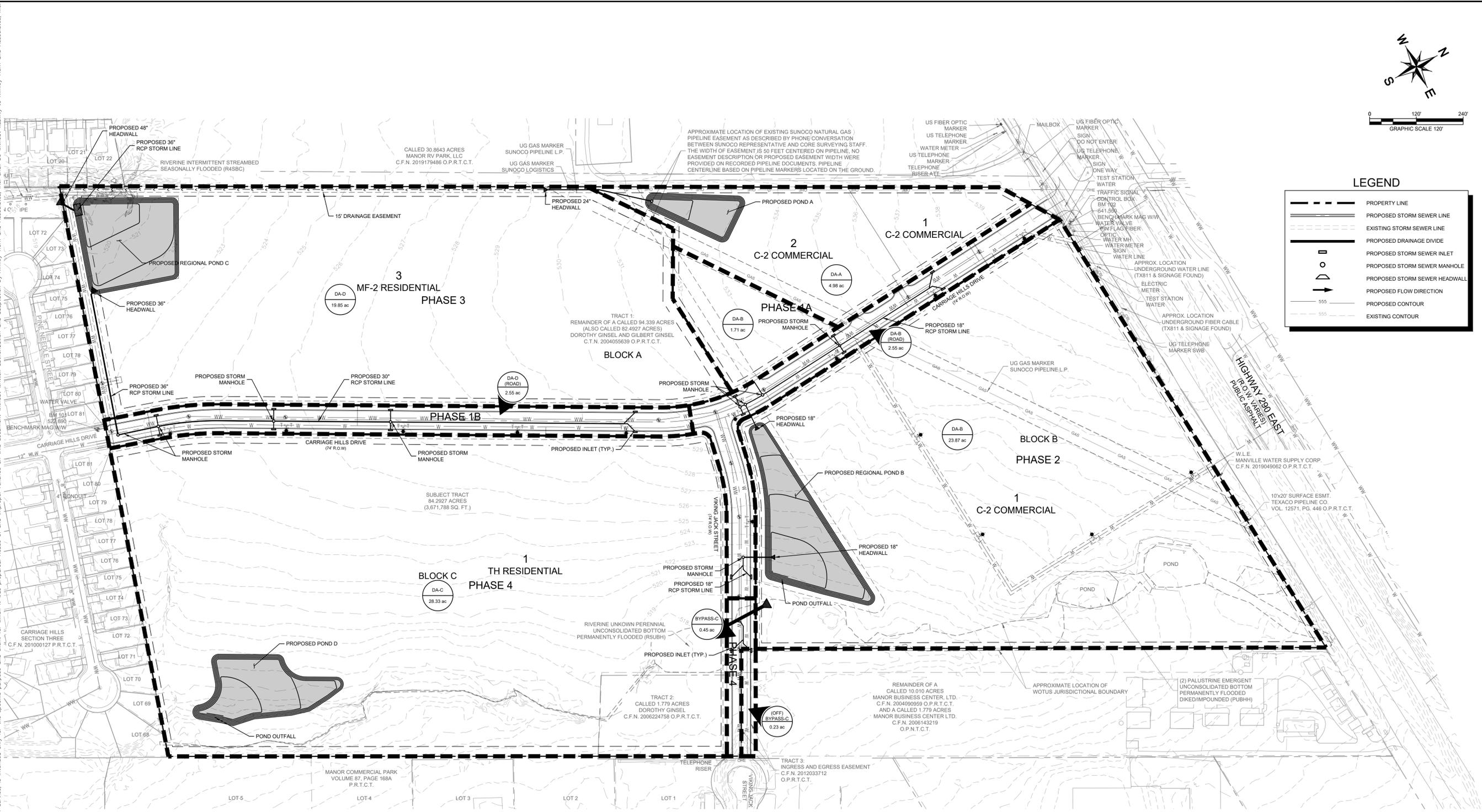
PROPOSED DRAINAGE LAYOUT

GINSEL TRACT PRELIMINARY PLAN

CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER 6

Plotted By: jasman, Rene Date: October 10, 2023 04:34:20pm File Path: K:\AUS-Civil\069405303 - Ginsel Tract\_Cad\Preliminary\PlanSheets\Inlet Drainage Layout.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR

**Ginsel Commercial Tract**  
Proposed Inlet Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER (%)	PERVIOUS COVER (%)	WEIGHTED CURVE NO. Cn <sup>1</sup>	SHEET FLOW				SHEET FLOW (PAVED)				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>2</sup> (min)					
								P-2yr24hr 4.14 IN				P-2yr24hr 4.06 IN				Grass Surface				Paved Surface									
								N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	L (ft)	V (fps)	S (ft/ft)	Tc (min)	L	V (fps)	S	Tc (min)		L (ft)	V (fps)	n	S (ft/ft)	Tc (min)
DA-A	216,829	4.98	108.414	2.49	50.00	84.00	91.00	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	750	4.00	0.016	0.010	3.13	13.45
DA-B	1,118,341	25.67	726,921	16.69	65.00	84.00	93.10	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	1000	4.00	0.016	0.010	4.17	14.49
DA-B (ROAD)	111,252	2.55	83,439	1.92	75.00	84.00	94.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
DA-D	864,848	19.85	562,151	12.91	65.00	84.00	93.10	0.24	100	0.010	16.55	-	-	-	-	50	1.98	0.015	0.42	100	2.49	0.015	0.67	1400	4.00	0.016	0.010	5.83	23.48
DA-D (ROAD)	111,195	2.55	88,956	2.04	80.00	84.00	95.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
DA-C	1,234,171	28.33	617,085	14.17	50.00	84.00	91.00	0.24	100	0.010	16.55	-	-	-	-	50	1.61	0.010	0.52	50	2.03	0.010	0.41	1400	4.00	0.016	0.010	5.83	23.31
BYPASS-C	19,721	0.45	12,818	0.29	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
OFF BYPASS-C	10,088	0.23	6,557	0.15	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00

<sup>1</sup>Cn Values based on COA Drainage Criteria Manual.  
<sup>2</sup>Acn of 84 (Open space-fair condition and Type D soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

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Item 2

DATE

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

ALEXANDER C. STEADMAN  
 LICENSE NO. 138792  
 PROFESSIONAL ENGINEER

10/10/2023

KHA PROJECT	069405303
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	ACS
DRAWN BY	RRJ
CHECKED BY	ACS

**INLET DRAINAGE LAYOUT**

**GINSEL TRACT**  
 PRELIMINARY PLAN  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

SHEET NUMBER

**7**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 13, 2023

AC Steadman  
Kimley-Horn  
10814 Jollyville Road, Building IV, Suite 200  
Austin TX 78759  
ac.steadman@kimley-horn.com

Permit Number 2023-P-1564-PP  
Job Address: 13301 E US Highway 290, Manor, TX. 78653

Dear AC Steadman,

The first submittal of the Ginsel Tract Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on October 12, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
- ii. Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.
- iv. Replacement Trees shall be shown on the Preliminary Plat based on a replacement
- v. ratio (inches removed to inches planted) of:
  - a. a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
  - b. b) 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
  - c. c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

9/13/2023 5:41:55 PM  
Ginsel Tract Preliminary Plat  
2023-P-1564-PP  
Page 2

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



Tyler Shows  
Staff Engineer  
GBA



October 10, 2023

Tyler Shows  
George Butler Associates (GBA)  
1500 County Road 269  
Leander, Texas 78641

**RE: Ginsel Tract Preliminary Plan  
13301 E US Highway 290,  
City of Manor, Texas 78653  
Project No. 2023-P-1564-PP**

Dear Tyler Shows:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the Preliminary Plan Review provided to the City of Manor on August 14, 2023. The original comments have also been included below for reference.

**Reviewer:** Tyler Shows, Staff Engineer, GBA

**Comment 1:** Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

**Response:** *Trees of 8-inch caliper and larger have been added to the Utility and Tree Plan. A second sheet has been added to include the Tree List.*

**Comment 2:** Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

**Response:** *Building setback lines have been added and noted.*

**Comment 3:** Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

**Response:** *The trees to remain are shown as solid circles and trees to be removed are shown as dashed circles as requested. The tree list also specifies which trees are being removed.*

**Comment 4:** Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches plated) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

**Response:** *Per Section 15.03.034, certain species of trees are exempt from the Class 2-5 protection requirements. As demonstrated on the tree list and updated plans, the trees proposed for removal within the property do not fall into that category. Any required plantings or landscape buffers will be addressed with the subdivision or individual lot site plans.*

## END REPORT

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.  
Project Manager  
(512) 418-4508  
ac.steadman@kimley-horn.com



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, November 9, 2023

AC Steadman  
Kimley-Horn  
10814 Jollyville Road, Building IV, Suite 200  
Austin TX 78759  
ac.steadman@kimley-horn.com

Permit Number 2023-P-1564-PP  
Job Address: 13301 E US Highway 290, Manor 78653

Dear AC Steadman,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by AC Steadman and received by our office on October 12, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Ginsel Tract Preliminary Plat  
 Case Number: 2023-P-1564-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Ginsel Tract located at 13301 East US HWY 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Manor Opportunity Fund, LLC***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

TIMMERMANN PROPERTIES  
INC  
19501 W T GALLAWAY ST  
MANOR , TX 78653-4074

WEST ELGIN DEVELOPMENT C  
ATTN PETER A DWYER  
9900 US HIGHWAY 290 E  
MANOR, TX 78653-4076

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

MEGACENTER BUSINESS  
CENTER LTD  
262 FM 1441  
BASTROP, TX 78602-7794

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

SERAFIN LEASING CO LP  
12804 BELTEX RD  
MANOR, TX 78653-4510

VERSUM MATERIALS US LLC  
7350 TILGHMAN ST # 104  
ALLENTOWN , PA 18106-9012

VERSUM MATERIALS US LLC  
7350 TILGHMAN ST # 104  
ALLENTOWN, PA 18106-9012

CHEM ELEVEN PRODUCTS  
BRIDGE POINT PKWY STE 1-200-6300  
AUSTIN, TX 78730-5073

AIR LIQUIDE ELECTRONICS US LP  
PROPERTY TAX DEPT  
9811 KATY FREEWAY STE 100  
HOUSTON, TX 77024-1274

DAMN GOOD LLC  
510 S CONGRESS AVE STE 108  
AUSTIN, TX 78704-1737

FLINTROCK OFFICE SUITES LLC  
1700 POCO BUENO CT  
SPICEWOOD, TX 78669-4300

JIMENEZ ANTHONY  
13424 PINE NEEDLE ST  
MANOR, TX 78653-5406

GINBEY LOGAN  
13425 PINE NEEDLE ST  
MANOR, TX 78653-5406

MARSHALL BRIAN  
13420 PINE NEEDLE ST  
MANOR, TX 78653-5406

VASQUEZ GUADALUPE T  
13421 PINE NEEDLE ST  
MANOR, TX 78653-5406

MALDONADO BENITO  
13416 PINE NEEDLE ST  
MANOR, TX 78653-5406

SALEEM SHAHZAD  
13417 PINE NEEDLE ST  
MANOR , TX 78653-5406

MYNAR MISTY  
13436 HARRY S TRUMAN DR  
MANOR, TX 78653-2077

MANZANARES JONATHAN PEREZ  
ETAL  
13413 PINE NEEDLE ST  
MANOR , TX 78653-5406

BAKER WILLIE  
13408 PINE NEEDLE ST  
MANOR, TX 78653-5406

TABOKHI SARI AL  
13409 PINE NEEDLE ST  
MANOR, TX 78653-5406

MWANGI KENETH N & JESSICA  
13404 PINE NEEDLE ST  
MANOR, TX 78653-5406

ALMANZA MANUEL CHIMAL &  
NANCY FUENTES VASQUEZ  
13405 PINE NEEDLE ST  
MANOR, TX 78653-5406

SALAZAR J CARMEN & VANESSA  
13400 PINE NEEDLE ST  
MANOR, TX 78653-5406

WELCH JIM  
13401 PINE NEEDLE ST  
MANOR, TX 78653-5406

TAMEZ IDA  
13324 PINE NEEDLE ST  
MANOR, TX 78653-5403

CLARK KENNETH R  
13325 PINE NEEDLE ST  
MANOR, TX 78653-5403

LI ZHIYU & PU WANG  
10619 WINCHELSEA DR  
AUSTIN, TX 78750-4033

SPELLING KAREN COX  
APT 701-700 MANDARIN FLYWAY  
CEDAR PARK, TX 78613-4183

CHEN YUH CHYAU  
2 TIMBERFIELD WAY  
PITTSFORD, NY 14534-2162

RODRIGUEZ CLAUDIA I  
13309 PINE NEEDLE ST  
MANOR, TX 78653-3993

SUNIGA ELIZABETH C & JOSEPH  
ANTHONY  
13317 PINE NEEDLE ST  
MANOR, TX 78653-5403

ARRIAGA TRISHA  
13312 PINE NEEDLE ST  
MANOR, TX 78653-5403

MEADOR JEANNETTE  
13313 PINE NEEDLE ST  
MANOR, TX 78653-5403

GAZDER SARA & ALTAMASH ZIA  
13300 PINE NEEDLE ST  
MANOR, TX 78653-5403

CHANDIO RIDABA G & MUHAMMAD L  
13304 PINE NEEDLE ST  
MANOR, TX 78653-5403

HRYNIEWICZ BRIANA NICHOLE  
13305 PINE NEEDLE ST  
MANOR, TX 78653-5403

GAZDER RASHID J & NOOH  
13300 PINE NEEDLE ST  
MANOR, TX 78653-5403

VAZQUEZ MARIO A & GRACIELA  
13301 PINE NEEDLE ST  
MANOR, TX 78653-5403

RAMIREZ GILBERT  
13240 PINE NEEDLE ST  
MANOR, TX 78653-5407

ROMERO CHRISTINA  
13237 PINE NEEDLE ST  
MANOR, TX 78653-5407

NEW COURTNEY  
13236 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ JESUS M TORRES  
13233 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ-GARCIA EFRAIN  
13232 PINE NEEDLE ST  
MANOR, TX 78653-5407

TREVINO ERIC  
113229 PINE NEEDLE ST  
MANOR, TX 78653-5407

MARTINEZ ROSA M  
113221 PINE NEEDLE ST  
MANOR, TX 78653-5407

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

WARNE TARA ANN & CHRISTOPHER  
MATTHEW WARNE  
13217 PINE NEEDLE ST  
MANOR, TX 78653-5407

MORALES JORGE  
13216 PINE NEEDLE ST  
MANOR, TX 78653-5407

FITZGERALD MICHAEL P  
13213 PINE NEEDLE ST  
MANOR, TX 78653-5407

ESPINOSA CAIN  
13212 PINE NEEDLE ST  
MANOR, TX 78653-5407

OCAMPO MANUEL  
13203 PINE NEEDLE ST  
MANOR, TX 78653-5407

REED MOISE KWAME & NICOLE  
13208 PINE NEEDLE ST  
MANOR, TX 78653-5407

DIALLO MAMADOU MOUSSA  
3316 FALCONERS WAY  
AUSTIN, TX 78746-5732

LOPEZ RITA CEDILLO  
13204 PINE NEEDLE ST  
MANOR, TX 78653-5407

REYES RITA R  
13201 PINE NEEDLE ST  
MANOR, TX 78653-5407

DELEON JAIME ROBERTO  
12917 CARILLON WAY  
MANOR, TX 78653-5194

Item 2.

MONTES PABLO & ANDREA  
12921 CARILLON WAY  
MANOR, TX 78653-5194

CASTRO JOHNNY C JR &  
MARIBEL  
12925 CARILLON WAY  
MANOR, TX 78653-5194

ALBARRACIN STEVEN M & ZHANNA A  
13016 WEDDING DR  
MANOR, TX 78653-5189

PARRY BRANDON  
12929 CARILLON WAY  
MANOR, TX 78653-5194

AROS JOE & SUSIE  
12933 CARILLON WAY  
MANOR, TX 78653-5194

POWELL JUSTIN LEE  
12937 CARILLON WAY  
MANOR, TX 78653-5194

BAKER KELLY ANNE  
PO BOX 10933  
AUSTIN, TX 78766-1933

GONZALES-VALENCIA DAVID  
13005 CARILLON WAY  
MANOR, TX 78653-5195

VU IVY & PHINGA TA  
7906 ISAAC PRYOR DR  
AUSTIN, TX 78749-1753

UPSHUR DIONNE I & RALEIGH C  
13020 WEDDING  
MANOR, TX 78653-5189

MANOR RV PARK LLC  
460 N MAIN ST STE 304  
GLEN ELLYN, IL 60137-5176

CASTANEDA GUILLERMO SR  
13228 PINE NEEDLE ST  
MANOR, TX 78653-5407

HARRIS PATRICK DEVON  
13228 PINE NEEDLE ST  
MANOR, TX 78653-5407

CARRILLO JUAN  
13224 PINE NEEDLE ST  
MANOR, TX 78653-5407



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***

***Owner: Junction Development, LLC***

**BACKGROUND/SUMMARY:**

This plat has been conditionally approved by our engineers pending legal review of the public easements being dedicated. The applicant has requested postponement of the public hearing and action on the plat until the January 10<sup>th</sup> Planning and Zoning Commission meeting.

This is a two-lot plat that combines previously platted lots and ROW into two larger lots. Townhome zoning was approved by Ordinance 653 on June 1, 2022. The City Council authorized the sale of ROW and a remnant tract to the developer by Ordinance 690 approved on Feb. 15<sup>th</sup>, 2023, and Resolution 2023-11 on April 5<sup>th</sup>, 2023. These sales were completed on October 17<sup>th</sup>, 2023, and recorded in the Real Property Records as Documents 2023119683 and 2023119682. A site development plan is in review to construct 95 townhomes.

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

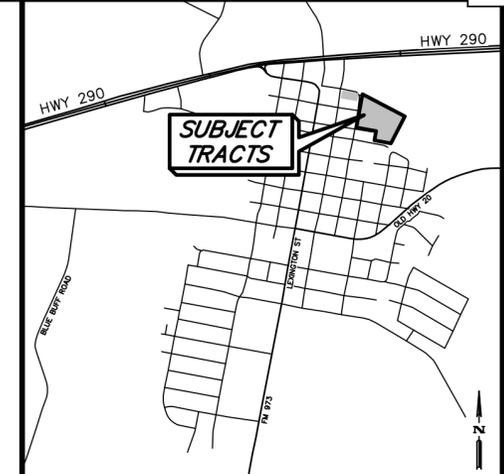
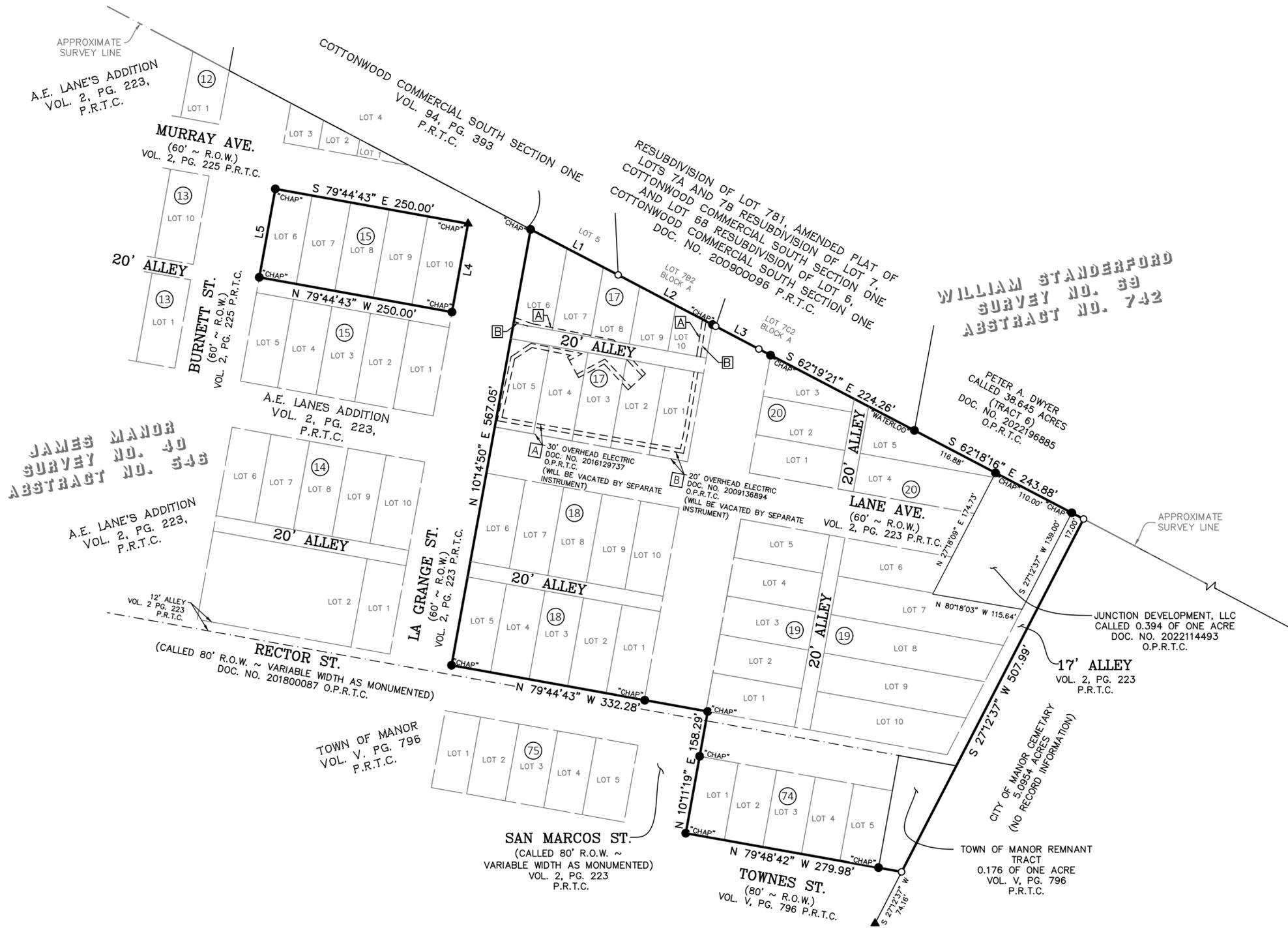
- Plat
- Engineer Comments
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

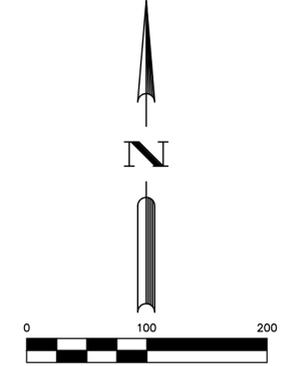
It is the City Staff’s recommendation that the Planning and Zoning open the public hearing and postpone it to the January 10<sup>th</sup>, 2023, Planning and Zoning Commission meeting.

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

# AREA BEING REPLATTED



VICINITY MAP  
1" = 2000'



## SHORT FORM FINAL PLAT: THE JUNCTION

RESUBDIVISION OF ALL OF LOTS 6-10, BLOCK 15, ALL OF BLOCKS 17, 18, 19 & 20 AND PORTIONS OF THE RIGHTS-OF-WAY OF E. LANE AVE. AND SAN MARCOS STREET., A.E. LANE ADDITION REPLAT, VOL. 2, PG. 223, P.R.T.C. RESUBDIVISION OF ALL LOTS 1-5, BLOCK 74, AND A PORTION OF RECTOR STREET, THE CITY OF MANOR, VOL. V, PG. 796, P.R.T.C. AND PLATTING OF A CALLED 0.397 OF ONE ACRE TRACT OF LAND, DOC. NO. 2022114493, O.P.R.T.C., AND A REMNANT TRACT OF LAND AS SHOWN ON VOL V, PG. 796, P.R.T.C.

A SUBDIVISION OF 9.202 ACRES OF LAND  
LOCATED IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS

### LEGEND

- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C. PLAT RECORD TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- FOUND 1/2" IRON ROD
- CHAP" FOUND 1/2" IRON ROD W/CAP STAMPED "CHAPARRAL"
- WATERLOO" FOUND 1/2" IRON ROD W/CAP STAMPED "WATERLOO"
- ▲ FOUND MAG NAIL W/WASHER STAMPED MANOR CEMETERY S/W CORNER
- ▲CHAP" FOUND MAG NAIL WITH CAP STAMPED "CHAPARRAL"
- SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
- △ CALCULATED POINT
- DENOTES SAME REFERENCE



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Legacy\Performance Capital\10659-00-The Junction\06\_Survey\04-Finals\Drawings\Plat\10659-00-The Junction Plat.dwg, 10/10/2023, 8:26 AM, Garret Neumann



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, May 4, 2023

Omar Rodriguez  
BGE Inc  
7330 San Pedro Avenue Suite 202  
San Antonio TX 78069  
orodriguez@bgeinc.com

Permit Number 2023-P-1532-SF  
Job Address: The Junction Short Form Final Plat, , LA.

Dear Omar Rodriguez,

The first submittal of the The Junction Short Form Final Plat (*Short Form Final Plat*) submitted by BGE Inc and received on October 12, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Scale the vicinity map to 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ~~2. Provide Identification and location of the proposed uses and reservations for all lots within the subdivision. (Include a note/call out for the proposed use).~~
- ~~3. Provide documentation that the water available is in adequate supply from Manville. (Documentation from Manville that they are serving this area).~~
- ~~4. Are any new streets being proposed? If so provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. If it's internal/private streets this comment is N/A.~~
- ~~5. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- ~~6. No easements are needed to be dedicated to the city, everything inside the lot will be privately maintained and owned. This refers to the Drainage and sewer easement, however, note 4 is still applicable.~~
- ~~7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. As per Manor Code of Ordinances Chapter 14 Section 14.02.007.~~
- ~~8. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Include in the legend.~~
- ~~9. 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. The area is within the floodplain.~~

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](http://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,



Tyler Shows  
Staff Engineer  
GBA



10/25/2023

## City of Manor Development Services

### Notification for a Subdivision Short Form Plat

Project Name: The Junction Short Form Final Plat  
Case Number: 2023-P-1532-SF  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Junction Subdivision located at the intersection of La Grange St. and Murray Ave., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***  
***Owner: Junction Development, LLC***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 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 Concept Plan 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.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
(T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

PORRAS SIMON U JR & LILLIE  
PO BOX 406  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

SUAREZ JOSE JR  
501 N LOCKHART ST  
MANOR, TX 78653

ARELLANO LORENZO  
21007 VERNA ST  
MANOR, TX 78653

MONTES LUIS CARLOS PONCE &  
XOCHITL AIDHE REYES-PONCE  
305 E BROWNING ST  
MANOR, TX 78653

LEAVITT LUMBER COMPANY INC  
395 SOUTH 300 EAST  
PO BOX 96  
KAMAS, UT 84036

KREUZER CHANEL J &  
JOEL ANDREW KREUZER  
301 BROWNING ST  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

BENITES MELITON LOPEZ  
509 N LOCKHART  
MANOR, TX 78653

SUAREZ LUIS & YOLANDA M  
8604 SHOWERS DR  
ELGIN, TX 78621

BAKER RICHARD & HOLLY M  
PO BOX 1246  
MANOR, TX 78653

CASTILLO GEORGE A & ROSALIE  
PO BOX 733  
MANOR, TX 78653

MANOR UNITED METHODIST CHURCH  
MARY NELL CARLSON  
PO BOX J  
MANOR, TX 78653

DYE VALERIE ANN  
PO BOX 410  
MANOR, TX 78653

DYE MICHAEL E  
1318 SHOTGUN CT  
PFLUGERVILLE, TX 78660

PENA ARACELI U & JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

PENA ARACELI U & SAMUEL R DIAZ &  
JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

FLORES FRANCISCO JR &  
MARILU CALDERON URESTI  
9705 DALLUM DR  
AUSTIN, TX 78753

RANDIG WALTER D & LOIS K  
PO BOX 276  
MANOR, TX 78653

RANDIG WALTER  
21154 MELBER LN #1  
MANOR, TX 78653

DIAZ JUAN J  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

DIAZ SAMUEL  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

GONZALEZ LEOPOLDO  
107 RECTOR ST  
MANOR, TX 78653

MORENO DANIEL & RUPERTA &  
MIGUEL SAVALZA SOLANO  
505 NORTH BURNET ST  
MANOR, TX 78653

DOVER OLIVER H JR & DORIS  
101 E RECTOR ST  
MANOR, TX 78653

MONDRAGON LIZETH  
PO BOX 1185  
MANOR, TX 78653

FONSECA JOSE LUIS  
PO BOX 1081  
MANOR, TX 78653

BURSE NICHOLE ELIZABETH  
6431 BRIDGEWATER DR  
AUSTIN, TX 78723

PORTALES MARIA E  
710 BURNETT DR  
MANOR, TX 78653

MALDONADO ALICIA & VALDMAR  
707 BURNET ST  
MANOR, TX 78653

JONES ROBERT A & BRENDA F  
PO BOX 943  
MANOR, TX 78653

FORSYTHE WILLIAM & CAROLYN  
PO BOX 139  
MANOR, TX 78653

MEJIA MARTINIANO P & BLANCA E MEJIA  
PO BOX 1082  
MANOR, TX 78653

TUMLINSON RANDALL C &  
FRANCES ANN TUMLINSON  
PO BOX 414  
MANOR, TX 78653

WILLIAMS GARY M  
P O BOX 480  
MANOR, TX 78653

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653

BLUEBONNET ELECTRIC COOPERATIVE  
P O BOX 729  
BASTROP, TX 78602

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

KUSUM HOSPITALITY LLC  
11301 US HWY 290 E  
MANOR, TX 78653

COUPLAND STATE BANK  
PO BOX 616  
MCKINNEY, TX 75070

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

GLASS RETHANN  
17500B GLASS RD  
MANOR, TX 78653

SONIC DEVELOPMENT OF CENTRAL TEXAS  
AUSTIN SONIC  
PO BOX 17788  
AUSTIN, TX 78760

MKR PROPERTIES LLC SERIES 11211 US  
HWY 290  
5905 YORK BRIDGE CIR  
AUSTIN, TX 78749

MANOR VILLAGE CONDOMINIUMS LTD  
7500 W SLAUGHTER LN APT 8207  
AUSTIN, TX 78749



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.**  
*Applicant: Kimley-Horn*  
*Owner: Jefferson Triangle Marine, LP*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. Lot 1 is a 9.1 acre C-2 Medium Commercial lot and Lot 2 is a 53.2 acre TH Townhome lot. Zoning for the property was approved by Ordinance 664 on August 3, 2022. A site plan has been filed to construct 335 townhomes on Lot 2. 17' of ROW along Kimbro Road is being dedicated to the city to allow for roadway improvements based on this project TIA, as well as future widening improvements as shown on the city's Thoroughfare Plan.

**LEGAL REVIEW:** No

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

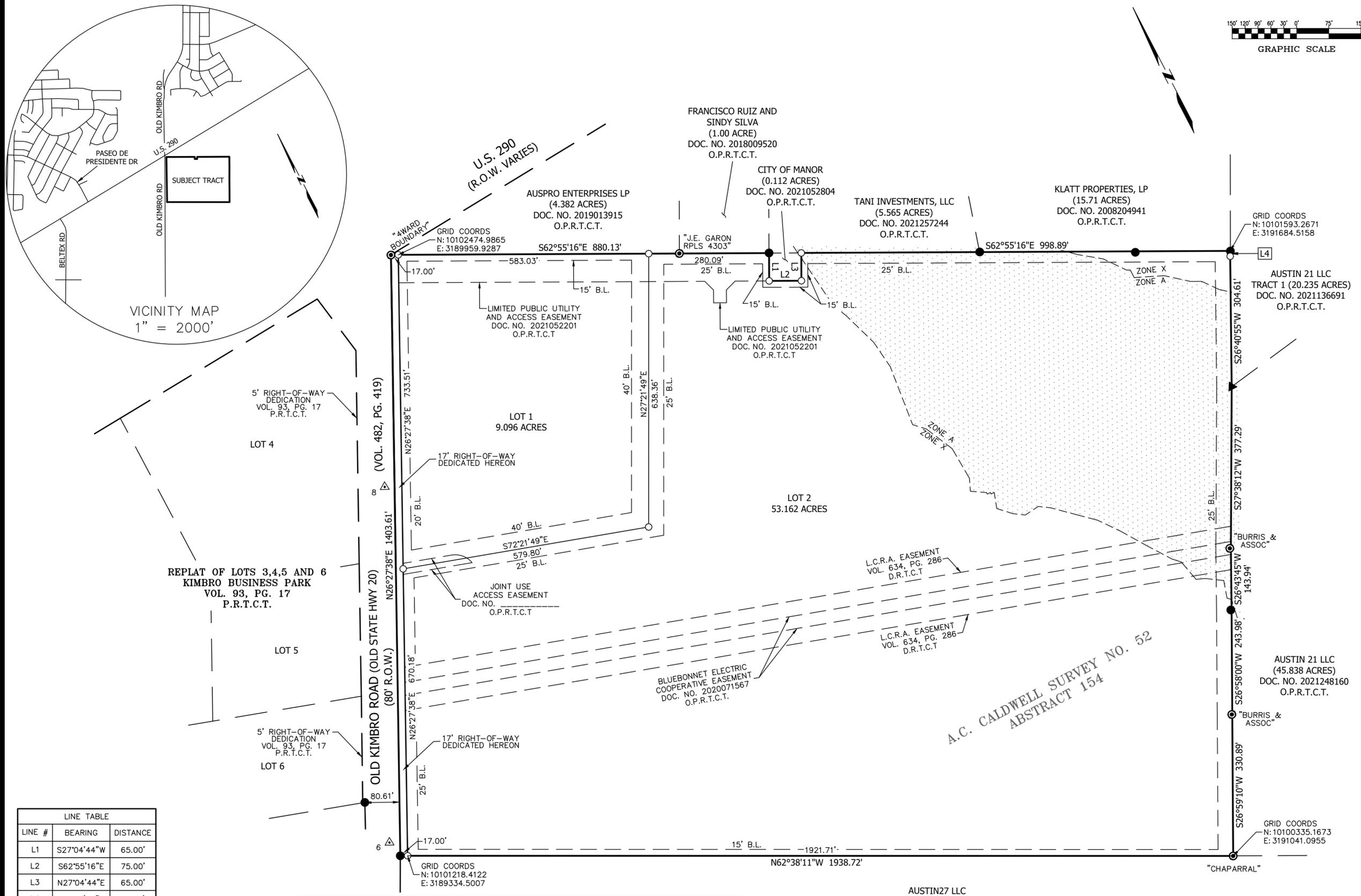
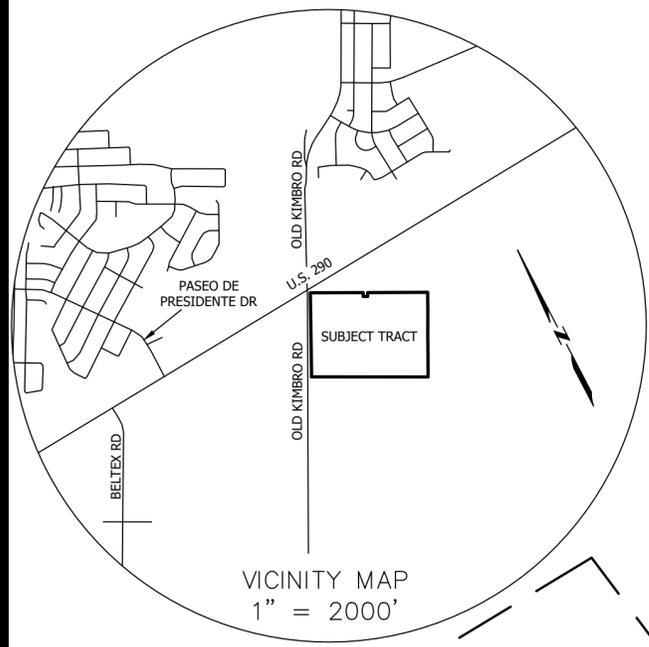
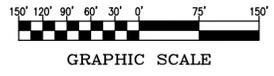
- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

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

**AMAVI MANOR**



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S27°04'44"W	65.00'
L2	S62°55'16"E	75.00'
L3	N27°04'44"E	65.00'
L4	S29°25'27"W	12.49'

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - ⊙ 1/2" REBAR WITH CAP FOUND (AS NOTED)
  - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
  - ▲ 60D NAIL FOUND (OR AS NOTED)
  - △ 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
  - B.L. BUILDING SETBACK LINE

**Benchmark Table**

Point #	Northing	Easting	Elevation	Raw Description
6	10101806.54	3189482.08	545.97	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET
8	10102549.39	3189853.86	510.70	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET

**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.

**FLOOD NOTE:**

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008 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.

**LAND USE SUMMARY: OLD KIMBRO ROAD PLAT**

TOTAL LOTS:	3	9.096 ACRES
NUMBER OF BLOCKS:	1	53.162 ACRES
LOT 1 (ZONED C-2)		9.096 ACRES
LOT 2 (ZONED TH)		53.162 ACRES
R.O.W. DEDICATION		0.548 ACRES
TOTAL ACREAGE:		62.806 ACRES

OWNER: JEFFERSON TRIANGLE MARINE, L.P.  
 SURVEYOR: LANDESIGN SERVICES, INC.  
 ENGINEER: KIMLEY-HORN

**REVISIONS**

DATE	DESCRIPTION

PROJECT NAME: JTM OLD KIMBRO RD  
 JOB NUMBER: 21-021  
 DATE: 10/20/2023 SCALE: 1" = 150'  
 DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CADD\DWG\OLD KIMBRO ROAD PLAT.DWG  
 FIELDNOTE FILE PATH: N/A  
 RPLS: FWF TECH: JRM PARTYCHIEF: JE  
 CHECKED BY: HAS FIELDBOOK: 362

**DRAWING NAME:**  
 OLD KIMBRO ROAD PLAT

**SHEET**  
 01 of 02





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on October 23, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): 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.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
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. 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.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street

under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

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](http://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.  
Lead AES  
GBA

September 26th, 2022

City of Manor

RE: **Comment Review**  
**Amavi Manor**

Mr. Burrell,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on September 14, 2022. The original comments have also been included below for reference.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): 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.

**Response: Location map has been added to the plat for reference.**

2. The P&Z Chairperson is Julie Leonard.

**Response: Name has been updated.**

3. The Mayor is Dr. Christopher Harvey.

**Response: name has been updated**

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: Information has been added to plat as requested above.**

5. 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.

**Response: Floodplain application is not applicable.**

6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

**Response: Setback lines has been added to the final plat.**

7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

**Response: Lot 3 has been removed. All lots have frontage to Old Kimbro Road.**

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.

October 23<sup>rd</sup>, 2023

City of Manor

RE: **Comment Review**  
**Amavi Manor Plat**

Mr. Shows,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on October 6, 2022. The original comments have also been included below for reference.

1. 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.

**Response: Based on your meeting with Mill Creek, the plat provided matches you conversation. Existing easement in place today are shown and labelled, minus the temporary construction easement since those have been terminated with the public acceptance of the lift station.**

**Once the new access is fully installed, we will provide a new access easement prior to final acceptance.**

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, October 6, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor 78653

Dear Madeline Hackett,

We have conducted a review of the site development plans for the above-referenced project, submitted by Madeline Hackett and received by our office on October 23, 2023, and previously received September 26, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet signed by ESD 12 and any other non-city signatories to Scott Dunlop at the City of Manor for city signatures. A copy of the signed cover will be uploaded under the project files on the My Government Online 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor 78653

Dear Madeline Hackett,

The submittal of the revised Old Kimbro Rd - Amavi Manor - Short Form Final Plat Site Plans submitted by and received by our office on 10/23/2023, 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.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: Old Kimbro Rd - Amavi Manor - Short Form Final Plat  
 Case Number: 2022-P-1465-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Plat for Amavi Manor located at 12905 Old Kimbro Rd, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Jefferson Triangle Marine, LP***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 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.

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

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

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

AUSPRO ENTERPRISES LP  
PO BOX 13549  
AUSTIN TX 78711-3549

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

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



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023

**PREPARED BY:** Scott Dunlop, Director

**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.**  
*Applicant: ALM Engineering, Inc.*  
*Owner: Greenview Manor Commons SW LP*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a 3-lot subdivision in which 2 new lots are created and 1 lot is re-platted. The new lots are 7C-1B and 7C-1C. The re-platted lot is 7C-1A. This plat will create 2 new pad site lots for future commercial development. The properties are zoned C-2 Medium Commercial.

**LEGAL REVIEW:** No

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.

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

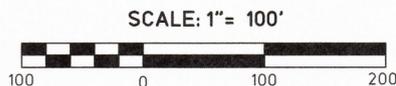
**BEARING BASIS:**  
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

**SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A  
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A**

NUMBERED COURSES		NUMBERED COURSES	
L1	N 87°13'18" E - 53.68'	L14	N 39°13'26" E - 95.02'
L2	S 02°47'27" E - 296.95'	L15	N 28°41'28" E - 41.45'
L3	N 87°16'22" E - 150.03'	L16	N 28°29'08" E - 145.82'
L4	N 02°48'47" W - 23.82'	L17	S 71°09'13" E - 203.07'
L5	N 87°16'11" E - 100.22'	L18	N 67°39'44" W - 89.14'
L6	N 67°28'16" W - 182.10'	L19	N 71°53'57" W - 27.07'
L7	N 29°46'29" W - 120.88'	L20	N 67°39'39" W - 36.71'
L8	N 87°14'49" E - 437.57'	L21	N 87°48'21" W - 31.91'
L9	N 02°47'21" W - 234.15'	L22	N 61°18'32" W - 31.58'
L10	S 71°09'13" E - 179.49'	L23	N 15°51'16" W - 26.44'
L11	S 16°40'52" E - 28.00'		
L12	S 01°54'17" E - 69.96'		
L13	S 87°16'22" W - 23.74'		

**Legend**

- ⊕ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ▲ MAG Nail Found with washer "JPH"
- △ 60D Nail Found
- ◇ Capped Iron Rod Found as noted
- ✱ Cotton Gin Spindle Found
- ⊙ MAG Nail Set with washer
- ⊗ Cut "X" Found
- Existing or Proposed 6' Concrete Sidewalk (Record Bearing and Distance)

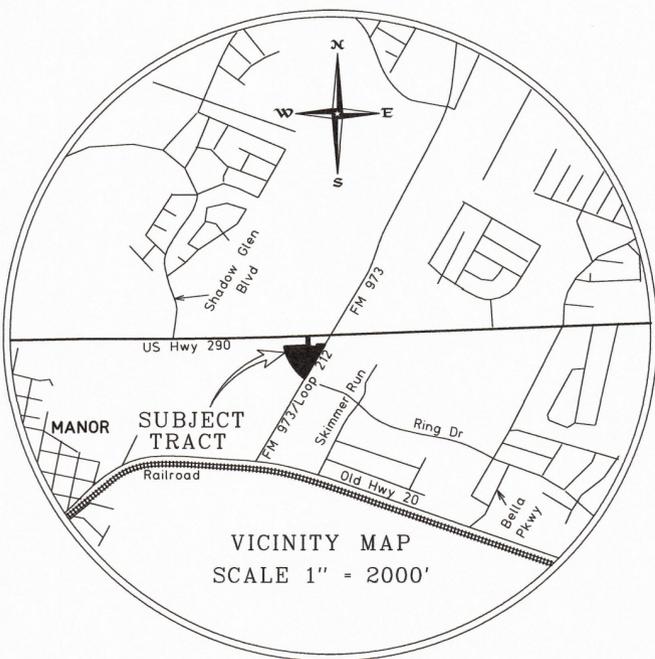


**OWNER/SUBDIVIDER:** Greenview Manor Commons SW LP  
PO Box 162304  
Austin, Texas 78716

**ENGINEER:** ALM ENGINEERING, INC.  
925 S Capital of TX Hwy., Ste. B220  
West Lake Hills, Texas 78746

**SURVEYOR:** HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704

LOT SUMMARY	
Total Number of Lots = 3	
Lot 7C-1A = 3.149 Acres = 137,171 Square Feet	
Lot 7C-1B = 0.690 Acre = 30,035 Square Feet	
Lot 7C-1C = 0.898 Acre = 39,135 Square Feet	
Total Area = 206,341 Square Feet = 4.737 Acres	
Lots 7C-1A, 7C-1B and 7C-1C Commercial Use	
Linear Feet of New Streets: None	



**CURVE DATA**

① Δ = 1°50'08" R = 10090.00' T = 161.64' C = 323.24' A = 323.26' CB = S23°26'33"W	② Δ = 37°15'02" R = 620.00' T = 208.96' C = 323.03' A = 403.09' CB = N48°24'28"W	③ Δ = 6°38'41" R = 370.00' T = 21.48' C = 42.89' A = 42.91' CB = N26°13'02"W	④ Δ = 90°03'06" R = 25.00' T = 25.02' C = 35.37' A = 39.29' CB = N42°07'20"E
⑤ Δ = 42°51'33" R = 15.00' T = 5.89' C = 10.96' A = 11.22' CB = S10°43'54"W	⑥ Δ = 1°16'04" R = 10090.00' T = 111.62' C = 223.23' A = 223.24' CB = N24°59'39"E	⑦ Δ = 0°50'22" R = 10090.00' T = 73.93' C = 147.85' A = 147.85' CB = S23°56'26"W	⑧ Δ = 0°59'46" R = 10090.00' T = 87.71' C = 175.40' A = 175.41' CB = S23°01'22"W
⑨ Δ = 4°25'41" R = 620.00' T = 23.97' C = 47.91' A = 47.92' CB = N64°49'08"W	⑩ Δ = 32°49'21" R = 620.00' T = 182.61' C = 350.34' A = 355.17' CB = N46°11'37"W	⑪ Δ = 10°31'57" R = 55.50' T = 5.12' C = 10.19' A = 10.20' CB = N33°57'27"E	

**HOLT CARSON, INCORPORATED**  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
email: survey@hciaustin.com  
Texas Licensed Surveying Firm Registration No. 10050700  
A 1123078 PAGE 1 OF 2

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A

OWNER'S ACKNOWLEDGMENT:

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

That, Greenview Manor Commons SW LP, owner of 4.737 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being all of Lot 7C, Block A, Short Form Final plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, an addition to the City of Manor and recorded under Document No. 202200190 of the Official Public Records of Travis County, Texas, same being a portion of that certain tract of land as conveyed to Greenview Manor Commons SW LP, a Texas limited partnership by Special Warranty Deed recorded in Document No. 2015139479 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 4.737 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A

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

WITNESS MY HAND this the \_\_\_ day of \_\_\_, A.D., 20\_\_.

Barth Timmermann, President Greenview Manor Commons SW LP 501 Vale Street Austin, Texas 78746

THE STATE OF TEXAS THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_ day of \_\_\_, A.D., 20\_\_ did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS x THE COUNTY OF TRAVIS x

I, Holt Carson, Registered Professional Land Surveyor No. 5166, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, The field work was completed on August 24, 2022.

Holt Carson signature

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



11-17-2023 Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS x THE COUNTY OF TRAVIS x

I, Matthew Mitchell, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Manor, Texas and is not inundated by the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48453C0485J, dated August 18, 2014 and revised to reflect Letter of Map Revision (LOMR 19-06-2660P), effective June 1, 2020.

Matthew Mitchell P.E. No. 83335 ALM ENGINEERING, INC. F-3565 P.O. Box 536 Dripping Springs, Texas 78620 (512) 431-9600



11/20/2023 Date

PLAT NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review. 2.) All water and wastewater construction must be inspected by the City of Manor. 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater. 4.) Prior to construction, a site development permit must be obtained from the City of Manor. 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review. 6.) The property owners or assigns shall maintain all drainage easements on private property. 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities. 8.) Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances. 9.) This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor commons SW, recorded in Document No. 201500112; Short Form Final Plat of Manor Commons Establishing Lot 7B & 7C, Block A, recorded in Document No. 202200190, and Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Plat of Manor Commons SW Establishing Lot 7B and 7C, Block A, recorded in Document No. 202300021 all of the Official Public Records of Travis County, Texas. 10.) This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Document No. 2012140970, the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Document No. 2015092648 and as supplemented by instrument recorded in Document No. 2016084509, all of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 4.737 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 7C-1, BLOCK A, SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202300021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO GREENVIEW MANOR COMMONS SW, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015139479 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a cotton spindle found in the South right-of-way line of U.S. Highway at the Northeast corner of Lot 6, Block A, Final Plat Establishing Manor Commons SW, a subdivision in Travis County, Texas according to the map of Plat there of recorded in Document No. 201500112 of the Official Public Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 7C-1, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202300021 of the Official Public Records of Travis County, Texas and being the most Northerly Northwest corner and the PLACE OF BEGINNING of the herein described tract; THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said Lot 7C-1, N 87 deg. 13'18" E 53.68 ft. to a 1/2" iron rod found with a plastic cap imprinted "JPH Land Surveying" found at the Northwest corner of Lot 7A, Block A, Manor Commons SW Replat Lot 7 Final Plat, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600122, of the Official Public Records of Travis County, Texas; THENCE leaving the South right-of-way line of U.S. Highway 290 with an East line of said Lot 7C-1 and with the West line of said Lot 7A, S 02 deg. 47' 27" E 296.95 ft. to a 60D nail found at the Southwest corner of said Lot 7A, same being an angle corner of said Lot 7C-1, also being a point in a North line of Lot 7C-2, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, and being an angle corner of the herein described tract; THENCE with a Southerly line of said Lot 7C-1 and with a North line of said Lot 7C-2, S 87 deg. 16' 22" W 23.74 ft. to a MAG Nail with a washer set for an angle corner of said Lot 7C-1, same being the Northwest corner of said Lot 7C-2 and being an angle corner of the herein described tract; THENCE with the East lines of said Lot 7C-1 and with the West lines of said Lot 7C-2, the following three (3) courses: 1.) S 01 deg. 54' 14" E 69.96 ft. to a MAG Nail with a washer set at a non-tangent point of curvature; 2.) Along a curve to the left with a radius of 15.00 ft. for an arc length of 11.22 ft. and which chord bears, S 10 deg. 43' 54" W 10.96 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc."; 3.) S 16 deg. 40' 52" E 28.00 ft. to a MAG Nail with a washer set in asphalt at an angle corner of said Lot 7C-1, same being the Southwest corner of said Lot 7C-2 and being an angle corner of the herein described tract; THENCE with the a Northeasterly line of said Lot 7C-1 and with the Southwest line of said Lot 7C-2, S 71 deg. 09' 13" E 179.49 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the curving West right-of-way line of F.M. 973 at an angle corner of said Lot 7C-1, same being the Southeast corner of said Lot 7B-2 and being an angle corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the Northeast corner of said Lot 7C-2 bears, N 24 deg. 59' 39" E 223.23 ft. (chord bearing and distance); THENCE with the West right-of-way line of F.M. 973 and with the East line of said Lot 7C-1, along a curve to the left, with a radius of 10,090.00 ft. for an arc length of 323.26 ft. and which chord bears, S 23 deg. 26' 33" W 323.26 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the most Southerly corner of said Lot 7C-1, same being in the Northeast line of an access road locally known as Ring Road and being the most Southerly corner of the herein described tract; THENCE along the Southwest line of said Lot 7C-1 and the Northeast line of said access drive known as Ring Road the following four (4) courses: 1.) N 67 deg. 28' 10" W 182.10 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in a concrete wing wall at a point of curvature; 2.) along a curve to the right with a radius of 620.00 ft. at an arc distance of 302.47 ft. passing an angle corner of Lot 7, Final Plat Establishing Manor Commons SW, continuing for a total arc length of 403.09 ft. and which chord bears, N 48 deg. 24' 28" W 396.03 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at a point of tangency; 3.) N 29 deg. 46' 29" W 120.88 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at a point of curvature; 4.) Along a curve to the right with a radius of 370.00 ft. for an arc length of 42.91 ft. and which chord bears, N 26 deg. 13' 02" W 42.89 ft. to a cut "X" found in concrete at the Southwest corner of Lot 4, Block A, Final Plat Establishing Manor Commons SW, same being the most westerly corner of said Lot 7C-1 and being the most westerly corner of the herein described tract; THENCE with the South line of Lot 4, Lot 5, and Lot 6, Block A Final Plat Establishing Manor Commons SW and with a North line of said Lot 7C-1, N 87 deg. 14' 49" E 437.57 ft. to a cut "X" found in concrete at the Southerly Southeast corner of said Lot 6; THENCE along a curve to the left with a radius of 25.00 ft. for an arc length of 39.29 ft. and which chord bears N 42 deg. 07' 20" E 35.37 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at the Easterly Southeast of said Lot 6; THENCE with the East line of said Lot 6 and with a West line of said Lot 7C-1, N 02 deg. 47' 21" W 234.15 ft. to the PLACE OF BEGINNING and containing 4.737 acres of land.

CITY OF MANOR PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the \_\_\_ day of \_\_\_, 20\_\_ A.D.

Approved:

Julie Leonard, Chairperson

\_\_\_\_\_ Date

Attest:

Lluvia T. Almaraz, City Secretary

\_\_\_\_\_ Date

This subdivision is located within the City of Manor as of this date, December 7, 2022.

CITY OF MANOR CITY COUNCIL APPROVAL:

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

Approved:

Honorable Dr. Christopher Harvey, Mayor

\_\_\_\_\_ Date

Attest:

Lluvia T. Almaraz, City Secretary

\_\_\_\_\_ Date

THE STATE OF TEXAS THE COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_ day of \_\_\_, 20\_\_ A.D., at \_\_\_ o'clock \_\_\_ M. and duly recorded on the \_\_\_ day of \_\_\_, A.D., at \_\_\_ o'clock \_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

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

DYANA-LIMON MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_ Deputy

HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS 1904 FORTVIEW ROAD AUSTIN, TX 78704 (512) 442-0990 email: survey@hciaustin.com Texas Licensed Surveying Firm Registration No. 10050700 A 1123078 PAGE 2 OF 2



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, October 25, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO BOX 536  
DRIPPING SPRINGS 78620  
matt@almengr.com

Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat, , LA.

Dear Matt Mitchell,

The first submittal of the Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat (*Short Form Final Plat*) submitted by ALM Engineering, Inc. and received on October 26, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification as well as being included in the legend.
- ii. Please include in plat notes "Performance and maintenance guarantees as required by the City."
- iii. Provide 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. Only 3 are provided.
- iv. Lakesha Small is the current Chairperson.

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](http://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,

10/25/2023 1:26:48 PM  
Manor Commons SW Lots 7C-1A,1B, and 1C Short  
Form Final Plat  
2023-P-1561-SF  
Page 2



Tyler Shows  
Staff Engineer  
GBA



October 26, 2023

City of Manor  
Comment Response #1  
Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat.

### Engineering Review

i. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification as well as being included in the legend.

RESPONSE: Property line boundaries have been darkened. If they go any darker they will start to interfere with the ability to read the text and other information.

ii. Please include in plat notes "Performance and maintenance guarantees as required by the City."

RESPONSE: Note added as requested on Page 2. Upper middle of plat note 11.

iii. Provide 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. Only 3 are provided.

RESPONSE: Four property corners now have X and Y coordinates.

iv. Lakesha Small is the current Chairperson

RESPONSE: The Chairperson's name has been updated.

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

Sincerely,

Matt Mitchell, P.E.





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO BOX 536  
DRIPPING SPRINGS 78620  
matt@almengr.com

Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat,

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on October 26, 2023, 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.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat  
 Case Number: 2023-P-1561-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Plat for Manor Commons SW located at the northwest corner of FM 973 and Ring Dr., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.**

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

***Owner: GREENVIEW MANOR COMMONS SW LP***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 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.

**830450  
11923 E U S HY 290 TX 78653  
LOT 1 MANOR MARKET SUBD**

**OWNER  
WAL-MART REAL ESTATE BUSINESS TRUST  
MS 0555  
PO BOX 8050  
BENTONVILLE AR 72712-8055**

**860812  
11808 RING DR TX 78653  
LOT 4 BLK A MANOR COMMONS SW**

**OWNER  
CFT NV DEVELOPMENTS LLC  
1683 WALNUT GROVE AVE  
ROSEMOND CA 91770-3711**

**568070  
E U S HY 290 TX  
ABS 315 SUR 63 GATES G ACR 26.136 (1-D-1W)**

**OWNER  
13100 FM 973 INC  
10095 US Highway 290 E  
Manor TX 78653-0539**

**860813  
11808 E U S HY 290 MANOR TX  
LOT 5 BLK A MANOR COMMONS SW**

**OWNER  
HAZA REALTY LP  
4415 HIGHWAY 6  
SUGAR LAND TX 77478-4476**

**860814  
11808 E U S HY 290 TX 78653  
LOT 6 BLK A MANOR COMMONS SW**

**OWNER  
SURFVIEW MANOR LLC  
19 BAY VISTA DR  
MILL VALLEY CA 94941-1604**

**874849**  
**12003 E U S HY 290 TX**  
**LOT 7A BLK A MANOR COMMONS SW REPLAT LOT 7**

OWNER  
**GREENVIEW MANOR COMMONS SW LP**  
**PO BOX 162304**  
**AUSTIN TX 78716-2304**

**862599**  
**N F M RD 973 TX 78653**  
**ABS 58 SUR 38 BARKER C ABS 315 SUR 63 GATES G ACR 14.0865 (1-D-1)**

OWNER  
**TIMMERMANN GERALDINE**  
**PO BOX 4784**  
**AUSTIN TX 78765-4784**

**786499**  
**E U S HY 290 TX 78653**  
**ABS 315 SUR 63 GATES G ACR 2.4474**

OWNER  
**GREENVIEW DEVELOPMENT 973 L P**  
**% BARTH TIMMERMANN**  
**501 VALE ST**  
**AUSTIN TX 78746-5732**

**943067**  
**12900 N F M RD 973 TX 78653**  
**LOT 4 BLK A MANOR COMMONS SE COMMERCIAL**

OWNER  
**AJT REAL ESTATE LLC**  
**2501 LOU HOLLOW PL**  
**CEDAR PARK TX USA 78613-3107**

**957459**  
**N F M RD 973 78653**  
**MANOR COMMONS SE COMMERCIAL BLK A LOT 3**

OWNER  
**GREENVIEW DEVELOPMENT 973 L P**  
**% BARTH TIMMERMANN**  
**501 VALE ST**  
**AUSTIN TX 78746-5732**

**957458**  
**N F M RD 973 78653**  
**MANOR COMMONS SE COMMERCIAL BLK A LOT 1**

OWNER  
**AKZUL PROPERTIES INC**  
**3916 Venezia Vw**  
**Leander TX 78641-3719**

**943111**  
**11915 N F M RD 973 TX 78653**  
**LOT 1 BLK B MANOR SE COMMERCIAL PHS 4 LOT 1&2 BLK B**

OWNER  
**HOMESTEAD VETERINARY LAND LLC**  
**1464 E Whitestone Blvd Ste 1001**  
**Cedar Park TX 78613-9069**



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action to approve the P&Z Commission minutes for:

- October 11, 2023, P&Z Commission Regular Session; and
- November 13, 2023, P&Z Commission Regular Session.

**BACKGROUND/SUMMARY:**

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

- October 11, 2023, P&Z Commission Regular Session Minutes

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the October 11, 2023, P&Z Commission Regular Meeting.

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



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
OCTOBER 11, 2023**

*This meeting was live streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>*

**PRESENT:**

**COMMISSIONERS:**

LaKesha Small, Chair Place 7  
Felix Paiz, Vice Chair, Place 4  
Julie Leonard, Chair, Place 1  
Prince John Chavis, Place 2  
Cresandra Hardeman, Place 3 (Absent)  
Celestine Sermo, Place 5 (Absent)  
Cecil Meyer, Place 6

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Development Services Supervisor

**REGULAR SESSION: 6:30 P.M.**

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Chair Small at 6:35 p.m. on Wednesday, October 11, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding his concerns. Mr. Battaile spoke on his opinion of the City of Manor's Boards, Commissions, and Committees. He stated he would like to get things into the parks for people to do. He spoke on preserving Manor's history by encouraged the city to establishing museums and other culture-based items in the community. He suggested the City of Manor create a design review committee to oversee structural designs being built.

## PUBLIC HEARING

*Due to a Conflict of Interest, Commissioner Leonard recused herself and left the dais at 6:40 p.m.*

- 1. Conduct a public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). Applicant: DB Land Consulting LLC. Owner: SAMPSG PROPERTIES LLC.**

City Staff recommended that the P&Z Commission conduct the public hearing on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Chair Small opened the public hearing.

Julie Leonard, 12821 Ring Drive, Manor, Texas, submitted a speaker card to speak in opposition of this item. Ms. Leonard stated this item has come before the commission 3 or 4 times prior for relatively the same request. She stated that she did not feel the developer has addressed the key issues. She cited issues with potentially dangerous traffic patterns, traffic volume, road conditions, unit density of the proposed development and lack of forward movement on the current zoning.

James Keaveny, 12829 Ring Drive, Manor, Texas, submitted a speaker card to speak in opposition of this item. He stated that he echoed the same reasons as Ms. Leonard. He stated that he hoped the Commissioners would continue to deny this request regardless of how many times it comes before the commission because he is strongly opposed.

Mark Thoman, 12741 Bella Parkway, Manor, Texas submitted a speaker card to speak in opposition of this item. Mr. Thoman stated he felt the developer was ignoring the precautionary position the original Bell Farms developer had with not purchasing and developing this property. He expressed his concerns regarding the underground petroleum pipeline that crosses the property, the risk to the abutting single-family development, and the traffic circumstances on the under-designed road of Old Highway 20. He asked the Commission to deny this request due to the revenue imbalance to the developer at the expense of the citizens of Bell Farms and to prevent future questionable zonings for the adjacent properties along Old Highway 20.

Mary Ann Thoman, 12741 Bella Parkway, Manor, Texas submitted a speaker card to speak in opposition of this item. Mrs. Thoman urged the Commission to seriously consider each concern before rendering a decision. She stated her first concern would be traffic issues. Current traffic, which includes large trucks from the asphalt treatment plant, local commuters, and cut-through traffic of vehicles rerouting to avoid Highway 290 congestion combined with the deteriorated road surfaces of Old Kimbro and Old Highway 20 that have become hazardous to drive on in some places is a concern. The roadway structure itself, which includes 2 lane roads has no plans in place to repair, improve, or upgrade the roads. The proposed egress for

this development using Tinker Street as a secondary egress which is an established neighborhood street. She stated all of these items equal a public safety issue. Mrs. Thoman stated her second concern is population density. This zoning change would create more people in less space, more cars, and more traffic. She reiterated the pipeline issue expressing concerns for the people in the event of an emergency evacuation due to a leak or worse. The last concern would be water availability, water quality and property values. She stated there have been issues with water restrictions and brown water coming from the water pipelines in the area. She expressed unknown concerns to the effect this would have on her property value.

Kumar Savitala with SAMPSG Properties LLC, 10701 Marsala Springs Drive, Round Rock, Texas submitted a speaker card to speak in support of this item. Mr. Savitala stated he felt the density of this project would be less than the single-family development already there and would help bring privacy and safety to the neighborhood. Mr. Savita stated he was in support of improvements for Old Highway 20.

Diane Bernal with DB Land Consulting LLC, 11917 Oak Knoll Drive, Suite C, Austin, Texas, submitted a speaker card to speak in support of this item. Ms. Bernal stated they have reached out to the property owners and the HOA of Bell Farms. A meeting was held to hear the concerns of the community with representation from Tinker Street, Bella Parkway, Wedding Street and Carillon Way in attendance. She wanted to clarify this item only involved the townhomes for the 6.17 acres at the rear of the property. The front portion was currently tabled due to a conflict with the Future Land Use Map. The townhomes zoning was in line with the Comprehensive Plan for this area.

Ms. Bernal answered questions regarding action that has been taken by the developer since the last time this item appeared before the Commission. She stated they have been in touch with Travis County Transportation Department to determine any improvements that may need to be done. She stated the scope of the development has changed by lessening our initial request to them. We had originally wanted apartments on the retail portion on the front part.

Ms. Bernal addressed the pipeline issue. She stated she had personally worked on developments involving natural gas transmission lines before. They plan to work closely with the owner of the pipeline and adhere to all the development guidelines and review processes they mandate. Ms. Bernal insured the Commission there would be no development structures inside the easement areas, only lawns and roadways which would be allowed.

Ms. Bernal spoke regarding the water issues. She stated Manville Water Supply Corporation recently lifted the moratorium they had in place and are accepting applications for feasibility requests. They are currently pending a response from Manville.

Ms. Bernal answered questions regarding the access points onto the property and how they would connect to the surrounding roadway system. The Commission requested to see the maps to visually assist them. Ms. Bernal pointed out on the maps the proposed access points and explained the Fire Marshall requires at least 2 access points.

Discussion was held regarding the accessibility of this property and how it relates to the development of the whole sections of land, not just the back townhomes section. Commissioners questioned the timeline of development and if construction would start prior to the rezoning of the front section of the property. The Commission expressed concerns with access to Old Highway 20 if this was approved and completed prior to the front section. She reassured there would be permanent access to Old Highway 20 for the townhome development. She stated there would be 47 townhomes in units of 4 or more per City Code.

Ms. Bernal spoke regarding the changes made because of the townhall meeting with Bell Farms residents. She stated the developer opted not to pursue multifamily as a part of this development.

Discussion was held regarding the environmental studies and infrastructure improvements that would need to occur. Ms. Bernal answered questions regarding the environmental studies that have been done. She stated she would need to investigate and report back. She stated that the infrastructure improvements would be covered under the discussions with the engineers once the zoning changes had been approved.

Director Dunlop spoke regarding the current Future Land Use Map as depicted in the Comprehensive Plan. He stated the map reflects neighborhood type developments in this area. He explained that would be single- or two-family residents, small apartments, and other types of residential use. By including the commercial aspect, it elevates the use to neighborhood mixed use or community mixed use. It would require an amendment to the Future Land Use Map to proceed; however, the internal processes have not been established by Council yet.

Ms. Bernal confirmed that the complete estimated 10-acre development would include townhomes on the back 6 plus acres and neighborhood business on the remaining 3 plus acres in the front along the Highway 20 frontage. It is one owner and is pending guidance from the city on how to proceed. She reviewed requirements of this development and the review process with both the city and the fire department.

Ms. Bernal stated she had no information on the price points for the townhomes. She stated that single family development was not considered for this tract of land due to the higher price point.

Commission requested to know the main difference between what was presented in April verses what was being introduced now. Ms. Bernal stated they wanted to move forward with the townhome development on the back end of the property. The separation or phasing of the development request was just because they were waiting on the city's mechanism to be put in place to request an amendment to the Future Land Use Map.

Director Dunlop stated that the Comprehensive Plan does not provide a specific number of types of units only a range of acceptable housing types. He explained the density types, the dashboard information provided in the back up, and how they relate to each other.

**MOTION:** Upon a motion made by Commissioner Chavis and seconded by Vice Chair Paiz to close the public hearing.

There was no further discussion.

**Motion to Close carried 4-0**

*Commissioner Leonard returned to the dais at 7:13 p.m.*

- 2. Conduct a public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX. Applicant: Mahoney Engineering. Owner: Leif Johnson Ford / River City Partners.**

City Staff recommended that the P&Z Commission conduct the public hearing on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

Chair Small opened the public hearing.

Chair Small stated that no one signed up to speak regarding this item.

Chair Small requested background information on this item.

Director Dunlop stated Riata Ford purchased the auto mechanic property next to them to increase their property size.

**MOTION:** Upon a motion made by Vice Chair Paiz and seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0**

**CONSENT AGENDA**

- 3. Consideration, discussion, and possible action to approve the minutes of September 13, 2023, P&Z Commission Regular Meeting.**

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Vice Chair Paiz to approve the consent agenda.

There was no further discussion.

**Motion to Approve carried 5-0**

**REGULAR AGENDA**

*Due to a Conflict of Interest, Commissioner Leonard recused herself and left the dais at 7:17 p.m.*

**4. Consideration, discussion, and possible action on a Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH). Applicant: DB Land Consulting LLC. Owner: SAMPSG PROPERTIES LLC.**

City Staff recommended that the P&Z Commission approve the Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

Chair Small requested any other information not previously presented, changes or concerns created by this item between April and now.

Director Dunlop stated there has been not new changes except the removal of the neighborhood business portion of the request. He stated the City staff recommended approval because this request is in line with the Comprehensive Plan. He stated that Tinker Street was stubbed out as part of the Bell Farms development for the purpose of connecting to future development on this property. It would be appropriate to use Tinker Street for this purpose.

Director Dunlop explained this development would be private. The development standards they would have to comply with would include a 25-foot buffer yard, a 6-foot oblique fence and evergreen trees for screening purposes in addition to the drainage easement that is already there. He stated the maximum height would be 35 feet which is the same for single residential family.

Ms. Bernal answered additional questions from the Commission. She addressed the average height on the buildings as being approximately 25 feet. She stated the design team was focused on the porches, patios, and stoops right now. She was unaware if there would be upstairs balconies. She confirmed the developer has not determined if these units would be for lease or sale.

Director Dunlop addressed questions regarding the height of trees. He stated there were many different acceptable types of evergreen species. The height varies with each species therefore, there would be no way to determine at this time. He stated there would be trees and shrubs.

Discussion was held regarding the various zoning types and the options that would be available for development purposes. Director Dunlop explained the private and public aspects of development in general. He detailed the difference in lot sizes and population density from each residential zoning type.

Ms. Bernal stated that this property has never been considered for a single-family development. She stated at the townhall meeting the community seemed to be in favor of townhomes as a for sale unit instead of a leasing option. The residents seemed to be more concerned with the types of commercial establishments that would be allowed. A brief discussion was held regarding the types of commercial establishments that would be allowed on the front portion of the property even though it was not part of this request.

Discussion was held regarding a recap of the history of this item. Director Dunlop reviewed the utility infrastructure for connection regarding water and wastewater. He explained the connections would be public because the size of the lot was too small to create a PUD.

Ms. Bernal explained the current access points for the property and where they would be located if the zoning request was approved. She reviewed the Travis County Traffic requirements and how that would affect the access points. The discussion included distance between access points and the total lot width along Highway 20.

Commissioners requested clarification regarding the process of discussing roadway improvements. They wanted to know if there could be a discussion with Travis County before the zoning change was approved. Ms. Bernal confirmed they could start a conversation before, but they were waiting until the zoning was approved to avoid having to modify the scope of their request.

Discussion was held regarding traffic studies. Director Dunlop explained what would trigger a developer to be required to do a Traffic Impact Analysis (TIA). He explained this project as a townhome development with less than 50 units would not meet the threshold to require a TIA. For residential units, the total number of units would need to be around 350 units before it would require one. The commercial aspect might trigger a TIA but has been separated out of consideration for this item.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to deny the Rezoning Application, one (1) lot on 6.17 acres, more or less, and being located at 12920 Old Hwy 20, Manor, TX from Agricultural (A) to Townhome (TH).

There was no further discussion.

**Motion to Deny carried 4-0**

*Commissioner Leonard returned to the dais at 7:43 p.m.*

**5. Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX. Applicant: Mahoney Engineering. Owner: Leif Johnson Ford / River City Partners.**

City Staff recommended that the P&Z Commission approve a Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Vice Chair Paiz to approve the Subdivision Short Form Final Plat for the Riata Ford Subdivision, one (1) lot on 19.69 acres, more or less, and being located at 10507 E Highway 290, Manor, TX.

There was no further discussion.

**Motion to Approve carried 5-0**

**5. Consideration, discussion, and possible action to move the November 8th, 2023, Regularly Scheduled Planning and Zoning Commission meeting.**

City Staff recommended that the P&Z Commission consider an earlier date for the regularly scheduled November 8th, 2023, Planning and Zoning Commission meeting.

Director Dunlop stated the Texas American Planners Association Annual Conference is being held in Corpus Christi starting November 8, 2023. He stated he would be at the Conference. He stated that Michael Burrell, City Planning Coordinator, would also be at the conference.

Discussion was held regarding the different date and time options available.

**MOTION:** Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to approve moving the next scheduled P&Z Commission meeting date and time from November 8, 2023, at 6:30 p.m. to November 13, 2023, at 6:30 p.m.

There was no further discussion.

**Motion to Approve carried 5-0**

**ADJOURNMENT**

The Regular Session of the Manor P&Z Commission Adjourned at 7:57 pm on Wednesday, October 11, 2023.

These minutes were approved by the Planning and Zoning Commission on the 13th day of November 2023. (*Audio recording archived*).

**APPROVED:**

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LaKesha Small  
Chairperson

**ATTEST:**

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Mandy Miller  
Development Services Supervisor



**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
NOVEMBER 13, 2023**

**PRESENT:**

**COMMISSIONERS:**

- LaKesha Small, Chair Place 7
- Felix Paiz, Vice Chair, Place 4 (Absent)
- Julie Leonard, Place 1 (Absent)
- Prince John Chavis, Place 2 (Absent)
- Cresandra Hardeman, Place 3
- Celestine Sermo, Place 5 (Absent)
- Cecil Meyer, Place 6

**CITY STAFF:**

- Scott Dunlop, Development Services Director
- Michael Burrell, Planning Coordinator

**REGULAR SESSION: 6:30 P.M.**

**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 Chair Small at 6:53 p.m. on Wednesday, November 13, 2023, 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 13<sup>th</sup> day of December 2023. *(Audio recording archived)*

**APPROVED:**

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LaKesha Small  
Chairperson

**ATTEST:**

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Mandy Miller  
Development Services Supervisor



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.

*Applicant: Gregg Lane Dev. LLC*  
*Owner: Quiddity*

**BACKGROUND/SUMMARY:**

This Preliminary Plat was approved by our engineers and is consistent with the approved Concept Plan, but after approval an additional wastewater stub was included on Paradise Farm Lane to provide service to an adjacent parcel and a review of that stub out has not been concluded so staff is requesting a postponement until the January 10<sup>th</sup> P&Z meeting.

This plat includes all four phases of the project and has 275 single-family lots, 1 commercial lot, 1 utility lot, 13 open space and park lots, 1 nature preserve lot, 1 trail lot, and 1 street ROW lot.

The plat includes the extension of the north-south Primary Collector that connects from the KB Homes subdivision (Mustang Valley) to Gregg Lane. It also includes ROW dedications along Gregg Lane for the future expansion of that roadway. The 1 utility lot is being dedicated to the city for the provision of two 250,000 ground storage tanks and pumps for the city's water utility.

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

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission postpone action on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX until the January 10<sup>th</sup> P&Z meeting.

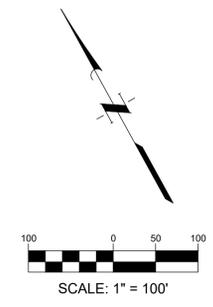
**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

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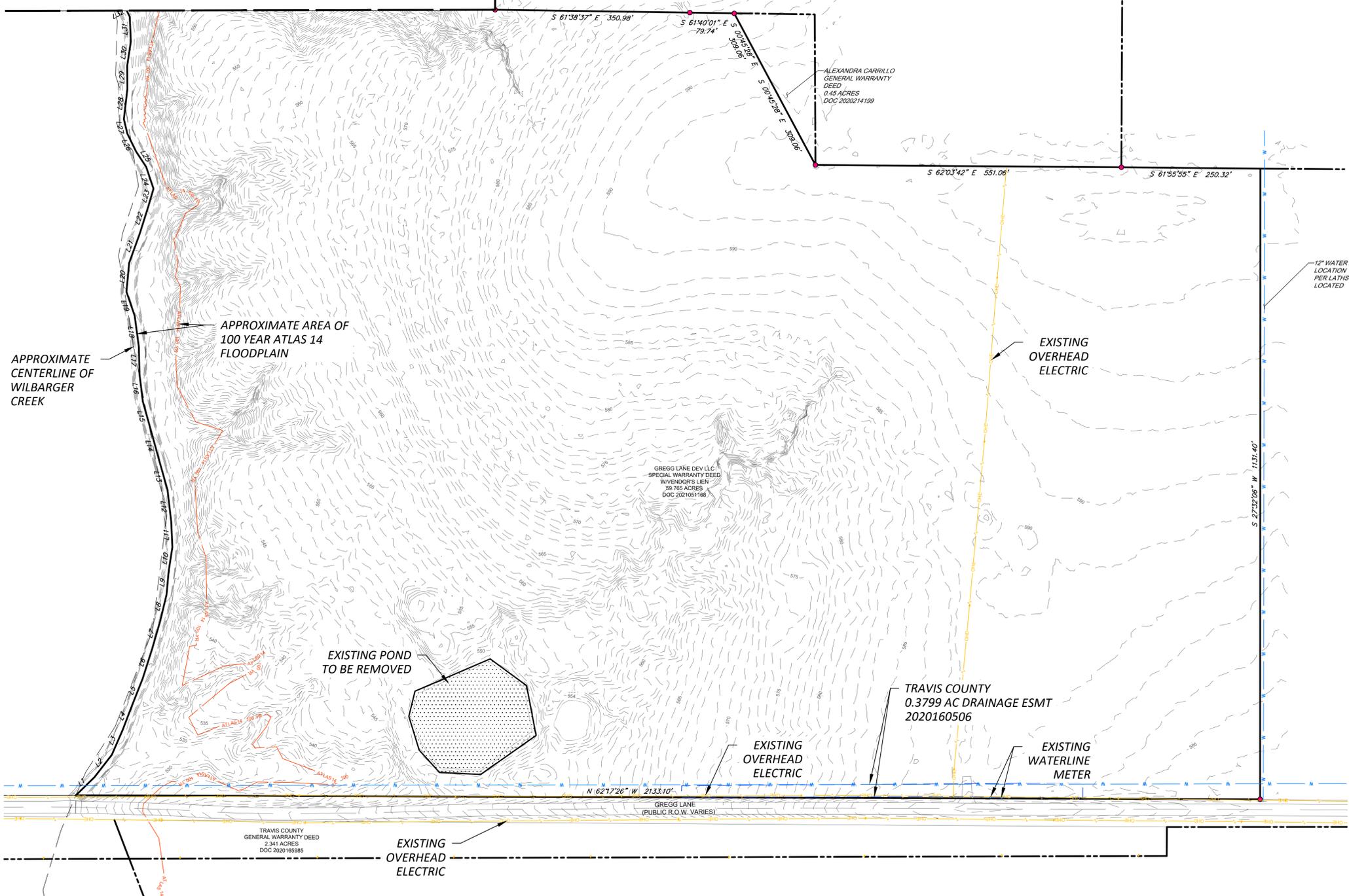


THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**2**  
**MATCHLINE**

LINE	BEARING	DISTANCE
L1	N 73°20'52"	E 46.73'
L2	N 65°28'25"	E 50.67'
L3	N 51°10'42"	E 48.55'
L4	N 48°30'24"	E 46.23'
L5	N 49°14'49"	E 52.77'
L6	N 48°14'55"	E 55.96'
L7	N 43°43'26"	E 52.86'
L8	N 41°05'22"	E 48.00'
L9	N 32°42'55"	E 42.39'
L10	N 36°20'34"	E 43.28'
L11	N 24°58'46"	E 45.09'
L12	N 20°50'58"	E 58.26'
L13	N 11°43'28"	E 55.76'
L14	N 12°03'40"	E 59.87'
L15	N 11°44'50"	E 49.40'
L16	N 20°31'26"	E 49.47'
L17	N 28°12'00"	E 48.95'
L18	N 19°47'54"	E 56.22'
L19	N 08°36'09"	E 45.62'
L20	N 32°55'35"	E 52.23'
L21	N 47°27'44"	E 55.81'
L22	N 45°04'59"	E 51.38'
L23	N 43°53'12"	E 32.75'
L24	N 08°50'46"	E 41.41'
L25	N 05°45'16"	E 32.84'
L26	N 01°15'08"	E 35.86'
L27	N 14°04'33"	E 44.74'
L28	N 34°11'10"	E 54.41'
L29	N 26°59'21"	E 41.68'
L30	N 36°09'53"	E 43.97'
L31	N 25°00'27"	E 44.74'
L32	N 00°27'57"	E 24.88'
L33	N 00°28'28"	E 9.07'
L34	N 05°17'24"	W 31.85'
L35	N 01°00'43"	W 39.99'
L36	N 13°37'54"	W 36.17'
L37	N 03°30'27"	W 43.17'
L38	N 10°14'35"	W 42.68'
L39	N 22°31'57"	W 57.70'
L40	N 44°39'48"	W 45.77'
L41	N 54°56'29"	W 58.93'
L42	N 82°33'28"	W 51.24'
L43	S 71°16'10"	W 39.96'
L44	S 66°38'21"	W 51.94'
L45	N 69°25'33"	W 39.25'
L46	N 83°41'50"	W 51.08'
L47	N 89°13'01"	W 53.52'
L48	N 76°23'07"	W 54.75'
L49	N 76°02'03"	W 65.60'
L50	N 78°19'56"	W 54.07'
L51	S 73°52'38"	W 52.35'
L52	N 82°44'47"	W 58.96'
L53	N 48°59'03"	W 54.65'
L54	N 21°40'43"	W 61.82'
L55	N 00°14'42"	E 52.83'
L56	N 08°20'31"	E 53.76'
L57	N 08°21'04"	E 38.04'
L58	N 12°10'56"	W 48.92'
L59	N 26°26'40"	W 51.72'
L60	N 09°59'50"	W 51.78'
L61	N 09°26'58"	W 65.60'
L62	N 23°17'46"	E 51.71'
L63	N 34°54'51"	E 42.87'
L64	N 48°43'04"	E 60.00'
L65	S 79°51'17"	E 39.39'
L66	S 58°58'03"	E 48.87'
L67	N 59°05'59"	E 54.70'
L68	N 00°19'10"	E 38.05'
L69	N 15°36'04"	W 56.41'
L70	N 66°24'18"	E 49.34'
L71	N 54°41'29"	E 55.35'
L72	N 08°45'25"	W 12.36'
L73	S 70°46'58"	E 13.00'
L74	N 22°09'28"	E 1157.92'



- LEGEND**
- FIRE HYDRANT W/ GATE VALVE
  - WATERLINE W/ GATE VALVE
  - WATERLINE W/ METER
  - WASTEWATER W/ MANHOLE
  - WASTEWATER W/ CLEANOUT
  - STORM SEWER W/ MANHOLE
  - STORM SEWER W/ CURB INLET
  - OVERHEAD ELEC W/ POWER POLE
  - GAS LINE
  - GROUND CONTOUR
  - TREE TO REMAIN
  - TREE TO BE REMOVED

- DEMOLITION LEGEND**
- DEMOLITION AREAS
  - DEMOLITION SPECIFIC ITEMS



REVISIONS

No.	Date	Description

**QUIDDITY**  
3100 Alvin Avenue, Suite 150 • Austin, Texas 78754 • 512.441.8483

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16758-007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



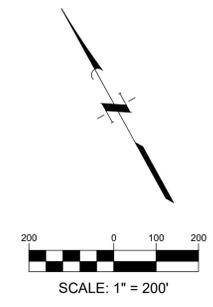
NEWHAVEN PRELIMINARY PLAN

**EXISTING CONDITIONS (2 OF 2)**

SHEET NO. **3**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



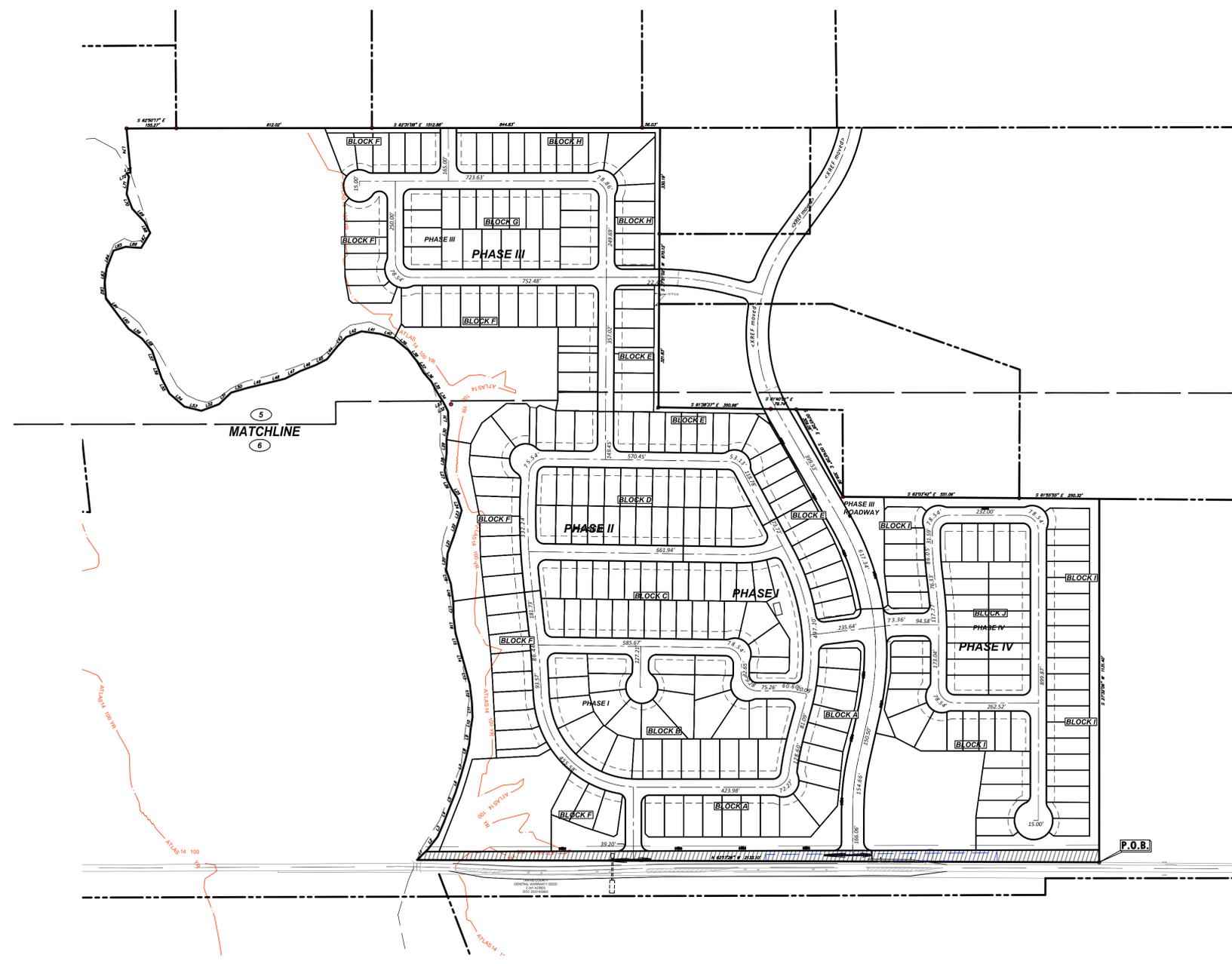
- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - PUBLIC UTILITY EASEMENT
  - TEMPORARY BENCHMARK
  - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**STREET TABLE**  
PUBLIC STREETS

NAME	LENGTH (FT)
PAINTED PLAINS LANE	331
FOX MANOR DRIVE	463
HIDDEN PRAIRIE LANE	1,180
ROLLING DRIVE	990
ORANGE PETAL COVE	152
BIRCH CHASE LANE	847
LONE ORCHARD LANE	648
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	814
SWEET GULLY LANE	314
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
<b>TOTAL</b>	<b>12,755</b>

- LEGEND**
- PHASE LINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	150.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	152.77
L6	N 45°14'53" E	155.96
L7	N 43°43'26" E	152.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.98
L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'46" E	41.41
L25	N 05°45'16" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'10" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'53" E	43.97
L31	N 23°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	9.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'35" W	42.68
L39	N 22°31'57" W	57.70
L40	N 44°39'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°53'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°38'21" W	51.94
L45	N 89°22'53" W	39.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	N 76°23'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 73°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
L55	N 00°14'42" E	52.83
L56	N 08°20'31" E	53.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°26'40" W	51.72
L60	N 09°59'30" W	51.78
L61	N 09°26'58" W	65.60
L62	N 23°17'46" E	51.71
L63	N 34°54'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 58°38'03" E	48.87
L67	N 59°05'59" E	54.70
L68	N 00°19'10" E	38.05
L69	N 15°36'04" W	56.41
L70	N 06°24'18" E	49.34
L71	N 34°41'26" E	55.35
L72	N 08°45'25" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



REVISIONS  
No. Date

**QUIDDITY**  
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

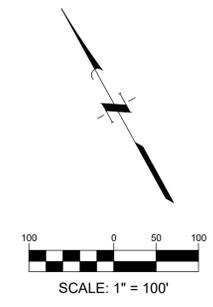
DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE

SCALE: AS SHOWN  
DATE: 19-JUL-23  
JOB NO.: 16759-007-02



NEWHAVEN PRELIMINARY PLAN  
**OVERALL PRELIMINARY PLAT**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

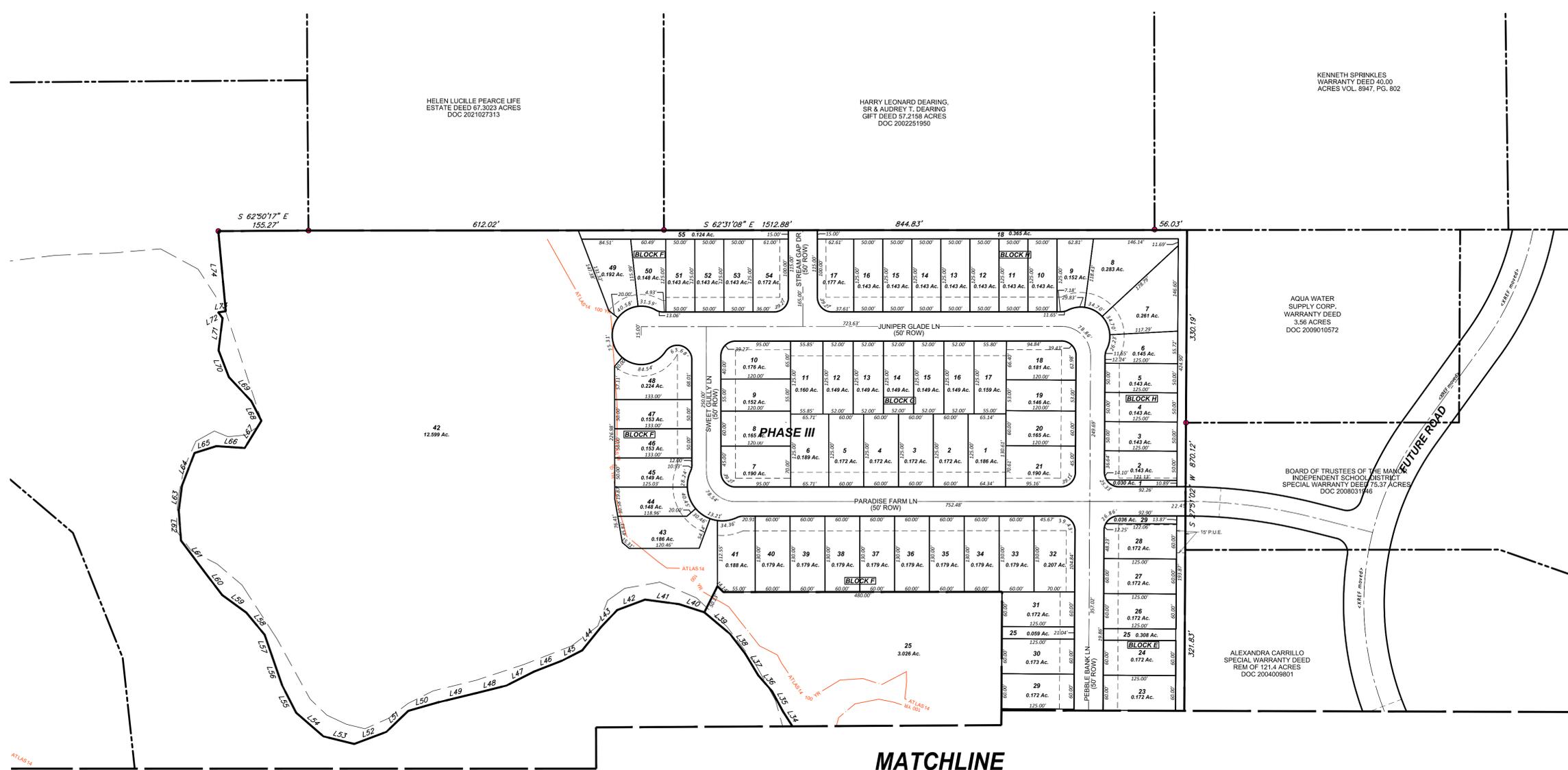


- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - PUBLIC UTILITY EASEMENT
  - TEMPORARY BENCHMARK
  - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

**LEGEND**

- PHASE LINE

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
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L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
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L20	N 32°55'35" E	52.23
L21	N 42°27'44" E	55.81
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L24	N 08°50'48" E	41.41
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L47	N 89°13'01" W	53.52
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L50	N 78°19'56" W	54.07
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L69	N 15°36'04" W	56.41
L70	N 06°24'18" E	49.34
L71	N 34°41'25" E	55.35
L72	N 08°45'29" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



MATCHLINE

6

Item 7

REVISIONS

No. Date

**QUIDDITY**  
3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8800

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE

SCALE: AS SHOWN  
DATE: 19-JUL-23  
JOB NO.: 16759-0007-02

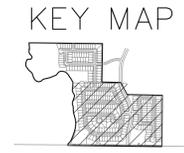
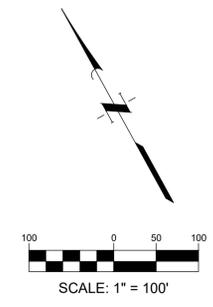
STATE OF TEXAS  
COUNTY OF WILLIAMSON  
127206  
JOHN A. ALVAREZ II  
REGISTERED PROFESSIONAL ENGINEER  
12/04/2008

NEWHAVEN PRELIMINARY PLAN  
**PRELIMINARY PLAT (1 OF 2)**

SHEET NO. **5**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
  - IRON ROD FOUND
  - CAPPED IRON ROD SET
  - POINT OF BEGINNING
  - PUBLIC UTILITY EASEMENT
  - TEMPORARY BENCHMARK
  - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- LEGEND**
- PHASE LINE
  - R.O.W. DEDICATION

LINE	BEARING	DISTANCE
L1	N 73°20'52"	E 46.73'
L2	N 69°09'29"	E 50.67'
L3	N 51°10'42"	E 48.58'
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L8	N 41°05'22"	E 48.00'
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L10	N 36°20'34"	E 43.28'
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L13	N 11°43'28"	E 55.36'
L14	N 12°03'40"	E 59.87'
L15	N 11°44'50"	E 49.40'
L16	N 20°31'78"	E 49.47'
L17	N 26°12'00"	E 48.98'
L18	N 19°47'54"	E 56.22'
L19	N 08°56'59"	E 45.62'
L20	N 32°59'54"	E 52.24'
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L22	N 45°04'59"	E 51.38'
L23	N 43°31'12"	E 52.75'
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L30	N 36°09'55"	E 43.97'
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L34	N 05°17'24"	E 31.85'
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L36	N 13°37'54"	E 36.17'
L37	N 03°30'27"	E 43.17'
L38	N 01°14'35"	E 42.65'
L39	N 22°51'57"	E 57.70'
L40	N 44°39'48"	E 45.77'
L41	N 54°56'29"	E 58.93'
L42	N 82°53'28"	E 51.24'
L43	S 71°16'10"	W 39.96'
L44	S 66°38'21"	W 51.94'
L45	N 89°22'53"	W 38.25'
L46	N 83°41'50"	W 51.08'
L47	N 89°13'01"	W 53.52'
L48	N 89°33'07"	W 54.75'
L49	N 76°02'03"	W 65.60'
L50	N 78°19'56"	W 54.07'
L51	S 79°52'38"	W 52.35'
L52	N 82°54'47"	W 58.96'
L53	N 48°39'03"	W 54.65'
L54	N 21°40'43"	W 61.82'
L55	N 01°14'42"	E 52.83'
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L58	N 12°10'56"	W 48.92'
L59	N 26°28'40"	W 51.72'
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L72	N 08°45'25"	W 12.36'
L73	N 70°48'58"	E 13.00'
L74	N 22°09'28"	E 137.92'

REVISIONS

No. Date

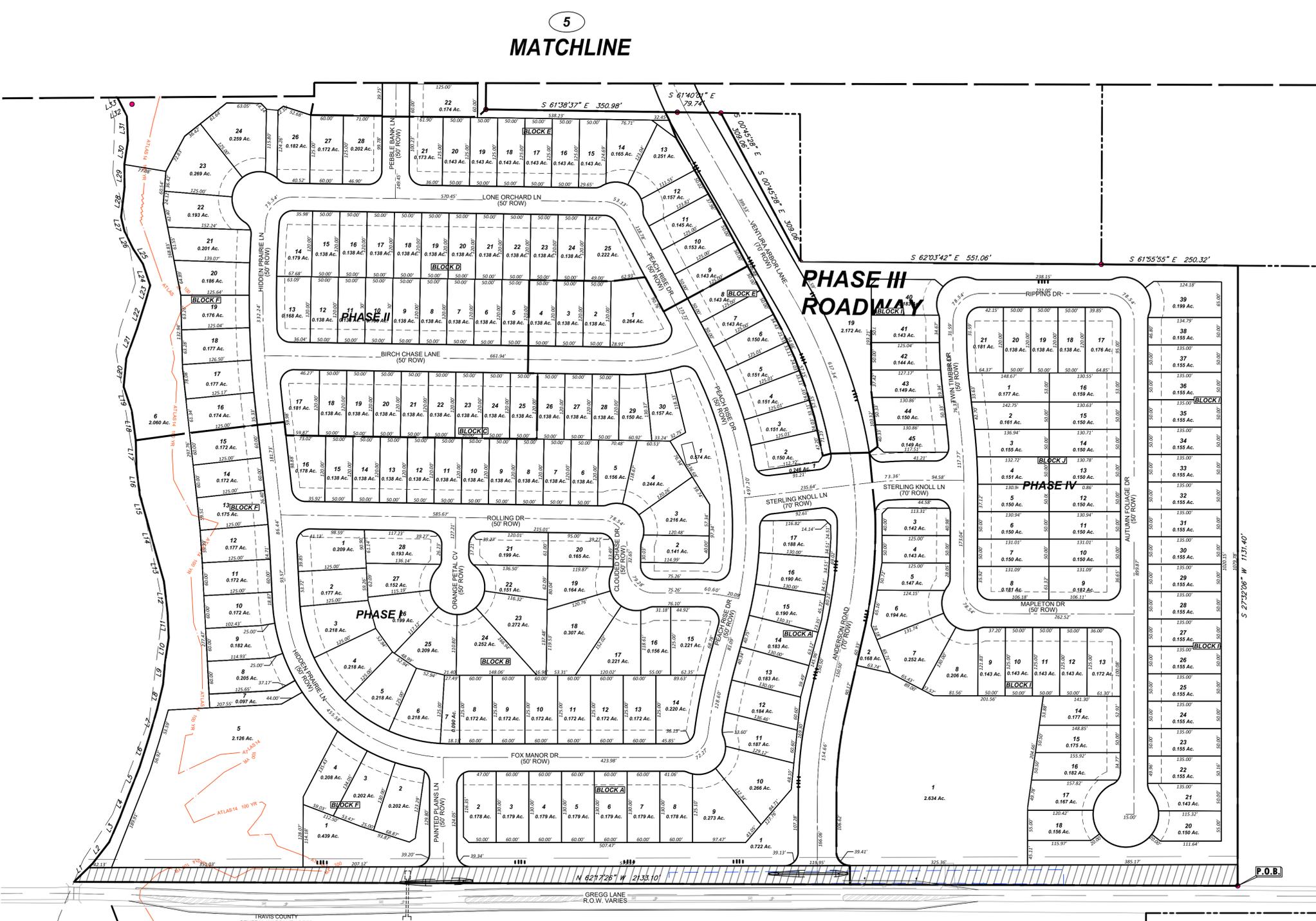
AS SHOWN  
DESIGNED BY: FR  
DATE: 19-JUL-23  
JOB NO.: 16759-007-02

FR  
JAA  
JAE

QUIDDITY  
127206  
JOHN A. ALVAREZ II  
12/04/2023

NEWHAVEN PRELIMINARY PLAN  
PRELIMINARY PLAT (2 OF 2)

SHEET NO. 6 OF 19



Lot #	Area	Perimeter	
1	42065.57	2957.66	BLOCK A
2	7734.69	371.17	BLOCK A
3	7800.00	380.00	BLOCK A
4	7800.00	380.00	BLOCK A
5	7800.00	380.00	BLOCK A
6	7800.00	380.00	BLOCK A
7	7800.00	380.00	BLOCK A
8	7760.56	375.84	BLOCK A
9	11880.41	442.66	BLOCK A
10	11595.03	440.23	BLOCK A
11	8143.15	389.45	BLOCK A
12	8014.36	387.11	BLOCK A
13	7955.97	382.31	BLOCK A
14	7973.04	382.94	BLOCK A
15	8283.36	387.27	BLOCK A
16	8263.26	386.91	BLOCK A
17	8200.91	378.44	BLOCK A

Lot #	Area	Perimeter	
1	9096.46	385.83	BLOCK B
2	7699.30	373.14	BLOCK B
3	9507.57	400.51	BLOCK B
4	9507.57	400.51	BLOCK B
5	9507.57	400.51	BLOCK B
6	9507.57	400.51	BLOCK B
7	3927.16	312.79	BLOCK B
8	7500.00	370.00	BLOCK B
9	7500.00	370.00	BLOCK B
10	7500.00	370.00	BLOCK B
11	7500.00	370.00	BLOCK B
12	7500.00	370.00	BLOCK B
13	7500.00	370.00	BLOCK B
14	9576.87	401.53	BLOCK B
15	9619.43	392.65	BLOCK B
16	6804.61	354.61	BLOCK B
17	9613.16	427.95	BLOCK B
18	13351.77	480.33	BLOCK B
19	7143.04	365.97	BLOCK B
20	7185.77	351.15	BLOCK B
21	8662.27	395.25	BLOCK B
22	6570.59	369.48	BLOCK B
23	11839.83	472.43	BLOCK B
24	10964.30	463.36	BLOCK B
25	9092.55	388.79	BLOCK B
26	8678.48	382.70	BLOCK B
27	6624.82	365.75	BLOCK B
28	8410.43	390.05	BLOCK B

Lot #	Area	Perimeter	
1	25013.62	1129.82	BLOCK C
2	6158.30	340.21	BLOCK C
3	9408.21	396.38	BLOCK C
4	10619.45	412.91	BLOCK C
5	6808.36	355.69	BLOCK C
6	6000.00	340.00	BLOCK C
7	6000.00	340.00	BLOCK C
8	6000.00	340.00	BLOCK C
9	6000.00	340.00	BLOCK C
10	6000.00	340.00	BLOCK C
11	6000.00	340.00	BLOCK C
12	6000.00	340.00	BLOCK C
13	6000.00	340.00	BLOCK C
14	6000.00	340.00	BLOCK C
15	6000.00	340.00	BLOCK C
16	7760.75	363.97	BLOCK C
17	7896.20	361.10	BLOCK C
18	6000.00	340.00	BLOCK C
19	6000.00	340.00	BLOCK C
20	6000.00	340.00	BLOCK C
21	6000.00	340.00	BLOCK C
22	6000.00	340.00	BLOCK C
23	6000.00	340.00	BLOCK C
24	6000.00	340.00	BLOCK C
25	6000.00	340.00	BLOCK C
26	6000.00	340.00	BLOCK C
27	6000.00	340.00	BLOCK C
28	6000.00	340.00	BLOCK C
29	6526.07	351.00	BLOCK C
30	6855.48	353.39	BLOCK C

Lot #	Area	Perimeter	
1	11487.73	419.32	BLOCK D
2	6000.00	340.00	BLOCK D
3	6000.00	340.00	BLOCK D
4	6000.00	340.00	BLOCK D
5	6000.00	340.00	BLOCK D
6	6000.00	340.00	BLOCK D
7	6000.00	340.00	BLOCK D
8	6000.00	340.00	BLOCK D
9	6000.00	340.00	BLOCK D
10	6000.00	340.00	BLOCK D
11	6000.00	340.00	BLOCK D
12	6000.00	340.00	BLOCK D
13	7330.14	353.44	BLOCK D
14	7374.03	354.41	BLOCK D
15	6000.00	340.00	BLOCK D
16	6000.00	340.00	BLOCK D
17	6000.00	340.00	BLOCK D
18	6000.00	340.00	BLOCK D
19	6000.00	340.00	BLOCK D
20	6000.00	340.00	BLOCK D
21	6000.00	340.00	BLOCK D
22	6000.00	340.00	BLOCK D
23	6000.00	340.00	BLOCK D
24	6000.00	340.00	BLOCK D
25	9596.21	406.08	BLOCK D

Lot #	Area	Perimeter	
1	8750.30	1692.38	BLOCK E
2	6548.01	347.65	BLOCK E
3	6594.46	355.41	BLOCK E
4	6594.46	355.41	BLOCK E
5	6594.46	355.41	BLOCK E
6	6538.34	354.53	BLOCK E
7	6250.00	350.00	BLOCK E
8	6250.00	350.00	BLOCK E
9	6250.00	350.00	BLOCK E
10	6242.38	350.01	BLOCK E
11	6227.62	348.84	BLOCK E
12	5969.66	337.42	BLOCK E
13	8477.50	381.52	BLOCK E
14	7884.59	376.69	BLOCK E
15	6193.39	344.21	BLOCK E
16	6250.00	350.00	BLOCK E
17	6250.00	350.00	BLOCK E
18	6250.00	350.00	BLOCK E
19	6250.00	350.00	BLOCK E
20	6250.00	350.00	BLOCK E
21	7535.82	362.17	BLOCK E
22	7568.21	370.94	BLOCK E
23	7500.00	370.00	BLOCK E
24	7500.00	370.00	BLOCK E
25	13399.87	1737.24	BLOCK E
26	7500.00	370.00	BLOCK E
27	7500.00	370.00	BLOCK E
28	7488.75	367.54	BLOCK E
29	1563.19	262.95	BLOCK E

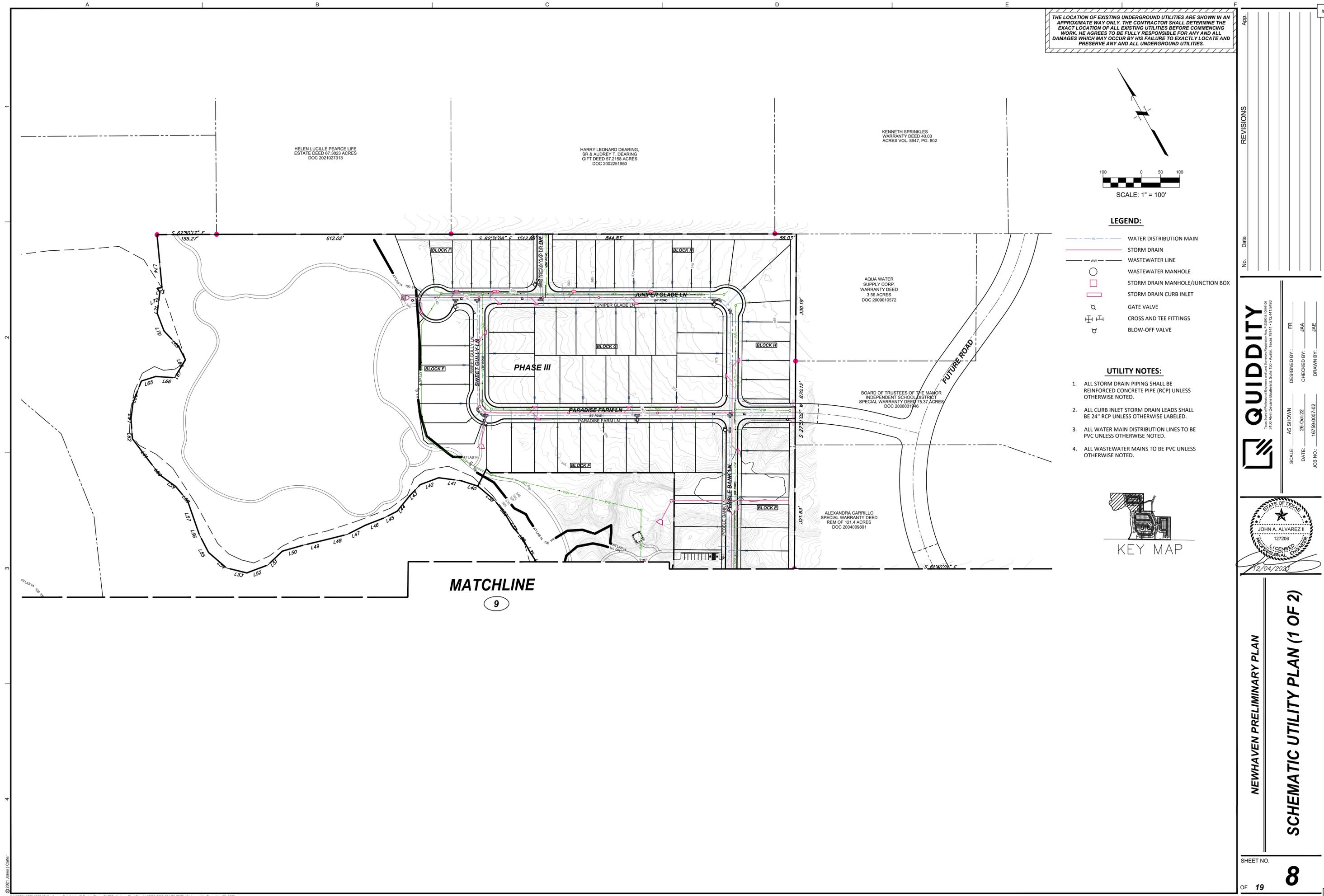
Lot #	Area	Perimeter	
1	19102.80	854.75	BLOCK F
2	8815.58	391.52	BLOCK F
3	8806.13	398.31	BLOCK F
4	9070.55	407.84	BLOCK F
5	92621.31	1268.36	BLOCK F
6	89712.37	2829.38	BLOCK F
7	4225.21	388.36	BLOCK F
8	8942.11	417.33	BLOCK F
9	7945.12	384.34	BLOCK F
10	7498.78	369.58	BLOCK F
11	7500.00	370.00	BLOCK F
12	7693.27	372.91	BLOCK F
13	7638.33	372.09	BLOCK F
14	7500.00	370.00	BLOCK F
15	7500.00	370.00	BLOCK F
16	7564.90	371.19	BLOCK F
17	7709.95	374.17	BLOCK F
18	7690.44	374.02	BLOCK F
19	7663.25	373.14	BLOCK F
20	8106.69	388.78	BLOCK F
21	8770.57	413.00	BLOCK F
22	8390.09	416.17	BLOCK F
23	11720.22	436.70	BLOCK F
24	11267.57	424.36	BLOCK F
25	131873.70	2340.21	BLOCK F
26	7947.49	376.56	BLOCK F
27	7500.00	370.00	BLOCK F
28	8807.97	382.17	BLOCK F
29	7500.00	370.00	BLOCK F
30	7500.15	370.00	BLOCK F
31	7474.21	369.59	BLOCK F
32	9017.88	389.94	BLOCK F
33	7800.00	380.00	BLOCK F
34	7800.00	380.00	BLOCK F
35	7800.00	380.00	BLOCK F
36	7800.00	380.00	BLOCK F
37	7800.00	380.00	BLOCK F
38	7800.00	380.00	BLOCK F
39	7800.00	380.00	BLOCK F
40	7800.00	380.00	BLOCK F
41	8172.21	377.89	BLOCK F
42	548806.25	3368.16	BLOCK F
43	8115.77	405.16	BLOCK F
44	6436.68	354.90	BLOCK F
45	6469.48	359.21	BLOCK F
46	6650.00	366.00	BLOCK F
47	6650.00	366.00	BLOCK F
48	9745.32	426.35	BLOCK F
49	8382.53	392.40	BLOCK F
50	6446.59	351.13	BLOCK F
51	6250.00	350.00	BLOCK F
52	6250.00	350.00	BLOCK F
53	6250.00	350.00	BLOCK F
54	7490.87	361.27	BLOCK F
55	5383.03	748.80	BLOCK F

Lot #	Area	Perimeter	
1	8092.52	379.48	BLOCK G
2	7500.00	370.00	BLOCK G
3	7500.00	370.00	BLOCK G
4	7500.00	370.00	BLOCK G
5	7500.00	370.00	BLOCK G
6	8214.10	381.43	BLOCK G
7	8265.87	369.27	BLOCK G
8	7200.00	360.00	BLOCK G
9	6600.00	350.00	BLOCK G
10	7665.87	359.27	BLOCK G
11	6981.25	361.70	BLOCK G
12	6500.00	354.00	BLOCK G
13	6500.00	354.00	BLOCK G
14	6500.00	354.00	BLOCK G
15	6500.00	354.00	BLOCK G
16	6500.00	354.00	BLOCK G
17	6924.90	360.80	BLOCK G
18	7877.55	362.67	BLOCK G
19	6360.00	346.00	BLOCK G
20	7200.00	360.00	BLOCK G
21	8294.78	369.88	BLOCK G

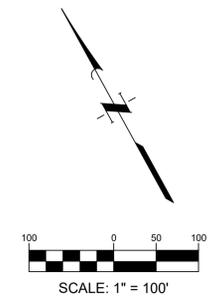
Lot #	Area	Perimeter	
1	1304.95	257.20	BLOCK H
2	6233.32	346.86	BLOCK H
3	6250.00	350.00	BLOCK H
4	6250.00	350.00	BLOCK H
5	6250.00	350.00	BLOCK H
6	6335.81	348.13	BLOCK H
7	11373.37	477.37	BLOCK H
8	12311.41	489.75	BLOCK H
9	6628.08	354.91	BLOCK H
10	6250.00	350.00	BLOCK H
11	6250.00	350.00	BLOCK H
12	6250.00	350.00	BLOCK H
13	6250.00	350.00	BLOCK H
14	6250.00	350.00	BLOCK H
15	6250.00	350.00	BLOCK H
16	6250.00	350.00	BLOCK H
17	7691.53	364.48	BLOCK H
18	15917.54	2152.23	BLOCK H

Lot #	Area	Perimeter	
1	114737.42	1373.25	BLOCK I
2	7302.04	927.56	BLOCK I
3	6195.00	342.67	BLOCK I
4	6250.00	350.00	BLOCK I
5	6388.32	352.23	BLOCK I
6	8457.56	392.16	BLOCK I
7	10990.71	427.58	BLOCK I
8	8978.49	398.75	BLOCK I
9	6235.76	347.32	BLOCK I
10	6250.00	350.00	BLOCK I
11	6250.00	350.00	BLOCK I
12	6250.00	350.00	BLOCK I
13	7506.12	361.58	BLOCK I
14	7710.05	396.96	BLOCK I
15	7619.22	405.27	BLOCK I
16	7947.69	415.38	BLOCK I
17	7275.38	407.54	BLOCK I
18	6786.01	357.03	BLOCK I
19	94597.70	5999.50	BLOCK I
20	6526.82	347.54	BLOCK I
21	6242.08	355.08	BLOCK I
22	6758.18	370.12	BLOCK I
23	6750.00	370.00	BLOCK I
24	6750.00	370.00	BLOCK I
25	6750.00	370.00	BLOCK I
26	6750.00	370.00	BLOCK I
27	6750.00	370.00	BLOCK I
28	6750.00	370.00	BLOCK I
29	6750.00	370.00	BLOCK I
30	6750.00	370.00	BLOCK I
31	6750.00	370.00	BLOCK I
32	6750.00	370.00	BLOCK I
33	6750.00	370.00	BLOCK I
34	6750.00	370.00	BLOCK I
35	6750.00	370.00	BLOCK I
36	6750.00	370.00	BLOCK I
37	6750.00	370.00	BLOCK I
38	6749.78	369.80	BLOCK I
39	8682.28	400.69	BLOCK I
40	7990.78	375.70	BLOCK I
41	6247.37	349.03	BLOCK I
42	6291.75	352.26	BLOCK I
43	6468.69	358.38	BLOCK I
44	6543.02	362.38	BLOCK I
45	6470.64	354.03	BLOCK I

Lot #	Area	Perimeter	
1	7728.05	397.74	BLOCK J
2	6991.69	380.02	BLOCK J
3	6731.17	369.83	BLOCK J
4	6581.27	363.69	BLOCK J
5	6545.33	361.88	BLOCK J
6	6548.78	361.95	BLOCK J
7	6552.58	362.10	BLOCK J



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- LEGEND:**
- WATER DISTRIBUTION MAIN
  - STORM DRAIN
  - WASTEWATER LINE
  - WASTEWATER MANHOLE
  - STORM DRAIN MANHOLE/JUNCTION BOX
  - STORM DRAIN CURB INLET
  - GATE VALVE
  - CROSS AND TEE FITTINGS
  - BLOW-OFF VALVE

- UTILITY NOTES:**
1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
  2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
  3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
  4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



No.	Date	REVISIONS

**QUIDDITY**  
3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8893

SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
 DATE: 26-Oct-22    JOB NO.: 16759-0007-02



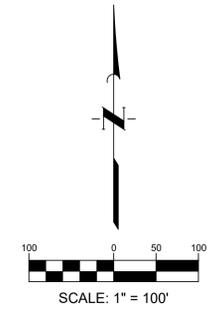
NEWHAVEN PRELIMINARY PLAN

**SCHEMATIC UTILITY PLAN (1 OF 2)**

SHEET NO. **8**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



**LEGEND:**

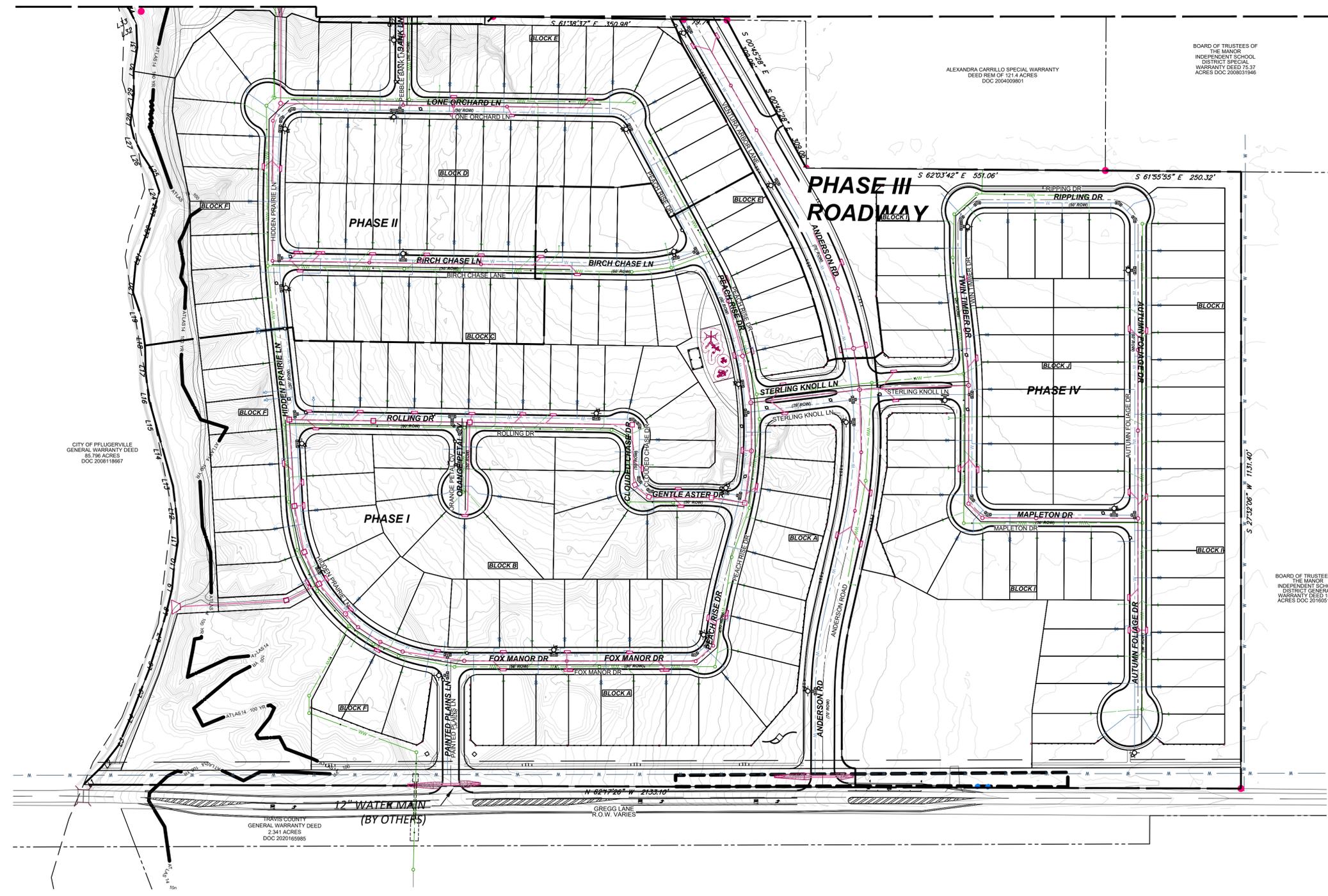
- WATER DISTRIBUTION MAIN
- STORM DRAIN
- WASTEWATER MAIN
- WASTEWATER MANHOLE
- STORM DRAIN MANHOLE/JUNCTION BOX
- STORM DRAIN CURB INLET
- GATE VALVE
- CROSS AND TEE FITTINGS
- BLOW-OFF VALVE

**UTILITY NOTES:**

1. ALL STORM DRAIN PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE NOTED.
2. ALL CURB INLET STORM DRAIN LEADS SHALL BE 24" RCP UNLESS OTHERWISE LABELED.
3. ALL WATER MAIN DISTRIBUTION LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. ALL WASTEWATER MAINS TO BE PVC UNLESS OTHERWISE NOTED.



8  
**MATCHLINE**



CITY OF PFLUGERVILLE  
GENERAL WARRANTY DEED  
85.786 ACRES  
DOC 2008118667

TRAVIS COUNTY  
GENERAL WARRANTY DEED  
2.241 ACRES  
DOC 2020165985

BOARD OF TRUSTEES OF  
THE MANOR  
INDEPENDENT SCHOOL  
DISTRICT SPECIAL  
WARRANTY DEED 78.37  
ACRES DOC 2008031946

BOARD OF TRUSTEES OF  
THE MANOR  
INDEPENDENT SCHOOL  
DISTRICT GENERAL  
WARRANTY DEED 17.74  
ACRES DOC 2016651094

REVISIONS

No.	Date

**QUIDDITY**  
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8833

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16759-0007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



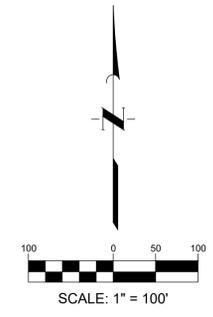
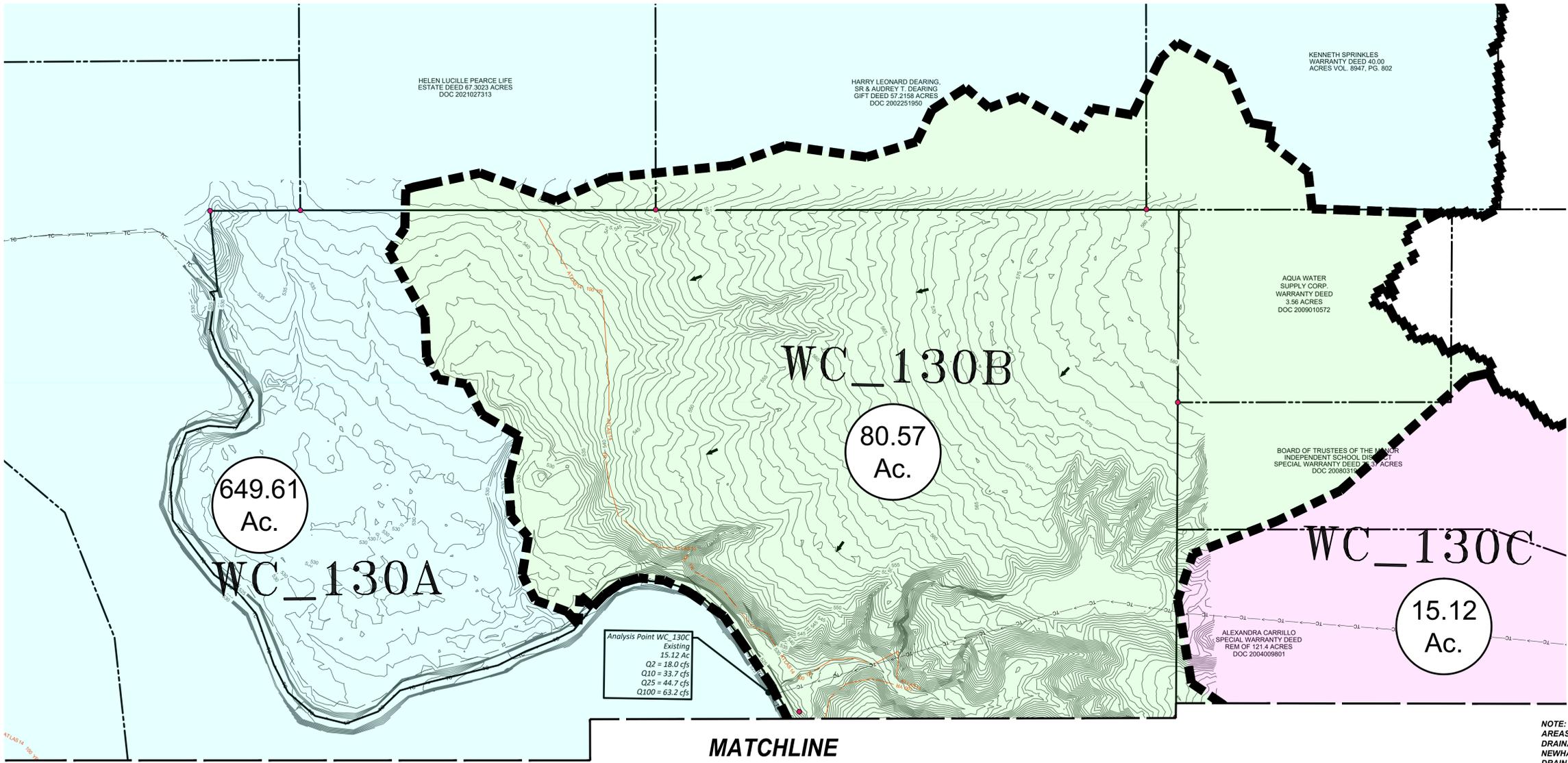
NEWHAVEN PRELIMINARY PLAN  
**SCHEMATIC UTILITY PLAN (2 OF 2)**

SHEET NO.

9

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- FIRE HYDRANT W/ GATE VALVE
  - WATERLINE W/ GATE VALVE
  - WASTEWATER W/ MANHOLE
  - WASTEWATER W/ CLEANOUT
  - STORM SEWER W/ MANHOLE
  - CURB INLET
  - 4-SIDED AREA INLET
  - OVERHEAD ELECTRIC W/ POWER POLE
  - 5' INTERVAL GROUND CONTOUR

Analysis Point WC\_130C  
Existing  
15.12 Ac  
Q2 = 18.0 cfs  
Q10 = 33.7 cfs  
Q25 = 44.7 cfs  
Q100 = 63.2 cfs

**MATCHLINE**  
11

NOTE: FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

Existing Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

APP. \_\_\_\_\_

REVISIONS

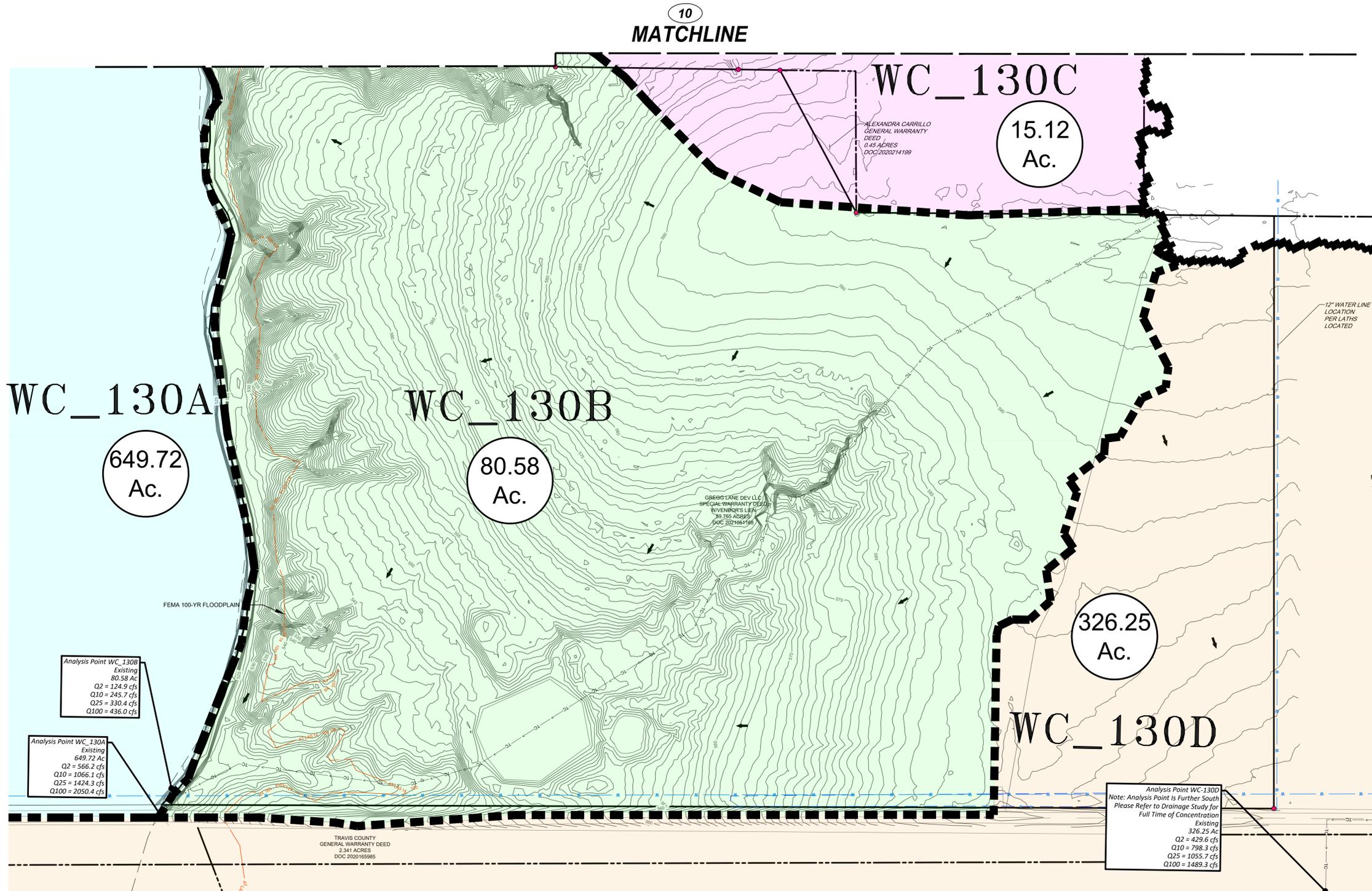
No.	Date

**QUIDDITY**  
3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8403

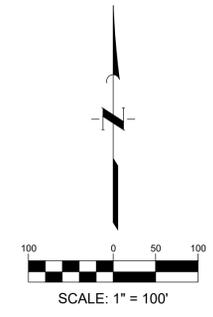
SCALE: AS SHOWN    DESIGNED BY: FR    CHECKED BY: JAA    DRAWN BY: JAE  
DATE: 26-Oct-22    JOB NO.: 16758-0007-02



NEWHAVEN PRELIMINARY PLAN  
**EXISTING DRAINAGE AREA MAP**  
(1 OF 2)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- W — FIRE HYDRANT W/ GATE VALVE
  - W — WATERLINE W/ GATE VALVE
  - WW — WASTEWATER W/ MANHOLE
  - WW — WASTEWATER W/ CLEANOUT
  - SS — STORM SEWER W/ MANHOLE
  - CI — CURB INLET
  - AI — 4-SIDED AREA INLET
  - OE — OVERHEAD ELECTRIC W/ POWER POLE
  - 700 — 5' INTERVAL GROUND CONTOUR

**NOTE:** FOR FULL EXTENTS OF EXISTING DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 2: EXISTING DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR DRAINAGE DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

REVISIONS

No.	Date

**QUIDDITY**  
3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16759-0007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



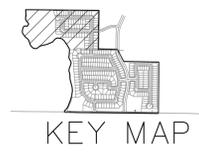
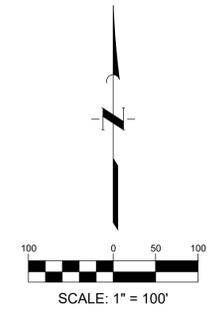
**NEWHAVEN PRELIMINARY PLAN**  
**EXISTING DRAINAGE AREA MAP**  
**(2 OF 2)**

**Existing Drainage Area Hydrologic Parameters**

	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B	80.57	0.13	78.76	0.20
WC_130C	15.12	0.02	80.98	5.06
WC_130D	326.20	0.51	82.55	0.13

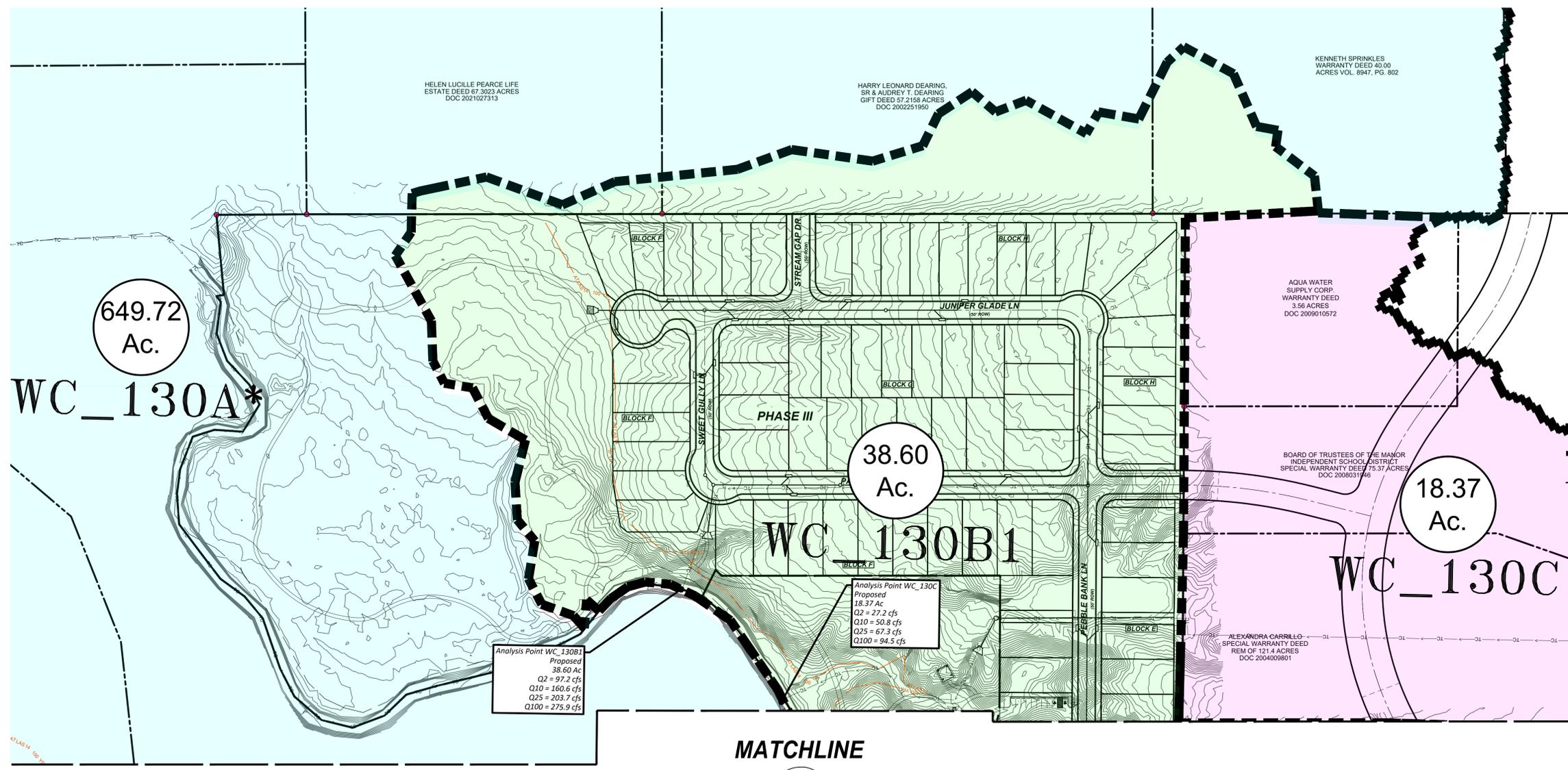
	Existing Flows					Proposed Flows			
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

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LEGEND

- PROPERTY BOUNDARY
- - - DRAINAGE AREA
- TIME OF CONCENTRATION
- 59.57 Ac. DRAINAGE AREA (ACRES)
- P-1 DRAINAGE AREA NUMBER
- PROPOSED LEGEND
- 700 GROUND CONTOUR



Analysis Point WC\_130B1  
Proposed  
38.60 Ac  
Q2 = 97.2 cfs  
Q10 = 160.6 cfs  
Q25 = 203.7 cfs  
Q100 = 275.9 cfs

Analysis Point WC\_130C  
Proposed  
18.37 Ac  
Q2 = 27.2 cfs  
Q10 = 50.8 cfs  
Q25 = 67.3 cfs  
Q100 = 94.5 cfs

MATCHLINE  
13

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING

Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

Existing Flows				Proposed Flows					
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

No.	Date	REVISIONS

**QUIDDITY**  
ENGINEERING

3100 Alvin Drive, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16759-0007-02

DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



NEWHAVEN PRELIMINARY PLAN  
**PROPOSED DRAINAGE AREA MAP**  
(1 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Proposed Drainage Area Hydrologic Parameters				
	Area (ac)	Area (mi <sup>2</sup> )	CN	Impervious %
WC_130A	649.61	1.02	83.02	1.38
WC_130B1	38.59	0.06	82.54	45.68
WC_130B2	45.23	0.07	83.24	58.56
WC_130C	18.36	0.03	81.15	4.24
WC_130D	320.06	0.50	82.52	0.52

Existing Flows				Proposed Flows					
	2yr	10yr	25yr	100yr		2yr	10yr	25yr	100yr
WC_130A	566.2	1066.1	1424.3	2050.4	WC_130A	566.2	1066.1	1424.3	2050.4
WC_130B	124.9	245.7	330.4	436	WC_130B1	97.2	160.6	203.7	275.9
WC_130C	18	33.7	44.7	63.2	WC_130B2	128.6	206.4	259	347.1
WC_130D	429.6	798.3	1055.7	1489.3	WC_130C	27.2	50.8	67.3	94.5
					WC_130D	421.5	782.9	1035.2	1460.2

12

MATCHLINE

- LEGEND**
- PROPERTY BOUNDARY
  - - - DRAINAGE AREA
  - TIME OF CONCENTRATION
  - 59.57 Ac. DRAINAGE AREA (ACRES)
  - P-1 DRAINAGE AREA NUMBER

**PROPOSED LEGEND**

- GROUND CONTOUR

NOTE: FOR FULL EXTENTS OF PROPOSED DRAINAGE AREAS, PLEASE REFER TO "EXHIBIT 5: PROPOSED DRAINAGE AREA MAP" IN "TIMING ANALYSIS FOR NEWHAVEN DEVELOPMENT IN TRAVIS COUNTY, TEXAS" DRAINAGE REPORT PREPARED BY QUIDDITY ENGINEERING.

649.72 Ac.  
WC\_130A

45.24 Ac.  
WC\_130B2

320.11 Ac.  
WC\_130D\*

Analysis Point WC\_130B2  
Proposed  
45.24 Ac  
Q2 = 128.6 cfs  
Q10 = 206.4 cfs  
Q25 = 259.0 cfs  
Q100 = 347.1 cfs

Analysis Point WC\_103A  
Proposed  
649.72 Ac  
Q2 = 566.2 cfs  
Q10 = 1066.1 cfs  
Q25 = 1424.3 cfs  
Q100 = 2050.4 cfs

Analysis Point WC\_130D  
Note: Analysis Point Is Further South  
Please Refer to Drainage Study for  
Full Time of Concentration  
Proposed  
320.11 Ac  
Q2 = 421.5 cfs  
Q10 = 782.9 cfs  
Q25 = 1035.2 cfs  
Q100 = 1460.2 cfs

TRAVIS COUNTY  
GENERAL WARRANTY DEED  
2.341 ACRES  
DOC 2020165985

ALEXANDRA CARRILLO  
GENERAL WARRANTY  
DEED  
0.45 ACRES  
DOC 2020214189

REVISIONS

No.	Date

**QUIDDITY**  
3100 Alvin Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8493

SCALE: AS SHOWN  
DATE: 26-Oct-22  
JOB NO.: 16758-0007-02

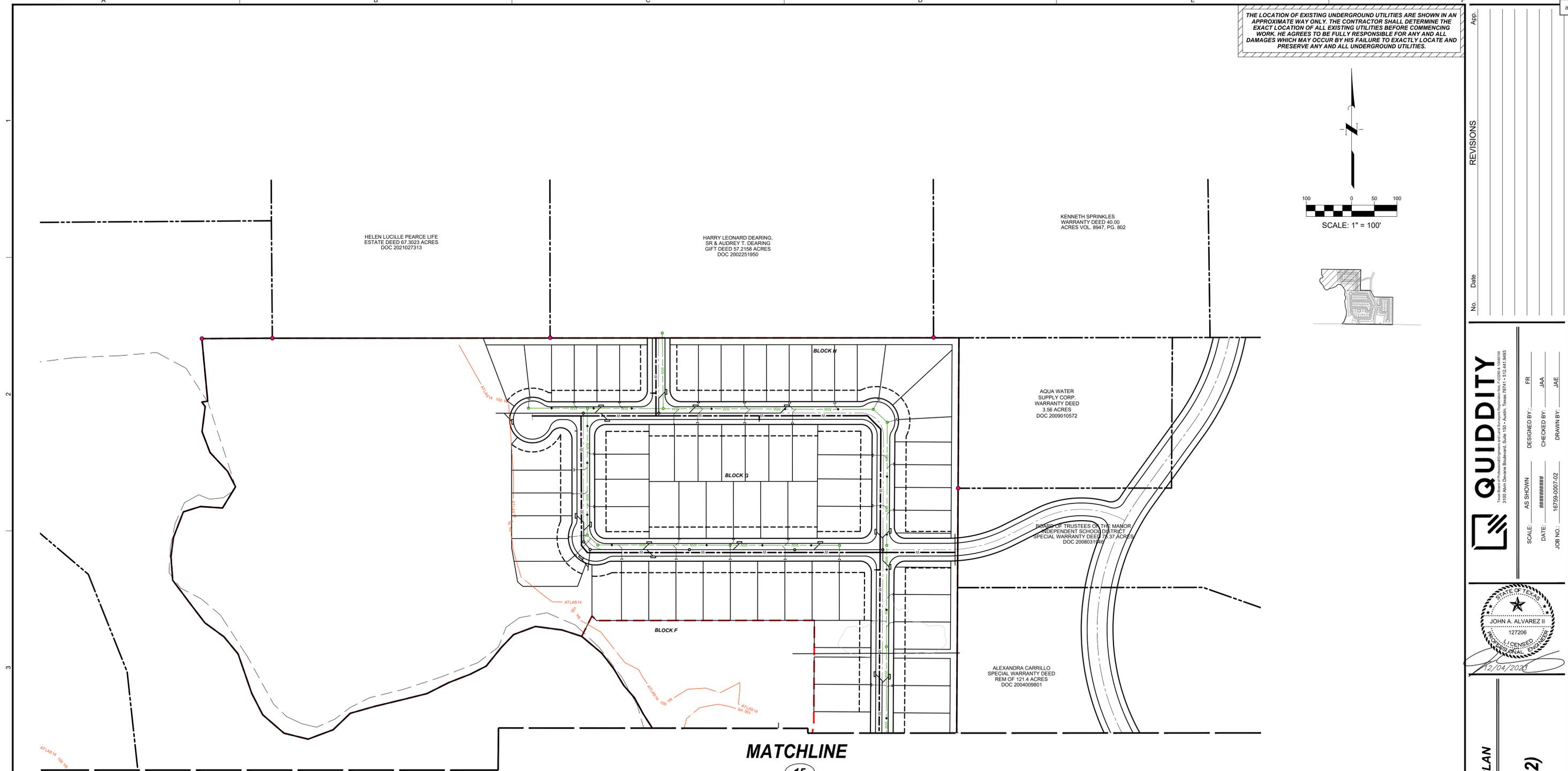
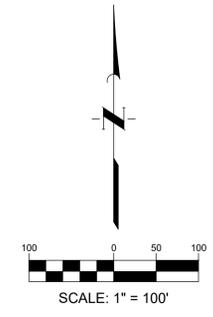
DESIGNED BY: FR  
CHECKED BY: JAA  
DRAWN BY: JAE



DEVELOPER  
NEWHAVEN PRELIMINARY PLAN

ADDRESS  
PROPOSED DRAINAGE AREA MAP  
(2 OF 2)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



1  
2  
3  
4

Item 7.

App. \_\_\_\_\_

No. \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS

**QUIDDITY**  
3100 Allen Avenue, Suite 150 • Austin, Texas 78741 • 512.441.8893

SCALE: AS SHOWN DESIGNED BY: FR  
 DATE: ##### CHECKED BY: JAA  
 JOB NO.: 16759-007-02 DRAWN BY: JAE



NEHAVEN PRELIMINARY PLAN

TREE PLAN (1 OF 2)

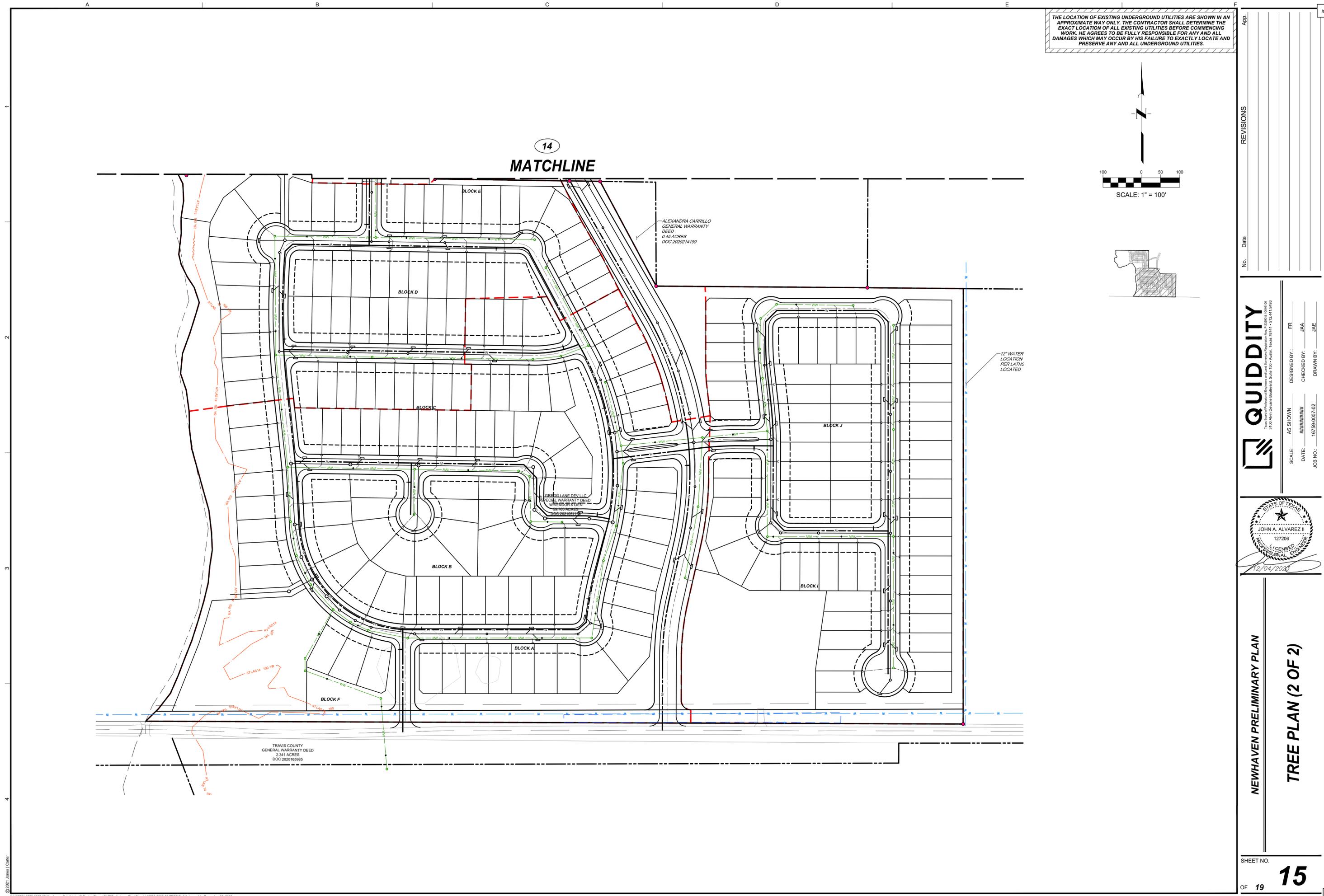
TREE REMOVAL TABLE

Tree Caliper Inches	Total Inches	Saved Inches	Saved Inches (%)	Removed Inches	Removed Inches (%)
Unprotected Class 1	2948	533	18%	2415	82%
Protected Class 2 (8"-18")	9719	8475	87%	1244	13%
Protected Class 23 (18"- 25")	1795	1720	96%	75	4%
Protected Class 24 (>25")	57	57	100%	0	0%
Heritage Trees	386	386	100%	0	0%
Totals	14905	11171	75%	3478	23%

Total Trees	Total Trees	Saved Trees	Saved Trees (%)	Removed Trees	Removed Trees (%)
Unprotected Class 1	273	44	16%	229	84%
Protected Class 2 (8"-18")	877	760	87%	117	13%
Protected Class 23 (18"- 25")	90	86	96%	4	4%
Protected Class 24 (>25")	2	2	100%	0	0%
Heritage Trees	14	14	100%	0	0%
Total	1256	906	72%	324	26%

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No.	Date	App.	REVISIONS

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NEWHAVEN PRELIMINARY PLAN

TREE PLAN (2 OF 2)

SHEET NO. **15**

OF 19

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE
3236	Hackberry	8						3326	Ash	11	X	X				3418	Hackberry	10	X					3508	Cedar Elm	8		X			
3237	Hackberry	8						3327	Ash	10	X	X				3419	Hackberry	8	X					3509	Cedar Elm	9		X			
3238	Hackberry	20						3328	Bois D'Arc	10	X	X				3420	Hackberry	13	X					3510	Cedar Elm	16	X	X			
3239	Hackberry	15						3329	Hardwood	12	X	X				3421	Hackberry	9	X					3511	Cedar Elm	12	X	X			
3240	Hackberry	18						3330	Hackberry	14	X					3422	Hackberry	11	X					3512	Cedar Elm	11	X	X			
3241	Hackberry	12						3331	Hackberry	8	X					3423	Hackberry	11	X					3513	Cedar Elm	13	X	X			
3242	Hackberry	16						3332	Hackberry	10	X					3424	Hackberry	15	X					3514	Cedar Elm	9	X	X			
3243	Hackberry	18						3333	Hackberry	15	X					3425	Hackberry	8	X					3515	Cedar Elm	18			X		
3244	Hackberry	18						3334	Hackberry	15	X					3426	Hackberry	8	X					3516	Cedar Elm	12		X			
3245	Hackberry	26						3335	Hackberry	15	X					3427	Hackberry	9	X					3517	Cedar Elm	16		X			
3246	Hackberry	11						3336	Hackberry	10	X					3428	Hackberry	8	X					3518	Cedar Elm	13		X			
3247	Hackberry	13						3337	Hackberry	8	X					3429	Hackberry	10	X					3519	Cedar Elm	10		X			
3248	Hackberry	12						3338	Hackberry	11	X					3430	Hackberry	8	X					3520	Cedar Elm	16		X			
3249	Hackberry	10						3339	Hackberry	19	X					3431	Hackberry	8	X					3521	Cedar Elm	16		X			
3250	Hackberry	10	X					3340	Hackberry	12	X					3432	Hackberry	10	X					3522	Cedar Elm	13		X			
3251	Hackberry	8	X					3341	Hackberry	15	X					3433	Hackberry	0	X					3523	Cedar Elm	9		X			
3252	Hackberry	10	X					3342	Hackberry	11	X					3434	Hackberry	9	X					3524	Cedar Elm	17		X			
3253	Hackberry	13	X					3343	Hackberry	13	X					3435	Hackberry	15	X					3525	Cedar Elm	13		X			
3254	Mesquite	16	X	X				3344	Hackberry	8	X					3436	Hackberry	10	X					3526	Cedar Elm	13		X			
3255	Mesquite	12	X	X				3345	Hackberry	12	X					3437	Hackberry	9	X					3527	Cedar Elm	14		X			
3256	Mesquite	13	X	X				3346	Hackberry	12	X					3438	Hackberry	11	X					3530	Cedar Elm	20			X		
3257	Hackberry	11	X					3347	Hackberry	10	X					3439	Hackberry	8	X					3531	Cedar Elm	10		X			
3258	Hackberry	10	X					3348	Hackberry	8	X					3440	Hackberry	8	X					3532	Cedar Elm	9		X			
3259	Hackberry	8	X					3349	Hackberry	13	X					3441	Hackberry	8	X					3533	Cedar Elm	10		X			
3260	Hackberry	9	X					3350	Hackberry	8	X					3442	Hackberry	8	X					3534	Cedar Elm	15		X			
3261	Hackberry	13	X					3351	Hackberry	10	X					3443	Hackberry	9	X					3535	Cedar Elm	23			X		
3262	Mesquite	9	X	X				3352	Hackberry	10	X					3444	Hackberry	9	X					3536	Cedar Elm	17		X			
3263	Hackberry	16	X					3353	Hackberry	12	X					3445	Hackberry	13	X					3537	Cedar Elm	12		X			
3264	Hackberry	9	X					3354	Hackberry	10	X					3446	Hackberry	11	X					3538	Cedar Elm	8		X			
3265	Hackberry	11	X					3355	Hackberry	12	X					3449	Cedar Elm	9	X	X				3539	Cedar Elm	12		X			
3266	Hackberry	11	X					3356	Hackberry	11	X					3450	Cedar Elm	9	X	X				3540	Cedar Elm	9		X			
3267	Hackberry	8	X					3359	Hackberry	8	X					3451	Cedar Elm	8	X	X				3541	Cedar Elm	13		X			
3268	Hackberry	12	X					3360	Hackberry	11	X					3452	Cedar Elm	8	X	X				3542	Cedar Elm	18			X		
3269	Hackberry	10	X					3361	Hackberry	10	X					3453	Cedar Elm	8	X	X				3543	Cedar Elm	15		X			
3270	Hackberry	13	X					3362	Hackberry	8	X					3454	Cedar Elm	8	X	X				3544	Cedar Elm	14		X			
3271	Hackberry	17	X					3363	Hackberry	14	X					3455	Cedar Elm	10		X				3545	Cedar Elm	12		X			
3272	Hackberry	14	X					3364	Hackberry	13	X					3456	Cedar Elm	12		X				3546	Cedar Elm	8		X			
3273	Mesquite	17	X	X				3365	Hackberry	9	X					3457	Cedar Elm	18			X			3547	Cedar Elm	10		X			
3274	Hackberry	11	X					3366	Hackberry	13	X					3458	Cedar Elm	15		X				3548	Cedar Elm	8		X			
3275	Hackberry	9	X					3367	Hackberry	10	X					3459	Cedar Elm	8		X				3549	Cedar Elm	13		X			
3276	Hackberry	14	X					3368	Hackberry	10	X					3460	Cedar Elm	12		X				3550	Cedar Elm	14	X		X		
3277	Hackberry	9	X					3369	Hackberry	10	X					3461	Cedar Elm	12		X				3551	Cedar Elm	14	X		X		
3278	Hackberry	9	X					3370	Hackberry	10	X					3462	Cedar Elm	16		X				3552	Cedar Elm	9		X			
3279	Hackberry	11	X					3371	Hackberry	10	X					3463	Cedar Elm	17		X				3553	Cedar Elm	10		X			
3280	Hackberry	9	X					3372	Hackberry	10	X					3464	Cedar Elm	12		X				3554	Cedar Elm	14		X			
3281	Hackberry	11	X					3373	Hackberry	11	X					3465	Cedar Elm	8		X				3555	Cedar Elm	13		X			
3282	Hackberry	8	X					3374	Hackberry	9	X					3466	Cedar Elm	13		X				3556	Cedar Elm	12		X			
3283	Hackberry	10	X					3375	Hackberry	9	X					3467	Cedar Elm	20	X			X		3557	Cedar Elm	8		X			
3284	Hackberry	11	X					3376	Hackberry	8	X					3468	Cedar Elm	8		X				3558	Cedar Elm	11		X			
3285	Hackberry	8	X					3377	Hackberry	8	X					3469	Cedar Elm	10		X				3559	Cedar Elm	17	X		X		
3286	Hackberry	15	X					3378	Hackberry	9	X					3470	Cedar Elm	8		X				3560	Cedar Elm	11	X		X		
3287	Hackberry	11	X					3379	Hackberry	11	X					3471	Cedar Elm	13		X				3561	Cedar Elm	18	X			X	
3288	Hackberry	8	X					3380	Hackberry	8	X					3472	Cedar Elm	13		X				3562	Cedar Elm	14		X			
3289	Hackberry	9	X					3381	Hackberry	15	X					3473	Cedar Elm	10		X				3563	Cedar Elm	11		X			
3290	Hackberry	8	X					3382	Hackberry	8	X					3474	Cedar Elm	12		X				3564	Cedar Elm	11		X			
3291	Hackberry	14	X					3383	Hackberry	11	X					3475	Cedar Elm	8		X				3565	Cedar Elm	8		X			
3292	Hackberry	15	X					3384	Hackberry	10	X					3476	Cedar Elm	8		X				3566	Cedar Elm	8		X			
3293	Hackberry	12	X					3385	Hackberry	8	X					3477	Cedar Elm	8		X				3567	Cedar Elm	8		X			
3294	Hackberry	14	X					3386	Hackberry	11	X					3478	Cedar Elm	12		X				3568	Cedar Elm	16		X			
3295	Hackberry	10	X					3387	Hackberry	9	X					3479	Cedar Elm	8		X				3569	Cedar Elm	8		X			
3296	Hackberry	9	X					3388	Hackberry	9	X					3480	Cedar Elm	9		X				3570	Cedar Elm	10		X			
3297	Hackberry	8	X					3389	Hackberry	13	X					3481	Cedar Elm	10		X				3571	Cedar Elm	11		X			
3298	Hackberry	12	X					3390	Hackberry	8	X					3482	Cedar Elm	10		X				3572	Cedar Elm	11		X			
3299	Hackberry	10	X					3391	Willow	9	X					3483	Cedar Elm	13	X					3573	Cedar Elm	15		X			
3300	Hackberry	10	X					3392	Willow	9	X					3484	Cedar Elm	9	X					3574	Cedar Elm	8		X			
3303	Hackberry	13	X					3393	Hackberry	10	X																				

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3598	Hackberry	9						3691	Ash	12	X					3784	Cedar Elm	13		X					3872	Cedar Elm	14		X			
3599	Hackberry	9						3692	Bois D'Arc	13	X					3785	Cedar Elm	12		X					3873	Cedar Elm	16		X			
3600	Hackberry	8						3693	Hackberry	11	X					3786	Cedar Elm	20			X				3874	Cedar Elm	17		X			
3601	Hackberry	10						3694	Cedar Elm	8	X					3787	Cedar Elm	9		X					3875	Cedar Elm	18			X		
3602	Hackberry	13						3695	Ash	9	X					3788	Cedar Elm	15		X					3876	Cedar Elm	14		X			
3603	Hackberry	9						3696	Ash	9	X					3789	Cedar Elm	13		X					3877	Cedar Elm	12		X			
3604	Hackberry	11						3697	Hackberry	9	X					3790	Cedar Elm	9		X					3878	Bois D'Arc	10		X			
3606	Pecan	16	X					3698	Cedar Elm	10	X					3791	Cedar Elm	13		X					3879	Cedar Elm	13		X			
3607	Pecan	19	X		X			3699	Cedar Elm	9	X					3792	Cedar Elm	11		X					3880	Cedar Elm	11		X			
3608	Hackberry	8	X					3700	Cedar Elm	10	X					3793	Cedar Elm	9		X					3881	Cedar Elm	18			X		
3609	Hackberry	28	X					3701	Cedar Elm	10	X					3794	Cedar Elm	10		X					3882	Cedar Elm	10		X			
3610	Hackberry	12	X					3702	Cedar Elm	13	X					3795	Cedar Elm	16		X					3883	Cedar Elm	13		X			
3611	Hackberry	15	X					3703	Hackberry	9	X					3796	Cedar Elm	13		X					3884	Cedar Elm	19			X		
3612	Hackberry	12	X					3706	Cedar Elm	9	X					3797	Bois D'Arc	9		X					3885	Cedar Elm	21			X		
3613	Hackberry	18	X					3707	Cedar Elm	13	X					3798	Cedar Elm	12		X					3886	Cedar Elm	8		X			
3614	Hackberry	12	X					3708	Cedar Elm	12	X					3799	Cedar Elm	8		X					3887	Cedar Elm	12		X			
3615	Hackberry	9	X					3709	Cedar Elm	12	X					3800	Cedar Elm	9		X					3888	Ash	10		X			
3616	Hackberry	10	X					3710	Hackberry	9	X					3801	Cedar Elm	8		X					3889	Ash	9		X			
3617	Hackberry	8	X					3711	Cedar Elm	8	X					3802	Cedar Elm	12		X					3890	Ash	13		X			
3618	Hackberry	8	X					3712	Cedar Elm	9	X					3803	Cedar Elm	10		X					3891	Cedar Elm	14		X			
3619	Hackberry	11	X					3713	Hackberry	9	X					3804	Cedar Elm	8		X					3892	Bois D'Arc	8		X			
3620	Hackberry	8	X					3714	Cedar Elm	14	X					3805	Cedar Elm	14		X					3893	Bois D'Arc	8		X			
3621	Hackberry	13	X					3715	Cedar Elm	10	X					3806	Cedar Elm	10		X					3894	Ash	10		X			
3622	Hackberry	9	X					3716	Cedar Elm	13	X					3807	Cedar Elm	13		X					3897	Cedar Elm	15		X			
3623	Hackberry	14	X					3718	Cedar Elm	12	X					3808	Cedar Elm	9		X					3898	Bois D'Arc	10		X			
3624	Hackberry	8	X					3719	Cedar Elm	14	X					3809	Cedar Elm	13		X					3899	Bois D'Arc	12		X			
3627	Hackberry	8	X					3720	Cedar Elm	8	X					3810	Cedar Elm	14		X					3900	Cedar Elm	10		X			
3628	Hackberry	8	X					3721	Cedar Elm	13	X					3811	Cedar Elm	10		X					3901	Cedar Elm	9		X			
3629	Ash	12	X	X				3722	Cedar Elm	13	X					3812	Cedar Elm	10		X					3902	Cedar Elm	9		X			
3630	Hackberry	8	X					3723	Cedar Elm	13	X					3813	Cedar Elm	12		X					3903	Cedar Elm	10		X			
3631	Hackberry	9	X					3724	Cedar Elm	11	X					3814	Cedar Elm	12		X					3904	Bois D'Arc	14		X			
3632	Hackberry	11	X					3725	Cedar Elm	10	X					3815	Cedar Elm	10		X					3905	Cedar Elm	9		X			
3633	Hackberry	11	X					3726	Cedar Elm	12	X					3816	Cedar Elm	12		X					3906	Cedar Elm	9		X			
3634	Ash	11	X	X				3727	Cedar Elm	9	X					3817	Cedar Elm	9		X					3907	Cedar Elm	16		X			
3635	Hackberry	8	X					3728	Cedar Elm	13	X					3818	Cedar Elm	8		X					3908	Bois D'Arc	8		X			
3636	Hackberry	8	X					3729	Cedar Elm	11	X					3819	Cedar Elm	13		X					3909	Bois D'Arc	8		X			
3637	Hackberry	9	X					3730	Cedar Elm	13	X					3820	Cedar Elm	11		X					3910	Cedar Elm	8		X			
3638	Willow	15	X					3731	Cedar Elm	11	X					3821	Cedar Elm	10		X					3911	Cedar Elm	8		X			
3639	Ash	12	X	X				3732	Cedar Elm	10	X					3822	Cedar Elm	14		X					3912	Cedar Elm	14		X			
3640	Willow	14	X					3733	Cedar Elm	10	X					3823	Cedar Elm	8		X					3913	Cedar Elm	14		X			
3641	Ash	8	X	X				3734	Cedar Elm	16	X					3824	Ash	14		X					3914	Cedar Elm	14		X			
3642	Hackberry	10	X					3735	Cedar Elm	10	X					3825	Ash	11		X					3915	Ash	8		X			
3643	Cedar Elm	8	X	X				3736	Bois D'Arc	10	X					3826	Cedar Elm	8		X					3916	Bois D'Arc	10		X			
3644	Hackberry	11	X					3737	Bois D'Arc	8	X					3827	Cedar Elm	9		X					3917	Cedar Elm	15		X			
3645	Hackberry	12	X					3738	Bois D'Arc	13	X					3828	Bois D'Arc	12		X					3918	Cedar Elm	23			X		
3646	Hackberry	9	X					3739	Cedar Elm	11	X					3829	Cedar Elm	8		X					3919	Cedar Elm	9		X			
3647	Hackberry	8	X					3740	Cedar Elm	11	X					3830	Cedar Elm	13		X					3920	Bois D'Arc	11		X			
3648	Hackberry	9	X					3741	Cedar Elm	8	X					3831	Cedar Elm	8		X					3921	Ash	9		X			
3649	Hackberry	8	X					3742	Cedar Elm	8	X					3832	Bois D'Arc	8		X					3922	Ash	8		X			
3650	Hackberry	9	X					3743	Bois D'Arc	12	X					3833	Cedar Elm	10		X					3923	Bois D'Arc	9		X			
3653	Cedar Elm	17		X				3744	Cedar Elm	10	X					3834	Cedar Elm	8		X					3924	Cedar Elm	16		X			
3654	Cedar Elm	18			X			3745	Cedar Elm	12	X					3835	Ash	8		X					3925	Ash	13		X			
3655	Cedar Elm	0						3746	Cedar Elm	10	X					3836	Ash	9		X					3926	Ash	8		X			
3656	Cedar Elm	11		X				3747	Cedar Elm	13	X					3837	Cedar Elm	15		X					3927	Cedar Elm	13		X			
3657	Cedar Elm	13		X				3748	Cedar Elm	12	X					3838	Cedar Elm	10		X					3928	Cedar Elm	13		X			
3658	Cedar Elm	16		X				3749	Bois D'Arc	8	X					3839	Cedar Elm	19			X				3929	Cedar Elm	9		X			
3659	Cedar Elm	17		X				3750	Cedar Elm	10	X					3840	Cedar Elm	8		X					3930	Cedar Elm	10		X			
3660	Cedar Elm	22			X			3753	Cedar Elm	10	X					3841	Cedar Elm	16		X					3931	Cedar Elm	21			X		
3661	Cedar Elm	13		X				3754	Cedar Elm	11	X					3842	Cedar Elm	9		X					3932	Ash	10		X			
3662	Cedar Elm	18			X			3755	Cedar Elm	13	X					3843	Cedar Elm	14		X					3933	Cedar Elm	8		X			
3663	Cedar Elm	16		X				3756	Cedar Elm	16	X					3844	Cedar Elm	10		X					3934	Ash	9		X			
3664	Cedar Elm	12		X				3757	Cedar Elm	18			X			3845	Cedar Elm	19			X				3935	Cedar Elm	9		X			
3665	Cedar Elm	15		X				3758	Cedar Elm	10		X				3846	Cedar Elm	14		X					3936	Ash	10		X			
3666	Ash	14		X				3759	Cedar Elm	20			X			3847	Cedar Elm	16		X					3937	Cedar Elm	20					

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

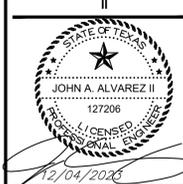
TREE LOG							TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25+)"	HERITAGE TREE
3962	Cedar Elm	19		X				4051	Cedar Elm	8	X	X				8036	Cedar Elm	10		X				8151	Cedar Elm	11		X			
3963	Cedar Elm	14	X					4052	Bois D'Arc	8	X	X				8037	Cedar Elm	12		X				8152	Cedar Elm	9		X			
3964	Cedar Elm	11	X					4053	Cedar Elm	9	X	X				8038	Cedar Elm	10		X				8153	Live Oak	22			X		
3965	Cedar Elm	15	X					4054	Cedar Elm	13	X	X				8039	Cedar Elm	9		X				8160	Cedar Elm	10		X			
3966	Cedar Elm	10	X					4055	Bois D'Arc	13	X	X				8040	Cedar Elm	12		X				8161	Live Oak	16		X			
3967	Cedar Elm	14	X					4056	Cedar Elm	9	X	X				8041	Cedar Elm	19			X			8162	Cedar Elm	8		X			
3968	Cedar Elm	8	X					4057	Cedar Elm	14	X	X				8042	Cedar Elm	11		X				8163	Cedar Elm	11		X			
3969	Cedar Elm	10	X					4058	Cedar Elm	15	X	X				8043	Cedar Elm	9		X				8168	Cedar Elm	11		X			
3970	Cedar Elm	26					X	4059	Cedar Elm	14	X	X				8044	Cedar Elm	10		X				8170	Cedar Elm	17		X			
3971	Ash	10	X					4060	Cedar Elm	8	X	X				8045	Cedar Elm	9		X				8171	Cedar Elm	9		X			
3972	Ash	8	X					4061	Cedar Elm	15	X	X				8046	Cedar Elm	9		X				8172	Cedar Elm	9		X			
3973	Cedar Elm	14	X					4062	Cedar Elm	14	X	X				8047	Cedar Elm	10		X				8173	Cedar Elm	9		X			
3974	Cedar Elm	13	X					4064	Cedar Elm	9	X	X				8048	Cedar Elm	13		X				8174	Cedar Elm	8		X			
3975	Bois D'Arc	10	X					4065	Cedar Elm	16	X	X				8049	Cedar Elm	13		X				8177	Cedar Elm	8		X			
3976	Cedar Elm	13	X					4066	Cedar Elm	16	X	X				8050	Cedar Elm	8		X				8181	Cedar Elm	8		X			
3977	Ash	9	X					4067	Cedar Elm	8	X	X				8051	Cedar Elm	13		X				8182	Cedar Elm	8		X			
3978	Bois D'Arc	9	X					4068	Cedar Elm	8	X	X				8052	Cedar Elm	14		X				8184	Cedar Elm	18			X		
3979	Cedar Elm	20		X				4069	Cedar Elm	10	X	X				8053	Cedar Elm	13		X				8187	Cedar Elm	9		X			
3980	Cedar Elm	9	X					4070	Cedar Elm	8	X	X				8054	Cedar Elm	13		X				8188	Cedar Elm	11		X			
3981	Bois D'Arc	11	X					4071	Cedar Elm	11	X	X				8055	Cedar Elm	16		X				8189	Cedar Elm	8		X			
3982	Cedar Elm	10	X					4072	Cedar Elm	13	X	X				8056	Cedar Elm	12		X				8190	Cedar Elm	11		X			
3983	Cedar Elm	9	X					4073	Cedar Elm	15	X	X				8057	Cedar Elm	13		X				8191	Cedar Elm	15		X			
3984	Cedar Elm	14	X					4074	Cedar Elm	8	X	X				8058	Cedar Elm	9		X				8192	Cedar Elm	12		X			
3985	Bois D'Arc	9	X					4075	Cedar Elm	13	X	X				8059	Cedar Elm	8		X				8193	Cedar Elm	8		X			
3986	Cedar Elm	9	X					4076	Cedar Elm	8	X	X				8060	Cedar Elm	9		X				8194	Cedar Elm	8		X			
3987	Cedar Elm	10	X					4077	Cedar Elm	8	X	X				8061	Cedar Elm	16		X				8195	Cedar Elm	10		X			
3988	Cedar Elm	9	X					4078	Cedar Elm	8	X	X				8062	Cedar Elm	11		X				8196	Cedar Elm	13		X			
3990	Cedar Elm	9	X					4079	Cedar Elm	12	X	X				8063	Cedar Elm	11		X				8197	Cedar Elm	12		X			
3991	Cedar Elm	8	X					4080	Cedar Elm	10	X	X				8064	Cedar Elm	9		X				8200	Cedar Elm	16		X			
3992	Cedar Elm	8	X					4081	Cedar Elm	8	X	X				8065	Cedar Elm	8		X				8201	Cedar Elm	15		X			
3993	Cedar Elm	12	X					4082	Cedar Elm	8	X	X				8066	Cedar Elm	8		X				8203	Cedar Elm	14		X			
3994	Cedar Elm	8	X					4083	Bois D'Arc	9	X	X				8067	Cedar Elm	13		X				8204	Cedar Elm	10		X			
3995	Cedar Elm	8	X					4084	Cedar Elm	9	X	X				8069	Cedar Elm	10		X				8207	Cedar Elm	11		X			
3996	Cedar Elm	10	X					4085	Cedar Elm	10	X	X				8070	Cedar Elm	10		X				8208	Cedar Elm	9		X			
3997	Cedar Elm	9	X					4086	Cedar Elm	13	X	X				8071	Hackberry	10		X				8211	Cedar Elm	8		X			
3998	Cedar Elm	9	X					4087	Cedar Elm	13	X	X				8072	Hackberry	8		X				8212	Cedar Elm	8		X			
3999	Cedar Elm	13	X					4088	Cedar Elm	8	X	X				8073	Hackberry	8		X				8213	Cedar Elm	8		X			
4000	Cedar Elm	13	X					4089	Cedar Elm	10	X	X				8074	Cedar Elm	16		X				8216	Cedar Elm	8		X			
4001	Cedar Elm	14	X					4090	Cedar Elm	9	X	X				8075	Cedar Elm	12		X				8217	Cedar Elm	16		X			
4002	Cedar Elm	12	X					4091	Cedar Elm	16	X	X				8076	Cedar Elm	11		X				8220	Cedar Elm	11		X			
4003	Bois D'Arc	11	X					4092	Ash	13	X	X				8077	Cedar Elm	12		X				8222	American Elm	20			X		
4004	Cedar Elm	8	X					4093	Ash	13	X	X				8078	Hackberry	9		X				8223	American Elm	19			X		
4005	Cedar Elm	8	X					4094	Cedar Elm	12	X	X				8079	Cedar	11		X				8224	American Elm	15		X			
4006	Bois D'Arc	8	X					4095	Cedar Elm	11	X	X				8081	Cedar Elm	10		X				8225	Live Oak	11		X			
4007	Cedar Elm	9	X					4096	Cedar Elm	11	X	X				8082	Cedar Elm	8		X				8226	American Elm	10		X			
4008	Cedar Elm	8	X					4097	Cedar Elm	11	X	X				8083	Cedar Elm	11		X				8227	American Elm	11		X			
4009	Cedar Elm	9	X					4098	Cedar Elm	8	X	X				8084	Cedar Elm	9		X				8230	Cedar Elm	12		X			
4010	Bois D'Arc	11	X					4099	Cedar Elm	12	X	X				8086	Cedar Elm	8		X				8231	American Elm	12		X			
4011	Ash	12	X					4100	Cedar Elm	10	X	X				8087	Cedar Elm	13		X				8232	American Elm	14		X			
4012	Bois D'Arc	12	X					4101	Cedar Elm	15	X	X				8088	Cedar Elm	12		X				8233	Cedar Elm	9		X			
4013	Bois D'Arc	8	X					4102	Cedar Elm	8	X	X				8089	Cedar Elm	8		X				8235	American Elm	14		X			
4014	Ash	8	X					4103	Cedar Elm	9	X	X				8090	Cedar Elm	8		X				8237	Live Oak	8		X			
4015	Cedar Elm	8	X					4104	Bois D'Arc	9	X	X				8091	Cedar Elm	12		X				8239	American Elm	10		X			
4016	Cedar Elm	10	X					8001	Cedar Elm	23			X			8097	Cedar Elm	9		X				8241	American Elm	13		X			
4017	Cedar Elm	9	X					8002	Cedar Elm	22			X			8098	Cedar Elm	10		X				8242	Live Oak	18			X		
4018	Cedar Elm	13	X					8003	Cedar Elm	8	X		X			8099	Cedar Elm	30					X	8243	Cedar Elm	12		X			
4019	Bois D'Arc	9	X					8004	Cedar Elm	22			X			8100	Cedar Elm	11		X				8244	American Elm	10		X			
4020	Cedar Elm	19		X				8005	Cedar Elm	12	X					8101	Cedar Elm	10		X				8245	American Elm	14		X			
4021	Cedar Elm	16	X					8006	Cedar Elm	14	X					8102	Cedar Elm	10		X				8246	American Elm	20			X		
4022	Cedar Elm	9	X					8007	Cedar Elm	11	X					8104	Cedar Elm	13		X				8247	American Elm	10		X			
4023	Cedar Elm	8	X					8008	Cedar Elm	9	X					8105	Cedar Elm	12		X				8248	American Elm	16		X			
4024	Cedar Elm	20		X				8009	Cedar Elm	12	X					8106	Cedar Elm	12		X				8249	Cedar Elm	14		X			
4025	Cedar Elm	8	X					8010	Cedar Elm	14	X					8107	Cedar Elm	8		X				8251	Cedar Elm	9		X			
4026	Cedar Elm	9	X					8011	Cedar Elm	13	X					8108	American Elm	9		X				8254	Cedar Elm	8		X			
4027	Cedar Elm	10	X					8012	Cedar Elm	12	X					8109	Cedar Elm	18			X			8255	Cedar Elm	9		X			
4028	Cedar																														

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TREE LOG							TREE LOG							TREE LOG										
TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	TREE NUMBER	TYPE	SIZE (IN)	REMOVED	PROTECTED CLASS 2 (8"-17.99")	PROTECTED CLASS 3 (18"-24.99")	PROTECTED CLASS 4 (25"+)	HERITAGE TREE	
8287	American Elm	20			X			8387	American Elm	24			X			8489	Cedar	21						
8288	American Elm	16	X					8388	Ash	14	X					8490	Cedar	13	X					
8289	American Elm	16	X					8389	American Elm	22			X			8491	Cedar	24	X					
8290	American Elm	13	X					8390	American Elm	12	X					8492	American Elm	16		X				
8291	American Elm	13	X					8391	Hackberry	15						8493	Cedar	8						
8292	American Elm	13	X					8392	Hackberry	10						8494	Cedar	8						
8293	American Elm	13	X					8393	Hackberry	10						8495	Cedar	12						
8294	American Elm	13	X					8394	American Elm	13	X					8496	Cedar	10						
8295	American Elm	13	X					8395	American Elm	19			X			8497	Cedar	11						
8296	American Elm	10	X					8396	American Elm	8	X					8498	Hackberry	8						
8297	Cedar Elm	14	X					8397	American Elm	28					X	8499	Cedar	9						
8298	Hackberry	13						8398	Cedar Elm	22			X			8500	Cedar	13						
8299	American Elm	9	X					8399	American Elm	18			X			8501	Cedar	19	X					
8300	American Elm	8	X					8400	American Elm	16	X					8502	Cedar	9	X					
8302	Cedar Elm	14	X					8401	American Elm	27					X	8503	Cedar	8	X					
8303	Cedar Elm	8	X					8402	Cedar Elm	20			X			8504	Cedar	11	X					
8308	American Elm	17	X					8403	Cedar Elm	24			X			8505	Cedar	8	X					
8309	American Elm	8	X					8404	American Elm	22			X			8506	Cedar	10	X					
8311	American Elm	8	X					8405	American Elm	18			X			8507	Cedar	10	X					
8312	American Elm	8	X					8406	Cedar Elm	18			X			8508	Cedar	11	X					
8314	Cedar Elm	24			X			8407	American Elm	11	X					8509	Cedar	14	X					
8315	Cedar Elm	11	X					8408	American Elm	11	X					8510	Cedar	9	X					
8316	Cedar Elm	8	X					8409	American Elm	20			X			8511	Cedar	21	X					
8318	Cedar Elm	10	X					8410	American Elm	17	X					8512	American Elm	13		X				
8321	American Elm	17	X					8411	Cedar Elm	25														
8322	American Elm	9	X					8412	American Elm	19			X											
8323	American Elm	9	X					8413	American Elm	29					X									
8324	American Elm	20			X			8414	American Elm	8	X													
8325	American Elm	9	X					8415	American Elm	12	X													
8326	American Elm	8	X					8416	Cedar Elm	12	X													
8328	American Elm	10	X					8417	Cedar Elm	26					X									
8329	American Elm	17	X					8418	American Elm	10	X													
8330	American Elm	15	X					8419	American Elm	8	X													
8331	American Elm	12	X					8420	American Elm	9	X													
8333	American Elm	14	X					8421	American Elm	9	X													
8334	American Elm	17	X					8422	American Elm	9	X													
8335	American Elm	10	X					8423	American Elm	9	X													
8336	American Elm	9	X					8424	American Elm	21			X											
8337	American Elm	18			X			8425	American Elm	20			X											
8338	American Elm	32					X	8426	Cedar Elm	26					X									
8339	American Elm	16	X					8427	Cedar Elm	12	X													
8340	Cedar Elm	8	X					8428	American Elm	8	X													
8341	American Elm	20			X			8430	American Elm	9	X													
8342	American Elm	9	X					8431	American Elm	9	X													
8343	American Elm	21			X			8433	American Elm	8	X													
8344	American Elm	10	X					8445	American Elm	13	X													
8345	American Elm	8	X					8446	American Elm	13	X													
8346	American Elm	13	X					8447	Hackberry	24														
8347	Cedar Elm	8	X					8448	Hackberry	13														
8348	American Elm	9	X					8449	Cedar Elm	18			X											
8349	Cedar Elm	9	X					8450	Cedar Elm	13	X													
8350	Cedar Elm	9	X					8451	American Elm	13	X													
8351	Cedar Elm	9	X					8452	American Elm	9	X													
8352	American Elm	25					X	8453	American Elm	14	X													
8353	American Elm	10	X					8454	American Elm	8	X													
8354	American Elm	8	X					8455	Cedar Elm	23			X											
8355	American Elm	15	X					8456	Cedar Elm	10	X													
8356	American Elm	13	X					8457	American Elm	14	X													
8357	American Elm	15	X					8458	Cedar Elm	14	X													
8358	American Elm	15	X					8459	American Elm	13	X													
8359	American Elm	17	X					8460	Cedar Elm	10	X													
8360	American Elm	12	X					8461	Cedar Elm	8	X													
8361	American Elm	16	X					8462	American Elm	10	X													
8362	American Elm	20			X			8463	American Elm	10	X													
8363	American Elm	18			X			8464	American Elm	12	X													
8364	American Elm	20			X			8465	American Elm	16	X													
8365	American Elm	10	X					8466	Cedar Elm	14	X													
8366	American Elm	10	X					8467	Cedar Elm	14	X													
8367	American Elm	14	X					8468	American Elm	10	X													
8368	American Elm	20			X			8469	American Elm	10	X													
8369	American Elm	20			X			8470	Cedar	18														
8370	American Elm	10	X					8471	Cedar	27														
8371	American Elm	10	X					8472	American Elm	9	X													
8372	American Elm	14	X					8474	American Elm	13	X													
8373	American Elm	17	X					8475	American Elm	9	X													
8374	American Elm	13	X					8476	American Elm	15	X													
8375	American Elm	18			X			8477	Cedar Elm	8	X													
8376	American Elm	23			X			8478	Cedar Elm	8	X													
8377	American Elm	15	X					8479	Cedar Elm	11	X													
8378	American Elm	20			X			8480	Cedar Elm	14	X													
8379	American Elm	14	X					8481	Cedar Elm	11	X													
8380	American Elm	9	X					8482	American Elm	10	X													
8381	American Elm	8	X					8483	American Elm	11	X													
8382	American Elm	10	X					8484	Cedar Elm	13	X													
8383	American Elm	9	X					8485	American Elm	11	X													
8384	Hackberry	9						8486	American Elm	20			X											
8385	American Elm	19			X			8487	Cedar	13														
8386	American Elm	16	X					8488	Cedar	9														

No. \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS



NEWHAVEN PRELIMINARY PLAN

TREE LIST 4 OF 4

SHEET NO.

19



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, June 23, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Need certification and signature blocks as required by the City and County.
- ii. ~~The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply.

6/23/2023 10:19:15 AM  
New Haven PUD Preliminary Plat  
2023-P-1543-PP  
Page 2

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



Tyler Shows  
Staff Engineer  
GBA



July 19, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

**Table of Contents**

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

1. Need certification and signature blocks as required by the City and County.  
*Response: Certificate and signature block have been added to preliminary plan cover sheet.*
  
2. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).  
*Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.*
  
3. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.  
*Response: As per Executed PUD document, number 9, total LUE’s is 322.*

City of Manor  
Page 2  
July 19, 2023

Water and wastewater will be provided by the city of Manor.

4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

5. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: TIA has been approved with project number: 2022-P-1427-SP

6. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication of fees apply.

Response: A summary letter has been submitted with this submittal

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,



John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, August 14, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~i. Need certification and signature blocks as required by the City and County.~~
- ii. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~
- ~~vi. A summary letter stating briefly the type of street surfacing, drainage, water and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.~~

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](http://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 /Manor/Parts/Blank, or by e-mail at [tshows@gbateam.com](mailto:tshows@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,



Tyler Shows  
Staff Engineer  
GBA



September 6, 2023

Tyler Shows  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, TX 78641  
PO Box 2029  
Leander, TX 78646-2029  
On Behalf of City of Manor

**RE: Newhaven Subdivision**  
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

[Table of Contents](#)

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com .....1

**Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com**

- 1. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA). Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.

Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.



City of Manor  
Page 2  
September 6, 2023

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.  
Project Manager



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, September 28, 2023

Brad Carabajal  
Quiddity  
3100 Alvin Devane Blvd, Suite 150  
Austin 78741  
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP  
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Brad Carabajal and received by our office on September 06, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.  
Lead AES  
GBA



10/25/2023

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: New Haven PUD Preliminary Plat  
 Case Number: 2023-P-1543-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Preliminary Plat for the New Haven Subdivision located at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the New Haven Subdivision, two-hundred ninety-three (293) on 90.3 acres, more or less, and being located at Gregg Lane and FM 973, Manor, TX.**

***Applicant: Gregg Lane Dev. LLC***  
***Owner: Quiddity***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

RUST CREEK LLC  
9606 OLD MANOR RD #1  
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD  
PO BOX 589  
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP  
PO BOX P  
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC  
223 DAKOTA DR  
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO  
14812 N F M RD 973  
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR  
533 HIWASEE ROAD  
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC  
310 ENTERPRISE DR  
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC  
4517 THREE ARROWS CT  
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL  
DISTRICT  
PO BOX 359  
MANOR, TEXAS 78653-0359



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Manor Opportunity Fund, LLC***

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a 5 lot mixed-use development. Lots 1 and 2, Block A and Lot 1, Block B are zoned C-2 Medium Commercial and total 30.56 acres. Lot 3, Block is zoned MF-2 Multi-Family 25 and is 19.85 acres. Lot 1, Block C is zoned TH Townhome and is 28.34 acres. Zoning for this property was approved by Ordinance 654 approved on June 1, 2022. The Concept Plan was approved by the City Council on February 8, 2023.

The project also includes 5.56 acres of right-of-way which are the extension of Carriage Hills Drive to US 290 at Bois D’Arc, and the extension of Viking Jack Street from the Manor Commercial Park. Both are 74’ wide Minor Arterial rights-of-way that accommodate three 12’ travel lanes, two 5’ shoulders, and 12’ pedestrian zones on either side.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of intent
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.

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

August 3, 2023

City of Manor  
Development Services Department  
105 E. Eggleston St.  
P.O. Box 387  
Manor, Texas 78653

**Re: Summary Letter – Ginsel Tract Preliminary Plan Application  
13301 E US 290 Highway EB  
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Ginsel Tract development is located at the intersection of Eastbound US 290 HWY and Bois D’Arc Road in Manor, TX. The existing property is approximately 84.3 acres. The site is mostly undeveloped.

The property is within the Manor City Limits and is listed as parcel numbers 743335. The proposed improvements include approximately 3,000 feet of public roadway, detention facilities, storm sewer, paving, offsite wastewater and water extension, and other associated site improvements. This property is currently zoned as C-2 (commercial) for two parcels, and TH and MF-2 (residential) for the other two parcels.

The subject site is located within the Willbarger Creek Watershed, classified as a Suburban watershed within the City of Manor. No portion of this site is located in the Federal Emergency Management Agency’s 100-year floodplain according to Flood Insurance Map #48453C0485J, Travis County, Texas and incorporated areas dated August 18th 2014. The site is not located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ GIS.

Detention has been provided for the site with the associated site improvements to detain the stormwater runoff. The proposed detention facilities are sized to capture and detain the proposed impervious cover to below existing outflow conditions. The ultimate buildout of the development will include four (4) detention ponds in total. Two (2) of these ponds will be constructed with the public infrastructure of the subdivision. Additional details regarding these facilities are provided in the drainage sheets in the plan set submitted with this package.

If you have any questions or comments regarding this request, please contact me at 512-418-4508.

Sincerely,

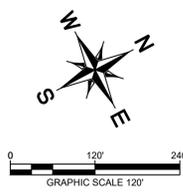
KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.  
Project Manager



#	Parcel Number	Owners	Owner Address	City, State Zip	#	Parcel Number	Owners	Owner Address	City, State Zip
1	756012	PRESIDENTIAL GLEN LTD	ATTN PETE DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720	38	795880	RODRIGUEZ CLAUDIA I	13309 PINE NEEDLE ST	MANOR, TX 78653-5403
2	236858	TIMMERMAN PROPERTIES INC	115 FRANKLIN BLVD	AUSTIN, TX 78751-1207	39	795904	CHANDIO RIDABA G & MUHAMMAD L	13304 PINE NEEDLE ST	MANOR, TX 78653-5403
3	756084	WEST ELGIN DEVELOPMENT CORP	ATTN PETER A DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720	40	795879	HRYNIEWICZ BRIANA NICHOLE	13305 PINE NEEDLE ST	MANOR, TX 78653-5403
4	236913	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	41	795905	GAZDER RASHID J & NOOH	13300 PINE NEEDLE ST	MANOR, TX 78653-5403
5	814602	MANOR BUSINESS CENTER LTD	262 FM 1441	BASTROP, TX 78602-7794	42	795878	VAZQUEZ MARIO A & GRACIELA	13301 PINE NEEDLE ST	MANOR, TX 78653-5403
6	236868	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	43	795906	RAMIREZ GILBERT	13240 PINE NEEDLE ST	MANOR, TX 78653-5407
7	236914	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530	44	795926	ROMERO CHRISTINA	13237 PINE NEEDLE ST	MANOR, TX 78653-5407
8	236915	SERAFIN LEASING CO LP	12804 BELTEX RD	MANOR, TX 78653-4510	45	795907	NEW COURTNEY	13236 PINE NEEDLE ST	MANOR, TX 78653-5407
9	236916	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 104	ALLEN TOWN, PA 18106-9012	46	795925	PEREZ JESUS M TORRES	13233 PINE NEEDLE ST	MANOR, TX 78653-5407
10	236917	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 104	ALLEN TOWN, PA 18106-9012	47	795908	PEREZ-GARCIA EFRAIN	13232 PINE NEEDLE ST	MANOR, TX 78653-5407
11	236918	CHEM ELEVEN PRODUCTS	STE 1-200-6300 BRIDGE POINT PKWY	AUSTIN, TX 78730-5073	48	795924	TREVINO ERIC	13229 PINE NEEDLE ST	MANOR, TX 78653-5407
12	236919	AIR LIQUIDE ELECTRONICS US LP	% PROPERTY TAX DEPT-9811 KATY FREEWAY STE 100	HOUSTON, TX 77024-1274	49	795909	CASTANEDA GUILLERMO SR	13228 PINE NEEDLE ST	MANOR, TX 78653-5407
13	236920	DAMN GOOD LLC	510 S CONGRESS AVE STE 108	AUSTIN, TX 78704-1737	50	795923	HARRIS PATRICK DEVON	13225 PINE NEEDLE ST	MANOR, TX 78653-5407
14	236900	FLINTROCK OFFICE SUITES LLC	1700 POCO BUENO CT	SPICEWOOD, TX 78669-4300	51	795910	CARRILLO JUAN	13224 PINE NEEDLE ST	MANOR, TX 78653-5407
15	795892	JIMENEZ ANTHONY	13424 PINE NEEDLE ST	MANOR, TX 78653-5406	52	795922	MARTINEZ ROSA M	13221 PINE NEEDLE ST	MANOR, TX 78653-5407
16	795891	GINBEY LOGAN	13425 PINE NEEDLE ST	MANOR, TX 78653-5406	53	795911	CONTINENTAL HOMES OF TEXAS LP	10700 PECAN PARK BLVD STE 400	AUSTIN, TX 78750-1447
17	795893	MARSHALL BRIAN	13420 PINE NEEDLE ST	MANOR, TX 78653-5406	54	795921	WARNE TARA ANN & CHRISTOPHER MATTHEW WARNE	13217 PINE NEEDLE ST	MANOR, TX 78653-5407
18	795890	VASQUEZ GUADALUPE T	13421 PINE NEEDLE ST	MANOR, TX 78653-5406	55	795912	MORALES JORGE	13216 PINE NEEDLE ST	MANOR, TX 78653-5407
19	795894	MALDONADO BENITO	13416 PINE NEEDLE ST	MANOR, TX 78653-5406	56	795920	FITZGERALD MICHAEL P	13213 PINE NEEDLE ST	MANOR, TX 78653-5407
20	795889	SALEEM SHAHZAD	13417 PINE NEEDLE ST	MANOR, TX 78653-5406	57	795913	ESPINOSA CAIN	13212 PINE NEEDLE ST	MANOR, TX 78653-5407
21	795895	MYNAR MISTY	13436 HARRY S TRUMAN DR	MANOR, TX 78653-2077	58	795919	OCAMPO MANUEL	13209 PINE NEEDLE ST	MANOR, TX 78653-5407
22	795888	MANZANARES JONATHAN PEREZ ETAL	13413 PINE NEEDLE ST	MANOR, TX 78653-5406	59	795914	REED MOISE KWAME & NICOLE	13208 PINE NEEDLE ST	MANOR, TX 78653-5407
23	795896	BAKER WILLIE	13408 PINE NEEDLE ST	MANOR, TX 78653-5406	60	795918	DIALLO MAMADOU MOUSSA	3316 FALCONERS WAY	PFLUGERVILLE, TX 78660-7825
24	795887	TABOKHI SARI AL	13409 PINE NEEDLE ST	MANOR, TX 78653-5406	61	795915	LOPEZ RITA CEDILLO	13204 PINE NEEDLE ST	MANOR, TX 78653-5407
25	795897	MWANGI KENETH N & JESSICA MWANGI	13404 PINE NEEDLE ST	MANOR, TX 78653-5406	62	795917	REYES RITA R	13201 PINE NEEDLE ST	MANOR, TX 78653-5407
26	795886	ALMANZA MANUEL CHIMAL & NANCY FUENTES VASQUEZ	13405 PINE NEEDLE ST	MANOR, TX 78653-5406	63	730645	DELEON JAIME ROBERTO	12917 CARILLON WAY	MANOR, TX 78653-5194
27	795898	SALAZAR J CARMEN & VANESSA	13402 PINE NEEDLE ST	MANOR, TX 78653-5406	64	730646	MONTES PABLO & ANDREA MONTES	12921 CARILLON WAY	MANOR, TX 78653-5194
28	795885	WELCH JIM	13401 PINE NEEDLE ST	MANOR, TX 78653-5406	65	730647	CASTRO JOHNNY C JR & MARIBEL CASTRO	12925 CARILLON WAY	MANOR, TX 78653-5194
29	795899	TAMEZ IDA	13324 PINE NEEDLE ST	MANOR, TX 78653-5403	66	730648	PARRY BRANDON	12929 CARILLON WAY	MANOR, TX 78653-5194
30	795884	CLARK KENNETH R	13325 PINE NEEDLE ST	MANOR, TX 78653-5403	67	730649	AROS JOE & SUSIE	12933 CARILLON WAY	MANOR, TX 78653-5194
31	795900	LI ZHIYU & PU WANG	10619 WINCHELSEA DR	AUSTIN, TX 78750-4033	68	730650	POWELL JUSTIN LEE	12937 CARILLON WAY	MANOR, TX 78653-5194
32	795883	SPELLING KAREN COX	APT 701-700 MANDARIN FLYWAY	CEDAR PARK, TX 78613-4183	69	730651	BAKER KELLY ANNE	PO BOX 10933	AUSTIN, TX 78766-1933
33	795901	CHEN YUH CHAU	2 TIMBERFIELD WAY	PITTSFORD, NY 14534-2162	70	730652	GONZALES-VALENCIA DAVID	13005 CARILLON WAY	MANOR, TX 78653-5195
34	795882	SUNIGA ELIZABETH C & JOSEPH ANTHONY	13317 PINE NEEDLE ST	MANOR, TX 78653-5403	71	730615	VU IVY & PHINGA TA	7906 ISAAC PRYOR DR	AUSTIN, TX 78749-1753
35	795902	ARRIGA TRISHA	13312 PINE NEEDLE ST	MANOR, TX 78653-5403	72	730555	ALBARRACIN STEVEN M & ZHANNA A	13016 WEDDING DR	MANOR, TX 78653-5189
36	795881	MEADOR JEANNETTE	13313 PINE NEEDLE ST	MANOR, TX 78653-5403	73	730554	UPSHUR DIONNE I & RALEIGH C	13020 WEDDING	MANOR, TX 78653-5189
37	795903	GAZDER SARA & ALTAMASH ZIA	13308 PINE NEEDLE ST	MANOR, TX 78653-5403	74	236864	MANOR RV PARK LLC	460 N MAIN ST STE 304	GLEN ELLYN, IL 60137-5176

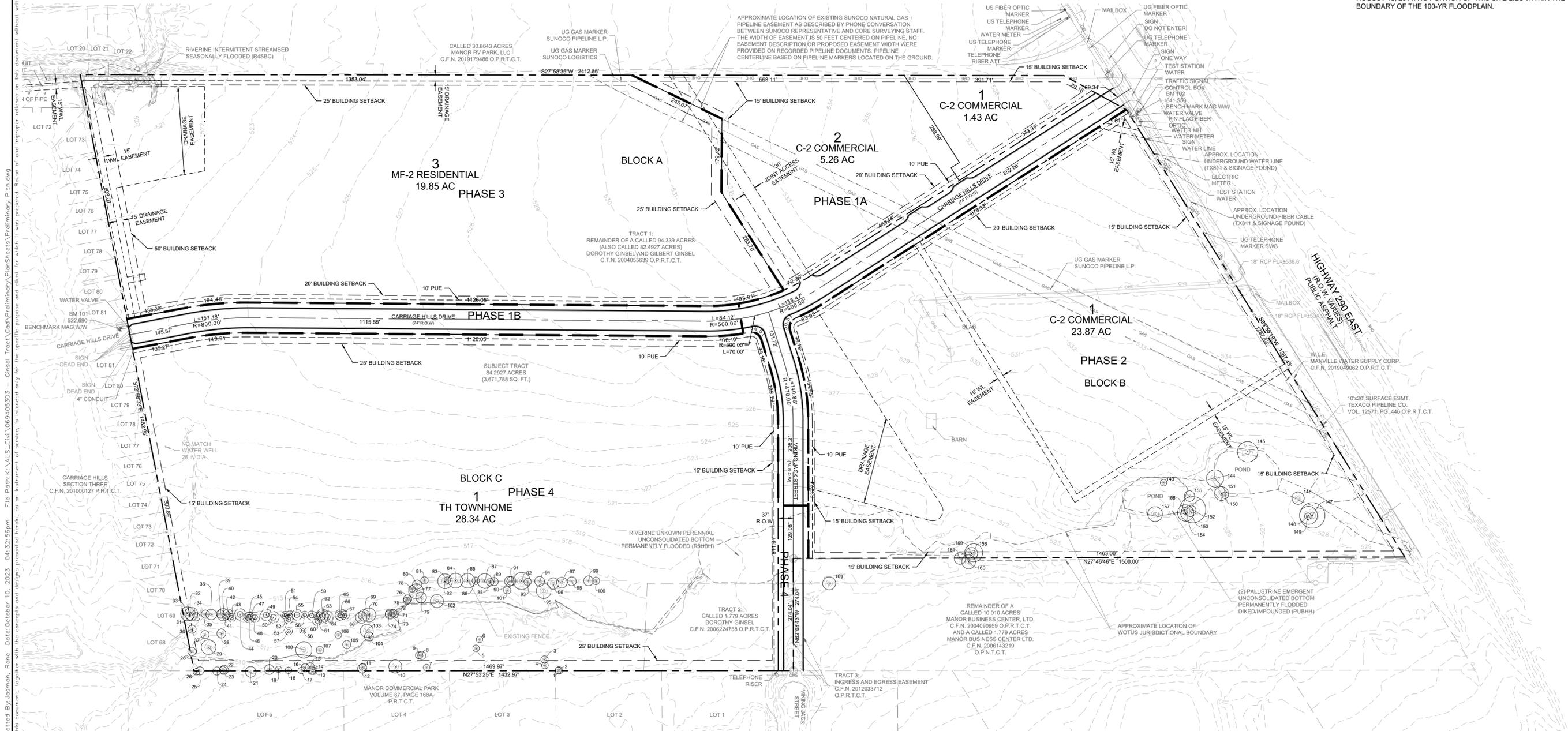


LEGEND

---	PROPERTY BOUNDARY
---	PHASE LINE

LOT #	ZONING	PROPOSED LAND USE	ACREAGE
LOT 1, BLOCK A	C-2	COMMERCIAL	1.43
LOT 2, BLOCK A	C-2	COMMERCIAL	5.26
LOT 3, BLOCK A	MF-2	RESIDENTIAL	19.85
LOT 1, BLOCK B	C-2	COMMERCIAL	23.87
LOT 1, BLOCK C	TH	TOWNHOME	28.34
		R.O.W.	5.56

THIS SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED.  
 THIS SITE IS SITUATED IN ZONE "X" IN TRAVIS COUNTY, TEXAS  
 ACCORDING TO FEMA MAP NUMBER 48453C0485J DATED  
 AUGUST 18, 2014. NO PORTION OF THIS SITE LIES WITHIN THE  
 BOUNDARY OF THE 100-YR FLOODPLAIN.



Item #	DATE	REVISIONS
B		

**Kimley-Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759  
 PHONE: 512-418-1771, FAX: 512-418-7191  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

Professional Engineer Seal for Alexander C. Steadman, License No. 138792, State of Texas.  
 10/10/2023  
 KHA PROJECT: 069405303  
 DATE: OCTOBER 2023  
 SCALE: AS SHOWN  
 DESIGNED BY: ACS  
 DRAWN BY: RJJ  
 CHECKED BY: ACS

PRELIMINARY PLAT  
 PRELIMINARY PLAT  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

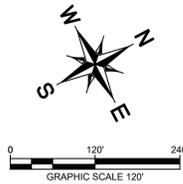
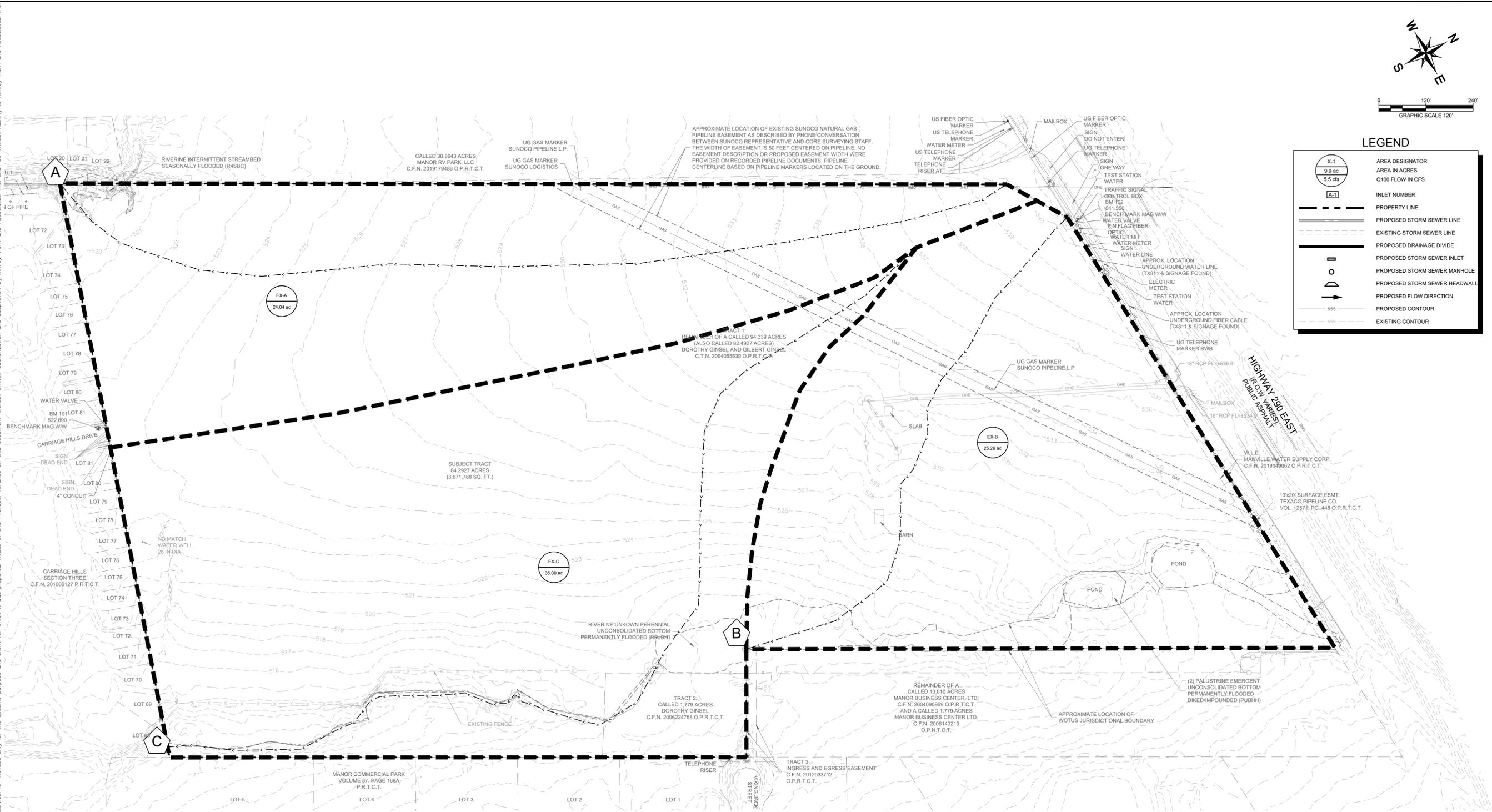
GINSEL TRACT  
 PRELIMINARY PLAT  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS  
 SHEET NUMBER  
 2

Plotted By: jason.m. rene Date: October 10, 2023 04:32:56pm File Path: K:\AUS-Civil\069405303 - Ginsel Tract\Cad\Pre\Pre\PlanSheets\Pre\Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Plotted By: jasman, Rene Date: October 10, 2023 04:33:45pm File Path: K:\AUS\_Civil\069405303 - Ginsel Tract\Coa\Preliminary\PlanSheets\Existing Drainage Layout.dwg  
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

**Ginsel Commercial Tract**  
Existing Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn <sup>1</sup>	WEIGHTED CURVE NO. Cn <sup>2</sup>	SHEET FLOW			SHEET FLOW (PAVED)			SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>3</sup> (min)						
								N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	Grass Surface		Paved Surface		Channel Flow								
																L (ft)	V (fps)	S (ft/ft)	Tc (min)	L (ft)	V (fps)		n	S (ft/ft)	Tc (min)			
EX-A	1,047,329	24.04	0	0.00	0.00	84.00	84.00	0.24	100	0.013	15.14	-	-	-	-	2285	1.61	0.010	23.60	-	-	0.00	130	5.00	0.03	0.020	0.43	39.18
EX-B	1,100,109	25.26	1,356	0.03	0.12	84.00	84.02	0.24	100	0.020	12.55	-	-	-	-	1130	2.13	0.018	8.82	-	-	0.00	240	5.00	0.03	0.020	0.80	22.17
EX-C	1,524,733	35.00	0	0.00	0.00	84.00	84.00	0.24	100	0.010	16.55	-	-	-	-	1215	2.28	0.020	8.87	-	-	0.00	1440	5.00	0.03	0.020	4.80	30.23

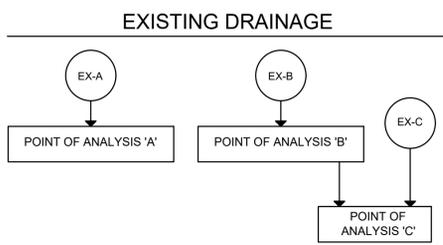
<sup>1</sup>Cn Values based on COA Drainage Criteria Manual.  
<sup>2</sup>Acn of 84 (Open space-fair condition and Type D soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

**Ginsel Commercial Tract**  
DRAINAGE RESULTS - SCS METHOD

**EXISTING RUNOFF CONDITIONS**

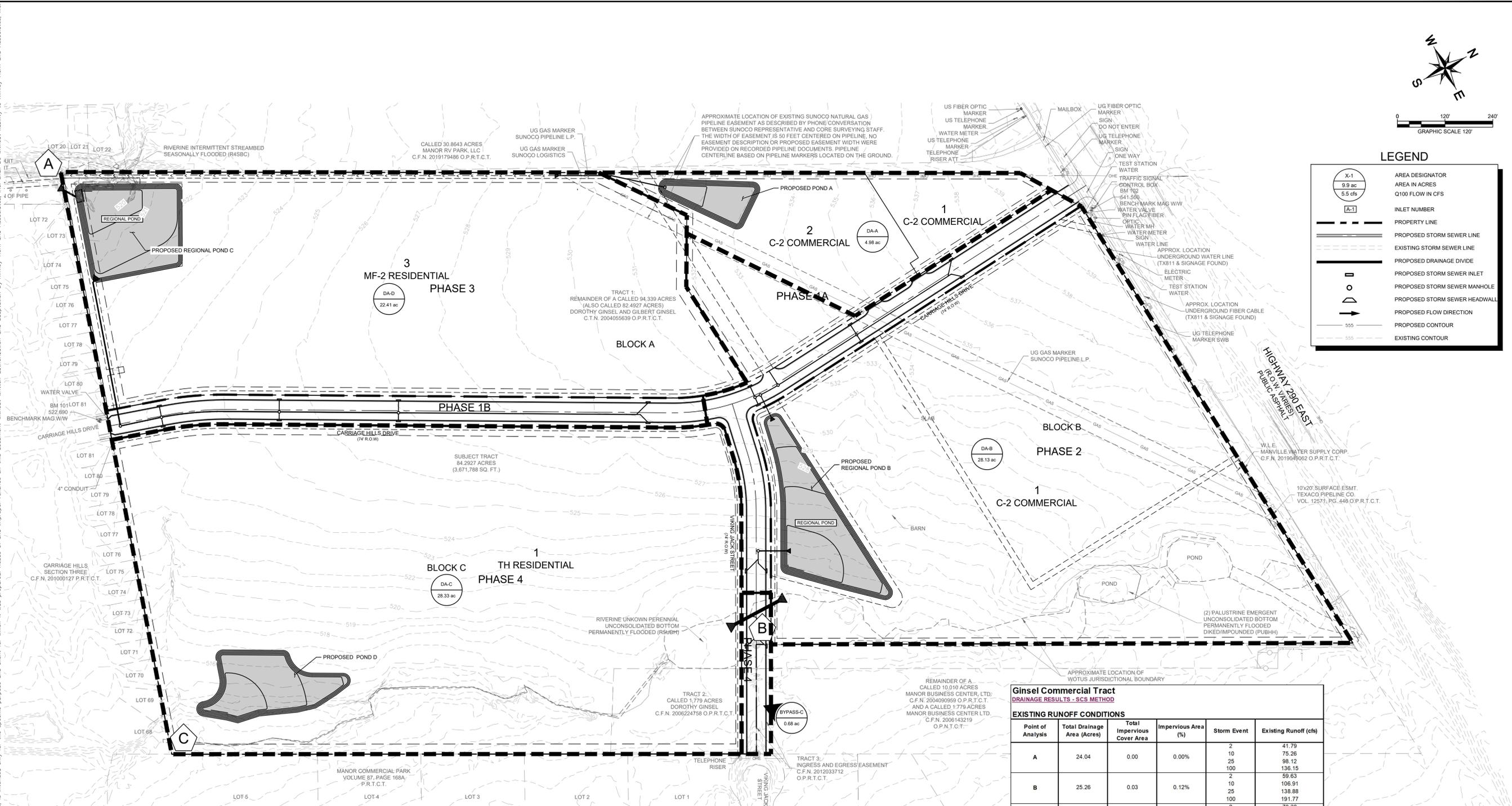
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	24.04	0.00	0.00%	2	41.79
				10	75.26
				25	98.12
B	25.26	0.03	0.12%	2	59.63
				10	106.91
				25	138.88
C	35.00	0.00	0.00%	2	70.32
				10	126.23
				25	164.22
				100	227.19

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55. Pond Pack V8i was used to calculate the runoff and design the pond volume and outlet structure.



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KHA PROJECT: 069405303 DATE: OCTOBER 2023 SCALE: AS SHOWN DESIGNED BY: ACS DRAWN BY: RRJ CHECKED BY: ACS	REVISIONS No. DATE
<b>EXISTING DRAINAGE LAYOUT</b>	<b>GINSEL TRACT PRELIMINARY PLAN</b> CITY OF MANOR TRAVIS COUNTY, TEXAS
SHEET NUMBER	5

Plotted By: jasman, Rene Date: October 10, 2023 04:34:03pm File Path: \\VAUS-Client\069405303 - Ginsel Tract\Coastal\PlanSheets\Proposed Drainage Layout.dwg  
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### LEGEND

- X-1 AREA DESIGNATOR
- 9.9 ac AREA IN ACRES
- 5.5 cfs Q100 FLOW IN CFS
- A-1 INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR

**Ginsel Commercial Tract**  
Proposed Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn <sup>1</sup>	WEIGHTED CURVE NO. Cn <sup>2</sup>	SHEET FLOW				SHEET FLOW (PAVED)				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>3</sup> (min)					
								P-2yr24hr		4.14 IN		P-2yr24hr		4.06 IN		Grass Surface		Paved Surface		Channel Flow		Channel Flow							
								N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	L (ft)	V (fps)	S	Tc (min)	L (ft)	V (fps)	n	S (ft/ft)		Tc (min)				
DA-A	216,829	4.98	108,414	2.49	50.00	84.00	91.00	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	750	4.00	0.016	0.010	3.13	13.45
DA-B	1,229,593	28.23	810,360	18.60	65.90	84.00	93.23	0.24	50	0.010	9.51	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	1000	4.00	0.016	0.010	4.17	14.49	
DA-D	976,042	22.41	651,107	14.95	66.71	84.00	93.34	0.24	100	0.015	14.08	-	-	-	50	1.98	0.015	0.42	100	2.49	0.015	0.67	1400	4.00	0.016	0.010	5.83	21.00	
DA-C	1,234,171	28.33	617,085	14.17	50.00	84.00	91.00	0.24	100	0.010	16.55	-	-	-	50	1.61	0.010	0.52	100	2.03	0.010	0.41	1400	4.00	0.016	0.010	5.83	23.31	
BYPASS C	29,808	0.68	19,375	0.44	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

<sup>1</sup>Cn Values based on CCA Drainage Criteria Manual.  
<sup>2</sup>Ac of 84 (Open space fair conditions and Type 3 soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the CCA Drainage Criteria Manual.

**Ginsel Commercial Tract**  
DRAINAGE RESULTS - SCS METHOD

**EXISTING RUNOFF CONDITIONS**

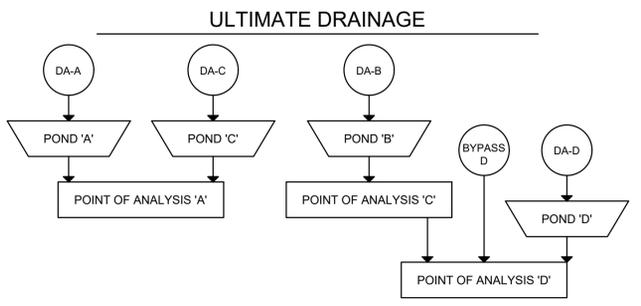
Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	24.04	0.00	0.00%	2	41.79
				10	75.26
				25	98.12
B	25.26	0.03	0.12%	2	55.63
				10	106.91
				25	138.88
C	35.00	0.00	0.00%	2	70.32
				10	126.23
				25	164.22
				100	227.19

**PROPOSED CONDITIONS**

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area	Impervious Area (%)	Storm Event	Developed Runoff (cfs)
A	27.38	17.44	63.67%	2	34.89
				10	65.40
				25	90.42
B	28.23	18.60	65.90%	2	51.59
				10	92.57
				25	122.88
C	29.02	14.61	50.35%	2	52.78
				10	96.55
				25	127.87
				100	180.30

**PROPOSED VS. EXISTING COMPARISON**

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis	Is Developed $\leq$ Allowable?
COMBINED	2	171.74	139.26	32.48	YES
	10	308.40	254.52	53.88	YES
	25	401.22	341.17	60.05	YES
PROPERTY	100	555.11	493.08	62.03	YES



Item 8. DATE

REVISIONS

No.

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 TEXAS REGISTERED ENGINEERING FIRM F-928

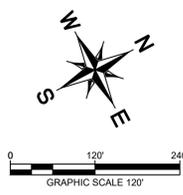
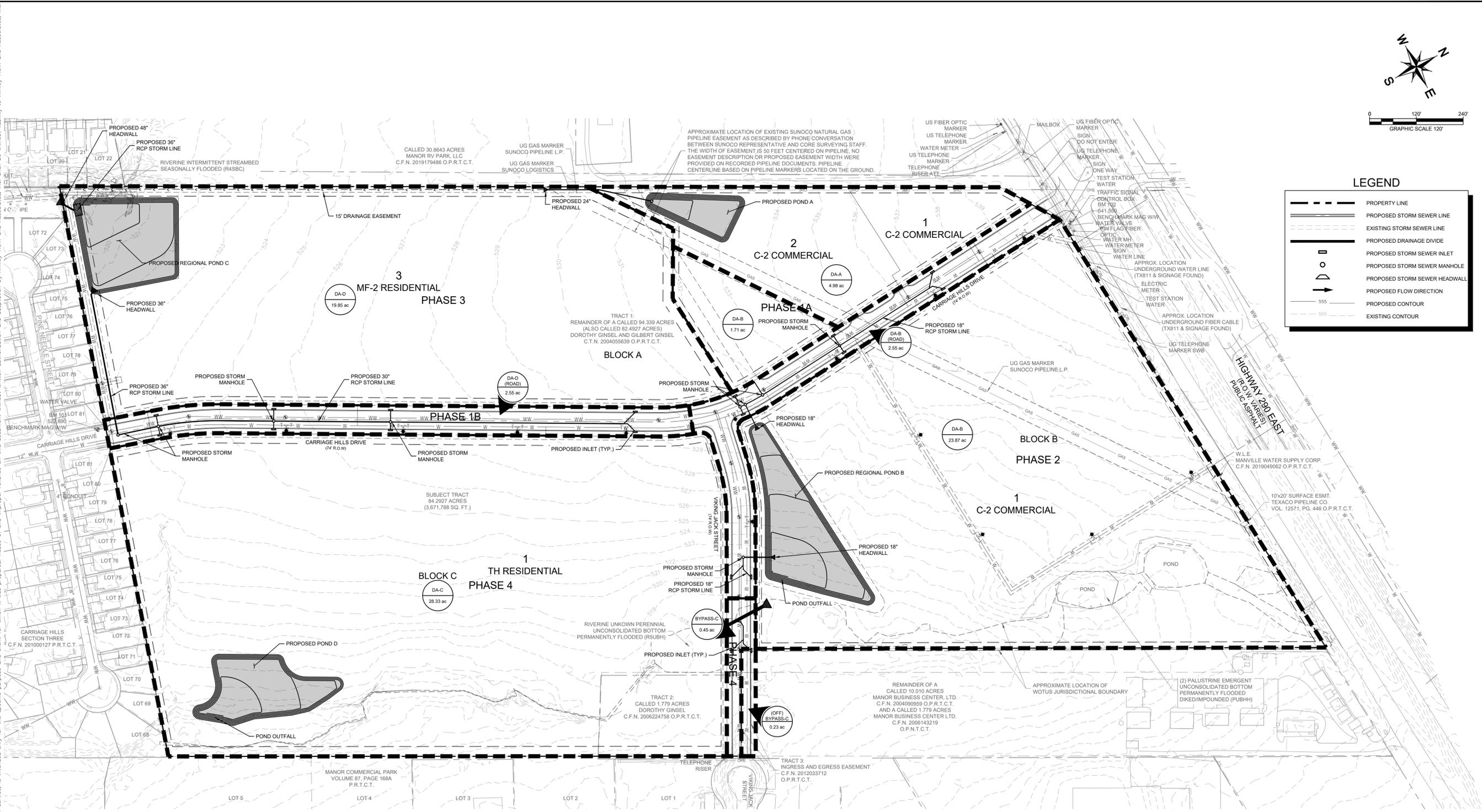
PROPOSED DRAINAGE LAYOUT

GINSEL TRACT PRELIMINARY PLAT

CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER 6

Plotted By: jasman, Rene Date: October 10, 2023 04:34:20pm File Path: K:\AUS-Civil\069405303 - Ginsel Tract\_Cad\Preliminary\PlanSheets\Inlet Drainage Layout.dwg  
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**LEGEND**

- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR

**Ginsel Commercial Tract**  
Proposed Inlet Calculations - SCS Method

DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS COVER %	WEIGHTED CURVE NO. Cn <sup>1</sup>	WEIGHTED CURVE NO. Cn <sup>2</sup>	SHEET FLOW				SHEET FLOW (PAVED)				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc <sup>3</sup> (min)				
									P-2yr24hr 4.14 IN				P-2yr24hr 4.06 IN				Grass Surface				Paved Surface					Channel Flow			
									N	L (ft)	S (ft/ft)	Tc (min)	N	L (ft)	S (ft/ft)	Tc (min)	L (ft)	V (fps)	S (ft/ft)	Tc (min)	L	V (fps)	S	Tc (min)		L (ft)	V (fps)	n	S (ft/ft)
DA-A	216,829	4.98	108,414	2.49	50.00	84.00	91.00	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	750	4.00	0.016	0.010	3.13	13.45
DA-B	1,118,341	25.67	726,921	16.69	65.00	84.00	93.10	0.24	50	0.010	9.51	-	-	-	-	0	1.61	0.010	0.00	100	2.03	0.010	0.82	1000	4.00	0.016	0.010	4.17	14.49
DA-B (ROAD)	111,252	2.55	83,439	1.92	75.00	84.00	94.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
DA-D	864,848	19.85	562,151	12.91	65.00	84.00	93.10	0.24	100	0.010	16.55	-	-	-	-	50	1.98	0.015	0.42	100	2.49	0.015	0.67	1400	4.00	0.016	0.010	5.83	23.48
DA-D (ROAD)	111,195	2.55	88,956	2.04	80.00	84.00	95.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
DA-C	1,234,171	28.33	617,085	14.17	50.00	84.00	91.00	0.24	100	0.010	16.55	-	-	-	-	50	1.61	0.010	0.52	50	2.03	0.010	0.41	1400	4.00	0.016	0.010	5.83	23.31
BYPASS-C	19,721	0.45	12,818	0.29	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
OFF BYPASS-C	10,088	0.23	6,557	0.15	65.00	84.00	93.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00

<sup>1</sup>Cn Values based on COA Drainage Criteria Manual.  
<sup>2</sup>Acn of 84 (Open space-fair condition and Type D soil group) and 98 (Paved surfaces) were used.  
<sup>3</sup>The minimum Tc is 5 minutes per the COA Drainage Criteria Manual.

Item B

DATE

REVISIONS

No.

134

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 PHONE: 512-418-1771 FAX: 512-418-791  
 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-928

10/10/2023

KHA PROJECT 069405303

DATE OCTOBER 2023

SCALE AS SHOWN

DESIGNED BY: ACS

DRAWN BY: RJJ

CHECKED BY: ACS

INLET DRAINAGE LAYOUT

GINSEL TRACT PRELIMINARY PLAT

CITY OF MANOR TRAVIS COUNTY, TEXAS

SHEET NUMBER

7



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 13, 2023

AC Steadman  
Kimley-Horn  
10814 Jollyville Road, Building IV, Suite 200  
Austin TX 78759  
ac.steadman@kimley-horn.com

Permit Number 2023-P-1564-PP  
Job Address: 13301 E US Highway 290, Manor, TX. 78653

Dear AC Steadman,

The first submittal of the Ginsel Tract Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on October 12, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
- ii. Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.
- iv. Replacement Trees shall be shown on the Preliminary Plat based on a replacement
- v. ratio (inches removed to inches planted) of:
  - a. a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
  - b. b) 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
  - c. c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

9/13/2023 5:41:55 PM  
Ginsel Tract Preliminary Plat  
2023-P-1564-PP  
Page 2

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



Tyler Shows  
Staff Engineer  
GBA



October 10, 2023

Tyler Shows  
George Butler Associates (GBA)  
1500 County Road 269  
Leander, Texas 78641

**RE: *Ginsel Tract Preliminary Plan  
13301 E US Highway 290,  
City of Manor, Texas 78653  
Project No. 2023-P-1564-PP***

Dear Tyler Shows:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the Preliminary Plan Review provided to the City of Manor on August 14, 2023. The original comments have also been included below for reference.

**Reviewer:** Tyler Shows, Staff Engineer, GBA

**Comment 1:** Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

**Response:** *Trees of 8-inch caliper and larger have been added to the Utility and Tree Plan. A second sheet has been added to include the Tree List.*

**Comment 2:** Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

**Response:** *Building setback lines have been added and noted.*

**Comment 3:** Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

**Response:** *The trees to remain are shown as solid circles and trees to be removed are shown as dashed circles as requested. The tree list also specifies which trees are being removed.*

**Comment 4:** Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches plated) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

**Response:** *Per Section 15.03.034, certain species of trees are exempt from the Class 2-5 protection requirements. As demonstrated on the tree list and updated plans, the trees proposed for removal within the property do not fall into that category. Any required plantings or landscape buffers will be addressed with the subdivision or individual lot site plans.*

## END REPORT

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.  
Project Manager  
(512) 418-4508  
ac.steadman@kimley-horn.com



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, November 9, 2023

AC Steadman  
Kimley-Horn  
10814 Jollyville Road, Building IV, Suite 200  
Austin TX 78759  
ac.steadman@kimley-horn.com

Permit Number 2023-P-1564-PP  
Job Address: 13301 E US Highway 290, Manor 78653

Dear AC Steadman,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by AC Steadman and received by our office on October 12, 2023, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Ginsel Tract Preliminary Plat  
 Case Number: 2023-P-1564-PP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Ginsel Tract located at 13301 East US HWY 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Ginsel Tract, five (5) lots on 84.31 acres, more or less, and being located at 13301 East US HWY 290, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Manor Opportunity Fund, LLC***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

TIMMERMANN PROPERTIES  
INC  
19501 W T GALLAWAY ST  
MANOR , TX 78653-4074

WEST ELGIN DEVELOPMENT C  
ATTN PETER A DWYER  
9900 US HIGHWAY 290 E  
MANOR, TX 78653-4076

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

MEGACENTER BUSINESS  
CENTER LTD  
262 FM 1441  
BASTROP, TX 78602-7794

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

MEGACENTER MANOR LLC  
PATRICIO URETA  
7451 RIVIERA BLVD STE 1  
MIRAMAR, FL 33023-6530

SERAFIN LEASING CO LP  
12804 BELTEX RD  
MANOR, TX 78653-4510

VERSUM MATERIALS US LLC  
7350 TILGHMAN ST # 104  
ALLENTOWN , PA 18106-9012

VERSUM MATERIALS US LLC  
7350 TILGHMAN ST # 104  
ALLENTOWN, PA 18106-9012

CHEM ELEVEN PRODUCTS  
BRIDGE POINT PKWY STE 1-200-6300  
AUSTIN, TX 78730-5073

AIR LIQUIDE ELECTRONICS US LP  
PROPERTY TAX DEPT  
9811 KATY FREEWAY STE 100  
HOUSTON, TX 77024-1274

DAMN GOOD LLC  
510 S CONGRESS AVE STE 108  
AUSTIN, TX 78704-1737

FLINTROCK OFFICE SUITES LLC  
1700 POCO BUENO CT  
SPICEWOOD, TX 78669-4300

JIMENEZ ANTHONY  
13424 PINE NEEDLE ST  
MANOR, TX 78653-5406

GINBEY LOGAN  
13425 PINE NEEDLE ST  
MANOR, TX 78653-5406

MARSHALL BRIAN  
13420 PINE NEEDLE ST  
MANOR, TX 78653-5406

VASQUEZ GUADALUPE T  
13421 PINE NEEDLE ST  
MANOR, TX 78653-5406

MALDONADO BENITO  
13416 PINE NEEDLE ST  
MANOR, TX 78653-5406

SALEEM SHAHZAD  
13417 PINE NEEDLE ST  
MANOR , TX 78653-5406

MYNAR MISTY  
13436 HARRY S TRUMAN DR  
MANOR, TX 78653-2077

MANZANARES JONATHAN PEREZ  
ETAL  
13413 PINE NEEDLE ST  
MANOR , TX 78653-5406

BAKER WILLIE  
13408 PINE NEEDLE ST  
MANOR, TX 78653-5406

TABOKHI SARI AL  
13409 PINE NEEDLE ST  
MANOR, TX 78653-5406

MWANGI KENETH N & JESSICA  
13404 PINE NEEDLE ST  
MANOR, TX 78653-5406

ALMANZA MANUEL CHIMAL &  
NANCY FUENTES VASQUEZ  
13405 PINE NEEDLE ST  
MANOR, TX 78653-5406

SALAZAR J CARMEN & VANESSA  
13400 PINE NEEDLE ST  
MANOR, TX 78653-5406

WELCH JIM  
13401 PINE NEEDLE ST  
MANOR, TX 78653-5406

TAMEZ IDA  
13324 PINE NEEDLE ST  
MANOR, TX 78653-5403

CLARK KENNETH R  
13325 PINE NEEDLE ST  
MANOR, TX 78653-5403

LI ZHIYU & PU WANG  
10619 WINCHELSEA DR  
AUSTIN, TX 78750-4033

SPELLING KAREN COX  
APT 701-700 MANDARIN FLYWAY  
CEDAR PARK, TX 78613-4183

CHEN YUH CHYAU  
2 TIMBERFIELD WAY  
PITTSFORD, NY 14534-2162

RODRIGUEZ CLAUDIA I  
13309 PINE NEEDLE ST  
MANOR, TX 78653-3993

SUNIGA ELIZABETH C & JOSEPH  
ANTHONY  
13317 PINE NEEDLE ST  
MANOR, TX 78653-5403

ARRIAGA TRISHA  
13312 PINE NEEDLE ST  
MANOR, TX 78653-5403

MEADOR JEANNETTE  
13313 PINE NEEDLE ST  
MANOR, TX 78653-5403

GAZDER SARA & ALTAMASH ZIA  
13300 PINE NEEDLE ST  
MANOR, TX 78653-5403

CHANDIO RIDABA G & MUHAMMAD L  
13304 PINE NEEDLE ST  
MANOR, TX 78653-5403

HRYNIEWICZ BRIANA NICHOLE  
13305 PINE NEEDLE ST  
MANOR, TX 78653-5403

GAZDER RASHID J & NOOH  
13300 PINE NEEDLE ST  
MANOR, TX 78653-5403

VAZQUEZ MARIO A & GRACIELA  
13301 PINE NEEDLE ST  
MANOR, TX 78653-5403

RAMIREZ GILBERT  
13240 PINE NEEDLE ST  
MANOR, TX 78653-5407

ROMERO CHRISTINA  
13237 PINE NEEDLE ST  
MANOR, TX 78653-5407

NEW COURTNEY  
13236 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ JESUS M TORRES  
13233 PINE NEEDLE ST  
MANOR, TX 78653-5407

PEREZ-GARCIA EFRAIN  
13232 PINE NEEDLE ST  
MANOR, TX 78653-5407

TREVINO ERIC  
113229 PINE NEEDLE ST  
MANOR, TX 78653-5407

MARTINEZ ROSA M  
113221 PINE NEEDLE ST  
MANOR, TX 78653-5407

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

WARNE TARA ANN & CHRISTOPHER  
MATTHEW WARNE  
13217 PINE NEEDLE ST  
MANOR, TX 78653-5407

MORALES JORGE  
13216 PINE NEEDLE ST  
MANOR, TX 78653-5407

FITZGERALD MICHAEL P  
13213 PINE NEEDLE ST  
MANOR, TX 78653-5407

ESPINOSA CAIN  
13212 PINE NEEDLE ST  
MANOR, TX 78653-5407

OCAMPO MANUEL  
13203 PINE NEEDLE ST  
MANOR, TX 78653-5407

REED MOISE KWAME & NICOLE  
13208 PINE NEEDLE ST  
MANOR, TX 78653-5407

DIALLO MAMADOU MOUSSA  
3316 FALCONERS WAY  
AUSTIN, TX 78746-5732

LOPEZ RITA CEDILLO  
13204 PINE NEEDLE ST  
MANOR, TX 78653-5407

REYES RITA R  
13201 PINE NEEDLE ST  
MANOR, TX 78653-5407

DELEON JAIME ROBERTO  
12917 CARILLON WAY  
MANOR, TX 78653-5194

Item 8.

MONTES PABLO & ANDREA  
12921 CARILLON WAY  
MANOR, TX 78653-5194

CASTRO JOHNNY C JR &  
MARIBEL  
12925 CARILLON WAY  
MANOR, TX 78653-5194

ALBARRACIN STEVEN M & ZHANNA A  
13016 WEDDING DR  
MANOR, TX 78653-5189

PARRY BRANDON  
12929 CARILLON WAY  
MANOR, TX 78653-5194

AROS JOE & SUSIE  
12933 CARILLON WAY  
MANOR, TX 78653-5194

POWELL JUSTIN LEE  
12937 CARILLON WAY  
MANOR, TX 78653-5194

BAKER KELLY ANNE  
PO BOX 10933  
AUSTIN, TX 78766-1933

GONZALES-VALENCIA DAVID  
13005 CARILLON WAY  
MANOR, TX 78653-5195

VU IVY & PHINGA TA  
7906 ISAAC PRYOR DR  
AUSTIN, TX 78749-1753

UPSHUR DIONNE I & RALEIGH C  
13020 WEDDING  
MANOR, TX 78653-5189

MANOR RV PARK LLC  
460 N MAIN ST STE 304  
GLEN ELLYN, IL 60137-5176

CASTANEDA GUILLERMO SR  
13228 PINE NEEDLE ST  
MANOR, TX 78653-5407

HARRIS PATRICK DEVON  
13228 PINE NEEDLE ST  
MANOR, TX 78653-5407

CARRILLO JUAN  
13224 PINE NEEDLE ST  
MANOR, TX 78653-5407



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***

***Owner: Junction Development, LLC***

**BACKGROUND/SUMMARY:**

This plat has been conditionally approved by our engineers pending legal review of the public easements being dedicated. The applicant has requested postponement of the public hearing and action on the plat until the December 13<sup>th</sup> Planning and Zoning Commission meeting.

This is a two-lot plat that combines previously platted lots and ROW into two larger lots. Townhome zoning was approved by Ordinance 653 on June 1, 2022. The City Council authorized the sale of ROW and a remnant tract to the developer by Ordinance 690 approved on Feb. 15<sup>th</sup>, 2023, and Resolution 2023-11 on April 5<sup>th</sup>, 2023. These sales were completed on October 17<sup>th</sup>, 2023, and recorded in the Real Property Records as Documents 2023119683 and 2023119682. A site development plan is in review to construct 95 townhomes.

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

- Plat
- Engineer Comments
- Public Notice
- Mailing Labels

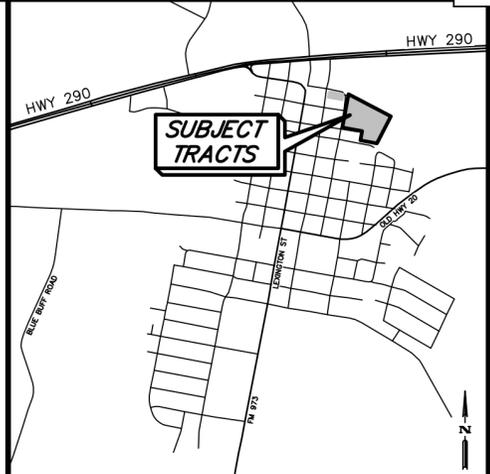
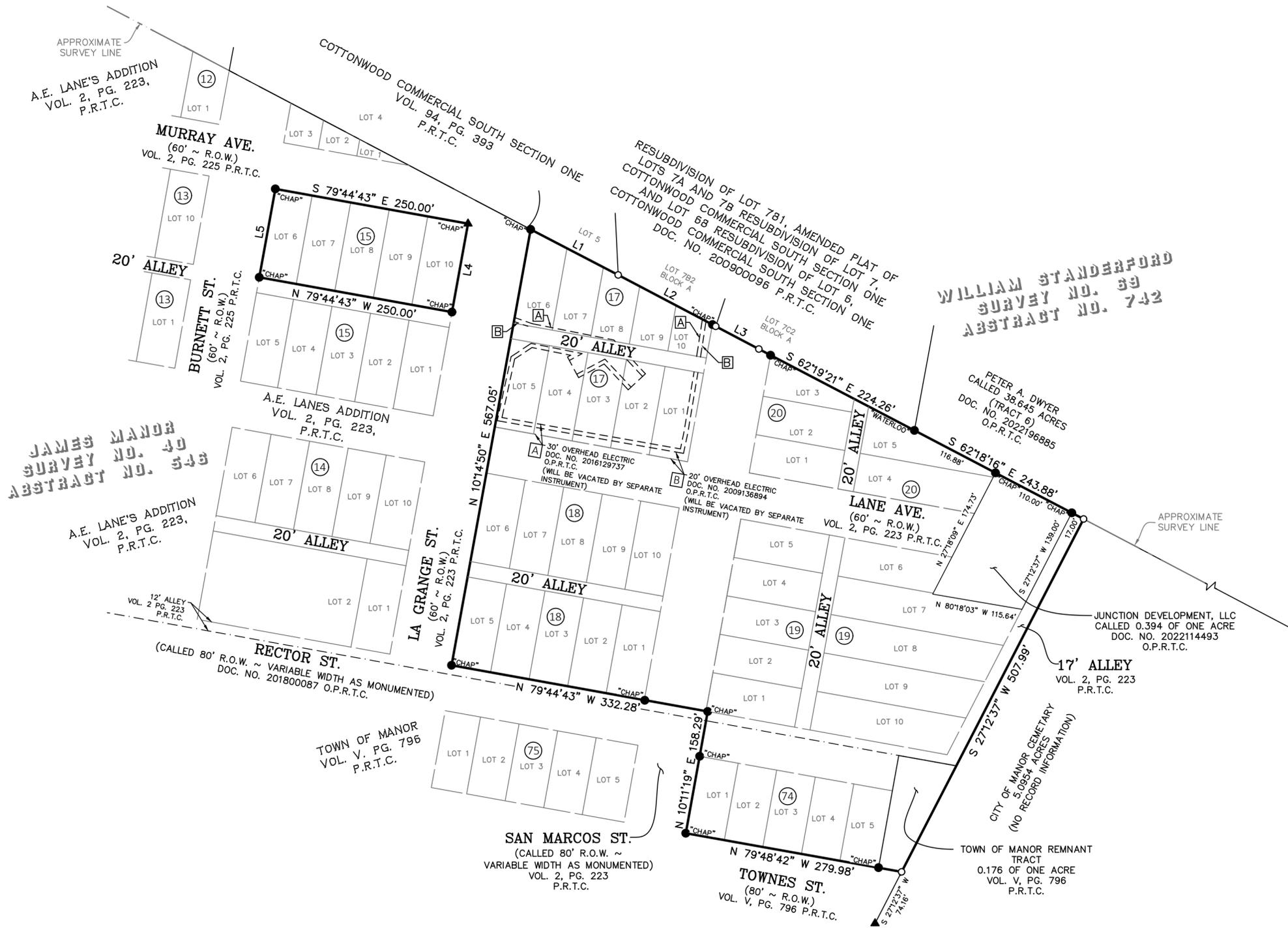
**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning postpone action to the December 13<sup>th</sup>, 2023, Planning and Zoning Commission meeting.

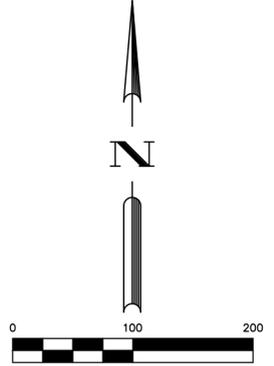
**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

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# AREA BEING REPLATTED



VICINITY MAP  
1" = 2000'



## SHORT FORM FINAL PLAT: THE JUNCTION

RESUBDIVISION OF ALL OF LOTS 6-10, BLOCK 15, ALL OF BLOCKS 17, 18, 19 & 20 AND PORTIONS OF THE RIGHTS-OF-WAY OF E. LANE AVE. AND SAN MARCOS STREET., A.E. LANE ADDITION REPLAT, VOL. 2, PG. 223, P.R.T.C. RESUBDIVISION OF ALL LOTS 1-5, BLOCK 74, AND A PORTION OF RECTOR STREET, THE CITY OF MANOR, VOL. V, PG. 796, P.R.T.C. AND PLATTING OF A CALLED 0.397 OF ONE ACRE TRACT OF LAND, DOC. NO. 2022114493, O.P.R.T.C., AND A REMNANT TRACT OF LAND AS SHOWN ON VOL V, PG. 796, P.R.T.C.

A SUBDIVISION OF 9.202 ACRES OF LAND  
LOCATED IN THE JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS

### LEGEND

- B.S.L. BUILDING SETBACK LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.T.C. PLAT RECORD TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- FOUND 1/2" IRON ROD
- CHAP" FOUND 1/2" IRON ROD W/CAP STAMPED "CHAPARRAL"
- WATERLOO" FOUND 1/2" IRON ROD W/CAP STAMPED "WATERLOO"
- ▲ FOUND MAG NAIL W/WASHER STAMPED MANOR CEMETERY S/W CORNER
- ▲CHAP" FOUND MAG NAIL WITH CAP STAMPED "CHAPARRAL"
- SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
- △ CALCULATED POINT
- DENOTES SAME REFERENCE



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

G:\TXC\Projects\Legacy\Performance Capital\10659-00-The Junction\06\_Survey\04\_Final\Drawings\Plat\10659-00-The Junction Plat.dwg, 10/10/2023, 8:26 AM, Garret Neumann



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, May 4, 2023

Omar Rodriguez  
BGE Inc  
7330 San Pedro Avenue Suite 202  
San Antonio TX 78069  
orodriguez@bgeinc.com

Permit Number 2023-P-1532-SF  
Job Address: The Junction Short Form Final Plat, , LA.

Dear Omar Rodriguez,

The first submittal of the The Junction Short Form Final Plat (*Short Form Final Plat*) submitted by BGE Inc and received on October 12, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Scale the vicinity map to 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ~~2. Provide Identification and location of the proposed uses and reservations for all lots within the subdivision. (Include a note/call out for the proposed use).~~
- ~~3. Provide documentation that the water available is in adequate supply from Manville. (Documentation from Manville that they are serving this area).~~
- ~~4. Are any new streets being proposed? If so provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. If it's internal/private streets this comment is N/A.~~
- ~~5. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- ~~6. No easements are needed to be dedicated to the city, everything inside the lot will be privately maintained and owned. This refers to the Drainage and sewer easement, however, note 4 is still applicable.~~
- ~~7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. As per Manor Code of Ordinances Chapter 14 Section 14.02.007.~~
- ~~8. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Include in the legend.~~
- ~~9. 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. The area is within the floodplain.~~

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](http://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,



Tyler Shows  
Staff Engineer  
GBA



10/25/2023

## City of Manor Development Services

### Notification for a Subdivision Short Form Plat

Project Name: The Junction Short Form Final Plat  
Case Number: 2023-P-1532-SF  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Junction Subdivision located at the intersection of La Grange St. and Murray Ave., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for the Junction Subdivision, one (1) lots on 9.2 acres, more or less, and being located at the intersection of La Grange St. and Murray Ave., Manor, TX.**

***Applicant: BGE Inc***  
***Owner: Junction Development, LLC***

The Planning and Zoning Commission will meet at 6:30PM on November 13, 2023 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 Concept Plan 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.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
(T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

PORRAS SIMON U JR & LILLIE  
PO BOX 406  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

SUAREZ JOSE JR  
501 N LOCKHART ST  
MANOR, TX 78653

ARELLANO LORENZO  
21007 VERNA ST  
MANOR, TX 78653

MONTES LUIS CARLOS PONCE &  
XOCHITL AIDHE REYES-PONCE  
305 E BROWNING ST  
MANOR, TX 78653

LEAVITT LUMBER COMPANY INC  
395 SOUTH 300 EAST  
PO BOX 96  
KAMAS, UT 84036

KREUZER CHANEL J &  
JOEL ANDREW KREUZER  
301 BROWNING ST  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

BENITES MELITON LOPEZ  
509 N LOCKHART  
MANOR, TX 78653

SUAREZ LUIS & YOLANDA M  
8604 SHOWERS DR  
ELGIN, TX 78621

BAKER RICHARD & HOLLY M  
PO BOX 1246  
MANOR, TX 78653

CASTILLO GEORGE A & ROSALIE  
PO BOX 733  
MANOR, TX 78653

MANOR UNITED METHODIST CHURCH  
MARY NELL CARLSON  
PO BOX J  
MANOR, TX 78653

DYE VALERIE ANN  
PO BOX 410  
MANOR, TX 78653

DYE MICHAEL E  
1318 SHOTGUN CT  
PFLUGERVILLE, TX 78660

PENA ARACELI U & JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

PENA ARACELI U & SAMUEL R DIAZ &  
JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

FLORES FRANCISCO JR &  
MARILU CALDERON URESTI  
9705 DALLUM DR  
AUSTIN, TX 78753

RANDIG WALTER D & LOIS K  
PO BOX 276  
MANOR, TX 78653

RANDIG WALTER  
21154 MELBER LN #1  
MANOR, TX 78653

DIAZ JUAN J  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

DIAZ SAMUEL  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

GONZALEZ LEOPOLDO  
107 RECTOR ST  
MANOR, TX 78653

MORENO DANIEL & RUPERTA &  
MIGUEL SAVALZA SOLANO  
505 NORTH BURNET ST  
MANOR, TX 78653

DOVER OLIVER H JR & DORIS  
101 E RECTOR ST  
MANOR, TX 78653

MONDRAGON LIZETH  
PO BOX 1185  
MANOR, TX 78653

FONSECA JOSE LUIS  
PO BOX 1081  
MANOR, TX 78653

BURSE NICHOLE ELIZABETH  
6431 BRIDGEWATER DR  
AUSTIN, TX 78723

PORTALES MARIA E  
710 BURNETT DR  
MANOR, TX 78653

MALDONADO ALICIA & VALDMAR  
707 BURNET ST  
MANOR, TX 78653

JONES ROBERT A & BRENDA F  
PO BOX 943  
MANOR, TX 78653

FORSYTHE WILLIAM & CAROLYN  
PO BOX 139  
MANOR, TX 78653

MEJIA MARTINIANO P & BLANCA E MEJIA  
PO BOX 1082  
MANOR, TX 78653

TUMLINSON RANDALL C &  
FRANCES ANN TUMLINSON  
PO BOX 414  
MANOR, TX 78653

WILLIAMS GARY M  
P O BOX 480  
MANOR, TX 78653

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653

BLUEBONNET ELECTRIC COOPERATIVE  
P O BOX 729  
BASTROP, TX 78602

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

KUSUM HOSPITALITY LLC  
11301 US HWY 290 E  
MANOR, TX 78653

COUPLAND STATE BANK  
PO BOX 616  
MCKINNEY, TX 75070

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

GLASS RETHANN  
17500B GLASS RD  
MANOR, TX 78653

SONIC DEVELOPMENT OF CENTRAL TEXAS  
AUSTIN SONIC  
PO BOX 17788  
AUSTIN, TX 78760

MKR PROPERTIES LLC SERIES 11211 US  
HWY 290  
5905 YORK BRIDGE CIR  
AUSTIN, TX 78749

MANOR VILLAGE CONDOMINIUMS LTD  
7500 W SLAUGHTER LN APT 8207  
AUSTIN, TX 78749



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

*Applicant: Kimley-Horn*

*Owner: Jefferson Triangle Marine, LP*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. Lot 1 is a 9.1 acre C-2 Medium Commercial lot and Lot 2 is a 53.2 acre TH Townhome lot. Zoning for the property was approved by Ordinance 664 on August 3, 2022. A site plan has been filed to construct 335 townhomes on Lot 2. 17' of ROW along Kimbro Road is being dedicated to the city to allow for roadway improvements based on this project TIA, as well as future widening improvements as shown on the city's Thoroughfare Plan.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

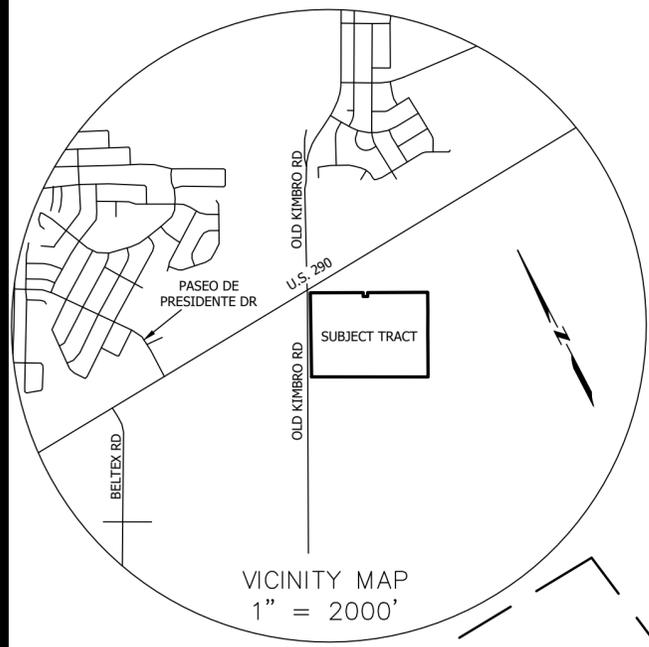
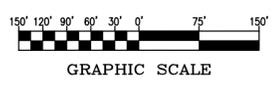
- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.

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

**AMAVI MANOR**



LINE #	BEARING	DISTANCE
L1	S27°04'44"W	65.00'
L2	S62°55'16"E	75.00'
L3	N27°04'44"E	65.00'
L4	S29°25'27"W	12.49'

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - ⊙ 1/2" REBAR WITH CAP FOUND (AS NOTED)
  - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
  - ▲ 60D NAIL FOUND (OR AS NOTED)
  - △ 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
  - B.L. BUILDING SETBACK LINE

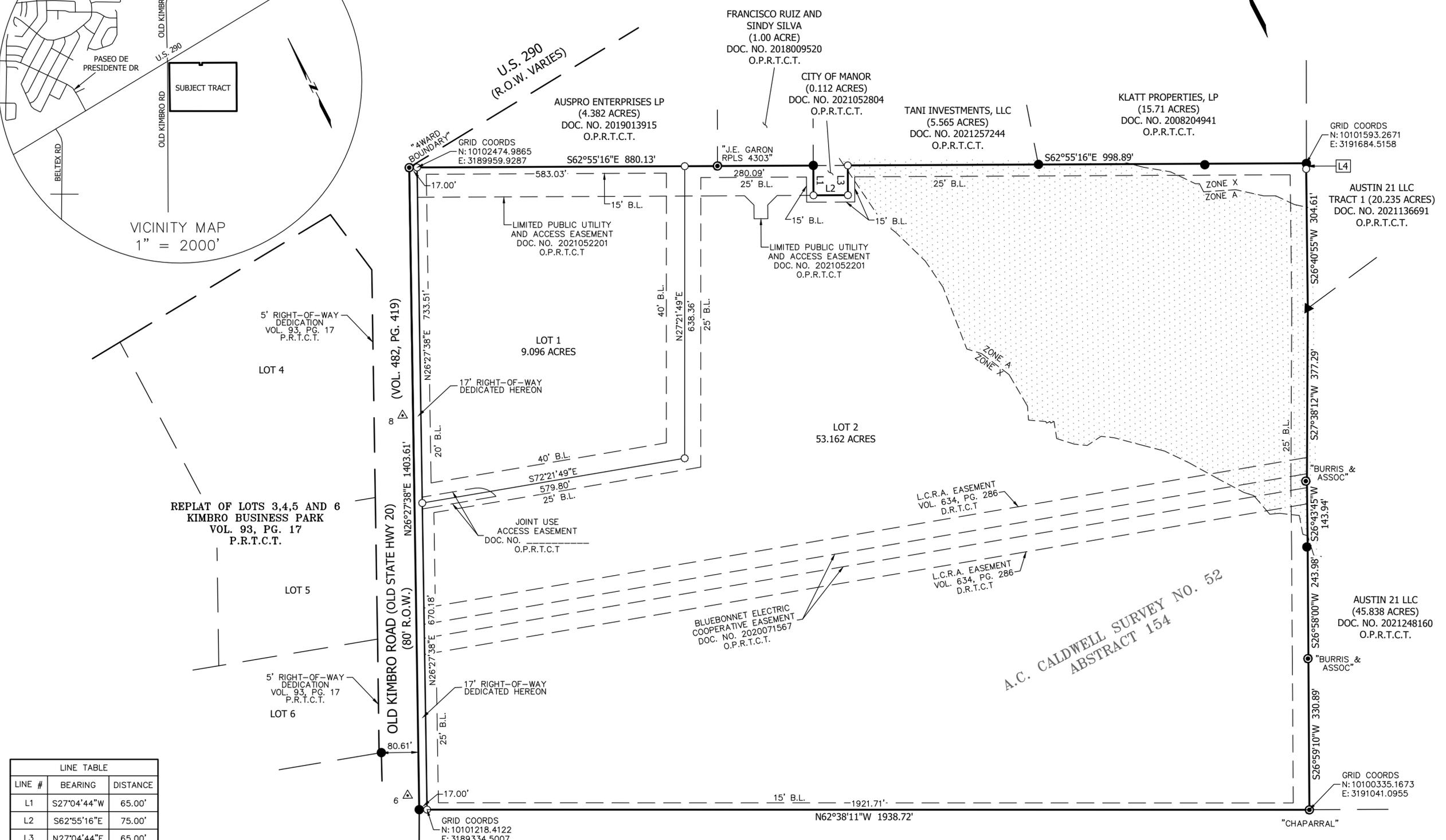
Point #	Northing	Easting	Elevation	Raw Description
6	10101806.54	3189482.08	545.97	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET
8	10102549.39	3189853.86	510.70	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET

**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.

**FLOOD NOTE:**

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008 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.



LAND USE SUMMARY: OLD KIMBRO ROAD PLAT	
TOTAL LOTS:	3
NUMBER OF BLOCKS:	1
LOT 1 (ZONED C-2)	9.096 ACRES
LOT 2 (ZONED TH)	53.162 ACRES
R.O.W. DEDICATION	0.548 ACRES
<b>TOTAL ACREAGE:</b>	<b>62.806 ACRES</b>
OWNER: JEFFERSON TRIANGLE MARINE, L.P. SURVEYOR: LANDESIGN SERVICES, INC. ENGINEER: KIMLEY-HORN	

REVISIONS	DESCRIPTION	DATE

PROJECT NAME:	JTM OLD KIMBRO RD
JOB NUMBER:	21-021
DATE:	10/20/2023
DRAWING FILE PATH:	K:\21021 - JTM OLD KIMBRO RD\CADD\DWG\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH:	N/A
RPLS:	FWF
TECH:	JRM
PARTYCHIEF:	JE
CHECKED BY:	HAS
FIELDBOOK:	362

**DRAWING NAME:**  
 OLD KIMBRO ROAD PLAT

**SHEET**  
 01 of 02





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on October 23, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): 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.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
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. 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.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street

9/7/2022 4:34:16 PM  
Old Kimbro Rd - Amavi Manor - Short Form Final Plat  
2022-P-1465-SF  
Page 2

under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

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](http://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.  
Lead AES  
GBA

September 26th, 2022

City of Manor

RE: **Comment Review**  
**Amavi Manor**

Mr. Burrell,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on September 14, 2022. The original comments have also been included below for reference.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): 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.

**Response: Location map has been added to the plat for reference.**

2. The P&Z Chairperson is Julie Leonard.

**Response: Name has been updated.**

3. The Mayor is Dr. Christopher Harvey.

**Response: name has been updated**

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: Information has been added to plat as requested above.**

5. 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.

**Response: Floodplain application is not applicable.**

6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

**Response: Setback lines has been added to the final plat.**

7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

**Response: Lot 3 has been removed. All lots have frontage to Old Kimbro Road.**

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.

October 23<sup>rd</sup>, 2023

City of Manor

RE: **Comment Review**  
**Amavi Manor Plat**

Mr. Shows,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on October 6, 2022. The original comments have also been included below for reference.

1. 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.

**Response: Based on your meeting with Mill Creek, the plat provided matches you conversation. Existing easement in place today are shown and labelled, minus the temporary construction easement since those have been terminated with the public acceptance of the lift station.**

**Once the new access is fully installed, we will provide a new access easement prior to final acceptance.**

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, October 6, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor 78653

Dear Madeline Hackett,

We have conducted a review of the site development plans for the above-referenced project, submitted by Madeline Hackett and received by our office on October 23, 2023, and previously received September 26, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the cover sheet signed by ESD 12 and any other non-city signatories to Scott Dunlop at the City of Manor for city signatures. A copy of the signed cover will be uploaded under the project files on the My Government Online 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

Madeline Hackett

5301 Southwest Parkway, Suite 100  
Austin 78735  
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF  
Job Address: 12905 Old Kimbro Road, Manor 78653

Dear Madeline Hackett,

The submittal of the revised Old Kimbro Rd - Amavi Manor - Short Form Final Plat Site Plans submitted by and received by our office on 10/23/2023, 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.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: Old Kimbro Rd - Amavi Manor - Short Form Final Plat  
 Case Number: 2022-P-1465-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Plat for Amavi Manor located at 12905 Old Kimbro Rd, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Amavi Manor, two (2) lots on 62.81 acres, more or less, and being located at the southeast corner of US Hwy 290 and Old Kimbro Rd, Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Jefferson Triangle Marine, LP***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 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.

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

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

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

AUSPRO ENTERPRISES LP  
PO BOX 13549  
AUSTIN TX 78711-3549

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

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



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.  
*Applicant: ALM Engineering, Inc.*  
*Owner: Greenview Manor Commons SW LP*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a 3-lot subdivision in which 2 new lots are created and 1 lot is re-platted. The new lots are 7C-1B and 7C-1C. The re-platted lot is 7C-1A. This plat will create 2 new pad site lots for future commercial development. The properties are zoned C-2 Medium Commercial.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

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

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.

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

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

**SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A  
REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A**

**Legend**

- ⊕ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ▲ MAG Nail Found with washer "JPH"
- △ 60D Nail Found
- ◇ Capped Iron Rod Found as noted
- ✱ Cotton Gin Spindle Found
- ⊙ MAG Nail Set with washer
- ⊗ Cut "X" Found
- Existing or Proposed 6' Concrete Sidewalk (Record Bearing and Distance)

SCALE: 1" = 100'



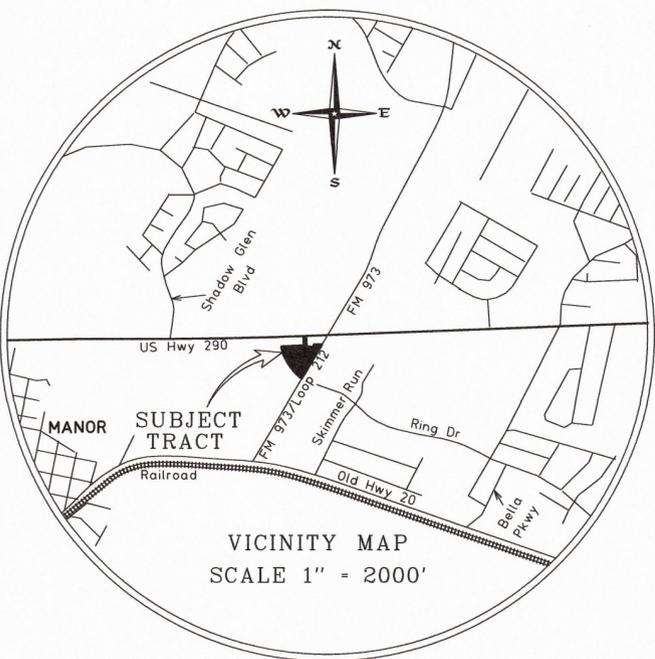
NUMBERED COURSES		NUMBERED COURSES	
L1	N 87°13'18" E - 53.68'	L14	N 39°13'26" E - 95.02'
L2	S 02°47'27" E - 296.95'	L15	N 28°41'28" E - 41.45'
L3	N 87°16'22" E - 150.03'	L16	N 28°29'08" E - 145.82'
L4	N 02°48'47" W - 23.82'	L17	S 71°09'13" E - 203.07'
L5	N 87°16'11" E - 100.22'	L18	N 67°39'44" W - 89.14'
L6	N 67°28'16" W - 182.10'	L19	N 71°53'57" W - 27.07'
L7	N 29°46'29" W - 120.88'	L20	N 67°39'39" W - 36.71'
L8	N 87°14'49" E - 437.57'	L21	N 87°48'21" W - 31.91'
L9	N 02°47'21" W - 234.15'	L22	N 61°18'32" W - 31.58'
L10	S 71°09'13" E - 179.49'	L23	N 15°51'16" W - 26.44'
L11	S 16°40'52" E - 28.00'		
L12	S 01°54'17" E - 69.96'		
L13	S 87°16'22" W - 23.74'		

**OWNER/SUBDIVIDER:** Greenview Manor Commons SW LP  
PO Box 162304  
Austin, Texas 78716

**ENGINEER:** ALM ENGINEERING, INC.  
925 S Capital of TX Hwy., Ste. B220  
West Lake Hills, Texas 78746

**SURVEYOR:** HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704

LOT SUMMARY	
Total Number of Lots = 3	
Lot 7C-1A = 3.149 Acres = 137,171 Square Feet	
Lot 7C-1B = 0.690 Acre = 30,035 Square Feet	
Lot 7C-1C = 0.898 Acre = 39,135 Square Feet	
Total Area = 206,341 Square Feet = 4.737 Acres	
Lots 7C-1A, 7C-1B and 7C-1C Commercial Use	
Linear Feet of New Streets: None	



**CURVE DATA**

① Δ = 1°50'08" R = 10090.00' T = 161.64' C = 323.24' A = 323.26' CB = S23°26'33"W	② Δ = 37°15'02" R = 620.00' T = 208.96' C = 323.03' A = 403.09' CB = N48°24'28"W	③ Δ = 6°38'41" R = 370.00' T = 21.48' C = 42.89' A = 42.91' CB = N26°13'02"W	④ Δ = 90°03'06" R = 25.00' T = 25.02' C = 35.37' A = 39.29' CB = N42°07'20"E
⑤ Δ = 42°51'33" R = 15.00' T = 5.89' C = 10.96' A = 11.22' CB = S10°43'54"W	⑥ Δ = 1°16'04" R = 10090.00' T = 111.62' C = 223.23' A = 223.24' CB = N24°59'39"E	⑦ Δ = 0°50'22" R = 10090.00' T = 73.93' C = 147.85' A = 147.85' CB = S23°56'26"W	⑧ Δ = 0°59'46" R = 10090.00' T = 87.71' C = 175.40' A = 175.41' CB = S23°01'22"W
⑨ Δ = 4°25'41" R = 620.00' T = 23.97' C = 47.91' A = 47.92' CB = N64°49'08"W	⑩ Δ = 32°49'21" R = 620.00' T = 182.61' C = 350.34' A = 355.17' CB = N46°11'37"W	⑪ Δ = 10°31'57" R = 55.50' T = 5.12' C = 10.19' A = 10.20' CB = N33°57'27"E	

**HOLT CARSON, INCORPORATED**  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
email: survey@hciaustin.com  
Texas Licensed Surveying Firm Registration No. 10050700  
A 1123078 PAGE 1 OF 2

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A REPLAT OF SHORT FORM PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B AND 7C, BLOCK A

OWNER'S ACKNOWLEDGMENT:

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

That, Greenview Manor Commons SW LP, owner of 4.737 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being all of Lot 7C, Block A, Short Form Final plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, an addition to the City of Manor and recorded under Document No. 202200190 of the Official Public Records of Travis County, Texas, same being a portion of that certain tract of land as conveyed to Greenview Manor Commons SW LP, a Texas limited partnership by Special Warranty Deed recorded in Document No. 2015139479 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 4.737 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1A, LOT 7C-1B AND LOT 7C-1C, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A

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

WITNESS MY HAND this the \_\_\_ day of \_\_\_, A.D., 20\_\_.

Barth Timmermann, President Greenview Manor Commons SW LP 501 Vale Street Austin, Texas 78746

THE STATE OF TEXAS THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_ day of \_\_\_, A.D., 20\_\_ did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC Printed Name Commission Expires

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS x THE COUNTY OF TRAVIS x

I, Holt Carson, Registered Professional Land Surveyor No. 5166, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my my supervision on the ground, The field work was completed on August 24, 2022.

Holt Carson signature

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



11-17-2023 Date

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS x THE COUNTY OF TRAVIS x

I, Matthew Mitchell, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the codes and ordinances of the City of Manor, Texas and is not inundated by the 100 year flood plain as identified by the U.S. Federal Emergency Management Agency Boundary Map, (Flood Insurance Rate Map), Community Panel Number 48453C0485J, dated August 18, 2014 and revised to reflect Letter of Map Revision (LOMR 19-06-2660P), effective June 1, 2020.

Matthew Mitchell P.E. No. 83335 ALM ENGINEERING, INC. F-3565 P.O. Box 536 Dripping Springs, Texas 78620 (512) 431-9600



11/20/2023 Date

PLAT NOTES:

- 1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review. 2.) All water and wastewater construction must be inspected by the City of Manor. 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater. 4.) Prior to construction, a site development permit must be obtained from the City of Manor. 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review. 6.) The property owners or assigns shall maintain all drainage easements on private property. 7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities. 8.) Building setbacks shall comply with requirements shown in the City of Manor Code of Ordinances. 9.) This subdivision is subject to all general notes and restrictions appearing on the Final Plat Establishing Manor commons SW, recorded in Document No. 201500112; Short Form Final Plat of Manor Commons Establishing Lot 7B & 7C, Block A, recorded in Document No. 202200190, and Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Plat of Manor Commons SW Establishing Lot 7B and 7C, Block A, recorded in Document No. 202300021 all of the Official Public Records of Travis County, Texas. 10.) This subdivision is subject to Easements with Covenants and Restrictions affecting land (ECR) as described in Document No. 2012140970, the Declaration of Drainage and Access Easements, Covenants and Conditions as described in Document No. 2015092648 and as supplemented by instrument recorded in Document No. 2016084509, all of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 4.737 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 7C-1, BLOCK A, SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7C-1 AND LOT 7C-2, BLOCK A, REPLAT OF SHORT FORM FINAL PLAT OF MANOR COMMONS SW ESTABLISHING LOT 7B & 7C, BLOCK A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202300021 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE PROPERTY DESCRIBED IN A SPECIAL WARRANTY DEED TO GREENVIEW MANOR COMMONS SW, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015139479 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING at a cotton spindle found in the South right-of-way line of U.S. Highway at the Northeast corner of Lot 6, Block A, Final Plat Establishing Manor Commons SW, a subdivision in Travis County, Texas according to the map of Plat there of recorded in Document No. 201500112 of the Official Public Records of Travis County, Texas, same being the most Northerly Northwest corner of Lot 7C-1, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 202300021 of the Official Public Records of Travis County, Texas and being the most Northerly Northwest corner and the PLACE OF BEGINNING of the herein described tract; THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said Lot 7C-1, N 87 deg. 13'18" E 53.68 ft. to a 1/2" iron rod found with a plastic cap imprinted "JPH Land Surveying" found at the Northwest corner of Lot 7A, Block A, Manor Commons SW Replat Lot 7 Final Plat, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201600122, of the Official Public Records of Travis County, Texas; THENCE leaving the South right-of-way line of U.S. Highway 290 with an East line of said Lot 7C-1 and with the West line of said Lot 7A, S 02 deg. 47' 27" E 296.95 ft. to a 60D nail found at the Southwest corner of said Lot 7A, same being an angle corner of said Lot 7C-1, also being a point in a North line of Lot 7C-2, Block A, Short Form Final Plat of Manor Commons SW Establishing Lot 7C-1 and 7C-2, Block A, Replat of Short Form Final Plat of Manor Commons SW Establishing Lot 7B & 7C, Block A, and being an angle corner of the herein described tract; THENCE with a Southerly line of said Lot 7C-1 and with a North line of said Lot 7C-2, S 87 deg. 16' 22" W 23.74 ft. to a MAG Nail with a washer set for an angle corner of said Lot 7C-1, same being the Northwest corner of said Lot 7C-2 and being an angle corner of the herein described tract; THENCE with the East lines of said Lot 7C-1 and with the West lines of said Lot 7C-2, the following three (3) courses: 1.) S 01 deg. 54'14" E 69.96 ft. to a MAG Nail with a washer set at a non-tangent point of curvature; 2.) Along a curve to the left with a radius of 15.00 ft. for an arc length of 11.22 ft. and which chord bears, S 10 deg. 43'54" W 10.96 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc."; 3.) S 16 deg. 40'52" E 28.00 ft. to a MAG Nail with a washer set in asphalt at an angle corner of said Lot 7C-1, same being the Southwest corner of said Lot 7C-2 and being an angle corner of the herein described tract; THENCE with the a Northeasterly line of said Lot 7C-1 and with the Southwest line of said Lot 7C-2, S 71 deg. 09'13" E 179.49 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the curving West right-of-way line of F.M. 973 at an angle corner of said Lot 7C-1, same being the Southeast corner of said Lot 7B-2 and being an angle corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the Northeast corner of said Lot 7C-2 bears, N 24 deg. 59'39" E 223.23 ft. (chord bearing and distance); THENCE with the West right-of-way line of F.M. 973 and with the East line of said Lot 7C-1, along a curve to the left, with a radius of 10,090.00 ft. for an arc length of 323.26 ft. and which chord bears, S 23 deg. 26'33" W 323.26 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at the most Southerly corner of said Lot 7C-1, same being in the Northeast line of an access road locally known as Ring Road and being the most Southerly corner of the herein described tract; THENCE along the Southwest line of said Lot 7C-1 and the Northeast line of said access drive known as Ring Road the following four (4) courses: 1.) N 67 deg. 28'10" W 182.10 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found in a concrete wing wall at a point of curvature; 2.) along a curve to the right with a radius of 620.00 ft. at an arc distance of 302.47 ft. passing an angle corner of Lot 7, Final Plat Establishing Manor Commons SW, continuing for a total arc length of 403.09 ft. and which chord bears, N 48 deg. 24'28" W 396.03 ft. to a 1/2" iron rod with a plastic cap imprinted "JPH Land Surveying" found at a point of tangency; 3.) N 29 deg. 46'29" W 120.88 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at a point of curvature; 4.) Along a curve to the right with a radius of 370.00 ft. for an arc length of 42.91 ft. and which chord bears, N 26 deg. 13'02" W 42.89 ft. to a cut "X" found in concrete at the Southwest corner of Lot 4, Block A, Final Plat Establishing Manor Commons SW, same being the most westerly corner of said Lot 7C-1 and being the most westerly corner of the herein described tract; THENCE with the South line of Lot 4, Lot 5, and Lot 6, Block A Final Plat Establishing Manor Commons SW and with a North line of said Lot 7C-1, N 87 deg. 14'49" E 437.57 ft. to a cut "X" found in concrete at the Southerly Southeast corner of said Lot 6; THENCE along a curve to the left with a radius of 25.00 ft. for an arc length of 39.29 ft. and which chord bears N 42 deg. 07'20" E 35.37 ft. to a MAG nail with a washer imprinted "JPH Land Surveying" found at the Easterly Southeast of said Lot 6; THENCE with the East line of said Lot 6 and with a West line of said Lot 7C-1, N 02 deg. 47'21" W 234.15 ft. to the PLACE OF BEGINNING and containing 4.737 acres of land.

CITY OF MANOR PLANNING AND ZONING COMMISSION APPROVAL:

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the \_\_\_ day of \_\_\_, 20\_\_ A.D.

Approved:

Julie Leonard, Chairperson

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

This subdivision is located within the City of Manor as of this date, December 7, 2022.

CITY OF MANOR CITY COUNCIL APPROVAL:

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

Approved:

Honorable Dr. Christopher Harvey, Mayor

Date

Attest:

Lluvia T. Almaraz, City Secretary

Date

THE STATE OF TEXAS THE COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_ day of \_\_\_, 20\_\_ A.D., at \_\_\_ o'clock \_\_\_ M. and duly recorded on the \_\_\_ day of \_\_\_, A.D., at \_\_\_ o'clock \_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

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

DYANA-LIMON MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: Deputy

HOLT CARSON, INCORPORATED PROFESSIONAL LAND SURVEYORS 1904 FORTVIEW ROAD AUSTIN, TX 78704 (512) 442-0990 email: survey@hciaustin.com Texas Licensed Surveying Firm Registration No. 10050700 A 1123078 PAGE 2 OF 2



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, October 25, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO BOX 536  
DRIPPING SPRINGS 78620  
matt@almengr.com

Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat, , LA.

Dear Matt Mitchell,

The first submittal of the Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat (*Short Form Final Plat*) submitted by ALM Engineering, Inc. and received on October 26, 2023, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification as well as being included in the legend.
- ii. Please include in plat notes "Performance and maintenance guarantees as required by the City."
- iii. Provide 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. Only 3 are provided.
- iv. Lakesha Small is the current Chairperson.

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](http://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,

10/25/2023 1:26:48 PM  
Manor Commons SW Lots 7C-1A,1B, and 1C Short  
Form Final Plat  
2023-P-1561-SF  
Page 2



Tyler Shows  
Staff Engineer  
GBA



October 26, 2023

City of Manor  
Comment Response #1  
Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat.

### Engineering Review

i. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification as well as being included in the legend.

RESPONSE: Property line boundaries have been darkened. If they go any darker they will start to interfere with the ability to read the text and other information.

ii. Please include in plat notes "Performance and maintenance guarantees as required by the City."

RESPONSE: Note added as requested on Page 2. Upper middle of plat note 11.

iii. Provide 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. Only 3 are provided.

RESPONSE: Four property corners now have X and Y coordinates.

iv. Lakesha Small is the current Chairperson

RESPONSE: The Chairperson's name has been updated.

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

Sincerely,

Matt Mitchell, P.E.





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO BOX 536  
DRIPPING SPRINGS 78620  
matt@almengr.com

Permit Number 2023-P-1561-SF  
Job Address: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat,

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on October 26, 2023, 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.  
Lead AES  
GBA



11/29/23

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commons SW Lots 7C-1A,1B, and 1C Short Form Final Plat  
 Case Number: 2023-P-1561-SF  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

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 Plat for Manor Commons SW located at the northwest corner of FM 973 and Ring Dr., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Short Form Final Plat for Manor Commons SW, three (3) lots on 4.74 acres, more or less, and being located at the northwest corner of FM 973 and Ring Dr., Manor, TX.**

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

***Owner: GREENVIEW MANOR COMMONS SW LP***

The Planning and Zoning Commission will meet at 6:30PM on December 13, 2023 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.

**830450  
11923 E U S HY 290 TX 78653  
LOT 1 MANOR MARKET SUBD**

**OWNER  
WAL-MART REAL ESTATE BUSINESS TRUST  
MS 0555  
PO BOX 8050  
BENTONVILLE AR 72712-8055**

**860812  
11808 RING DR TX 78653  
LOT 4 BLK A MANOR COMMONS SW**

**OWNER  
CFT NV DEVELOPMENTS LLC  
1683 WALNUT GROVE AVE  
ROSEMOND CA 91770-3711**

**568070  
E U S HY 290 TX  
ABS 315 SUR 63 GATES G ACR 26.136 (1-D-1W)**

**OWNER  
13100 FM 973 INC  
10095 US Highway 290 E  
Manor TX 78653-0539**

**860813  
11808 E U S HY 290 MANOR TX  
LOT 5 BLK A MANOR COMMONS SW**

**OWNER  
HAZA REALTY LP  
4415 HIGHWAY 6  
SUGAR LAND TX 77478-4476**

**860814  
11808 E U S HY 290 TX 78653  
LOT 6 BLK A MANOR COMMONS SW**

**OWNER  
SURFVIEW MANOR LLC  
19 BAY VISTA DR  
MILL VALLEY CA 94941-1604**

**874849**  
**12003 E U S HY 290 TX**  
**LOT 7A BLK A MANOR COMMONS SW REPLAT LOT 7**

OWNER  
**GREENVIEW MANOR COMMONS SW LP**  
**PO BOX 162304**  
**AUSTIN TX 78716-2304**

**862599**  
**N F M RD 973 TX 78653**  
**ABS 58 SUR 38 BARKER C ABS 315 SUR 63 GATES G ACR 14.0865 (1-D-1)**

OWNER  
**TIMMERMANN GERALDINE**  
**PO BOX 4784**  
**AUSTIN TX 78765-4784**

**786499**  
**E U S HY 290 TX 78653**  
**ABS 315 SUR 63 GATES G ACR 2.4474**

OWNER  
**GREENVIEW DEVELOPMENT 973 L P**  
**% BARTH TIMMERMANN**  
**501 VALE ST**  
**AUSTIN TX 78746-5732**

**943067**  
**12900 N F M RD 973 TX 78653**  
**LOT 4 BLK A MANOR COMMONS SE COMMERCIAL**

OWNER  
**AJT REAL ESTATE LLC**  
**2501 LOU HOLLOW PL**  
**CEDAR PARK TX USA 78613-3107**

**957459**  
**N F M RD 973 78653**  
**MANOR COMMONS SE COMMERCIAL BLK A LOT 3**

OWNER  
**GREENVIEW DEVELOPMENT 973 L P**  
**% BARTH TIMMERMANN**  
**501 VALE ST**  
**AUSTIN TX 78746-5732**

**957458**  
**N F M RD 973 78653**  
**MANOR COMMONS SE COMMERCIAL BLK A LOT 1**

OWNER  
**AKZUL PROPERTIES INC**  
**3916 Venezia Vw**  
**Leander TX 78641-3719**

**943111**  
**11915 N F M RD 973 TX 78653**  
**LOT 1 BLK B MANOR SE COMMERCIAL PHS 4 LOT 1&2 BLK B**

OWNER  
**HOMESTEAD VETERINARY LAND LLC**  
**1464 E Whitestone Blvd Ste 1001**  
**Cedar Park TX 78613-9069**



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 4, Section A, two-hundred and five (205) lots on 93.503 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX.

*Applicant: Kimley-Horn & Associates*

*Owner: Forestar (USA) Real Estate Group*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It includes 198 single family lots and 7 non-residential lots. The non-residential lots include 2 medium density (townhome) lots, 1 parkland lot, and 4 open space/drainage lots. The parkland lot is 12 acres and includes an existing large pond.

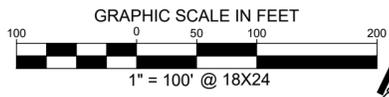
**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- 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 Manor Heights Subdivision, Phase 4, Section A, two-hundred and five (205) lots on 93.503 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX.

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

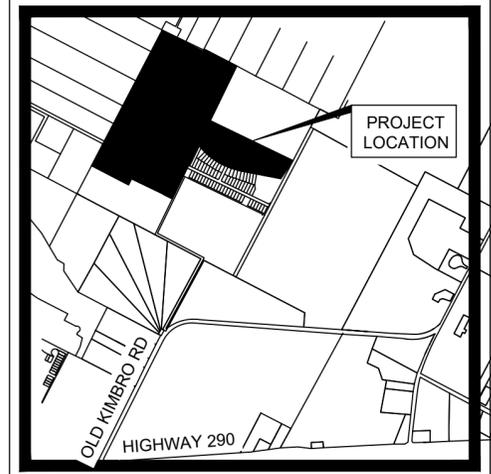


**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ..... SIDEWALK
- 1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
- (A) BLOCK IDENTIFIERS

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	93.503 ACRES
TOTAL LINEAR FEET OF ROW.....	11,317'
LINEAR FEET OF 50' ROW.....	8,360'
LINEAR FEET OF 65' ROW.....	2,957'
ACREAGE OF ROW.....	13.854 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	198
ACREAGE OF SINGLE FAMILY LOTS.....	31.264 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7
ACREAGE OF NON-RESIDENTIAL LOTS.....	48.385 ACRES
TOTAL NUMBER OF LOTS.....	205



**VICINITY MAP**  
SCALE: 1" = 2,000'

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
OPRTC

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

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

MATCHLINE  
(SEE SHEET 2)

OPEN SPACE/ACCESS LOT  
(TO BE RETAINED BY CURRENT  
LANDOWNER)

MANOR HEIGHTS  
PHASE 4, SECTION B  
(PLAT PENDING -  
NOT YET OF  
RECORD)

MANOR HEIGHTS  
PHASE 4, SECTION B  
(PLAT PENDING -  
NOT YET OF  
RECORD)

**MANOR HEIGHTS  
PHASE 4 SECTION A  
93.446 ACRES**

BEING A PORTION OF THAT CERTAIN LOT 2,  
J.F. NAGLE ESTATES SUBDIVISION AND  
BEING A PORTION OF A 267.942 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2019171724 AND  
CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
CITY OF MANOR, TRAVIS COUNTY, TEXAS



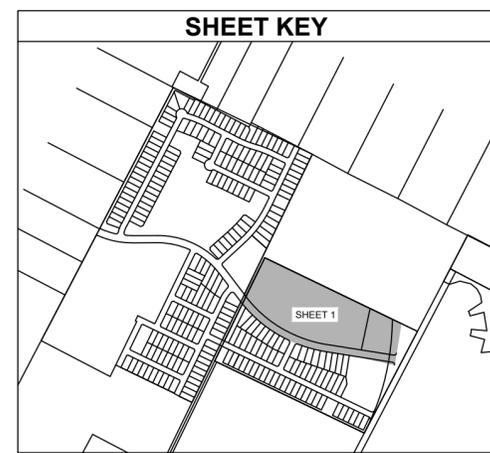
10101 Reunion Place, Suite 400 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/06/2023	069255706	1 OF 5

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

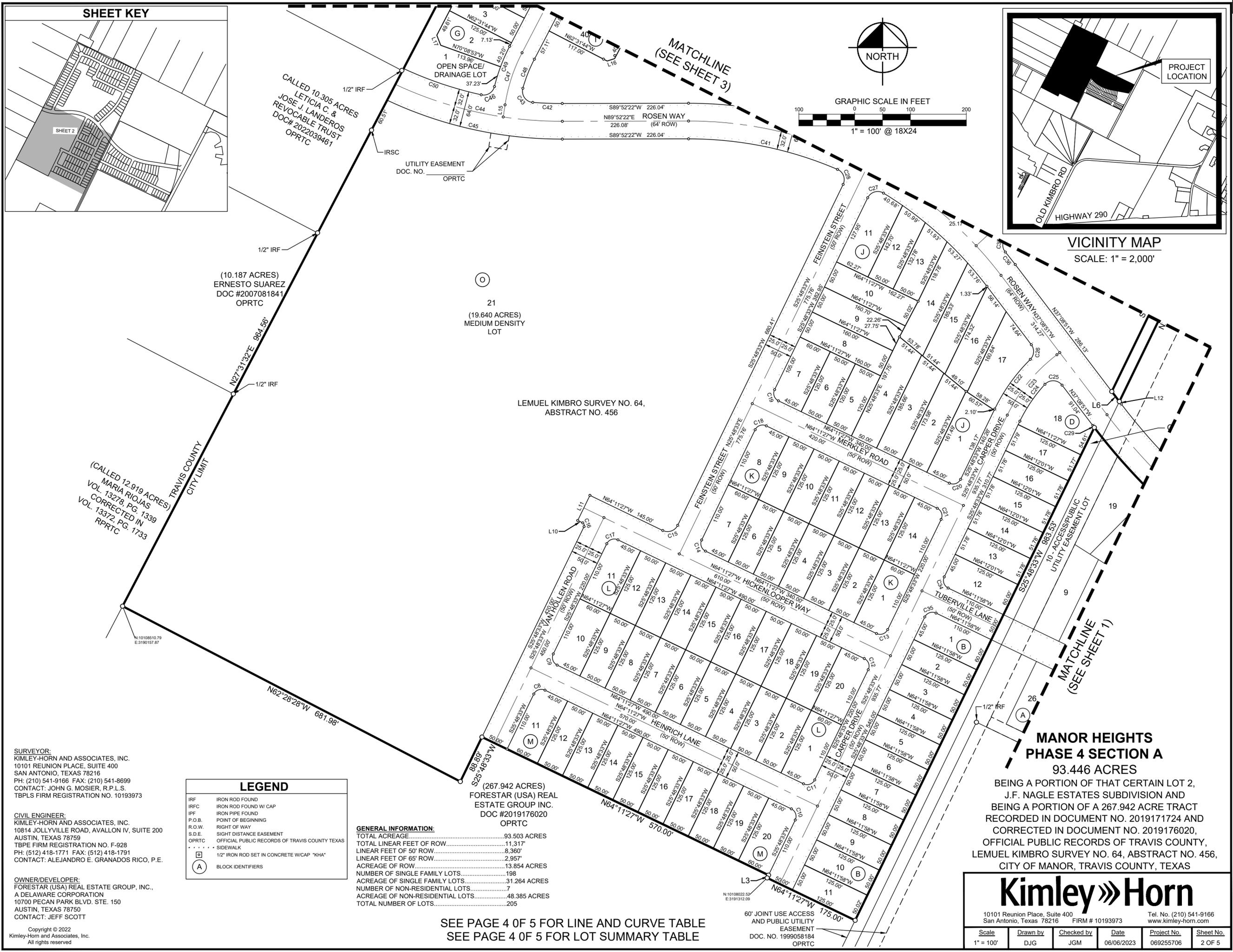
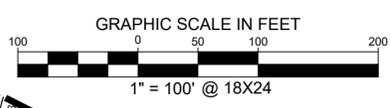
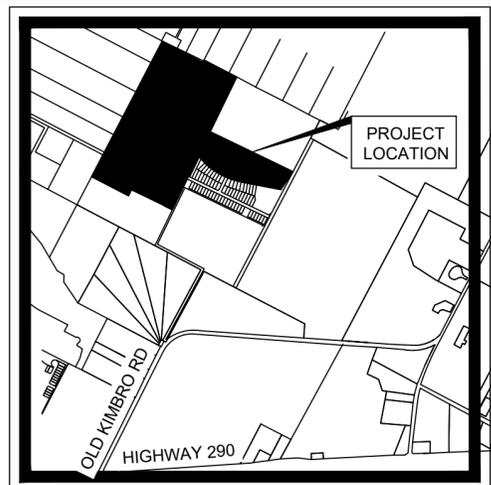
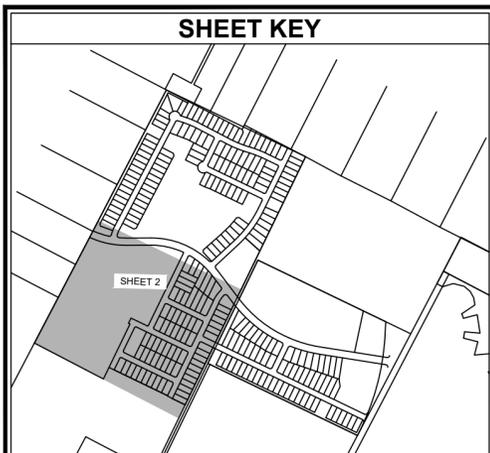
**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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Kimley-Horn and Associates, Inc.  
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SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\06255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS PHASE 4 SECTION A.DWG PLOTTED BY: GONZALEZ, DAVID 6/14/2023 12:28 PM LAST SAVED: 6/14/2023 12:22 PM



**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
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TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

**LEGEND**

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
.....	SIDEWALK
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

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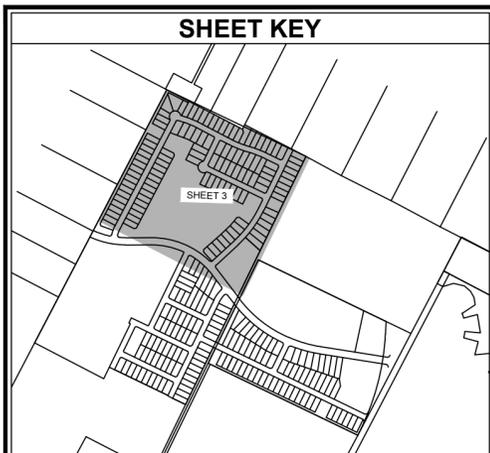
SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166  
www.kimley-horn.com

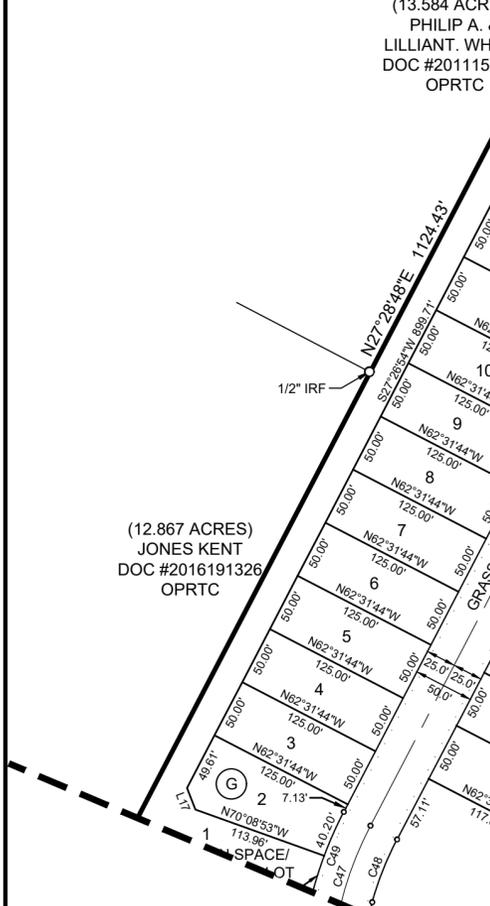
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1" = 100'	DJG	JGM	06/06/2023	069255706	2 OF 5

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS, PHASE 4, SECTION A.DWG PLOTTED BY: GONZALEZ, DAVID 6/14/2023 12:29 PM LAST SAVED: 6/14/2023 12:22 PM



**GENERAL INFORMATION:**

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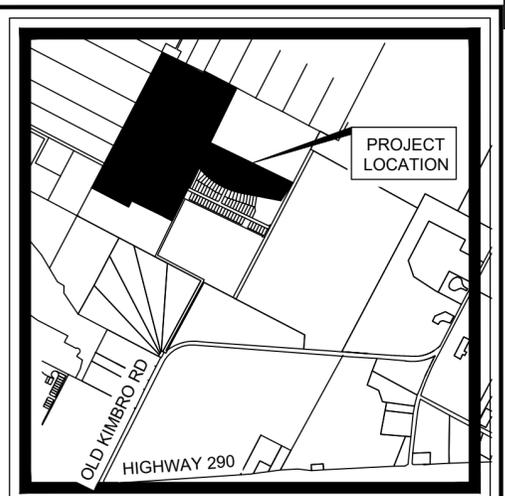
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SAN ANTONIO, TEXAS 78216  
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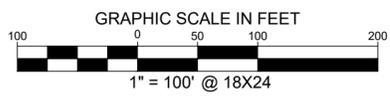
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CONTACT: JEFF SCOTT

**LEGEND**

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IRFC	IRON ROD FOUND W/ CAP
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.....	SIDEWALK
(A)	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(G)	BLOCK IDENTIFIERS



**VICINITY MAP**  
SCALE: 1" = 2,000'



SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
PRTC

**MANOR HEIGHTS  
PHASE 4 SECTION A**  
93.446 ACRES  
BEING A PORTION OF THAT CERTAIN LOT 2,  
J.F. NAGLE ESTATES SUBDIVISION AND  
BEING A PORTION OF A 267.942 ACRE TRACT  
RECORDED IN DOCUMENT NO. 2019171724 AND  
CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/06/2023	069255706	3 OF 5

DWG NAME: K:\SVA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\SECTION A.DWG PLOTTED BY: STARKEY, SARAH (CURTIS) 10/16/2023 3:16 PM LAST SAVED: 10/30/2023 11:55 AM

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 1	0.171	7,452	BLOCK G LOT 6	0.143	6,250	BLOCK H LOT 3	0.159	6,915	BLOCK I LOT 22	0.172	7,499	BLOCK K LOT 6	0.143	6,250
BLOCK B LOT 2	0.143	6,250	BLOCK G LOT 7	0.143	6,250	BLOCK H LOT 4	0.164	7,132	BLOCK I LOT 23	0.173	7,525	BLOCK K LOT 7	0.171	7,452
BLOCK B LOT 3	0.143	6,250	BLOCK G LOT 8	0.143	6,250	BLOCK H LOT 5	0.173	7,536	BLOCK I LOT 24	0.175	7,610	BLOCK K LOT 8	0.171	7,452
BLOCK B LOT 4	0.143	6,250	BLOCK G LOT 9	0.143	6,250	BLOCK H LOT 6	0.183	7,959	BLOCK I LOT 25	0.186	8,107	BLOCK K LOT 9	0.143	6,250
BLOCK B LOT 5	0.143	6,250	BLOCK G LOT 10	0.143	6,250	BLOCK H LOT 7	0.189	8,230	BLOCK I LOT 27	0.146	6,350	BLOCK K LOT 10	0.143	6,250
BLOCK B LOT 6	0.143	6,250	BLOCK G LOT 11	0.143	6,250	BLOCK H LOT 8	0.181	7,887	BLOCK I LOT 28	0.146	6,350	BLOCK K LOT 11	0.143	6,250
BLOCK B LOT 7	0.143	6,250	BLOCK G LOT 12	0.143	6,250	BLOCK H LOT 9	0.171	7,440	BLOCK I LOT 29	0.146	6,350	BLOCK K LOT 12	0.143	6,250
BLOCK B LOT 8	0.143	6,250	BLOCK G LOT 13	0.143	6,250	BLOCK H LOT 10	0.156	6,774	BLOCK I LOT 30	0.146	6,350	BLOCK K LOT 13	0.143	6,250
BLOCK B LOT 9	0.143	6,250	BLOCK G LOT 14	0.143	6,250	BLOCK H LOT 11	0.156	6,774	BLOCK I LOT 31	0.146	6,350	BLOCK K LOT 14	0.171	7,452
BLOCK B LOT 10	0.143	6,250	BLOCK G LOT 15	0.143	6,250	BLOCK H LOT 12	0.156	6,774	BLOCK I LOT 32	0.146	6,350	BLOCK L LOT 1	0.171	7,452
BLOCK D LOT 12	0.171	7,452	BLOCK G LOT 16	0.143	6,250	BLOCK H LOT 13	0.156	6,774	BLOCK I LOT 33	0.146	6,350	BLOCK L LOT 2	0.143	6,250
BLOCK D LOT 13	0.149	6,473	BLOCK G LOT 17	0.143	6,250	BLOCK H LOT 14	0.156	6,774	BLOCK I LOT 34	0.146	6,350	BLOCK L LOT 3	0.143	6,250
BLOCK D LOT 14	0.149	6,473	BLOCK G LOT 18	0.143	6,250	BLOCK H LOT 15	0.156	6,774	BLOCK I LOT 35	0.146	6,350	BLOCK L LOT 4	0.143	6,250
BLOCK D LOT 15	0.149	6,473	BLOCK G LOT 20	0.143	6,250	BLOCK H LOT 16	0.172	7,489	BLOCK I LOT 36	0.146	6,350	BLOCK L LOT 5	0.143	6,250
BLOCK D LOT 16	0.149	6,473	BLOCK G LOT 21	0.158	6,871	BLOCK H LOT 17	0.163	7,099	BLOCK I LOT 37	0.146	6,350	BLOCK L LOT 6	0.143	6,250
BLOCK D LOT 17	0.149	6,472	BLOCK G LOT 22	0.159	6,925	BLOCK H LOT 18	0.146	6,360	BLOCK I LOT 38	0.146	6,350	BLOCK L LOT 7	0.143	6,250
BLOCK D LOT 18	0.228	9,946	BLOCK G LOT 23	0.301	13,125	BLOCK H LOT 19	0.146	6,360	BLOCK I LOT 39	0.146	6,350	BLOCK L LOT 8	0.143	6,250
BLOCK E LOT 1	1.822	79,353	BLOCK G LOT 24	0.325	14,167	BLOCK H LOT 20	0.146	6,360	BLOCK I LOT 41	11.970	521,397	BLOCK L LOT 9	0.143	6,250
BLOCK E LOT 2	11.216	488,590	BLOCK G LOT 25	0.152	6,619	BLOCK H LOT 21	0.156	6,792	BLOCK J LOT 1	0.216	9,391	BLOCK L LOT 10	0.171	7,452
BLOCK F LOT 1	2.256	98,279	BLOCK G LOT 26	0.159	6,937	BLOCK I LOT 1	0.155	6,744	BLOCK J LOT 2	0.192	8,377	BLOCK L LOT 11	0.171	7,452
BLOCK F LOT 2	0.214	9,303	BLOCK G LOT 27	0.151	6,561	BLOCK I LOT 2	0.156	6,796	BLOCK J LOT 3	0.206	8,981	BLOCK L LOT 12	0.143	6,250
BLOCK F LOT 3	0.199	8,687	BLOCK G LOT 28	0.145	6,332	BLOCK I LOT 3	0.155	6,731	BLOCK J LOT 4	0.220	9,585	BLOCK L LOT 13	0.143	6,250
BLOCK F LOT 4	0.184	7,997	BLOCK G LOT 29	0.144	6,253	BLOCK I LOT 4	0.153	6,667	BLOCK J LOT 5	0.138	6,000	BLOCK L LOT 14	0.143	6,250
BLOCK F LOT 5	0.173	7,520	BLOCK G LOT 30	0.143	6,250	BLOCK I LOT 5	0.152	6,635	BLOCK J LOT 6	0.138	6,000	BLOCK L LOT 15	0.143	6,250
BLOCK F LOT 6	0.166	7,244	BLOCK G LOT 31	0.143	6,250	BLOCK I LOT 6	0.160	6,982	BLOCK J LOT 7	0.164	7,152	BLOCK L LOT 16	0.143	6,250
BLOCK F LOT 7	0.164	7,158	BLOCK G LOT 32	0.143	6,250	BLOCK I LOT 7	0.159	6,917	BLOCK J LOT 8	0.184	8,000	BLOCK L LOT 17	0.143	6,250
BLOCK F LOT 8	0.290	12,620	BLOCK G LOT 33	0.143	6,250	BLOCK I LOT 8	0.156	6,806	BLOCK J LOT 9	0.184	8,008	BLOCK L LOT 18	0.143	6,250
BLOCK F LOT 9	0.143	6,250	BLOCK G LOT 34	0.143	6,250	BLOCK I LOT 9	0.152	6,600	BLOCK J LOT 10	0.185	8,074	BLOCK L LOT 19	0.143	6,250
BLOCK F LOT 10	0.143	6,250	BLOCK G LOT 35	0.143	6,250	BLOCK I LOT 10	0.152	6,600	BLOCK J LOT 11	0.207	9,028	BLOCK L LOT 20	0.171	7,452
BLOCK F LOT 11	0.143	6,250	BLOCK G LOT 36	0.143	6,235	BLOCK I LOT 11	0.155	6,737	BLOCK J LOT 12	0.158	6,903	BLOCK M LOT 11	0.171	7,452
BLOCK F LOT 12	0.143	6,250	BLOCK G LOT 37	0.212	9,239	BLOCK I LOT 12	0.143	6,250	BLOCK J LOT 13	0.145	6,306	BLOCK M LOT 12	0.143	6,250
BLOCK F LOT 13	0.143	6,250	BLOCK G LOT 38	0.179	7,809	BLOCK I LOT 13	0.143	6,250	BLOCK J LOT 14	0.219	9,524	BLOCK M LOT 13	0.143	6,250
BLOCK F LOT 14	0.143	6,250	BLOCK G LOT 39	0.169	7,369	BLOCK I LOT 14	0.143	6,250	BLOCK J LOT 15	0.207	9,012	BLOCK M LOT 14	0.143	6,250
BLOCK F LOT 15	0.143	6,250	BLOCK G LOT 40	0.161	6,997	BLOCK I LOT 15	0.146	6,375	BLOCK J LOT 16	0.192	8,380	BLOCK M LOT 15	0.143	6,250
BLOCK F LOT 16	0.143	6,250	BLOCK G LOT 41	0.155	6,748	BLOCK I LOT 16	0.148	6,460	BLOCK J LOT 17	0.224	9,756	BLOCK M LOT 16	0.143	6,250
BLOCK F LOT 17	0.147	6,384	BLOCK G LOT 42	0.152	6,617	BLOCK I LOT 17	0.159	6,942	BLOCK K LOT 1	0.171	7,452	BLOCK M LOT 17	0.143	6,250
BLOCK G LOT 1	1.121	48,817	BLOCK G LOT 43	0.150	6,540	BLOCK I LOT 18	0.183	7,971	BLOCK K LOT 2	0.143	6,250	BLOCK M LOT 18	0.143	6,250
BLOCK G LOT 3	0.143	6,250	BLOCK G LOT 44	0.177	7,699	BLOCK I LOT 19	0.188	8,188	BLOCK K LOT 3	0.143	6,250	BLOCK M LOT 19	0.143	6,250
BLOCK G LOT 4	0.143	6,250	BLOCK H LOT 1	0.177	7,694	BLOCK I LOT 20	0.190	8,278	BLOCK K LOT 4	0.143	6,250	BLOCK M LOT 20	0.171	7,452
BLOCK G LOT 5	0.143	6,250	BLOCK H LOT 2	0.158	6,901	BLOCK I LOT 21	0.172	7,487	BLOCK K LOT 5	0.143	6,250	BLOCK O LOT 21	19,640	855,528

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°31'29"	25.00'	39.94'	N35°13'36"W	35.82'	C21	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C41	23°30'55"	668.00'	274.16'	S78°22'10"E	272.24'	C61	52°01'12"	15.00'	13.62'	N89°47'56"E	13.16'
C2	12°24'57"	1182.00'	256.14'	N74°46'42"W	255.64'	C22	19°26'11"	325.00'	110.25'	S35°31'38"W	109.72'	C42	4°32'16"	668.00'	52.90'	N87°51'30"W	52.89'	C62	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'
C3	85°37'45"	20.00'	29.89'	S68°36'54"W	27.19'	C23	27°02'36"	300.00'	141.60'	S39°19'51"W	140.29'	C43	101°17'42"	20.00'	35.36'	N34°56'31"W	30.93'	C63	10°14'05"	775.00'	138.44'	S67°30'32"E	138.26'
C4	90°37'54"	20.00'	31.64'	N19°30'55"W	28.44'	C24	16°43'34"	275.00'	80.28'	N34°10'20"E	80.00'	C44	25°16'55"	700.00'	308.88'	S77°29'10"E	306.38'	C64	10°14'05"	800.00'	142.91'	S67°30'32"E	142.72'
C5	27°27'17"	1132.00'	542.42'	N51°06'14"W	537.25'	C25	100°19'02"	20.00'	35.02'	S87°18'22"E	30.71'	C45	25°22'19"	732.00'	324.15'	S77°26'29"E	321.50'	C65	10°14'05"	825.00'	147.37'	S67°30'32"E	147.18'
C6	7°41'34"	2143.05'	287.74'	S06°41'21"W	287.52'	C26	82°23'35"	20.00'	28.76'	S04°02'56"W	26.35'	C46	88°37'30"	20.00'	30.94'	N58°06'36"E	27.94'	C66	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'
C7	91°32'45"	25.00'	39.94'	N53°14'17"E	35.83'	C27	95°32'46"	20.00'	33.35'	N73°34'56"E	29.62'	C47	18°52'51"	300.00'	98.86'	N18°00'29"E	98.41'	C67	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'
C8	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C28	92°25'15"	20.00'	32.26'	S20°24'05"E	28.88'	C48	12°13'00"	264.37'	56.37'	N21°34'37"E	56.26'	C68	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'
C9	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C29	0°13'44"	1132.00'	4.52'	S37°15'43"E	4.52'	C49	13°39'04"	325.00'	77.43'	S20°37'22"W	77.25'	C69	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'
C10	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C30	29°18'42"	1100.00'	562.74'	S51°48'12"E	556.63'	C50	12°36'28"	668.00'	146.99'	S71°16'25"E	146.70'	C70	21°21'34"	975.00'	363.47'	N36°29'20"E	361.37'
C11	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C31	14°31'37"	1150.00'	291.58'	S73°43'22"E	290.80'	C51	80°16'02"	15.00'	21.01'	N67°34'55"E	19.34'	C71	21°21'34"	1000.00'	372.79'	N36°29'20"E	370.64'
C12	90°00'00"	15.00'	23.56'	S19°11'27"E	21.21'	C32	14°31'37"	1118.00'	283.46'	N73°43'22"W	282.70'	C52	52°38'00"	15.00'	13.78'	N01°07'54"E	13.30'	C72	21°21'34"	1025.00'	382.11'	N36°29'20"E	379.90'
C13	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C33	29°18'42"	1068.00'	546.37'	N51°48'12"W	540.43'	C53	52°01'12"	15.00'	13.62'	S46°16'27"E	13.16'	C73	5°41'57"	1083.00'	107.73'	S78°08'12"E	107.68'
C14	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C34	90°00'31"	15.00'	23.56'	N19°11'43"W	21.21'	C54	9°53'34"	825.00'	142.45'	N67°20'17"W	142.27'						
C15	90°00'00"	20.00'	31.42'	S70°48'33"W	28.28'	C35	89°59'29"	15.00'	23.56'	S70°48'17"W	21.21'	C55	9°53'34"	800.00'	138.13'	S67°20'17"E	137.96'						
C16	90°00'00"	5.00'	7.85'	S19°11'27"E	7.07'	C36	2°15'03"	731.93'	28.75'	N38°16'23"W	28.75'	C56	9°53'34"	775.00'	133.81'	N67°20'17"W	133.65'						
C17	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C37	86°34'01"	20.00'	30.22'	S03°53'06"W	27.42'	C57	88°12'02"	15.00'	23.09'	S18°17'28"E	20.88'						
C18	90°00'00"	15.00'	23.56'	N70°48'33"E	21.21'	C38	86°34'09"	20.00'	30.22'	S89°32'48"E	27.42'	C58	91°44'27"	15.00'	24.02'	N71°40'46"E	21.53'						
C19	90°00'00"	15.00'	23.56'	N19°11'27"W	21.21'	C39	52°58'47"	699.93'	647.21'	S63°38'15"E	624.40'	C59	52°01'12"	15.00'	13.62'	N51°49'09"E	13.16'						
C20	90°00'00"	15.00'	23.56'	S70°48'33"W	21.21'	C40	43°51'55"	732.00'	560.41'	N68°11'41"W	546.83'	C60	194°02'25"	50.00'	169.33'	S19°11'27"E	99.25'						

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S25°48'02"W	1.84'	L17	N21°20'19"W	19.31'
L2	N66°33'33"W	50.04'	L18	S33°13'23"E	20.43'
L3	N25°48'33"E	5.51'	L19	N27°26'54"E	50.00'
L4	N26°44'44"E	43.64'	L20	N00°56'06"E	55.88'
L5	S62°40'47"E	144.48'	L21	N72°17'0	

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 93.446 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 2, OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 4 SECTION A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 93.446 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 10700 PECAN PARK BLVD. STE. 150 AUSTIN, TEXAS 78750

THE STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THE STATE OF \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - State of Texas
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PORPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL) FRONT YARD - 20' REAR YARD - 10' SIDE YARD - 5' STREET SIDE YARD - 15'
13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
15. LOT 8, BLOCK F, OPEN SPACE/DRAINAGE LOT, AND LOT 1, BLOCK G, OPEN SPACE/DRAINAGE LOT, ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING, MAINTAINING, AND LANDSCAPING IN THE DRAINAGE LOTS.
16. DEDICATION AND CONVEYANCE LOT 41, BLOCK I, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"). THE OWNER/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 41, BLOCK I, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

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

APPROVED: ATTEST:

LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

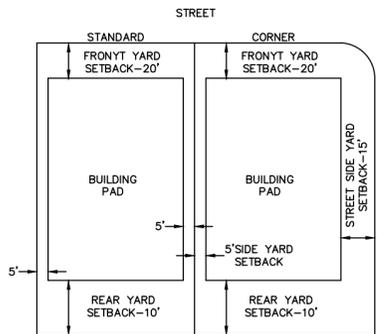
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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

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

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

MANOR HEIGHTS
PHASE 4 SECTION A
93.446 ACRES
BEING A PORTION OF THAT CERTAIN LOT 2,
J.F. NAGLE ESTATES SUBDIVISION AND
BEING A PORTION OF A 267.942 ACRE TRACT
RECORDED IN DOCUMENT NO. 2019171724 AND
CORRECTED IN DOCUMENT NO. 2019176020,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456,
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com
Scale: N/A Drawn by: DJG Checked by: JGM Date: 06/06/2023 Project No.: 069255706 Sheet No.: 5 OF 5



June 15, 2023

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

**RE: Permit Number: 2022-P-1452-FP**  
**Job Address: Manor Heights Phase 4A Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated September 21, 2022, of the second submittal of the *Manor Heights Phase 4A Final Plat* submitted on August 22, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### Engineer Review

1. ~~If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).~~
2. ~~Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).~~
3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.

**Response: License agreement and associated exhibits for parkland lot have been included with this submittal.**

4. Note 15 needs to be revised to include “as amended” after “November 7,2018” if a license agreement is needed.

**Response: Note 15 has been updated accordingly.**

5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.

**Response: Notes have been updated to indicate only Lot 41, Block I is being dedicated to the City and license agreement is only for this lot.**

6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot(s) should be conveyed simultaneously with the recordation of the final plat.

**Response: Acknowledged. Special warranty deed has been provided with this submittal.**

7. Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 which shows Lot 1, Block C as parkland.

***Response: Phase 4 Section B shows Lot 1, Block C as parkland to be dedicated to the City and all comments pertaining to that lot shall be addressed on the Section B plat.***

8. The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.

***Response: Acknowledged, license agreement has been included.***

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, July 14, 2023

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

Permit Number 2022-P-1452-FP  
Job Address: Manor Heights Phase 4, Section A,

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 4, Section A submitted by Kimley-Horn and received on October 16, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~
- ~~3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
- ~~4. Note 15 (now note 17) needs to be revised to include ",as amended" after "November 7, 2018" since a license agreement is needed.~~
- ~~5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
- ~~6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot (s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.~~

7. Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 plat which shows Lot 1, Block C as parkland.

8. The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.

**The following comments are based on City Legal's review:**

**9. License Agreement**

**Have Exhibit A mirror that of the special warranty deed:**

**Lot 41, Block I, a subdivision situated in the City of Manor, Travis County, Texas according to the plat thereof**

**recorded as Document No. \_\_\_\_\_ of the plat records of Travis County, Texas.**

**10. Lot 41 should be labeled as "City Parkland, Drainage and City utilities use.**

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](http://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 (737) 247-7557, or by e-mail at [gray@gbateam.com](mailto:gray@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.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, August 4, 2022

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

Permit Number 2022-P-1452-FP  
Job Address: Manor Heights Phase 4, Section A, , LA.

Dear Alex Granados,

The first submittal of the Manor Heights Phase 4, Section A (*Final Plat*) submitted by Kimley-Horn and received on October 16, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~
- ~~3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
- ~~4. Note 15 (now note 17) needs to be revised to include ",as amended" after "November 7, 2018" since a license agreement is needed.~~
- ~~5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
- ~~6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot (s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.~~

8/4/2022 11:29:51 PM  
Manor Heights Phase 4, Section A  
2022-P-1452-FP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://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.  
Lead AES  
GBA



August 22, 2022

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

**RE: Permit Number: 2022-P-1452-FP**  
**Job Address: Manor Heights Phase 4A Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated August 4, 2022, of the first submittal of the *Manor Heights Phase 4A Final Plat* submitted on July 7, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### Engineer Review

1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).

**Response: Acknowledged, fiscal will be posted until the construction is completed as needed.**

2. Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).

**Response: Acknowledged.**

3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.

**Response: Agreement will not be entered into until the final plat has been recorded. Draft of City's boilerplate license agreement has been included with this submittal for City's review.**

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



September 11, 2023

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

**RE: Permit Number: 2022-P-1452-FP**  
**Job Address: Manor Heights Phase 4A Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated July 14, 2022, of the second submittal of the *Manor Heights Phase 4A Final Plat* submitted on June 15, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### Engineer Review

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).~~
- ~~3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
4. Note 15 (now note 17) needs to be revised to include “as amended” after “November 7,2018” since a license agreement is needed.

**Response: Note 17 has been updated accordingly.**

- ~~5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot(s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.

**Response: Acknowledged.**

- ~~7. Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 which shows Lot 1, Block C as parkland.~~



~~8. The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.~~

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 21, 2022

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

Permit Number 2022-P-1452-FP  
Job Address: Manor Heights Phase 4, Section A,

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 4, Section A submitted by Kimley-Horn and received on October 16, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~
- ~~3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
- ~~4. Note 15 (now note 17) needs to be revised to include ",as amended" after "November 7, 2018" since a license agreement is needed.~~
- ~~5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
- ~~6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot (s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.~~

7. Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 plat which shows Lot 1, Block C as parkland.

8. The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.

**The following comments are based on City Legal's review:**

**9. License Agreement**

**Have Exhibit A mirror that of the special warranty deed:**

**Lot 41, Block I, a subdivision situated in the City of Manor, Travis County, Texas according to the plat thereof**

**recorded as Document No. \_\_\_\_\_ of the plat records of Travis County, Texas.**

**10. Lot 41 should be labeled as "City Parkland, Drainage and City utilities use.**

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](http://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 (737) 247-7557, or by e-mail at [gray@gbateam.com](mailto:gray@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.  
Lead AES  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, October 2, 2023

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

Permit Number 2022-P-1452-FP  
Job Address: Manor Heights Phase 4, Section A,

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 4, Section A submitted by Kimley-Horn and received on October 16, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~
- ~~3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
- ~~4. Note 15 (now note 17) needs to be revised to include ",as amended" after "November 7, 2018" since a license agreement is needed.~~
- ~~5. If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
- ~~6. City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot (s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.~~

7. Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 plat which shows Lot 1, Block C as parkland.

8. The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.

**The following comments are based on City Legal's review:**

**9. License Agreement**

**Have Exhibit A mirror that of the special warranty deed:**

**Lot 41, Block I, a subdivision situated in the City of Manor, Travis County, Texas according to the plat thereof**

**recorded as Document No. \_\_\_\_\_ of the plat records of Travis County, Texas.**

**10. Lot 41 should be labeled as "City Parkland, Drainage and City utilities use.**

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](http://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 (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto: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.  
Lead AES  
GBA



October 16, 2023

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

**RE: Permit Number: 2022-P-1452-FP**  
**Job Address: Manor Heights Phase 4A Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated October 2, 2023, of the second submittal of the *Manor Heights Phase 4A Final Plat* submitted on September 11, 2023. Original comments have been included below for reference. Kimley-Horn's responses are in red.

### Engineer Review

1. ~~If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).~~
2. ~~Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).~~
3. ~~Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.~~
4. ~~Note 15 (now note 17) needs to be revised to include “as amended” after “November 7, 2018” since a license agreement is needed.~~
5. ~~If the lots referenced in Note 15 are being dedicated to the HOA and not the City, then no license agreement is needed and note only needs to indicate that the lots identified will be HOA maintained.~~
6. ~~City legal needs to review the special warranty deed for parkland lot(s) being conveyed to the City and the lot(s) should be conveyed simultaneously with the recordation of the final plat. These items are currently under review by the City Attorney's office. Additional comments may be issued upon completion of their review.~~
7. ~~Please note review of this plat is a bit confusing since Sheet 1 seems identical to Phase 4, Section 1 which shows Lot 1, Block C as parkland.~~
8. ~~The license agreement for Phase 4 Section A: see attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.~~
9. **License Agreement:**

**Have Exhibit A mirror that of the special warranty deed:**

**Lot 41, Block I, a subdivision situated in the City of Manor, Travis County, Texas according to the plat thereof**

**Recorded as Document No. \_\_\_\_\_ of the plat records of Travis County, Texas.**

***Response: Acknowledged, Exhibit A of the license agreement has been updated to reflect that of the special warranty deed.***

**10. Lot 41 should be labeled as “City Parkland, Drainage and City Utilities use”.**

***Response: Acknowledged, lot 41 has been labeled accordingly.***

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

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

Permit Number 2022-P-1452-FP  
Job Address: Manor Heights Phase 4, Section A,

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on October 16, 2023, 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.  
Lead AES  
GBA



### AGENDA ITEM SUMMARY FORM

<b>PROPOSED MEETING DATE:</b>	December 13, 2023
<b>PREPARED BY:</b>	Scott Dunlop, Director
<b>DEPARTMENT:</b>	Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action a Final Plat for the Manor Heights Subdivision, Phase 4, Section B, sixty-six (66) lots on 17.31 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX  
*Applicant: Kimley-Horn & Associates*  
*Owner: Forestar (USA) Real Estate Group*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It includes 63 single family lots and 3 non-residential lots. The 3 non-residential lots include 1 parkland lot, 1 open space/drainage lot, and 1 access/PUE lot. The parkland lot is 3.2 acres.

<b>LEGAL REVIEW:</b>	No
<b>FISCAL IMPACT:</b>	No
<b>PRESENTATION:</b>	No
<b>ATTACHMENTS:</b>	Yes

- Plat
- Engineer Comments
- Conformance Letter

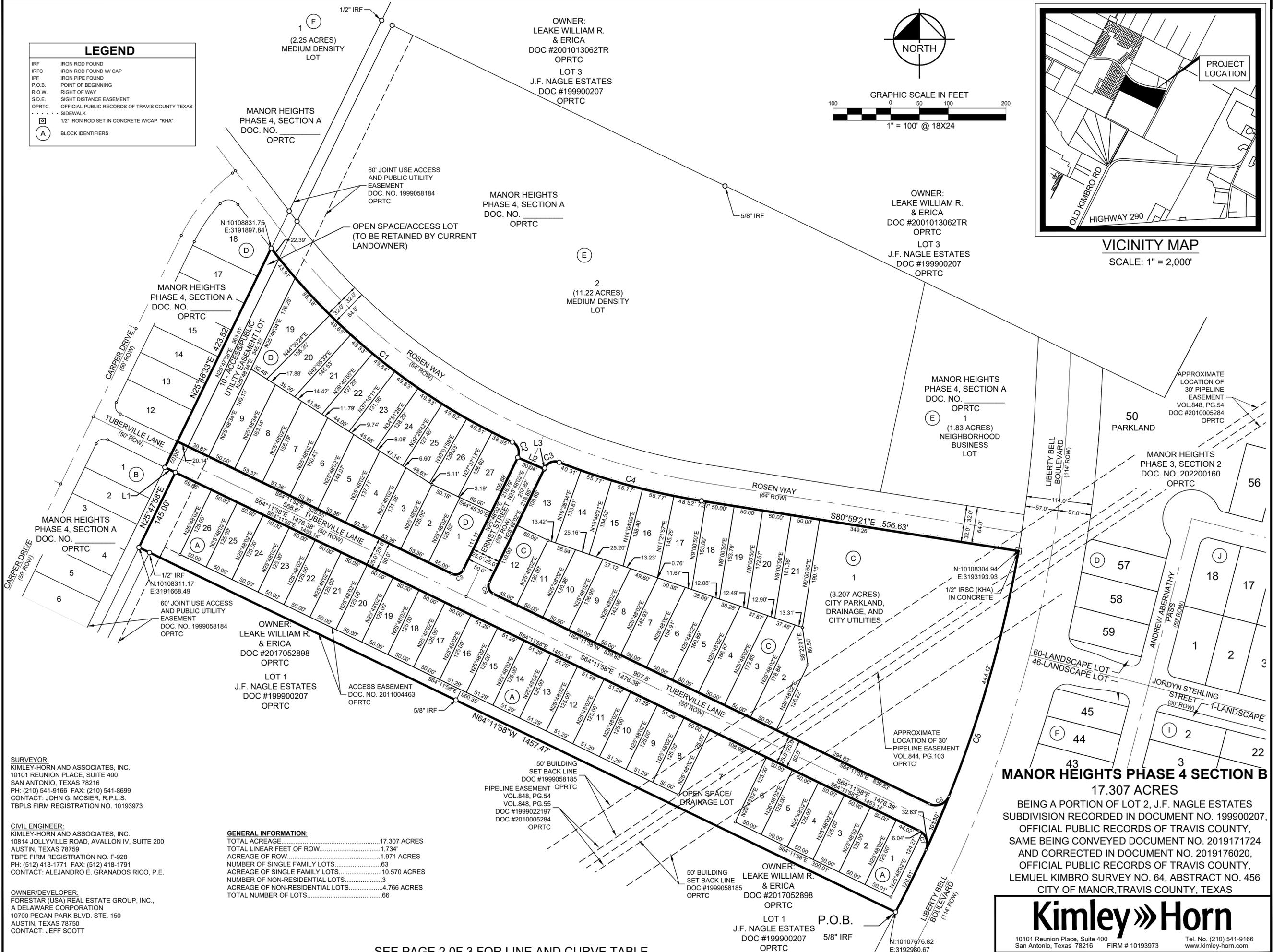
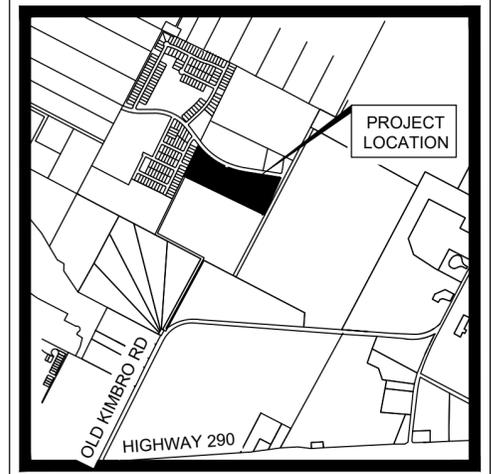
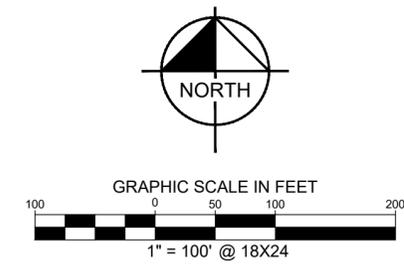
**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Manor Heights Subdivision, Phase 4, Section B, 66 lots on 17.31 acres, more or less, and being located near the intersection of Liberty Bell Blvd and Jordyn Sterling Street, Manor, TX

<b>PLANNING &amp; ZONING COMMISSION:</b>	Recommend Approval	Disapproval	None
--	--------------------	-------------	------

**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IRP IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ..... SIDEWALK
- 1/2" IRON ROD SET IN CONCRETE W/ CAP "KHA"
- (A) BLOCK IDENTIFIERS



**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP, INC.,  
 A DELAWARE CORPORATION  
 10700 PECAN PARK BLVD. STE. 150  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	17.307 ACRES
TOTAL LINEAR FEET OF ROW.....	1,734'
ACREAGE OF ROW.....	1.971 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	63
ACREAGE OF SINGLE FAMILY LOTS.....	10,570 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	4.766 ACRES
TOTAL NUMBER OF LOTS.....	66

SEE PAGE 2 OF 3 FOR LINE AND CURVE TABLE  
 SEE PAGE 2 OF 3 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS PHASE 4 SECTION B**  
 17.307 ACRES

BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES  
 SUBDIVISION RECORDED IN DOCUMENT NO. 199900207,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
 SAME BEING CONVEYED DOCUMENT NO. 2019171724  
 AND CORRECTED IN DOCUMENT NO. 2019176020,  
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
 LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/14/2022	069255706	1 OF 3

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\06255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS PHASE 4 SECTION B.DWG PLOTTED BY: STARKEY, SARAH (CURTIS) 10/30/2023 2:32 PM LAST SAVED: 10/30/2022 2:12 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.143	6,250
BLOCK A LOT 2	0.143	6,250
BLOCK A LOT 3	0.143	6,250
BLOCK A LOT 4	0.143	6,250
BLOCK A LOT 5	0.143	6,250
BLOCK A LOT 6	0.143	6,250
BLOCK A LOT 7	1.234	53,768
BLOCK A LOT 8	0.143	6,250
BLOCK A LOT 9	0.147	6,412
BLOCK A LOT 10	0.147	6,412
BLOCK A LOT 11	0.147	6,412
BLOCK A LOT 12	0.147	6,412
BLOCK A LOT 13	0.147	6,412
BLOCK A LOT 14	0.147	6,412
BLOCK A LOT 15	0.147	6,412
BLOCK A LOT 16	0.147	6,412
BLOCK A LOT 17	0.143	6,250
BLOCK A LOT 18	0.143	6,250
BLOCK A LOT 19	0.143	6,250
BLOCK A LOT 20	0.143	6,250
BLOCK A LOT 21	0.143	6,250
BLOCK A LOT 22	0.143	6,250
BLOCK A LOT 23	0.143	6,250
BLOCK A LOT 24	0.143	6,250
BLOCK A LOT 25	0.143	6,250
BLOCK A LOT 26	0.143	6,250
BLOCK C LOT 1	3.207	139,678
BLOCK C LOT 2	0.184	8,014
BLOCK C LOT 3	0.202	8,792
BLOCK C LOT 4	0.195	8,493
BLOCK C LOT 5	0.188	8,194
BLOCK C LOT 6	0.181	7,895
BLOCK C LOT 7	0.174	7,596
BLOCK C LOT 8	0.168	7,297
BLOCK C LOT 9	0.161	6,998

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 10	0.154	6,699
BLOCK C LOT 11	0.147	6,400
BLOCK C LOT 12	0.171	7,452
BLOCK C LOT 13	0.198	8,632
BLOCK C LOT 14	0.181	7,886
BLOCK C LOT 15	0.184	8,035
BLOCK C LOT 16	0.192	8,369
BLOCK C LOT 17	0.203	8,839
BLOCK C LOT 18	0.183	7,970
BLOCK C LOT 19	0.193	8,409
BLOCK C LOT 20	0.203	8,848
BLOCK C LOT 21	0.213	9,288
BLOCK D LOT 1	0.172	7,501
BLOCK D LOT 2	0.153	6,684
BLOCK D LOT 3	0.157	6,840
BLOCK D LOT 4	0.165	7,179
BLOCK D LOT 5	0.173	7,518
BLOCK D LOT 6	0.180	7,858
BLOCK D LOT 7	0.188	8,197
BLOCK D LOT 8	0.196	8,534
BLOCK D LOT 9	0.191	8,306
BLOCK D LOT 10	0.325	14,138
BLOCK D LOT 19	0.223	9,692
BLOCK D LOT 20	0.183	7,988
BLOCK D LOT 21	0.171	7,456
BLOCK D LOT 22	0.162	7,068
BLOCK D LOT 23	0.157	6,819
BLOCK D LOT 24	0.154	6,705
BLOCK D LOT 25	0.154	6,724
BLOCK D LOT 26	0.154	6,715
BLOCK D LOT 27	0.175	7,622
R.O.W.	1.971	85,836
SECTION B BOUNDARY	17.307	753,884

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°27'17"	1132.00'	542.42'	S51°06'14"E	537.25'
C2	90°37'54"	20.00'	31.64'	S19°30'55"E	28.44'
C3	85°37'45"	20.00'	29.89'	N68°36'54"E	27.19'
C4	12°24'57"	1182.00'	256.14'	S74°46'42"E	255.64'
C5	17°48'25"	2143.05'	666.04'	S18°45'10"W	663.36'
C6	94°04'39"	25.00'	41.05'	N68°45'42"E	36.59'
C7	88°37'52"	25.00'	38.67'	S19°53'02"E	34.93'
C8	90°00'00"	15.00'	23.56'	N70°48'02"E	21.21'
C9	90°00'00"	15.00'	23.56'	S19°11'58"E	21.21'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N64°11'58"W	20.15'
L2	S66°33'33"E	50.04'
L3	N25°48'02"E	1.84'

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

**BEING** 17.307 acre (753,884 square feet) tract of land situated in the Lemuel Kimbro Survey Number 64, Abstract Number 456, Travis County, Texas, and being a portion of that certain Lot 2, conveyed to Forestar (USA) Real Estate Group, Inc., as described in Document No. 2019171724 and corrected in Document No. 2019176020, Official Public Records of Travis County, Texas; same being a portion of Lot 2, of the J.F. Nagle Estates Subdivision recorded in Document No. 199900207, Official Public Records of Travis County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found marking the northeast corner of Lot 1 of J.F. Nagle Estates Subdivision, plat of which is recorded in Document No. 199900207 of the Official Public Records of Travis County, and marking the southeast corner of the herein described tract;

**THENCE**, along the common boundary line of said Lot 1 and Lot 2, the following four (4) courses and distances:

1. North 64°11'58" West, 1457.47 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
2. North 25°47'58" East, 145.00 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 64°11'58" West, 20.15 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 25°48'33" East, 423.52 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner on the westerly boundary line of Lot 3 of said J.F. Nagle Estates Subdivision.

**THENCE**, departing the west boundary line of said Lot 3, and crossing into said Lot 2, the following eight (8) courses and distances:

1. in a southeasterly direction along a non-tangent curve to the left, having a radius of 1132.00 feet, a chord South 51°06'14" East, 537.25 feet, a central angle of 27°27'17", and an arc length of 542.42 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
2. in a southerly direction along a reverse tangent curve to the right, having a radius of 20.00 feet, a chord South 19°30'55" East, 28.44 feet, a central angle of 90°37'54", and an arc length of 31.64 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
3. South 66°33'33" East, 50.04 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for corner;
4. North 25°48'02" East, 1.84 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for curvature;
5. in an easterly direction along a tangent curve to the right, having a radius of 20.00 feet, a chord of North 68°36'54" East, 27.19 feet, a central angle of 85°37'45", and an arc length of 29.89 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
6. in an easterly direction along a reverse tangent curve to the left, having a radius of 1182.00 feet, a chord South 74°46'42" East, 255.64 feet, a central angle of 12°24'57", and an arc length of 256.14 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for point of tangency;
7. South 80°59'21" East, 556.63 feet to a 1/2-inch iron rod with plastic cap stamped "KHA" set for curvature;
8. in a southerly direction along a non-tangent curve to the right, having a radius of 2143.05 feet, a chord South 18°45'10" West, 663.36 feet, a central angle of 17°48'25", and an arc length of 666.04 feet to the **POINT OF BEGINNING**, and containing 17.307 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the surface and shown in U.S. Survey Feet. The Combined Surface to Grid Scale Factor is 0.99992097045. This description was generated on 6/14/2022 at 9:29 AM, based on geometry in the drawing file K:\SNA\_Survey\MANOR HEIGHTS DEVELOPMENT\069255706-Manor Hts Phase 4\DWG\Plats\Manor Heights, Phase 4, Section B.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

**MANOR HEIGHTS PHASE 4 SECTION B  
17.307 ACRES**

BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES  
SUBDIVISION RECORDED IN DOCUMENT NO. 199900207,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
SAME BEING CONVEYED DOCUMENT NO. 2019171724  
AND CORRECTED IN DOCUMENT NO. 2019176020,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,  
LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

<b>Kimley»Horn</b>					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973			Tel. No. (210) 541-9166 www.kimley-horn.com		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/14/2022	069255706	2 OF 3

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 17.307 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS AND BEING PORTION OF LOT 2, OF THE J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO FORESTAR REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724 AND CORRECTED IN DOCUMENT NUMBER 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 4 SECTION B" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 17.307 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 4 SECTION B" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 10700 PECAN PARK BLVD. STE. 150 AUSTIN, TEXAS 78750

THE STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THE STATE OF \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - State of Texas
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ON THE SURFACE. USE THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045 TO CONVERT TO THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PORPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL) FRONT YARD - 20' REAR YARD - 10' SIDE YARD - 5' STREET SIDE YARD - 15'
13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
15. LOT 7, BLOCK A, OPEN SPACE/DRAINAGE LOT, AND LOT 10, BLOCK D, ACCESS/PUBLIC UTILITY EASEMENT LOT, ARE TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING, MAINTAINING, AND LANDSCAPING IN THE DRAINAGE LOTS.
16. DEDICATION AND CONVEYANCE LOT 1, BLOCK C, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018. AS AMENDED (THE "DEVELOPMENT AGREEMENT"), THE OWNER/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK C, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

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

APPROVED: LAKESHA SMALL, CHAIRPERSON ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: DR. CHRISTOPHER HARVEY, MAYOR ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

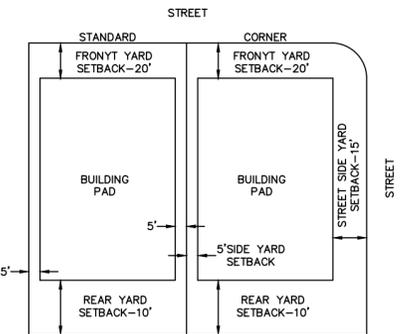
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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

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

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

MANOR HEIGHTS PHASE 4 SECTION B
17.307 ACRES

BEING A PORTION OF LOT 2, J.F. NAGLE ESTATES SUBDIVISION RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SAME BEING CONVEYED DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456 CITY OF MANOR, TRAVIS COUNTY, TEXAS



10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, DJG, JGM, 06/14/2022, 069255706, 3 OF 3

DWG NAME: K:\S\A SURVEY\MANOR HEIGHTS DEVELOPMENT\062855706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HTS PHASE 4\_SECTION B.DWG PLOTTED BY STARKEY, SARAH (CURTIS) 10/30/2023 2:32 PM LAST SAVED 10/30/2023 2:12 PM



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, August 4, 2022

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

Permit Number 2022-P-1451-FP  
Job Address: Manor Heights Phase 4, Section B, , LA.

Dear Alex Granados,

The first submittal of the Manor Heights Phase 4, Section B (*Final Plat*) submitted by Kimley-Horn and received on October 30, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~

~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~

**3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.**

**4. Note 15 needs to be revised to include “,as amended” after “November 7, 2018” if a license agreement is needed. See comments that follow below.**

**5. In Note 15, the Open Space Access Lot is being retained by the current owner and not being conveyed to the City, so a license agreement with the City is not necessary on this lot. In addition, an easement is being provided via the access lot, but is not being conveyed to the City, so an access agreement is not necessary on that lot. The Note should probably be revised to state that the HOA maintains those lots and delete entering into a license agreement with the City.**

8/4/2022 11:19:42 PM  
Manor Heights Phase 4, Section B  
2022-P-1451-FP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://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.  
Lead AES  
GBA



August 22, 2022

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

**RE: Permit Number: 2022-P-1451-FP  
Job Address: Manor Heights Phase 4B Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated August 4, 2022, of the first submittal of the *Manor Heights Phase 4B Final Plat* submitted on July 5, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Engineer Review**

1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).

**Response: Acknowledged, fiscal will be posted until the construction is completed as needed.**

2. Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).

**Response: Acknowledged.**

3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.

**Response: Agreement will not be entered into until the final plat has been recorded. Draft of City's boilerplate license agreement has been included with this submittal for City's review.**

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, September 21, 2022

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

Permit Number 2022-P-1451-FP  
Job Address: Manor Heights Phase 4, Section B,

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 4, Section B submitted by Kimley-Horn and received on October 30, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (5)(iii)).~~

~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 — SUBDIVISION REGULATION, EXHIBIT A — SUBDIVISION ORDINANCE, Article II. — Procedure, Section 24. — Final Plat, (2)(vi)).~~

**3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.**

**4. Note 15 needs to be revised to include ",as amended" after "November 7, 2018" if a license agreement is needed. See comments that follow below.**

**5. In Note 15, the Open Space Access Lot is being retained by the current owner and not being conveyed to the City, so a license agreement with the City is not necessary on this lot. In addition, an easement is being provided via the access lot, but is not being conveyed to the City, so an access agreement is not necessary on that lot. The Note should probably be revised to state that the HOA maintains those lots and delete entering into a license agreement with the City.**

- 6. Is Lot 7A in Note 15, being conveyed to the City? If so, then the lot should be incorporated into Note 16. If not, then again it is HOA maintained and no license agreement is needed.**
- 7. City legal needs to review the special warranty deed for Lot 1, Block C which is being conveyed to the City and the Lot should be conveyed simultaneously with the recordation of the final plat.**
- 8. The plat provided was named Phase 4, Section 1 not Phase 4B. Please correct this.**
- 9. The License Agreement for Phase 4B (note that the plat provided was named Phase 4, Section 1) is not in the correct format. See attached form that needs to be used instead of the license agreements provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.**

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](http://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 (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto: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.  
Lead AES  
GBA



October 30, 2023

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

**RE: Permit Number: 2022-P-1451-FP**  
**Job Address: Manor Heights Phase 4B Final Plat**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated September 21, 2022, of the first submittal of the *Manor Heights Phase 4B Final Plat* submitted on August 23, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### Engineer Review

- ~~1. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this Ordinance. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (5)(iii)).~~
- ~~2. Performance and maintenance guarantees as required by the City. (Chapter 10 – SUBDIVISION REGULATION, EXHIBIT A – SUBDIVISION ORDINANCE, Article II. – Procedure, Section 24. – Final Plat, (2)(vi)).~~
3. Provide a license agreement and warranty deed for any proposed lots that will be conveyed to the city.

**Response: License agreement and special warranty deed for the parkland lot has been provided with this submittal.**

4. Note 15 needs to be revised to include “as amended” after “November 7, 2018” if a license agreement is needed. See comments that follow below.

**Response: Note 15 has been updated accordingly.**

5. In Note 15, the open space access lot is being retained by the current owner and not being conveyed to the City, so a license agreement with the City is not necessary on this lot. In addition, the easement is being provided via the access lot, but is not being conveyed to the City, so an access agreement is not necessary on that lot. The Note should probably be revised to state that the HOA maintains those lots and delete entering into a license agreement with the City.

**Response: License agreement is needed for Lot 1, Block C. The other lots referenced previously have been removed from this note and shall be dedicated to the HOA.**

6. Is Lot 7A in Note 15 being conveyed to the City? If so, then the lot should be incorporated into Note 16. If not, then again it is HOA maintained and no license agreement is needed.

**Response: Lot 7, Block A is being conveyed to the HOA, note has been updated.**

7. City legal needs to review the special warranty deed for Lot 1, Block C which is being conveyed to the City and the Lot should be conveyed simultaneously with the recordation of the final plat.

**Response: Special warranty deed has been provided with this submittal for legal review.**

8. The plat provided was named Phase 4, Section 1 not Phase 4B. Please correct this.

**Response: Plat name has been corrected.**

9. The license agreement for Phase 4B is not in the correct format. See attached form that needs to be used instead of the license agreement provided. The Manor Heights Development Agreement provided the form of the license agreement that needs to be used and is attached to the Development Agreement as Exhibit N.

**Response: License agreement format has been updated to that provided in the DA and is provided in this submittal.**

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alejandro E. Granados Rico, P.E  
KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Sunday, November 12, 2023

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

Permit Number 2022-P-1451-FP  
Job Address: Manor Heights Phase 4, Section B,

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on October 30, 2023, 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.  
Lead AES  
GBA



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Final Plat for the Manor Commons SE Commercial Subdivision, three (3) lots on 3.179 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX  
*Applicant: ALM Engineering*  
*Owner: Greenview Development 973*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is a three lot commercial subdivision to create 2 pad site lots on US 290 and larger lot (2.073 acres) behind for additional commercial 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 Manor Commons SE Commercial Subdivision, three (3) lots on 3.179 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX

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



# FINAL PLAT ESTABLISHING LOT 8A, LOT 8B AND LOT 10, BLOCK A MANOR COMMONS SE COMMERCIAL

PREPARED: SEPTEMBER 8, 2023

**OWNER'S ACKNOWLEDGMENT:**

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

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 3.719 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being comprised of a portion of that certain (39.15 acre) tract of land recorded in Document No. 2005187773, also together with a a portion of that certain (3.62 acre) tract of land recorded in Document No. 2006207224, and also together with a portion of that certain (3.017 acre) tract of land recorded in Document No. 2009176562, all of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 3.719 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

**FINAL PLAT ESTABLISHING LOT 8A, 8B AND LOT 10, BLOCK A  
MANOR COMMONS SE COMMERCIAL**

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

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_

Barth Timmermann, President  
501 Vale Street  
Austin, Texas 78746

**GENERAL NOTES:**

- 1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.

**ZONING NOTE:**

C-PUD - Commercial Planned Unit Development

**CURVE DATA**

(C1)  
 $\Delta = 90^\circ 18' 27''$   
 $R = 15.00'$   
 $T = 15.08'$   
 $C = 21.27'$   
 $A = 23.64'$   
 $CB = S 47^\circ 24' 53'' E$

NUMBERED COURSES	
L1	N 04°19'27" E - 278.09'
L2	S 02°34'52" E - 276.67'

**LEGAL DESCRIPTION:**

DESCRIPTION OF 3.719 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (3.62 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2006207224 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO TOGETHER WITH A PORTION OF THAT CERTAIN (3.017 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2009176562 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "4Ward Boundary" found in South right-of-way line of U.S. Highway 290, same being a point in the North line of that certain (3.62 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2006207224 of the Official Public Records of Travis County, Texas, same being an angle corner of Lot 9, LDG Commons at Manor Village, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201800236 of the Official Public Records of Travis County, Texas and being the most Northerly Northeast corner and the PLACE OF BEGINNING of the herein described tract;

THENCE leaving the South right-of-way line of U.S. Highway 290, and crossing through the interior of said (3.62 acre) tract with the West and North lines of said Lot 9, the following three (3) courses:

- 1) Along a curve to the right with a radius of 15.00 ft for an arc length of 23.65 ft and which chord bears, S 47 deg. 24'53" E 21.27 ft to and iron rod found at a point of tangency;
- 2) S 02 deg. 34'28" E 284.34 ft to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 3) S 19 deg. 32'19" W 204.05 ft to a 1/2" iron rod with a plastic cap imprinted "4Ward Boundary" found in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas for the Southeast corner of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract, S 87 deg. 05'39" W 330.11 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the East line of Lot 7, Block A, Final Plat Establishing Manor Commons SE Commercial Phase 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201900077 of the Official Public Records of Travis County, Texas, same being an angle corner of said Lot 9 and being the Southwest corner of the herein described tract;

THENCE with the East lines of said Lot 7, continuing through the interior of said (39.15 acre) tract, re-crossing the interior of said (3.62 acre) tract and crossing through the interior of that certain (2.017 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2009176562 of the Official Public Records of Travis County, Texas, the following three (3) courses:

- 1.) N 28 deg. 20'21" W 83.13 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) N 42 deg. 09'05" E 160.69 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc." found in the interior of said (3.62 acre) tract;
- 3.) N 04 deg. 19'26" E 302.40 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the South right-of-way line of U.S. Highway 290, same being a point in the North line of said (2.017 acre) and being the Northwest corner of the herein described tract;

THENCE with the South right-of-way line of U.S. Highway 290 and with the North line of said (3.017 acre) tract, N 87 deg. 05'39" E 178.29 ft. to a leaning concrete highway monument found 604.45 ft. left of record engineer's station 14+54.59 at the Northeast corner of said (3.017 acre) tract, same being the Northwest corner of said (3.62 acre) tract;

THENCE continuing with the South right-of-way line of U.S. Highway 290 and with the North line of said (3.62 acre) tract, N 87 deg. 22'25" E 100.47 ft. to the PLACE OF BEGINNING and containing 3.719 acres of land.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

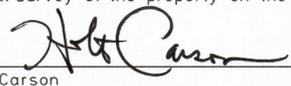
I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_ , did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

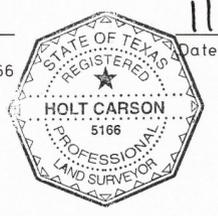
NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

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

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



11-13-2023  
Date

**ENGINEER'S CERTIFICATION:**

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

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

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

  
 Matthew Mitchell P.E. No. 83335  
 ALM ENGINEERING, INC. F-3565  
 P.O. Box 536  
 Dripping Springs, Texas 78620  
 (512) 431-9600



11/13/2023  
Date

**CITY OF MANOR ACKNOWLEDGMENTS**

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

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
 LaKesha Small, Chairperson Lluvia T. Almaraz, TRMC, City Secretary

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
 Dr. Christopher Harvey, Mayor Lluvia T. Almaraz, TRMC, City Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ , A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

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

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

**HOLT CARSON, INCORPORATED**  
**PROFESSIONAL LAND SURVEYORS**  
 1904 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0990  
 email: survey@hciaustin.com

Texas Licensed Surveying Firm Registration No. 10050700



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Friday, November 3, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO Box 536  
Dripping Springs 78620  
matt@almengr.com

Permit Number 2023-P-1575-FP  
Job Address: Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat, , LA.

Dear Matt Mitchell,

The first submittal of the Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on November 03, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Identification and location of proposed uses and reservations for all lots within the subdivision should be provided on the plat.
2. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown on the plat. ROW varies is not allowed.
3. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins shall be shown on the 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](http://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,

11/3/2023 1:31:24 PM  
Manor commons SE Commercial Lots 8A, 8B, and 10  
Block A Final Plat  
2023-P-1575-FP  
Page 2

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

Pauline Gray, P.E.  
Lead AES  
GBA



November 13, 2023

City of Manor  
Comment Response #1  
Permit Number 2023-P-1575-FP  
Job Address: Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat, , LA.

### Engineering Review

1. Identification and location of proposed uses and reservations for all lots within the subdivision should be provided on the plat.

RESPONSE: Pauline Gray, P.E., responded by email and said that the the C-PUD zoning shown on page 2 of the Final Plat was acceptable and that we can disregard this comment.

2. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown on the plat. ROW varies is not allowed.

RESPONSE: Additional dimensions for FM 973 ROW widths have been added to page 1 of the Final Plat.

3. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins shall be shown on the plat.

RESPONSE: Pauline Gray, P.E., responded by email that the benchmarks shown on the original plat were acceptable and that we could disregard this comment.

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

Sincerely,



Matt Mitchell, P.E.





1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, November 15, 2023

Matt Mitchell  
ALM Engineering, Inc.  
PO Box 536  
Dripping Springs 78620  
matt@almengr.com

Permit Number 2023-P-1575-FP  
Job Address: Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat,

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on November 03, 2023, 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.**

**BACKGROUND/SUMMARY:**

Last amended in July 2021, this amendment adds 1 sign face area to the North Elevation at the top of the building. The sign standards are not changing and remain at 36" maximum height and 16' maximum length.

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

- Coordinated Sign Plan

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve an amendment to the Shadowglen Medical Tower Coordinated Sign Plan.

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

# MEDICAL TOWERS

## SHADOWGLEN

**MASTER SIGN PLAN**

Client: **D3Co**  
 Location: **Shadowglen  
Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
 All Signs will be manufactured to accommodate 120 volt current unless otherwise Instructed by customer.

This is an original drawing created by Executive Signs Inc. It is submitted for your personal use, however, it shall at all times remain the property of Executive Signs Ent. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.  
 Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.

APPROVAL, SIGNATURE and DATE 216



1 NORTH ISOMETRIC VIEW - FOR REFERENCE ONLY



2 SOUTH ISOMETRIC VIEW - FOR REFERENCE ONLY

Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

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APPROVAL, SIGNATURE and DATE 217

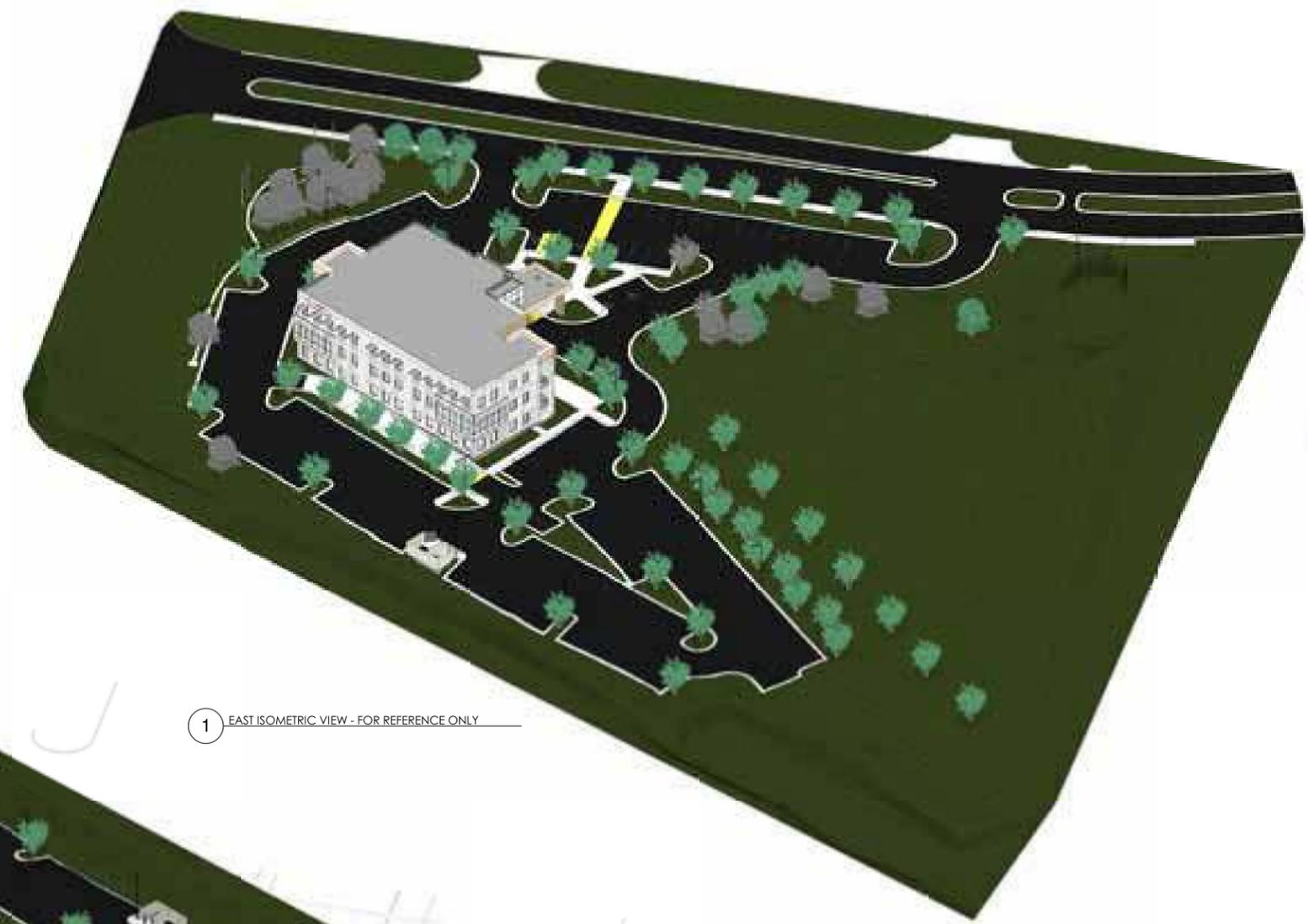
**Client: Perardi Development**  
**Location: Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: Perardi - Shadowglen MSP

**Color Schedule & Notes:**

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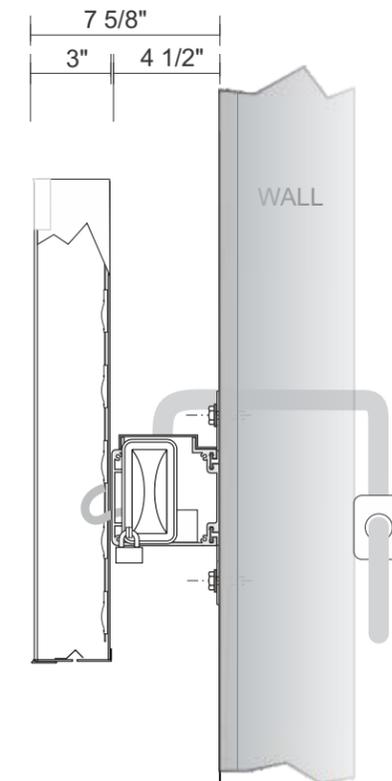
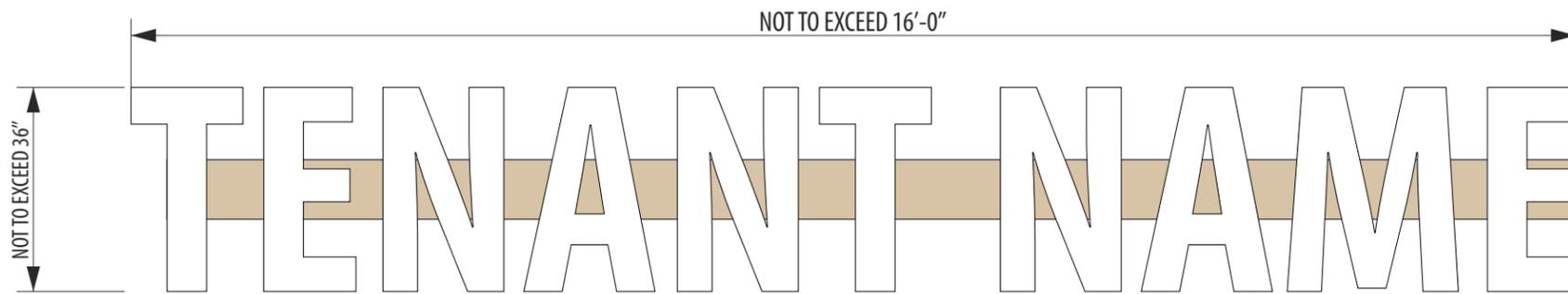
**APPROVAL, SIGNATURE and DATE** 218



1 EAST ISOMETRIC VIEW - FOR REFERENCE ONLY



2 WEST ISOMETRIC VIEW - FOR REFERENCE ONLY



**FACE-LIT CHANNEL LETTER ON RCWY SIGN SPECS:**

**FACES:** #7328 WHITE ACRYLIC W/ FIRST SURFACE VINYL

**TRIMCAP:** 1" PAINTED

**RETURNS:** 3" DEEP .040 ALUMINUM RETURNS PAINTED

**BACKS:** 3MM ACM ALUM. - INSIDE PAINTED W/ L.E.F.

**ILLUMINATION:** WHITE L.E.D. INTERNAL BELOW 3000 KELVIN (PER CITY CODE)

**MOUNTING:** 4.5" X 7" RACEWAY PTM FASCIA (T.B.D)

**\_\_\_ Sqft**

**LETTER SECTION**

N.T.S.

(1) 20 AMP. 120v CIRCUIT REQUIRED

**5621 Central Texas Dr.  
San Marcos, TX 78666**  
**☎ 210-492-9436**  
**📠 210-492-9483**  
**Toll Free: 888-492-9436**

**State License TSCL 18330**  
 Regulated by the Texas Department of Licensing and Regulation  
 PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599  
[license.state.tx.us/complaints](http://license.state.tx.us/complaints)  
 TSSA Texas Sign Association | San Antonio Sign Association | UL

Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**  
 File: **Perardi - Shadowglen MSP**

**Color Schedule & Notes:**

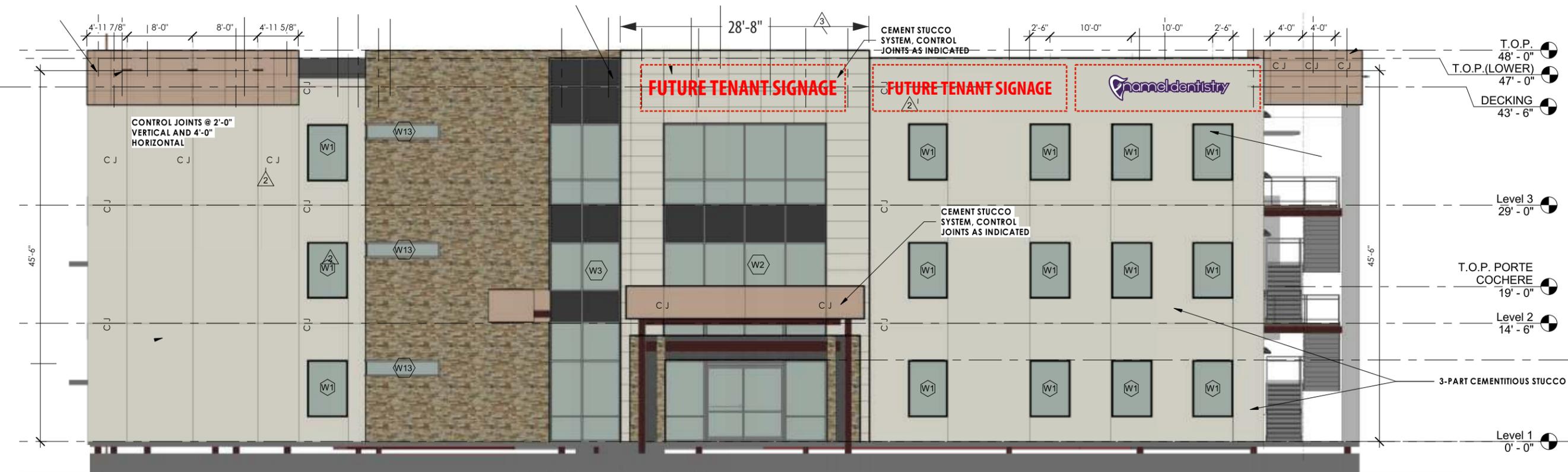
Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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APPROVAL, SIGNATURE and DATE

**★ Per city code illuminated signs must be turned off closing time or 10pm at the latest.**

# NORTH ELEVATION



**5621 Central Texas Dr.  
 San Marcos, TX 78666**  
**210-492-9436**  
**210-492-9483**  
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 license.state.tx.us/complaints

Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**

Sales: **IH** Designer: **MG**  
 Date: **10.17.22**  
 Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen  
 File: PD Shadowglen - Exterior Sign Locations

### Color Schedule & Notes:

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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APPROVAL, SIGNATURE and DATE

# SOUTH ELEVATION

Item 15.

**EXECUTIVE SIGNS**.com

**5621 Central Texas Dr.  
San Marcos, TX 78666**  
**📞 210-492-9436**  
**📠 210-492-9483**  
**Toll Free: 888-492-9436**

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[license.state.tx.us/complaints](http://license.state.tx.us/complaints)



Client: **Perardi Development**  
 Location: **Shadowglen Medical Building**

Sales: **IH** Designer: **MG**  
 Date: **06.28.21**  
 Path: **X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**  
 File: **Perardi - Shadowglen MSP**

**Color Schedule & Notes:**

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**Design time includes up to three (3) revisions. Any revisions or changes to design after the initial three (3) will incur a charge of \$90/hr.**

**APPROVAL, SIGNATURE and DATE** 221



# EAST ELEVATION



**EXECUTIVE  
SIGNS.com**

**5621 Central Texas Dr.  
San Marcos, TX 78666**

**☎ 210-492-9436**

**📠 210-492-9483**

**Toll Free: 888-492-9436**

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PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599  
license.state.tx.us/complaints



**Client: Perardi Development**

**Location: Shadowglen  
Medical Building**

**Sales: IH**

**Designer: MG**

**Date: 06.28.21**

**Path: X/ESSM/Perardi Dev/Medical Buildings/Shadowglen**

**File: Perardi - Shadowglen MSP**

## Color Schedule & Notes:

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Each sign must have:

1. A minimum of one dedicated 120V 20A Circuit
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All Signs will be manufactured to accommodate 120 volt  
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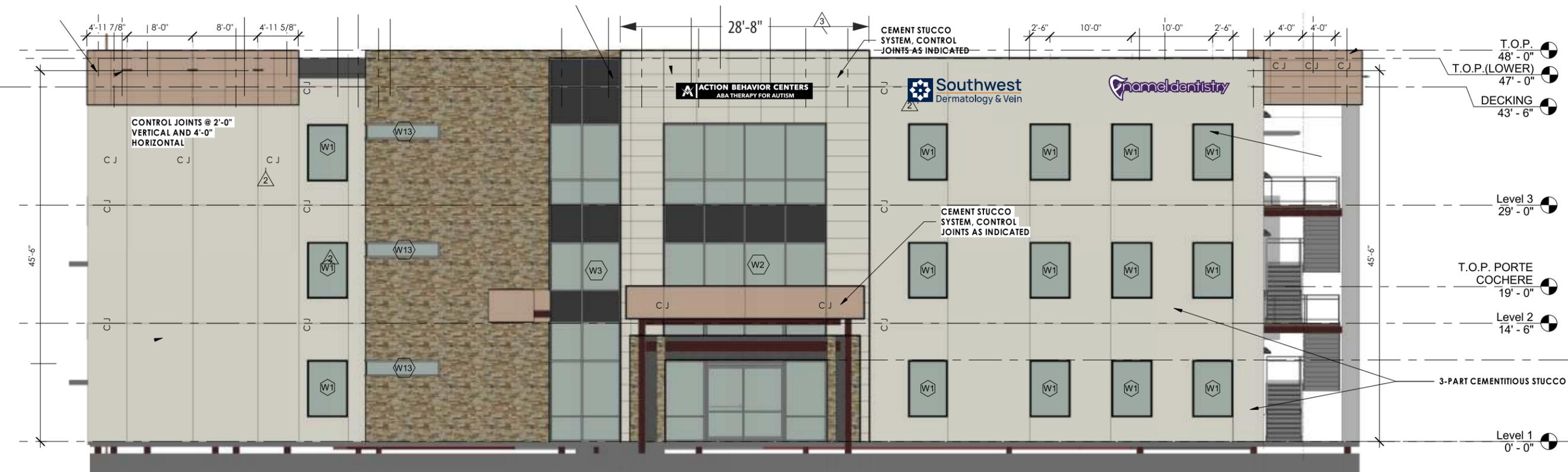
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or changes to design after the initial three (3) will incur a  
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**APPROVAL,  
SIGNATURE  
and DATE**

222



# NORTH ELEVATION



**5621 Central Texas Dr.  
San Marcos, TX 78666**  
**☎ 210-492-9436**  
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Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

### Color Schedule & Notes:

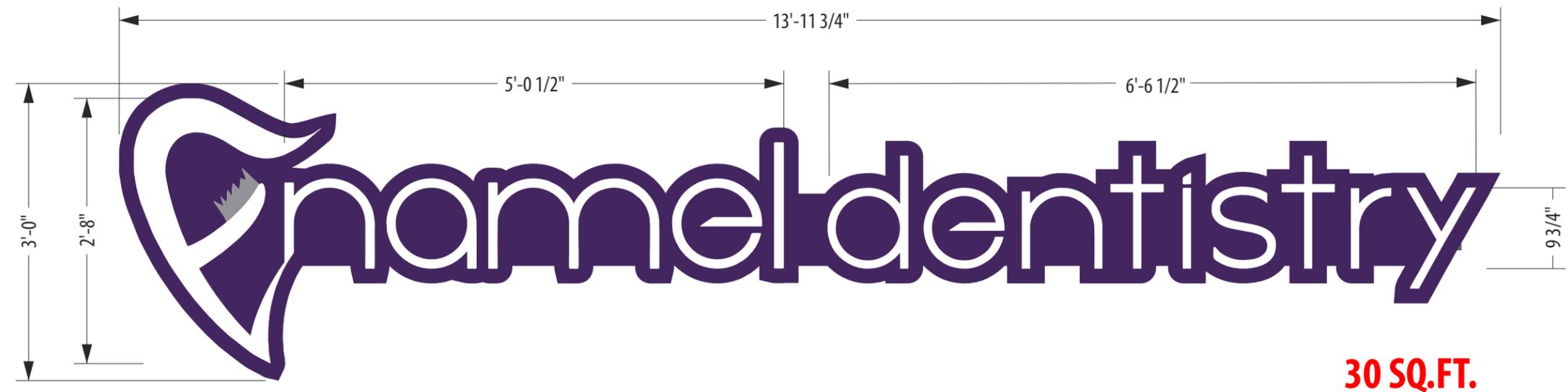
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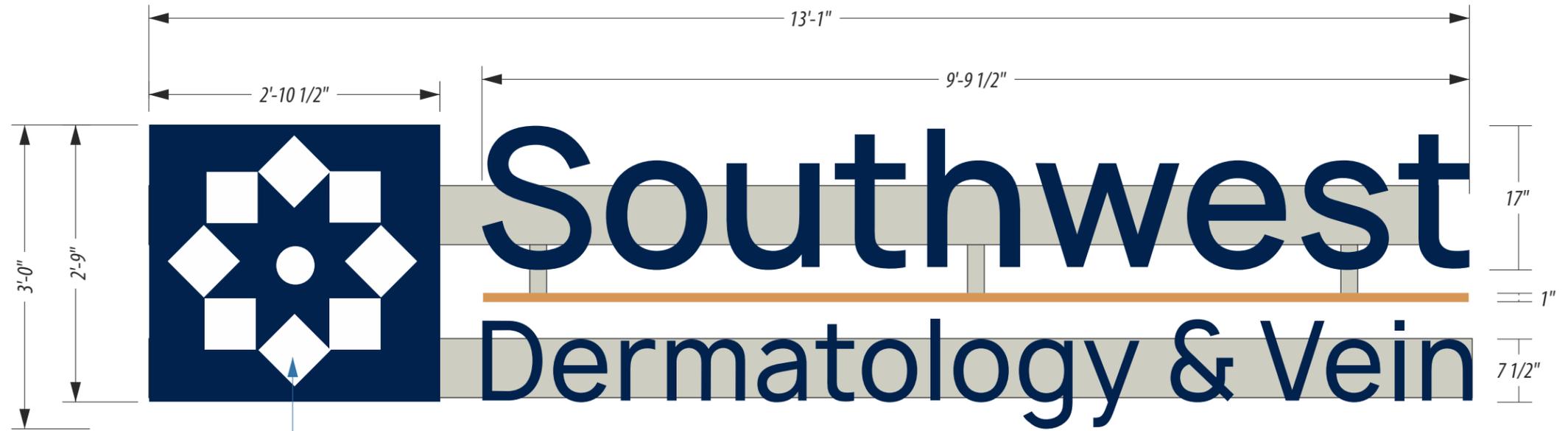
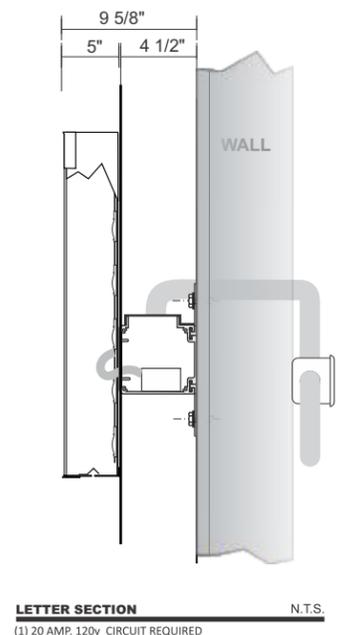
APPROVAL, SIGNATURE and DATE 224



# NORTH ELEVATION

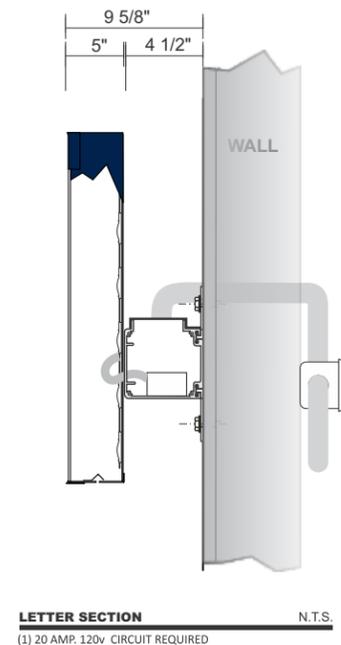


**30 SQ.FT.**



OPAQUE WHITE VINYL

**32 SQ.FT.**



**33 SQ.FT.**



5621 Central Texas Dr.  
San Marcos, TX 78666  
**O 210-492-9436**  
**F 210-492-9483**  
**Toll Free: 888-492-9436**

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Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:  
 1. A minimum of one dedicated 120V 20A Circuit  
 2. Junction box installed within 6 feet of sign  
 3. Three wires: Line, Ground, Neutral  
 All Signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer.

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APPROVAL, SIGNATURE and DATE 225

# SOUTH ELEVATION

Item 15.

**EXECUTIVE SIGNS**.com

**5621 Central Texas Dr.  
San Marcos, TX 78666**  
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**📠 210-492-9483**  
**Toll Free: 888-492-9436**

**State License TSCL 18330**  
 Regulated by the Texas Department of Licensing and Regulation  
 PO Box 12157, Austin, Tx. 78711, 1-800-803-9202, 512-463-6599  
[license.state.tx.us/complaints](http://license.state.tx.us/complaints)



Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

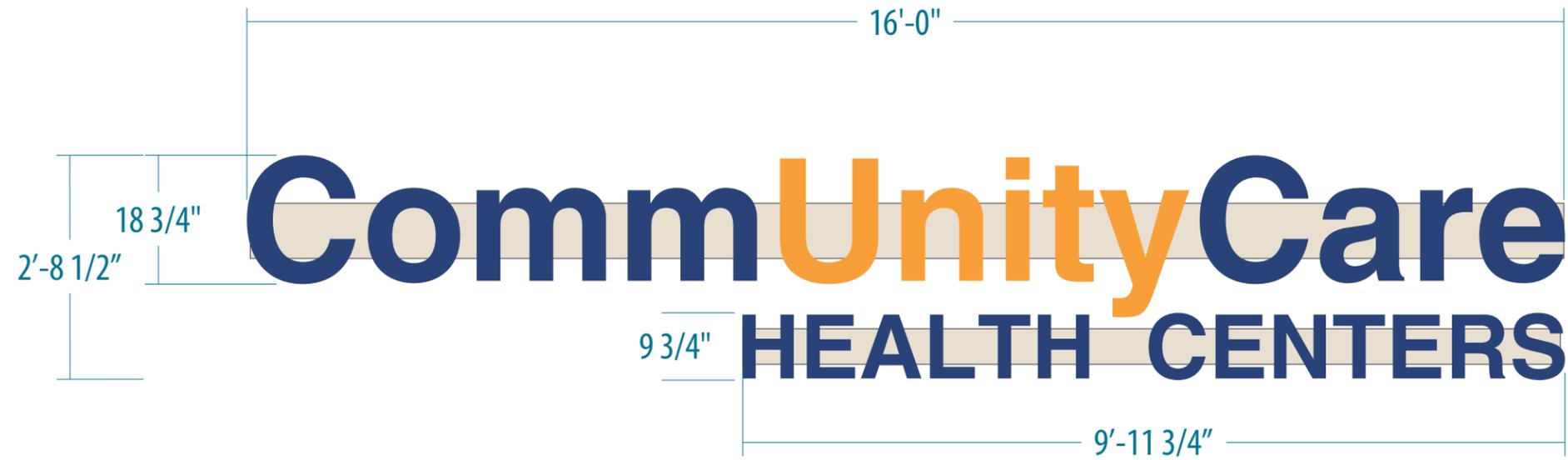
Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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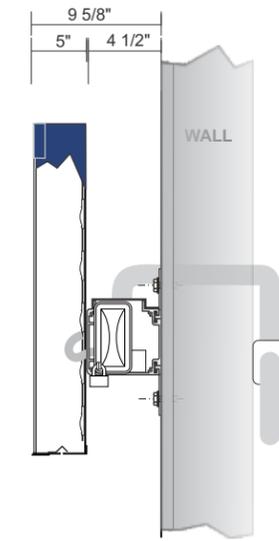
APPROVAL, SIGNATURE and DATE 226



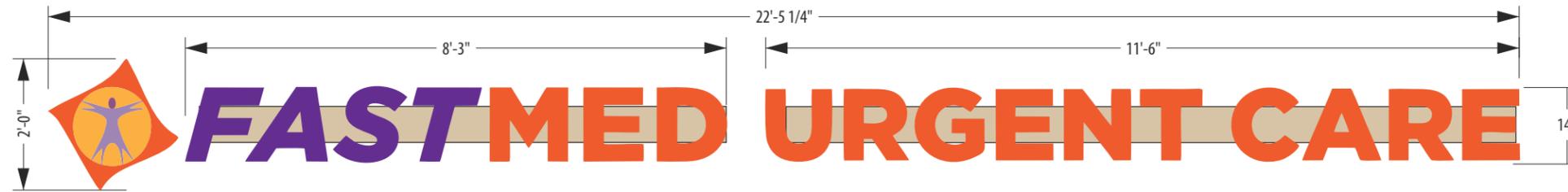
# SOUTH ELEVATION



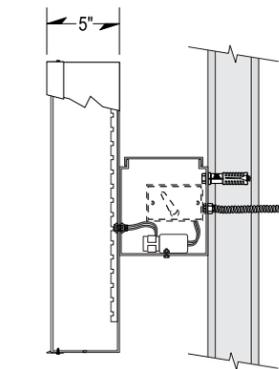
**43.3 SQ.FT.**



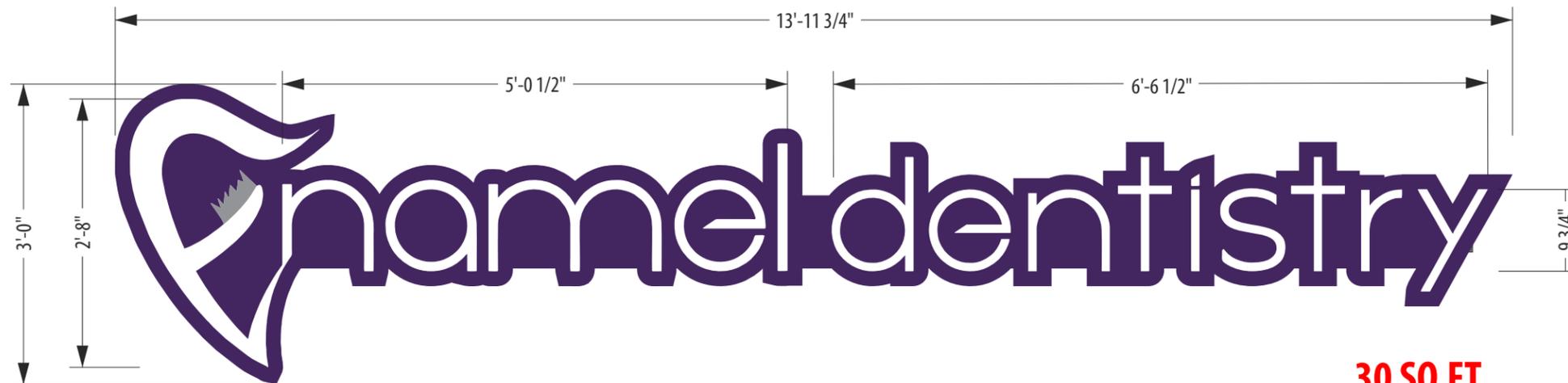
LETTER SECTION N.T.S.  
(1) 20 AMP, 120v. CIRCUIT REQUIRED



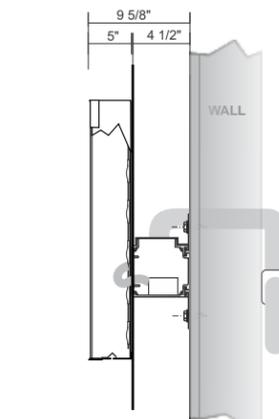
**45 Sqft**



LETTER SECTION N.T.S.  
(1) 20 AMP, 120v. CIRCUIT REQUIRED



**30 SQ.FT.**



LETTER SECTION N.T.S.  
(1) 20 AMP, 120v. CIRCUIT REQUIRED

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APPROVAL, SIGNATURE and DATE 227

# WEST ELEVATION



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Client: **D3Co**  
 Location: **Shadowglen Medical Building**  
 Sales: **IH** Designer: **MG**  
 Date: **10.12.23**  
 Path: **X/ESSM/D3CO/Shadowglen**  
 File: **D3Co Shadowglen - MSP Building Sign Locations**

**Color Schedule & Notes:**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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**APPROVAL, SIGNATURE and DATE** 228



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a 2024 Subdivision Calendar.

**BACKGROUND/SUMMARY:**

This calendar sets the submittal dates for subdivision projects that choose to follow our Standard Subdivision Process as outlined in state statutes. It has set dates for when submittals can be received and actions to occur by the city, the Planning and Zoning Commission, and/or the City Council. It also provides the dates for the Planning and Zoning Commission meetings. There are no changes planned at this time to our standard 2<sup>nd</sup> Wednesday meetings.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- 2024 Subdivision Calendar

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a 2024 Subdivision Calendar.

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

# 2024 Subdivision Calendar

Item 16.

January 2024							
W	S	M	T	W	T	F	S
1		1	2	3	4	5	6
2	7	8	9	10	11	12	13
3	14	15	16	17	18	19	20
4	21	22	23	24	25	26	27
5	28	29	30	31			

1 New Year's Day City Closed – Observed Holiday  
 2 1<sup>st</sup> App 10-Day Submittal Period  
 10 P&Z  
 15 Martin Luther King - City Closed  
 16 1<sup>st</sup> App Completeness check  
 18 Resubmitted Projects 10 Day Submittal Period  
 24 Pre-Con Meeting  
 31 1<sup>st</sup> App 10-Day Submittal Period  
 31 Re-Submittal Completeness Check

February 2024							
W	S	M	T	W	T	F	S
5					1	2	3
6	4	5	6	7	8	9	10
7	11	12	13	14	15	16	17
8	18	19	20	21	22	23	24
9	25	26	27	28	29		

13 1<sup>st</sup> App Completeness check  
 14 P&Z  
 14 Resubmitted Projects 10 Day Submittal Period  
 19 President's Day - City Closed  
 20 Pre-Con Meeting  
 27 1<sup>st</sup> App 10-Day Submittal Period  
 28 Re-Submittal Completeness Check

March 2024							
W	S	M	T	W	T	F	S
9						1	2
10	3	4	5	6	7	8	9
11	10	11	12	13	14	15	16
12	17	18	19	20	21	22	23
13	24	25	26	27	28	29	30
14	31						

1 Texas Ind. Day - City Closed  
 12 1<sup>st</sup> App Completeness check  
 13 P&Z  
 14 Resubmitted Projects 10-Day Submittal Period  
 19 Pre-Con Meeting  
 26 1<sup>st</sup> App 10-Day Submittal Period  
 27 Re-Submittal Completeness Check  
 29 Good Friday – City Closed

April 2024							
W	S	M	T	W	T	F	S
14		1	2	3	4	5	6
15	7	8	9	10	11	12	13
16	14	15	16	17	18	19	20
17	21	22	23	24	25	26	27
18	28	29	30				

9 1<sup>st</sup> App Completeness check  
 10 P&Z  
 11 Resubmitted Projects 10-Day Submittal Period  
 24 Resubmittal Completeness Check  
 24 Pre-Con Meeting

May 2024							
W	S	M	T	W	T	F	S
18				1	2	3	4
19	5	6	7	8	9	10	11
20	12	13	14	15	16	17	18
21	19	20	21	22	23	24	25
22	26	27	28	29	30	31	

1 1<sup>st</sup> App 10-Day Submittal Period  
 8 P&Z  
 14 1<sup>st</sup> App Completeness check  
 15 Resubmitted Projects 10-Day Submittal Period  
 22 Pre-Con Meeting  
 27 Memorial Day – City Closed  
 29 1<sup>st</sup> App 10-Day Submittal Period  
 29 Resubmittal Completeness Check

June 2024							
W	S	M	T	W	T	F	S
22							1
23	2	3	4	5	6	7	8
24	9	10	11	12	13	14	15
25	16	17	18	19	20	21	22
26	23	24	25	26	27	28	29
27	30						

11 1<sup>st</sup> App Completeness check  
 12 P&Z  
 12 Resubmitted Projects 10-Day Submittal Period  
 19 Juneteenth – City Closed  
 25 Pre-Con Meeting  
 26 Resubmittal Completeness Check

2 1<sup>st</sup> App 10-Day Submittal Period  
 4 Independence Day – City Closed  
 10 P&Z  
 16 1<sup>st</sup> App Completeness check  
 18 Resubmitted Projects 10 Day Submittal Period  
 24 Pre-Con Meeting  
 31 1<sup>st</sup> App 10-Day Submittal Period  
 31 Re-Submittal Completeness Check

July 2024							
W	S	M	T	W	T	F	S
27		1	2	3	4	5	6
28	7	8	9	10	11	12	13
29	14	15	16	17	18	19	20
30	21	22	23	24	25	26	27
31	28	29	30	31			

13 1<sup>st</sup> App Completeness check  
 14 P&Z  
 15 Resubmitted Projects 10-Day Submittal Period  
 20 Pre-Con Meeting  
 27 1<sup>st</sup> App 10-Day Submittal Period  
 28 Re-Submittal Completeness Check

August 2024							
W	S	M	T	W	T	F	S
31					1	2	3
32	4	5	6	7	8	9	10
33	11	12	13	14	15	16	17
34	18	19	20	21	22	23	24
35	28	26	27	28	29	30	31

2 Labor Day – City Closed  
 10 1<sup>st</sup> App Completeness check  
 11 P&Z  
 12 Resubmitted Projects 10-Day Submittal Period  
 24 Pre-Con Meeting  
 25 Re-Submittal Completeness Check

September 2024							
W	S	M	T	W	T	F	S
36	1	2	3	4	5	6	7
37	8	9	10	11	12	13	14
38	15	16	17	18	19	20	21
39	22	23	24	25	26	27	28
40	29	30					

1 1<sup>st</sup> App 10-Day Submittal Period  
 9 P&Z  
 14 Columbus Day – City Closed  
 15 1<sup>st</sup> App Completeness check  
 17 Resubmitted Projects 10-Day Submittal Period  
 22 Pre-Con Meeting  
 29 1<sup>st</sup> App 10-Day Submittal Period  
 30 Resubmittal Completeness Check

October 2024							
W	S	M	T	W	T	F	S
40			1	2	3	4	5
41	6	7	8	9	10	11	12
42	13	14	15	16	17	18	19
43	20	21	22	23	24	25	26
44	27	28	29	30	31		

11 Veterans Day- City Closed  
 12 1<sup>st</sup> App Completeness check  
 13 P&Z  
 14 Resubmitted Projects 10-Day Submittal Period  
 18 Pre-Con Meeting  
 25 1<sup>st</sup> App 10-Day Submittal Period  
 27 Resubmittal Completeness Check  
 28-29 Thanksgiving Holiday - City Closed

November 2024							
W	S	M	T	W	T	F	S
44						1	2
45	3	4	5	6	7	8	9
46	10	11	12	13	14	15	16
47	17	18	19	20	21	22	23
48	24	25	26	27	28	29	30

10 1<sup>st</sup> App Completeness check  
 11 Resubmitted Projects 10-Day Submittal Period  
 11 P&Z  
 23 Pre-Con Meeting  
 24-25 Christmas Holiday – City Closed – Observed Holiday  
 26 Resubmittal Completeness Check  
 31 1<sup>st</sup> App 10-Day Submittal Period

December 2024							
W	S	M	T	W	T	F	S
49	1	2	3	4	5	6	7
50	8	9	10	11	12	13	14
51	15	16	17	18	19	20	21
52	22	23	24	25	26	27	28
1	29	30	31				



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Food Court Establishment at 13538 N. FM 973.**

### BACKGROUND/SUMMARY:

This property is in our ETJ but regulated by the Shadowglen Development Agreement. It is the former temporary location of Compass Rose and at the intersection of N. FM 973 and Shadowglen Trace. When Compass Rose was located on the property, they constructed paved parking and installed drainage, landscaping, and utility services. Once their permanent location was opened, they removed the trailers, but the other improvements remained. The property owner would like to allow food trucks to be located on the property where the school trailers used to be.

Under the Shadowglen Development Agreement, only listed uses are permitted and anything not listed must be approved by the Planning and Zoning Commission and City Council. Specifically stating “(kk) Uses as determined by the Commission and/or the Council which are closely related and similar to those listed and that are not likely to create more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that store and distribute goods and materials, and are in general dependent on raw materials refined elsewhere.” When the Shadowglen DA was written, Food Courts were not a part of our zoning code so they weren’t considered when compiling the list of permitted uses in Shadowglen. The list of permitted uses is provided in the backup.

Following the requirements for Food Courts within the city limits, this property meets all but 1 of the requirements: they are not permitted within 300’ of any property that permits residential use. Additionally, at the Commission’s or Council’s request, permanent seating, canopies, restrooms, and dumpster enclosures can be required. These are the restrictions within the city limits though and do not strictly apply in this case but can be used as reference when considering the use. The full list of requirements for Food Courts in the city limits is also provided in the backup. For the proximity to residential use, the nearest residential use property line is the Flats at Shadowglen at 292’ measuring from where the food trucks would be placed to the residential property line. However, measuring from the area of the food trucks to the residential buildings provides a distance of 532’ to the Flats at Shadowglen as well as 492’ to the nearest home on Silverstream Lane.

When considering the use, the Commission may:

1. Provide a maximum number of food trucks permissible on the property
  - a. The property owner has requested and shown 6 food trucks
2. Provide the location/area where food trucks may be located on the property
  - a. The property has shown the food trucks located only within the gravel area
3. Provide for the provision of seating, canopies, restrooms, and dumpster enclosures
  - a. The property owner has shown seating and says they'll have portapotties which may be upgraded to larger air-conditioned comfort stations

**LEGAL REVIEW:** *No*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Letter request
- Dev. Agreement Comm. Permitted Uses
- In-City Food Court regulations
- Proximity to Existing Residential

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Food Court Establishment at 13538 N. FM 973 with considerations determined by the Commission for a maximum number of food trucks, location of food trucks, and amenities.

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



November 21, 2023

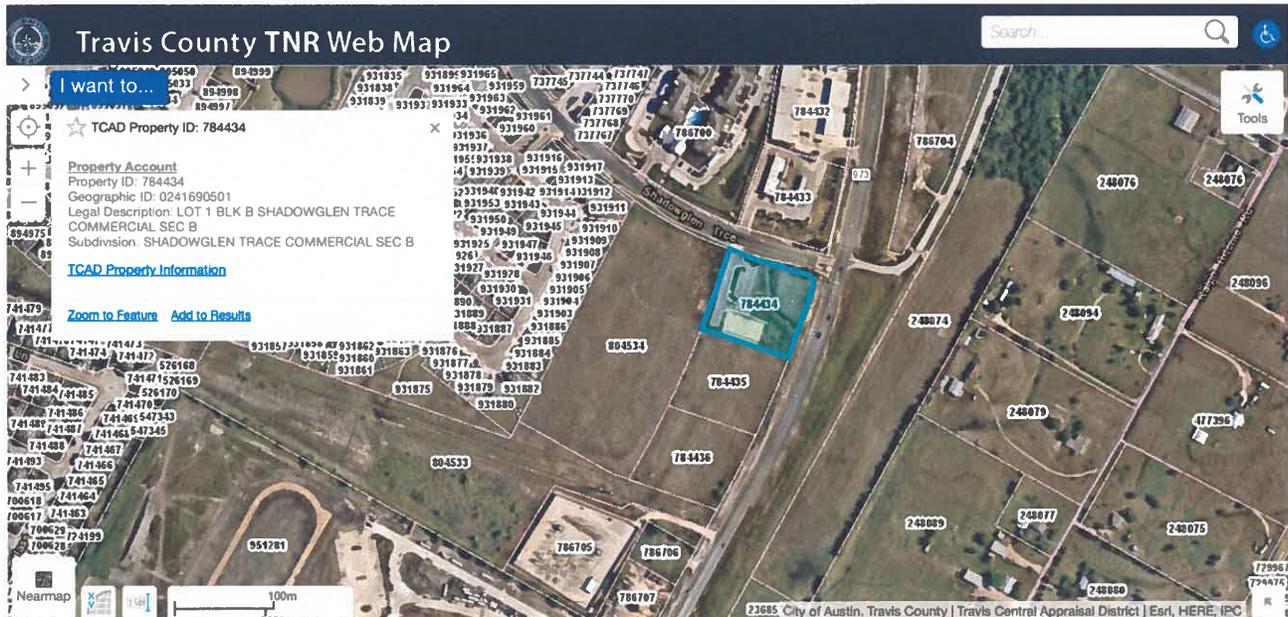
Scott Moore  
City Manager, City of Manor

**SHADOWGLEN DEVELOPMENT AGREEMENT**  
**MASTER LAND PLAN PERMITTED COMMERCIAL USES**  
**FOOD COURT ESTABLISHMENT SPECIFIC FOR THE SHADOWGLEN TRACE COMMERCIAL**  
**SECTION B FINAL PLAT, LOT 1 BLK B,**

Mr Moore,

Please accept this transmittal as written request on behalf of the Owner/Developer under the terms and conditions of the Development Agreement for the ShadowGlen Subdivision (Development Agreement).

Our office owns and is in control of Lot 1, Blk B, ShadowGlen Trace Commercial Section B. (see below)



The current Development Agreement Minimum Development Standards for Commercial use, which impact this Lot, did not specifically anticipate a Food Court Establishment as a Permitted Use (it was not a defined Permitted Use in the City of Manor at the time the Development Agreement was established). However, the intent and application of a Food Court Establishment does comport with the Commercial Permitted Uses listed in the Development Agreement, and more specifically complies with Exhibit C; Approved Land Uses; 1. (kk), thus allowing the Planning and Zoning Commission and/or Council to approve this Commercial use.

Our office has been in communication with the City of Manor Economic Development Director, Mr Scott Jones, and we have discussed the positive aspects of this site to support a Food Court Establishment as an interim commercial use. The site can help in providing another layer of quality of life amenities to support the residents of the Greater Manor community. It is our vision to take advantage of the existing paved drive isles and parking, water, wastewater, electric and telecommunications that are stubbed to the site originally supporting the former Compass Rose temporary school. We envision 5 to 6 food trailers that could service the community, with shade covered benches on a cleared level caliche pad top dressed with gravel. Portable restroom facilities (portapotty) would immediately avail the site and if successful we are entertaining the purchase of a plumbed and air conditioned Comfort Station (rest facilities) located at this site.

  
\_\_\_\_\_  
Peter A. Dwyer, *President*  
*Dwyer Realty Companies*

*11/21/2023*  
\_\_\_\_\_  
Date

Exhibit "A"

Site Plan



4. Lot Coverage

- (a) The maximum lot coverage for main buildings shall be 50%.
- (b) The maximum lot coverage for main buildings and all accessory buildings shall be 60%.
- (c) Open off-street parking and loading areas will not be considered as lot coverage.

5. Landscaping

A minimum of 20% of the net lot area shall be devoted to landscape development. The net lot area shall equal the total lot area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that make improvements impractical.

Commercial

The following minimum development standards shall apply to all land designated for Commercial use on the Master Land Plan or any amendment of the Master Land Plan.

1. Permitted Uses

Only the following uses are permitted: the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary, with the following specifically listed uses:

- (a) Air conditioning and heating sales and services.
- (b) Amusement (indoor).
- (c) Amusement (outdoor) and swimming pool (commercial).
- (d) Apartment hotel, assisted retirement living, boarding house, bed and breakfast, convalescent home, family home, home for the aged and group day care.
- (e) Automobile repair, neighborhood automobile service station, gasoline station, filling or retail service station and garage (commercial).
- (f) Auto sales (outdoor).
- (g) Auto Sales Facility.
- (h) Bakeries with goods primarily prepared for in-store retail sales on site.
- (i) Banks, savings and loans, credit unions and financial services.

- (j) Bonded warehouse and local wholesale distributors.
- (k) Bar, night club, private club, dance hall and social club with alcoholic beverage sales.
- (l) Business and commercial schools.
- (m) Carpentry, painting, plumbing or tinsmith shop.
- (n) Child care center (small, intermediate and large) and child development facilities.
- (o) Cleaning or laundry self-service shop and cleaning shop or laundry (small).
- (p) Clinic and safety services.
- (q) Convenience stores, retail food store, grocery stores and supermarkets (including the sale of alcoholic beverages and/or gasoline).
- (r) Cultural services and community center (public and private).
- (s) Day camp.
- (t) Dancing and music academies.
- (u) Florist shops, greenhouses and nurseries with outdoor service and display.
- (v) Frozen food lockers and cold storage plant.
- (w) Hospitals, sanitariums, nursing homes, hospices, and homes for the aged.
- (x) Hotels, tourist homes, and motels.
- (y) Lumber yards and building materials storage yard.
- (z) Mini storage warehouse and storage garage.
- (aa) Personal service uses including barber shops, beauty parlors, photographic or artist studios, messengers, newspaper or telegraphic agencies, dry cleaning and pressing substations, dressmaking, tailoring, shoe repairing, repair of household appliances, electronics and bicycles, catering and other personal service uses of similar character.
- (bb) Public utilities substations.
- (cc) Radio and television broadcasting stations and studios, excluding broadcasting towers.

(dd) Restaurant, cafe or cafeteria, drive-in eating establishment with alcoholic beverage sales.

(ee) Sale of new auto parts.

(ff) Shopping center.

(gg) Telephone exchange, postal facilities and communication service.

(hh) Trailer camp or park.

(ii) Truck stop.

(jj) Upholstering shops.

(kk) Uses as determined by the Commission and/or the Council which are closely related and similar to those listed and that are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from listed uses permitted, such permitted uses being generally retail trade, service industries that store and distribute goods and materials, and are in general dependent on raw materials refined elsewhere.

(ll) Wholesale sales establishments and warehouses.

(mm) Wholesale bakeries.

(nn) Woodyard.

(oo) Veterinary services and hospital.

2. Minimum Lot Size

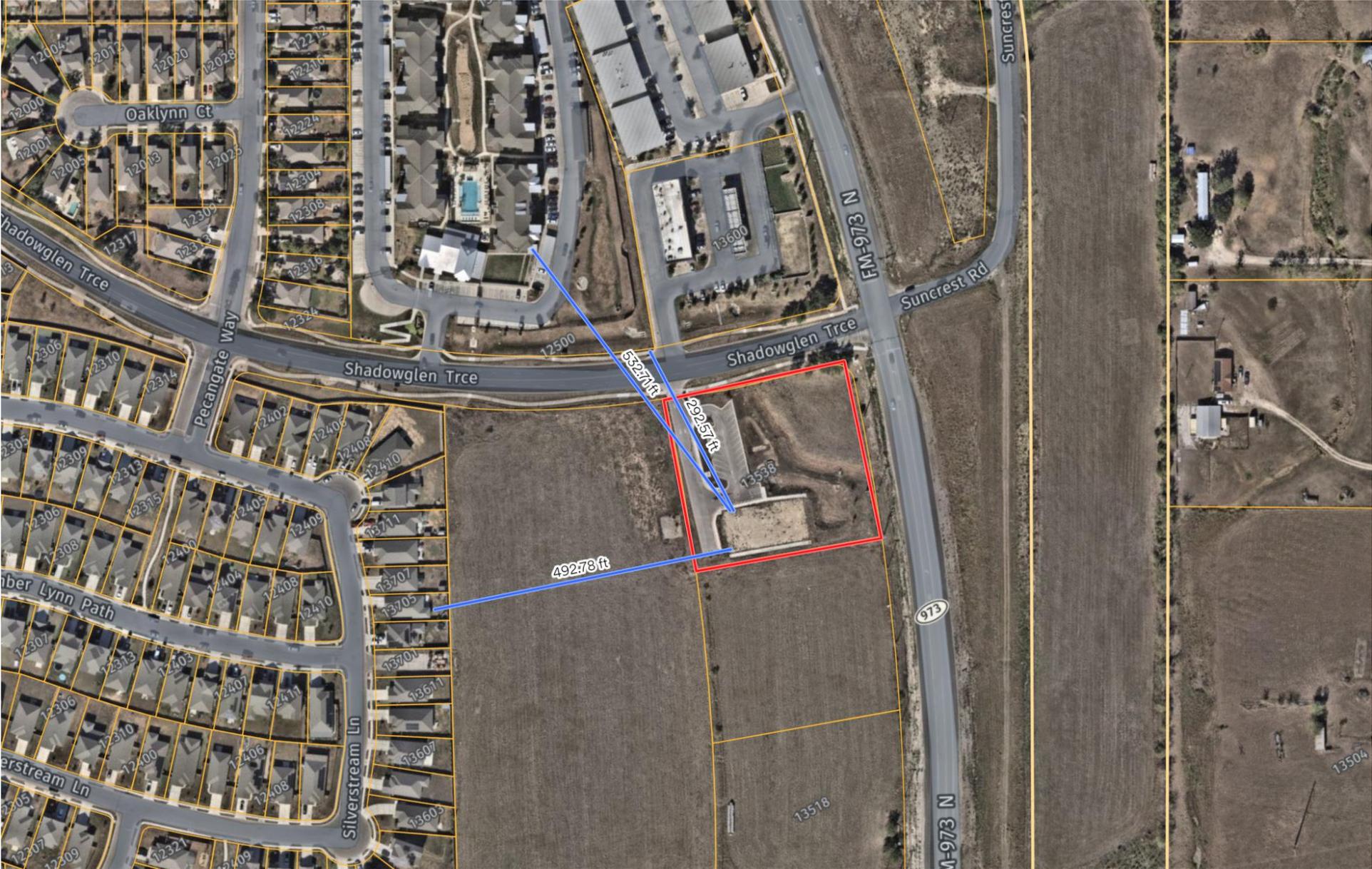
(a) The minimum lot area shall be 7,500 square feet.

(b) The minimum lot width, measured at the front property line, shall be 60 feet.

3. Height and Placement Requirements

Front Yard Setback	25 ft.
Side Yard Setback	7 ft.
Street Side Yard Setback	15 ft.
Rear Yard Setback	15 ft.
Maximum Height Limit	60 ft.*

<p>Food Court Establishments</p>	<ul style="list-style-type: none"> <li>• Food court establishments shall only be permitted along an arterial roadway.</li> <li>• Food court establishments shall only be permitted on a property having frontage on two rights-of-way or having sufficient lot width to accommodate two driveways meeting current transportation criteria for the City of Manor.</li> <li>• Food court establishments are not permitted within 300 feet of any property that permits a residential use.</li> <li>• Facilities providing for permanent seating, including picnic tables, canopies, restrooms, and dumpster enclosures shall be provided as required by the City of Manor City Council.</li> </ul>
	<ul style="list-style-type: none"> <li>• Access must be approved by any right-of-way authority with jurisdiction to approve right-of-way access.</li> <li>• There shall be on-premise parking areas sufficient to accommodate staffing needs and required seating areas.</li> <li>• Parking areas must be an improved surface area which may consist of decomposed granite or similar construction.</li> <li>• Proposed parking areas may not interfere with any existing commercial activities to include parking already being conducted upon the property.</li> </ul>
	<ul style="list-style-type: none"> <li>• Food court establishments are not permitted within 500 feet of any other authorized and permitted food court establishment. A site plan shall be submitted with the specific use permit application indicating mobile food units and other structure locations, including but not limited to restroom facilities, dumpster enclosures, on-premise parking, and other structures such as site-built canopies or other shelters.</li> </ul>
	<ul style="list-style-type: none"> <li>• Only mobile food units that hold valid permits from the Austin Public Health Services Division and the City of Manor may be located in a food court establishment.</li> <li>• Food court establishments shall comply with the approved site plan, applicable local and state regulations, and any other conditions of the specific use permit.</li> </ul>





### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Setback Waiver for Lot 6, Block 34, locally known as 505 Jessie Street, to reduce the rear setback to 10’ and the side setbacks to 5’.

**BACKGROUND/SUMMARY:**

The property owner has filed to construct a new home on the property. To accommodate the minimum home size and required rear patio the setbacks need to be reduced. The standard rear setback is 25’ and the standard side setback is 7.5’. They are requesting to reduce the rear setback to 10’ and the sides to 5’. The home at 501 Jessie Street, constructed in 2020, also received a Setback Waiver to have 5’ side setbacks. That home was constructed 6.9’ from the property line. The home at 505 Jessie Street is proposed to be constructed 5.9’ from that shared property line resulting in a building separation of 12.8’. The minimum fire separation for structures is 10’.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Setback waiver
- Property aerial
- Plot Plan

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Setback Waiver for Lot 6, Block 34, locally known as 505 Jessie Street, to reduce the rear setback to 10’ and the side setbacks to 5’.

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

Setback Waiver Request



SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.

*City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).*

**Applicant Contact Information**

Name: Ramon Duran Jr.  
 Address: 1301 S. IH 35 Suite 204 Austin TX 78741  
 Phone Number: (512) 584-0211 Email: rduranjr.atx@gmail.com

**Property Information**

Address: 505 Jesse Road  
 Lot: 6 Block: 34  
 Zoning District: residential  
 Requested Front Setback: None  
 Requested Rear Setback: 10'0  
 Requested Side Setback: 5'0

Applicant Signature

11/9/2003  
 Date

Setback Waiver Request

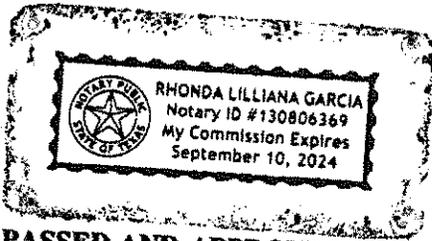
STATE OF TEXAS

COUNTY OF Travis

§  
§

BEFORE ME the undersigned authority on this day personally appeared \_\_\_\_\_, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 4<sup>th</sup> day of December, 2023.



R Garcia  
Notary Public - State of Texas

PASSED AND APPROVED on this the 4<sup>th</sup> day of December 2023.

THE CITY OF MANOR, TEXAS

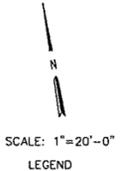
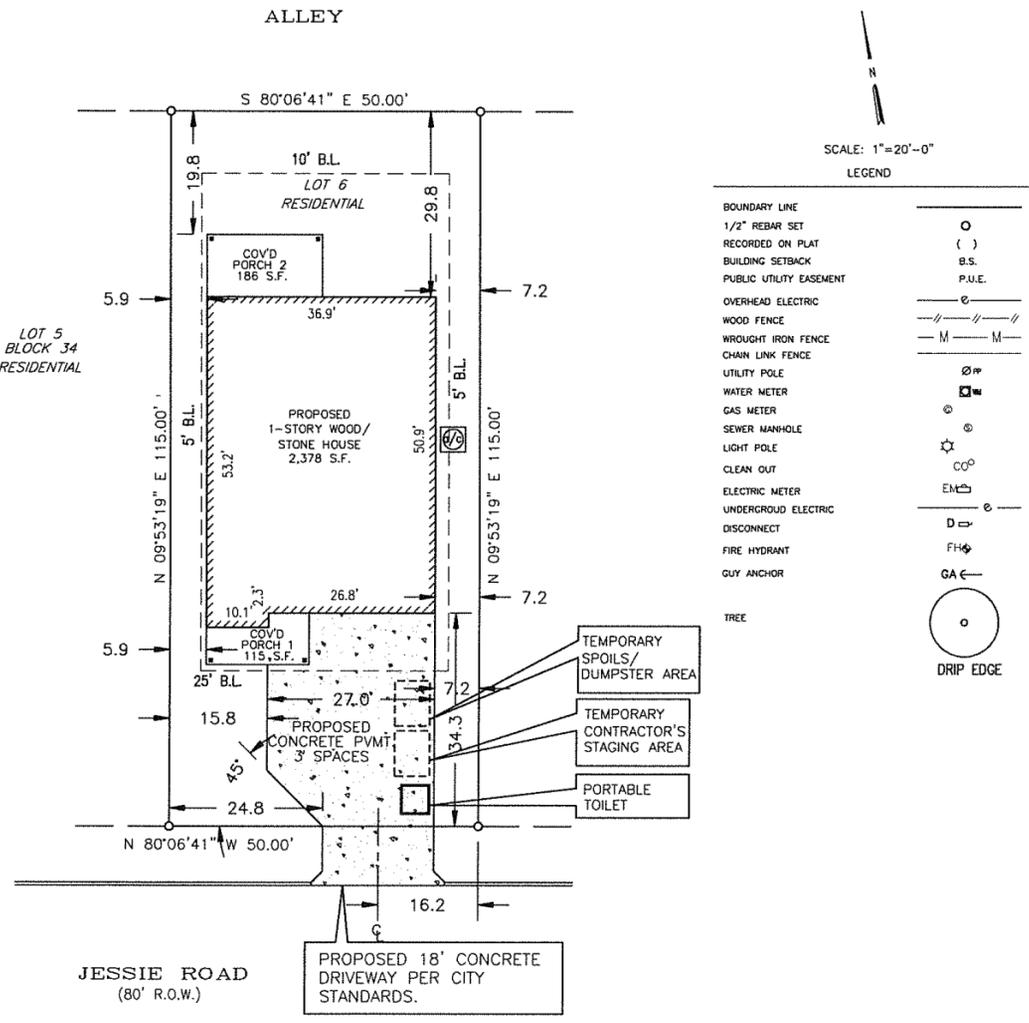
\_\_\_\_\_  
LaKesha Small,  
Chairperson

ATTEST:

\_\_\_\_\_  
Scott Dunlop  
Development Director

After recording return to:  
Development Services Dept.  
City of Manor  
105 East Eggleston St.  
Manor, TX 78653





**LEGEND**

BOUNDARY LINE	—
1/2" REBAR SET	○
RECORDED ON PLAT	( )
BUILDING SETBACK	B.S.
PUBLIC UTILITY EASEMENT	P.U.E.
OVERHEAD ELECTRIC	—○—
WOOD FENCE	—//—//—
WROUGHT IRON FENCE	—M—M—
CHAIN LINK FENCE	—X—X—
UTILITY POLE	⊗
WATER METER	⊠
GAS METER	⊙
SEWER MANHOLE	⊗
LIGHT POLE	⊙
CLEAN OUT	CO
ELECTRIC METER	EM
UNDERGROUND ELECTRIC	—E—
DISCONNECT	D
FIRE HYDRANT	FH
GUY ANCHOR	GA
TREE	○
	DRIP EDGE

**CONTRACTOR VERIFICATION RESPONSIBILITIES**

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT CITY OF MANOR FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.

**BUILDING AND SITE COVERAGE**

AREA DESCRIPTION	EXISTING S.F.	NEW/DEMO S.F.	TOTAL S.F.
A) 1ST FLR. CONDITIONED AREA:	0 S.F.	2,378 S.F.	2,378 S.F.
B) 2ND FLR. CONDITIONED AREA:	0 S.F.	0 S.F.	0 S.F.
C) 3RD FLR. CONDITIONED AREA:	0 S.F.	0 S.F.	0 S.F.
D) BASEMENT:	0 S.F.	0 S.F.	0 S.F.
E) COVERED PARKING (GARAGE):	0 S.F.	450 S.F.	450 S.F.
F) COVERED PORCH:	0 S.F.	301 S.F.	301 S.F.
G) BALCONY:	0 S.F.	0 S.F.	0 S.F.
H) OTHER: (ACCESSORY BUILDING)	0 S.F.	0 S.F.	0 S.F.
<b>TOTAL BLDG COVG. (EXCLUDE B,C&amp;D):</b>	<b>0 S.F.</b>	<b>3,129 S.F.</b>	<b>3,129 S.F.</b>
I) DRIVEWAY:	0 S.F.	675 S.F.	675 S.F.
J) SIDEWALKS:	0 S.F.	0 S.F.	0 S.F.
K) UNCOVERED PATIO: (DEMO)	0 S.F.	0 S.F.	0 S.F.
L) UNCOVD WOOD DECK:	0 S.F.	0 S.F.	0 S.F.
M) A/C PAD:	0 S.F.	16 S.F.	16 S.F.
N) OTHER: (POOL COPING, RET. WALLS):	0 S.F.	0 S.F.	0 S.F.
<b>TOTAL SITE COVERAGE:</b>	<b>0 S.F.</b>	<b>3,820 S.F.</b>	<b>3,820 S.F.</b>
O) POOL:	0 S.F.	0 S.F.	0 S.F.
P) SPA:	0 S.F.	0 S.F.	0 S.F.

**SITE DEVELOPMENT INFORMATION**

NET SITE AREA: 5,750 S.F. (0.1320 ACRES)  
 FLOOR TO AREA RATIO: 1:0.398  
 ZONING: R-1, SINGLE FAMILY RESIDENCE

EXISTING COVERAGE INFORMATION

EXISTING BUILDING COVERAGE (S.F.)	0 S.F.	% OF LOT SIZE:	0%
PROPOSED BUILDING COVERAGE (S.F.)	3,129 S.F.	% OF LOT SIZE:	54.4%

IMPERVIOUS COVER INFORMATION

EXISTING IMPERVIOUS COVER (S.F.)	0 S.F.	% OF LOT SIZE:	0%
PROPOSED IMPERVIOUS COVER (S.F.)	3,820 S.F.	% OF LOT SIZE:	66.4%

**ELECTRIC NOTES**

ALL ELECTRICAL SHALL COMPLY WITH: THE 2014 NATIONAL ELECTRIC CODE (NEC), AND CITY OF MANOR ELECTRIC CODES.

**OWNER INFORMATION**

GUSTAVO BARBOSA  
 LOT 6 BLOCK 34  
 MANOR, TEXAS 78653  
 TEL. (512) 369-2189

**LEGAL DESCRIPTION**

LOT 5, BLOCK 34, CITY OF MANOR, TEXAS.

**INDEX OF DRAWINGS:**

ARCHITECTURE	
A0	SITE PLAN
A1	FLOOR PLAN
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	WALL SECTIONS/ DETAILS
A6	CABINETS
MECHANICAL	
M1	MECHANICAL PLAN
ELECTRICAL	
E1	ELECTRICAL PLAN
PLUMBING	
P1	PLUMBING PLAN
STRUCTURAL	
S1	FOUNDATION PLAN
S1.1	FOUNDATION DETAILS
S2	CEILING FRAMING PLAN
S3	FRAMING DETAILS
S4	BRACING PLAN



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** December 13, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

#### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 1-5, Block 12, Town of Manor, locally known as 800 N. Lexington Street, Manor, Texas.

*Applicant: Bobby Gosey*

*Owner: Bobby Gosey*

#### BACKGROUND/SUMMARY:

There is an existing building built across five lots and the owner intends to make it usable as a commercial building. The site in its current configuration is non-conforming so in order to file a site plan that would require the property be considered one lot.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Joining Lot Affidavit
- Area Image

#### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joining Lot Affidavit for Lot 1-5, Block 12, Town of Manor, Travis County, Texas.

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

**Affidavit of \_\_\_\_\_**  
**In Support of Joining Lots into One Building Site**

**BEFORE ME**, the undersigned authority, on this day personally appeared Bobby Gosey, who being duly sworn by me did on their oath, depose and say that:

My name is Bobby Gosey, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 1, Block 12, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 2, Block 12, Town of Manor, Manor, Travis County, Texas

Tract 3: Lot 3, Block 12, Town of Manor, Manor, Travis County, Texas

Tract 4: Lot 4, Block 12, Town of Manor, Manor, Travis County, Texas

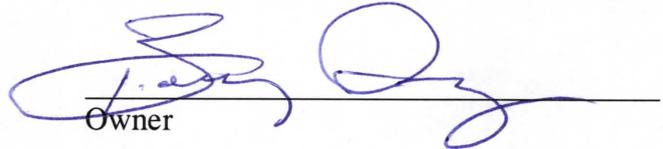
Tract 5: Lot 5, Block 12, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_, under the authority of the City Zoning Ordinance, Article 14.02, Division II, Section 14.02.007(c)(3) and/or City Zoning Ordinance, Article 14.02, Division III, Section 14.02.020(c)(4), approved the request to recognize the above referenced Lots as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

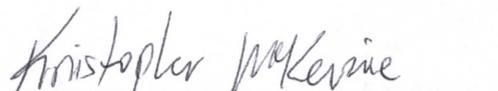
  
Owner

STATE OF TEXAS §

COUNTY OF Travis §

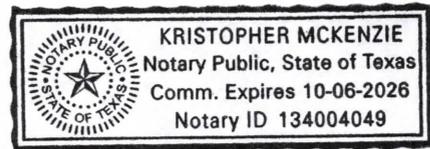
**BEFORE ME** the undersigned authority on this day personally appeared Bobby Gosey, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 7<sup>th</sup> day of December, 2023.

  
Notary Public - State of Texas

**APPROVED AND AGREED:**

\_\_\_\_\_  
Planning and Zoning Chairperson, City of Manor



**After recording return to:**

City of Manor  
City Secretary  
P.O. Box 387  
Manor, TX 78653

