



Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
Jim Terry, Place 7
Vacant, Alternate No. 1
Vacant, Alternate No. 2

Planning & Zoning Commission Regular Meeting

Wednesday, August 12, 2026 at 6:30 PM

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

AGENDA

This meeting will be live-streamed on Manor's Webpage.

You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code



CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PRESENTATIONS

A. Manor Town Center Planned Unit Development

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 Specific Use Permit for 4,000 square feet of Medical Clinic space platted as Lot 11 Block A of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.**

Applicant: The Retail Connection

Owner: The Retail Connection

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.

- 2. Consideration, discussion, and possible action to approve the minutes for July 8, 2026, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 3. Consideration, discussion, and possible action on a Specific Use Permit for 4,000 square feet of Medical Clinic space platted as Lot 11 Block A of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.**

Applicant: The Retail Connection

Owner: The Retail Connection

- 4. Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Commons NE Commercial Phase 4, Lot 19, Block A, being one (1) lot on 3.480 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.**

Applicant: ALM Engineering

Owner: Timmermann Commercial Investments, LP

- 5. Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Commons NE Commercial Phase 10, Lot 1, Block B, being one (1) lot on 1.031 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.**

Applicant: ALM Engineering

Owner: Timmermann Commercial Investments, LP

- 6. Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Heights Phase 7, Section A, being eighty (80) lots on 20.341 acres, more or less, and being generally located at the southwest corner of Liberty Bell Blvd., and Tuberville Ln., Manor, TX.**

Applicant: Forestar (USA) Real Estate Group, Inc.

Owner: Forestar (USA) Real Estate Group, Inc.

7. Consideration, discussion, and possible action on a Subdivision Final Plat for Shadowglen Phase 2, Section 18A, being sixty-eight (68) lots on 17.964 acres, more or less, and being generally located South of Crowndale Dr., west of Sugar Bush Path, and north of Arbor Hill Cove, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc

Owner: SG Land Holdings LLC

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Wednesday, August 5, 2026, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mandy Miller, Development Services Supervisor
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 512.272.5555 or e-mail citysecretary@manortx.gov

Manor Town Center Planned Unit Development

DRAFT - August 12, 2026

City of Manor Planning & Zoning Commission Meeting
Prepared by dwg. on behalf of Shenandoah Development Group

Agenda

- Purpose & Background
- Precedent PUDs
- Structure of PUD & Design Standards
- Overview of What the PUD Does
- Questions

Purpose & Background

- November 2023:
City Hall & Library Bond Approved
- May 2026:
Manor Town Center Strategic Roadmap Adopted
- July 2026:
City Hall & Library Building Design Development Completed
- Now:
Create PUD Zoning to Permit the Vision for Manor Town Center



Precedent PUDs

Item A.



Pflugerville, TX



**SOUTHWESTERN
UNIVERSITY 560**

Georgetown, TX



The PUD & Design Standards:

Two Documents that Guide Development, Together

Item A.

PUD

- Administered by the City
- Establishes zoning districts, permitted uses, density limits, street cross-sections and site development standards for City's permitting review
- Sets the base zoning:
Downtown Business (DB) for all districts

Design Standards

- Administered by the Master Developer
- Establishes the look, feel and character of the district
- Provides standards for Master Developer's Design Review of project proposals, **but does not replace City's permitting review**
- Referenced by the PUD ordinance, so the standards run with the land and bind future parcel owners.

Both reviews are required. Neither replaces the other.

The Structure of PUD & Design Standards

Item A.

PUD

- PUD Development Plan
- Concept Plan with Zoning Districts
- Permitted Uses
- District Density Limits
- Site Development Standards
- Street Cross-Sections
- Parking Regulations
 - Shared District Parking Plan
- Code Modifications
 - Targeted adjustments to allow for development as shown in the Strategic Roadmap

Design Standards

- Architectural Standards
 - Materials, Massing/Form, Treatments
- Landscape Standards
- Open Space Design Standards
- Streetscape Design Standards

Zoning / Character Districts

Item A.

Base Zone: Downtown Business (DB)

290 Frontage

- Primarily retail and office uses
- 2-5 stories
- Easy access from Hwy 290 with pedestrian-oriented character

Civic

- Home to City Hall, Library and Gathering Lawn
- 2-5 stories
- A new Town Square for Manor

Middle Mixed-Use

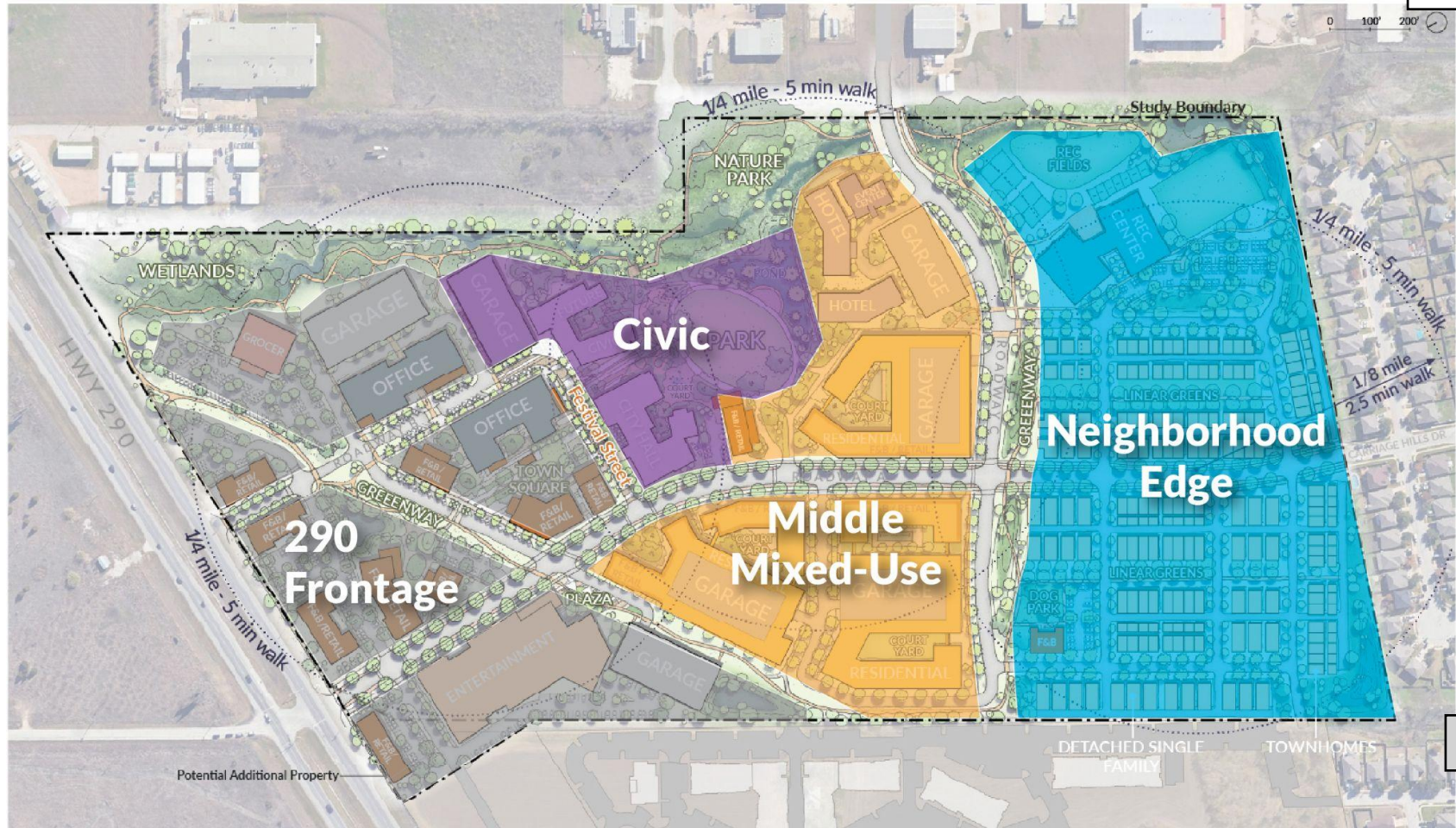
- Primarily mixed-use and multifamily
- 3-5 stories
- Walkable, urban center

Neighborhood Edge

- Residential with limited food & beverage uses
- 1-3 stories
- Housing for families and spaces for children
- Site for future recreation center

Zoning / Character Districts

Item A.



Illustrative Plan: Full-Build Vision

Item A.

Program Distribution (gsf)		
Residential Units	898,752	860 units
Townhomes	245,552	235 units
Single Family	166,055	159 units
Residential Amenity	16,572	
Hotel Keys	136,684	252 keys
Hotel Amenity	21,808	
Event Center	8,225	
F&B / Retail	185,751	
Office	90,535	
Entertainment	39,366	
Recreation Center	56,941	
Total Program		
1,866,241 gsf		

Parking Total		
Garage	1,134,012 gsf	3,357 stalls
Surface Parking	203,995 ft ²	531 stalls
Total Program w/ Garage		
3,000,253 gsf		



Illustrative Plan: Full-Build Vision

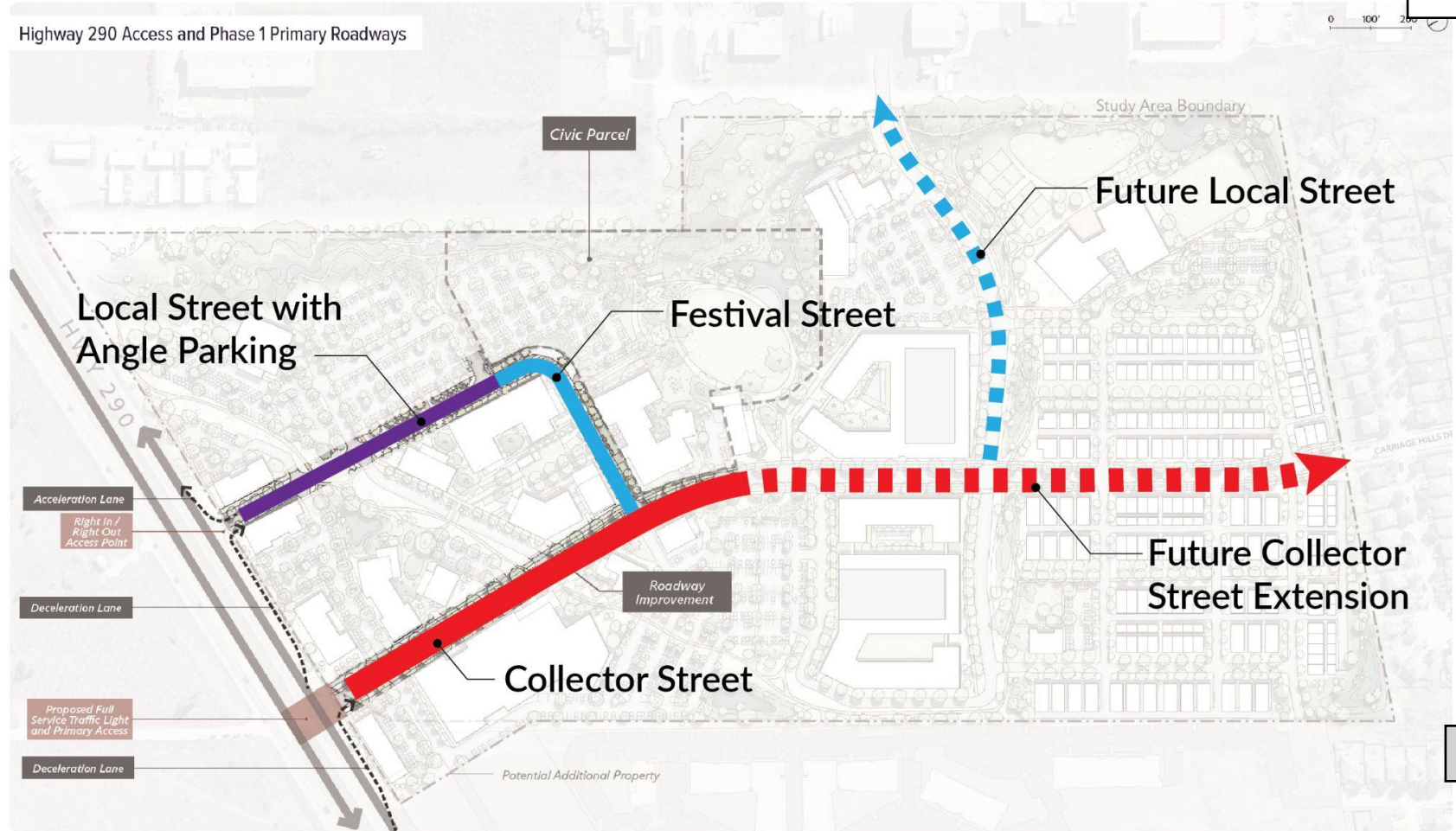
Item A.



Street Types

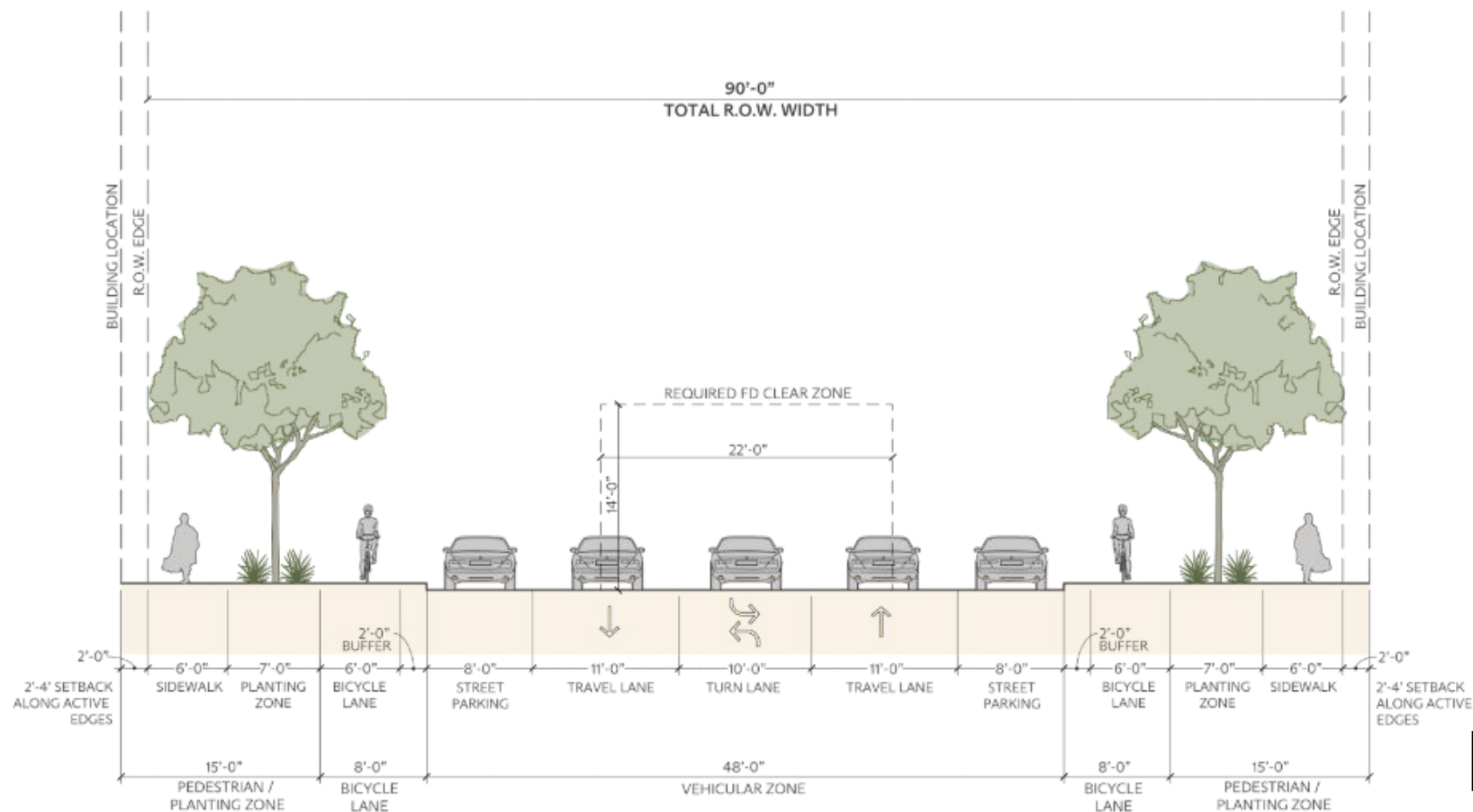
Highway 290 Access and Phase 1 Primary Roadways

Item A.



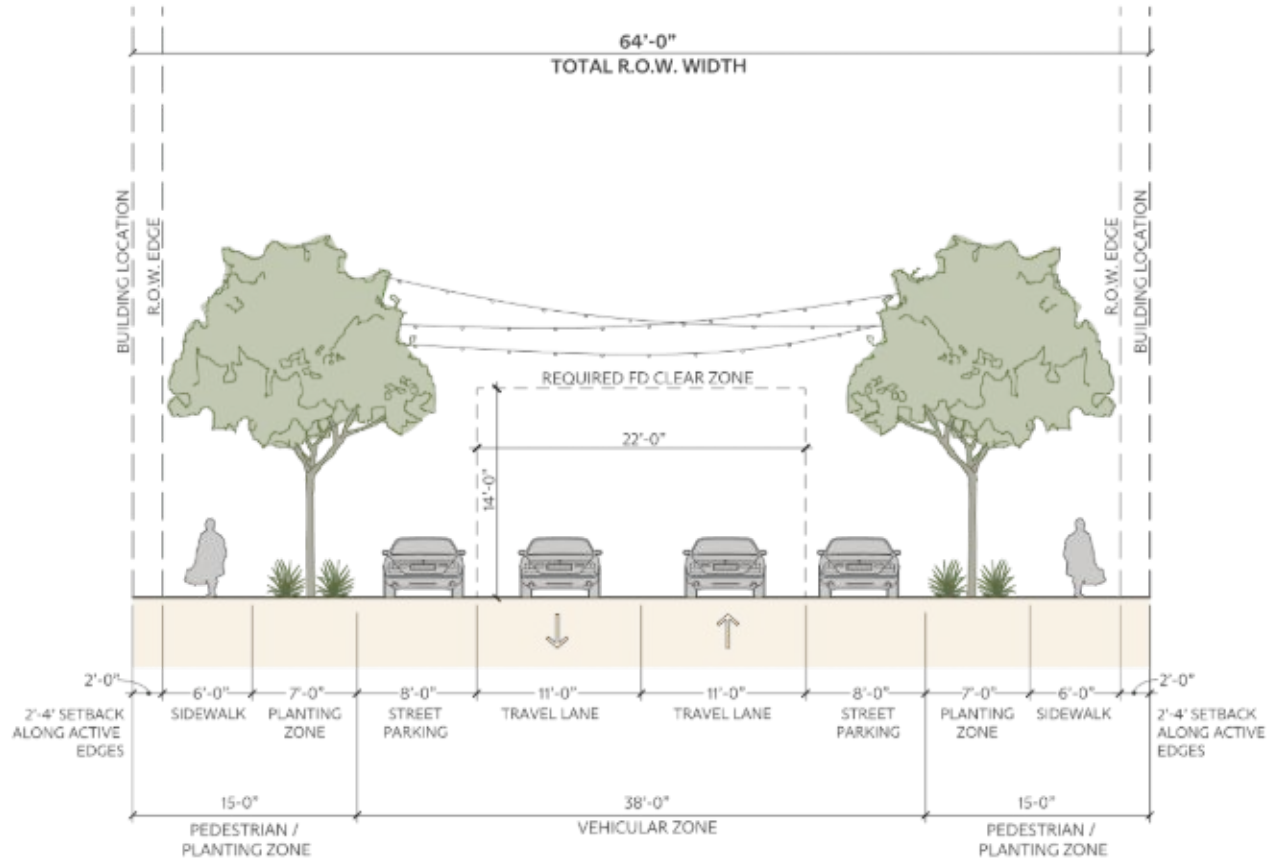
Street Types: Collector Street

Item A.



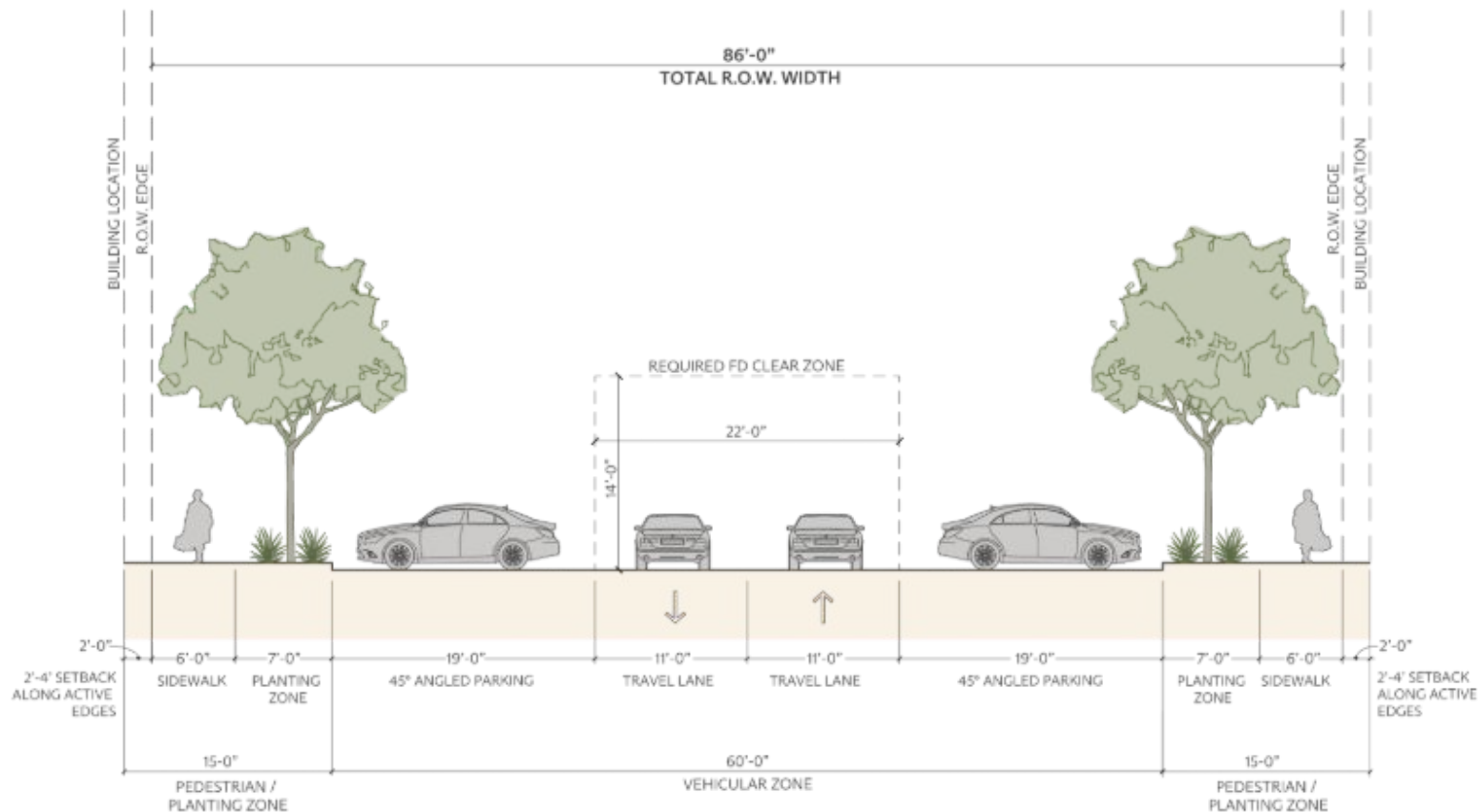
Street Types: Festival Street / Local Street

Item A.



Street Types: Local Street with Angle Parking

Item A.



Questions

Thank You!



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for 4,000 square feet of Medical Clinic space platted as Lot 11 Block A of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.

Applicant: The Retail Connection

Owner: The Retail Connection

BACKGROUND/SUMMARY:

This Medical Clinic SUP request is for an Ascension Seton Urgent Care Clinic. The applicant has met with City staff, a member of the Economic Development Committee, and a member of the Health Committee, to discuss their intentions regarding locating in Manor Crossing. Their intention is to provide urgent care in an easily accessible and familiar location.

LEGAL REVIEW: No
FISCAL IMPACT: Yes – Medical clinic use doesn't contribute sales tax to the City.
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Exhibit
- Aerial Image
- Concept Plan
- Public notice
- Mailing Label

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct the public hearing.

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



June 11, 2026

City of Manor – Planning & Zoning
105 E Eggleston St,
Manor, TX 78653
ATTN: Scott Dunlop, Michael Burrell

Via email: sdunlop@manortx.gov , mburrell@manortx.gov

RE: Letter of Intent regarding applicant's intent to obtain an SUP in relation to "Medical Clinic" on Lot 11, Block A of Manor Crossing in Manor, Texas.

To whom it may concern,

This Letter of Intent ("LOI") shall formally represent applicant's intent to obtain a Specific Use Permit ("SUP") for the right to operate an Ascension Seton Urgent Care Clinic as a Medical Clinic use (as defined in Sec. 14.01.008 in the city's ordinance and shown below) up to 4,000 square feet on the parcel as shown on **Exhibit A** labeled as "Lot 11".

Any and all Medical Clinic or replacements thereof will be of the type and quality typically found in Class A shopping centers in Texas.

Medical Clinic Definition

"Medical clinic means the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility."

Reasons for Ascension Seton Urgent Care Clinic to be in Lot 11 of Manor Crossing

Visibility & Access Are Operational Requirements, Not Preferences

- Urgent care is a panic-driven decision. When a child breaks an arm or a parent has an accident, they go to the place they already know is there from driving past it daily. A clinic tucked away in an office park doesn't exist in that moment of crisis.
- High traffic counts and clear sightlines ensure the community is passively aware of the clinic before they ever need it. Location becomes the most effective form of healthcare outreach.
- Ground-floor, front-door access with close parking is essential for patients arriving injured or in distress. Retail centers are purpose-built for this; traditional office buildings are not.

Why It Can't Just Go in an Office Building

- Signage and wayfinding matter. Retail locations allow prominent, illuminated signage visible from the road. Office buildings typically limit tenants to a name on a lobby directory—useless for a use case that depends on instant recognition.
- Retail centers are designed for public-facing, high-traffic uses. The operational profile of an urgent care clinic aligns far more closely with retail than with traditional office.
- HVAC limitations are a real operational barrier. Traditional multi-tenant office buildings run HVAC on standard business hours. Urgent care's extended hours require climate control 7 days a week—

triggering expensive overtime charges or, worse, a landlord who simply won't accommodate it. Retail spaces offer dedicated, tenant-controlled HVAC with no restrictions.

Expanded Healthcare Services

- For a hospital-affiliated operator, an urgent care clinic is a strategic entry point into communities they are interested in serving.
- Hospital systems routinely expand successful urgent care locations by adding primary care, imaging, lab services, and specialty clinics over time. This might not be feasible within Manor Crossing but could lead to other services being offered to the Manor community.
- This is not a start-up operator. Ascension is the largest non-profit healthcare provider and a reputable national provider who continues to grow across Central Texas.

A Win for the Center & the Community

- Urgent care is a community amenity, not just another medical tenant. It serves the same families already shopping, dining, and running errands at this center - making the entire development more valuable as a one-stop destination.
- It generates consistent daily traffic across all dayparts, including evenings and weekends, benefiting neighboring retailers.
- This could be just the beginning of Ascension's expanding footprint throughout Central Texas and could lead to additional services being offered to the community from primary care.
- Granting this specific use permit positions the city as proactive in expanding healthcare access for its residents. It's a tangible, visible investment in community well-being and should be a win-win for all parties.

What the Community gets along with Ascension Seton

- In addition to the 4,000sf of medical, Lot 11 will be developed with approximately 3,800sf of additional gross leasable area, for a total planned building area of 7,800sf (rendering attached as **Exhibit B**).
- The remaining uses for the 3,800sf will be retail and restaurant uses like those found in Manor Crossing that add additional services, sales revenue and employment to the Manor community.

Let us know if there are further questions.

Sincerely,

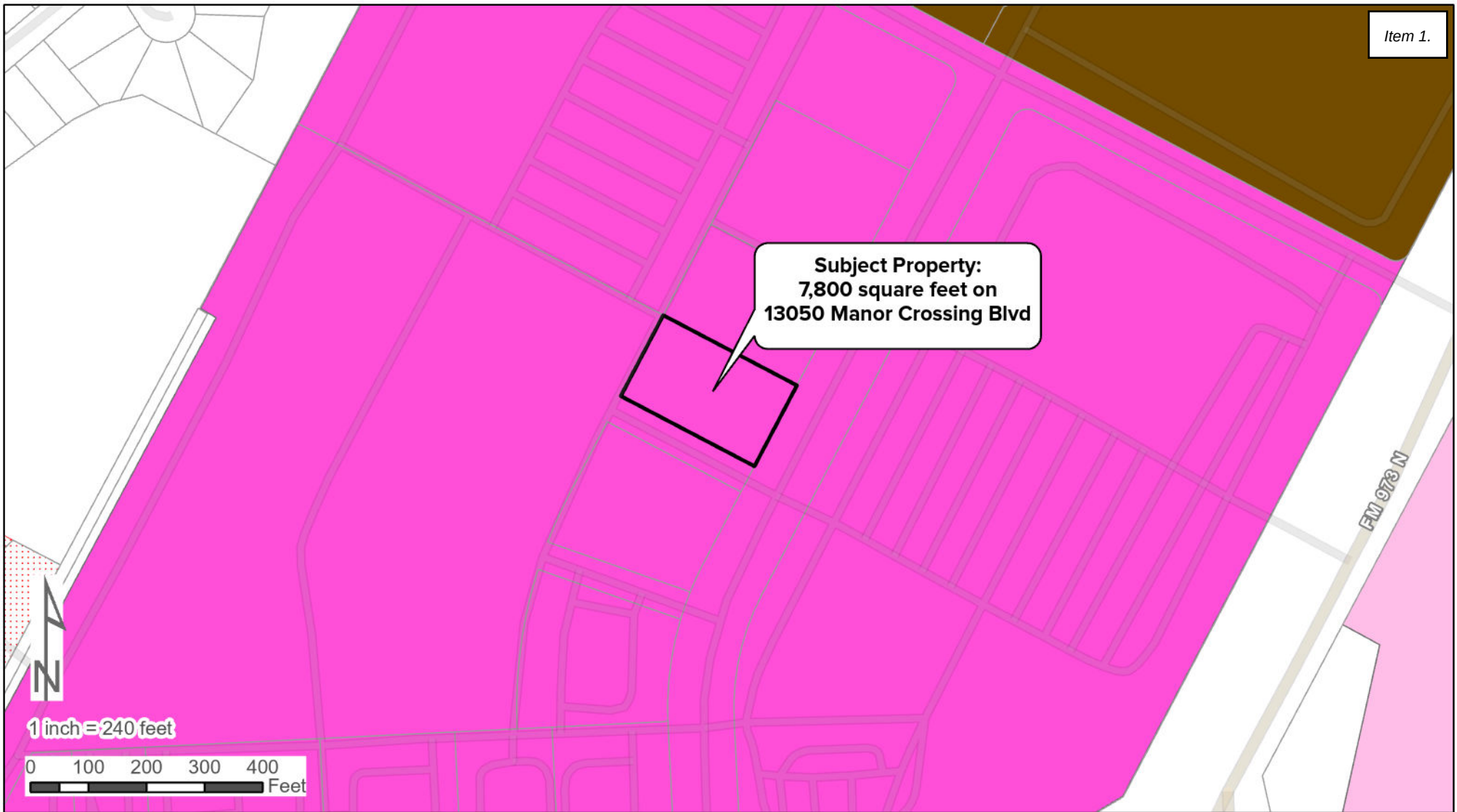
THE RETAIL CONNECTION, LP

By: 

Name: Matt Wilson, Managing Director







Specific Use Permit: Medical Clinic

Current Zoning:
Medium Commercial C-2

Zoning Legend

Agricultural	Institutional-Large	Neighborhood Business	Two-Family Residential
Light Commercial	Light Industrial	Open Space	Townhome
Medium Commercial	Heavy Industrial	Planned Unit Development	Parcels
Heavy Commercial	Multi-Family 15	Single Family Suburban	Subject Property
Downtown Business	Multi-Family 25	Single Family Standard	
General Office	Manufactured Home	Single Family Estate	
Institutional-Small	Manufactured Home Park		



13728

Item 1.

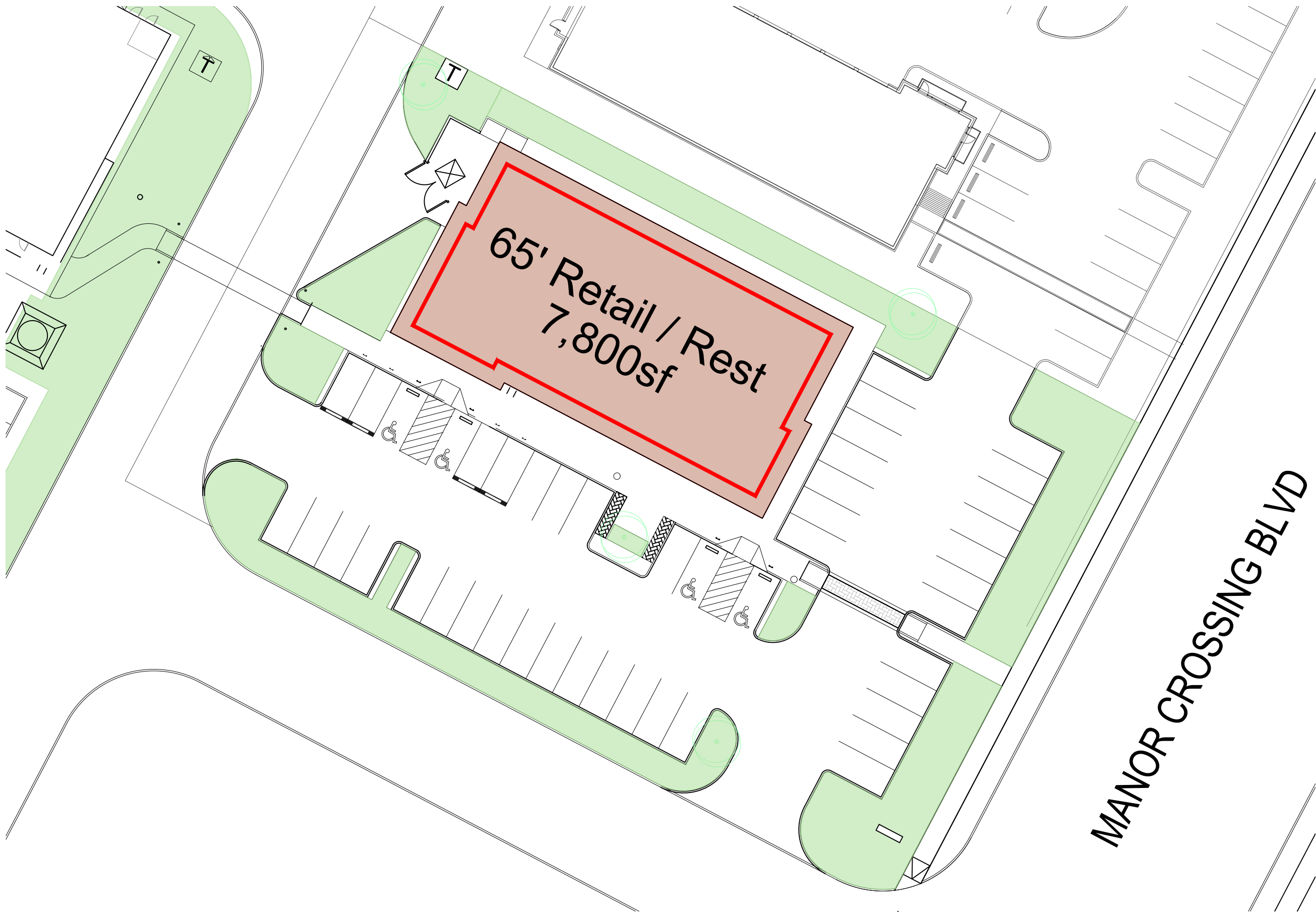
13100

11910

11920

11930

11940



DEVELOPMENT DATA		Item 1.
LAND AREA:		
LOT 11 (MULTI TENANT)	0.94 AC	40,890 SF
RETAIL BLDG AREA		
7,800 SF		
COVERAGE	19 %	
PARKING	45 SPACES	
PARKING RATIO	5.8 / 1000	
NOTE: ALL LAND AND BUILDING AREAS ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED. AREA CALCULATIONS ARE FOR REPRESENTATIONAL USE ONLY.		



This drawing is presented solely as a preliminary plan for the purpose of identifying the approximate location and size of the improvements presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the Owner's discretion.



MANOR CROSSING- Lot 11
CONCEPTUAL SITE PLAN SP-06

13050 Manor Crossing Blvd
NWQ US HWY 290 & FM 973
MANOR, TX



7/29/2026

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: Medical Clinic SUP – 13050 Manor Crossing Blvd

Case Number: SUP-26-0001

Case Manager: Annemarie Felfe

Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Clinic being located at 13050 Manor Crossing Blvd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 4,000 square feet of Medical Clinic, one (1) lot on 0.94 acres, more or less, and being proposed as Lot 11 of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.

Applicant: The Retail Connection, LP

Owner: 13100 FM 973 Inc

The Planning and Zoning Commission will meet at 6:30PM on August 12, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 19, 2026 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 Specific Use Permit 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

13100 FM 973 Inc
10095 US Highway 290
Manor, TX 78653-0539

MC Retail LP
2525 McKinnon Street, Suite 700
Dallas, TX 75201

Home Depot USA Inc.
P. O. Box 105842
Atlanta, GA 30348-5842

Sparta Properties 9 Ltd
3393 Thousand Oaks Dr.
San Antonio, TX 78247-3320

CWPS Corp
222 E. 5th Street
Tucson, AZ 85705-8412

H-E-B LP
646 S. Flores St.
San Antonio, TX 78204

Halle Properties LLC
20225 N. Scottsdale Rd., Dept
1100
Scottsdale, AZ 85255-6456

AGENDA ITEM NO. 2



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for July 8, 2026, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- July 8, 2026, Planning and Zoning Commission Regular Session

STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 8, 2026**

**This meeting was live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>
or by scanning the QR Code**



PRESENT:

COMMISSIONERS:

Jeffrey Stensland, Chair, Place 5
Gabriel Nila, Vice Chair, Place 3
Nathan Aubert, Place 1
Daniel Mendoza, Place 2
Felix Paiz, Place 4
Cecil Meyer, Place 6
James Terry, Place 7 (Absent)

CITY STAFF:

Scott Dunlop, Development Services Assistant Director
Annemarie Felfe, City Planner

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the regular session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Stensland at 6:30 p.m. on Wednesday, July 8, 2026, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on non-agenda topics, Item #1, and Item #2. Mr. Battaile spoke about his personal legal matters and expressed concerns about development decisions.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for June 10, 2026, Planning and Zoning Commission Regular Session.

City staff recommended that the Planning and Zoning Commission approve the consent agenda.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Mendoza to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

2. Consideration, discussion, and possible action on a Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX. Applicant: CND Signs. Owner: Dwyer Realty.

City Staff recommended that the Planning and Zoning Commission approve a Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX.

Assistant Director Dunlop gave background information for this item.

Discussion was held about the anvils featured on the Coordinated Sign Plan.

MOTION: Upon a motion made by Commissioner Paiz and seconded by Vice Chair Nila to approve the Coordinated Sign Plan for The Lex and being located at 11830 N. FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Paiz and seconded by Commissioner Meyer to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 6:43 p.m. on Wednesday July 8, 2026.

There was no further discussion.

Motion to Adjourn carried 6-0.

The Planning and Zoning Commission approved these minutes on August 12, 2026.

APPROVED:

Jeffrey Stensland
Chairperson

ATTEST:

Annemarie Felfe
City Planner



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for 4,000 square feet of Medical Clinic space platted as Lot 11 Block A of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.

Applicant: The Retail Connection

Owner: The Retail Connection

BACKGROUND/SUMMARY:

This Medical Clinic SUP request is for an Ascension Seton Urgent Care Clinic. The applicant has met with City staff, a member of the Economic Development Committee, and a member of the Health Committee to discuss their intentions regarding locating in Manor Crossing. Their intention is to provide urgent care in an easily accessible and familiar location.

LEGAL REVIEW: No
FISCAL IMPACT: Yes – Medical office use doesn't contribute sales tax to the City.
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Exhibit
- Aerial Image

- Concept Plan
- Public notice
- Mailing Label

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Condition, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit for 4,000 square feet in Medical Clinic space platted as Lot 11 Block A of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.

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



June 11, 2026

City of Manor – Planning & Zoning
105 E Eggleston St,
Manor, TX 78653
ATTN: Scott Dunlop, Michael Burrell

Via email: sdunlop@manortx.gov , mburrell@manortx.gov

RE: Letter of Intent regarding applicant's intent to obtain an SUP in relation to "Medical Clinic" on Lot 11, Block A of Manor Crossing in Manor, Texas.

To whom it may concern,

This Letter of Intent ("LOI") shall formally represent applicant's intent to obtain a Specific Use Permit ("SUP") for the right to operate an Ascension Seton Urgent Care Clinic as a Medical Clinic use (as defined in Sec. 14.01.008 in the city's ordinance and shown below) up to 4,000 square feet on the parcel as shown on **Exhibit A** labeled as "Lot 11".

Any and all Medical Clinic or replacements thereof will be of the type and quality typically found in Class A shopping centers in Texas.

Medical Clinic Definition

"Medical clinic means the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility."

Reasons for Ascension Seton Urgent Care Clinic to be in Lot 11 of Manor Crossing

Visibility & Access Are Operational Requirements, Not Preferences

- Urgent care is a panic-driven decision. When a child breaks an arm or a parent has an accident, they go to the place they already know is there from driving past it daily. A clinic tucked away in an office park doesn't exist in that moment of crisis.
- High traffic counts and clear sightlines ensure the community is passively aware of the clinic before they ever need it. Location becomes the most effective form of healthcare outreach.
- Ground-floor, front-door access with close parking is essential for patients arriving injured or in distress. Retail centers are purpose-built for this; traditional office buildings are not.

Why It Can't Just Go in an Office Building

- Signage and wayfinding matter. Retail locations allow prominent, illuminated signage visible from the road. Office buildings typically limit tenants to a name on a lobby directory—useless for a use case that depends on instant recognition.
- Retail centers are designed for public-facing, high-traffic uses. The operational profile of an urgent care clinic aligns far more closely with retail than with traditional office.
- HVAC limitations are a real operational barrier. Traditional multi-tenant office buildings run HVAC on standard business hours. Urgent care's extended hours require climate control 7 days a week—

triggering expensive overtime charges or, worse, a landlord who simply won't accommodate it. Retail spaces offer dedicated, tenant-controlled HVAC with no restrictions.

Expanded Healthcare Services

- For a hospital-affiliated operator, an urgent care clinic is a strategic entry point into communities they are interested in serving.
- Hospital systems routinely expand successful urgent care locations by adding primary care, imaging, lab services, and specialty clinics over time. This might not be feasible within Manor Crossing but could lead to other services being offered to the Manor community.
- This is not a start-up operator. Ascension is the largest non-profit healthcare provider and a reputable national provider who continues to grow across Central Texas.

A Win for the Center & the Community

- Urgent care is a community amenity, not just another medical tenant. It serves the same families already shopping, dining, and running errands at this center - making the entire development more valuable as a one-stop destination.
- It generates consistent daily traffic across all dayparts, including evenings and weekends, benefiting neighboring retailers.
- This could be just the beginning of Ascension's expanding footprint throughout Central Texas and could lead to additional services being offered to the community from primary care.
- Granting this specific use permit positions the city as proactive in expanding healthcare access for its residents. It's a tangible, visible investment in community well-being and should be a win-win for all parties.

What the Community gets along with Ascension Seton

- In addition to the 4,000sf of medical, Lot 11 will be developed with approximately 3,800sf of additional gross leasable area, for a total planned building area of 7,800sf (rendering attached as **Exhibit B**).
- The remaining uses for the 3,800sf will be retail and restaurant uses like those found in Manor Crossing that add additional services, sales revenue and employment to the Manor community.

Let us know if there are further questions.

Sincerely,

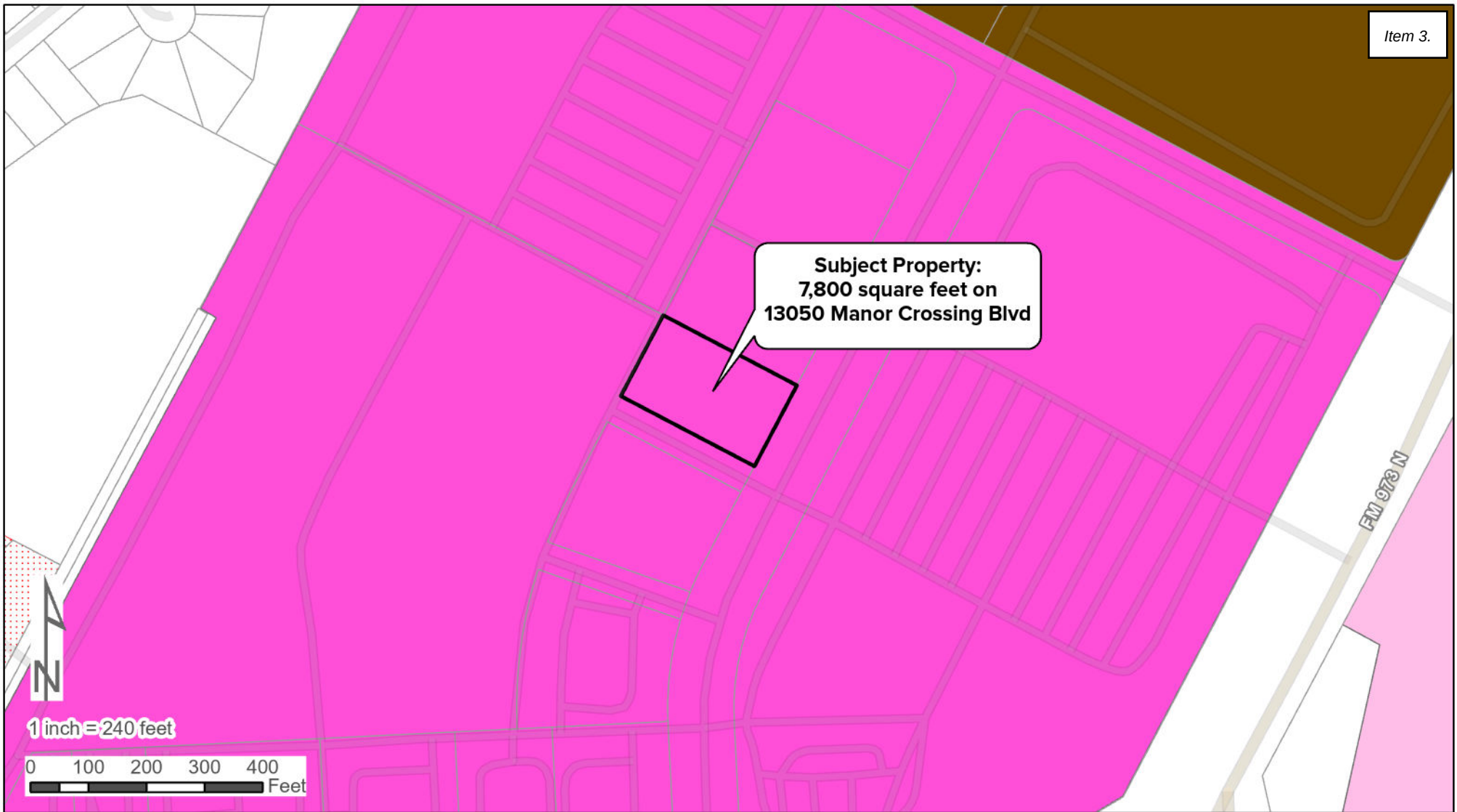
THE RETAIL CONNECTION, LP

By: 

Name: Matt Wilson, Managing Director







Specific Use Permit: Medical Clinic

*Current Zoning:
Medium Commercial C-2*

Zoning Legend

Agricultural	Institutional-Large	Neighborhood Business	Two-Family Residential
Light Commercial	Light Industrial	Open Space	Townhome
Medium Commercial	Heavy Industrial	Planned Unit Development	Parcels
Heavy Commercial	Multi-Family 15	Single Family Suburban	Subject Property
Downtown Business	Multi-Family 25	Single Family Standard	
General Office	Manufactured Home	Single Family Estate	
Institutional-Small	Manufactured Home Park		



13728

Item 3.

13100

11910

11920

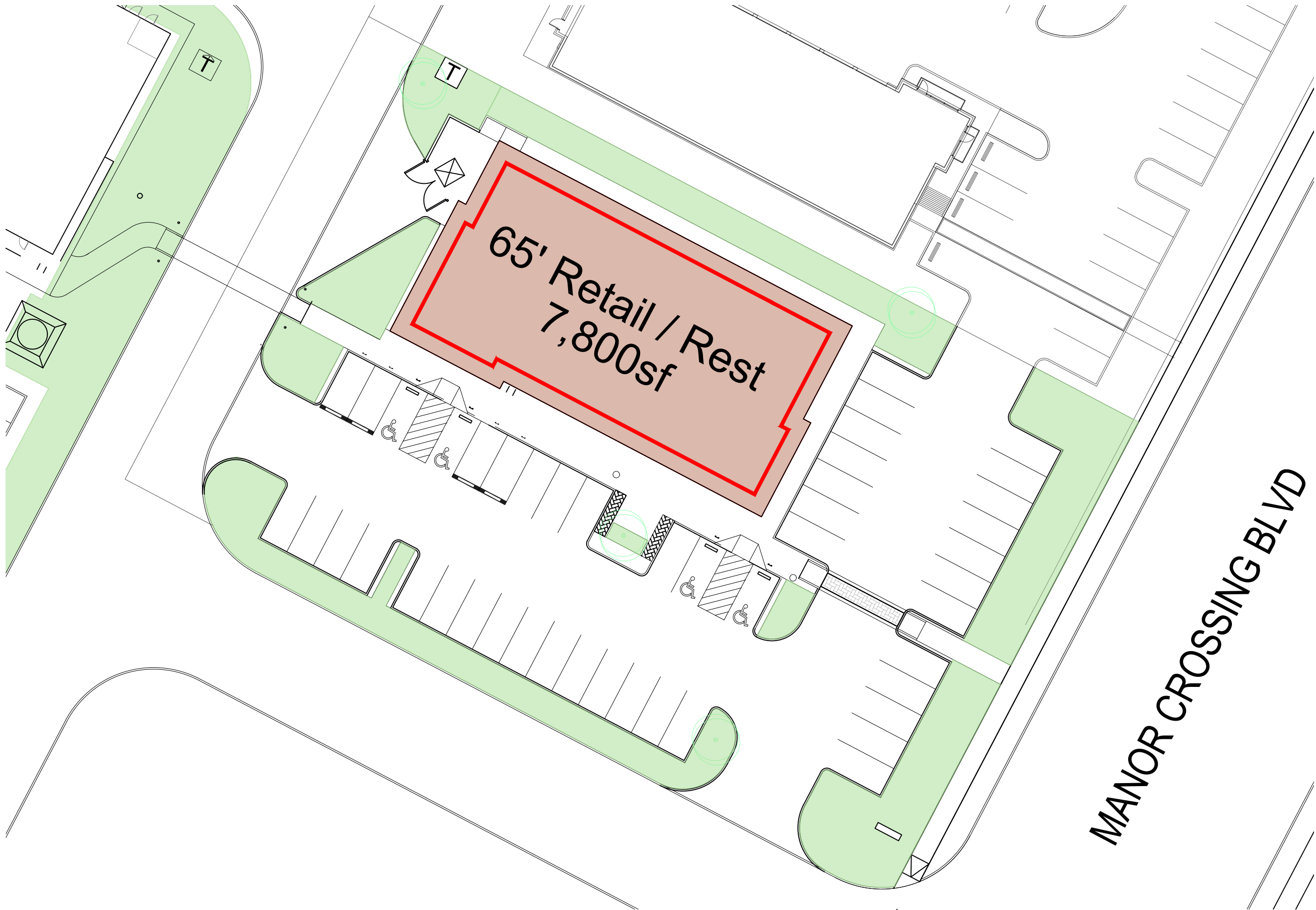
11930

11940

DEVELOPMENT D

LAND AREA:	
LOT 11 (MULTI TENANT)	0.94 AC 40,890 SF
RETAIL BLDG AREA	7,800 SF
COVERAGE	19 %
PARKING	45 SPACES
PARKING RATIO	5.8 / 1000

NOTE: ALL LAND AND BUILDING AREAS ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED. AREA CALCULATIONS ARE FOR REPRESENTATIONAL USE ONLY.



MANOR CROSSING BLVD

This drawing is presented solely as a preliminary plan for the purpose of identifying the approximate location and size of the improvements presently contemplated by the Owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the Owner's discretion.



MANOR CROSSING- Lot 11
CONCEPTUAL SITE PLAN SP-06

13050 Manor Crossing Blvd
NWQ US HWY 290 & FM 973
MANOR, TX



7/29/2026

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: Medical Clinic SUP – 13050 Manor Crossing Blvd

Case Number: SUP-26-0001

Case Manager: Annemarie Felfe

Contact: afelfe@manortx.gov – 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting a regularly scheduled meeting for the purpose of considering and acting upon a Specific Use Permit for a Medical Clinic being located at 13050 Manor Crossing Blvd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for 4,000 square feet of Medical Clinic, one (1) lot on 0.94 acres, more or less, and being proposed as Lot 11 of Manor Crossing, also known as 13050 Manor Crossing Blvd, Manor, TX.

Applicant: The Retail Connection, LP

Owner: 13100 FM 973 Inc

The Planning and Zoning Commission will meet at 6:30PM on August 12, 2026 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 19, 2026 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 Specific Use Permit 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

13100 FM 973 Inc
10095 US Highway 290
Manor, TX 78653-0539

MC Retail LP
2525 McKinnon Street, Suite 700
Dallas, TX 75201

Home Depot USA Inc.
P. O. Box 105842
Atlanta, GA 30348-5842

Sparta Properties 9 Ltd
3393 Thousand Oaks Dr.
San Antonio, TX 78247-3320

CWPS Corp
222 E. 5th Street
Tucson, AZ 85705-8412

H-E-B LP
646 S. Flores St.
San Antonio, TX 78204

Halle Properties LLC
20225 N. Scottsdale Rd., Dept
1100
Scottsdale, AZ 85255-6456



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Commons NE Commercial Phase 4, Lot 19, Block A, being one (1) lot on 3.480 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.

Applicant: ALM Engineering

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

This final plat is for Crunch Fitness. The preliminary plat for the entire subdivision was reviewed and approved by the Planning and Zoning Commission at the March 12, 2025, meeting. This has been reviewed for compliance and approved by the City Engineer. Final Plats that meet the city's subdivision ordinance are required to be approved by the Planning and Zoning Commission.

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

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter

- Aerial image

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

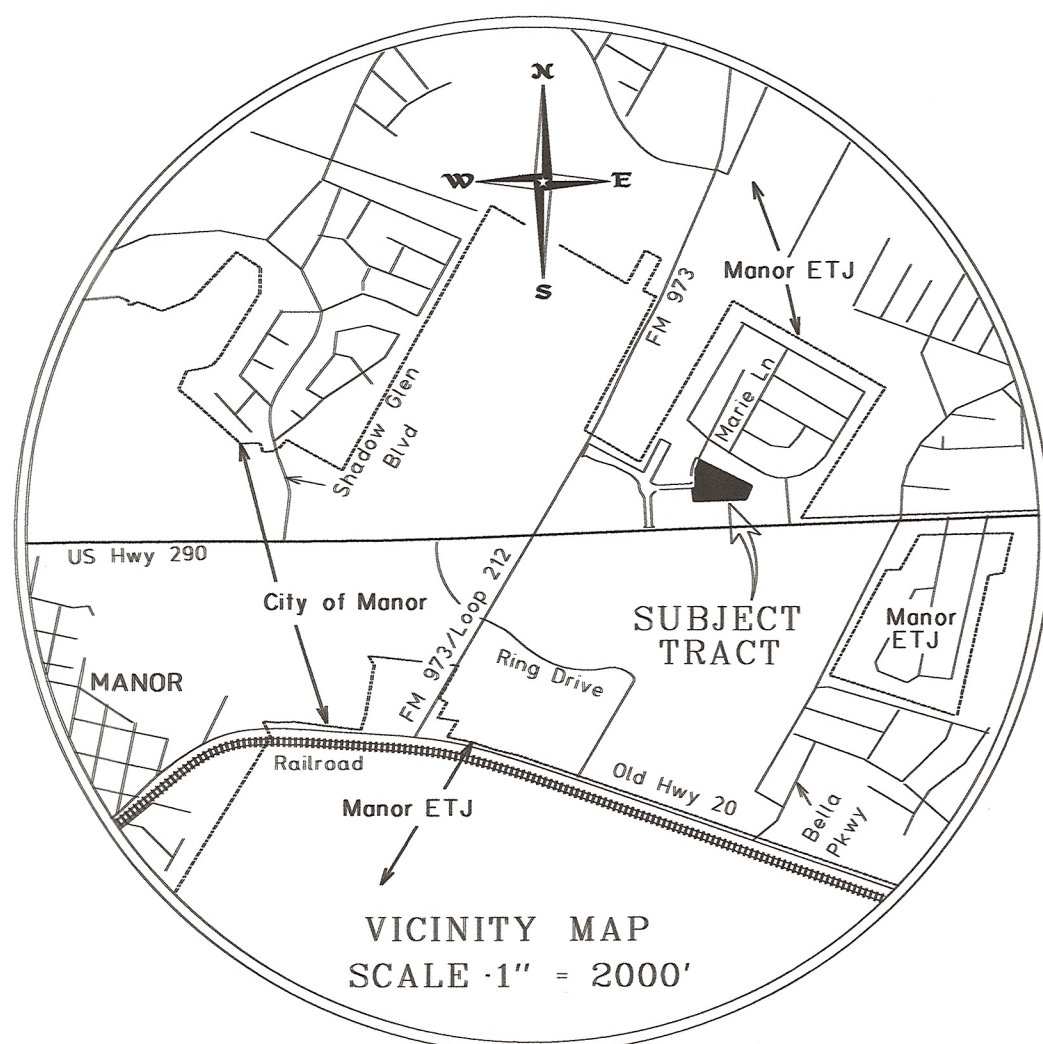
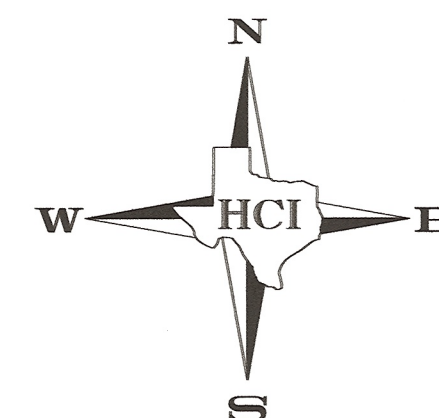
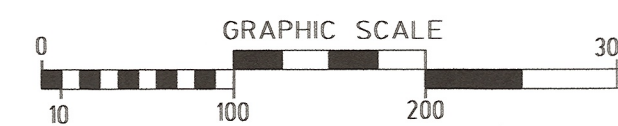
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for Manor Commons NE Commercial Phase 4, Lot 19, Block A, being one (1) lot on 3.480 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.

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

FINAL PLAT ESTABLISHING LOT 19, BLOCK A MANOR COMMONS NE, PHASE 4

PREPARED: APRIL 15, 2026



LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 19, Block A: Commercial (C-1) 3.480 Acres
Total Acreage: 3.480 Acres

OWNER/SUBDIVIDER: Timmermann Commercial Investments, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565
P.O. Box 536
Dripping Springs, Texas 78620

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

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

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

Site Benchmark (BM#1) Triangle cut on East side of concrete drainage apron on North side of U.S. Highway 290 approximately 600 feet East of F.M. 973:

North: 10,101,966.17'
East: 3,178,812.43'
NAVD 1988 Elevation: 518.73 ft.

CURVE DATA

(C1)
Δ = 31°03'16"
R = 275.00'
T = 76.40'
C = 147.23'
A = 149.05'
CB = N12°39'23"E

NUMBERED COURSES	
L1	N 87°07'45" E - 34.44'
L2	N 02°52'16" W - 124.34'
L3	N 28°11'01" E - 25.62'
L4	N 61°49'49" W - 50.00'
L5	S 01°51'44" E - 139.30'

OZIE MONROE SR FAMILY TRUST
(27.4 ACRES)
described by metes and bounds in
Volume 5278 Page 1904

PROPOSED
LOT 1, BLOCK C

REMAINDER OF
TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

REMAINDER OF
TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

(33.34 Acres)
described by metes and bounds in
Volume 7395 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

U.S. HIGHWAY 290 (R.O.W. VARIES)

GREENBURY BATES SURVEY NO. 53
ABSTRACT NO. 313

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700
A 1130016 (Phase 4) PAGE 1 OF 2





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, June 9, 2026

Matt Mitchell

TX
matt@almengr.com

Permit Number 2026-P-1804-FP
Job Address: Manor Commons NE, Phase 4 19 Block A, Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Manor Commons NE Commercial Phase 4 Final Plat - Lot 19, Block A (*Final Plat*) submitted by and received on June 23, 2026, 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. Final plats shall be drawn on eighteen inch by twenty-four inch (18"x24") sheets. Submitted plat pdf shows dimensions as 17.83" x 24".
2. Submitted 2 plats with seals/signatures. Which version is to be considered final? For review purposes the pdf including "-signed" was considered.
3. Include date on cover sheet and consider bolding or increasing font size for readability.
4. Include written name of chairperson in City of Manor signature blocks, Jeffrey Stensland.
5. Per City of Manor Municode Ordinance Sec. 14.02.020 (a), light commercial setbacks to be 20' in front, 25' exterior setback to residential, 10' exterior setback to non-residential, 15' streetside setback, 25' rear setback to residential, and 10' rear setback to non-residential.
 - a. No setback is specified on the south portion of the lot. Please clarify.
6. If known, what is the intended purpose of this lot?
7. On page 2 in general notes, under 1., "and specifications" is repeated twice.

6/9/2026 11:26:33 AM
Manor Commons NE Commercial Phase 4 Final Plat -
Lot 19, Block A
2026-P-1804-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 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



MANOR NE LOT 19A FINAL PLAT COMMENT RESPONSE #1

June 22, 2026
2026-P-1804-FP

Pauline Gray, P.E.
1500 County Road 269
Leander, TX 78641
P.O. Box 2029
Leander, TX 78646-2029

Engineer Review

1. Final plats shall be drawn on eighteen inch by twenty-four inch (18"x24") sheets. Submitted plat pdf shows dimensions as 17.83" x 24".
RESPONSE: This has been fixed.
2. Submitted 2 plats with seals/signatures. Which version is to be considered final? For review purposes the pdf including "-signed" was considered.
RESPONSE: The "-signed" plat is considered correct.
3. Include date on cover sheet and consider bolding or increasing font size for readability.
RESPONSE: This has been addressed.
4. Include written name of chairperson in City of Manor signature blocks, Jeffrey Stensland.
RESPONSE: This name is now included in the signature block.
5. Per City of Manor Municode Ordinance Sec. 14.02.020 (a), light commercial setbacks to be 20' in front, 25' exterior setback to residential, 10' exterior setback to non-residential, 15' streetside setback, 25' rear setback to residential, and 10' rear setback to non-residential.
 - a. No setback is specified on the south portion of the lot. Please clarify.
RESPONSE: A setback has been added to the south portion of the lot.
6. If known, what is the intended purpose of this lot?
RESPONSE: Zoning Note "C-1 Light Commercial" has been added to page 2 of the final plat.
7. On page 2 in general notes, under 1., "and specifications" is repeated twice.
RESPONSE: This has been fixed.

If you have any questions, please contact me at (512) 745-6157.

Sincerely,

Nathan Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Wednesday, July 22, 2026

Matt Mitchell

TX
matt@almengr.com

Permit Number 2026-P-1804-FP
Job Address: Manor Commons NE, Phase 4 19 Block A, Manor 78653

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 June 23, 2026, 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 NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Commons NE Commercial Phase 10, Lot 1, Block B, being one (1) lot on 1.031 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.

Applicant: ALM Engineering

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

This final plat is for Wings N'More. The preliminary plat for the entire subdivision was reviewed and approved by the Planning and Zoning Commission at the March 12, 2025, meeting. This has been reviewed for compliance and approved by the City Engineer. Final Plats that meet the city's subdivision ordinance are required to be approved by the Planning and Zoning Commission.

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

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter

- Aerial image

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for Manor Commons NE Commercial Phase 10, Lot 1, Block B, being one (1) lot on 1.031 acres, more or less, and being generally located at the northeast corner of US HWY 290 and FM 973, Manor, TX.

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

FINAL PLAT ESTABLISHING LOT 1, BLOCK B MANOR COMMONS NE, PHASE 10

PREPARED: FEBRUARY 9, 2026

Legend

- ◆ ½" Iron Rod Found with plastic cap imprinted "Holt Carson, Inc." unless otherwise noted
- ⊗ ½" Iron Rod Set with plastic cap imprinted "Holt Carson, Inc."
- Concrete Highway Monument Found
- △ Calculated Point
- Proposed 5' Concrete Sidewalk
- B.L. = Building Line
(Record Bearing and Distance)

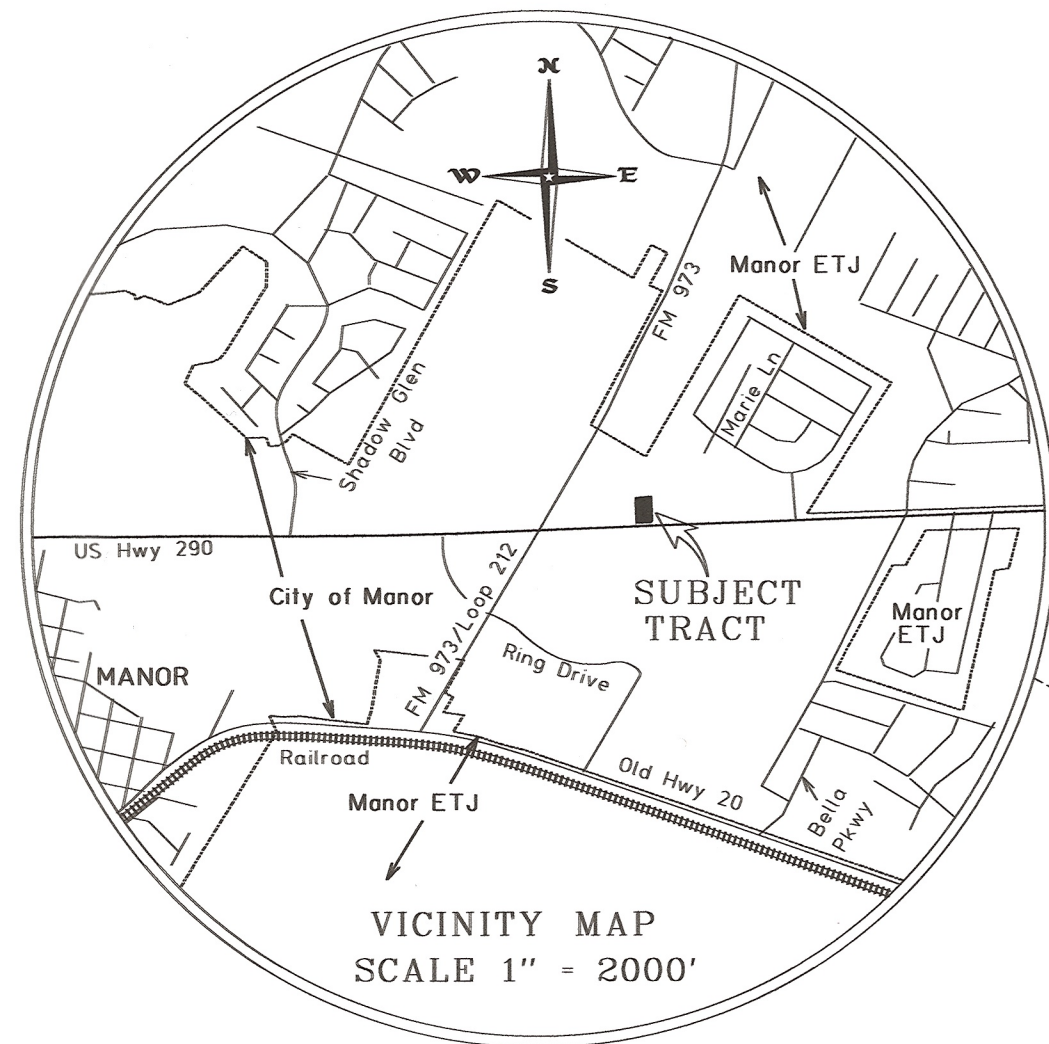
BEARING BASIS:
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) All distances shown hereon are surface values.

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

Site Benchmark (BM#1) Triangle cut on East side of concrete drainage apron on North side of U.S. Highway 290 approximately 600 feet East of F.M. 973:

North: 10,101,966.17'
East: 3,178,812.43'
NAVD 1988 Elevation: 518.73 ft.

GRAPHIC SCALE
0 100 200
SCALE: 1" = 100'



LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 1, Block C: Commercial (C-1) 1.031 Acres
Total Acreage: 1.031 Acres

OWNER/SUBDIVIDER: Timmermann Commercial Investments, LP
501 Vale Street
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC. F-3565
P.O. Box 536
Dripping Springs, Texas 78620

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

F.M. HIGHWAY 973 (200' R.O.W.)

Aerial Easement
Width 10' Length 928'
Bluebonnet Electric Cooperative, Inc.
Document No. 200419907

limits of
FEMA 100 Year Floodplain

TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

(33.34 Acres)
described by metes and bounds in
Volume 7335 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

North: 10,102,314.61'
East: 3,179,191.01'
N87°07'45"E
159.76'

North: 10,102,306.61'
East: 3,179,031.46'

North: 10,102,024.03'
East: 3,179,045.22'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,032.83'
East: 3,179,187.42'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

North: 10,102,027.44'
East: 3,179,076.78'

LOT 1
MANOR CROSSING
DOCUMENT NO. 202300254

FM 973
STA 45+155.972
30.480 M
100.00' RT
"Ash 5767"

FM 973
STA 45+206.845
61.564 M
201.98' RT

US HWY 290
STA 17+055.613
30.090 M
102.00' LT

U.S. HIGHWAY 290 (240' R.O.W.)

Terrell
Timmerman
(0.98 Acre)
Volume 7335
Page 448

STA 202+30.17

S87°12'05"W
269.29'

STA 205+00

STA 206+15.17

25' Utility Easement
City of Manor
Document No. 2022077011

569.33'
S83°50'17"W
601.08'
S83°50'17"W
601.08'

(BM#1)

STA 211+00
PLACE OF BEGINNING
North: 10,102,027.44'
East: 3,179,076.78'

LOT 1
BLOCK B
1.031 ACRES

MANOR COMMERCE BOULEVARD (Proposed 64' R.O.W.)

POMERANIAN DRIVE (Proposed 50' R.O.W.)

TRACT FIVE
(31.889 ACRES)
TIMMERMANN COMMERCIAL INVESTMENTS, LP
SPECIAL WARRANTY DEED
DOCUMENT NO. 2020230923

(33.34 Acres)
described by metes and bounds in
Volume 7335 Page 455
save and except
(1.461 Acres)
Agreed Judgment
Document No. 1999073674

GREENBURY BATES
SURVEY NO. 33
ABSTRACT NO. 315

angle corner of
Lot 1
Block A
Greenbury Phase One-A
Document No. 200300073

U.S. HIGHWAY 290 (240' R.O.W.)

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

email: hci@austin.rr.com
Texas Licensed Surveying Firm Registration No. 10050700

A 1130016 (Phase 10) PAGE 1 OF 2





1500 County Road 269
Leander, TX 78641

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

Date: Thursday, May 28, 2026

Nathan Mitchell

nathan@almengr.com

Permit Number 2026-P-1805-FP
Job Address: , , LA.

Dear Nathan Mitchell,

The first submittal of the Manor Commons NE Commercial Phase 10 Final Plat - Lot 1, Block B (*Final Plat*) submitted by and received on June 09, 2026, 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.

- i. Final plats shall be drawn on eighteen inch by twenty-four inch (18"x24") sheets. Submitted plat pdf shows dimensions as 17.84" x 24".
- ii. Include or point out date of the plat.
- iii. Under City of Manor acknowledgements, the Chairperson needs to be updated. Please change Felix Paiz to Jeffrey Stensland.
- iv. Call out property owner north of Pomeranian Drive.
- v. On page 2 in general notes, under 1., "and specifications" is repeated twice.

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

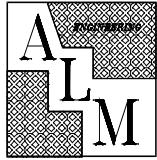
Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

5/28/2026 3:31:53 PM
Manor Commons NE Commercial Phase 10 Final Plat
- Lot 1, Block B
2026-P-1805-FP
Page 2
Pauline Gray, P.E.
Lead AES
GBA

Item 5.



ALM Engineering, Inc.^{F-3565}

June 8, 2026

**Comment Response #1
Manor NE Commercial Lot 1, Block B
#2026-P-1805-FP
City of Manor – GBA**

Thursday, May 28, 2026
Pauline Gray, P.E.
Lead AES
GBA

i. Final plats shall be drawn on eighteen inch by twenty-four inch (18"x24") sheets. Submitted plat pdf shows dimensions as 17.84" x 24".

RESPONSE: Page formatting has been fixed.

ii. Include or point out date of the plat.

RESPONSE: Date of plat now included.

iii. Under City of Manor acknowledgements, the Chairperson needs to be updated. Please change Felix Paiz to Jeffrey Stensland.

RESPONSE: This has been changed.

iv. Call out property owner north of Pomeranian Drive.

RESPONSE: Property owner called out.

v. On page 2 in general notes, under 1., "and specifications" is repeated twice.

RESPONSE: This error has been fixed.

If you have any questions, please contact me at (512) 745-6157.

Sincerely,

A handwritten signature in black ink that reads "Nathan Mitchell". The signature is written in a cursive, flowing style.

Nathan Mitchell, P.E.





1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, July 7, 2026

Nathan Mitchell

nathan@almengr.com

Permit Number 2026-P-1805-FP

Job Address: ,

Dear Nathan Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Nathan Mitchell and received by our office on June 09, 2026, 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: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Manor Heights Phase 7, Section A, being eighty (80) lots on 20.341 acres, more or less, and being generally located at the southwest corner of Liberty Bell Blvd., and Tuberville Ln., Manor, TX.

Applicant: Forestar (USA) Real Estate Group, Inc.

Owner: Forestar (USA) Real Estate Group, Inc.

BACKGROUND/SUMMARY:

Manor Heights Phases 7 was contemplated in the Development agreement to be added to the PUD from the project's inception. The PUD was updated by ordinance 790 on June 18th, 2025, to include the subject tract. Section 7, Phase A, has 80 lots, with the remaining 85 lots to be platted at a later date. This plat has been approved by city engineering and meets the requirements of the city's subdivision code.

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

- Approved Plat
- Engineer Comments and Responses
- Conformance Letter
- Aerial image

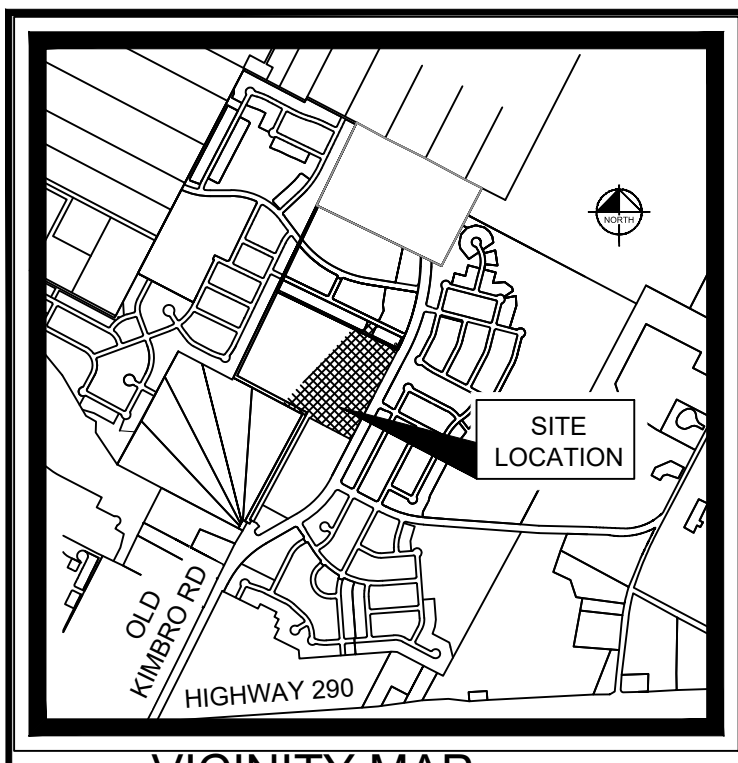
ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

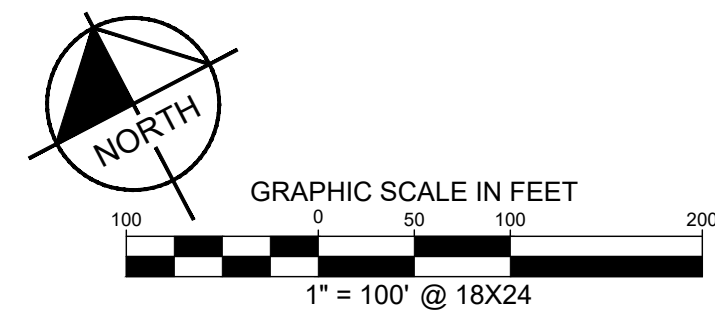
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for Manor Heights Phase 7, Section A, being eighty (80) lots on 20.341 acres, more or less, and being generally located at the southwest corner of Liberty Bell Blvd., and Tuberville Ln., Manor, TX.

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



VICINITY MAP

SCALE: 1" = 2,000'

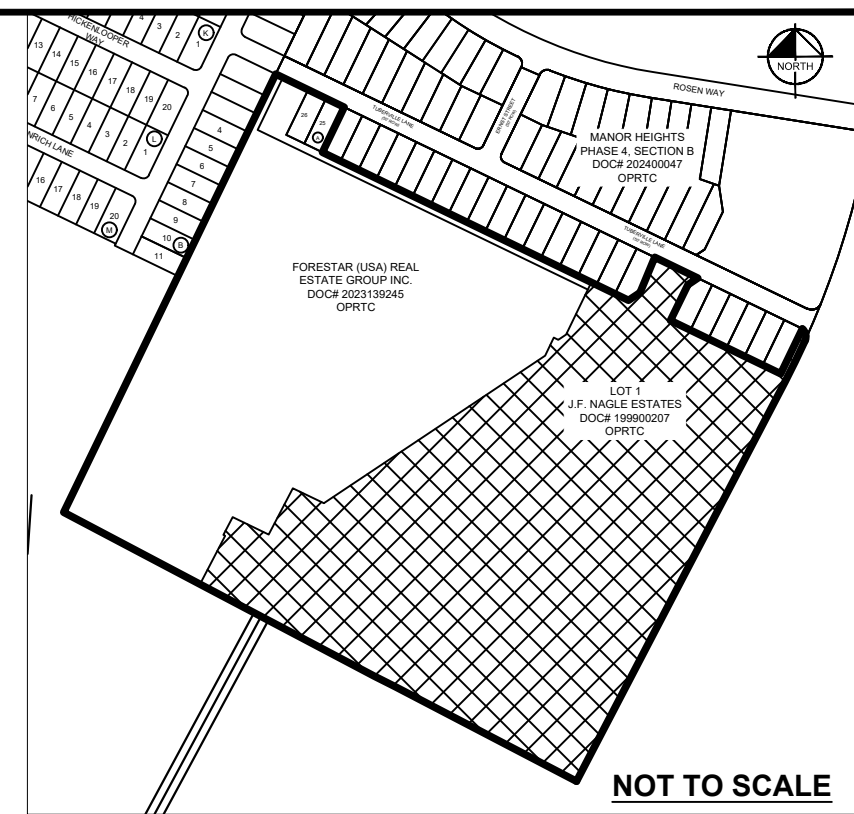
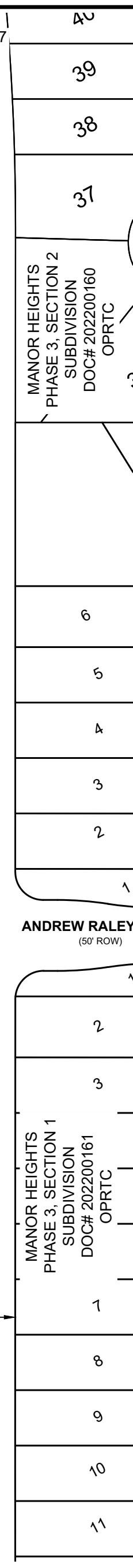
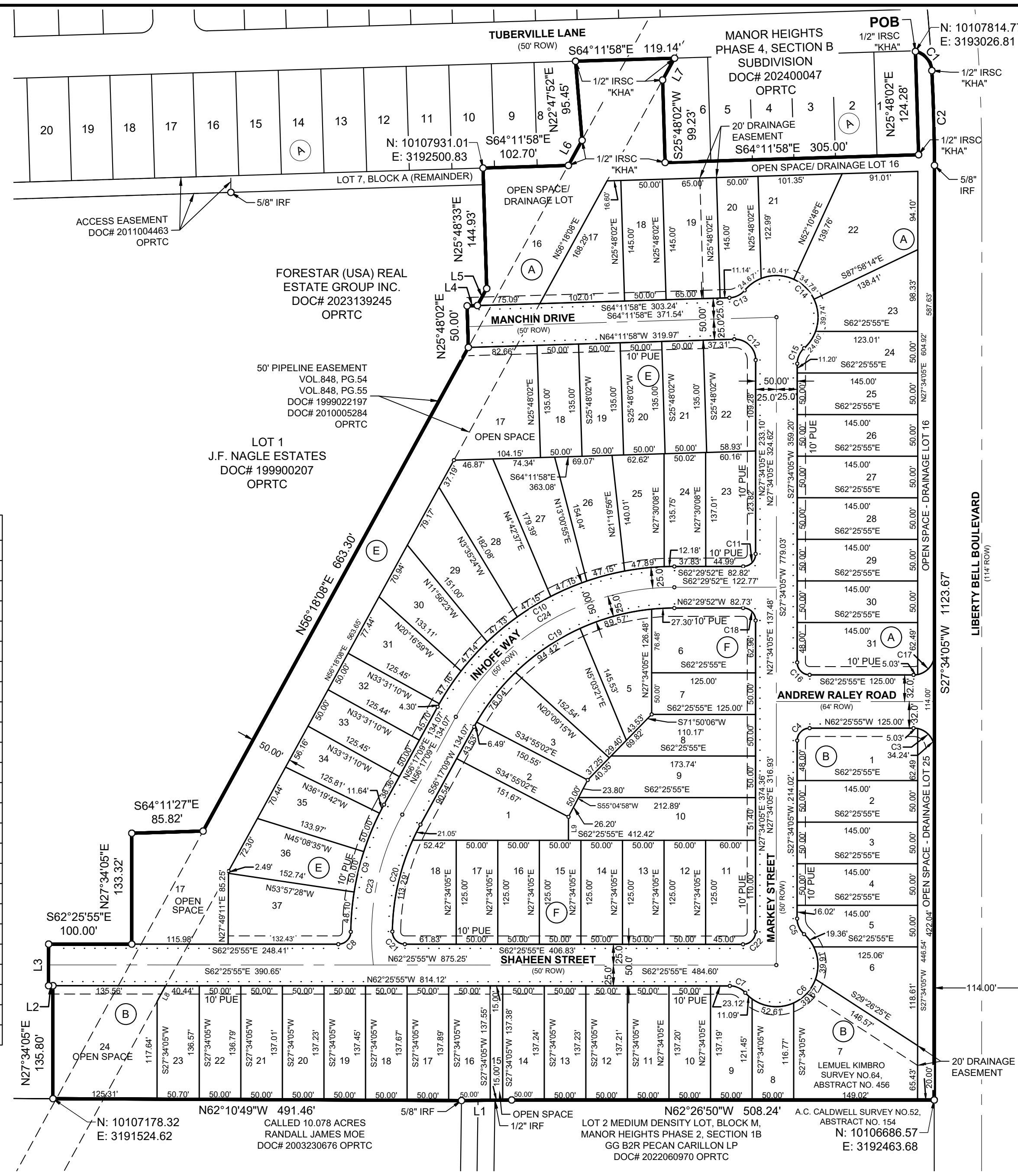


CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	74°48'02"	25.00'	32.64'	S12°58'08"E	30.37'
C2	3°02'55"	2143.05'	114.02'	S25°57'21"W	114.01'
C3	90°00'00"	25.00'	39.27'	N17°25'55"W	35.36'
C4	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C5	48°11'23"	25.00'	21.03'	S03°28'24"W	20.41'
C6	186°22'46"	50.00'	162.65'	S72°34'05"W	99.85'
C7	48°11'23"	25.00'	21.03'	N38°20'13"W	20.41'
C8	89°26'32"	15.00'	23.42'	N72°50'49"E	21.11'
C9	28°09'35"	325.00'	159.73'	N42°12'21"E	158.13'
C10	61°13'00"	325.00'	347.24'	N86°53'39"E	330.96'
C11	89°56'03"	15.00'	23.54'	N72°32'07"E	21.20'
C12	91°46'04"	25.00'	40.04'	N18°18'57"W	35.90'
C13	48°11'23"	25.00'	21.03'	S88°17'40"E	20.41'
C14	188°08'49"	50.00'	164.19'	S18°18'57"E	99.75'
C15	48°11'23"	25.00'	21.03'	S51°39'47"W	20.41'
C16	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C17	90°00'00"	25.00'	39.27'	N72°34'05"E	35.36'
C18	90°03'57"	15.00'	23.58'	N17°27'53"W	21.23'
C19	61°13'00"	275.00'	293.82'	S86°53'39"W	280.04'
C20	27°59'18"	275.00'	134.33'	S42°17'30"W	133.00'
C21	90°43'46"	15.00'	23.75'	S17°04'02"E	21.35'
C22	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C23	35°44'33"	300.00'	187.15'	N38°24'52"E	184.13'
C24	61°13'00"	300.00'	320.53'	N86°53'39"E	305.50'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N63°06'06"W	60.33'
L2	N62°25'55"W	5.22'
L3	N27°34'05"E	50.00'
L4	S64°11'58"E	12.39'
L5	N56°17'09"E	23.29'
L6	N56°17'09"E	34.44'
L7	S56°17'09"W	29.91'
L8	S56°18'07"W	21.34'
L9	S27°34'05"W	28.16'

GENERAL INFORMATION:
TOTAL ACREAGE.....20.341 ACRES
TOTAL LINEAR FEET OF ROW.....±2,981'
LINEAR FEET OF 50' ROW.....±2,791'
LINEAR FEET OF 64' ROW.....±190'
ACREAGE OF ROW.....3.539 ACRES
NUMBER OF SINGLE FAMILY LOTS.....75
ACREAGE OF SINGLE FAMILY LOTS.....13.590 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....5
ACREAGE OF NON-RESIDENTIAL LOTS.....3.212 ACRES
TOTAL NUMBER OF LOTS.....80

SEE PAGE 2 OF 3 FOR
LOT SUMMARY TABLE



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF LOT 1, J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS RECORDED UNDER DOCUMENT NO. 2023139245, AND A PORTION OF LOT 7, BLOCK A, OF MANOR HEIGHTS PHASE 4, SECTION B, PLAT OF RECORDED IN DOCUMENT NO. 202400047, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD SET IN CONCRETE W/ "KHA" CAP
- 1/2" IRON ROD W/ "KHA" CAP SET
- USED TO SHOW GEOMETRIC BREAKS
- IRON ROD FOUND
- 1/2" IRON ROD FOUND W/CAP
- PUE PUBLIC UTILITY EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ROW RIGHT OF WAY
- SIDEWALK
- ADJOINER LOT LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- SUBDIVISION LOT LINE
- EASEMENT
- BLOCK IDENTIFIERS

OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH STARKEY, P.E.

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

SURVEYOR'S NOTES:

- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MANOR HEIGHTS PHASE 7 SECTION A
20.341 ACRES

BEING A TRACT OF LAND SITUATED IN THE 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'	MRH	JGM	7/6/2026	069255714	1 OF 3

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK A	4.068	177,212	
BLOCK A LOT 16	1.232	53,675	OPEN SPACE DRAINAGE LOT
BLOCK A LOT 17	0.197	8,599	
BLOCK A LOT 18	0.166	7,250	
BLOCK A LOT 19	0.216	9,425	
BLOCK A LOT 20	0.158	6,871	
BLOCK A LOT 21	0.199	8,652	
BLOCK A LOT 22	0.341	14,865	
BLOCK A LOT 23	0.193	8,416	
BLOCK A LOT 24	0.158	6,872	
BLOCK A LOT 25	0.166	7,250	
BLOCK A LOT 26	0.166	7,250	
BLOCK A LOT 27	0.166	7,250	
BLOCK A LOT 28	0.166	7,250	
BLOCK A LOT 29	0.166	7,250	
BLOCK A LOT 30	0.166	7,250	
BLOCK A LOT 31	0.209	9,086	

A METES AND BOUNDS
DESCRIPTION OF A
20.341 ACRE TRACT OF LAND

BEING a 20.341 acre (886,071 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and containing portions Lot 1, Lot 2 and Lot 3 of J.F. Nagle Estates Subdivision, plat of which is recorded in Document No. 199900207; Lot 1 and Lot 3 also described in deed to Forestar (USA) Real Estate Group, INC., recorded in Document No. 2023139245; Lot 2 also described in deed to Forestar (USA) Real Estate Group, INC., recorded in Document No. 2019176020; also containing a portion of Lot 7, Block A, Manor Heights Phase 4, Section B, plat of which is recorded in Document No. 202400047, described in deed to Carillon Residential Community, INC., recorded in Document No. 2025061705; all in the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with cap stamped "KHA" set on the southerly boundary of Tuberville Lane (50 foot public right-of-way) at the northerly end of a right-of-way cutback curve at the intersection with the westerly boundary of Liberty Bell Boulevard (114 foot right-of-way), marking the northeast corner of said Lot 1, Block A of said Phase 4, Section B;

THENCE, in a southerly direction along said cutback curve, along a non-tangent curve to the right, having a radius of 25.00 feet, a chord South 12°58'08" East, 30.37 feet, a central angle of 74°48'02", and an arc length of 32.64 feet, to a ½ inch iron rod with cap stamped "KHA" set on said Liberty Bell Boulevard;

THENCE, along said Liberty Bell Boulevard the following two (2) calls:
1. in a southwesterly direction along a compound tangent curve to the right, having a radius of 2143.05 feet, a chord of South 25°57'21" West, 114.01 feet, a central angle of 03°02'55", and an arc length of 114.02 feet to a 5/8 inch iron rod found for corner;
2. South 27°34'05" West, 1123.67 feet to the east corner of Lot 2, Block M, Manor Heights Phase 2, Section 1B, plat of which is recorded in Document No. 2022060970, Official Public Records of Travis County;

THENCE, along the southerly boundary of said Lot 1, J.F. Nagle Estates, the following three (3) calls:
1. North 62°26'50" West, 508.24 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
2. North 63°06'06" West, 60.33 feet to a 5/8 inch iron rod found for corner;
3. North 62°10'49" West, 491.46 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the northerly boundary of that certain 10.078 acre tract described in instrument to Randall James Moe, recorded in Document No. 2003230676, Official Public Records of Travis County;

THENCE, crossing into said Lot 1, the following eleven (11) calls:
1. North 27°34'05" East, 135.80 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
2. North 62°25'55" West, 5.22 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
3. North 27°34'05" East, 50.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
4. South 62°25'55" East, 100.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
5. North 27°34'05" East, 133.32 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
6. South 64°11'27" East, 85.82 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
7. North 56°18'08" East, 663.30 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
8. North 25°48'02" East, 50.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
9. South 64°11'58" East, 12.39 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
10. North 56°17'09" East, 23.29 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
11. North 25°48'33" East, 144.93 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the southerly boundary of Lot 10, Block A, of aforesaid Manor Heights Phase 4, Section B;

THENCE, along the boundary of said Manor Heights Phase 4, Section B, the following eight (8) calls:
1. South 64°11'58" East, 102.70 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
2. North 56°17'09" East, 34.44 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
3. North 22°47'52" East, 95.45 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the southerly boundary of said Tuberville Lane;
4. South 64°11'58" East, 119.14 feet along said Tuberville Lane to a ½ inch iron rod with cap stamped "KHA" set for corner;
5. South 56°17'09" West, 29.91 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
6. South 25°48'02" West, 99.23 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
7. South 64°11'58" East, 305.00 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
8. North 25°48'02" East, 124.28 feet to the **POINT OF BEGINNING**, and containing 20.341 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 4/28/2026 at 8:20 AM, based on geometry in the drawing file K:\SNA_Survey\MANOR HEIGHTS DEVELOPMENT\069255714 Manor Hts Phase 8 (7A)\Dwg\Plats\Manor Hts 7A plat\069255714 Manor Hts Phase 7A.dwg, in the office of Kimely-Horn and Associates in San Antonio, Texas.

OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
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501 S. AUSTIN AVENUE, SUITE 400
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CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK B	4.438	193,331	
BLOCK B LOT 1	0.209	9,086	
BLOCK B LOT 2	0.166	7,250	
BLOCK B LOT 3	0.166	7,250	
BLOCK B LOT 4	0.166	7,250	
BLOCK B LOT 5	0.160	6,973	
BLOCK B LOT 6	0.221	9,615	
BLOCK B LOT 7	0.373	16,268	
BLOCK B LOT 8	0.131	5,726	
BLOCK B LOT 9	0.154	6,710	
BLOCK B LOT 10	0.157	6,860	
BLOCK B LOT 11	0.157	6,860	
BLOCK B LOT 12	0.158	6,861	
BLOCK B LOT 13	0.158	6,862	
BLOCK B LOT 14	0.158	6,863	
BLOCK B LOT 15	0.047	2,062	OPEN SPACE
BLOCK B LOT 16	0.158	6,890	
BLOCK B LOT 17	0.158	6,889	
BLOCK B LOT 18	0.158	6,878	
BLOCK B LOT 19	0.158	6,867	
BLOCK B LOT 20	0.157	6,856	
BLOCK B LOT 21	0.157	6,845	
BLOCK B LOT 22	0.157	6,834	
BLOCK B LOT 23	0.157	6,823	
BLOCK B LOT 24	0.394	17,147	OPEN SPACE
BLOCK B LOT 25	0.202	8,808	OPEN SPACE DRAINAGE LOT

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK E	5.007	218,089	
BLOCK E LOT 17	1.337	58,237	OPEN SPACE
BLOCK E LOT 18	0.155	6,750	
BLOCK E LOT 19	0.155	6,750	
BLOCK E LOT 20	0.155	6,750	
BLOCK E LOT 21	0.155	6,750	
BLOCK E LOT 22	0.186	8,092	
BLOCK E LOT 23	0.189	8,234	
BLOCK E LOT 24	0.156	6,814	
BLOCK E LOT 25	0.174	7,570	
BLOCK E LOT 26	0.193	8,422	
BLOCK E LOT 27	0.225	9,782	
BLOCK E LOT 28	0.265	11,549	
BLOCK E LOT 29	0.224	9,764	
BLOCK E LOT 30	0.186	8,082	
BLOCK E LOT 31	0.182	7,932	
BLOCK E LOT 32	0.144	6,272	
BLOCK E LOT 33	0.144	6,272	
BLOCK E LOT 34	0.153	6,661	
BLOCK E LOT 35	0.177	7,728	
BLOCK E LOT 36	0.200	8,718	
BLOCK E LOT 37	0.252	10,962	

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
BLOCK F	3.289	143,267	
BLOCK F LOT 1	0.256	11,138	
BLOCK F LOT 2	0.173	7,557	
BLOCK F LOT 3	0.197	8,582	
BLOCK F LOT 4	0.211	9,188	
BLOCK F LOT 5	0.197	8,573	
BLOCK F LOT 6	0.222	9,678	
BLOCK F LOT 7	0.143	6,250	
BLOCK F LOT 8	0.171	7,468	
BLOCK F LOT 9	0.225	9,804	
BLOCK F LOT 10	0.262	11,424	
BLOCK F LOT 11	0.171	7,452	
BLOCK F LOT 12	0.143	6,250	
BLOCK F LOT 13	0.143	6,250	
BLOCK F LOT 14	0.143	6,250	
BLOCK F LOT 15	0.143	6,250	
BLOCK F LOT 16	0.143	6,250	
BLOCK F LOT 17	0.143	6,250	
BLOCK F LOT 18	0.199	8,652	

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
OVERALL BOUNDARY	20.341	886,071	
ROW	3.539	154,172	

MANOR HEIGHTS PHASE 7 SECTION A
20.341 ACRES
BEING A TRACT OF LAND SITUATED IN THE 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

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale

NA

Drawn by

MRH

Checked by

JGM

Date

7/6/2026

Project No.

069255714

Sheet No.

2 OF 3

DWG NAME: K:\SNA_Survey\MANOR HEIGHTS DEVELOPMENT\069255714 Manor Hts Phase 8 (7A)\Dwg\Plats\Manor Hts 7A plat\069255714 Manor Hts Phase 7A.dwg PLOTTED BY: HOWARD, MICHAEL 7/6/2026 12:13 PM LAST SAVED: 6/30/2026 11:06 AM

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., BEING THE OWNER OF LOTS 1, 2, AND 3 OF J.F. NAGLE ESTATES SUBDIVISION, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 199900207, SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, SAID LOTS 1 AND 3 ALSO DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023139245, SAID LOT 2 ALSO DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019176020; ALSO CONTAINING A PORTION OF LOT 7, BLOCK A, MANOR HEIGHTS PHASE 4, SECTION 8, PLAT OF WHICH IS RECORDED IN DOCUMENT NO. 202400047, ALSO DESCRIBED IN DEED TO CARILLON RESIDENTIAL COMMUNITY, INC., RECORDED IN DOCUMENT NO. 2025061705, ALL IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

DO HEREBY SUBDIVIDE 20.341 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOW AS

MANOR HEIGHTS PHASE 7 SECTION A

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

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

BY: _____
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750

BY: _____
CARILLON RESIDENTIAL COMMUNITY, INC.
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: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, SARAH STARKEY, 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.

SARAH STARKEY, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 145662
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

DATE

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

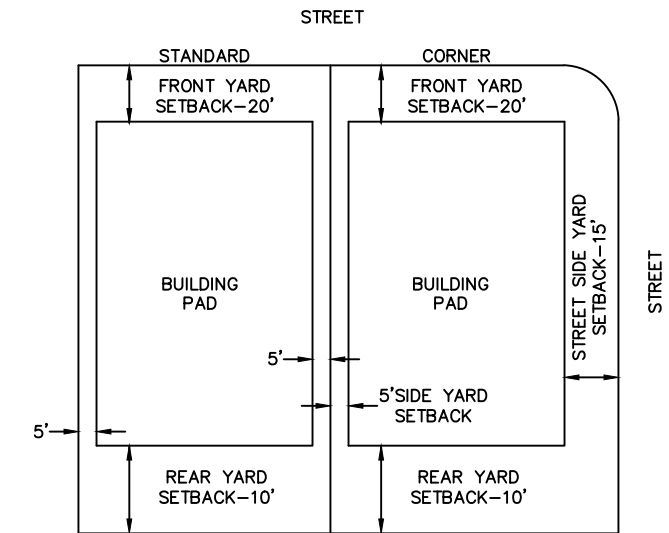
DATE

PRELIMINARY

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

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. BLOCK A, LOT 16 and 32; BLOCK B, LOTS 15, 24, and 25; 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. 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.



TYPICAL SETBACK DETAIL
NOT TO SCALE

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: _____ ATTEST: _____
JEFFREY STENSLAND, 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 _____, 20____, 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

SURVEYOR'S NOTES:

1. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
3. ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

MANOR HEIGHTS PHASE 7 SECTION A

20.341 ACRES

BEING A TRACT OF LAND SITUATED IN THE 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

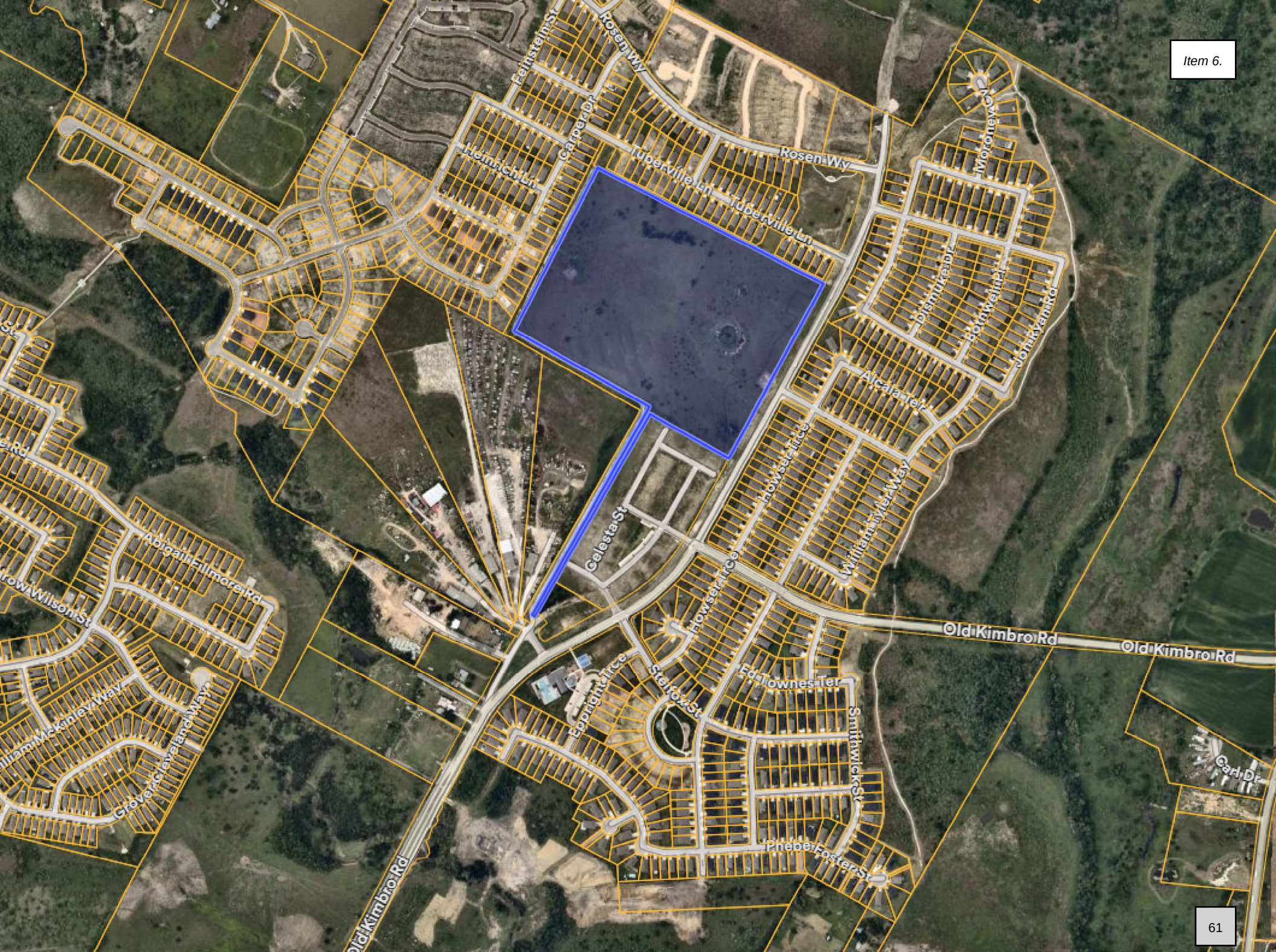
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	MRH	JGM	7/6/2026	069255714	3 OF 3

OWNER/DEVELOPER:
CARILLON RESIDENTIAL COMMUNITY, INC.
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: ELLIOT CONDOS

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771
CONTACT: SARAH STARKEY, P.E.

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





1500 County Road 269
Leander, TX 78641

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

Date: Thursday, July 2, 2026

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights Phase 7 Replat submitted by Forestar (USA) Real Estate Group, Inc. and received on July 16, 2026, 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. ~~General Information:~~
 - a. ~~Provide a revision block on the first page.~~
- ii. ~~Survey Control Information:~~
 - a. ~~Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- iii. ~~The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.~~
- iv. ~~Support Documents~~
 - a. ~~Completed application forms and the payment of all applicable fees.~~
 - b. ~~Final plats cannot be approved until construction plans are approved. Provide approval documentation.~~
- v. **Jeffyre Stensland is the current Chairperson; City of Manor Acknowledgements.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA



June 3, 2026

Pauline Gray, P.E.
GBA – City of Manor
105 E Eggleston St,
Manor, TX 78653

RE: Permit Number: 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor, TX 78653

Dear Pauline:

Please accept this **Comment Response Letter** in reply to your review, dated February 20, 2026, of the *Manor Heights Phase 7* replat. Original comments have been included below for reference. Kimley-Horn's responses are in **red**.

Please be advised that the Manor Heights Phase 7 area has been revised and split into two (2) phases, "Manor Heights Phase 7A" and "Manor Heights Phase 7B". The Manor Heights Phase 7A Replat will be submitted as a revision to the Manor Heights Phase 7 Replat Project #2026-P-1783-FP.

Engineer Review

1. General Information:

- a. Provide a revision block on the first page.

Response: A revision block has been provided on the first page.

2. Survey Control Information:

- a. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.

Response: X and Y coordinates for four (4) property corners have been provided using the state plane coordinate system.

3. The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.

Response: The zoning for this lot has been rezoned to PUD SF-1 with the Manor Heights Final PUD Amendment 2 #2024-P-1695-ZO. The approved PUD Amendment Exhibit with City Council signatures has been provided with this submittal.

4. Support Documents

- a. Completed application forms and the payment of all applicable fees.
- b. Final plats cannot be approved until construction plans are approved. Provide approval documentation.

Response: All application forms and payments have been paid on the MGO Portal. The associated construction plans are under review with the project #2025-P-1751-CO. Approval documentation will be provided once approved.

5. Felix Paiz is the current Chairperson; City of Manor Acknowledgements.

Response: The chairperson on the Final Plat has been revised to be Felix Paiz as requested.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com



July 15, 2026

Pauline Gray, P.E.
GBA – City of Manor
105 E Eggleston St,
Manor, TX 78653

RE: Permit Number: 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor, TX 78653

Dear Pauline:

Please accept this **Comment Response Letter** in reply to your review, dated July 2, 2026, of the *Manor Heights Phase 7 Section A* replat. Original comments have been included below for reference. Kimley-Horn's responses are in **red**.

Please be advised that the Manor Heights Phase 7 area has been revised and split into two (2) phases, "Manor Heights Phase 7A" and "Manor Heights Phase 7B". The Manor Heights Phase 7A Replat will be submitted as a revision to the Manor Heights Phase 7 Replat Project #2026-P-1783-FP.

Engineer Review

1. General Information:

~~a. Provide a revision block on the first page.~~

2. Survey Control Information:

~~a. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~

~~3. The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.~~

4. Support Documents

~~a. Completed application forms and the payment of all applicable fees.~~

~~b. Final plats cannot be approved until construction plans are approved. Provide approval documentation.~~



5. Jeffrey Stensland is the current Chairperson; City of Manor Acknowledgements.

Response: The chairperson on the Final Plat has been revised to be Jeffrey Stensland as requested.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Sarah Starkey".

Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, July 21, 2026

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

We have conducted a review of the final plat for the above-referenced project, submitted by Elliot Condos and received by our office on July 16, 2026, 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: August 12, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Subdivision Final Plat for Shadowglen Phase 2, Section 18A, being sixty-eight (68) lots on 17.964 acres, more or less, and being generally located South of Crowndale Dr., west of Sugar Bush Path, and north of Arbor Hill Cove, Manor, TX.

Applicant: Kimley- Horn and Associates, Inc

Owner: SG Land Holdings LLC

BACKGROUND/SUMMARY:

This plat was previously approved at the June 14, 2023, Planning and Zoning Commission meeting but was never sent for recording. Per our ordinance, it must be resubmitted to Planning and Zoning for approval. The plat in its current form meets our ordinance and has been re-approved by our engineer.

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

- Approved Plat
- Letter of intent
- Conformance Letter
- Aerial image

ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for Manor Heights Phase 7, Section A, being eighty (80) lots on 20.341 acres, more or less, and being generally located at the southwest corner of Liberty Bell Blvd., and Tuberville Ln., Manor, TX.

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



July 20, 2026

Michael Burrell,
P.O. Box 387
Manor, TX 78653

RE: 2019-P-1214-FP
Shadowglen Phase 2, Section 18A
Manor, TX 78653

Please accept this plat resubmittal for the above-mentioned project. The Shadowglen Phase 2 Sections 18A (Section 18A) project is located SW of Shadowglen Trace and Silent Falls Way in the ETJ of Manor, Texas, within Travis County.

The Final Plat for this development was previously approved by the City and the Planning & Zoning Commissioner's Court under permit no. 2019-P-1214-FP. The P&Z approval has since expired while the plat was awaiting recordation.

The County had concerns with adjacent floodplains and required that the construction improvements be completed to effectively raise the lots out of the floodplain before the plat could be recorded. The construction improvements are now complete, and the County is ready to proceed with plat recordation. The plat, official tax cert and check (for recordation fees) is currently in Michael Burrells possession. Michael, informed us that the plat must be resubmitted before the plat can go back through P&Z to get signed and recorded. Please accept this letter and associated submittal package for resubmittal for the plat. No changes have been made to the Plat since the previous approval.

We are available by email or phone to discuss any questions or concerns at allison.kennaugh@kimley-horn.com or 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Allison Kennaugh, P.E.
Project Manager
(512) 782-0614
allison.kennaugh@kimley-horn.com



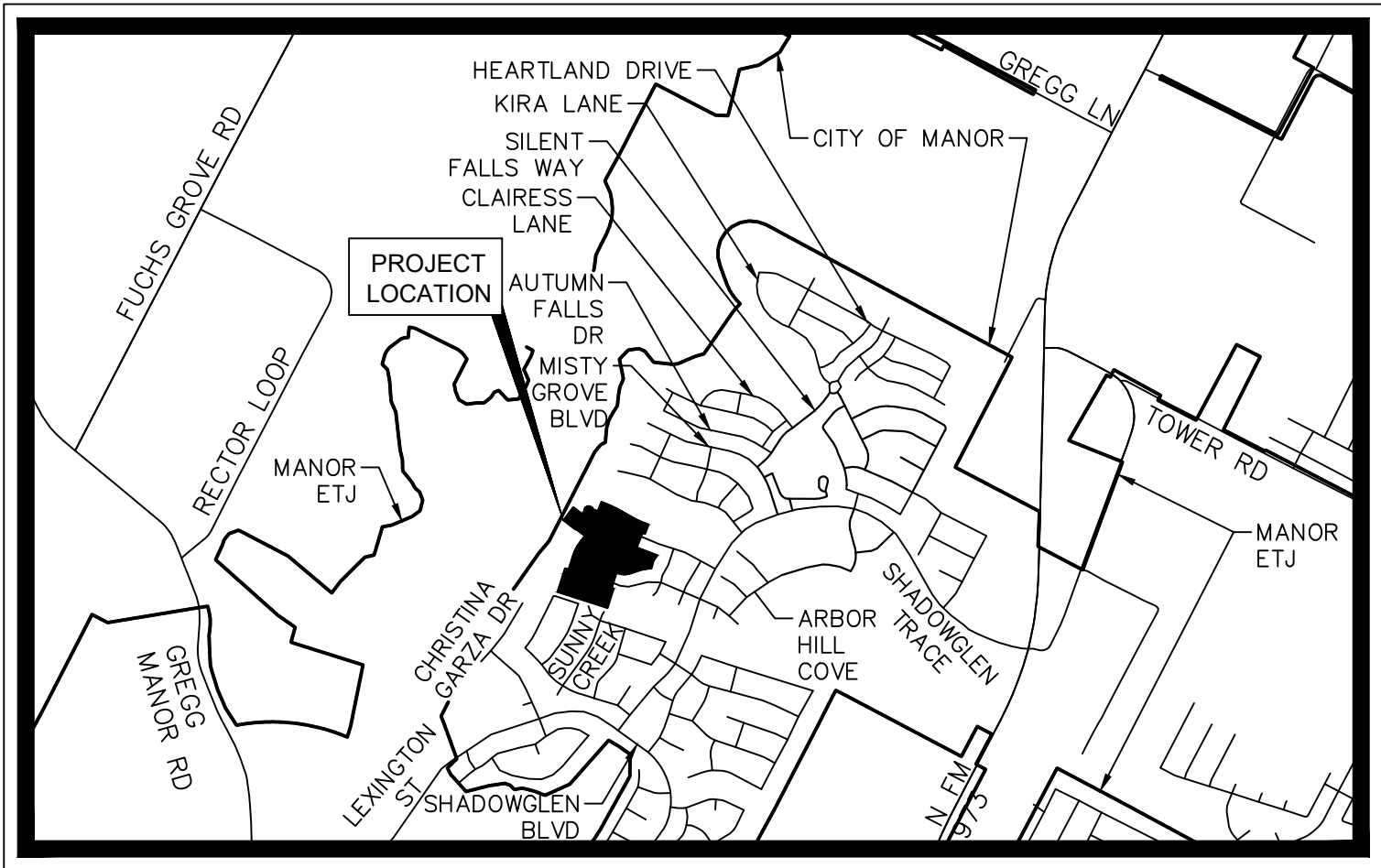
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT
IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY
LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER
THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT
THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR
PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A
RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION
PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF
THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



VICINITY MAP
SCALE: 1" = 2,000'

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY,
TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

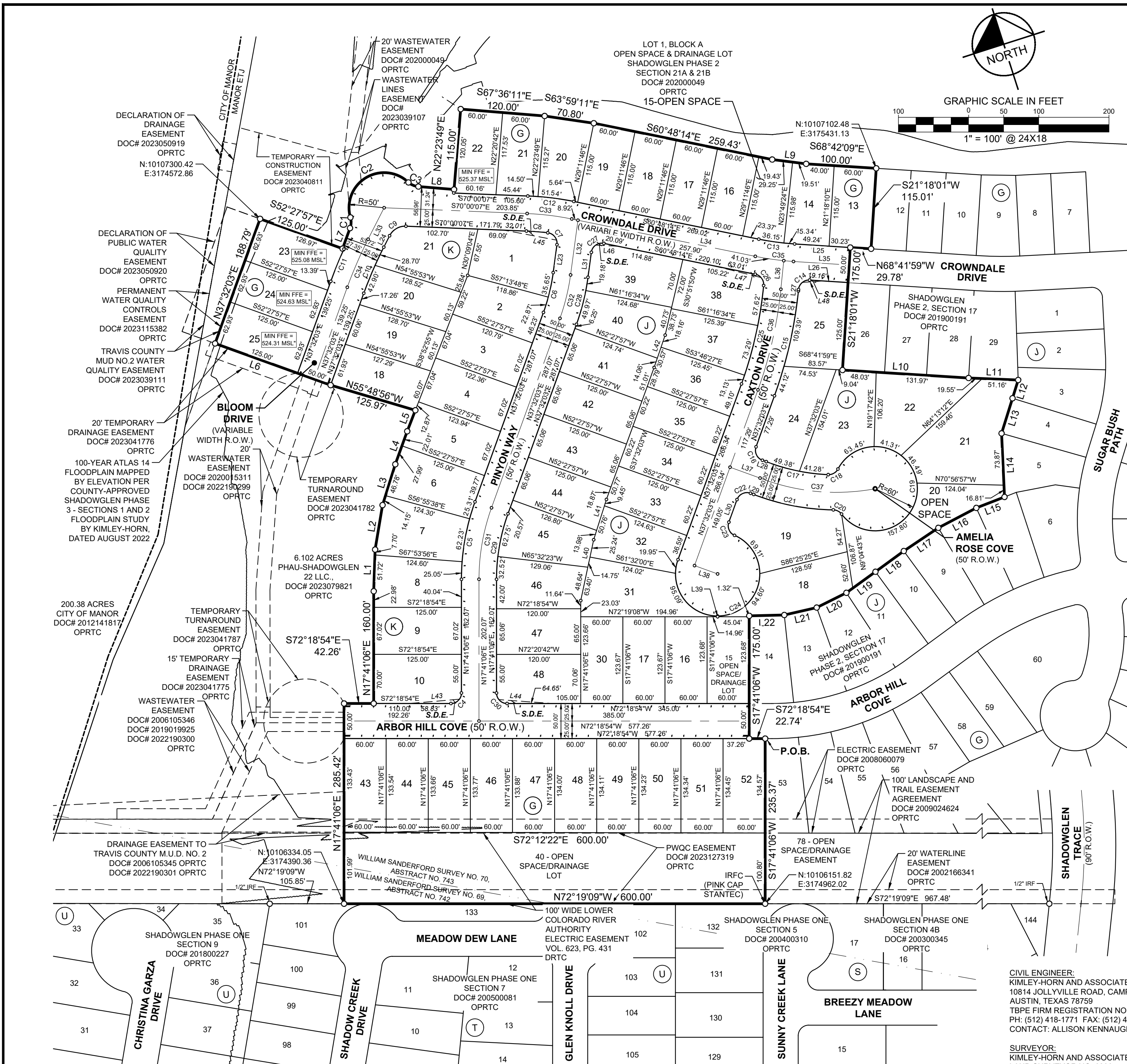
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALLISON KENNAUGH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

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" = 2000'	DJG	JGM	6/2/2026	069254501	1 OF 4



LINE TABLE		
NO.	BEARING	LENGTH
L1	N19°36'29"E	59.41'
L2	N27°10'35"E	64.29'
L3	N35°00'30"E	60.92'
L4	N37°32'03"E	50.00'
L5	N38°52'55"E	32.15'
L6	N52°27'57"W	175.00'
L7	N37°32'03"E	31.13'
L8	S67°36'11"E	50.99'
L9	S65°03'12"E	48.76'
L10	S68°41'59"E	180.00'
L11	S70°03'18"E	70.71'
L12	S34°52'53"W	27.30'
L13	S34°59'32"W	52.44'
L14	S15°02'03"W	90.68'
L15	S86°22'11"W	43.09'
L16	S80°00'01"W	61.11'
L17	S73°47'03"W	59.30'
L18	S71°29'14"W	50.00'
L19	S71°46'42"W	51.14'
L20	S81°12'02"W	47.31'
L21	N85°12'49"W	47.31'
L22	N73°36'54"W	50.01'
L23	N25°20'33"E	40.17'
L24	N44°40'08"E	18.27'
L25	S68°41'59"E	79.47'
L26	S68°41'59"E	54.85'
L27	N23°27'43"E	2.17'
L28	S52°27'57"E	5.79'
L29	N52°27'57"W	5.19'
L30	N37°32'03"E	34.22'
L31	N25°20'33"E	35.91'
L32	N25°20'33"E	78.69'
L33	N44°40'08"E	50.32'
L34	N60°48'14"W	266.82'
L35	N68°41'59"W	79.52'
L36	N23°27'43"E	40.98'
L37	S52°27'57"E	45.48'
L38	S52°27'57"E	35.00'
L39	N17°41'06"E	1.00'
L40	S29°38'22"W	39.99'
L41	S35°18'03"W	46.23'
L42	S36°28'40"W	34.68'
L43	S77°14'35"E	71.18'
L44	N68°10'53"W	76.46'
L45	N61°37'16"W	76.27'
L46	N69°32'02"W	31.43'
L47	S58°26'56"E	72.02'
L48	N76°25'35"W	29.60'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°42'47"	25.00'	15.58'	N19°40'39"E	15.33'
C2	148°31'28"	50.00'	129.61'	N76°05'00"E	96.25'
C3	37°56'56"	25.00'	16.56'	S48°37'44"E	16.26'
C4	90°00'00"	15.00'	23.56'	N62°41'06"E	21.21'
C5	19°50'57"	325.00'	112.59'	N27°36'34"E	112.03'
C6	12°11'30"	275.00'	58.52'	N31°26'18"E	58.41'
C7	90°40'16"	15.00'	23.74'	N19°59'35"W	21.34'
C8	4°40'24"	375.00'	30.59'	S67°39'55"E	30.58'
C9	65°19'45"	25.00'	28.51'	S77°20'01"W	26.99'
C10	7°08'06"	575.00'	71.60'	N41°06'05"E	71.56'
C11	4°32'48"	625.00'	49.60'	N39°48'27"E	49.58'
C12	8°54'10"	425.00'	66.04'	S65°33'20"E	65.97'
C13	7°38'51"	385.71'	51.48'	S64°37'52"E	51.44'
C14	87°50'18"	15.00'	23.00'	S67°22'52"W	20.81'
C15	14°04'20"	625.00'	153.50'	N30°29'53"E	153.12'
C16	90°00'00"	15.00'	23.56'	S07°27'57"E	21.21'
C17	18°53'20"	275.00'	90.66'	S60°28'50"E	90.25'
C18	64°31'27"	15.00'	16.89'	N77°48'46"E	16.01'
C19	295°07'42"	60.00'	309.06'	N13°06'53"E	64.36'
C20	52°14'50"	15.00'	13.68'	N45°26'41"W	13.21'
C21	20°25'03"	325.00'	115.81'	S61°21'34"E	115.20'
C22	90°00'00"	15.00'	23.56'	S82°32'03"W	21.21'
C23	86°10'39"	15.00'	22.56'	N05°33'17"W	20.49'
C24	266°10'39"	60.00'	278.74'	N84°26'43"E	87.64'
C25	14°21'09"	575.00'	144.04'	N30°21'28"E	143.66'
C26	83°59'07"	15.00'	21.99'	N18°48'40"W	20.07'
C27	93°51'14"	15.00'	24.57'	S72°16'10"W	21.91'
C28	12°11'30"	325.00'	69.15'	N31°26'18"E	69.02'
C29	19°50'57"	275.00'	95.27'	N27°36'34"E	94.79'
C30	90°00'00"	15.00'	23.56'	S27°18'54"E	21.21'
C31	19°50'57"	300.00'	103.93'	S27°36'34"W	103.41'
C32	12°11'30"	300.00'	63.84'	N31°26'18"E	63.71'
C33	9°11'51"	400.03'	64.22'	N65°24'10"W	64.15'
C34	7°08'06"	600.00'	74.72'	S41°06'05"W	74.67'
C35	7°39'19"	410.72'	54.88'	S64°38'05"E	54.83'
C36	14°04'20"	600.00'	147.36'	N30°29'53"E	146.99'
C37	31°52'18"	300.00'	166.88'	S67°01'58"E	164.74'

LEGEND	
○	USED TO SHOW GEOMETRIC BREAKS
PWQC	PERMANENT WATER QUALITY CONTROLS
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
NO.	NUMBER
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WATERWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK
.....	100-YEAR ATLAS 14 FLOODPLAIN MAPPED BY ELEVATION PER COUNTY-APPROVED SHADOWGLEN PHASE 3 - SECTIONS 1 AND 2 FLOODPLAIN STUDY BY KIMLEY-HORN, DATED AUGUST 2022
(F)	BLOCK IDENTIFIER

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES
BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY,
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	6/2/2026	069254501	2 OF 4

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STREET INFORMATION						
	CROWNDALE DRIVE	ARBOR HILL COVE	AMELIA ROSE COVE	CAXTON DRIVE	PINYON WAY	BLOOM DRIVE
SIDEWALK WIDTH	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES	4-ft BOTH SIDES
R.O.W. WIDTH	50-FT	50-FT	50-FT	50-FT	50-FT	50-FT
FOC-FOC WIDTH	30-FT	30-FT	30-FT	30-FT	30-FT	30-FT
LENGTH	669.28'	577.26'	212.36'	489.69'	735.59'	264.29'

GENERAL INFORMATION:
TOTAL ACREAGE.....17.964 ACRES
TOTAL LINEAR FEET OF 50' ROW.....2,948.47'
ACREAGE OF ROW.....3.713 ACRES
NUMBER OF SINGLE FAMILY LOTS.....64
ACREAGE OF SINGLE FAMILY LOTS.....12.269 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....4
ACREAGE OF NON-RESIDENTIAL LOTS.....1.982 ACRES
TOTAL NUMBER OF LOTS.....68

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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

A METES AND BOUNDS
DESCRIPTION OF A
17.964 ACRE TRACT OF LAND

BEING a 17.964 acre (782,495 square feet) tract of land situated in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the southwesterly right-of-way line of Arbor Hill Cove (50 feet wide) marking the north corner of Lot 53, Block G of Shadowglen Phase 2, Section 17, plat of which recorded in Document No. 201900191 of the Official Public Records of Travis County;

THENCE, South 17°41'06" West, 235.37 feet along the northwest line of said Shadowglen Phase 2, Section 17 to a 1/2-inch iron rod with a plastic cap stamped "KHA" marking the west corner of Lot 78, Block G of said Shadowglen Phase 2 Section 17, on the northerly line of Lot 132, Block U of Shadowglen Phase One, Section 5, plat of which recorded in Document No. 200400310 of the Official Public Records of Travis County, same being the southerly line of said Parcel 2; from which a 1/2-inch iron rod found on the northwesterly right-of-way line of Shadowglen Trace (90 feet wide) marking the south corner of said Lot 78 bears South 72°19'09", 967.48 feet;

THENCE, North 72°19'09" West, 600.00 feet along the southerly line of said Parcel 2 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner, said point being on the northerly line of Lot 101, Block U of Shadowglen Phase One Section 7, plat of which recorded in Document No. 200500081 of the Official Public Records of Travis County; from which a 1/2-inch iron rod found marking the northern-most corner of said Lot 101 bears North 72°19'09" West, 105.85 feet;

THENCE, departing the northerly line of said Lot 101 and crossing said Parcel 2, the following twenty-three (23) courses and distances:

1. North 17°41'06" East, 285.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. South 72°18'54" East, 42.26 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 17°41'06" East, 160.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. North 19°36'29" East, 59.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. North 27°10'35" East, 64.29 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. North 35°00'30" East, 60.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. North 37°32'03" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. North 38°52'55" East, 32.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 55°48'56" West, 125.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 52°27'57" West, 175.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. North 37°32'03" East, 188.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. South 52°27'57" East, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
13. North 37°32'03" East, 31.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 35°42'47", a radius of 25.00 feet, a chord bearing and distance of North 19°40'39" East, 15.33 feet, and a total arc length of 15.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
15. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 148°31'28", a radius of 50.00 feet, a chord bearing and distance of North 76°05'00" East, 96.25 feet, and a total arc length of 129.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of reverse curvature;
16. in a southeasterly direction, along a tangent reverse curve to the left, a central angle of 37°56'56", a radius of 25.00 feet, a chord bearing and distance of South 48°37'44" East, 16.26 feet, and a total arc length of 16.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
17. South 67°36'11" East, 50.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
18. North 22°23'49" East, 115.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
19. South 67°36'11" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. South 63°59'11" East, 70.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. South 60°48'14" East, 259.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 65°03'12" East, 48.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. South 68°42'09" East, 100.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the north corner of Lot 12, Block G of aforesaid Shadowglen Phase 2, Section 17;

THENCE, along the boundary of said Shadowglen Phase 2, Section 17 the following eighteen (18) courses and distances:

1. South 21°18'01" West, 115.00 feet to a point for corner;
2. North 68°41'59" West, 29.78 feet to a point for corner;
3. South 21°18'01" West, 175.00 feet to a point for corner;
4. South 68°41'59" East, 180.00 feet to a point for corner;
5. South 70°03'18" East, 70.71 feet to a point for corner;
6. South 34°52'53" West, 27.30 feet to a point for corner;
7. South 34°59'32" West, 52.44 feet to a point for corner;
8. South 15°02'03" West, 90.68 feet to a point for corner;
9. South 86°22'11" West, 43.09 feet to a point for corner;
10. South 80°00'01" West, 61.11 feet to a point for corner;
11. South 73°47'03" West, 59.30 feet to a point for corner;
12. South 71°29'14" West, 50.00 feet to a point for corner;
13. South 71°46'42" West, 51.14 feet to a point for corner;
14. South 81°12'02" West, 47.31 feet to a point for corner;
15. North 85°12'49" West, 47.31 feet to a point for corner;
16. North 73°36'54" West, 50.01 feet to a point for corner;
17. South 17°41'06" West, 175.00 feet to a point for corner;
18. South 72°18'54" East, 22.74 feet to the **POINT OF BEGINNING**, and containing 17.964 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 13	0.158	6,900
BLOCK G LOT 14	0.164	7,146
BLOCK G LOT 15 - OPEN SPACE	0.143	6,246
BLOCK G LOT 16	0.158	6,900
BLOCK G LOT 17	0.158	6,900
BLOCK G LOT 18	0.158	6,900
BLOCK G LOT 19	0.158	6,900
BLOCK G LOT 20	0.168	7,316
BLOCK G LOT 21	0.160	6,972
BLOCK G LOT 22	0.164	7,134
BLOCK G LOT 23	0.181	7,899
BLOCK G LOT 24	0.181	7,866
BLOCK G LOT 25	0.181	7,866
BLOCK G LOT 40 - OPEN SPACE/DRAINAGE LOT	1.397	60,838
BLOCK G LOT 43	0.184	8,009
BLOCK G LOT 44	0.184	8,016
BLOCK G LOT 45	0.184	8,023
BLOCK G LOT 46	0.184	8,030
BLOCK G LOT 47	0.184	8,036
BLOCK G LOT 48	0.185	8,043
BLOCK G LOT 49	0.185	8,050
BLOCK G LOT 50	0.185	8,057
BLOCK G LOT 51	0.185	8,064
BLOCK G LOT 52	0.185	8,071
BLOCK J LOT 15 - OPEN SPACE/DRAINAGE LOT	0.170	7,421
BLOCK J LOT 16	0.170	7,421
BLOCK J LOT 17	0.170	7,420
BLOCK J LOT 18	0.211	9,175
BLOCK J LOT 19	0.289	12,604
BLOCK J LOT 20 - OPEN SPACE	0.272	11,851
BLOCK J LOT 21	0.358	15,606
BLOCK J LOT 22	0.247	10,756
BLOCK J LOT 23	0.241	10,509
BLOCK J LOT 24	0.235	10,224
BLOCK J LOT 25	0.212	9,256

ADJACENT PROPERTY OWNERS		
LOT	OWNER	GEOGRAPHIC I.D.
BLOCK R LOT 15	Latoya D. James	0241650128
BLOCK S LOT 16	Andrew J. Smith	0241651017
BLOCK S LOT 17	Ray & Rose Ross	0241651018
BLOCK T LOT 8	Joseph & Kathleen Schroeder	0241620215
BLOCK T LOT 9	Aaron & Rebecca Travis	0241620216
BLOCK T LOT 10	Debora & Kerry Elliott	0241620217
BLOCK T LOT 11	Martin & Beatriz Banda	0241620218
BLOCK T LOT 12	Stephanie Greatwood	0241652001
BLOCK T LOT 13	Sara Aviles	0241652002
BLOCK T LOT 14	Vernon Cain	0241652003
BLOCK T LOT 15	Alex Montes-Vela	0241652004
BLOCK U LOT 34	SG Land Holdings LLC	0243620114
BLOCK U LOT 35	Perry Homes LLC	0243620113
BLOCK U LOT 36	SG Land Holdings LLC	0243620112
BLOCK U LOT 37	SG Land Holdings LLC	0243620111
BLOCK U LOT 97	Jason Lee Hanson	0241620109
BLOCK U LOT 98	Rodolfo & Kori Ann Hinojosa	0241620108
BLOCK U LOT 99	Joshua & Kaya Jackson	0241620107
BLOCK U LOT 100	Jonathan Law	0243620102
BLOCK U LOT 101	Neil Keller	0243620101
BLOCK U LOT 102	Samuel Garcia	0241651627
BLOCK U LOT 103	Michelle Elias	0241651626
BLOCK U LOT 104	Satheesh Iyer	0241651625
BLOCK U LOT 105	John & Edwina Maye	0241651624
BLOCK U LOT 106	Rose Onuoha	0241651623
BLOCK U LOT 128	Gary & Kathy Asato	0241651605
BLOCK U LOT 129	Ruby Kilpatrick	0241651604
BLOCK U LOT 130	Thomas & Leala Mann	0241651603
BLOCK U LOT 131	David & Emily Wylie	0241651602
BLOCK U LOT 132	KYSA Cane LLC	0241651601
BLOCK U LOT 133	SG Land Holdings LLC	0243650101
BLOCK G LOTS 7-12 & 53-61	M/I Homes of Austin LLC	
BLOCK J LOTS 1-14 & 26-29	M/I Homes of Austin LLC	

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK J LOT 30	0.170	7,420
BLOCK J LOT 31	0.241	10,491
BLOCK J LOT 32	0.188	8,182
BLOCK J LOT 33	0.173	7,526
BLOCK J LOT 34	0.173	7,527
BLOCK J LOT 35	0.173	7,527
BLOCK J LOT 36	0.175	7,608
BLOCK J LOT 37	0.187	8,162
BLOCK J LOT 38	0.200	8,732
BLOCK J LOT 39	0.205	8,935
BLOCK J LOT 40	0.188	8,199
BLOCK J LOT 41	0.187	8,131
BLOCK J LOT 42	0.187	8,133
BLOCK J LOT 43	0.187	8,133
BLOCK J LOT 44	0.188	8,174
BLOCK J LOT 45	0.203	8,824
BLOCK J LOT 46	0.191	8,330
BLOCK J LOT 47	0.179	7,804
BLOCK J LOT 48	0.192	8,355
BLOCK K LOT 1	0.214	9,335
BLOCK K LOT 2	0.177	7,696
BLOCK K LOT 3	0.187	8,148
BLOCK K LOT 4	0.189	8,254
BLOCK K LOT 5	0.192	8,354
BLOCK K LOT 6	0.200	8,710
BLOCK K LOT 7	0.212	9,219
BLOCK K LOT 8	0.200	8,710
BLOCK K LOT 9	0.192	8,378
BLOCK K LOT 10	0.200	8,702
BLOCK K LOT 18	0.177	7,709
BLOCK K LOT 19	0.176	7,680
BLOCK K LOT 20	0.178	7,742
BLOCK K LOT 21	0.218	9,501
BOUNDARY	17.964	782,495
RIGHT-OF-WAY	3.713	161,738

City of Manor Subdivision Variances:

1. An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
2. An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
3. The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
4. Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
5. All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
6. The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
7. Lots shall not be required to face a similar lot across the street.
8. Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
9. The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
10. The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- A. Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- B. Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- C. Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- D. Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- E. Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- F. The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- G. A development plan and report shall be submitted with the filing of each final plat.
- H. Revoked by Cotton Holding.
- I. A walkway/bicycle path system shall be submitted with the filing of each final plat.
- J. A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- K. Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
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TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	6/2/2026	069254501	3 OF 4

The State of Texas §
County of _____ §

Know all men by these presents:

Whereas, PHAU-Shadowglen 22 LLC, the owner of a 17.964 acre tract of land in the William Sanderford Survey No. 69, Abstract No. 742 and the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being all of that certain 17.964 acre tract conveyed to PHAU-Shadowglen 22 LLC, as recorded under Document No. 2023079821, Official Public Records of Travis County Texas, do hereby subdivide said tract, pursuant to 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, hereby subdivides said 17.964 acres of land of said in accordance with the attached map or plat to be known as Shadowglen Phase 2 Section 18A and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, 20____.

By: _____

Name: _____

Title: _____

Address: 9000 Gulf Freeway
Houston, Texas 77017

The State of Texas §
County of _____ §

This instrument was acknowledged before me on the ____ day of _____, 20____, by _____, as _____ of _____, on behalf of said corporation.

Notary Public
Notary Registration Number _____
My commission expires: _____
County of _____
The State of Texas

The State of Texas §
County of Travis §

I, Allison Kennaugh, 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 Wilbarger Creek Watershed.

No portion of this tract is located within the 100-year and 500-year flood plain per CLOMR Case No. 19-06-0028R approved 04/18/2019 or within the flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Allison Kennaugh, P.E.
Licensed Professional Engineer No. 114356
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759

Date

The 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
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-541-9166

Date



Water and Wastewater:

The tract of land shown hereon is within the boundaries of Travis County Municipal Utility District (M.U.D.) No. 2 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date M.U.D. Engineer

The State of Texas §
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

General Notes:

1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.
2. All lots will be monumented prior to lot sales and after road construction with a 1/2-inch iron rod with a plastic cap stamped "KHA" unless otherwise noted.
3. Public sidewalks built to City of Manor and Travis County 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 and Travis County standards unless otherwise specified and approve by the City of Manor and Travis County.
5. No lot in this subdivision shall be occupied until connection is made to the Travis County Municipal Utility District No. 2 Water and Wastewater System.
6. All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
7. 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.
8. All streets in the subdivision shall be constructed to City of Manor Urban Street Standards and Travis County Standards. All streets will be constructed with curb and gutter.
9. 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.
10. The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety 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.
11. No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lots except as approved by Travis County and the City of Manor.
12. A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
13. Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
14. A Travis County Development Permit is required prior to site development of any lots in the subdivision.
15. Lot Setback Requirements: (SEE SETBACK DETAIL)
Front Yard - 25' for regular lots, 20' for irregular lots
Side Yard - 5'
Street Side Yard - 15'
Rear Yard - 10'
16. All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designated as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document Number 2003066593 of the Official Public Records of Travis County, Texas. These lots will be "Owned and Maintained" by the Homeowners' Association.
17. Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Travis County Municipal Utility District No. 2 and Travis County, for inspection or maintenance of said easement.
18. All drainage easements on private property shall be maintained by the owner or his/her assigns.
19. Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
20. Parkland for 64 residential units has been satisfied with this plat.
21. Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
22. An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
23. Drainage plans shall be submitted to the City of Manor and Travis County for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
24. Minimum finished floor elevation for all affected structures shall be two (2) foot above the elevation of the Wilbarger Creek 100-year existing floodplain study as shown hereon: Lot 22, Block G, 525.37' M.S.L., and Lot 23, Block G, 525.08' M.S.L., Lot 24, Block G, 524.63' M.S.L., Lot 25, Block G, 524.31' M.S.L. (Minimum Finished Floor Elevation shall be shown inside a box on each affected lot on the face of the plat with the designation of 'M.S.L.' mean sea level).
25. This Plat is subject to Travis County 2016 Water Quality Rules.
26. No cut or fill on any lot may exceed eight feet, excluding driveways, a building structure's footprint, or a parking area footprint, in accordance with the Travis County Code.
27. As depicted on the plat, the setback area identified for each waterway is a protective easement that must remain undeveloped and activities must be limited within the easement. The protective easement must remain free of construction, development, and other alterations except when specifically approved in a Travis County development permit.
28. The owner is responsible for maintaining and operating all permanent water quality controls in compliance with all applicable standards and requirements of the Travis County Code.
29. An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
30. As depicted on the plat, all water quality easement areas are subject to periodic inspection and monitoring by Travis County for the purpose of ensuring water quality compliance, as applicable, according to Sec. 16.014 of the Texas Water Code

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED:

ATTEST:

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 _____, 20 ____.

APPROVED:

ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR

LLUVIA T. ALMARAZ, CITY SECRETARY

The State of Texas §
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., DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'Clock __.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DYANA LIMON - MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

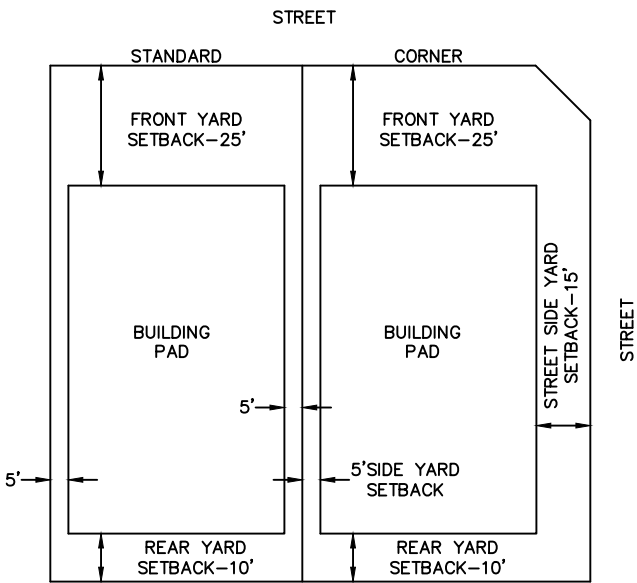
The State of Texas §
County of Travis §

I, DYANA LIMON - MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: JOHN G. MOSIER, R.P.L.S.

OWNER/DEVELOPER:
PHAU-SHADOWGLEN 22, LLC
9000 GULF FREEWAY
HOUSTON, TEXAS 77017
PH: (713) 948-7841
CONTACT: NICK MCINTYRE

SHADOWGLEN PHASE 2 SECTION 18A

17.964 ACRES

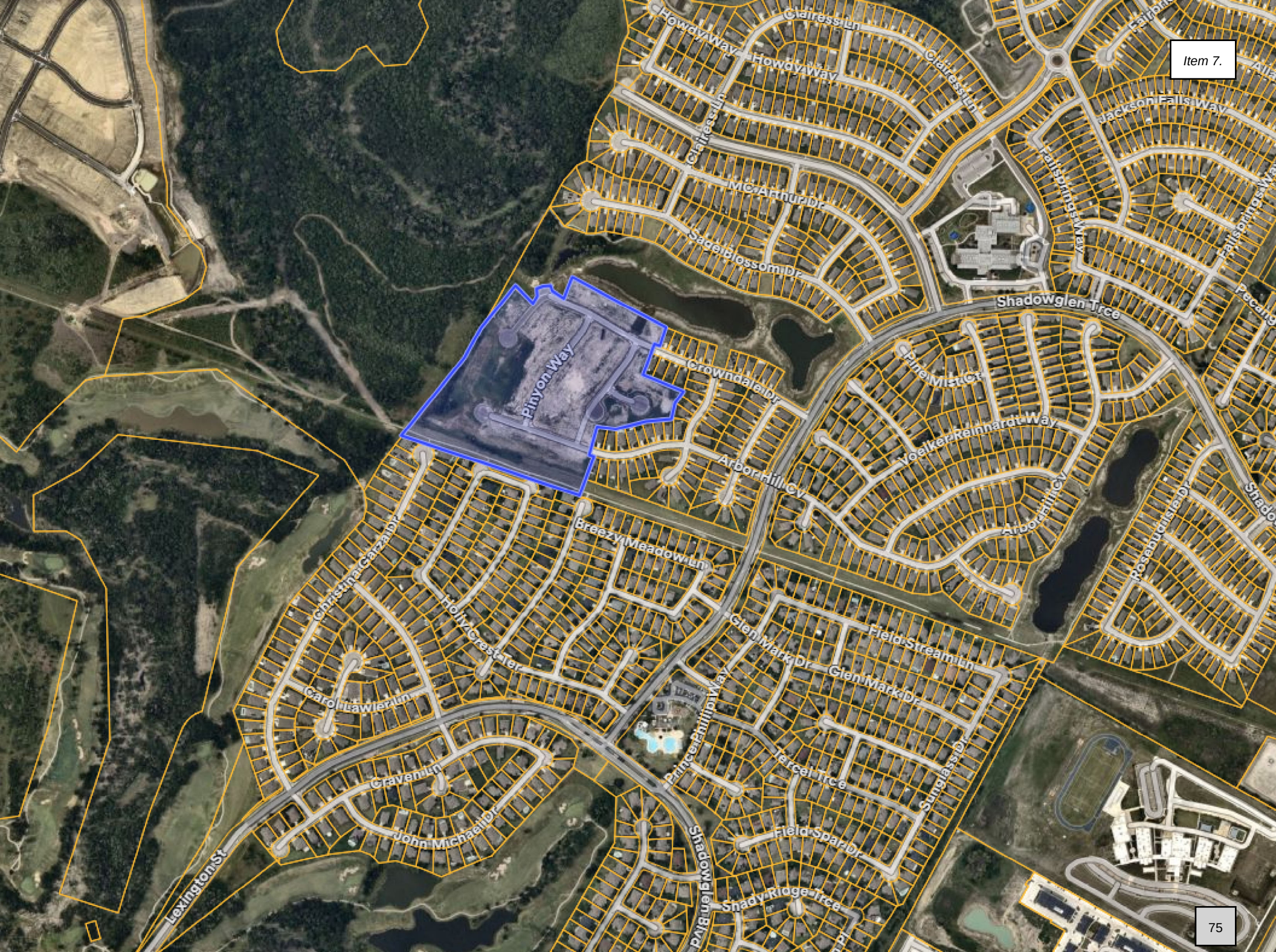
BEING ALL OF THAT CERTAIN TRACT OF LAND SITUATED IN THE
WILLIAM SANDERFORD SURVEY NO. 69, ABSTRACT NO. 742
WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743,
RECORDED IN DOCUMENT NO. 2023079821,
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY,
TRAVIS COUNTY, TEXAS

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.
N/A	DJG	JGM	6/2/2026	069254502	4 OF 4



Item 7.



City of Manor, TX
512-272-5555

105 E. Eggleston St
Manor, TX, 78653

People. Principles.
Purpose. Partnerships.

Application Fields

Project Name: Shadowglen 18A

Contacts

Type	Name	Company	Title	Email	Phone	Fax	Address
Applicant	Allison Kennaugh	Kimley-Horn	-	zach.randall@kimley-horn.com	(512) 720-5474	-	10814 Jollyville Road Campus IV Suite 200 Austin TX 78759
Property Owner (if different)	Nick Randall	SG Land Holdings LLC	-	rallison@argentmanagementllc.com	(949) 241-8414	-	9000 Gulf Freeway Houston TX 77017

Planning & Zoning Applications: Subdivision Final Plat

Number: #SFP-26-0002

Parcel: 804541

Valid From: 7-23-2026

Dear Applicant,

We have conducted a review of the preliminary plat for the above-referenced project 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.

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,
Pauline Gray, P.E.
Lead AES
GBA
