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

Planning & Zoning Commission Regular Meeting

Wednesday, October 08, 2025 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

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 the public hearing on an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.**
   Applicant: Carlson, Brigance & Doering, Inc.
   Owner: KB Home Lonestar, Inc.

2. **Conduct the public hearing on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.**
   Applicant: Carlson, Brigance & Doering, Inc.
   Owner: KB Home Lonestar, Inc.

3. **Conduct a public hearing on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.**
   Applicant: Advantage Construction, LLC
   Owner: Advantage Construction, LLC

4. **Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.**
   Applicant: KTCivil
   Owner: Meritage Homes of Texas, LLC

CONSENT AGENDA

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

5. **Consideration, discussion, and possible action to approve the minutes for September 10, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

6. **Consideration, discussion, and possible action on the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.**
   Applicant: Carlson, Brigance & Doering, Inc.
   Owner: KB Home Lonestar, Inc.

7. **Consideration, discussion, and possible action on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.**
   Applicant: Carlson, Brigance & Doering, Inc.
   Owner: KB Home Lonestar, Inc.

8. **Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX**.
Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC

9. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.**
Applicant: KTCivil
Owner: Meritage Homes of Texas, LLC

10. **Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.**
Applicant: Cristian Garcia
Owner: Maqil Inc

11. **Consideration, discussion, and possible action on a setback waiver for 306 W Eggleston St., Manor, TX.**
Applicant: German Chaverria
Owner: German Chaverria

12. **Consideration, discussion, and possible action on a Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.**
Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP

13. **Consideration, discussion, and possible action on a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, two (2) lots on 3.277 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.**
Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP

14. **Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.**
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.

15. **Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX.**
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.

16. **Consideration, discussion, and possible action to remove a Heritage Tree in the Manor Downs Industrial project, being a 29" Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.**
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP

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: Thursday, October 2, 2025, by 5:00 PM and remained so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail citysecretary@manortx.gov

AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct the public hearing on an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lonestar, Inc.

BACKGROUND/SUMMARY:

This concept plan amendment followed substantial changes made to the preliminary plat. Phase lines were altered and needed to be updated on both documents.

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

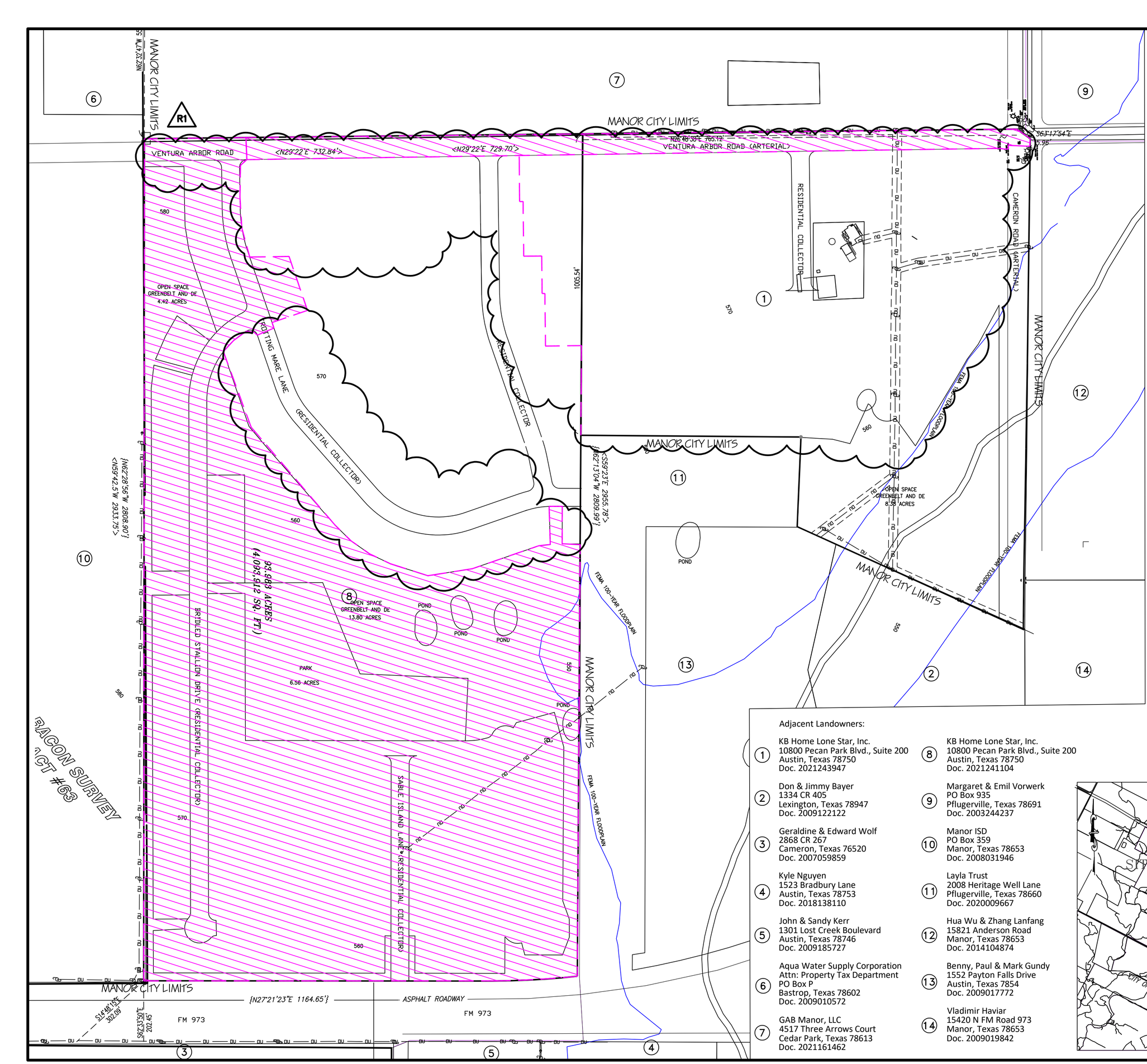
- Approved Concept Plan
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	Concurrent review by DA
Actions	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**



SCALE: 1"=200'

0 10 200 400

SCALE: 1" = 200'

Date: August 1, 2025

Acreage: 136.92 Ac.

Residential Lot Acreage:72.37
Open Space Acreage: 26.59
Park Acreage: 6.56
Landscape/Drainage Acreage: 2.89
Street Acreage: 28.51

Survey: Sumner Bacon Survey, A-63

Number of Residential Units: 380
Number of LUEs: 380

Owner/Developer:
KB Home Lone Star, Inc.
10800 Pecan Park Boulevard, Suite 200
Austin, Texas 78750

Engineer/Surveyor:
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Dr.
Austin, Texas 78749
Phone #: (512) 280-5160
Fax #: (512) 280-5165

NOTES:

1. This site is subject to the Holley/Smith Development Agreement as passed at the October 27, 2021 Manor City Council meeting, as amended.

2. Proposed Phasing: 3 Phases
Phase 1 - 2024 (Existing)
Phase 2 - 2025
Phase 3 - 2026

3. All Arterial and Residential Collector roadways shown are Proposed, unless part of existing Phase 1.

Adjacent Landowners:

1. KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021243947

2. Don & Jimmy Bayer
1334 CR 405
Lexington, Texas 78947
Doc. 2009122122

3. Geraldine & Edward Wolf
2868 CR 267
Cameron, Texas 76520
Doc. 2007059859

4. Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753
Doc. 2018138110

5. John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746
Doc. 2009185727

6. Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602
Doc. 2009010572

7. GAB Manor, LLC
4517 Three Arrows Court
Cedar Park, Texas 78613
Doc. 2021161462

8. KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021241104

9. Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691
Doc. 2003244237

10. Manor ISD
PO Box 359
Manor, Texas 78653
Doc. 2008031946

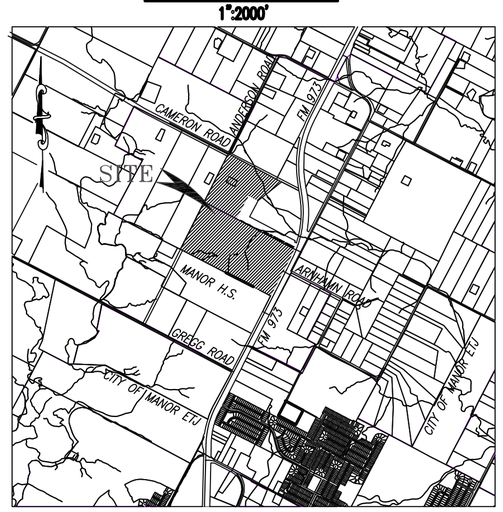
11. Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660
Doc. 2020009667

12. Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653
Doc. 2014104874

13. Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 7854
Doc. 2009017772

14. Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653
Doc. 2009019842

VICINITY MAP
1"=2000'



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

CBD

CONCEPT PLAN REVISION 1 (1" = 200')

DATE AUG 2025
DRAFTED BY: GG
DESIGNED BY: CRB
SHEET

HOLLEY SMITH MANOR TRACT
PRELIMINARY CONCEPT

JOB NAME
PROJECT
JOB NUMBER 5411

SHEET 1 OF 6

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 16, 2025

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2025-P-1759-CP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the concept plan for the above-referenced project, submitted by Geoff Guerrero and received by our office on August 21, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for an Amended Subdivision Concept Plan

Project Name: Holley Smith (Mustang Valley) Amended Subdivision Concept Plan
Case Number: 2025-P-1759-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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 an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley). Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 15, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

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

KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750

Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602

Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660

Don & Jimmy Bayer
1334 County Road 405
Lexington, Texas 78947

Kenneth & Joyce Sprinkles
15777 Anderson Road
Manor, Texas 78653

Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653

Geraldine & Edward Wolf
2868 County Road 267
Cameron, Texas 76520

Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653

Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 78754

Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753

Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691

John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746

Manor Independent School District
PO Box 359
Manor, Texas 78653

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct the public hearing on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lonestar, Inc.

BACKGROUND/SUMMARY:

This Preliminary Plat amendment creates substantial changes to the overall layout of the project. An additional roadway was added to the plat resulting in increased connectivity for the subdivision, the number of lots increasing from 373 to 399, and a shift in the shared phase line for phases 2 and 3.

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

- Approved Preliminary Plat
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	Concurrent review by DA
Actions	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**

EXISTING HOLLEY–SMITH PHASE 4

EXISTING HOLLEY–SMITH PHASE 1

HOLLEY–SMITH PHASE 2

HOLLEY–SMITH PHASE 3

EXISTING HOLLEY–SMITH PHASE 1

VENTURA ARBOR LANE (64' ROW)

WITHERS BASIN DRIVE (50' ROW)

TROTTING MARE LANE (60' ROW)

STIPPLE DALE DRIVE (50' ROW)

FORLOCK COVE (50' ROW)

GLORY GROTTO DRIVE (50' ROW)

ROLLING SHIRE PATH (50' ROW)

CAMERON ROAD (100' ROW)

BRIDLED STALLION DRIVE (60' ROW)

SUMMER BACO SURVEY ABSTRACT #63

CITY OF MANOR – CITY LIMITS

MATCH LINE – SEE NEXT SHEET

DETENTION POND B

DETENTION POND C

P.I.D.# 896833
LAYLA TRUST
2008 HERITAGE WELL LANE
PFLUGERVILLE, TEXAS 78660
12.33 ACRES
DOC NO. 2020009667

P.I.D.# 784659
BENNY, PAUL & MARK GRUNDY
1532 PAYTON FALLS DRIVE
AUSTIN, TEXAS 78754
19.00 ACRES
DOC NO. 2009017772

OPEN SPACE/GREENBELT & D.E. 4.16 ACRES

OPEN SPACE/GREENBELT & D.E. 13.31 ACRES

OPEN SPACE/GREENBELT & D.E. 9.046 ACRES

P.U.E., L.S.E. & S.W.E. 0.12 ACRES

H.O.A. & L.S. LOT 0.360 AC

H.O.A. & L.S. LOT 0.443 AC

H.O.A. & L.S. LOT 0.287 AC

0.44 ACRES

0.67 ACRES

N28°45'24"E 1462.12'

N28°47'53"E 1446.99'

N62°25'38"E 1,202.38'

S61°02'16"E 742.87'

S61°40'48"E 285.29'

S61°37'58"E 439.53'

S82°05'57"E 162.99'

S61°49'49"W 828.24'

S27°51'07"W 734.09'

N60°12'14"E 289.26'

N26°44'51"E 860.96'

N26°44'51"E 1549.70'

N26°22'26"E 835.40'

N16°32'47"W 2806.00'

S83°17'54"E 5.58'

S82°27'11"E 105.24'

N26°27'11"W 60.71'

N63°22'49"W 50.00'

S63°22'49"E 50.00'

S26°54'09"W 166.00'

R=500'

R=50'

R=300'

R=25'

R=15'

C=95'

C=56'

C=41'

C=66'

C=45'

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C=129'

C=130'

C=131'

C=132'

C=133'

C=134'

C=135'

MATCH LINE SEE PREVIOUS SHEET

MATCH LINE – SEE PREVIOUS SHEET

93.983 ACRES (4,093,912 SQ. FT.)

EXISTING HOLLEY–SMITH PHASE 1

COMMUNITY PARK 6.56 ACRES

OPEN SPACE/GREENBELT & D.E. 4.48 ACRES

OPEN SPACE/GREENBELT & D.E. 13.31 ACRES

HOLLEY–SMITH PHASE 1 DOC. NO. 202300219 O.P.R.T.C.TX.

DETENTION POND B

EXISTING DETENTION POND A

TRACT #63

KIGER MUSTANG DRIVE (50' ROW) N27°28'52"E 888.27'

ONAGER PASS (50' ROW) N27°28'52"E 1063.57'

GARRANO WAY (50' ROW) S27°28'52"W 1060.54'

ARNHAMN LANE

CITY OF MANOR – CITY LIMITS S27°25'41"W 1164.39'

FARM TO MARKET 973 (120' R.O.W.) ASPHALT ROADWAY

S62°13'07"E 1603.82'

S62°05'57"E 162.99'

S51°49'40"W 828.24'

N19°33'38"E 175.95'

100-YR FLOODPLAIN

CREEK CENTERLINE

P.I.D.# 784659 BENNY, PAUL & MARK GRUNDY 15522 PAYTON FALLS DRIVE AUSTIN, TEXAS 78754 19.00 ACRES DOC NO. 2009017772

P.I.D.# 786420 JOHN BAYER & JIMMY BAYER 1334 COUNTY ROAD 405 LEXINGTON, TEXAS 78947 14.05 ACRES DOC. NO. 2009122122

P.I.D.# 259152 GERALDINE & EDWARD WOLF 2868 COUNTY ROAD 267 CAMERON, TEXAS 76520 50.36 ACRES

P.I.D.# 259159 JOHN & SANDY KERR 1301 LOST CREEK AUSTIN, TEXAS 78746 5.80 ACRES

P.I.D.# 259163 KYLE NGUYEN 1523 BRADBURY LANE AUSTIN, TEXAS 78753 14.70 ACRES

0 50 100 200

SCALE: 1" = 100'

LEGEND

□	CONCRETE MONUMENT SET	17	LOT NUMBER
◉	IRON PIPE FOUND	(A)	BLOCK NUMBER
●	IRON ROD FOUND	— — —	BUILDING SETBACK LINE
○	IRON ROD SET	– – – –	EASEMENT LINE
WL ESMT.	WATER LINE EASEMENT	· · · · ·	SIDEWALK LOCATION
WW ESMT.	WASTEWATER EASEMENT		
P.U.E.	PUBLIC UTILITY EASEMENT	①	ADJACENT PROPERTY OWNER
L.E.	LANDSCAPE EASEMENT		
D.E.	DRAINAGE EASEMENT		CREEK CENTERLINE
D.A.E.	DRAINAGE ACCESS EASEMENT		100 YEAR FLOODPLAIN
A.E.	ACCESS EASEMENT		2' CONTOUR
SW.E.	SIDEWALK EASEMENT		10' CONTOUR

DESIGNED BY: CRB | DRAFTED BY: CP

DATE	REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: REVISED PRELIMINARY PLAN 100 SCALE (2 OF 2)

JOB NAME: HOLLEY SMITH MANOR SUBDIVISION

PROJECT: PRELIMINARY PLAT

8/11/25

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC. ID# F3791

08/01/2025

DATE AUG 2025

JOB NUMBER 5411

SHEET 5 OF 10

FILE PATH: J:\AC3D\5411\dwg\PRELIMINARY PLANS\5411-PRELIMINARY PLANS.dwg - Aug 11, 2025 - 8:45am

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 16, 2025

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 W. William Cannon Drive
Austin TX 78749
geoff@cbdeng.com

Permit Number 2025-P-1760-PP
Job Address: 15200 N FM 973 RD, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on August 21, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for an Amended Subdivision Preliminary Plat

Project Name: Holley Smith (Mustang Valley) Amended Subdivision Preliminary Plat
Case Number: 2025-P-1760-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley). Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 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 Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750

Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602

Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660

Don & Jimmy Bayer
1334 County Road 405
Lexington, Texas 78947

Kenneth & Joyce Sprinkles
15777 Anderson Road
Manor, Texas 78653

Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653

Geraldine & Edward Wolf
2868 County Road 267
Cameron, Texas 76520

Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653

Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 78754

Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753

Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691

John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746

Manor Independent School District
PO Box 359
Manor, Texas 78653

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.
Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC

BACKGROUND/SUMMARY:

The applicant is requesting a specific use permit for 10,000 square feet in medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share access with a city lift station.

This item has been requested before and was heard on July 9, 2025.

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

- SUP Map
- Proposed Layout
- Letter of Intent
- Mailing Labels
- Public Notice

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	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**

ADVANTAGE CONSTRUCTION, LLC

June 16, 2025

Mr. Michael Burrell
Development Services Director
Development Services
City of Manor
Post Office Box 387
Manor, Texas 78653

RE: Letter of Intent for
Application of a Special Use Permit for Medical Office Use at
13400 Hwy 290 in Manor

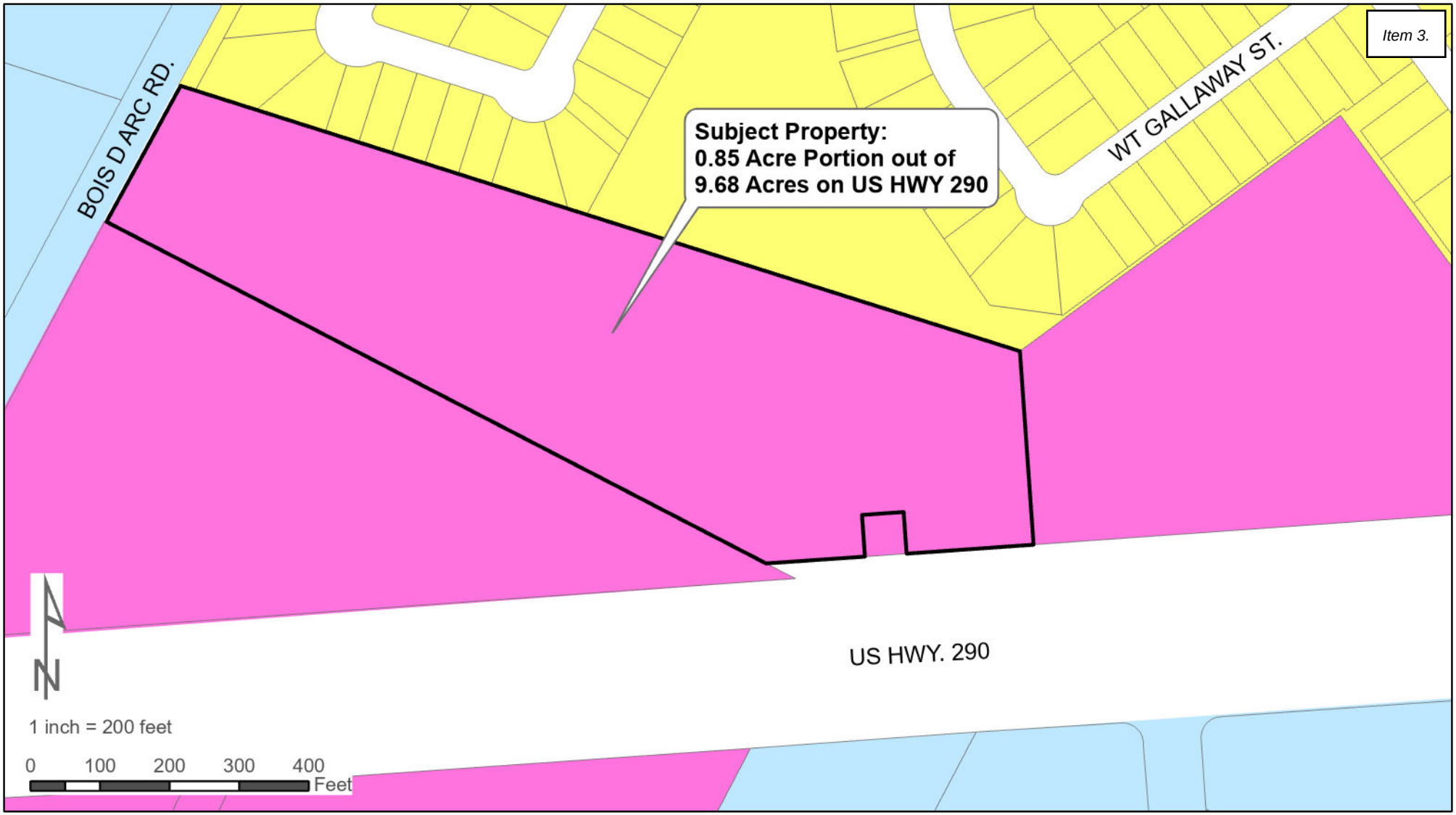
Development Services & Members of P&Z and City Council:

Austin Growth Ventures, a multi-disciplined developer with other current developments in the community, intends to develop a single building for medical offices on a .85 acre portion of 9.733 acres between Bois d'arc Road and Hwy 290, currently zoned C-2. The proposed building shall be approximately 10,000 SF in area and will house up to three (3) medical office use tenants. There shall be two (2) primary facades, one (1) facing Hwy 290 and one (1) facing the main north-south cross access drive. Elevations of the building will be in keeping with Manor development standards, employing multiple architectural elements to provide aesthetically pleasing façades and interest for the citizens of Manor and those passing through on Hwy 290. The medical office use is serving a current need for the City's citizens.

We appreciate your consideration of this Specific Use Permit. Please contact me at the information below if you have any questions or concerns.

Sincerely,

Brian Baca
Principal & CEO



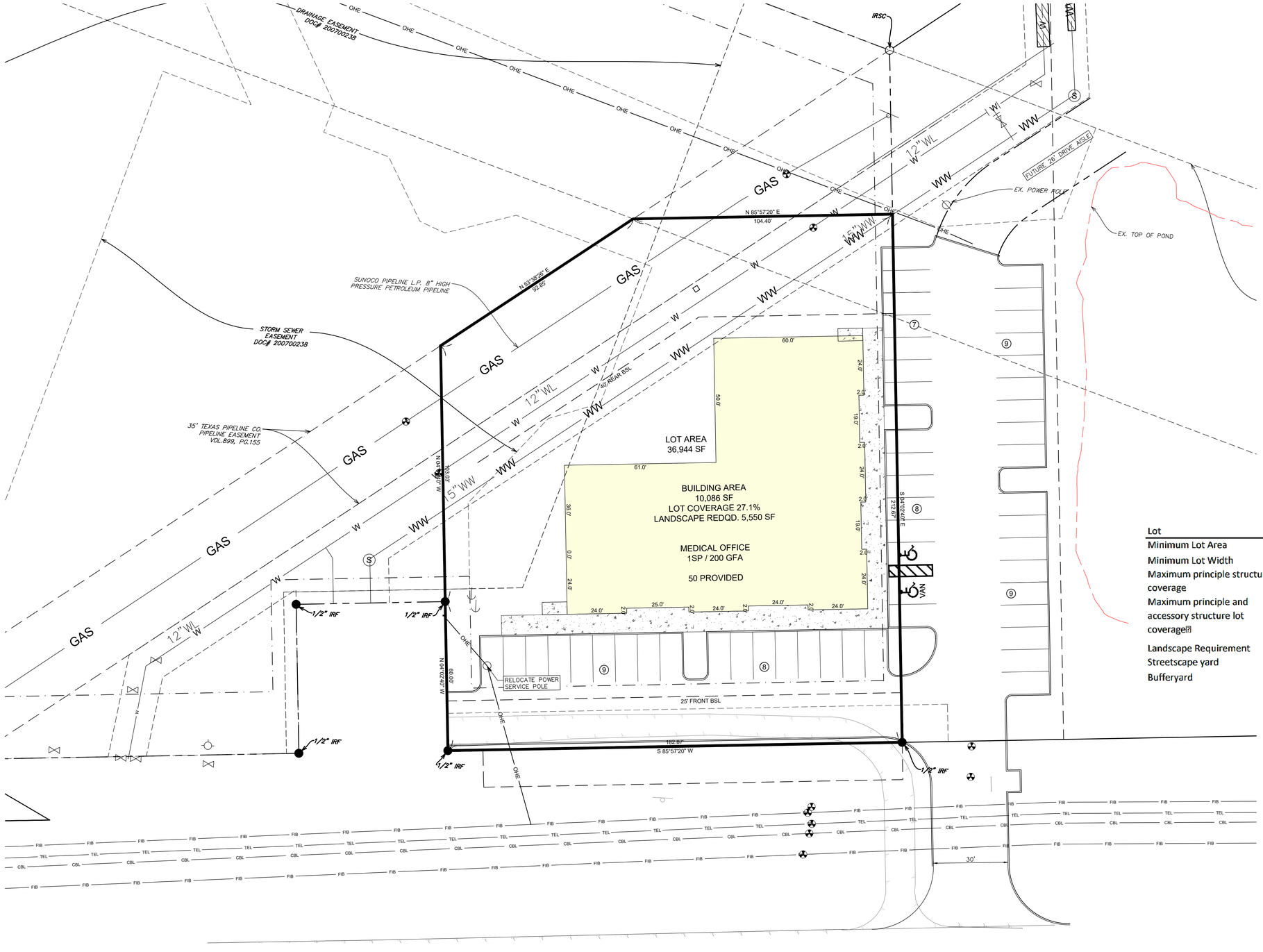
MANOR
EST. TEXAS 1872

Specific Use Permit: Medical Office

Current Zoning: Medium Commercial (C-2)

Zoning Legend

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



Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage[7]	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	15%[3]		
Streetscape yard	15 ft[4]		
Bufferyard	25 ft[5]		

CONCEPT NOTES

1. THE PROPERTY LINES FOR THIS CONCEPT ARE BASED ON GIS INFORMATION AND THEREFORE THE PROPERTY LINES ARE APPROXIMATE.
2. THE CONTOUR INFORMATION WAS NOT READILY AVAILABLE FOR THIS CONCEPT AT THE TIME OF CREATION. SITE PLAN IS SUBJECT TO CHANGES ONCE CONTOURS ARE IMPORTED.
3. THIS CONCEPT IS USED SOLELY FOR THE PURPOSE OF A PROPOSAL. NO MEETINGS WITH REGULATORY AGENCIES WERE HELD PRIOR TO THIS CONCEPT BEING PUBLISHED. THEREFORE, ADDITIONAL INFORMATION PROVIDED BY ADDITIONAL PARTIES MAY MAKE THIS CONCEPT OBSOLETE FOR USE IN FUTURE DESIGNS, CONTRACT NEGOTIATIONS, OR FINANCIAL ASSUMPTIONS.
4. THIS CONCEPT HAS NOT FACTORED IN ENVIRONMENTAL, MASTER PLANNING, OR FUTURE THOROUGHFARE RELATED ISSUES. MEETINGS WITH REGULATORY AGENCIES WILL BE REQUIRED TO FULLY UNDERSTAND THE OUTSIDE AFFECTS OF FUTURE IMPACTS.
5. THE PURPOSE OF THIS CONCEPT IS TO SHOW THE OVERALL PRELIMINARY LAYOUT FOR THE PROJECT. ADDITIONAL ENGINEERING IS REQUIRED TO ACCURATELY SHOWN THE LOCATION OF NECESSARY ITEMS NEED FOR CONSTRUCTION OF THIS PROJECT.
6. THIS CONCEPT WAS DEVELOPED UNDER THE ASSUMPTION THAT DETENTION WILL BE REQUIRED.
7. THIS CONCEPT ASSUMES THAT UTILITIES AND CAPACITY IS AVAILABLE TO SERVICE THE PROJECT.

LANDWORKS
ENGINEERING | SURVEYING | CONSTRUCTION

1" = 20'
20 0 10 20

N
W E
S

CONCEPT B.3

9/24/2025

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: Medical Office SUP – 13420 US Hwy 290
Case Number: 2025-P-1762-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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 Office being generally located near the northeastern corner of Bois D Arc and US HWY 290 Manor, TX also referred to as 13420 US HWY 290. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a 10,000 square foot Medical Office, one (1) lot on 0.85 acres, more or less, and being TCAD parcel 756084 also known as 13420 US Hwy 290, Manor, TX.

Applicant: Advantage Construction, LLC
Owner: Austin Growth Ventures, LLC

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 15, 2025 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.

Manor 290 Oz Real Estates LP
76 Renfield Dr.
Princeton, NJ 08540-6263

NSJ Enterprises Inc
11700 Dessau Rd.
Austin, TX 78754-2172

Yarely M & Fermin Leyva
19201 Denton Line Dr.
Manor, TX 78653-4052

Nebula Texas LLC Series Denton Line 7873
Leong Ct.
Cupertino, CA 95014-4157

Jonathan B & Miriam E Alirez
13200 Clara Martin Rd.
Manor, TX 78653-4050

Ali M & Al Kheyyat
13204 Clara Martin Rd.
Manor, TX 78653-4050

Pablo Balderas Arrendono
13208 Clara Martin Rd.
Manor, TX 78653-4050

Jason & Joanne Jeske
13209 Clara Martin Rd.
Manor, TX 78653-4050

Kacey Andrea Russell
13205 Clara Martin Rd.
Manor, TX 78653-4050

Karl Quinn & Angelina Thirkill
13201 Clara Martin Rd.
Manor, TX 78653-4050

Karen L Martin
13208 Cabinet Dr.
Manor, TX 78653-4053

Afton Lovonna Grun Afton
13204 Cabinet Dr.
Manor, TX 78653-4053

Harvey & Sharon Nathanson
13200 Cabinet Dr.
Manor, TX 78653-4053

Dominique J Thornton
19209 Denton Line Dr.
Manor, TX 78653-4052

Lucila & Dinesh Ajwani
PO Box 298
Manor TX 78653-0298

Thomas M Kelley
19217 Denton Line Dr.
Manor, TX 78653-4052

Trunshedda T & Maurice L Marshall 19221
Denton Line Dr.
Manor, TX 78653-4052

Cedric Dwayne Voss
19225 Denton Line Dr.
Manor, TX 78653-4052

Christopher Motes
19229 Denton Line Dr.
Manor, TX 78653-4052

David L Howard
19233 Denton Line Dr.
Manor, TX 78653-4052

Timothy M & Daniella Gruwell
19237 Denton Line Dr.
Manor. TX 78653-4052

Alejandro & Sagrario Uriostegui Jaramillo
13204 Cabinet Dr.
Manor, TX 78653-4053

Pranay & Ritu Jaiswal
2428 Silent Brook Trl.
Round Rock, TX 78665-5641

Richard Rene Salazar
13209 Cabinet Dr.
Manor, TX 78653-4053

Jonathan Batista & Jocelyn Cruz
13213 Cabinet Dr.
Manor, TX 78653-4053

Miranda Rae Koubi & Ryan Morris Adair
13220 Nelson Houser St.
Manor, TX 78653-3989

Barbrea C Van Willis
13216 Nelson Houser St.
Manor, TX 78653-3989

13212 Nelson Houser LLC
911 Josephine St.
Austin, TX 78704-1537

Rosalino Reynoso
13208 Nelson Houser St.
Manor, TX 78653-3989

Jorge Manuel Gonzalez & Mayra Fortuna Gonzalez
13204 Nelson Houser St.
Manor, TX 78653-3989

Ronald & Mary Wright
13200 Nelson Houser St.
Manor, TX 78653-3989

Ronney R & Jaunita J McGowen
19301 W. T. Gallaway St
Manor, TX 78653-3991

Paul K Janetzke
19305 W. T. Gallaway St
Manor, TX 78653-3991

Southwest Property Assets LLC
109 Azimuth Dr.
Austin, TX 78717

Rodelio M Reyes
19313 W.T. Gallaway St
Manor, TX 78653-3991

Alejandra Medrano-Chapa & Sibone F Chapa
19317 W.T. Gallaway St
Manor, TX 78653-3991

Candido Sanchez Mendoze
19321 W.T. Gallaway St
Manor, TX 78653-3991

Miguel & Maria Medina
19201 Nelson Houser St.
Manor, TX 78653-3989

Huong Thi Thu Tran & Tuan Anh Kim
17425 Autumn Falls Dr.
Manor, TX 78653-2726

West Elgin Development Corp
9900 US Highway 290 E
Manor, TX 78653-9720

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.
Applicant: KTCivil
Owner: Meritage Homes of Texas, LLC
BACKGROUND/SUMMARY:

This is the Shadowglen Phase 3 Sections 3-8 preliminary plan. It includes 681 lots, comprising residential, drainage, and open space areas, as well as a bridge connecting this phase to Phase 2, Section 23A.

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

- Approved Preliminary Plat
- Engineer Comments and responses
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Concurrent Review by DA

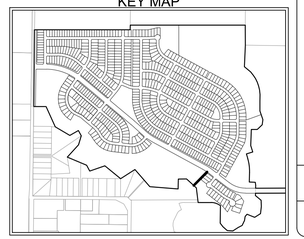
Actions	Open, Close, Postpone

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**

0 200' 400'
SCALE: 1" = 200'

KEY MAP



NO.	DATE	REVISION / DESCRIPTION	BY
R1	3/28/25	REVISE KAYKO COVE ALIGNMENT, REVISE BLOCK 11 LOT LAYOUT, REVISE SECTION 3 PHASE BOUNDARY TO INCLUDE OPEN SPACE LOTS	

PLAN LEGEND

- EXISTING FENCE
- ADJACENT PROPERTY BOUNDARY
- 1%E — 100 YR EXISTING CONDITION FULLY DEVELOPED FLOODPLAIN
- 1%P — 100 YR PROPOSED CONDITION FULLY DEVELOPED FLOODPLAIN
- FEMA — EFFECTIVE FEMA 100 YR ZONE A
- CREEK CENTERLINE
- 200 / 200 — 200' WATERWAY SETBACK
- 300 / 300 — 300' WATERWAY SETBACK
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- SECTION BOUNDARY
- PROPOSED EASEMENT
- EXISTING WATER LINE EASEMENT
- PROPOSED SIGHT LINE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- SECTION # — SECTION LABEL
- PROPOSED MAILBOX KIOSK

NOTE: FULLY DEVELOPED FLOODPLAIN MODELS UTILIZED ATLAS 14 RAINFALL DATA

Texas 811 Know what's below. Call before you dig.

Overall Boundary - Line Table		
Line #	Length	Direction
L101	1392.93	N27° 40' 12.92"E
L102	1736.55	S62° 57' 25.78"E
L103	84.63	N27° 46' 50.26"E
L104	2089.82	S62° 57' 01.22"E
L105	363.33	S26° 53' 47.44"W
L106	391.58	S29° 27' 51.89"W
L107	149.79	S22° 46' 02.98"E
L108	73.83	S12° 14' 19.14"E
L109	73.66	S05° 31' 33.55"E
L110	73.73	S00° 56' 21.25"W
L111	73.75	S07° 29' 24.53"W
L112	73.65	S14° 12' 42.90"W
L113	81.79	S20° 52' 15.87"W
L114	120.00	S27° 25' 51.11"W
L115	179.85	S27° 38' 02.17"W
L116	167.84	S07° 49' 58.74"W
L117	94.17	S35° 04' 04.13"W

Overall Boundary - Line Table		
Line #	Length	Direction
L118	122.15	S73° 37' 24.83"W
L119	107.31	N62° 03' 57.22"W
L120	294.13	S29° 13' 56.14"W
L121	122.40	S10° 15' 12.90"W
L122	119.99	N79° 50' 18.84"W
L123	85.90	S10° 07' 05.18"W
L124	175.42	S29° 05' 22.89"W
L125	108.48	S60° 48' 30.33"E
L126	59.66	S17° 49' 20.70"W
L127	48.94	S29° 10' 28.22"W
L128	1123.72	S63° 07' 16.47"E
L129	35.37	S06° 28' 36.68"W
L130	57.13	S32° 33' 33.68"W
L131	1133.91	N63° 07' 16.47"W
L132	42.70	S29° 07' 57.62"W
L133	135.58	S23° 20' 52.48"E
L134	113.15	S25° 16' 49.60"W

Overall Boundary - Line Table		
Line #	Length	Direction
L135	129.15	S33° 21' 52.34"W
L136	126.05	S85° 01' 43.19"W
L137	149.14	N41° 33' 53.51"W
L138	52.90	S66° 48' 05.52"W
L139	72.89	S34° 29' 04.40"W
L140	100.66	S52° 50' 20.11"W
L141	81.22	N89° 38' 58.89"W
L142	115.11	S83° 37' 40.11"W
L143	102.22	N59° 45' 49.89"W
L144	105.34	N21° 28' 02.39"W
L145	81.83	N09° 12' 21.51"W
L146	320.35	N27° 51' 25.11"E
L147	46.07	N35° 00' 40.89"W
L148	235.82	N62° 50' 48.89"W
L149	267.62	N19° 40' 44.95"E
L150	240.00	N20° 34' 08.05"W
L151	150.00	N63° 05' 02.05"W

Overall Boundary - Line Table		
Line #	Length	Direction
L152	180.00	S28° 20' 29.95"W
L153	513.63	N58° 26' 32.05"W
L154	413.72	N13° 47' 51.63"W
L155	309.15	S84° 23' 59.33"W
L156	368.69	N23° 48' 19.02"W
L157	292.79	N81° 59' 22.33"W
L158	120.04	N00° 39' 14.15"W
L159	380.50	N40° 00' 37.72"W
L160	301.71	N69° 40' 07.76"E
L161	172.09	N43° 36' 39.04"E
L162	108.20	N01° 38' 43.64"W
L163	180.36	S87° 18' 30.17"W
L164	305.77	N32° 07' 28.19"W
L165	404.45	N02° 23' 46.29"E
L166	223.36	N62° 34' 03.95"W

Overall Boundary - Curve Table						
Curve	Delta	Radius	Tangent	Length	Chord	Bearing
C101	018°57'46"	775.02	129.44	256.50	255.34	S19° 36' 25.20"W
C102	027°50'07"	275.00	68.15	133.60	132.29	N48° 55' 44.89"W

PRELIMINARY SUBDIVISION APPROVAL

SUBDIVISION NUMBER: _____

APPLICATION DATE: _____

APPROVED BY COMMISSIONERS COURT/ADMINISTRATIVE ON _____

PRELIMINARY PLAN EXPIRATION DATE _____

_____ _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE

ALL FINAL PLATS MUST BE RECORDED OR HAVE ALTERNATIVE FISCAL APPROVED BEFORE THE PRELIMINARY PLAN EXPIRATION DATE. REVISIONS DO NOT EXTEND THE EXPIRATION DATE. IF THE PRELIMINARY PLAN EXPIRES, UNPLATTED LAND IS SUBJECT TO CURRENT REGULATIONS FOR DEVELOPMENT.

KIMLEY»HORN
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL: (512) 758-7474
TBPELS FIRM NO. F-18129

MeritageHomes

PEGGY M. CARRASQUILLO 65211 LICENSED PROFESSIONAL ENGINEER
8-14-2025

NOT FOR CONSTRUCTION UNTIL APPROVED BY REGULATORY AGENCIES

SHADOWGLEN PHASE 3 SECTIONS 3-8
MANOR FULL-PURPOSE AND ETJ, TRAVIS COUNTY, TEXAS

OVERALL PRELIMINARY PLAT SHEET

SHEET 3 OF 8 R1

CASE#

Last Saved by Kmcduff
Last Saved: 8/4/2025 12:56 PM
Plot Date/Time: 8/4/2025 12:57 PM
Drawing: L:\PROJECT\Meritage\MES\22002 - 00\ShadowGlen Ph 3 Prelim Plat\CAD\Sheets\MES22002 - 00 - Cb100

1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 26, 2024

Peggy Carrasquillo
KTCivil
6805 N. Capital of Texas Hwy., Suite 315
Austin TX 78731
peggy.carrasquillo@ktcivil.com

Permit Number 2024-P-1646-PP
Job Address: 14111 Fuchs Grove Road, Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Shadowglen Phase 3 Sections 3-8 Preliminary Plat submitted by KTCivil and received on August 07, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.~~

~~2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.~~

~~3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.5. Please provide a copy of the approved CLOMR for the project6. The P&Z Chairperson is Felix Paiz.~~

~~4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.~~

~~5. Please provide a copy of the approved CLOMR for the project.~~

~~6.The P&Z Chairperson is Felix Paiz.~~

~~7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown. Include the exhibit provided in the overall submittal.~~

~~8. Topographic data indicating one(1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. Thecontoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than~~

~~fifty (50) feet nor more than two hundred (200) feet.~~

~~9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.~~

~~10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.~~

~~11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.~~

~~12. Provide documentation that 45' wide lots are allowed. This could be a copy of the DA and all amendments.~~

~~13. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.~~

~~14. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~

~~15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~

~~16. Provide approval from Travis County.~~

~~17. The vicinity map needs to be scaled 1" = 2,000'.~~

~~18. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:~~

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

~~Provide calculations as a table.~~

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 /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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

Thank you,

Tyler Shows
Staff Engineer
GBA

KTCIVIL

July 29, 2024

Ms. Pauline Gray, PE
GBA
P.O. Box 2029
Leander, Texas 78646-2029

RE: SHADOWGLEN PHASE 3 SECTIONS 3-8 – PRELIMINARY PLAN (2024-P-1646-PP) UPDATE 1 SUBMITTAL

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated June 5th, 2024. The comments are listed below with our responses in bold.

1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.

Response: The only work that will occur in the Waters of the U.S. will be for the construction of the Wilbarger Bridge. A Corps permit application will be submitted when the bridge design is refined and a more accurate footprint of the impact to the Waters is defined.

2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.

Response: No waterway buffers are proposed on City of Manor property. The waterway setback lines have been removed from the City of Manor owned land.

3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?

Response: There will be a total of six sections, 3 through 8. The Floodplain Report has been updated to correct this. The updated Floodplain Report is included with this submittal.

4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.

Response: Per email correspondence with Scott Dunlop, the preliminary plat may be submitted if it is in accordance with the Concept Plan approved as part of the Development Agreement. A copy of Scott's email and of the recorded Development Agreement and all its amendments and their exhibits are included with this submittal. Please refer to Schedule 2 in the first

addendum to the Development Agreement, page 238 of the PDF file. The preliminary plat agrees with the concept plan.

5. Please provide a copy of the approved CLOMR for the project.

Response: A copy of the approved CLOMR is included with this submission.

6. The P&Z Chairperson is Felix Paiz.

Response: We have corrected the P&Z chairperson's name to be Felix Paiz.

7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: A tree survey and tree list has been provided as a separate exhibit to this update submittal, including planned tree removal. The overall tree list is on the final sheets of the tree survey sheets.

8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

Response: The existing topographic contours have been added to the preliminary plan in accordance with City of Manor code. Contours of slopes less than 5% are shown with one-foot intervals, slopes between 5% and 10% are shown with two-foot intervals, and slopes exceeding 10% are shown with five-foot intervals.

9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.

Response: The only known existing utilities within or close to the preliminary plan area are the 30" waterline that is contained within the 30' waterline easement, Doc. No. 2010088666 depicted on the face of the preliminary plan, and the overhead electric/telecommunication lines along Fuchs Grove Road that are contained within an easement dedicated under Vol. 8660, Pg. 894. The holder of the waterline easement is Cross County Water Supply Corporation, and the grantee of the dry utility easement is/was Texas Power & Light Company of Dallas, Texas. Both easement documents are provided with this update submittal.

10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed

on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.

Response: A preliminary storm sewer layout has been added to the preliminary plan as Exhibit D.

11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.

Response: The requested information has been added to the preliminary plat.

12. Provide documentation that 45' wide lots are allowed. This could be a copy of the DA and all amendments.

Response: 45' wide lots are allowed per the Development Agreement for the Shadowglen Subdivision per Exhibit C of the document. A copy of the Development Agreement and all of its amendments and their exhibits is included with this submittal. Refer to page 54 of the PDF file for approval of 45' lots.

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

Response: A tree survey and tree list has been provided as a separate exhibit to this update submittal, including planned tree removal.

14. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements.

Response: We have prepared a signed and sealed letter that details the water and wastewater utility demands of the proposed subdivision. Preliminary water and wastewater layouts have been added to the preliminary plan as Exhibits E and F, respectively.

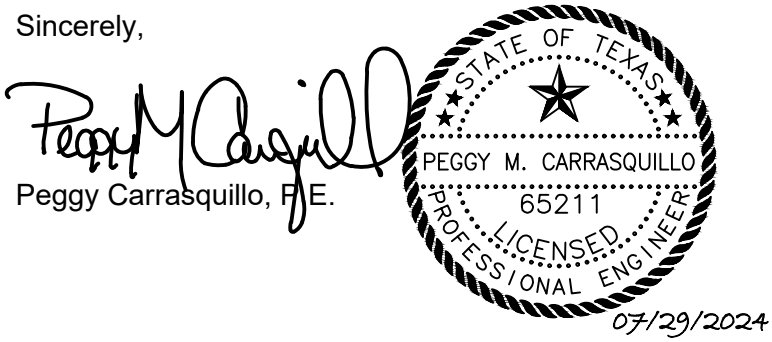
15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits.

Response: Per communication with Pauline Gray, submittal to Travis County TNR for subdivision review, rather than the County Health District, satisfies this comment. The e-mail from Pauline Gray is included with this submittal.

END OF REPORT

These responses, along with the attachments should provide the necessary information to clear most of the comments received on June 5th, 2024. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at peggy.carrasquillo@ktcivil.com.

Sincerely,



Peggy Carrasquillo, P.E.

KTCIVIL

September 30, 2024

Mr. Tyler Shows
GBA
P.O. Box 2029
Leander, Texas 78646-2029

RE: SHADOWGLEN PHASE 3 SECTIONS 3-8 – PRELIMINARY PLAN (2024-P-1646-PP) UPDATE 2 SUBMITTAL

Dear Mr. Shows,

Please accept this letter as our formal response to the review comments dated August 26th, 2024. The comments are listed below with our responses in bold.

1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.

U1. Comment pending.

Response: We have not identified any disturbance to the Waters of the US as we are trying to span them or bore under them, as applicable. However, we understand that should disturbance occur, we will need to submit for a Corps permit and we will provide that to City of Manor.

2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.

U1. Comment cleared.

3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?

U1. Comment cleared.

4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.

U1. Comment cleared.

5. Please provide a copy of the approved CLOMR for the project.

U1. Comment cleared.

6. The P&Z Chairperson is Felix Paiz.

U1. Comment cleared.

7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

KTCIVIL

U1. Comment updated. Include the exhibit provided in the overall submittal.

Response: We have included the tree survey sheets as part of the preliminary plan.

8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

U1. Comment cleared.

9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.

U1. Comment cleared.

10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.

U1. Comment cleared.

11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.

U1. Comment cleared.

12. Provide documentation that 45’ wide lots are allowed. This could be a copy of the DA and all amendments.

U1. Comment cleared.

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

U1. Comment cleared.

14. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements.

U1. Comment cleared.

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

U1. Comment cleared.

NEW COMMENTS – UPDATE 1

KTCIVIL

16. Provide approval from Travis County.

Response: We will provide when obtained.

17. The vicinity map needs to be scaled 1" = 2,000'.

Response: Per e-mail with reviewer, the scale can stay as is since Travis County had requested the larger scale. See e-mail from 8/27 submitted with this update.

18. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

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

    Provide calculations as a table.

Response: Per e-mail with the reviewer, the mitigation table can be provided with the construction documents in agreement with the Shadowglen Development Agreement. E-mail from 9/12 submitted with this update.

END OF REPORT

These responses, along with the attachments should provide the necessary information to clear most of the comments received on August 26th, 2024. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at peggy.carrasquillo@ktcivil.com.

Sincerely,

Peggy Carrasquillo, P.E.

STATE OF TEXAS
PEGGY M. CARRASQUILLO
65211
LICENSED
PROFESSIONAL ENGINEER
09/29/2024

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 2, 2025

Peggy Carrasquillo
KTCivil
6805 N. Capital of Texas Hwy., Suite 315
Austin TX 78731
peggy.carrasquillo@ktcivil.com

Permit Number 2024-P-1646-PP
Job Address: 14111 Fuchs Grove Road, Manor 78653

Dear Peggy Carrasquillo,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Peggy Carrasquillo and received by our office on August 07, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Shadowglen Phase 3 Sections 3-8 Preliminary Plat
Case Number: 2024-P-1646-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

Applicant: KTCivil
Owner: Meritage Homes of Texas, LLC

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 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 Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

LEAL EZEQUIEL P
PO BOX 500
MANOR, TX 78653-0500

FLORES PABLO & MARIA G
13909 RECTOR LOOP
MANOR, TX 78653-3309

OKRA LAND INCORPORATED
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

RODRIGUEZ MARIA A
14031 FUCHS GROVE RD
MANOR, TX 78653-3332

TAVIRA YOLANDA ESQUIVEL
13905 RECTOR LOOP
MANOR, TX 78653-3309

WEISS DEBRA GENE & JAMES DONALD WEISS
10201 GREGG LN
MANOR, TX 78653-3596

MACIAS JOSE & NANCY
14027 FUCHS GROVE RD
MANOR, TX 78653-3332

MERITAGE HOMES OF TEXAS LLC
17013 BRIDGEFARMER BOULEVARD
PFLUGERVILLE, TX 78660-3476

GONZENBACH CLIFTON L
15309 FUCHS GROVE RD
MANOR, TX 78653-3314

VAZQUEZ JUAN
14023 FUCHS GROVE RD
MANOR, TX 78653-3332

LANK ALEXANDRA NOELLE
14308 MCARTHUR DR
MANOR, TX 78653-2359

TWIN CREEK LAND DEVELOPMENT LLC ETAL
4126 REMINGTON RD
CEDAR PARK, TX 78613-7756

BUENTELLO IRENE &
13945 RECTOR LOOP
MANOR, TX 78653-3309

SAYLOR JACOB HARRISON
14312 MCARTHUR DR
MANOR, TX 78653-2359

MANOR 100 LLC
4126 REMINGTON RD
CEDAR PARK, TX 78613-7756

PINA FELIPE & ZIRLENE RAMIREZ PINA
13939 RECTOR LOOP
MANOR, TX 78653-3309

TURNQUIST ANTHONY JOHN &
14317 MCARTHUR DR
MANOR, TX 78653-2359

STERMASTER PROPERTIES LLC
40206 INDUSTRIAL PARK CIR #101
GEORGETOWN, TX 78626-4761

BARLOW LESLIE
13937 RECTOR LOOP
MANOR, TX 78653-3309

JONES SHANNON WM III
14313 MCARTHUR DR
MANOR, TX 78653-2359

BURKE MARY JUDE
2109 SHARON DRIVE
CEDAR PARK, TX 78613-3559

PEREZ ABEL & YVONNE
13933 RECTOR LOOP
MANOR, TX 78653-3309

CARREON SIGGY J
14309 MCARTHUR DR
MANOR, TX 78653-2359

RAMIREZ ANNA & MARIO MATIAS
14204 FUCHS GROVE RD
MANOR, TX 78653-3322

SILLAS MARIANITA P
13929 RECTOR LOOP
MANOR, TX 78653-3309

WEAVER WARREN B
14305 MCARTHUR DR
MANOR, TX 78653-2359

CABRERA JUAN & MATILDE CARBAJAL
14119 FUCHS GROVE RD
MANOR, TX 78653-3315

CEBALLOS ELENA MARQUEZ & LORENZO
13925 RECTOR LOOP
MANOR, TX 78653-3309

PARK CHAN WOONG
12026 REICHLING LN
WHITTIER, CA 90606-2561

AUS-TEX PARTS & SERVICE LTD
14115 FUCHS GROVE RD
MANOR, TX 78653-3315

GUERRERO RUPERTO & MARIA G
13921 RECTOR LOOP
MANOR, TX 78653-3309

ORTIZ NOEL
14217 MCARTHUR DR
MANOR, TX 78653-2358

MARQUEZ ANTONIO &
14111 FUCHS GROVE DR
MANOR, TX 78653-3315

MONGES BLANCA & JAVIER AGUILLON
13917 RECTOR LOOP
MANOR, TX 78653-3309

LGI HOMES-TEXAS LLC
5345 TOWNE SQUARE DR STE 145
PLANO, TX 75024-2476

POWERS JAMES
301 E 19TH ST
GEORGETOWN, TX 78626-7908

ANGEL ANTONIO & MARIA HERNANDEZ
13913 RECTOR LOOP
MANOR, TX 78653-3309

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
IRVINE, CA 92612-7651

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025

PREPARED BY: Michael Burrell, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for September 10, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- September 10, 2025, 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
SEPTEMBER 10, 2025

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

DRAFT

PRESENT:

COMMISSIONERS:
Felix Paiz, Chair, Place 4
Prince Chavis, Vice Chair, Place 2
Nathan Aubert, Place 1
Gabriel Nila, Place 3
Jeffrey Stensland, Place 5
Cecil Meyer, Place 6
James Terry, Place 7

CITY STAFF:
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Scott Dunlop, Development Services Assistant Director
Annemarie Felfe, Development Services Planner
Veronica Rivera, Assistant City Attorney
Shruti Vanaparthy, Assistant City Attorney
Pauline Gray, City Engineer
Mandy Miller, Development Services Supervisor

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 Paiz at 6:37 p.m. on Wednesday, September 10, 2025, 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 regarding his concerns, Regular Agenda Item #11, and Regular Agenda Item #12. He spoke on multiple topics including his recent arrest, letters to the city, the last election, James Manor's Homestead, Manor's Historical homes, Manor's character, HEB, and the City's cemeteries.

PUBLIC HEARING

1. **Conduct the public hearing on a Subdivision Concept Plan for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: Tim Kraftson.

   City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

   Chair Paiz opened the public hearing.

   Director Burrell spoke about the Manor Downs Industrial lots.

   Assistant City Attorney Rivera clarified that individuals could speak at each "public hearing" item for a length of time of 2 (two) minutes if they are signed up to do so.

   Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on this item. He asked questions about the industrial park and what if any of the original Manor Downs would remain.

   Director Burrell stated the applicant for this item was present.

   Maggie Carrion with Bowman Consulting Group, 807 Los Cimas, Building 2, Suite 350, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion did not wish to speak; however, she was available for questions.

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

There was no further discussion.

Motion to Close carried 7-0.

2. **Conduct a public hearing on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: Tim Kraftson.

   City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

   Chair Paiz opened the public hearing.

DRAFT

Maggie Carrion with Bowman Consulting Group, 807 Las Cimas, Building 2, Suite 350, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion did not wish to speak; however, she was available for questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on this item. He complained about no discussion during public hearings. He questioned the layout of the maps and the lack of details of the park and other structures.

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

There was no further discussion.

Motion to Close carried 4-0.

Assistant City Attorney Rivera answered procedural questions related to tabling items on the agenda.

Chair Paiz tabled Agenda Item 3 and 4:

3. **Conduct a public hearing on a Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial**. Applicant: Cristian Garcia. Owner: Maqil Inc.

4. **Conduct a public hearing on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

CONSENT AGENDA

5. **Consideration, discussion, and possible action to approve the minutes for August 13, 2025, Planning and Zoning Commission Regular Session.**

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

There was no further discussion.

Motion to Approve carried 7-0.

REGULAR AGENDA

6. **Consideration, discussion, and possible action on a Subdivision Concept Plan for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: Tim Kraftson.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Concept Plan for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.

Maggie Carrion with Bowman Consulting Group, 807 Las Cimas, Building 2, Suite 350, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion did not wish to speak; however, she was available for questions.

Director Burrell gave a recap for this item. He informed the Commission the alternate maps suggested by the audience could be made available if needed. He clarified the item was in beginning phases of development, however, a development agreement was in the works for the Manor Downs project that would cover items such as the park.

Director Jones explained what was planned and agreed upon for the Manor Downs Industrial project. He cited 850,000 square feet of industrial buildings and a 9-acre lot for parkland with an amphitheater. He stated the music venue, the park name, and other effects were planned to pay tribute to Manor Down's history.

Engineer Gray answered questions regarding the easements and utility services for the Manor Downs Project. She stated Manville would supply water. Manor would supply wastewater. Travis County owns the road; therefore, the city would be working with multiple agencies for this project. There would be agreements and easements in place.

Director Jones answered questions about future annexations in this area of the city. He spoke at length regarding the negotiation process of annexing Manor Downs into the city and the future plans of development for this property. He briefly addressed concerns about agreements between the property owner and the city for cross parking.

Director Burell and Director Jones addressed calculations for parking questions.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the Subdivision Concept Plan for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-1. Opposed by Vice Chair Chavis.

7. **Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.** Applicant: Bowman Consulting Group, LTD. Owner: Tim Kraftson.

   City Staff recommended that the Planning and Zoning Commission approve the Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX.

Maggie Carrion with Bowman Consulting Group, 807 Las Cimas, Building 2, Suite 350, Austin, Texas, submitted a speaker card in support of this item. Ms. Carrion did not wish to speak; however, she was available for questions.

Director Burrell stated this was the preliminary plat for Manor Downs Industrial. He stated the maps were consistent throughout the related projects.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Terry to approve the Subdivision Preliminary Plat for Manor Downs Industrial, being seven (7) lots on 146.920 acres, more or less, and being TCAD parcels 247972, 247974, 247987, 247986, 247984, 247973, 477389, 247991, also known as 8916 Hill Ln, Manor, TX

There was no further discussion.

Motion to Approve carried 6-1. Opposed by Vice Chair Chavis.

Chair Paiz tabled Agenda Item 8 and 9:

8. **Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889, also known as 100/102 E Parsons St, Manor, TX, from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

9. **Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

Chair Paiz pulled Agenda Item #11 after recommendation by staff to allow for an address correction for this item.

11. **Consideration, discussion, and possible action on a setback waiver for 306 E Wheeler St., Manor, TX.** Applicant: German Chaverria. Owner: German Chaverria.

10. **Consideration, discussion, and possible action on a coordinated sign plan amendment for HEB.** Applicant: Stratus Unlimited, LLC. Owner: HEB.

City Staff recommended that the Planning and Zoning Commission approve the coordinated sign plan amendment for HEB.

Rebecca Wang with HEB, 646 South Main Street, San Antonio, Texas, submitted a speaker card in support of this item. Ms. Wang did not wish to speak; however, she was available for any questions.

Lindsey Patrick with Stratus Unlimited, LLC, 5003 Stout Drive, San Antonio, Texas, submitted a speaker card in support of this item. Ms. Partrick did not wish to speak; however, she was available for any questions.

Director Burrell stated changes were made to the initial design that brought about the need to amend the sign locations and sizes. He answered questions about code and original agreement variations.

Assistant City Attorney Rivera addressed concerns related to items included in this amendment request verses what was previously approved.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the coordinated sign plan amendment for HEB.

There was no further discussion.

Motion to Approve carried 7-0.

12. **Consideration, discussion, and possible action of a Subdivision Final Plat for Phase 3, section 1 of Shadowglen, one hundred and eighty-three (183) lots on 55.833 acres, more or less, and being generally located to the northeast of the intersection of Gregg Manor Rd. and Rector Loop, Manor, TX.** Applicant: Kimley-Horn. Owner: Meritage Homes Corporation.

City Staff recommended that the Planning and Zoning Commission approve the Subdivision Final Plat for Phase 3, section 1 of Shadowglen, one hundred and eighty-three (183) lots on 55.833 acres, more or less, and being generally located to the northeast of the intersection of Gregg Manor Rd. and Rector Loop, Manor, TX.

Isael Alcantar with Kimley-Horn, 10814 Jollyville Road, Austin, Texas, submitted a speaker card in support of this item. Mr. Alcantar did not wish to speak; however, she was available for any questions.

Director Burrell gave background information on this item. He stated this agenda item was non-discretionary.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the Subdivision Final Plat for Phase 3, section 1 of Shadowglen, one hundred and eighty-three (183) lots on 55.833 acres, more or less, and being generally located to the northeast of the intersection of Gregg Manor Rd. and Rector Loop, Manor, TX.

There was no further discussion.

Motion to Approve carried 7-0.

PUBLIC HEARING

3. **Conduct a public hearing on a Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial**. Applicant: Cristian Garcia. Owner: Maqil Inc.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Alauddin Morediya with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Morediya did not wish to speak; however, he was available for any questions.

Nasruddin Ari with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Ari did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on this item. Mr. Battaile voiced complaints about public information available for this item, the cost of the information, and this rezoning request. He requested age of building on the lot. He gave recommendations for uses of the current structures.

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

There was no further discussion.

Motion to Close carried 4-0.

4. **Conduct a public hearing on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Alauddin Morediya with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Morediya did not wish to speak; however, he was available for any questions.

Nasruddin Ari with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Ari did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Unit B, Manor, Texas, submitted a speaker card to speak on this item. Mr. Battaile voiced complaints about the proposed renovations for this project, the approved Comprehensive Plan, and the approved Downtown Plan. He requested owner information for the property.

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

There was no further discussion.

Motion to Close carried 4-0.

REGULAR AGENDA

8. **Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889, also known as 100/102 E Parsons St, Manor, TX, from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889, also known as 100/102 E Parsons St, Manor, TX, from (DB) Downtown Business to (C-1) Light Commercial.

Director Burrell gave background and history for this item. He stated city staff have been working with Manor Grocery to come to an agreement on how to move forward with this project.

Alauddin Morediya with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Morediya did not wish to speak; however, he was available for any questions.

Nasruddin Ari with Manor Grocery, 102 E. Parsons Street, Manor, Texas, submitted a speaker card in support of this item. Mr. Ari did not wish to speak; however, he was available for any questions.

Cristian Garcia, 102 E. Parsons Street, Manor, Texas, submitted a speaker card to speak in support of this item. Mr. Garcia stated he was the architect for this project. He gave a presentation. *(see attached)*

Mr. Garcia answered questions about the presentation and proposed improvements.

Discussion was held and concerns were expressed about the property improvements, specifically the layout including the ingress and egress.

Director Burrell answered questions pertaining to allowed uses for the different types of zoning.

Mr. Garcia stated purpose of the zoning change was to allow for gas pumps which is a requirement for the owner to move forward with the improvements.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Nila to approve the Rezoning application for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889, also known as 100/102 E Parsons St, Manor, TX, from (DB) Downtown Business to (C-1) Light Commercial.

There was no further discussion.

Motion to Approve Failed 3-4. Opposed by Commissioner Aubert, Vice Chair Chavis, Commissioner Stensland, and Commissioner Meyer.

Commissioner Stensland requested a roll call for clarification. Votes FOR: Chair Paiz, Commissioner Nila, and Commissioner Terry. Votes AGAINST: Vice Chair Chavis, Commissioner Aubert, Commissioner Stensland, and Commissioner Meyer.

Assistant City Attorney Rivera recommended the Planning and Zoning Commission postpone Agenda Item #9 until next meeting to allow City Council time to vote on the rezoning request or pull Agenda Item #9 which would require the applicant to renotify the public.

9. **Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX from (DB) Downtown Business to (C-1) Light Commercial.** Applicant: Cristian Garcia. Owner: Maqil Inc.

MOTION: Upon a motion made by Commissioner Stensland and seconded by Commissioner Aubert to postpone the Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.

Vice Chair Chavis requested clarification on next steps for this item.

Assistant City Attorney Rivera explained the process for if City Council approves the rezoning request and what would happen if they denied.

Motion to Postpone carried 6-1. Opposed by Commissioner Meyer.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Stensland to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 7:57 p.m. on Wednesday September 10, 2025.

There was no further discussion.

Motion to Close carried 7-0.

The Planning and Zoning Commission approved these minutes on October 8, 2025.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

DRAFT

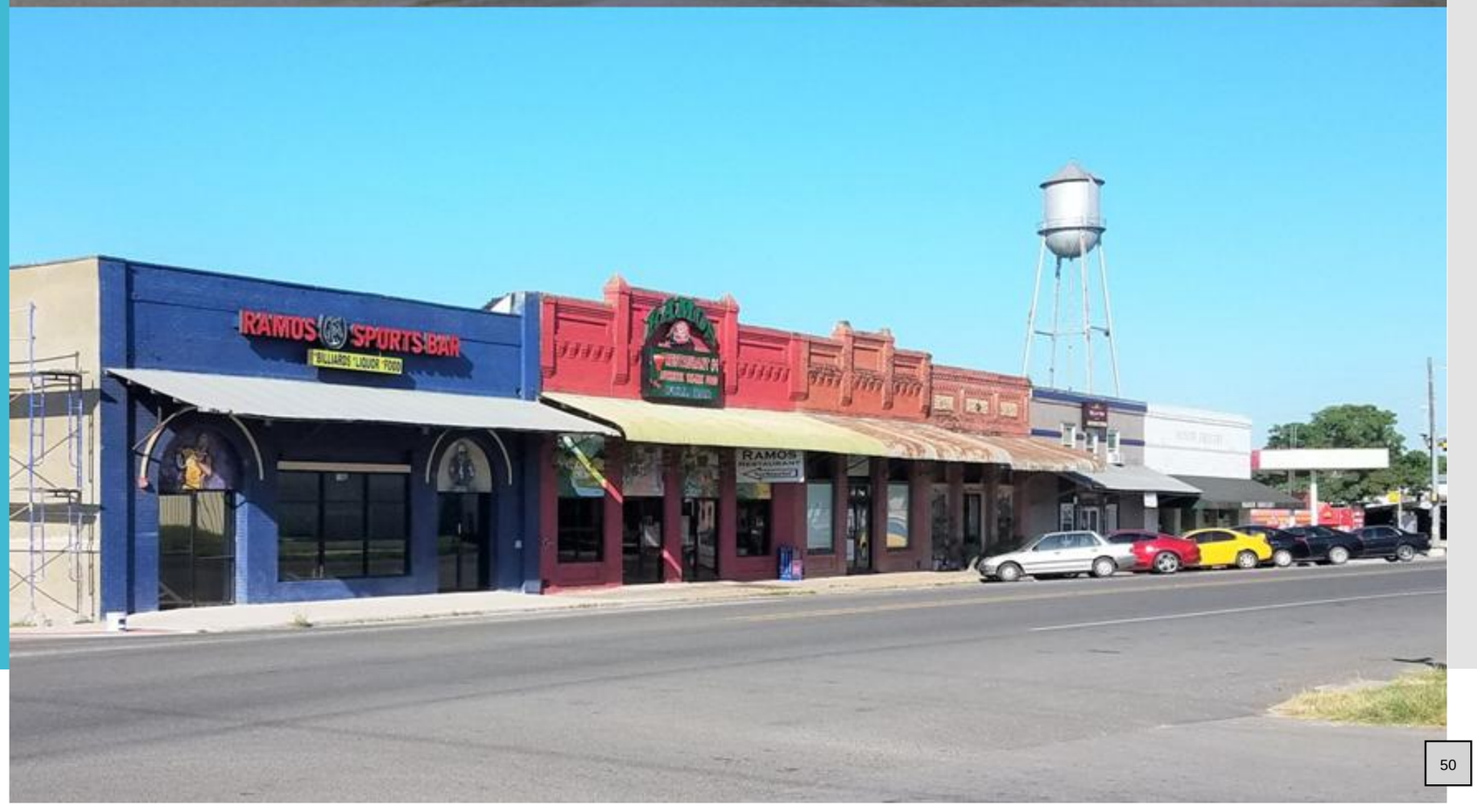


Manor Texas

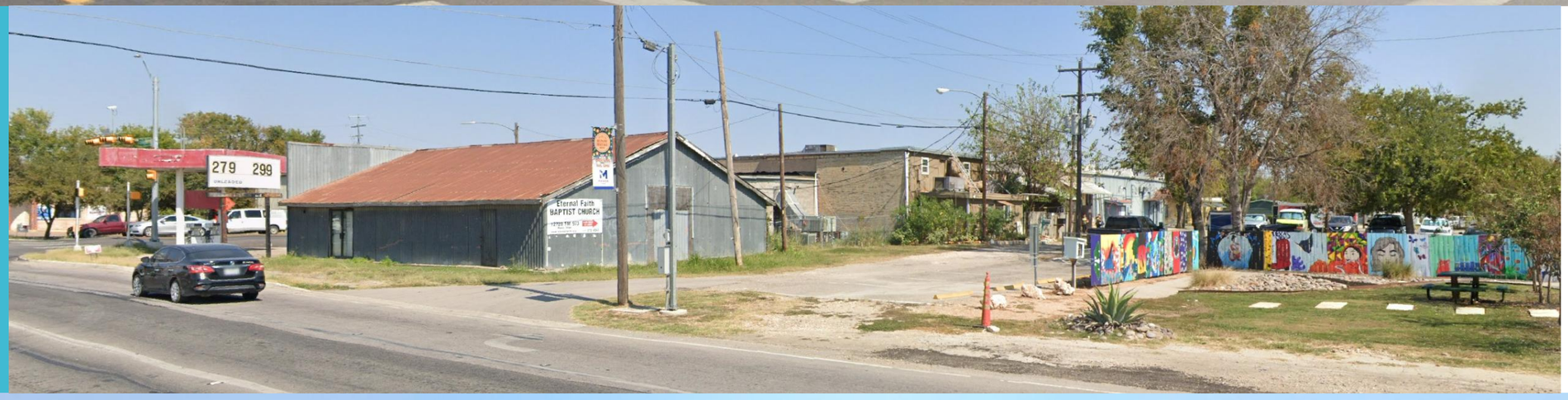
Manor Grocery


N Caldwell St
Lexington St
Turner St

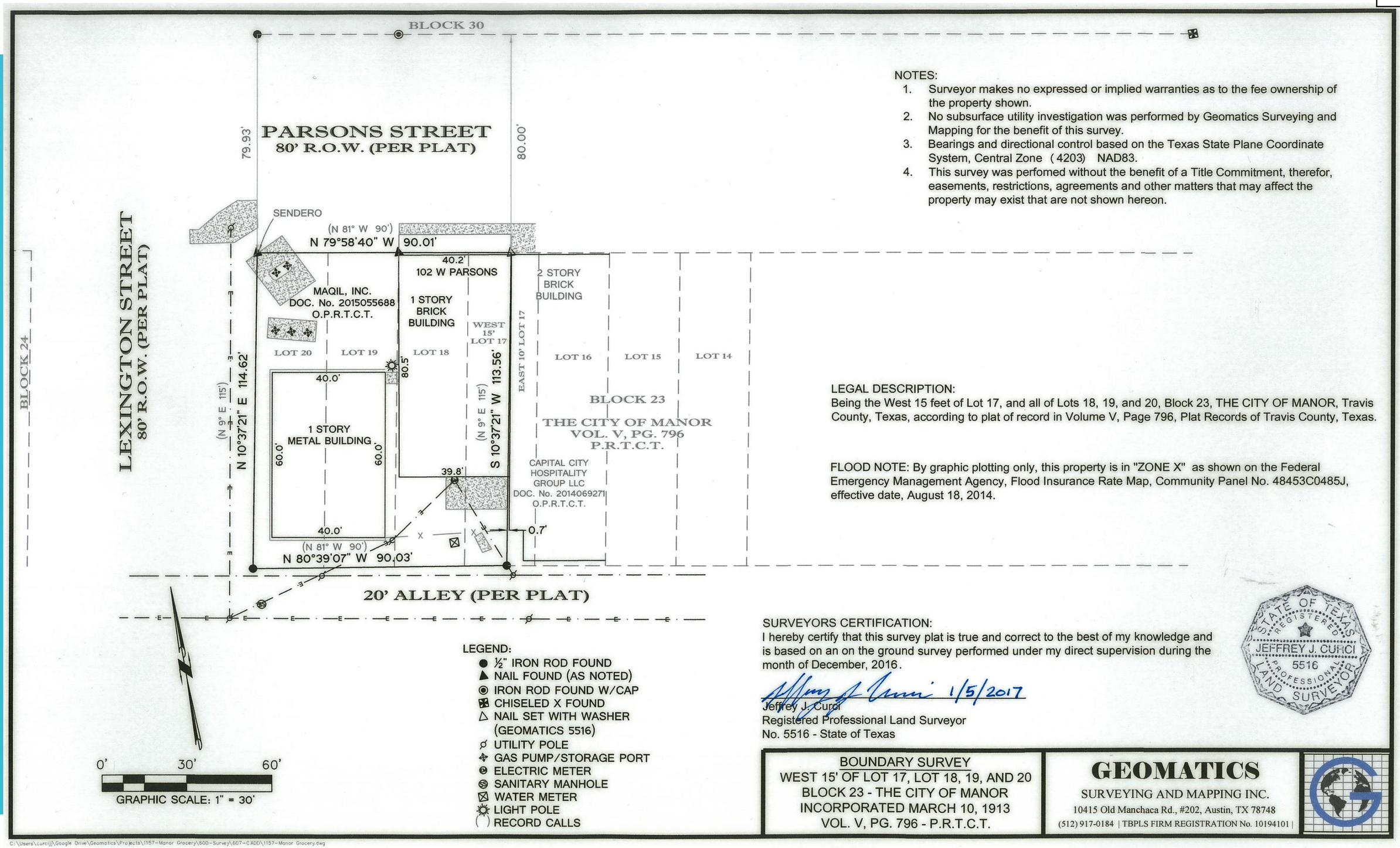

RAMP CAFE


RAMOS SPORTS BAR
BILLIARDS LIQUOR FOOD
RAMOS


MANOR GROCERY
MANOR GROCERY
NO CENTER LINE
299
UNLEADED


279 299
UNLEADED
Eternal Faith BAPTIST CHURCH


FOR SALE
COMMERCIAL
512-801-9999
RAMOS
RESTAURANT #1
FULL BAR
LOOSE GRAVEL
MANOR GROCERY



NOTES:

1. Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown.
2. No subsurface utility investigation was performed by Geomatics Surveying and Mapping for the benefit of this survey.
3. Bearings and directional control based on the Texas State Plane Coordinate System, Central Zone (4203) NAD83.
4. This survey was perfomed without the benefit of a Title Commitment, therefor, easements, restrictions, agreements and other matters that may affect the property may exist that are not shown hereon.

LEGAL DESCRIPTION:
Being the West 15 feet of Lot 17, and all of Lots 18, 19, and 20, Block 23, THE CITY OF MANOR, Travis County, Texas, according to plat of record in Volume V, Page 796, Plat Records of Travis County, Texas.

FLOOD NOTE: By graphic plotting only, this property is in "ZONE X" as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C0485J, effective date, August 18, 2014.

LEGEND:

- ● ½" IRON ROD FOUND
- ▲ NAIL FOUND (AS NOTED)
- ◉ IRON ROD FOUND W/CAP
- ✠ CHISELED X FOUND
- △ NAIL SET WITH WASHER (GEOMATICS 5516)
- UTILITY POLE
- GAS PUMP/STORAGE PORT
- (E) ELECTRIC METER
- (S) SANITARY MANHOLE
- ⊠ WATER METER
- LIGHT POLE
- ( ) RECORD CALLS

SURVEYORS CERTIFICATION:
I hereby certify that this survey plat is true and correct to the best of my knowledge and is based on an on the ground survey performed under my direct supervision during the month of December, 2016.

1/5/2017

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas

STATE OF TEXAS
REGISTERED
JEFFREY J. CURCI
5516
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
WEST 15' OF LOT 17, LOT 18, 19, AND 20
BLOCK 23 - THE CITY OF MANOR
INCORPORATED MARCH 10, 1913
VOL. V, PG. 796 - P.R.T.C.T.

GEOMATICS
SURVEYING AND MAPPING INC.
10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION No. 10194101 |

C:\Users\curcijj\Google Drive\Geomatics\Projects\1157-Manor Grocery\600-Survey\607-CADD\1157-Manor Grocery.dwg

PARSONS STREET
80' R.O.W. (PER PLAT)

79.93'

80.00'

LEXINGTON STREET
80' R.O.W. (PER PLAT)

(N 9° E 115')

0°37'21"

20' ALLEY (PER PLAT)

0' 30'

GRAPHIC SCALE: 1" =

NOTES:

1. Surveyor makes [illegible]essed the property shown.
2. No subsurface utility investigat Mapping for the benefit of this
3. Bearings and directional contro System, Central Zone (4203)
4. This survey was perfomed with easements, restrictions, agree property may exist that are not

N:
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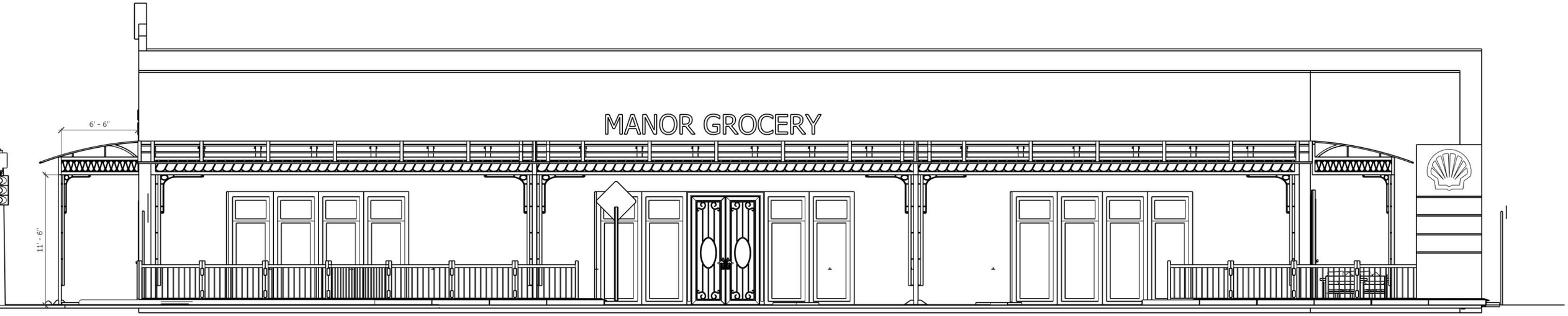
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nent Agency, Flood Insuranc
18, 2014.

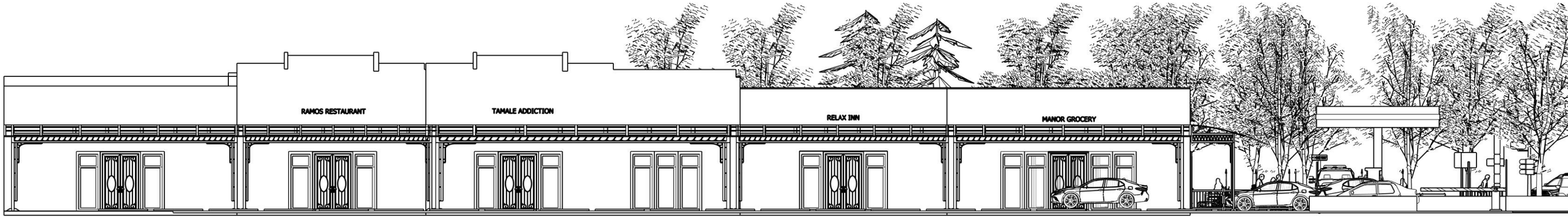
SURVEYORS CERTIFICATION:
I hereby certify that this survey plat is true and correct to the be is based on an on the ground survey performed under my direc month of December, 2016.

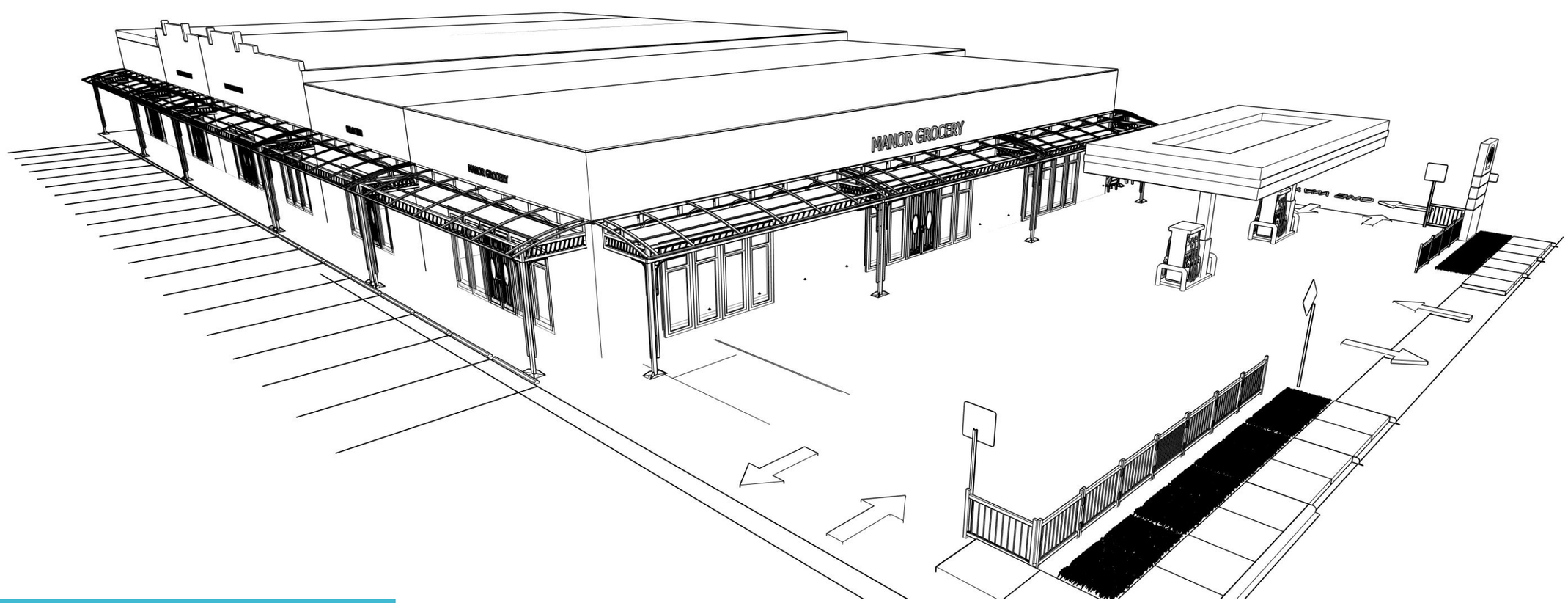
1/5/2017

Jeffrey J. Curol
Registered Professional Land Surveyor
No. 5516 - State of Texas

BOUNDARY SURVEY
WEST 15' OF LOT 17, LOT 18, 19, AND 20
BLOCK 23 - THE CITY OF MANOR
INCORPORATED MARCH 10, 1913
VOL. V, PG. 796 - P.R.T.C.T.


MANOR GROCERY
6' - 6"
11' - 6"


RAMOS RESTAURANT
TAMALE ADDICTION
RELAX INN
MANOR GROCERY


MANOR GROCERY
ONE WAY ONLY


MANOR GROCERY
MANOR GROCERY
PARSONS STREET
80' R.O.W. (PER PLAT)
LEXINGTON STREET
80' R.O.W. (PER PLAT)
GRAPHIC SCALE 1" =


ALLEY (PER


RON QULUT





AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lonestar, Inc.
BACKGROUND/SUMMARY:

This concept plan amendment followed substantial changes made to the preliminary plat. Phase lines were altered and needed to be updated on both documents.

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

- Approved Concept Plan
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

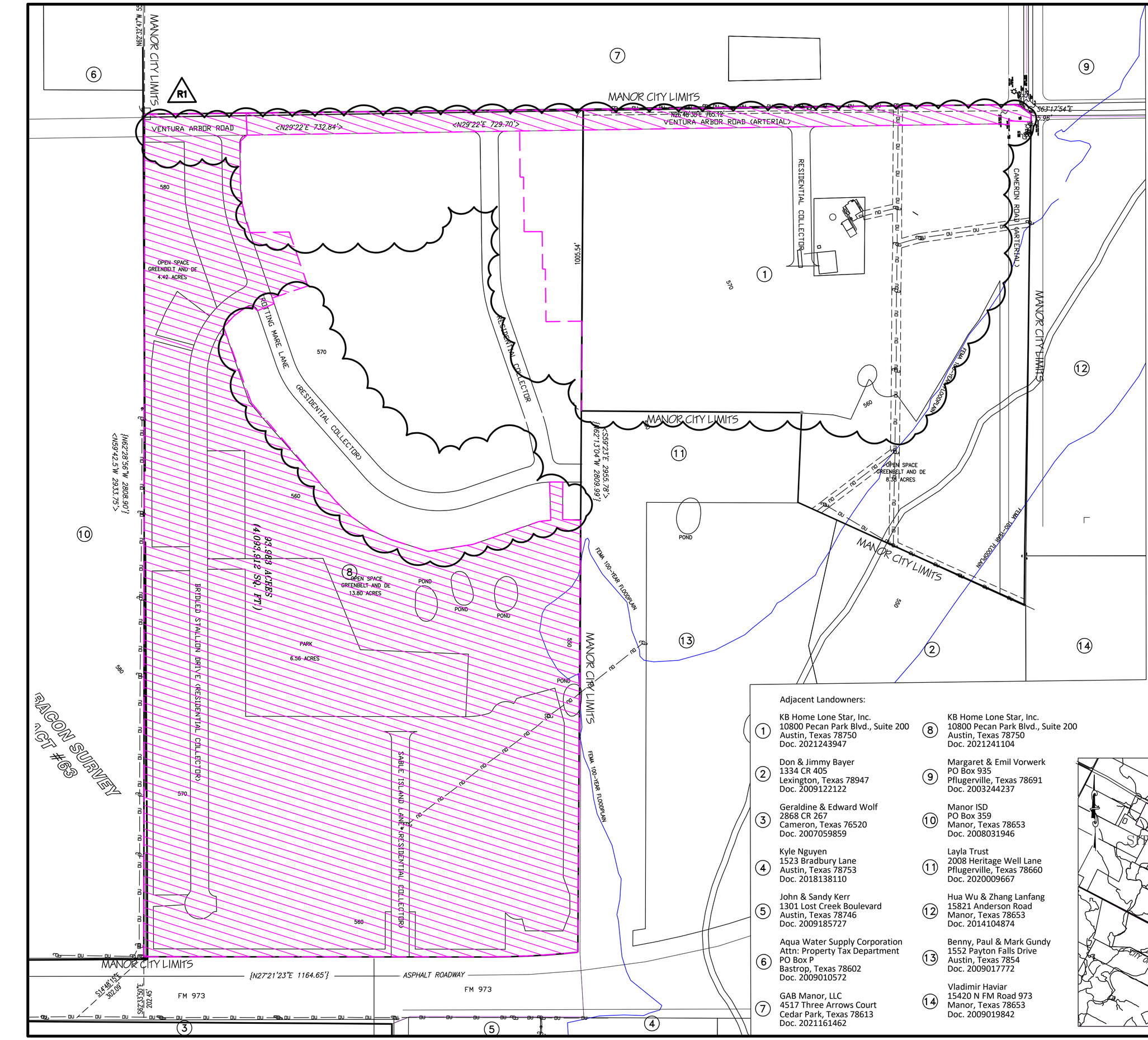
Discretion	Non-Discretionary

Subdivision Review Type	Concurrent review by DA

Actions	Approve, Approve with conditions, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve the submission of an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

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



SCALE: 1"=200'

0 10 200 400

SCALE: 1" = 200'

Date: August 1, 2025

Acreage: 136.92 Ac.

Residential Lot Acreage:72.37
Open Space Acreage: 26.59
Park Acreage: 6.56
Landscape/Drainage Acreage: 2.89
Street Acreage: 28.51

Survey: Sumner Bacon Survey, A-63

Number of Residential Units: 380
Number of LUEs: 380

Owner/Developer:
KB Home Lone Star, Inc.
10800 Pecan Park Boulevard, Suite 200
Austin, Texas 78750

Engineer/Surveyor:
Carlson, Brigance & Doering, Inc.
5501 West William Cannon Dr.
Austin, Texas 78749
Phone #: (512) 280-5160
Fax #: (512) 280-5165

NOTES:

1. This site is subject to the Holley/Smith Development Agreement as passed at the October 27, 2021 Manor City Council meeting, as amended.

2. Proposed Phasing: 3 Phases
Phase 1 - 2024 (Existing)
Phase 2 - 2025
Phase 3 - 2026

3. All Arterial and Residential Collector roadways shown are Proposed, unless part of existing Phase 1.

Adjacent Landowners:

1. KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021243947

2. Don & Jimmy Bayer
1334 CR 405
Lexington, Texas 78947
Doc. 2009122122

3. Geraldine & Edward Wolf
2868 CR 267
Cameron, Texas 76520
Doc. 2007059859

4. Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753
Doc. 2018138110

5. John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746
Doc. 2009185727

6. Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602
Doc. 2009010572

7. GAB Manor, LLC
4517 Three Arrows Court
Cedar Park, Texas 78613
Doc. 2021161462

8. KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750
Doc. 2021241104

9. Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691
Doc. 2003244237

10. Manor ISD
PO Box 359
Manor, Texas 78653
Doc. 2008031946

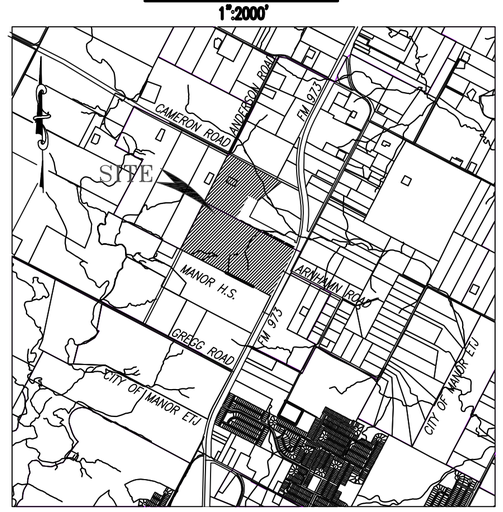
11. Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660
Doc. 2020009667

12. Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653
Doc. 2014104874

13. Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 7854
Doc. 2009017772

14. Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653
Doc. 2009019842

VICINITY MAP
1"=2000'



Carlson, Brigance & Doering, Inc.
FIRM ID #F3791
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

CBD

CONCEPT PLAN REVISION 1 (1" = 200')

DATE AUG 2025

DRAFTED BY: GG

DESIGNED BY: CRB

SHEET

HOLLEY SMITH MANOR TRACT

PRELIMINARY CONCEPT

JOB NAME

PROJECT

JOB NUMBER 5411

SHEET 1 OF 62

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 16, 2025

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2025-P-1759-CP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the concept plan for the above-referenced project, submitted by Geoff Guerrero and received by our office on August 21, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Michael Burrell at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for an Amended Subdivision Concept Plan

Project Name: Holley Smith (Mustang Valley) Amended Subdivision Concept Plan
Case Number: 2025-P-1759-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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 an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley). Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Concept Plan for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 15, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

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

KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750

Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602

Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660

Don & Jimmy Bayer
1334 County Road 405
Lexington, Texas 78947

Kenneth & Joyce Sprinkles
15777 Anderson Road
Manor, Texas 78653

Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653

Geraldine & Edward Wolf
2868 County Road 267
Cameron, Texas 76520

Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653

Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 78754

Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753

Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691

John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746

Manor Independent School District
PO Box 359
Manor, Texas 78653

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.
Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lonestar, Inc.
BACKGROUND/SUMMARY:

This Preliminary Plat amendment creates substantial changes to the overall layout of the project. An additional roadway was added to the plat resulting in increased connectivity for the subdivision, the number of lots increasing from 373 to 399, and a shift in the shared phase line for phases 2 and 3.

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

- Approved Preliminary Plat
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

Discretion	Non - Discretionary

Subdivision Review Type	Concurrent review by DA

Actions	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

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

EXISTING HOLLEY–SMITH PHASE 4

EXISTING HOLLEY–SMITH PHASE 1

HOLLEY–SMITH PHASE 3

HOLLEY–SMITH PHASE 2

EXISTING HOLLEY–SMITH PHASE 1

VENTURA ARBOR LANE (64' ROW)

WITHERS BASIN DRIVE (50' ROW)

TROTTING MARE LANE (60' ROW)

STIPPLE DALE DRIVE (50' ROW)

FORLOCK COVE (50' ROW)

GLORY GROTTO DRIVE (50' ROW)

ROLLING SHIRE PATH (50' ROW)

CAMERON ROAD (100' ROW)

BRIDLED STALLION DRIVE (60' ROW)

SUMNER BACO SURVEY ABSTRACT #63

N28°45'24"E 1462.12'

N28°47'53"E 1446.99'

S27°51'07"W 734.09'

S61°40'48"E 285.29'

S61°37'56"E 439.53'

S61°02'16"E 742.87'

S82°17'54"E 5.58'

N62°25'38"E

N26°44'51"E 860.96'

N26°44'51"E 1549.70'

N60°12'14"E 299.26'

S61°49'49"W 828.24'

S82°05'57"E 162.99'

N26°32'47"W 2806.00'

93.39 (4,093)

MATCH LINE – SEE NEXT SHEET

MATCH LINE – SEE NEXT SHEET

CITY OF MANOR – CITY LIMITS

P.U.D.# 896833
LAYLA TRUST
2008 HERITAGE WELL LANE
PFLUGERVILLE, TEXAS 78660
12.33 ACRES
DOC NO. 2020009667

P.U.D.# 784659
BENNY, PAUL & MARK GRUNDY
1532 PAYTON FALLS DRIVE
AUSTIN, TEXAS 78754
19.00 ACRES
DOC NO. 2009017772

HOLLEY–SMITH PHASE 1
DOC. NO. 202300219
O.P.R.T.C.TX.

HOLLEY–SMITH PHASE 4
DOC. NO. 202400170
O.P.R.T.C.TX.

HOLLEY–SMITH PHASE 1
DOC. NO. 202300219
O.P.R.T.C.TX.

OPEN SPACE/GREENBELT & D.E.
4.16 ACRES

OPEN SPACE/GREENBELT & D.E.
13.31 ACRES

OPEN SPACE/GREENBELT & D.E.
9.046 ACRES

DETENTION POND A

DETENTION POND B

DETENTION POND C

100-YR FLOODPLAIN

CREEK CENTERLINE

CRF ELEGRIA

CRF BROWN TECH

LEGEND

□	CONCRETE MONUMENT SET	17	LOT NUMBER
⊙	IRON PIPE FOUND	Ⓐ	BLOCK NUMBER
●	IRON ROD FOUND	— — —	BUILDING SETBACK LINE
○	IRON ROD SET	— — —	EASEMENT LINE
WL ESMT.	WATER LINE EASEMENT	· · · · ·	SIDEWALK LOCATION
WW ESMT.	WASTEWATER EASEMENT	①	ADJACENT PROPERTY OWNER
P.U.E.	PUBLIC UTILITY EASEMENT		CREEK CENTERLINE
L.E.	LANDSCAPE EASEMENT		100 YEAR FLOODPLAIN
D.E.	DRAINAGE EASEMENT		2' CONTOUR
D.A.E.	DRAINAGE ACCESS EASEMENT		10' CONTOUR
A.E.	ACCESS EASEMENT		
SW.E.	SIDEWALK EASEMENT		

0 50 100 200

SCALE: 1" = 100'

DESIGNED BY:	DRAFTED BY:
CRB	CJP

DATE / REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 3501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N. Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: REVISED PRELIMINARY PLAN 100 SCALE (1 OF 2)
JOB NAME: HOLLEY SMITH MANOR SUBDIVISION
PROJECT: PRELIMINARY PLAT

8/1/25
STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

08/01/2025

DATE: AUG 2025
JOB NUMBER: 5411
SHEET: 4 OF 10

FILE PATH=J:\ACD\5411\dwg\PRELIMINARY PLANS\5411-PRELIMINARY PLANS.dwg - Aug 11, 2025 - 9:45am

MATCH LINE SEE PREVIOUS SHEET

MATCH LINE – SEE PREVIOUS SHEET

93.983 ACRES (4,093,912 SQ. FT.)

EXISTING HOLLEY–SMITH PHASE 1

COMMUNITY PARK 6.56 ACRES

OPEN SPACE/GREENBELT & D.E. 4.48 ACRES

OPEN SPACE/GREENBELT & D.E. 13.31 ACRES

HOLLEY–SMITH PHASE 1 DOC. NO. 202300219 O.P.R.T.C.TX.

DETENTION POND B

EXISTING DETENTION POND A

TRACT #63

KIGER MUSTANG DRIVE (50' ROW) N27°28'52"E 888.27'

ONAGER PASS (50' ROW) N27°28'52"E 1063.57'

GARRANO WAY (50' ROW) S27°28'52"W 1060.54'

BRIGHTON STATION DRIVE (50' ROW)

SABLE CHASE LANE (50' ROW)

BRADBURY LANE (50' ROW)

CITY OF MANOR – CITY LIMITS S27°25'41"W 1164.39'

S62°13'07"E 1603.82'

S62°05'57"E 162.99'

S51°49'10"W 828.24'

158.42'

N19°33'38"E 175.95'

100-YR FLOODPLAIN

OHW (ORANGE OR LEDGE?)

CREEK CENTERLINE

FARM TO MARKET 973 (120' R.O.W.) ASPHALT ROADWAY

ARNHAMN LANE

P.I.D.# 784659
BENNY, PAUL & MARK GRUNDY
13522 PAYTON FALLS DRIVE
AUSTIN, TEXAS 78754
19.00 ACRES
DOC NO. 2009017772

P.I.D.# 786420
JOHN BAYER & JIMMY BAYER
1334 COUNTY ROAD 405
LEXINGTON, TEXAS 78947
14.05 ACRES
DOC. NO. 2009122122

P.I.D.# 259152
GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520
50.36 ACRES

P.I.D.# 259159
JOHN & SANDY KERR
1301 LOST CREEK
AUSTIN, TEXAS 78746
5.80 ACRES

P.I.D.# 259163
KYLE NGUYEN
1523 BRADBURY LANE
AUSTIN, TEXAS 78753
14.70 ACRES

0 50 100 200
SCALE: 1" = 100'

LEGEND

□	CONCRETE MONUMENT SET	17	LOT NUMBER
◉	IRON PIPE FOUND	(A)	BLOCK NUMBER
●	IRON ROD FOUND		BUILDING SETBACK LINE
○	IRON ROD SET		EASEMENT LINE
WL ESMT.	WATER LINE EASEMENT		SIDEWALK LOCATION
WW ESMT.	WASTEWATER EASEMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
L.E.	LANDSCAPE EASEMENT	①	ADJACENT PROPERTY OWNER
D.E.	DRAINAGE EASEMENT		CREEK CENTERLINE
D.A.E.	DRAINAGE ACCESS EASEMENT		100 YEAR FLOODPLAIN
A.E.	ACCESS EASEMENT		2' CONTOUR
SW.E.	SIDEWALK EASEMENT		10' CONTOUR

DESIGNED BY: CRB | DRAFTED BY: CIP

REVISION | DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 3501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: REVISED PRELIMINARY PLAN 100 SCALE (2 OF 2)
JOB NAME: HOLLEY SMITH MANOR SUBDIVISION
PROJECT: PRELIMINARY PLAT

8/11/25
STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

08/01/2025

DATE AUG 2025
JOB NUMBER 5411
SHEET 5 OF 10

FILE PATH: J:\AC3D\5411\dwg\PRELIMINARY PLANS\5411-PRELIMINARY PLANS.dwg - Aug 11, 2025 - 8:45am

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 16, 2025

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 W. William Cannon Drive
Austin TX 78749
geoff@cbdeng.com

Permit Number 2025-P-1760-PP
Job Address: 15200 N FM 973 RD, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Geoff Guerrero and received by our office on August 21, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for an Amended Subdivision Preliminary Plat

Project Name: Holley Smith (Mustang Valley) Amended Subdivision Preliminary Plat
Case Number: 2025-P-1760-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley). Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on an Amended Subdivision Preliminary Plat for Holley Smith (Mustang Valley) being three hundred ninety-nine (399) lots on 136.92 acres, more or less, and being TCAD parcels 259091 and 259089 Sumner Bacon Survey No. 62, Abstract 63 also known as 15200 N FM 973, Manor, TX.

Applicant: Carlson, Brigance & Doering, Inc.
Owner: KB Home Lone Star, Inc.

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 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 Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

KB Home Lone Star, Inc.
10800 Pecan Park Blvd., Suite 200
Austin, Texas 78750

Aqua Water Supply Corporation
Attn: Property Tax Department
PO Box P
Bastrop, Texas 78602

Layla Trust
2008 Heritage Well Lane
Pflugerville, Texas 78660

Don & Jimmy Bayer
1334 County Road 405
Lexington, Texas 78947

Kenneth & Joyce Sprinkles
15777 Anderson Road
Manor, Texas 78653

Hua Wu & Zhang Lanfang
15821 Anderson Road
Manor, Texas 78653

Geraldine & Edward Wolf
2868 County Road 267
Cameron, Texas 76520

Vladimir Haviar
15420 N FM Road 973
Manor, Texas 78653

Benny, Paul & Mark Gundy
1552 Payton Falls Drive
Austin, Texas 78754

Kyle Nguyen
1523 Bradbury Lane
Austin, Texas 78753

Margaret & Emil Vorwerk
PO Box 935
Pflugerville, Texas 78691

John & Sandy Kerr
1301 Lost Creek Boulevard
Austin, Texas 78746

Manor Independent School District
PO Box 359
Manor, Texas 78653

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.
Applicant: Advantage Construction, LLC
Owner: Advantage Construction, LLC
BACKGROUND/SUMMARY:

The applicant is requesting a specific use permit for 10,000 square feet in medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share access with a city lift station.

This item has been heard before on July 9, 2025.
LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- SUP Map
- Proposed Layout
- Letter of Intent
- Mailing Labels
- Public Notice

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions, Deny, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit for 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

ADVANTAGE CONSTRUCTION, LLC

June 16, 2025

Mr. Michael Burrell
Development Services Director
Development Services
City of Manor
Post Office Box 387
Manor, Texas 78653

RE: Letter of Intent for
Application of a Special Use Permit for Medical Office Use at
13400 Hwy 290 in Manor

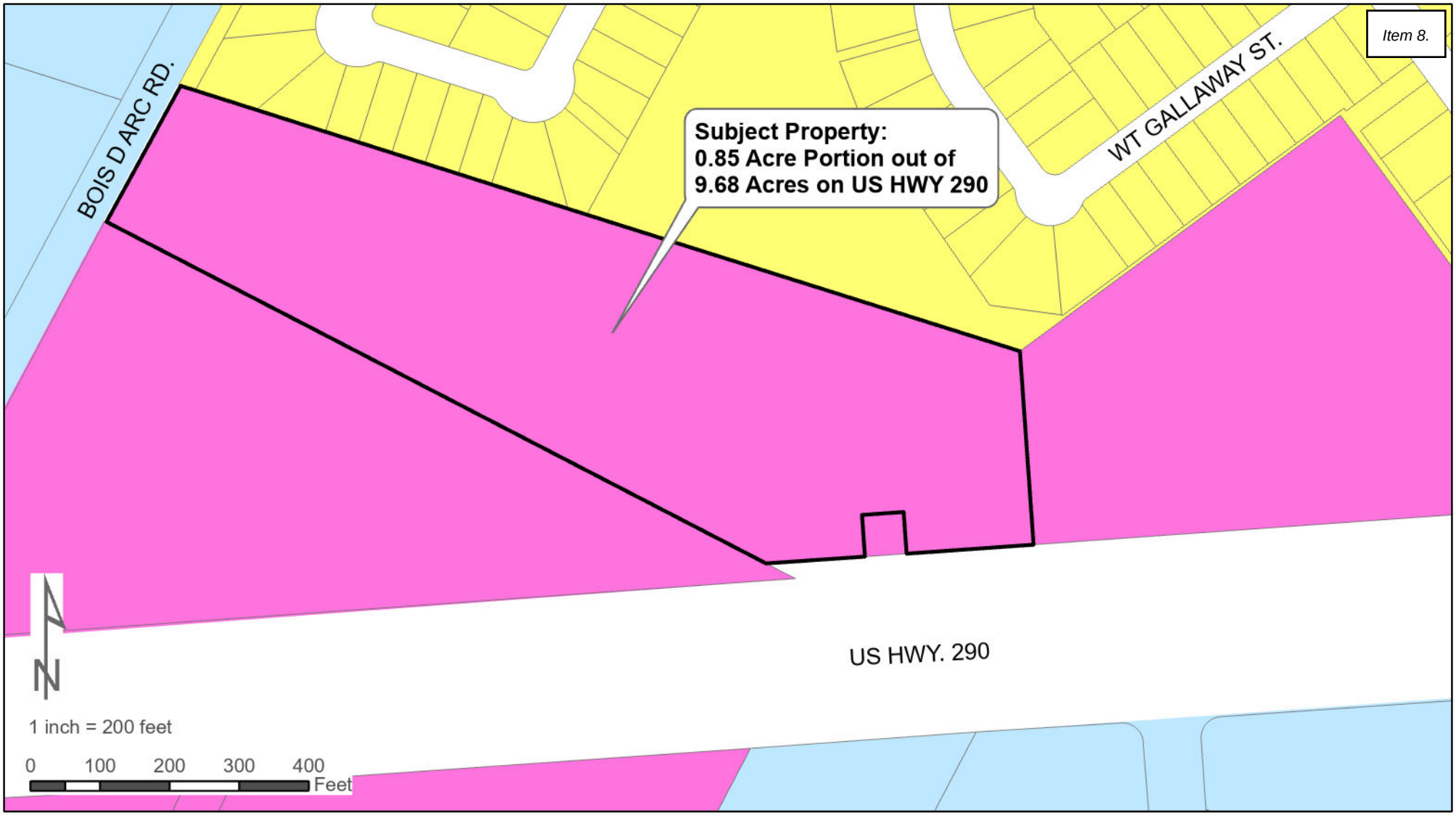
Development Services & Members of P&Z and City Council:

Austin Growth Ventures, a multi-disciplined developer with other current developments in the community, intends to develop a single building for medical offices on a .85 acre portion of 9.733 acres between Bois d'arc Road and Hwy 290, currently zoned C-2. The proposed building shall be approximately 10,000 SF in area and will house up to three (3) medical office use tenants. There shall be two (2) primary facades, one (1) facing Hwy 290 and one (1) facing the main north-south cross access drive. Elevations of the building will be in keeping with Manor development standards, employing multiple architectural elements to provide aesthetically pleasing façades and interest for the citizens of Manor and those passing through on Hwy 290. The medical office use is serving a current need for the City's citizens.

We appreciate your consideration of this Specific Use Permit. Please contact me at the information below if you have any questions or concerns.

Sincerely,

Brian Baca
Principal & CEO



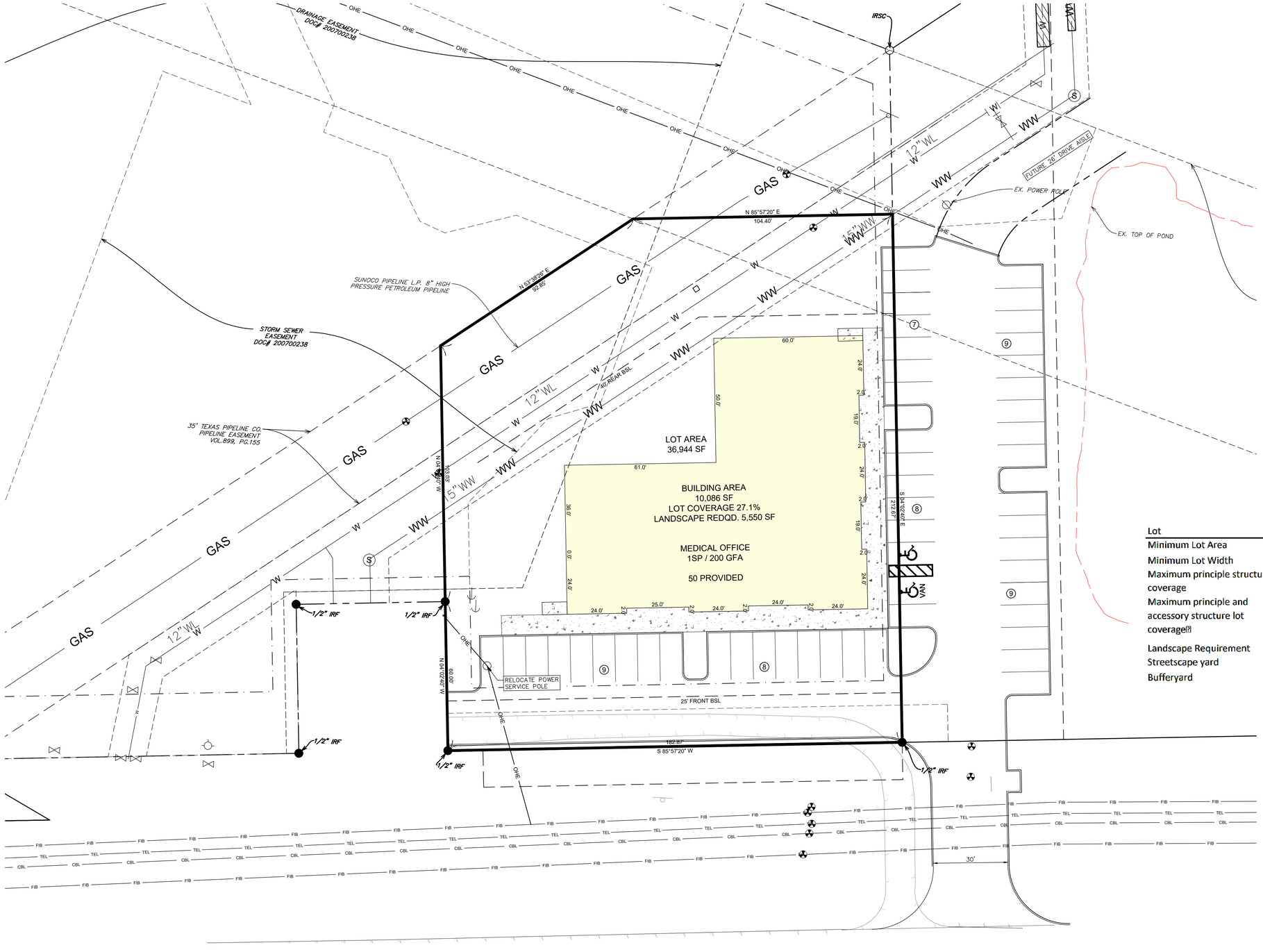
MANOR
EST. TEXAS 1872

Specific Use Permit: Medical Office

Current Zoning: Medium Commercial (C-2)

Zoning Legend

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



Site Development Standards

Lot		Massing	
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	100 ft[1]	Minimum Setbacks:	
Maximum principle structure lot coverage	60%[2]	Front Setback	20 ft
		Streetside Setback	15 ft
Maximum principle and accessory structure lot coverage[7]	70%	Exterior Side Setback	40 ft[6]
		Rear Setback	40 ft[6]
Landscape Requirement	15%[3]		
Streetscape yard	15 ft[4]		
Bufferyard	25 ft[5]		

CONCEPT NOTES

1. THE PROPERTY LINES FOR THIS CONCEPT ARE BASED ON GIS INFORMATION AND THEREFORE THE PROPERTY LINES ARE APPROXIMATE.
2. THE CONTOUR INFORMATION WAS NOT READILY AVAILABLE FOR THIS CONCEPT AT THE TIME OF CREATION. SITE PLAN IS SUBJECT TO CHANGES ONCE CONTOURS ARE IMPORTED.
3. THIS CONCEPT IS USED SOLELY FOR THE PURPOSE OF A PROPOSAL. NO MEETINGS WITH REGULATORY AGENCIES WERE HELD PRIOR TO THIS CONCEPT BEING PUBLISHED. THEREFORE, ADDITIONAL INFORMATION PROVIDED BY ADDITIONAL PARTIES MAY MAKE THIS CONCEPT OBSOLETE FOR USE IN FUTURE DESIGNS, CONTRACT NEGOTIATIONS, OR FINANCIAL ASSUMPTIONS.
4. THIS CONCEPT HAS NOT FACTORED IN ENVIRONMENTAL, MASTER PLANNING, OR FUTURE THOROUGHFARE RELATED ISSUES. MEETINGS WITH REGULATORY AGENCIES WILL BE REQUIRED TO FULLY UNDERSTAND THE OUTSIDE AFFECTS OF FUTURE IMPACTS.
5. THE PURPOSE OF THIS CONCEPT IS TO SHOW THE OVERALL PRELIMINARY LAYOUT FOR THE PROJECT. ADDITIONAL ENGINEERING IS REQUIRED TO ACCURATELY SHOWN THE LOCATION OF NECESSARY ITEMS NEED FOR CONSTRUCTION OF THIS PROJECT.
6. THIS CONCEPT WAS DEVELOPED UNDER THE ASSUMPTION THAT DETENTION WILL BE REQUIRED.
7. THIS CONCEPT ASSUMES THAT UTILITIES AND CAPACITY IS AVAILABLE TO SERVICE THE PROJECT.

LANDWORKS
ENGINEERING | SURVEYING | CONSTRUCTION

1" = 20'
20 0 10 20

N W E S

CONCEPT B.3

9/24/2025

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: Medical Office SUP – 13420 US Hwy 290
Case Number: 2025-P-1762-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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 Office being generally located near the northeastern corner of Bois D Arc and US HWY 290 Manor, TX also referred to as 13420 US HWY 290. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a 10,000 square foot Medical Office, one (1) lot on 0.85 acres, more or less, and being TCAD parcel 756084 also known as 13420 US Hwy 290, Manor, TX.

Applicant: Advantage Construction, LLC
Owner: Austin Growth Ventures, LLC

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 15, 2025 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.

Manor 290 Oz Real Estates LP
76 Renfield Dr.
Princeton, NJ 08540-6263

NSJ Enterprises Inc
11700 Dessau Rd.
Austin, TX 78754-2172

Yarely M & Fermin Leyva
19201 Denton Line Dr.
Manor, TX 78653-4052

Nebula Texas LLC Series Denton Line 7873
Leong Ct.
Cupertino, CA 95014-4157

Jonathan B & Miriam E Alirez
13200 Clara Martin Rd.
Manor, TX 78653-4050

Ali M & Al Kheyyat
13204 Clara Martin Rd.
Manor, TX 78653-4050

Pablo Balderas Arrendono
13208 Clara Martin Rd.
Manor, TX 78653-4050

Jason & Joanne Jeske
13209 Clara Martin Rd.
Manor, TX 78653-4050

Kacey Andrea Russell
13205 Clara Martin Rd.
Manor, TX 78653-4050

Karl Quinn & Angelina Thirkill
13201 Clara Martin Rd.
Manor, TX 78653-4050

Karen L Martin
13208 Cabinet Dr.
Manor, TX 78653-4053

Afton Lovonna Grun Afton
13204 Cabinet Dr.
Manor, TX 78653-4053

Harvey & Sharon Nathanson
13200 Cabinet Dr.
Manor, TX 78653-4053

Dominique J Thornton
19209 Denton Line Dr.
Manor, TX 78653-4052

Lucila & Dinesh Ajwani
PO Box 298
Manor TX 78653-0298

Thomas M Kelley
19217 Denton Line Dr.
Manor, TX 78653-4052

Trunshedda T & Maurice L Marshall 19221
Denton Line Dr.
Manor, TX 78653-4052

Cedric Dwayne Voss
19225 Denton Line Dr.
Manor, TX 78653-4052

Christopher Motes
19229 Denton Line Dr.
Manor, TX 78653-4052

David L Howard
19233 Denton Line Dr.
Manor, TX 78653-4052

Timothy M & Daniella Gruwell
19237 Denton Line Dr.
Manor. TX 78653-4052

Alejandro & Sagrario Uriostegui Jaramillo
13204 Cabinet Dr.
Manor, TX 78653-4053

Pranay & Ritu Jaiswal
2428 Silent Brook Trl.
Round Rock, TX 78665-5641

Richard Rene Salazar
13209 Cabinet Dr.
Manor, TX 78653-4053

Jonathan Batista & Jocelyn Cruz
13213 Cabinet Dr.
Manor, TX 78653-4053

Miranda Rae Koubi & Ryan Morris Adair
13220 Nelson Houser St.
Manor, TX 78653-3989

Barbrea C Van Willis
13216 Nelson Houser St.
Manor, TX 78653-3989

13212 Nelson Houser LLC
911 Josephine St.
Austin, TX 78704-1537

Rosalino Reynoso
13208 Nelson Houser St.
Manor, TX 78653-3989

Jorge Manuel Gonzalez & Mayra Fortuna Gonzalez
13204 Nelson Houser St.
Manor, TX 78653-3989

Ronald & Mary Wright
13200 Nelson Houser St.
Manor, TX 78653-3989

Ronney R & Jaunita J McGowen
19301 W. T. Gallaway St
Manor, TX 78653-3991

Paul K Janetzke
19305 W. T. Gallaway St
Manor, TX 78653-3991

Southwest Property Assets LLC
109 Azimuth Dr.
Austin, TX 78717

Rodelio M Reyes
19313 W.T. Gallaway St
Manor, TX 78653-3991

Alejandra Medrano-Chapa & Sibone F Chapa
19317 W.T. Gallaway St
Manor, TX 78653-3991

Candido Sanchez Mendoze
19321 W.T. Gallaway St
Manor, TX 78653-3991

Miguel & Maria Medina
19201 Nelson Houser St.
Manor, TX 78653-3989

Huong Thi Thu Tran & Tuan Anh Kim
17425 Autumn Falls Dr.
Manor, TX 78653-2726

West Elgin Development Corp
9900 US Highway 290 E
Manor, TX 78653-9720

AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.
Applicant: KTCivil
Owner: Meritage Homes of Texas, LLC
BACKGROUND/SUMMARY:

This is the Shadowglen Phase 3 Sections 3-8 preliminary plan. It includes 681 lots, comprising residential, drainage, and open space areas, as well as a bridge connecting this phase to Phase 2, Section 23A.

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

- Approved Preliminary Plat
- Engineer Comments and responses
- Conformance Letter
- Public notice
- Mailing Labels

ACTIONS:

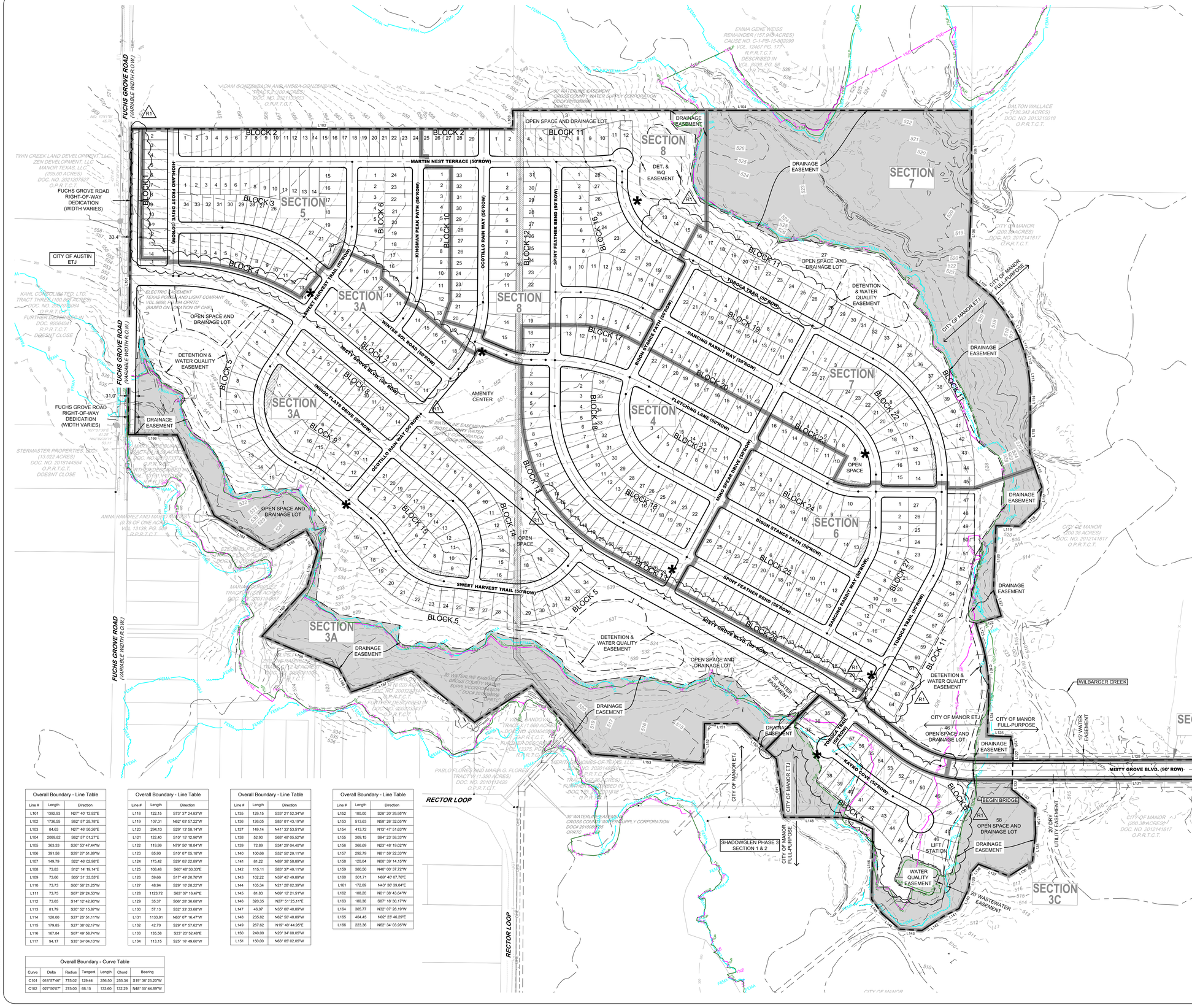
Discretion	Non-Discretionary

Subdivision Review Type	Concurrent Review by DA

Actions	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

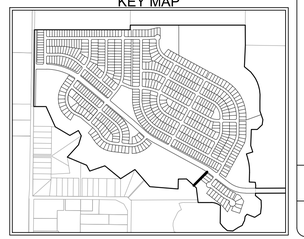
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**



0 200' 400'

SCALE: 1" = 200'

KEY MAP



PLAN LEGEND

- EXISTING FENCE
- ADJACENT PROPERTY BOUNDARY
- 1%E — 100 YR EXISTING CONDITION FULLY DEVELOPED FLOODPLAIN
- 1%P — 100 YR PROPOSED CONDITION FULLY DEVELOPED FLOODPLAIN
- FEMA — EFFECTIVE FEMA 100 YR ZONE A
- CREEK CENTERLINE
- 200 / 200 — 200' WATERWAY SETBACK
- 300 / 300 — 300' WATERWAY SETBACK
- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- SECTION BOUNDARY
- PROPOSED EASEMENT
- EXISTING WATER LINE EASEMENT
- PROPOSED SIGHT LINE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- SECTION # — SECTION LABEL
- PROPOSED MAILBOX KIOSK

NOTE: FULLY DEVELOPED FLOODPLAIN MODELS UTILIZED ATLAS 14 RAINFALL DATA

NO.	DATE	REVISION / DESCRIPTION	BY
R1	3/28/25	REVISE KAYKO COVE ALIGNMENT, REVISE BLOCK 11 LOT LAYOUT, REVISE SECTION 3 PHASE BOUNDARY TO INCLUDE OPEN SPACE LOTS	

Overall Boundary - Line Table

Line #	Length	Direction
L101	1392.93	N27° 40' 12.92"E
L102	1736.55	S62° 57' 25.78"E
L103	84.63	N27° 46' 50.26"E
L104	2089.82	S62° 57' 01.22"E
L105	363.33	S26° 53' 47.44"W
L106	391.58	S29° 27' 51.89"W
L107	149.79	S22° 46' 02.98"E
L108	73.83	S12° 14' 19.14"E
L109	73.66	S05° 31' 33.55"E
L110	73.73	S00° 56' 21.25"W
L111	73.75	S07° 29' 24.53"W
L112	73.65	S14° 12' 42.90"W
L113	81.79	S20° 52' 15.87"W
L114	120.00	S27° 25' 51.11"W
L115	179.85	S27° 38' 02.17"W
L116	167.84	S07° 49' 58.74"W
L117	94.17	S35° 04' 04.13"W

Overall Boundary - Line Table

Line #	Length	Direction
L118	122.15	S73° 37' 24.83"W
L119	107.31	N62° 03' 57.22"W
L120	294.13	S29° 13' 56.14"W
L121	122.40	S10° 15' 12.90"W
L122	119.99	N79° 50' 18.84"W
L123	85.90	S10° 07' 05.18"W
L124	175.42	S29° 05' 22.89"W
L125	108.48	S60° 48' 30.33"E
L126	59.66	S17° 49' 20.70"W
L127	48.94	S29° 10' 28.22"W
L128	1123.72	S63° 07' 16.47"E
L129	35.37	S06° 28' 36.68"W
L130	57.13	S32° 33' 33.68"W
L131	1133.91	N63° 07' 16.47"W
L132	42.70	S29° 07' 57.62"W
L133	135.58	S23° 20' 52.48"E
L134	113.15	S25° 16' 49.60"W

Overall Boundary - Line Table

Line #	Length	Direction
L135	129.15	S33° 21' 52.34"W
L136	126.05	S85° 01' 43.19"W
L137	149.14	N41° 33' 53.51"W
L138	52.90	S66° 48' 05.52"W
L139	72.89	S34° 29' 04.40"W
L140	100.66	S52° 50' 20.11"W
L141	81.22	N89° 38' 58.89"W
L142	115.11	S83° 37' 40.11"W
L143	102.22	N59° 45' 49.89"W
L144	105.34	N21° 28' 02.39"W
L145	81.83	N09° 12' 21.51"W
L146	320.35	N27° 51' 25.11"E
L147	46.07	N35° 00' 40.89"W
L148	235.82	N62° 50' 48.89"W
L149	267.62	N19° 40' 44.95"E
L150	240.00	N20° 34' 08.05"W
L151	150.00	N63° 05' 02.05"W

Overall Boundary - Line Table

Line #	Length	Direction
L152	180.00	S28° 20' 29.95"W
L153	513.63	N58° 26' 32.05"W
L154	413.72	N13° 47' 51.63"E
L155	309.15	S84° 23' 59.33"W
L156	368.69	N23° 48' 19.02"W
L157	292.79	N81° 59' 22.33"W
L158	120.04	N00° 39' 14.15"W
L159	380.50	N40° 00' 37.72"W
L160	301.71	N69° 40' 07.76"E
L161	172.09	N43° 36' 39.04"E
L162	108.20	N01° 38' 43.64"W
L163	180.36	S87° 18' 30.17"W
L164	305.77	N32° 07' 28.19"W
L165	404.45	N02° 23' 46.29"E
L166	223.36	N62° 34' 03.95"W

Overall Boundary - Curve Table

Curve	Delta	Radius	Tangent	Length	Chord	Bearing
C101	018°57'46"	775.02	129.44	256.50	255.34	S19° 36' 25.20"W
C102	027°50'07"	275.00	68.15	133.60	132.29	N48° 55' 44.89"W

PRELIMINARY SUBDIVISION APPROVAL

SUBDIVISION NUMBER: _____

APPLICATION DATE: _____

APPROVED BY COMMISSIONERS COURT/ADMINISTRATIVE ON _____

PRELIMINARY PLAN EXPIRATION DATE _____

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR — DATE

ALL FINAL PLATS MUST BE RECORDED OR HAVE ALTERNATIVE FISCAL APPROVED BEFORE THE PRELIMINARY PLAN EXPIRATION DATE. REVISIONS DO NOT EXTEND THE EXPIRATION DATE. IF THE PRELIMINARY PLAN EXPIRES, UNPLATTED LAND IS SUBJECT TO CURRENT REGULATIONS FOR DEVELOPMENT.

KIMLEY»HORN
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPELS FIRM NO. F-18129

MeritageHomes

PEGGY M. CARRASQUILLO 65211 LICENSED PROFESSIONAL ENGINEER 8-14-2025

NOT FOR CONSTRUCTION UNTIL APPROVED BY REGULATORY AGENCIES

SHADOWGLEN PHASE 3 SECTIONS 3-8
MANOR FULL-PURPOSE AND ETJ, TRAVIS COUNTY, TEXAS

OVERALL PRELIMINARY PLAT SHEET

SHEET 3 OF 8 R1

CASE#

Last Saved by Kroboff
Last Saved: 8/4/2025 12:56 PM
Plot Date/Time: 8/4/2025 12:57 PM
Drawing: L:\PROJECT\Manor\MeritageMES\22002 - 00\ShadowGlen Ph 3 Prelim Plat\CAD\Sheets\MER22002 - 00 - Cb100

1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 26, 2024

Peggy Carrasquillo
KTCivil
6805 N. Capital of Texas Hwy., Suite 315
Austin TX 78731
peggy.carrasquillo@ktcivil.com

Permit Number 2024-P-1646-PP
Job Address: 14111 Fuchs Grove Road, Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Shadowglen Phase 3 Sections 3-8 Preliminary Plat submitted by KTCivil and received on August 07, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.~~

~~2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.~~

~~3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.5. Please provide a copy of the approved CLOMR for the project6. The P&Z Chairperson is Felix Paiz.~~

~~4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.~~

~~5. Please provide a copy of the approved CLOMR for the project.~~

~~6.The P&Z Chairperson is Felix Paiz.~~

~~7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown. Include the exhibit provided in the overall submittal.~~

~~8. Topographic data indicating one(1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. Thecontoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than~~

~~fifty (50) feet nor more than two hundred (200) feet.~~

~~9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.~~

~~10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.~~

~~11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.~~

~~12. Provide documentation that 45' wide lots are allowed. This could be a copy of the DA and all amendments.~~

~~13. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.~~

~~14. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~

~~15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~

~~16. Provide approval from Travis County.~~

~~17. The vicinity map needs to be scaled 1" = 2,000'.~~

~~18. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:~~

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

~~Provide calculations as a table.~~

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 /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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

Thank you,

Tyler Shows
Staff Engineer
GBA

KTCIVIL

July 29, 2024

Ms. Pauline Gray, PE
GBA
P.O. Box 2029
Leander, Texas 78646-2029

RE: SHADOWGLEN PHASE 3 SECTIONS 3-8 – PRELIMINARY PLAN (2024-P-1646-PP) UPDATE 1 SUBMITTAL

Dear Ms. Gray,

Please accept this letter as our formal response to the review comments dated June 5th, 2024. The comments are listed below with our responses in bold.

1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.

Response: **The only work that will occur in the Waters of the U.S. will be for the construction of the Wilbarger Bridge. A Corps permit application will be submitted when the bridge design is refined and a more accurate footprint of the impact to the Waters is defined.**

2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.

Response: **No waterway buffers are proposed on City of Manor property. The waterway setback lines have been removed from the City of Manor owned land.**

3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?

Response: **There will be a total of six sections, 3 through 8. The Floodplain Report has been updated to correct this. The updated Floodplain Report is included with this submittal.**

4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.

Response: **Per email correspondence with Scott Dunlop, the preliminary plat may be submitted if it is in accordance with the Concept Plan approved as part of the Development Agreement. A copy of Scott's email and of the recorded Development Agreement and all its amendments and their exhibits are included with this submittal. Please refer to Schedule 2 in the first**

addendum to the Development Agreement, page 238 of the PDF file. The preliminary plat agrees with the concept plan.

5. Please provide a copy of the approved CLOMR for the project.

Response: A copy of the approved CLOMR is included with this submission.

6. The P&Z Chairperson is Felix Paiz.

Response: We have corrected the P&Z chairperson's name to be Felix Paiz.

7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: A tree survey and tree list has been provided as a separate exhibit to this update submittal, including planned tree removal. The overall tree list is on the final sheets of the tree survey sheets.

8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

Response: The existing topographic contours have been added to the preliminary plan in accordance with City of Manor code. Contours of slopes less than 5% are shown with one-foot intervals, slopes between 5% and 10% are shown with two-foot intervals, and slopes exceeding 10% are shown with five-foot intervals.

9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.

Response: The only known existing utilities within or close to the preliminary plan area are the 30" waterline that is contained within the 30' waterline easement, Doc. No. 2010088666 depicted on the face of the preliminary plan, and the overhead electric/telecommunication lines along Fuchs Grove Road that are contained within an easement dedicated under Vol. 8660, Pg. 894. The holder of the waterline easement is Cross County Water Supply Corporation, and the grantee of the dry utility easement is/was Texas Power & Light Company of Dallas, Texas. Both easement documents are provided with this update submittal.

10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed

on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.

Response: A preliminary storm sewer layout has been added to the preliminary plan as Exhibit D.

11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.

Response: The requested information has been added to the preliminary plat.

12. Provide documentation that 45' wide lots are allowed. This could be a copy of the DA and all amendments.

Response: 45' wide lots are allowed per the Development Agreement for the Shadowglen Subdivision per Exhibit C of the document. A copy of the Development Agreement and all of its amendments and their exhibits is included with this submittal. Refer to page 54 of the PDF file for approval of 45' lots.

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

Response: A tree survey and tree list has been provided as a separate exhibit to this update submittal, including planned tree removal.

14. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements.

Response: We have prepared a signed and sealed letter that details the water and wastewater utility demands of the proposed subdivision. Preliminary water and wastewater layouts have been added to the preliminary plan as Exhibits E and F, respectively.

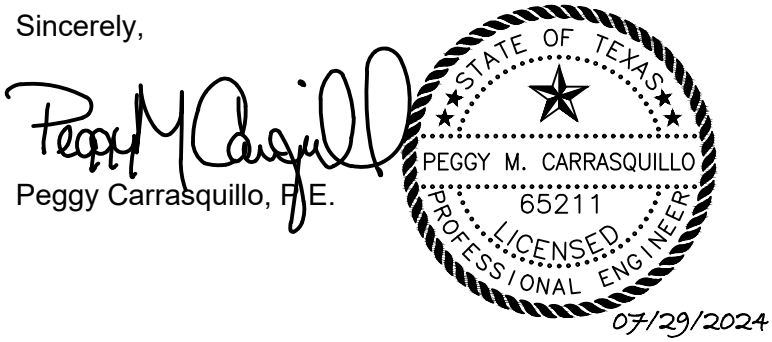
15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits.

Response: Per communication with Pauline Gray, submittal to Travis County TNR for subdivision review, rather than the County Health District, satisfies this comment. The e-mail from Pauline Gray is included with this submittal.

END OF REPORT

These responses, along with the attachments should provide the necessary information to clear most of the comments received on June 5th, 2024. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at peggy.carrasquillo@ktcivil.com.

Sincerely,



Peggy Carrasquillo, P.E.

KTCIVIL

September 30, 2024

Mr. Tyler Shows
GBA
P.O. Box 2029
Leander, Texas 78646-2029

RE: SHADOWGLEN PHASE 3 SECTIONS 3-8 – PRELIMINARY PLAN (2024-P-1646-PP) UPDATE 2 SUBMITTAL

Dear Mr. Shows,

Please accept this letter as our formal response to the review comments dated August 26th, 2024. The comments are listed below with our responses in bold.

1. Per the provided Engineer's Report, Waters of the United States exist onsite. Please provide information regarding if any work is planned to take place in these areas. If work is planned, then a copy of the submittal to the Department of the Army will need to be submitted.

U1. Comment pending.

Response: We have not identified any disturbance to the Waters of the US as we are trying to span them or bore under them, as applicable. However, we understand that should disturbance occur, we will need to submit for a Corps permit and we will provide that to City of Manor.

2. It appears that waterway buffers are proposed on City property. If that is the case, then easements will be required and need to be shown on the preliminary plat.

U1. Comment cleared.

3. The report states there will be Sections 3-6, but the preliminary plan lists Sections 3-8. How many sections are proposed?

U1. Comment cleared.

4. The preliminary plat cannot be approved without a Concept Plan being approved. If one has been approved, please provide a copy.

U1. Comment cleared.

5. Please provide a copy of the approved CLOMR for the project.

U1. Comment cleared.

6. The P&Z Chairperson is Felix Paiz.

U1. Comment cleared.

7. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

KTCIVIL

U1. Comment updated. Include the exhibit provided in the overall submittal.

Response: We have included the tree survey sheets as part of the preliminary plan.

8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10% is required to be shown on the preliminary plat. The contoured area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

U1. Comment cleared.

9. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto are required to be shown on the preliminary plat.

U1. Comment cleared.

10. The location, size and description of any proposed drainage appurtenances, including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance are required to be shown on the preliminary plat.

U1. Comment cleared.

11. The location, dimensions, names and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions is required to be shown on the preliminary plat.

U1. Comment cleared.

12. Provide documentation that 45’ wide lots are allowed. This could be a copy of the DA and all amendments.

U1. Comment cleared.

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

U1. Comment cleared.

14. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements.

U1. Comment cleared.

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

U1. Comment cleared.

NEW COMMENTS – UPDATE 1

KTCIVIL

16. Provide approval from Travis County.

Response: We will provide when obtained.

17. The vicinity map needs to be scaled 1" = 2,000'.

Response: Per e-mail with reviewer, the scale can stay as is since Travis County had requested the larger scale. See e-mail from 8/27 submitted with this update.

18. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

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

    Provide calculations as a table.

Response: Per e-mail with the reviewer, the mitigation table can be provided with the construction documents in agreement with the Shadowglen Development Agreement. E-mail from 9/12 submitted with this update.

END OF REPORT

These responses, along with the attachments should provide the necessary information to clear most of the comments received on August 26th, 2024. Please contact me with any questions or if you need additional information. You can contact me at (512) 758-7474 or by email at peggy.carrasquillo@ktcivil.com.

Sincerely,

Peggy Carrasquillo, P.E.

STATE OF TEXAS
PEGGY M. CARRASQUILLO
65211
LICENSED PROFESSIONAL ENGINEER
09/29/2024

1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Tuesday, September 2, 2025

Peggy Carrasquillo
KTCivil
6805 N. Capital of Texas Hwy., Suite 315
Austin TX 78731
peggy.carrasquillo@ktcivil.com

Permit Number 2024-P-1646-PP
Job Address: 14111 Fuchs Grove Road, Manor 78653

Dear Peggy Carrasquillo,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Peggy Carrasquillo and received by our office on August 07, 2025, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Michael Burrell at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.
Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

9/24/2025

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Shadowglen Phase 3 Sections 3-8 Preliminary Plat
Case Number: 2024-P-1646-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8. Subdivision Preliminary Plats that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for Shadowglen Phase 3 Sections 3-8 being six hundred eighty-one (681) lots on 247.03 acres, more or less, and being TCAD parcels 248029, 547346, 804537, 804535, 815596 also known as 14611 Fuchs Grove Rd, Manor, TX.

Applicant: KTCivil
Owner: Meritage Homes of Texas, LLC

The Planning and Zoning Commission will meet at 6:30PM on October 8, 2025 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 Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

LEAL EZEQUIEL P
PO BOX 500
MANOR, TX 78653-0500

FLORES PABLO & MARIA G
13909 RECTOR LOOP
MANOR, TX 78653-3309

OKRA LAND INCORPORATED
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

RODRIGUEZ MARIA A
14031 FUCHS GROVE RD
MANOR, TX 78653-3332

TAVIRA YOLANDA ESQUIVEL
13905 RECTOR LOOP
MANOR, TX 78653-3309

WEISS DEBRA GENE & JAMES DONALD WEISS
10201 GREGG LN
MANOR, TX 78653-3596

MACIAS JOSE & NANCY
14027 FUCHS GROVE RD
MANOR, TX 78653-3332

MERITAGE HOMES OF TEXAS LLC
17013 BRIDGEFARMER BOULEVARD
PFLUGERVILLE, TX 78660-3476

GONZENBACH CLIFTON L
15309 FUCHS GROVE RD
MANOR, TX 78653-3314

VAZQUEZ JUAN
14023 FUCHS GROVE RD
MANOR, TX 78653-3332

LANK ALEXANDRA NOELLE
14308 MCARTHUR DR
MANOR, TX 78653-2359

TWIN CREEK LAND DEVELOPMENT LLC ETAL
4126 REMINGTON RD
CEDAR PARK, TX 78613-7756

BUENTELLO IRENE &
13945 RECTOR LOOP
MANOR, TX 78653-3309

SAYLOR JACOB HARRISON
14312 MCARTHUR DR
MANOR, TX 78653-2359

MANOR 100 LLC
4126 REMINGTON RD
CEDAR PARK, TX 78613-7756

PINA FELIPE & ZIRLENE RAMIREZ PINA
13939 RECTOR LOOP
MANOR, TX 78653-3309

TURNQUIST ANTHONY JOHN &
14317 MCARTHUR DR
MANOR, TX 78653-2359

STERMASTER PROPERTIES LLC
40206 INDUSTRIAL PARK CIR #101
GEORGETOWN, TX 78626-4761

BARLOW LESLIE
13937 RECTOR LOOP
MANOR, TX 78653-3309

JONES SHANNON WM III
14313 MCARTHUR DR
MANOR, TX 78653-2359

BURKE MARY JUDE
2109 SHARON DRIVE
CEDAR PARK, TX 78613-3559

PEREZ ABEL & YVONNE
13933 RECTOR LOOP
MANOR, TX 78653-3309

CARREON SIGGY J
14309 MCARTHUR DR
MANOR, TX 78653-2359

RAMIREZ ANNA & MARIO MATIAS
14204 FUCHS GROVE RD
MANOR, TX 78653-3322

SILLAS MARIANITA P
13929 RECTOR LOOP
MANOR, TX 78653-3309

WEAVER WARREN B
14305 MCARTHUR DR
MANOR, TX 78653-2359

CABRERA JUAN & MATILDE CARBAJAL
14119 FUCHS GROVE RD
MANOR, TX 78653-3315

CEBALLOS ELENA MARQUEZ & LORENZO
13925 RECTOR LOOP
MANOR, TX 78653-3309

PARK CHAN WOONG
12026 REICHLING LN
WHITTIER, CA 90606-2561

AUS-TEX PARTS & SERVICE LTD
14115 FUCHS GROVE RD
MANOR, TX 78653-3315

GUERRERO RUPERTO & MARIA G
13921 RECTOR LOOP
MANOR, TX 78653-3309

ORTIZ NOEL
14217 MCARTHUR DR
MANOR, TX 78653-2358

MARQUEZ ANTONIO &
14111 FUCHS GROVE DR
MANOR, TX 78653-3315

MONGES BLANCA & JAVIER AGUILLON
13917 RECTOR LOOP
MANOR, TX 78653-3309

LGI HOMES-TEXAS LLC
5345 TOWNE SQUARE DR STE 145
PLANO, TX 75024-2476

POWERS JAMES
301 E 19TH ST
GEORGETOWN, TX 78626-7908

ANGEL ANTONIO & MARIA HERNANDEZ
13913 RECTOR LOOP
MANOR, TX 78653-3309

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
IRVINE, CA 92612-7651

AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.
Applicant: Cristian Garcia
Owner: Maqil Inc
BACKGROUND/SUMMARY:

This property, currently known as Manor Grocery, is requesting a specific use permit for a gas station. Their initial use on this parcel was a gas station, but the property was not in operation for a period longer than 90 days after multiple unforeseen circumstances occurred, preventing ownership from operating their business and losing their legal nonconforming status.

The intent of this submittal is to regain a prior use and invest in downtown. Additional improvements are being proposed in conjunction with the potential approval of the SUP request. The improvements would be to the adjacent tenants along Parsons. This item was postponed on September 10th to be heard again by the Commission.

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

- SUP Map
- Aerial Image
- Mailing notice
- Letter of intent
- Concept Layout
- Mailing Labels

ACTIONS:

Discretion	Discretionary
Subdivision Review Type	Not Applicable
Actions	Open, Close, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Specific Use Permit for one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX, upon execution of an agreement that solidifies the proposed improvements for the block.

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

MANOR GROCERY

!02 W Parsons St.

City Of Manor Texas
105 E Eggleston St,
Manor TX 78653

August 18, 2025

To Whom It May Concern:

Today we are requesting the chance to bring back to life the oldest building in Manor Texas. Manor Grocery, was the center of the town, and many know the history of such location. Used to be a place where the locals came to get their fresh meats for the weeks and their produce. It was a place where people came and fill up their cars with gas on their way to work. Today that building is still standing and we want to bring back to “open for business” while at the same time make a few changes.

We ask to break down the metal building that stands in the front of the property, and by removing that it will give up ample of space to relocate the pumps and canopy for a better flow. This will still give us the 2 pumps for gas that Manor Grocery originally had, and giving the actual building a refresh but keeping the same bright white brick. We have also spoken with the owners on the same block for a chance to work with them and making one awning around the entire premises. A Cast iron Awning that bring the entire shopping center a whole new feel and a pleasing look for more business.

832-584-7231

12703 Lilac Stone Ct.
Houston, TX 77044

Chris22garcia90@gmail.com

CG Design
Cristian Garcia
12703 Lilac Stone Court,
Houston, TX 77044
Chris22garcia90@gmail.com

Permit Number 2025-P-1758-CU

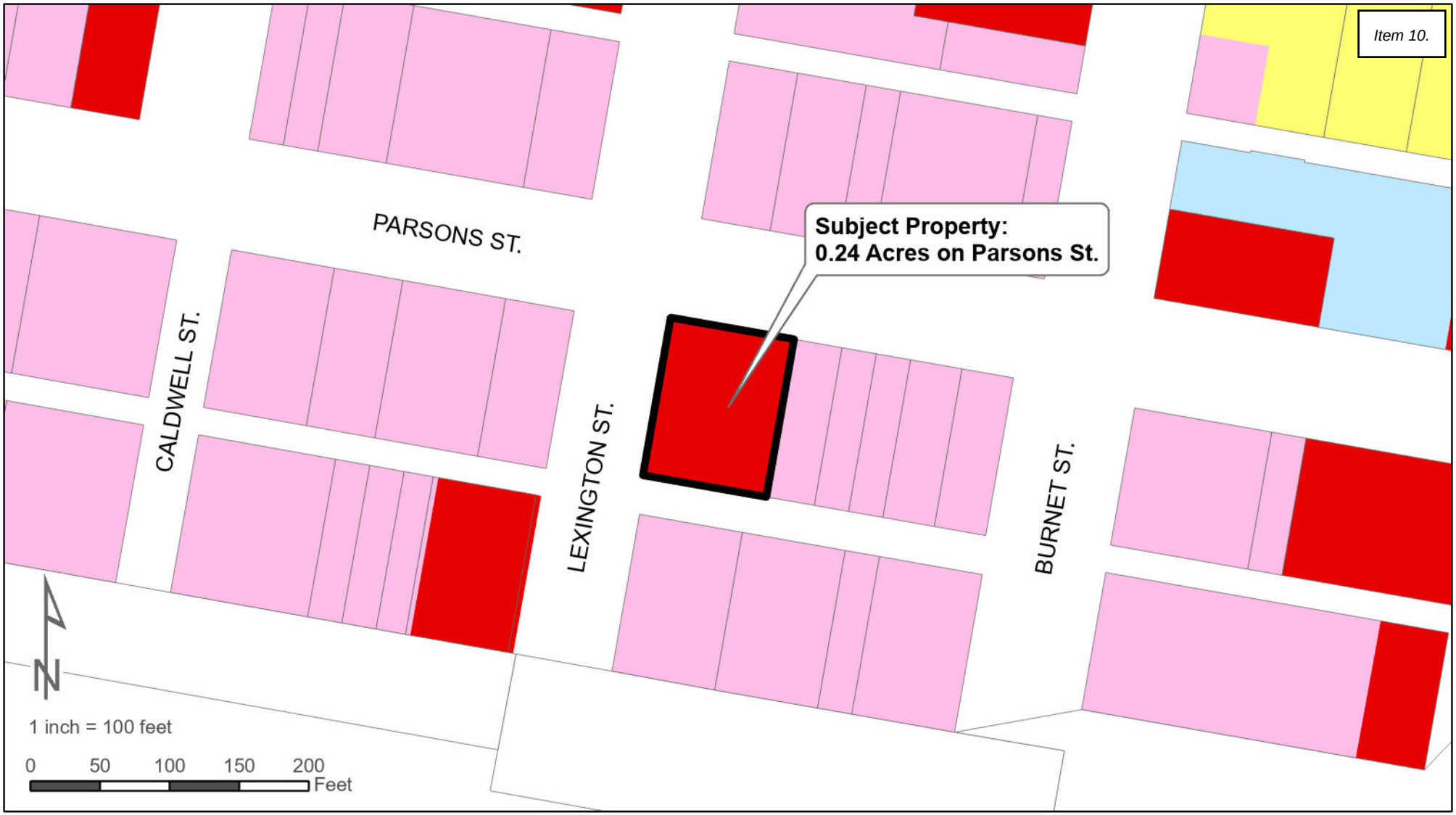
Job Address: 100- 102 E Parsons St. Manor 78653

City Of Manor Texas,

City Planning Review:

(1) The Proposed work that we are requesting for Manor Grocery is to restoring it, and bringing it back to life. Reopening the local grocery with fresh produce for the local people. With Manar Grocery having a slight update, we are working with the other owners in the shopping center to update the entire strip.
(2) We are requesting to reopen the business, which is the same as it was before it was closed.
(3) With a lot of apartments with walking distance, and business around the corner, we believe in reopening the Manor Grocery will bring people together to walk across the street and get their fresh produce.
(4) No adverse impact on the surrounding area will be impacted.

4. We would like to keep the building at the current Square Footage, which gives us space in the back which faces the City Park. Which we feel like people can come and grab a snack at the Grocery Store and sit outdoor.



MANOR
EST. TEXAS 1872

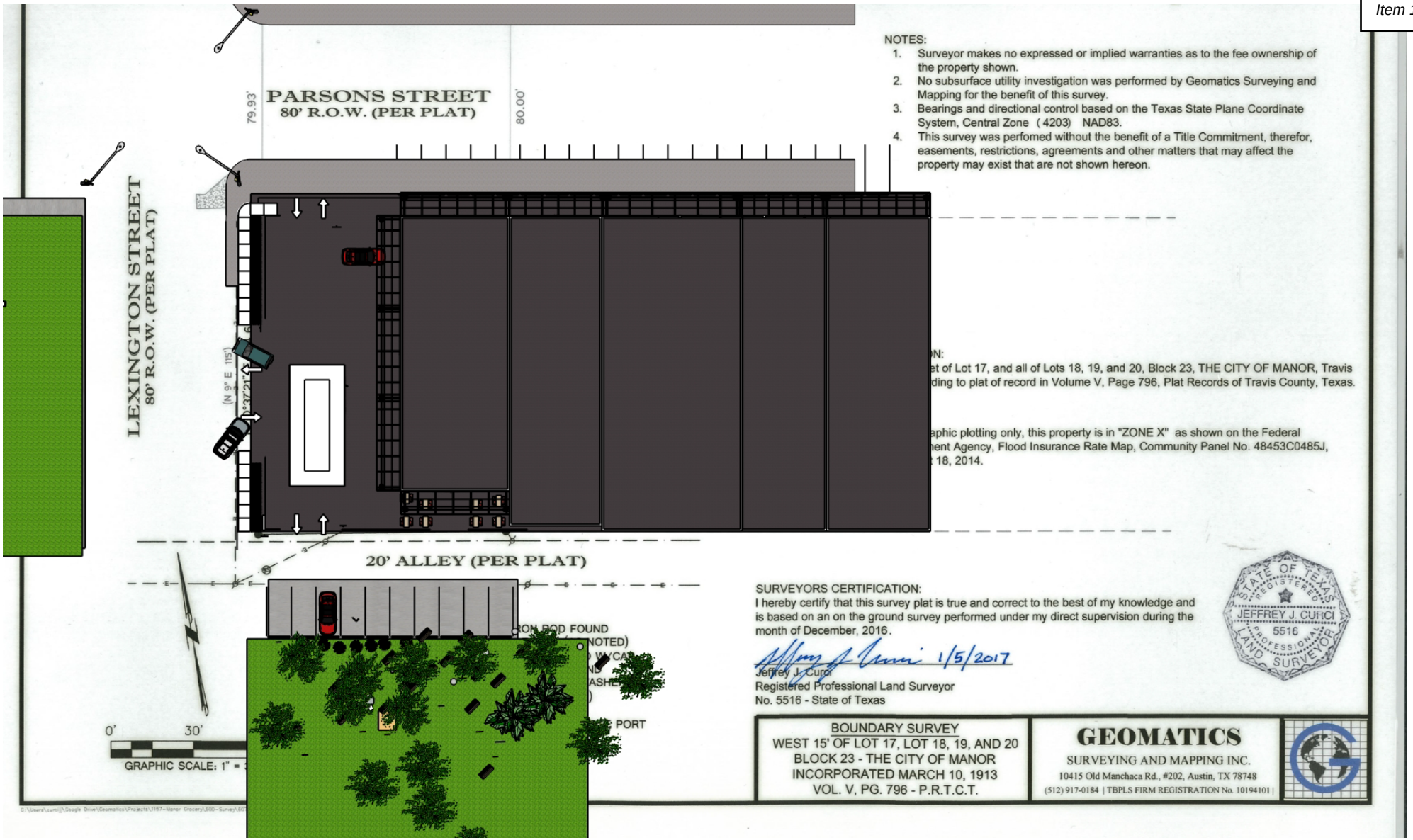
Specific Use Permit: Gas Station (Limited)

Current Zoning: Downtown Business (DB)

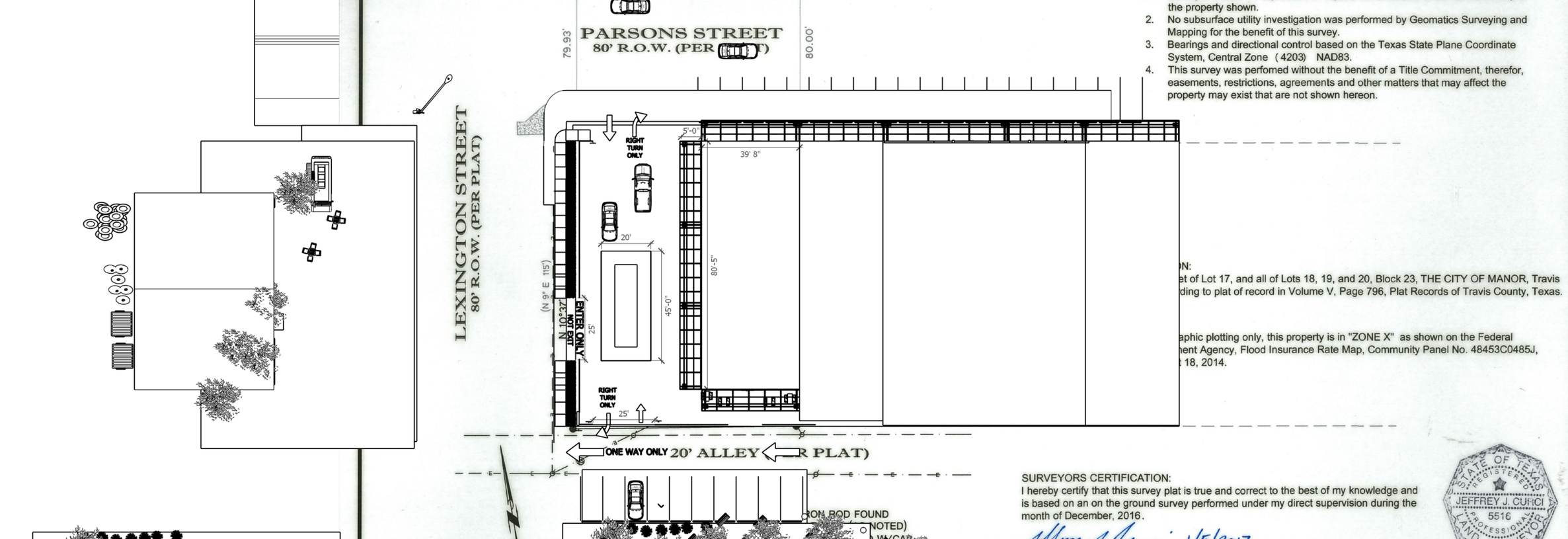
Zoning Legend

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


W Boyce St
N Bastrop St
N Caldwell St
E Boyce St
N Burnet St
N LaGrange St
W Parsons St
S Caldwell St
S Bastrop St
S Lexington St
S Burnet St
S LaGrange St
W Carrie Manor Rd
201W Carrie Manor/Lexington
E Carrie Manor St



CLIENT	PROJECT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION
Manor Grocery	Manor Grocery		09/02/2025	CG	Sheet Description



1. The purpose of this survey is to establish the boundaries of the property shown.
2. No subsurface utility investigation was performed by Geomatics Surveying and Mapping for the benefit of this survey.
3. Bearings and directional control based on the Texas State Plane Coordinate System, Central Zone (4203) NAD83.
4. This survey was perfomed without the benefit of a Title Commitment, therefor, easements, restrictions, agreements and other matters that may affect the property may exist that are not shown hereon.

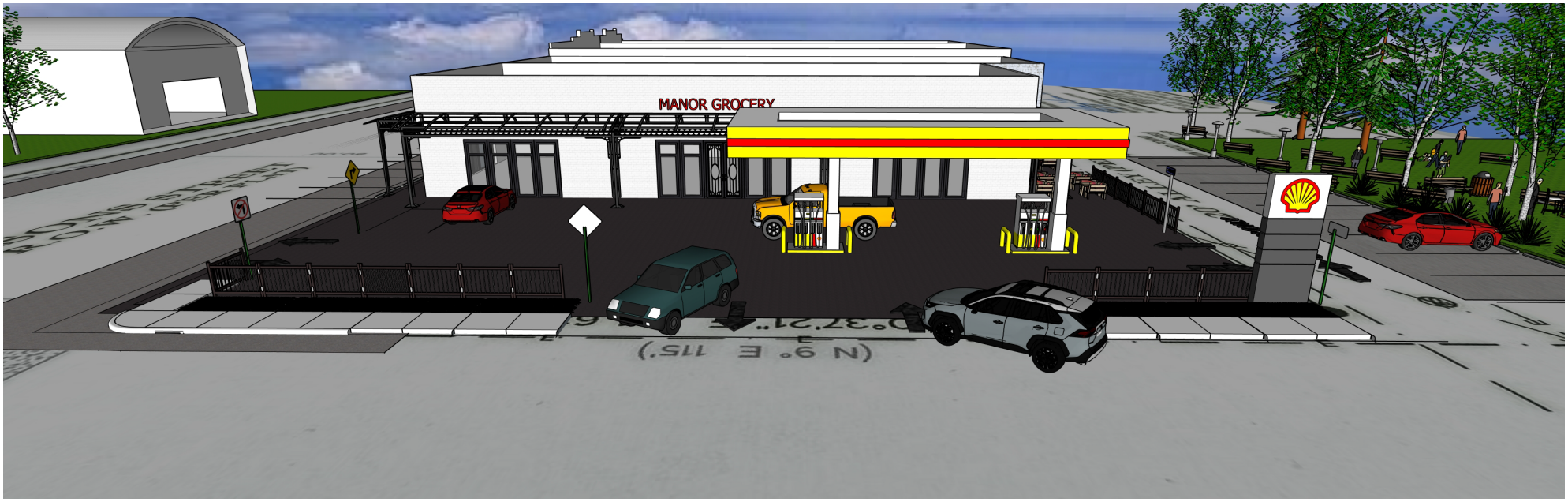
N:
et of Lot 17, and all of Lots 18, 19, and 20, Block 23, THE CITY OF MANOR, Travis
ding to plat of record in Volume V, Page 796, Plat Records of Travis County, Texas.

aphic plotting only, this property is in "ZONE X" as shown on the Federal
nent Agency, Flood Insurance Rate Map, Community Panel No. 48453C0485J,
t 18, 2014.

SURVEYORS CERTIFICATION:
I hereby certify that this survey plat is true and correct to the best of my knowledge and is based on an on the ground survey performed under my direct supervision during the month of December, 2016.

STATE OF TEXAS
REGISTERED
JEFFREY J. CURCI
5516
PROFESSIONAL
LAND SURVEYOR


MANOR GROCERY
PUMP
AND
PAY
HERE



Manor Grocery:
Removing Metal building in front of property.
Demolish Current gas pump and canopy
2- New Pumps
50'x20' New Canopy for gas pumps
8 Parking spaces plus 4 spaces at the pumps.
Adding Entrance S Lexington St.



CLIENT
Manor Grocery
102 W. Parsons St.
Manor TX 78653

PROJECT NO.

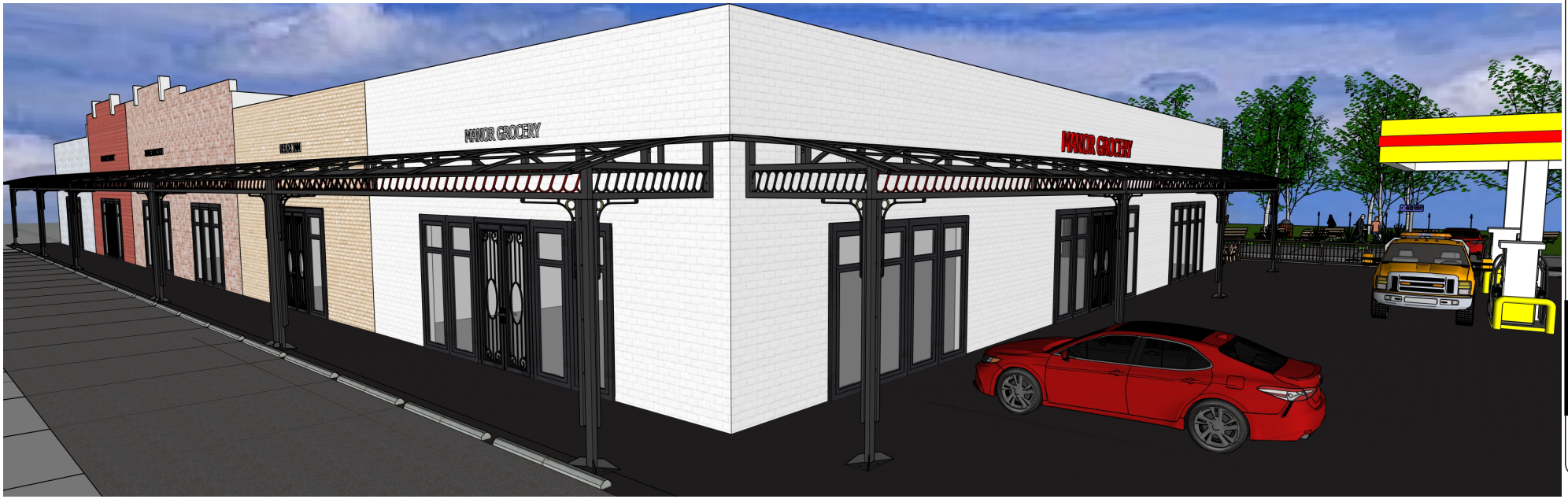
PROJECT
Manor Grocery

DRAWN BY
CG

a

02





CLIENT
Manor Grocery
102 W. Parsons St.
Manor TX 78653

PROJECT NO.

PROJECT
Manor Grocery

DRAWN BY
CG

a

04


RAMOS RESTAURANT
TAMALE ADDICTION
RELAX INN
MANOR GROCERY







CLIENT
Manor Grocery
102 W. Parsons St.
Manor TX 78653

PROJECT NO.

PROJECT
Manor Grocery

DRAWN BY
CG

a

05

8/27/25

City of Manor Development Services

Notification for a Specific Use Permit Request

Project Name: Manor Grocery Gas Station (limited) SUP – 100/102 E Parsons St
Case Number: 2025-P-1758-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

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 Manor Grocery. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Gas Station (limited) with 2 MPD's, one (1) lot on 0.2376 acres, more or less, and being TCAD parcel 238889 also known as 100/102 E Parsons St, Manor, TX.

Applicant: Cristian Garcia
Owner: Maqil Inc

The Planning and Zoning Commission will meet at 6:30PM on September 10, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on September 17, 2025 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 Request 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.

Relax Inn Of Manor
106 E Parsons St
Manor TX 78653

Paredes Adrian P & Mariana G
Ibanez Owner
5002 Smokey VLY Unit A
Austin TX 78731

Rodriguez Adrian & Keyna Owner
9115 GOLDEN LEAF
AUSTIN TX 78748-6529

C&K Brother & CO LLC
201 E Parsons St
Manor TX 78653

Duett Billy C
PO BOX 562
Manor TX 78653

GILDON GEORGE EDWARD ETAL
1303 GLENWOOD DR
AUSTIN TX 78723-1130

AUS-TEX PROPERTIES LLC
7309 BURLESON MANOR RD
MANOR TX 78653-5105

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR TX 78653-3815

ANDERSON JAMES T
1601 W 38TH ST STE 2
AUSTIN TX 78731-6233

ANDERSONS COFFEE CO INC
1601 W 38TH ST STE 2
AUSTIN TX 78731-6233

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN TX 78708-2653

CANO FAMILY ESTATE LLC
204 SMITH LN
MANOR TX 78653-2036

CARDENAS VIRGINIA Z
PO BOX 243
MANOR TX 78653-0243

DARILEK MICHAEL E & TABATHA A
PO BOX 976
MANOR TX 78653-0976

DAVIS CAPITAL INVESTMENTS LLC
P.O. BOX 248
MANOR TX 78653-0248

BUILD BLOCK INC
2700 E 2ND ST
LOS ANGELES CA 90033-4102

120 EAST BOYCE STREET LLC
1004 MERIDEN LN
AUSTIN TX 78703-3823

GAULT WILLIAM C
PO BOX 32
MANOR TX 78653-0032

AGENDA ITEM NO. 11

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a setback waiver for 306 W Eggleston St., Manor, TX.
Applicant: German Chaverria
Owner: German Chaverria

BACKGROUND/SUMMARY:

The owner is requesting a waiver for his property to allow for a 25' front setback, 10' side setbacks, and a 5' rear setback.

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

- Setback Waiver

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions, Deny

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a setback waiver for 306 W Eggleston St., Manor, TX.

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


W Eggleston St
N Caldwell St
W Boyce St
W Boyce St
W Boyce St
310
308
306
304
302
309
307
305
303
301
210
208
206
204
202
209
207
205
203
201
107
409
407
405
401

SETBACK WAIVER REQUEST

On approval by the Planning Commission, lots having approximately 5,750 square feet of lot area may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The Commission shall consider the adjoining lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than 5 foot side yard, 10 foot rear yard and 15 foot street side yard setback and 20 foot front yard setback. Lots owned by the same person may be combined into one building site.
City of Manor Code of Ordinance, Chapter 14, Article 14.02, Division I, Section 14.02.007(c)(3).

Applicant Contact Information

Name: German Briones Chaverria

Address: 306 E wheeler st Manor TX

Phone Number: 512 789 2886 Email: [redacted]

Property Information

Address: 306 W Eggleston St, Manor Tx 78653

Lot: 8 Block: 45 Town of Manor

Zoning District: R-1 Single Family

Requested Front Setback: 25'

Requested Rear Setback: 10'

Requested Side Setback: 5'

Applicant Signature

9/03/2025

Date

STATE OF TEXAS §
COUNTY OF Travis §

BEFORE ME the undersigned authority on this day personally appeared German Briones Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3RD day of September, 2025.

ALYSSA ARIANNA CABELLO
My Notary ID # 133814452
Expires July 8, 2026

Notary Public - State of Texas

PASSED AND APPROVED on this the ____ day of _____ 2025.

THE CITY OF MANOR, TEXAS

Felix Paiz,
Chairperson

ATTEST:

Michael Burrell
Development Services Director

After recording return to:

Development Services Dept. City
of Manor
105 East Eggleston St.
Manor, TX 78653

AGENDA ITEM NO. 12

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP
BACKGROUND/SUMMARY:

This final plat creates a one lot, as well as the Public Right-of-Way. This is a non-discretionary item as it has been reviewed for compliance by our engineers.

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

- Final Plat
- Engineer Comments and Responses
- Conformance Letter
- Mailing Labels

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

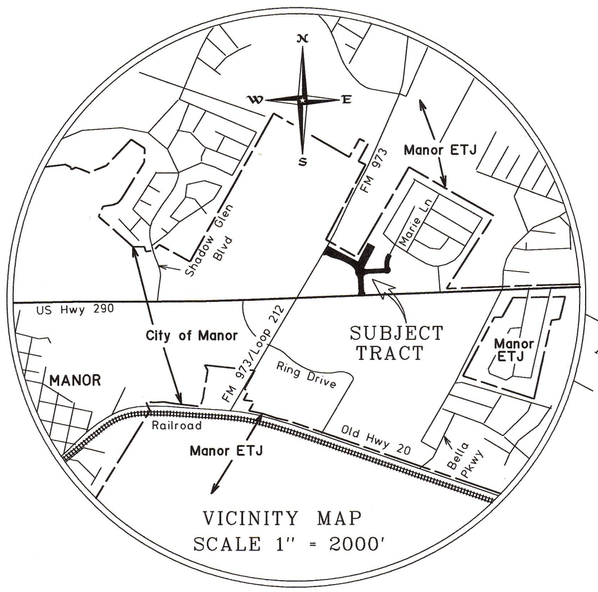
Actions	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for phase 1 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

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

FINAL PLAT ESTABLISHING LOT 1, BLOCK A MANOR COMMONS NE, PHASE 1

GRAPHIC SCALE 0 10 100 200 300
SCALE: 1"= 100'



LOT SUMMARY

Total Number of Lots = 1
Number of Blocks = 1

Lot 1, Block C: Commercial (C-1) 1.708 Acres
R.O.W. Dedication : 2.774 Acres

Total Acreage: 4.482 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

Legend

- ◇ ½" Capped Iron Rod Found "as noted"
- △ Calculated Point
- □ Concrete Highway Monument Found
- ⊗ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ---------- Proposed 6' 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.

MANOR COMMERCE BLVD (60' R.O.W.)
N62°15'35"W 200.15'
PLACE OF BEGINNING
North: 10,102,898.86'
East: 3,178,619.77'

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

City of Manor
(S58°44'E 636.62')
S62°03'39"E 636.26'
Manor ETJ
MANOR COMMERCE BOULEVARD (60' R.O.W.)

F.M. HIGHWAY 973 (200' R.O.W.)
Height of R.O.W. = Above 20' Vertically
Width: 10' Length 928'
Bluebonnet Electric Cooperative, Inc.
Document No. 2004179901
limits of FEMA 100 Year Floodplain
N27°44'25"E 939.84'

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

LOT 1
MANOR CROSSING
DOCUMENT NO. 202300254

Terrell Timmerman
(0.98 Acre)
Volume 7335
Page 448

N62°15'35"W 199.99'
149.10'
S27°43'51"W
FM 973
STA 45+155.972
30.480 M
100.00' RT
"Ash 5767"
195.70'
S59°10'21"W
"Holt Carson, Inc."
FM 973
STA 45+206.845
61.564M
201.98' RT
US HWY 290
STA 17+055.613
30.090M
102.00' LT
N13°22'55"W 120.54'
STA 202+30.17
S87°12'05"W 269.29'
STA 205+00
123' LT
S83°50'17"W 601.08'
(S83°50'17"W 601.08')
(BM#1)
STA 211+00
159' LT
S02°47'23"E 239.35'
S87°12'40"W 478.16'

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

North: 10,102,948.50'
East: 3,179,360.88'
"Point Line"
(N27°14'15"E 196.91')
N27°14'15"E 197.07'
LOT 7
H.O.A. LOT DRAINAGE EASEMENT per plat
LOT 9
LOT 8
LOT 6
LOT 5
LOT 4 BLOCK B
LOT 3
LOT 2
LOT 1
GREENBURY PHASE TWO-B DOCUMENT NO. 200400218
MAXA DRIVE (60' R.O.W.)
MARIE LANE (60' R.O.W.)
LOT 18 BLOCK A
LOT 17
(50')
(60')
297.00'
"Point Line"
S61°49'49"E 1314.70'
(S58°40'E 1315.55')
North: 10,102,893.49'
East: 3,179,463.60'
(N30°22'E 387.00')
N27°14'15"E 399.12'
Manor ETJ
City of Manor
25' B.L.
LOT 1
BLOCK C
Drainage Easement and Public Utility Easement
MARIE LANE (50' R.O.W.)
angle corner of Lot 1 Block A Greenbury Phase One-A Document No. 200300073
POMERANIAN DRIVE (50' R.O.W.)
MANOR COMMERCE BOULEVARD (64' R.O.W.)
GREENBURY GATES SUBDIVISION ABSTRACT NO. 315
25' Utility Easement City of Manor Document No. 2022077011
angle corner of Lot 1 Block A Greenbury Phase One-A Document No. 200300073
North: 10,102,032.83'
East: 3,179,187.42'
S87°12'37"W 1455.52'
(S87°16'18"W 1455.42')
North: 10,102,037.69'
East: 3,179,287.30'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21

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 1) PAGE 1 OF 3

1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 7, 2025

Matthew Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2025-P-1718-FP
Job Address: Northeast Corner of FM 973 & Hwy 290, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons NE Commercial Phase 1 Final Plat *(Final Plat*) submitted by ALM Engineering, Inc. and received on August 07, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Provide the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
ii. Acknowledge that all variances approved by the Commission shall appear as a note on the final plat.
iii. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Provide documentation that these street names are approved.
iv. Show areas delineating the regulatory one hundred (100) year floodplain, if applicable. This information must be certified by a registered professional engineer.
v. Show the location of City limit lines and/or the outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
vi. Provide X and Y coordinates for four (4) property corners. Only two are called out.
vii. Provide a copy of the deed.
viii. Provide Certification from all applicable taxing authorities that all taxes due on the property have been paid. The certificate provided is from 2022, provide the most recent year.

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,

Tyler Shows
Staff Engineer
GBA

August 6, 2025

MANOR COMMONS NE COMMERCIAL PHASE 1 FINAL PLAT
COMMENT RESPONSE #1

FROM: Tyler Shows
Staff Engineer
GBA

DATE: 4/27/2025
PERMIT NUMBER: 2025-P-1718-FP
JOB ADDRESS: Northeast Corner of FM 973 & Hwy 290, Manor, TX. 78653

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Provide the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
RESPONSE: List of adjacent property owners included with this submittal.

ii. Acknowledge that all variances approved by the Commission shall appear as a note on the final plat.
RESPONSE: We are not aware of any variances associated with this project.

iii. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Provide documentation that these street names are approved.
RESPONSE: Screenshot has been included with this submittal. Pomeranian Drive is the only new street name.

iv. Show areas delineating the regulatory one hundred (100) year floodplain, if applicable. This information must be certified by a registered professional engineer.
RESPONSE: See Final Plat.

v. Show the location of City limit lines and/or the outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
RESPONSE: See Final Plat.

vi. Provide X and Y coordinates for four (4) property corners. Only two are called out.
RESPONSE: See Final Plat.

vii. Provide a copy of the deed.
RESPONSE: A copy of the deed has been provided with this submittal.

viii. Provide Certification from all applicable taxing authorities that all taxes due on the property have been paid. The certificate provided is from 2022, provide the most recent year.
RESPONSE: Tax certificates have been included with this submittal.

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

Sincerely,

Nathan Mitchell

Nathan Mitchell, P.E.



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, September 4, 2025

Matthew Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2025-P-1718-FP
Job Address: Northeast Corner of FM 973 & Hwy 290, Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on August 07, 2025, 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,

Pauline Gray, P.E.
Lead AES
GBA

MANOR NE PHASE 1 MAILING LABELS

Prop ID 699003
Geo ID 0239690915
Situs Address
13208 CONSTELLATION DR, MANOR TX 78653
Legal Description
LOT 10 BLK J GREENBURY PHS 2-B
HOUSTON JOAN (1837110}
13208 CONSTELLATION DR MANOR TX USA 78653-3863

Prop ID 699004
Geo ID 0239690916
Situs Address
13204 CONSTELLATION DR, TX 78653
Legal Description
LOT 9 BLK J GREENBURY PHS 2-B
REESE MICHAEL B & ANDREIA L (320297)
12808 BASKETFLOWER CV
ELGIN TX 78621-6033

Prop ID 699005
Geo ID 0239690917
Situs Address
13200 CONSTELLATION DR, TX 78653
Legal Description
LOT 8 BLK J GREENBURY PHS 2-B
PEREZ NOE (1897521)
13200 CONSTELLATION DR
AUSTIN TX 78653-3863

Prop ID 699006
Geo ID 0239690918
Situs Address
17901 MAXA DR, TX 78653
Legal Description
LOT 7 BLK J GREENBURY PHS 2-B (HOA & DRAINAGE EASEMENT)
GREENBURY VILLAGE HOA (1287450)
PO BOX 7079
ROUND ROCK TX 78683-7079

Prop ID699007
Geo ID 0239690919
Situs Address
17905 MAXA DR, TX 78653

Legal Description
LOT 6 BLK J GREENBURY PHS 2-B
CHL MANAGEMENT LLC (1998026)
2910 FOREST MEADOW DR ROUND ROCK TX 78665-5612

Prop ID699008
Geo ID 0239690920
Situs Address
17909 MAXA DR, TX 78653
Legal Description LOT 5 BLK J GREENBURY PHS 2-B
KHOSRAVI TOURAJ (1903773)
12103 Ella Lee Ln
Houston TX 77077-6032

Prop ID 699009
Geo ID 0239690921
Situs Address
17913 MAXA DR, TX 78653
Legal Description
LOT 4 BLK J GREENBURY PHS 2-B
HERNANDEZ JACOBO V & MA TERESA (1647588)
17913 MAXA DR
MANOR TX 78653-3875

Prop ID 699010
Geo ID 0239690922
Situs Address
17917 MAXA DR, MANOR TX 78653
Legal Description LOT 3 BLK J GREENBURY PHS 2-B
OSUNA ROBERT J (1308642)
17917 MAXA DR
MANOR TX 78653-3875

Prop ID 699011
Geo ID 0239690923
Situs Address
17921 MAXA DR, TX 78653
Legal Description
LOT 2 BLK J GREENBURY PHS 2-B
KAHLA KODY (1841325)
17921 MAXA DR
MANOR TX 78653-3875

Prop ID 699012
Geo ID 0239690924
Situs Address
17925 MAXA DR, MANOR TX 78653
Legal Description LOT 1 BLK J GREENBURY PHS 2-B

JACKSON TAMERIAL L & FLOYD A (1290208)
17925 MAXA DR
MANOR TX 78653-3875

Prop ID 699089
Geo ID 0239690516
Situs Address
18001 MAXA DR, MANOR TX 78653
Legal Description LOT 18 BLK A GREENBURY PHS 2-B
CASTRO ANTONIO JR (1718340)
18001 MAXA DR
MANOR TX 78653-3679

Prop ID 699087
Geo ID 0239690518
Situs Address
Legal Description LOT 16 BLK A GREENBURY PHS 2-B
BARRETT RYAN M (1758505)
18009 MAXA DR
MANOR TX 78653-3679

Prop ID 568383
Geo ID 0239690501
Situs Address
18013 MAXA DR, MANOR TX 78653
Legal Description LOT 15 BLK A GREENBURY PHS 1-A
PUGH ZACH (1818879)
18013 MAXA DR
MANOR TX 78653-4113

Prop ID 568384
Geo ID 0239690502
Situs Address
18017 MAXA DR, MANOR TX 78653
Legal Description LOT 14 BLK A GREENBURY PHS 1-A
DELUNA ADRIAN & RENEE (1575865)
18017 MAXA DR
MANOR TX 78653-4113

Prop ID 56835
Geo ID 0239690503
Situs Address
18021 MAXA DR, TX 78653
Legal Description LOT 13 BLK A GREENBURY PHS 1-A
CULBERSON JENELL (552436)
18021 MAXA DR
MANOR TX 78653-4113

Prop ID 568280
Geo ID 0239690107
Situs Address
13200 MIZZEN ST, MANOR TX 78653
Legal Description LOT 48 BLK C GREENBURY PHS 1-A
CHMIELEWSKI ALAN R & CYNTHIA (552344)
13200 MIZZEN ST
MANOR TX 78653-3670

Prop ID 568279
Geo ID 0239690106
Situs Address
13204 MIZZEN ST, TX 78653
Legal Description LOT 47 BLK C GREENBURY PHS 1-A
PENNICK DARIAN E & SHAWN S GRA (552343)
13204 MIZZEN ST
MANOR TX 78653-3670

Prop ID 699063
Geo ID 0239690125
Situs Address
13201 MARIE LN, MANOR TX 78653
Legal Description LOT 1 BLK C GREENBURY PHS 2-B
MADISON LINDSEY & NATHANIEL CLARK JR (1714271)
13201 MARIE LN
MANOR TX 78653-3859

Prop ID 699064
Geo ID 0239690126
Situs Address
13205 MARIE LN, TX 78653
Legal Description LOT 2 BLK C GREENBURY PHS 2-B
VILLAREAL RUTH PAJARILLO REVOCABLE TRUST (1383182)
838 PINE AVE UNIT 315
LONG BEACH CA 90813-5828

Prop ID 699061
Geo ID 0239691046
Situs Address
13200 MARIE LN, TX 78653
Legal Description LOT 46 BLK B GREENBURY PHS 2-B
ALDRIDGE ROXANNE & WILLIAM (1903122)
5820 Harper Park Dr Unit 37
Austin TX 78735-8586

Prop ID 699060
Geo ID 0239691045

Situs Address
13204 MARIE LN, MANOR TX 78653
Legal Description LOT 45 BLK B GREENBURY PHS 2-B
RODRIGUEZ MARTIN (1770678)
13204 MARIE LN
MANOR TX 78653-3859

Prop ID 699014
Geo ID 0239691001
Situs Address
13201 CONSTELLATION DR, MANOR TX 78653
Legal Description LOT 1 BLK B GREENBURY PHS 2-B
TEEL JAMES R (1307741)
13201 CONSTELLATION DR
MANOR TX 78653-3863

Prop ID 699003
Geo ID 0239690915
Situs Address
13208 CONSTELLATION DR, MANOR TX 78653
Legal Description LOT 10 BLK J GREENBURY PHS 2-B
HOUSTON JOAN (1837110)
13208 CONSTELLATION DR
MANOR TX 78653-3863

Prop ID 699015
Geo ID 0239691002
Situs Address
13205 CONSTELLATION DR, TX 78653
Legal Description LOT 2 BLK B GREENBURY PHS 2-B
ALDRIDGE BYRON BARRETT (1920501)
13205 Constellation Dr
Manor TX 78653-3863

Prop ID 699059
Geo ID 0239691044
Situs Address
13208 MARIE LN, MANOR TX 78653
Legal Description LOT 44 BLK B GREENBURY PHS 2-B
LOBERG DON CHARLES JR & (2003946)
1349 BRAIDED ROPE DR
AUSTIN TX 78727-4621

Prop ID 699065
Geo ID 0239690127
Situs Address
13209 MARIE LN, TX 78653
Legal Description LOT 3 BLK C GREENBURY PHS 2-B

SARVER JONATHAN (1922431)
231 Baldovino Skwy
Lakeway TX 78738-6218

Prop ID 568278
Geo ID 0239690105
Situs Address
13208 MIZZEN ST, MANOR TX 78653
Legal Description LOT 46 BLK C GREENBURY PHS 1-A
ORTIZ FELIX & AGELICA VASQUEZ ALBA (1376449)
13208 MIZZEN ST
MANOR TX 78653-3670

Prop ID 568370
Geo ID 0239690424
Situs Address
18101 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 24 BLK G GREENBURY PHS 1-A
ALVARADO FORTINO A (1617123)
18101 SKYSAIL DR
MANOR TX 78653-3671

Prop ID 568371
Geo ID 0239690425
Situs Address
18105 SKYSAIL DR, TX 78653
Legal Description LOT 25 BLK G GREENBURY PHS 1-A
MOORE JUSTIN & SARAH MOORE & (1685090)
18105 SKYSAIL DR
MANOR TX 78653-3671

Prop ID 568372
Geo ID 0239690426
Situs Address
18109 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 26 BLK G GREENBURY PHS 1-A
DEAN DELONDA M (552424)
18109 SKYSAIL DR
MANOR TX 78653-3673

Prop ID 568373
Geo ID 0239690427
Situs Address
18113 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 27 BLK G GREENBURY PHS 1-A
JOHNSON GLINDA M (552425)

18113 SKYSAIL DR
MANOR TX 78653-3673

Prop ID 568374
Geo ID 0239690428
Situs Address
18117 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 28 BLK G GREENBURY PHS 1-A
GUNDERSON KASEY MARIE & ADAM CARL (1728540)
18117 SKYSAIL DR
MANOR TX 78653-3673

Prop ID 568375
Geo ID 0239690429
Situs Address
18121 SKYSAIL DR, TX 78653
Legal Description LOT 29 BLK G GREENBURY PHS 1-A
WRIGHT IRENE & SHERRILL (1490641)
PO BOX 2428
CEDAR PARK TX 78630-2428

Prop ID 568376
Geo ID 0239690430
Situs Address
18201 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 30 BLK G GREENBURY PHS 1-A
LOHRSTORFER SKYE ELYSIA & MATTHEW E. RUNNEBAUM (1905943)
18201 Skysail Dr
Manor TX 78653-3674

Prop ID 568377
Geo ID 0239690431
Situs Address
18205 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 31 BLK G GREENBURY PHS 1-A
HATHORN MARY J (552429)
18205 SKYSAIL DR
MANOR TX 78653-3674

Prop ID 568378
Geo ID 0239690432
Situs Address
18209 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 32 BLK G GREENBURY PHS 1-A

BELTRAN JESUS (1338817)
18209 SKYSAIL DR
MANOR TX 78653-3674

Prop ID 568379
Geo ID 0239690433
Situs Address
18213 SKYSAIL DR, MANOR TX 78653
Legal Description LOT 33 BLK G GREENBURY PHS 1-A
REYNA GENOVEVA (1386954)
18213 SKYSAIL DR
MANOR TX 78653-3674

Prop ID 236854
Geo ID 0234600902
Situs Address
E U S HY 290, TX 78653
Legal Description ABS 315 SUR 63 GATES G ACR 32.869 (1-D-1)
TIMMERMAN COMMERCIAL INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732

Prop ID 236853
Geo ID 0234600901
Situs Address
13407 N F M RD 973, TX 78653
Legal Description ABS 315 SUR 63 GATES G ACR 26.00 (1-D-1)
MONROE OZIE SR FAMILY TRUST (1436205)
PO BOX 254
MANOR TX 78653-0254

Prop ID 986083
Geo ID 0239670106
Situs Address 13220 N FM 973 RD, MANOR TX 78653
Legal Description MANOR CROSSING BLK A LOT 1A
GCP XXXII LTD (1955354)
12750 MERIT DR STE 1175
DALLAS TX 75251-1235

Prop ID 986087
Geo ID 0239670201
Situs Address MANOR CROSSING BLVD, 78653
Legal Description MANOR CROSSING BLK B LOT 1
H-E-B LP (2002201)
646 S FLORES ST

SAN ANTONIO TX 78204

Prop ID 526014
Geo ID 0234600510
Situs Address
E U S HY 290, TX 78653
Legal Description ABS 315 SUR 63 GATES G ACR 10.000
PLATA HOLDINGS LLC (1913200)
4319 GREATVIEW DR
ROUND ROCK TX 78665-1245

AGENDA ITEM NO. 13

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, two (2) lots on 3.277 acres, more or less, and being generally located to the northwest of the intersection of US Hwy 290 and Greenbury Dr., Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Timmermann Commercial Investments, LP
BACKGROUND/SUMMARY:

This final plat creates two lots within this section of the subdivision. This is a non-discretionary item as it has been reviewed for compliance by our engineers.

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

- Final Plat
- Engineer Comments and Responses
- Conformance Letter
- Mailing Labels

ACTIONS:

Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for phase 3 of the Manor Commons NE Commercial Subdivision, one (1) lot on 1.708 acres, more or less, with 2.774 acres, more or less, of Right-of-Way and being generally located to the northeast of the intersection of US Hwy 290 and FM 973 Manor, TX.

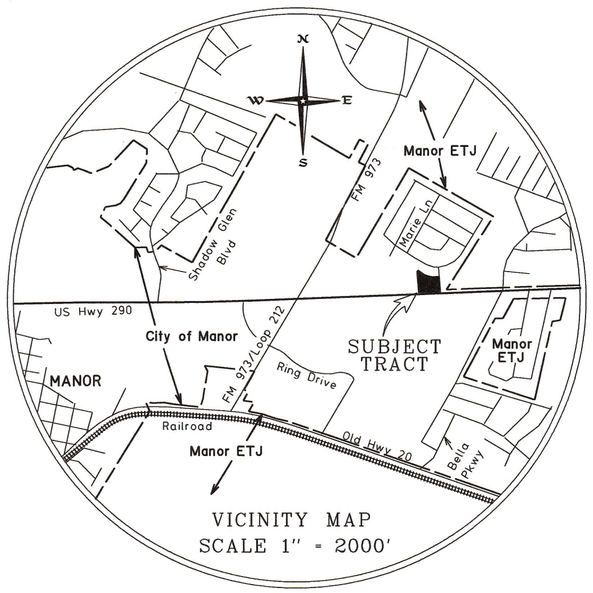
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MANOR COMMONS NE PHASE 3
REPLAT OF LOT 1, BLOCK "A"
GREENBURY PHASE ONE-A

PREPARED: SEPTEMBER 12, 2025

GRAPHIC SCALE 0 10 100 200 300

SCALE: 1"= 100'



VICINITY MAP
SCALE 1" = 2000'

Legend

- ◇ ½" Capped Iron Rod Found "as noted"
- △ Calculated Point
- □ Concrete Highway Monument Found
- ⊗ ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
- ---------- Proposed 6' Concrete Sidewalk

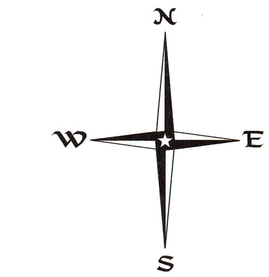
B.L. = Building Line
D.E. = Drainage Easement
(Record Bearing and Distance)

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.



LOT SUMMARY

Total Number of Lots = 2
Number of Blocks = 1

Lot 1A, Block A: Commercial (C-1) 0.952 Acre
Lot 25, Block A: Commercial (C-1) 2.382 Acres

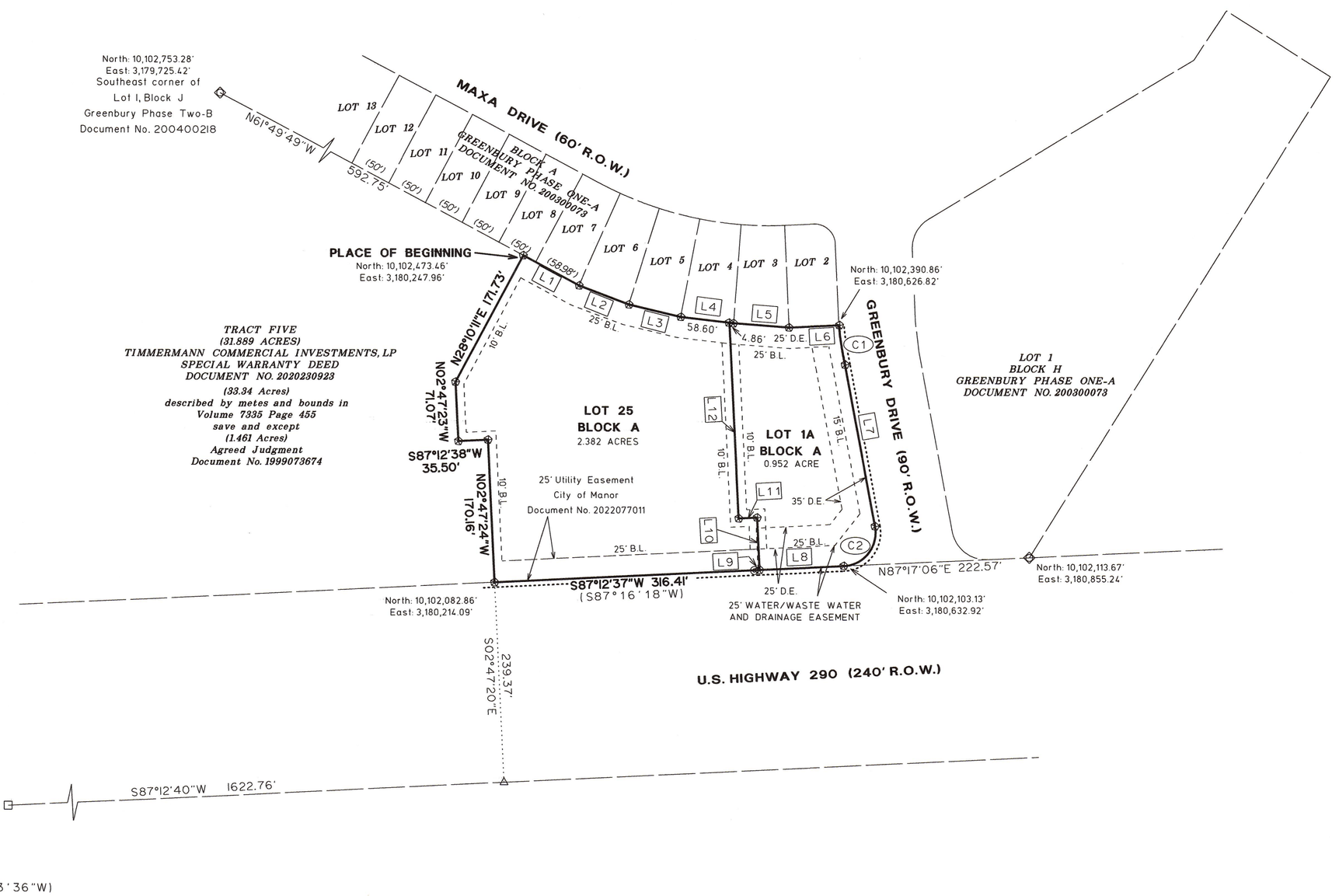
Total Acreage: 3.334 Acres

OWNER/SUBDIVIDER: Timmermann Commercial Investments, LP
Greenview Development Greenbury, 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

NUMBERED COURSES		RECORD COURSES
L1	S 61°49'49" E - 76.09'	(S 58°34'00" E)
L2	S 69°28'10" E - 63.90'	(S 66°25'25" E 63.82')
L3	S 76°42'07" E - 63.92'	(S 73°26'19" E 63.92')
L4	S 83°21'33" E - 63.92'	(S 80°06'03" E 63.92')
L5	S 85°43'09" E - 66.50'	(S 82°30'54" E 66.96')
L6	N 87°20'00" E - 60.00'	(N 89°24'25" E 60.00')
L7	S 10°36'59" E - 196.28'	(S 07°24'25" E 196.28')
L8	S 87°17'06" W - 101.27'	(S 89°28'24" W)
L9	S 87°17'06" W - 1.65'	(S 89°28'24" W)
L10	N 02°47'23" W - 62.50'	
L11	S 87°12'36" W - 22.05'	
L12	N 02°47'23" W - 234.24'	



CURVE DATA

C1
Δ= 7°57'57"
R= 345.00' (345.00')
T= 24.02'
C= 47.93' (48.13')
A= 47.96' (48.17')
CB= S08°47'49"E (S08°48'55"E)

C2
Δ= 97°54'05"
R= 40.00' (40.00')
T= 45.93'
C= 60.33' (60.35')
A= 68.35' (68.37')
CB= S38°20'03"W (S41°33'36"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

MANOR COMMONS NE PHASE 3
REPLAT OF LOT 1, BLOCK "A"
GREENBURY PHASE ONE-A

PREPARED: SEPTEMBER 12, 2025

OWNER'S CERTIFICATE AND DEDICATION:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS ×

WHEREAS, TIMMERMANN COMMERCIAL INVESTMENTS, LP ACTING BY AND THROUGH IT'S GENERAL PARTNER, TIMMERMANN GP, LLC, OWNER OF 2.356 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (31.889 ACRE) TRACT OF LAND RECORDED IN DOCUMENT NO. 2020230923 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH GREENVIEW DEVELOPMENT GREENBURY, LP, ACTING BY AND THROUGH ITS PARTNER, GREENVIEW DEVELOPMENT CORPORATION, OWNER OF 0.969 ACRE OF LAND BEING ALL OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200300073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2002157134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOES HEREBY REPLAT SAID 3.334 ACRE TRACT, HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "MANOR COMMONS NE, REPLAT OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 3.334 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR COMMONS NE PHASE 3, REPLAT OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND this the _____ day of _____, A.D., 20__.

Timmermann Commercial Investments, LP
By: Timmermann GP, LLC, General Partner
By: Barth Timmermann, Managing Partner
501 Vale Street
Austin, Texas 78746

Greenview Development Greenbury, LP
By: Greenview Development Corporation, General Partner
By: Barth Timmermann, President
501 Vale Street
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS ×

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

Holt Carson — 9-12-2025
Holt Carson — Date
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512) 442-0990

STATE OF TEXAS · REGISTERED · HOLT CARSON · 5166 · PROFESSIONAL · LAND SURVEYOR

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS ×
THE COUNTY OF TRAVIS ×

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

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

10/6/2025
Date

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

STATE OF TEXAS · MATTHEW MITCHELL · 83335 · LICENSED · PROFESSIONAL · ENGINEER

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 3.334 ACRES OF LAND OUT OF THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (31.889 ACRE) TRACT OF LAND AS CONVEYED TO TIMMERMANN COMMERCIAL INVESTMENTS, LP, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020230923 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF LOT 1, BLOCK A, GREENBURY PHASE ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200300073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN CONVEYED TO GREENVIEW DEVELOPMENT GREENBURY, LP BY DEED RECORDED IN DOCUMENT NO. 2002157134 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Southwest line of Lot 8, Block A, Greenbury Phase One-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300073 of the Official Public Records of Travis County, Texas, same being a point in the Northeast line of that certain (31.889 acre) tract of land as conveyed to Timmermann Commercial Investments, LP, by Special Warranty Deed recorded in Document No. 2020230923 of the Official Public Records of Travis County, Texas, and being the Northwest corner and the PLACE OF BEGINNING of the herein described tract;
THENCE with the Southwest line of Block A, Greenbury Phase One-A and with the Northeast line of said (31.889 acre) Timmermann Commercial Investments, LP tract, S 61 deg 49'49" E 76.09 ft. to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northwest corner of Lot 1, Block A, Greenbury Phase, One-A, and being an angle corner of the herein described tract;
THENCE leaving the Northeast line of said (31.889 acre) Timmermann Commercial Investments, LP tract with the North line Lot 1, Block A, Greenbury Phase One-A, the following five (5) courses:
1.) S 69 deg. 28'10" E 63.90 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 76 deg. 42'07" E 63.92 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
3.) S 83 deg. 21'33" E 63.92 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
4.) S 85 deg. 43'09" E 66.50 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
5.) N 87 deg. 20'00" E 60.00 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the West right-of-way line of Greenbury Drive at the Northeast corner of said Lot 1, same being the Northeast corner of the herein described tract;
THENCE with the East line of Lot 1, Block A, Greenbury Phase One-A, the following three (3) courses:
1.) Along a curve to the left with a radius of 345.00 ft. for an arc length of 47.96 ft. and which chord bears, S 80 deg. 47'49" E 47.93 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 10 deg. 36'59" E 196.28 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at a point of curvature;
3.) Along a curve to the right with a radius of 40.00 ft. for an arc length of 68.35 ft. and which chord bears, S 38 deg. 20'03" W 60.33 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the North right-of-way line of U.S. Highway 290 and being the Southeast corner of the herein described tract, from which a capped iron rod found at the Southeast corner of Lot 1, Block H, Greenbury Phase One-A bears, N 87 deg. 17'06" E 222.57 ft.;
THENCE with the North right-of-way line of U.S. Highway 290 and with the South line of Lot 1, Block A, Greenbury Phase One-A and with the South line of said (31.889 acre) Timmermann Commercial Investments, LP tract, the following three (3) courses:
1.) S 87 deg. 17'06" W 101.27 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
2.) S 87 deg. 17'06" W 1.65 ft. to a ½" iron rod found at the Southwest corner of said Lot 1, same being the Southeast corner of said (31.889 acre) Timmermann Commercial Investments, LP tract;
3.) S 87 deg. 12'37" W 316.41 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the Southwest corner of the herein described tract;
THENCE leaving the North right-of-way line of U.S. Highway 290 and crossing the interior of said (31.889 acre) Timmermann Commercial Investments, LP tract, N 02 deg. 47'24" W 170.16 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", S 87 deg. 12'38" W 35.50 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", N 02 deg. 47'23" W 71.07 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", and N 28 deg. 10'11" E 171.73 ft. to the PLACE OF BEGINNING and containing 3.334 acres of land.

GENERAL NOTES:

1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
2.) All water and wastewater construction must be inspected by the City of Manor.
3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4.) Prior to construction, a site development permit must be obtained from the City of Manor.
5.) Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
8.) This plat is subject to easements and restrictions as set forth on the plat of Greenbury Phase One-A recorded in Document No. 200300073 of the Official Public Records of Travis County, Texas

ZONING NOTE:

C-1 - Light Commercial

CITY OF MANOR ACKNOWLEDGMENTS

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

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

Approved: _____ Felix Paiz, Chairperson

Attest: _____ Lluvia T. Almaraz, TRMC, City Secretary

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

Approved: _____ Dr. Christopher Harvey, Mayor

Attest: _____ Lluvia T. Almaraz, TRMC, City Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

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

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

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

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, April 24, 2025

Matthew Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2025-P-1721-FP
Job Address: Northeast Corner of FM 973 & Hwy 290, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons NE Commercial Phase 3 Final Plat - Lot 1 and Lot 2, Block "A" *(Final Plat*) submitted by ALM Engineering, Inc. and received on August 07, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Provide the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
ii. Using the State Plane Coordinate System, provide X and Y coordinates for four (4) property corners. Only 3 are called out.
iii. Provide a copy of the deed.
iv. Certification from all applicable taxing authorities that all taxes due on the property have been paid. The tax certificate provided is from 2022; provide the most current year, 2024.

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,

Tyler Shows
Staff Engineer
GBA

August 6,2025

MANOR COMMONS NE COMMERCIAL PHASE 3 FINAL PLAT
COMMENT RESPONSE #1

FROM: Tyler Shows
Staff Engineer
GBA

DATE: 4/24/2025
PERMIT NUMBER: 2025-P-1721-FP
JOB ADDRESS: Northeast Corner of FM 973 & Hwy 290, Manor, TX. 78653

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Provide the owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
RESPONSE: List of adjacent property owners included with this submittal.

ii. Using the State Plane Coordinate System, provide X and Y coordinates for four (4) property corners. Only 3 are called out.
RESPONSE: See Final Plat.

iii. Provide a copy of the deed.
RESPONSE: A copy of the deed has been provided with this submittal.

iv. Certification from all applicable taxing authorities that all taxes due on the property have been paid. The tax certificate provided is from 2022; provide the most current year, 2024.
RESPONSE: Tax certificates have been included with this submittal.

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

Sincerely,

Nathan Mitchell

Nathan Mitchell, P.E.



1500 County Road 269
Leander, TX 78641

9601 Amberglen Blvd #109
Austin TX 78729

Date: Thursday, September 4, 2025

Matthew Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2025-P-1721-FP
Job Address: Northeast Corner of FM 973 & Hwy 290, Manor 78653

Dear Matthew Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matthew Mitchell and received by our office on August 07, 2025, 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,

Pauline Gray, P.E.
Lead AES
GBA

MANOR NE PHASE 3 MAILING LABELS

Prop ID 568383
Geo ID 0239690501
Situs Address
18013 MAXA DR, MANOR TX 78653
Legal Description LOT 15 BLK A GREENBURY PHS 1-A
PUGH ZACH (1818879)
18013 MAXA DR
MANOR TX 78653-4113

Prop ID 568384
Geo ID 0239690502
Situs Address
18017 MAXA DR, MANOR TX 78653
Legal Description LOT 14 BLK A GREENBURY PHS 1-A
DELUNA ADRIAN & RENEE (1575865)
18017 MAXA DR
MANOR TX 78653-4113

Prop ID 56835
Geo ID 0239690503
Situs Address
18021 MAXA DR, TX 78653
Legal Description LOT 13 BLK A GREENBURY PHS 1-A
CULBERSON JENELL (552436)
18021 MAXA DR
MANOR TX 78653-4113

Prop ID 568386
Geo ID 0239690504
Situs Address
18101 MAXA DR, TX 78653
Legal Description
LOT 12 BLK A GREENBURY PHS 1-A
OAKMOSS LLC (1547523)
6001 W PARMER LN
AUSTIN TX 78727-3901

Prop ID 568387
Geo ID 0239690505
Situs Address
18105 MAXA DR, TX 78653
Legal Description LOT 11 BLK A GREENBURY PHS 1-A
TAN MANGNAN (1869704)
16304 BATES CV
PFLUGERVILLE TX 78660-2126

Prop ID 568388
Geo ID 0239690506
Situs Address
18109 MAXA DR, MANOR TX 78653
Legal Description
LOT 10 BLK A GREENBURY PHS 1-A
WILLIAMS JEWEL I (552439)
18109 MAXA DR
MANOR TX 78653-3680

Prop ID 568389
Geo ID 0239690507
Situs Address
18113 MAXA DR, MANOR TX 78653
Legal Description LOT 9 BLK A GREENBURY PHS 1-A
LOPEZ ANDRESS & AMBER (1669586)
18113 MAXA DR
MANOR TX 78653-3680

Prop ID 568390
Geo ID 0239690508
Situs Address
18117 MAXA DR, MANOR TX 78653
Legal Description LOT 8 BLK A GREENBURY PHS 1-A
WALKER ROBERT SR (552441)
18117 MAXA DR
MANOR TX 78653-3680

Prop ID 568391
Geo ID 0239690509
Situs Address
18201 MAXA DR, MANOR TX 78653
Legal Description LOT 7 BLK A GREENBURY PHS 1-A
HOFFMAN DONNA L & KENNETH M HOFFMAN (1559812)
18201 MAXA DR
MANOR TX 78653-3681

PROPERTY INFORMATION
Prop ID 568392
Geo ID 0239690510
Situs Address
18205 MAXA DR, MANOR TX 78653
Legal Description LOT 6 BLK A GREENBURY PHS 1-A
SCHROEDER SARAH LEANNE (1855710)
18205 MAXA DR
MANOR TX 78653-3681

Prop ID 568393
Geo ID 0239690511
Situs Address
18209 MAXA DR, MANOR TX 78653
Legal Description LOT 5 BLK A GREENBURY PHS 1-A
HAMILTON CHOQUETTE & GREGORY JR (2029833)
3002 ROCK ROSE PL
ROUND ROCK TX 78665-3821

Prop ID 568394
Geo ID 0239690512
Situs Address
18213 MAXA DR, MANOR TX 78653
Legal Description LOT 4 BLK A GREENBURY PHS 1-A
SHEPHERD GABRIELLE MICHELLE ETAL (2030293)
18213 MAXA DR
MANOR TX 78653-3681

Prop ID 568395
Geo ID 0239690513
Situs Address
18217 MAXA DR, MANOR TX 78653
Legal Description LOT 3 BLK A GREENBURY PHS 1-A
SALDANA EDUARDO (1722256)
18217 MAXA DR
MANOR TX 78653-3681

Prop ID 568396
Geo ID0239690514
Situs Address
18221 MAXA DR, TX 78653
Legal Description LOT 2 BLK A GREENBURY PHS 1-A
FUNCANNON LISA BETH (2011413)
18221 MAXA DR
MANOR TX 78653-3681

Prop ID 568397
Geo ID 0239690515
Situs Address
13100 GREENBURY DR, TX 78653
Legal Description LOT 1 BLK A GREENBURY PHS 1-A (COMMERCIAL)
GREENVIEW DEVELOPMENT GREENBURY L P (214111)
501 VALE ST
AUSTIN TX 78746-5732

Prop ID 568398
Geo ID 0239690601

Situs Address
18301 MAXA DR, TX 78653
Legal Description LOT 1 BLK H GREENBURY PHS 1-A (DETENTION POND & DRNGE ESMT)
CITY OF MANOR (499478)
PO BOX 387
MANOR TX 78653-0387

Prop ID 568357
Geo ID 0239690411
Situs Address
18304 MAXA DR, MANOR TX 78653
Legal Description LOT 11 BLK G GREENBURY PHS 1-A
FUENTES ANGEL U (1403309)
18304 MAXA DR
MANOR TX 78653-3682

Prop ID 568358
Geo ID 0239690412
Situs Address
18300 MAXA DR, MANOR TX 78653
Legal Description LOT 12 BLK G GREENBURY PHS 1-A
APARICIO KEIDI MELISSA SANDOVAL (1827781)
18300 MAXA DR
MANOR TX 78653-3682

Prop ID 568359
Geo ID 0239690413
Situs Address
18220 MAXA DR, MANOR TX 78653
Legal Description LOT 13 BLK G GREENBURY PHS 1-A
WILLIS NICOLE M (1533710)
18220 MAXA DR
MANOR TX 78653-3681

Prop ID 568360
Geo ID 0239690414
Situs Address
18216 MAXA DR, MANOR TX 78653
Legal Description LOT 14 BLK G GREENBURY PHS 1-A
SHA EIANN & ERIC PHAM (2038371)
351 FIRELIGHT DR
SANTA ROSA CA 95403-771

Prop ID 568361
Geo ID 0239690415
Situs Address
18212 MAXA DR, MANOR TX 78653
Legal Description LOT 15 BLK G GREENBURY PHS 1-A

NGUYEN HOA V & OANH K (552413)
18212 MAXA DR
MANOR TX 78653-3681

Prop ID 568362
Geo ID 0239690416
Situs Address
18208 MAXA DR, MANOR TX 78653
Legal Description LOT 16 BLK G GREENBURY PHS 1-A
CHEN ZHONGYAN (1945591)
5528 Crystal Ct
McKinney TX 75072-5187

Prop ID 568363
Geo ID 0239690417
Situs Address
18204 MAXA DR, MANOR TX 78653
Legal Description LOT 17 BLK G GREENBURY PHS 1-A
YANEZ MARIO ALBERTO PERALTA & ELENA S TOVAR (1584650)
18204 MAXA DR
MANOR TX 78653-3681

Prop ID 568364
Geo ID 0239690418
Situs Address
18200 MAXA DR, MANOR TX 78653
Legal Description LOT 18 BLK G GREENBURY PHS 1-A
TUCKER ANDREW JAMES & KRISTA N (1850290)
18200 MAXA DR
MANOR TX 78653-3681

Prop ID 568365
Geo ID 0239690419
Situs Address
18116 MAXA DR, TX 78653
Legal Description LOT 19 BLK G GREENBURY PHS 1-A
REYES ROLANDO HERNANDEZ & (1624152)
18116 MAXA DR
MANOR TX 78653-3680

Prop ID 568367
Geo ID 0239690421
Situs Address
18108 MAXA DR, MANOR TX 78653
Legal Description LOT 21 BLK G GREENBURY PHS 1-A
ESCOBAR EDGARDO SEBASTIAN (2007876)
18108 MAXA DR
MANOR TX 78653-3680

Prop ID 568368
Geo ID 0239690422
Situs Address
18104 MAXA DR, MANOR TX 78653
Legal Description LOT 22 BLK G GREENBURY PHS 1-A
GALVAN ALFRED & MELISSA (552420)
18104 MAXA DR
MANOR TX 78653-3680

Prop ID 568369
Geo ID 0239690423
Situs Address
18100 MAXA DR, MANOR TX 78653
Legal Description LOT 23 BLK G GREENBURY PHS 1-A
JARAMILLO FRANCISCO E (552421)
18100 MAXA DR
MANOR TX 78653-3680

Prop ID 568280
Geo ID 0239690107
Situs Address
13200 MIZZEN ST, MANOR TX 78653
Legal Description LOT 48 BLK C GREENBURY PHS 1-A
CHMIELEWSKI ALAN R & CYNTHIA (552344)
13200 MIZZEN ST
MANOR TX 78653-3670

Prop ID 236854
Geo ID 0234600902
Situs Address
E U S HY 290, TX 78653
Legal Description ABS 315 SUR 63 GATES G ACR 32.869 (1-D-1)
TIMMERMAN COMMERCIAL INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732

Prop ID 756319
Geo ID 0239721603
Situs Address
13232 GEORGE BUSH ST, TX 78653
Legal Description 6.8096AC OF LOT 1 BLK B PRESIDENTIAL MEADOWS COMMERCIAL SEC 1
AMERCO REAL ESTATE COMPANY OF TEXAS INC (1562110)
PO BOX 29046
PHOENIX AZ 85038-9046

Prop ID 937564
Geo ID 0237690129

Situs Address
12601 U S HY 290 E, Manor TX 78653
Legal Description LOT 3 BLK A RESIDENCES AT GRASSDALE
GRASSDALE AT MANOR LLC (1832172)
16051 ADDISON RD STE 201
ADDISON TX 75001-5372

Prop ID 937565
Geo ID 0237690130
Situs Address
12601 E U S HY 290, TX
Legal Description LOT 2 BLK A RESIDENCES AT GRASSDALE
SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISN RD STE 201
ADDISON TX 75001-5372

Prop ID 937563
Geo ID 0237690128
Situs Address
12511 E U S HY 290, TX
Legal Description LOT 1 BLK A RESIDENCES AT GRASSDALE
SHOPS AT GRASSDALE LLC (1832235)
16051 ADDISN RD STE 201
ADDISON TX 75001-5372

Prop ID 703984
Geo ID 0237690105
Situs Address
12421 E U S HY 290, TX 78754
Legal Description LOT 2 MANOR STORAGE
MANOR PLAZA LLC (1727653)
1150 CR 126
GEORGETOWN TX 78626-2454

AGENDA ITEM NO. 14

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.
BACKGROUND/SUMMARY:

This final plat subdivides the subject tract into 71 lots for residential use, including the necessary infrastructure. This is a non-discretionary item as it has been reviewed for compliance by our engineers.

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

- Final Plat
- Engineer Comments and Responses
- Conformance Letter

ACTIONS:

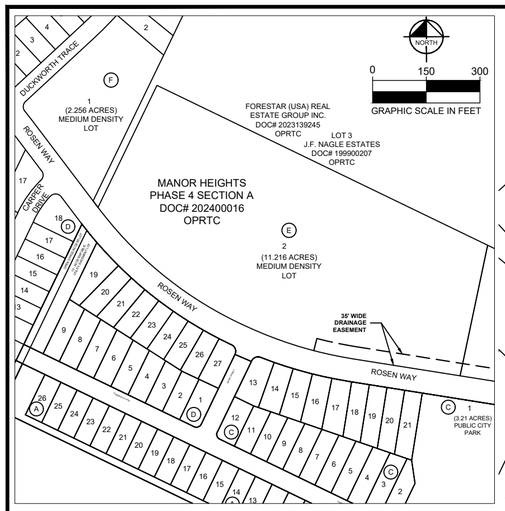
Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions, Postpone

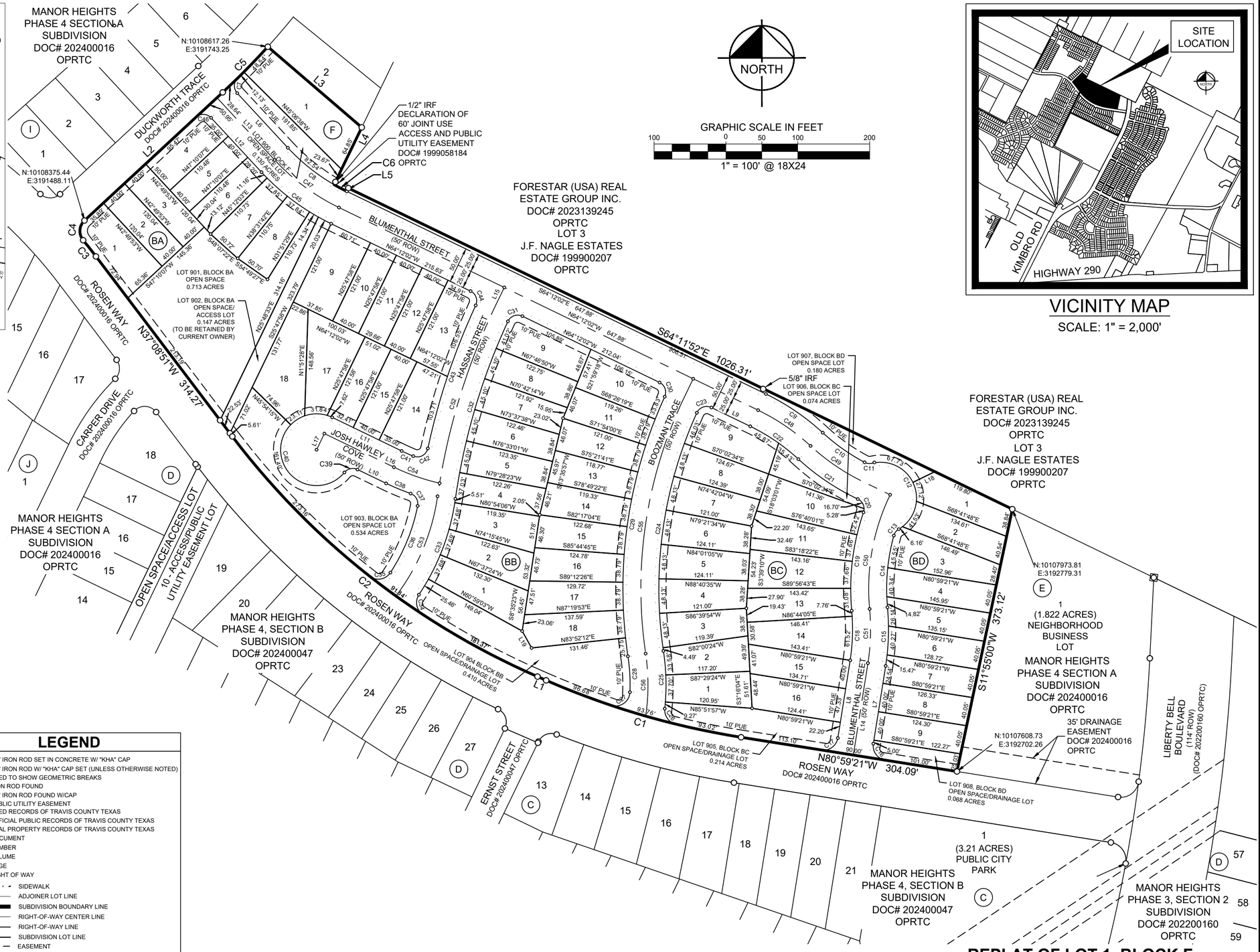
STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for phase 4, Section A, Lot 1 of Block F, and Lot 2 of Block E of the Manor Heights Subdivision, seventy-one (71) lots on 13.642 acres, more or less, and being generally located to the northwest of the intersection of Liberty Bell Blvd. and Rosen Way, Manor, TX.

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



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK F, LOT 2, BLOCK E, AND A 35' DRAINAGE EASEMENT, MANOR HEIGHTS PHASE 4 SECTION A, AS RECORDED IN DOCUMENT NO. 202400016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

⊡	1/2" IRON ROD SET IN CONCRETE W/ "KHA" CAP
○	1/2" IRON ROD W/ "KHA" CAP SET (UNLESS OTHERWISE NOTED)
◦	USED TO SHOW GEOMETRIC BREAKS
IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/CAP
PUE	PUBLIC UTILITY EASEMENT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
	SIDEWALK
	ADJOINER LOT LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY CENTER LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION LOT LINE
	EASEMENT
(A)	BLOCK IDENTIFIERS

GENERAL INFORMATION:

TOTAL ACREAGE	13.642 ACRES
TOTAL LINEAR FEET OF ROW	2,606'
LINEAR FEET OF 50' ROW	2,606'
ACREAGE OF ROW	3.069 ACRES
NUMBER OF SINGLE FAMILY LOTS	62
ACREAGE OF SINGLE FAMILY LOTS	8.103 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	9
ACREAGE OF NON-RESIDENTIAL LOTS	2.470 ACRES
TOTAL NUMBER OF LOTS	71

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

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

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REPLAT OF LOT 1, BLOCK F AND LOT 2, BLOCK E, MANOR HEIGHTS PHASE 4 SECTION A

13.642 ACRES

BEING TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK F AND LOT 2, BLOCK E MANOR HEIGHTS PHASE 4 SECTION A, PLAT OF WHICH RECORDED IN DOCUMENT NO. 202400016, AND A PORTION OF LOT 3 J.F. NAGLE ESTATES, PLAT OF WHICH RECORDED IN DOCUMENT NO. 199900207, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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	8/20/2025	069255711	1 OF 3

DWG NAME: K:\SNA_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS PHASE 4A REPLATS\DWG\PLAT\MANOR HEIGHTS, PHASE 4, SECTION A REPLAT LOTS 1, BLOCK F, AND LOT 2, BLOCK E.DWG PLOTTED BY GONZALEZ, DAVID 8/22/2025 12:34 PM LAST SAVED 8/22/2025 12:33 PM

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 14, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd. Ste. 150
Austin TX 78750
elliotcondos@forestar.com

Permit Number 2025-P-1747-FP
Job Address: , , LA.

Dear Elliot Condos,

The first submittal of the Lot 1, Block F and Lot 2, Block E, Manor Heights Phase 4 Section A Final Plat (replat) *(Final Plat*) submitted by Forestar (USA) Real Estate Group, Inc. and received on August 25, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. **Provide documentation.**
ii. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
iii. Provide the Manor Heights PUD, this will be used to verify the approved setbacks.
iv. Provide documentation that all City of Manor applicable fees have been paid.
v. Have the construction plans for this subdivision been approved? Provide documentation. Reminder: Final plats cannot be approved until construction plans are approved.

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,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

August 25, 2025

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

RE: Permit Number: 2025-P-1747-FP
Job Address: Manor Heights Medium Density Phase 4B Replat, Manor, TX 78653

Dear Tyler:

Please accept this ***Comment Response Letter*** in reply to your review, dated August 14th, 2025, of the first submittal of *Manor Heights Medium Density Phase 4B Replat (Final Plat)* submitted on July 1st, 2025. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review

1. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. **Provide documentation.**

Response: Documentation from Travis County 911 Addressing has been provided showing approval of the new street names "Blumenthal Street", "Josh Hawley Cove", "Boozman Trace", and "Hassan Street".

2. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.

Response: Four property corners have been identified using the Texas Central state plane coordinate system.

3. Provide the Manor Heights PUD; this will be used to verify the approved setbacks.

Response: The approved Manor Heights PUD has been provided.

4. Provide documentation that all City of Manor applicable fees have been paid.

Response: Documentation confirming all applicable City of Manor fees have been paid has been provided.

5. Have the construction plans for this subdivision been approved? Provide documentation. Reminder: Final plats cannot be approved until construction plans are approved.

Response: Acknowledged. The construction plans (Project #2025-P-1706-CO) for the site have been approved by the City. Documentation has been provided.

Kimley»Horn

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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: Monday, September 22, 2025

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

Permit Number 2025-P-1747-FP
Job Address: ,

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 August 25, 2025, 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,

Pauline Gray, P.E.
Lead AES
GBA

AGENDA ITEM NO. 15

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action on a Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX.
Applicant: Forestar (USA) Real Estate Group, Inc.
Owner: Forestar (USA) Real Estate Group, Inc.
BACKGROUND/SUMMARY:

This final plat subdivides the subject tract into 114 lots for residential use, including the necessary infrastructure. This is a non-discretionary item as it has been reviewed for compliance by our engineers.

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

- Final Plat
- Engineer Comments and Responses
- Conformance Letter

ACTIONS:

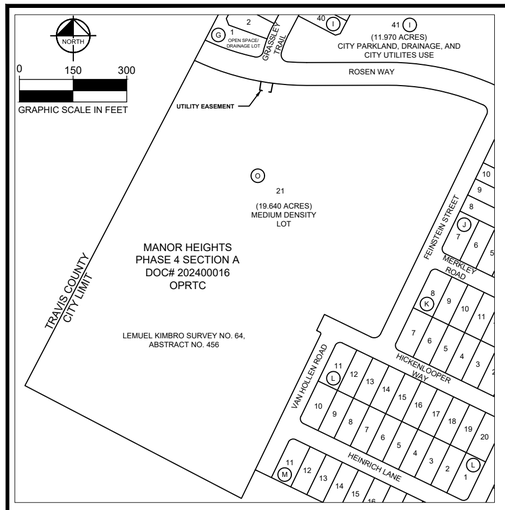
Discretion	Non-Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Approve with Conditions, Postpone

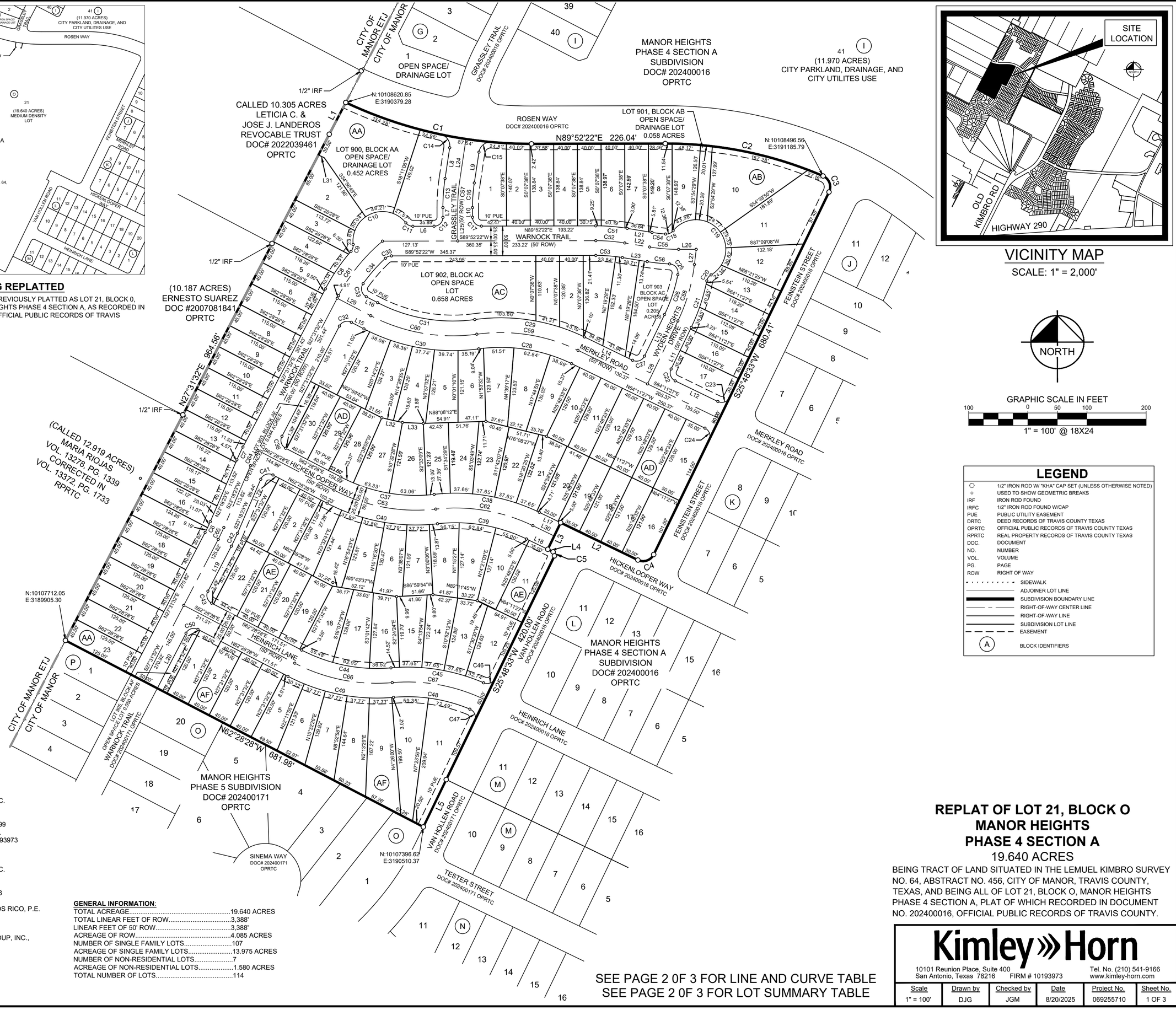
STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Final Plat for phase 4, Section A, Lot 21, Block O of the Manor Heights Subdivision, one hundred and fourteen (114) lots on 19.640 acres, more or less, and being generally located to the southwest of the intersection of Rosen Way and Feinstein St., Manor, TX.

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



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 21, BLOCK 0, AND UTILITY EASEMENT, MANOR HEIGHTS PHASE 4 SECTION A, AS RECORDED IN DOCUMENT NO. 202400016 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



VICINITY MAP

SCALE: 1" = 2,000'

NORTH

GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 18X24

LEGEND

○	1/2" IRON ROD W/ "KHA" CAP SET (UNLESS OTHERWISE NOTED)
◦	USED TO SHOW GEOMETRIC BREAKS
IRF	IRON ROD FOUND
IRFC	1/2" IRON ROD FOUND W/CAP
PUE	PUBLIC UTILITY EASEMENT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
ROW	RIGHT OF WAY
	SIDEWALK
	ADJOINER LOT LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY CENTER LINE
	RIGHT-OF-WAY LINE
	SUBDIVISION LOT LINE
	EASEMENT
(A)	BLOCK IDENTIFIERS

SEE PAGE 2 0F 3 FOR LINE AND CURVE TABLE
SEE PAGE 2 0F 3 FOR LOT SUMMARY TABLE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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

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

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GENERAL INFORMATION:

TOTAL ACREAGE	19.640 ACRES
TOTAL LINEAR FEET OF ROW	3,388'
LINEAR FEET OF 50' ROW	3,388'
ACREAGE OF ROW	4.085 ACRES
NUMBER OF SINGLE FAMILY LOTS	107
ACREAGE OF SINGLE FAMILY LOTS	13.975 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7
ACREAGE OF NON-RESIDENTIAL LOTS	1.580 ACRES
TOTAL NUMBER OF LOTS	114

REPLAT OF LOT 21, BLOCK O MANOR HEIGHTS PHASE 4 SECTION A

19.640 ACRES

BEING TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT 21, BLOCK O, MANOR HEIGHTS PHASE 4 SECTION A, PLAT OF WHICH RECORDED IN DOCUMENT NO. 202400016, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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	8/20/2025	069255710	1 OF 3

DWG NAME: K:\SNA_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255706-MANOR HTS PHASE 4\DWG\PLATS\MANOR HEIGHTS PHASE 4A REPLAT\SDWG\PLATS\MANOR HEIGHTS, PHASE 4, SECTION A REPLAT LOT 21 BLOCK O.DWG PLOTTED BY GONZALEZ, DAVID 8/22/2025 11:39 AM LAST SAVED 8/22/2025 11:38 AM

1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 14, 2025

Elliot Condos
Forestar (USA) Real Estate Group, Inc.
10700 Pecan Park Blvd. Ste. 150
Austin TX 78750
elliotcondos@forestar.com

Permit Number 2025-P-1746-FP
Job Address: , , LA.

Dear Elliot Condos,

The first submittal of the Lot 21, Block O Manor Heights Phase 4 Section A Final Plat (Replat) *(Final Plat*) submitted by Forestar (USA) Real Estate Group, Inc. and received on August 25, 2025, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. **Provide documentation.**
ii. Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
iii. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
iv. Provide the Manor Heights PUD; this will be used to verify the approved setbacks.
v. Provide documentation that all City of Manor applicable fees have been paid.
vi. Have the construction plans for this subdivision been approved? Provide documentation. Reminder: Final plats cannot be approved until construction plans are approved.

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,

Tyler Shows
Staff Engineer
GBA

Kimley»Horn

August 25, 2025

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

RE: Permit Number: 2025-P-1746-FP
Job Address: Manor Heights Medium Density Phase 4A Replat, Manor, TX 78653

Dear Tyler:

Please accept this ***Comment Response Letter*** in reply to your review, dated August 14th, 2025, of the first submittal of *Manor Heights Medium Density Phase 4A Replat (Final Plat)* submitted on July 1st, 2025. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review

1. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. **Provide documentation.**

Response: Documentation from Travis County 911 Addressing has been provided showing approval of the new street name "Wyden Heights Drive".

2. Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

Response: The current City limit/ETJ lines and associated call outs have been added to the plat.

3. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.

Response: Four property corners have been identified using the Texas Central state plane coordinate system.

4. Provide the Manor Heights PUD; this will be used to verify the approved setbacks.

Response: The approved Manor Heights PUD has been provided.

5. Provide documentation that all City of Manor applicable fees have been paid.

Response: Documentation confirming all applicable City of Manor fees have been paid has been provided.

6. Have the construction plans for this subdivision been approved? Provide documentation. Reminder: Final plats cannot be approved until construction plans are approved.

Response: Acknowledged. The construction plans (Project #2025-P-1705-CO) for the site have been approved by the City. Documentation has been provided.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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: Monday, September 22, 2025

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

Permit Number 2025-P-1746-FP
Job Address: ,

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 August 25, 2025, 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,

Pauline Gray, P.E.
Lead AES
GBA

AGENDA ITEM NO. 16

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 8, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Consideration, discussion, and possible action to remove a Heritage Tree in the Manor Downs Industrial project, being a 29" Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.
Applicant: Bowman Consulting Group, LTD
Owner: DG Manor Downs Property Owner, LP

BACKGROUND/SUMMARY:

Sections 15.03.036(c)(4) and 15.03.048(c) provide the Planning and Zoning Commission authority to authorize the removal of a non-hazardous Heritage Tree after determining one or more of the following conditions exist:

(1) Prevents substantial economically viable use of the property;

(2) Prevents reasonable use of or access to the property;

(3) Is dying or dead;

(4) Is diseased and restoration is not practicable, or the disease may be transmitted to other trees;

(5) Poses a high risk of property damage or personal injury that cannot reasonably be mitigated without removing the tree (reasonable mitigation may include lightening protection measures);

(6) Is located on public property, street or easement;

(7) Prevents the opening of necessary vehicular traffic lanes in a street or alley; or

(8) Prevents the construction of utility or drainage facilities that may not feasibly be rerouted due to physical constraints.

The requested Heritage Tree is located within the basin of a proposed detention pond, Pond 1. Pond 1 is located in an area downstream from impervious improvements (building, parking, drive aisles) and is intended to capture stormwater flows from the upstream impervious improvements before discharging to "POA B", where existing stormwater flows are currently discharging. The east side of Pond 1 is adjacent to existing gas lines and easements, the south side is adjacent to Hill Lane right-of-way and easements, and the north and west sides are adjacent to proposed drive aisles.

The total caliper inches required to be mitigated across the entire property, Site Plans A & B, is 1,774 inches. This includes the requested Heritage Tree. The proposed landscaping plan includes the planting of 1,110 trees at a minimum of 3 caliper inches, totaling 3,330 caliper inches added to the property. This is 1,556 caliper inches above the minimum based on the number, type, and size of removed trees.

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

- Letter of Intent
- Tree List
- Tree Survey with #5019 marked
- Landscaping Plan
- Existing conditions and tree survey
- Drainage Report

ACTIONS:

Discretion	Discretionary

Subdivision Review Type	Not Applicable

Actions	Approve, Deny, Postpone

STAFF RECOMMENDATION:
It is the City Staff's recommendation that the Planning and Zoning Commission approve the removal of a Heritage Tree in the Manor Downs Industrial project, being a 29" Pecan tree identified as #5019 in the tree survey for said project, and being located at 8916 Hill Lane, Manor, TX.

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

Bowman

September 30, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Heritage Tree Removal

Please accept this Heritage Tree Removal Letter along with the accompanying drainage report and tree survey for the Manor Downs Industrial project. The proposed project is located at Hill Lane, Manor, Texas 78653 within the City of Manor City Limits. The site is currently undeveloped and is approximately 146.92 acres. The proposed preliminary plat consists of six individual lots zoned IN-2 for Heavy Industrial use, one lot to be dedicated as parkland to the City of Manor, right of way dedication to the City of Manor for Murray Dalfen Drive, a public roadway, and right of way dedication to Travis County for Hill Lane Roadway. The project includes necessary improvements for access, drainage, and utilities.

One of necessary drainage improvements for the project is Pond 1 in Site Plan B, with permit number 2025-P-1728-SP. This pond detains flows from Site Plan B draining towards POA B, see the drainage area map exhibits in the drainage report for the location of POA B. Without this pond or a decreased footprint, drainage flows would increase to POA B resulting in a negative impact to downstream and adjacent properties. The placement options for this pond is limited due to the 100'-150' Atmos Gas Easement with document number 2024118970. This easement takes up a majority of the eastern portion of Site Plan B. To provide the adequate sizing for detention and avoiding encroachment on the Atmos easement, Pond 1 requires the removal of heritage tree 5019, a 29" Pecan tree, per the tree survey performed by 4ward Survey on April 23rd 2021. The removal of this heritage tree is consistent with the City of Manor code Sec. 15.03.048 – Appeals C.8, Prevents the construction of utility or drainage facilities that may not feasibly be rerouted due to physical constraints.

We kindly request that the City of Manor accept this appeal due to the required pond for this project.

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman

807 Las Cimas Pkway, Building II, Suite 350, Austin, Texas 78746
p: 512.327.1180 | f: 512.327.4062
www.bowman.com
TBPE Firm No. F-14309

TREE ID	DESCRIPTION	STATUS (PHASE REMOVED OR PRESERVED)	REPLACEMENT RATIO	MITIGATION CALIPER (IN)
5000	22" CEDAR ASHE 14-8-8	REMOVED	N/A	
5001	19" CEDAR ASHE	REMOVED	N/A	
5002	14" CEDAR ASHE	REMOVED	N/A	
5003	16" CEDAR ASHE	REMOVED	N/A	
5004	23" COTTON WOOD	REMOVED	N/A	
5005	24" COTTON WOOD	REMOVED	N/A	
5006	52" ASH 24-20-19-16	REMOVED	2.5:1	130
5007	24" COTTON WOOD	REMOVED	N/A	
5008	11" CEDAR ELM	REMOVED	1 :1	11
5009	20" PINE	REMOVED	2 :1	40
5010	20" PINE 16-7	REMOVED	2 :1	40
5011	21" COTTONWOOD	REMOVED	N/A	
5012	34" ASH	REMOVED	2.5:1	85
5013	30" ASH 22-15	REMOVED	2.5:1	75
5014	34" AMERICAN ELM	REMOVED	3:1	102
5015	21" PECAN	REMOVED	2 :1	42
5016	24" MULBERRY	REMOVED	2 :1	48
5017	24" MULBERRY 13-10-9-7	REMOVED	2 :1	48
5018	26" MULBERRY 15-8-7-6	REMOVED	2.5:1	65
5019	29" PECAN	REMOVED	3:1	87
5020	37" WILLOW 13-13-13-13-7	REMOVED	N/A	
5021	22" HACKBERRY 16-11	REMOVED	N/A	
5022	24" WILLOW 11-9-9-8	REMOVED	N/A	
5023	19" PECAN	REMOVED	2 :1	38
5024	18" AMERICAN ELM	REMOVED	2 :1	36
5025	28" BOX 10-9-7-7-6-5	REMOVED	2.5:1	70
5026	22" HACKBERRY	REMOVED	N/A	
5027	11" HACKBERRY	REMOVED	N/A	
5028	13" HACKBERRY	REMOVED	N/A	
5029	16" HACKBERRY	REMOVED	N/A	
5030	12" HACKBERRY 9-6	REMOVED	N/A	
5031	12" AMERICAN ELM	REMOVED	1 :1	12
5032	15" HACKBERRY 10-10	PRESERVED	N/A	
5033	21" COTTONWOOD	PRESERVED	N/A	
5034	11" MULBERRY	PRESERVED	N/A	
5035	10" AMERICAN ELM	PRESERVED	N/A	
5036	9" HACKBERRY	PRESERVED	N/A	
5037	11" HACKBERRY	PRESERVED	N/A	
5038	11" HACKBERRY	PRESERVED	N/A	
5039	8" HACKBERRY	PRESERVED	N/A	
5040	23" SYCAMORE	REMOVED	2 :1	46
5041	18" SYCAMORE 12-12	REMOVED	2 :1	36
5042	21" COTTONWOOD	REMOVED	N/A	
5043	8" HACKBERRY	REMOVED	N/A	
5044	24" COTTONWOOD	REMOVED	N/A	
5045	13" HACKBERRY 8-5-5	PRESERVED	N/A	
5046	28" CEDAR ASHE 13-11-11-7	REMOVED	N/A	
5047	24" CEDAR ASHE 20-8	REMOVED	N/A	
5048	22" CHINESE TALLOW	REMOVED	N/A	
5049	17" CEDAR ASHE	REMOVED	N/A	
5050	26" CEDAR ASHE 16-7-7-6	REMOVED	N/A	
5051	30" CEDAR ASHE 14-9-9-7-7	REMOVED	N/A	
5052	29" CHINESE TALLOW 16-14-12	REMOVED	N/A	
5053	17" CHINESE TALLOW	REMOVED	N/A	
5054	18" CHINESE TALLOW 12-11	REMOVED	N/A	
5055	15" CHINESE TALLOW	REMOVED	N/A	
5056	18" HACKBERRY 10-8-8	REMOVED	N/A	
5057	21" BOX ELDER 11-11-7	REMOVED	2 :1	42
5058	12" HACKBERRY	REMOVED	N/A	
5059	8" HACKBERRY	REMOVED	N/A	
5060	8" HACKBERRY	REMOVED	N/A	
5061	15" HACKBERRY 9-6-5	PRESERVED	N/A	
5062	21" AMERICAN ELM	REMOVED	2 :1	42
5063	13" WILLOW	REMOVED	N/A	
5064	11" WILLOW	REMOVED	N/A	
5065	15" WILLOW 10-10	REMOVED	N/A	
5066	16" CEDAR ASHE 10-7-3	REMOVED	N/A	
5067	20" WILLOW 10-10-9	REMOVED	N/A	
5068	8" HACKBERRY	REMOVED	N/A	
5069	16" HACKBERRY 10-6-6	REMOVED	N/A	
5070	8" MESQUITE (APPEARS DEAD)	REMOVED	N/A	
5071	19" HACKBERRY	REMOVED	N/A	
5072	25" HACKBERRY	REMOVED	N/A	
5073	17" HACKBERRY	REMOVED	N/A	
5074	23" HACKBERRY	REMOVED	N/A	
5075	15" HACKBERRY 10-9	REMOVED	N/A	
5076	21" HACKBERRY 14-13	REMOVED	N/A	
5077	16" HACKBERRY 12-8	REMOVED	N/A	
5078	13" HACKBERRY	REMOVED	N/A	
5079	13" HACKBERRY 9-8	REMOVED	N/A	
5080	11" HACKBERRY	REMOVED	N/A	
5081	16" HACKBERRY 11-9	REMOVED	N/A	
5082	15" HACKBERRY 8-7-7	REMOVED	N/A	
5083	17" HACKBERRY 9-8-7	REMOVED	N/A	
5084	26" CEDAR ASHE 18-16	REMOVED	N/A	
5085	14" CEDAR ASHE 10-7	REMOVED	N/A	
5086	10" HACKBERRY	REMOVED	N/A	
5087	33" CHINESE TALLOW	REMOVED	N/A	
5088	16" MULBERRY 9-7-5	REMOVED	1 :1	16
5089	12" HACKBERRY 8-7	REMOVED	N/A	
5090	16" OSAGE ORANGE (APPEARS DEAD)	REMOVED	N/A	
5091	9" HACKBERRY	REMOVED	N/A	
5092	19" HACKBERRY	REMOVED	N/A	
5093	19" HACKBERRY	REMOVED	N/A	
5094	10" HACKBERRY 8-4	REMOVED	N/A	
5095	10" HACKBERRY	REMOVED	N/A	
5096	12" HACKBERRY 9-5	REMOVED	N/A	
5097	9" HACKBERRY	REMOVED	N/A	
5098	12" HACKBERRY	REMOVED	N/A	
5099	11" HACKBERRY	REMOVED	N/A	
5100	8" HACKBERRY	REMOVED	N/A	
5101	8" HACKBERRY	REMOVED	N/A	
5102	8" HACKBERRY	REMOVED	N/A	
5103	8" HACKBERRY	REMOVED	N/A	
5104	12" HACKBERRY	REMOVED	N/A	
5105	22" HACKBERRY 11-7-7-7	REMOVED	N/A	
5106	21" HACKBERRY 14-9-5	REMOVED	N/A	
5107	15" HACKBERRY 10-9	REMOVED	N/A	
5108	12" HACKBERRY 9-6	REMOVED	N/A	
5109	11" HACKBERRY	REMOVED	N/A	
5110	8" HACKBERRY	REMOVED	N/A	
5111	8" HACKBERRY	PRESERVED	N/A	
5112	14" OSAGE ORANGE	REMOVED	1 :1	14
5113	10" OSAGE ORANGE (APPEARS DEAD)	REMOVED	N/A	
5114	16" MESQUITE 9-7-5	PRESERVED	N/A	
5115	8" COTTONWOOD	REMOVED	N/A	
5116	11" COTTONWOOD	REMOVED	N/A	
5117	8" HACKBERRY	REMOVED	N/A	
5118	17" HACKBERRY 10-9-4	PRESERVED	N/A	
5119	8" HACKBERRY	PRESERVED	N/A	
5120	10" HACKBERRY	PRESERVED	N/A	
5121	8" HACKBERRY	REMOVED	N/A	
5122	13" HACKBERRY 9-7	PRESERVED	N/A	
5123	11" HACKBERRY 8-6	PRESERVED	N/A	
5124	15" HACKBERRY 12-6	PRESERVED	N/A	
5125	10" HACKBERRY	PRESERVED	N/A	
5126	10" HACKBERRY	PRESERVED	N/A	
5127	11" HACKBERRY	REMOVED	N/A	
5128	11" HACKBERRY	REMOVED	N/A	
5129	11" HACKBERRY	REMOVED	N/A	
5130	9" HACKBERRY	REMOVED	N/A	
5131	8" HACKBERRY	PRESERVED	N/A	
5132	12" HACKBERRY 8-4	REMOVED	N/A	
5133	9" HACKBERRY	REMOVED	N/A	
5134	11" SYCAMORE	REMOVED	1 :1	11
5135	8" SYCAMORE	REMOVED	1 :1	8
5136	8" SYCAMORE	REMOVED	1 :1	8
5137	15" SYCAMORE	REMOVED	1 :1	15
5138	10" SYCAMORE	REMOVED	1 :1	10
5139	38" MULBERRY 15-10-8-7-6-5-5-5	REMOVED	2.5:1	95
5140	17" MULBERRY 8-7-6-4	REMOVED	1 :1	17
5141	12" HACKBERRY (APPEARS DEAD)	REMOVED	N/A	
5142	15" MESQUITE 10-9 (APPEARS DEAD)	REMOVED	N/A	
5143	18" MULBERRY 10-6-5-3	REMOVED	2 :1	36
5144	19" WILLOW 13-11	REMOVED	N/A	
5145	19" WILLOW 13-12	REMOVED	N/A	
5146	9" HACKBERRY	REMOVED	N/A	
5147	24" WILLOW 16-15	REMOVED	N/A	
5148	11" HACKBERRY	REMOVED	N/A	
5149	22" MESQUITE 17-10	REMOVED	2 :1	44
5150	8" CEDAR ASHE	REMOVED	N/A	
5151	11" HACKBERRY	REMOVED	N/A	
5152	11" CEDAR ASHE	REMOVED	N/A	
5153	13" AMERICAN ELM	REMOVED	1 :1	13
5154	11" CEDAR ASHE	REMOVED	N/A	
5155	15" COTTONWOOD 12-6	REMOVED	N/A	
5156	11" CEDAR ASHE	REMOVED	N/A	
5157	9" CEDAR ASHE	REMOVED	N/A	
5158	8" CEDAR ASHE	REMOVED	N/A	
5159	9" BOX ELDER	REMOVED	1 :1	9
5160	14" BOX ELDER 11-6	REMOVED	1 :1	14
5161	9" HACKBERRY	REMOVED	N/A	
5162	9" CEDAR ASHE	REMOVED	N/A	
5163	10" CEDAR ASHE	REMOVED	N/A	
5164	9" COTTONWOOD	REMOVED	N/A	
5165	15" COTTONWOOD	REMOVED	N/A	
5166	15" COTTONWOOD (APPEARS DEAD)	REMOVED	N/A	
5167	13" MESQUITE 9-7	REMOVED	1 :1	13
5168	11" WILLOW 8-6	REMOVED	N/A	
5169	9" WILLOW	REMOVED	N/A	
5170	14" COTTONWOOD	REMOVED	N/A	
5171	11" COTTONWOOD 8-6	REMOVED	N/A	
5172	8" WILLOW	REMOVED	N/A	
5173	8" COTTONWOOD	REMOVED	N/A	
5174	12" COTTONWOOD (APPEARS DEAD)	REMOVED	N/A	
5175	10" WILLOW	REMOVED	N/A	
5176	8" WILLOW	REMOVED	N/A	
5177	8" COTTONWOOD	REMOVED	N/A	
5178	26" WILLOW 15-13-7	PRESERVED	N/A	
5179	17" COTTONWOOD	PRESERVED	N/A	
5180	10" WILLOW	PRESERVED	N/A	
5181	11" WILLOW	PRESERVED	N/A	
5182	15" WILLOW	PRESERVED	N/A	
5183	8" WILLOW	REMOVED	N/A	
5184	12" CEDAR ASHE	REMOVED	N/A	
5185	47" MESQUITE 21-15-13-11-11 (APPEARS DEAD)	REMOVED	N/A	
5186	18" MESQUITE 13-9 (APPEARS DEAD)	REMOVED	N/A	
5187	8" HACKBERRY	REMOVED	N/A	
5188	10" CEDAR ASHE	REMOVED	N/A	
5189	15" CEDAR ASHE 8-8-6	REMOVED	N/A	
5190	13" CEDAR ASHE 10-5	PRESERVED	N/A	
5191	20" MESQUITE 12-9-6	REMOVED	2 :1	40
5192	19" MESQUITE 8-7-7-7	REMOVED	2 :1	38
5193	17" OSAGE ORANGE 9-8-8	REMOVED	1 :1	17
5194	10" CEDAR ASHE	REMOVED	N/A	
5195	8" CEDAR ASHE	REMOVED	N/A	
5196	8" HACKBERRY	REMOVED	N/A	
5197	17" HACKBERRY 11-6-6	REMOVED	N/A	
5198	8" OSAGE ORANGE	REMOVED	1 :1	8
5199	8" OSAGE ORANGE	REMOVED	1 :1	8
5200	21" MESQUITE 10-7-7-7	REMOVED	2 :1	42
5201	13" CEDAR ELM 9-8	REMOVED	1 :1	13
5202	10" HACKBERRY	REMOVED	N/A	
5203	13" HACKBERRY	REMOVED	N/A	
5204	9" HACKBERRY	REMOVED	N/A	
5205	15" HACKBERRY 11-7	REMOVED	N/A	
5206	13" HACKBERRY 8-6-4	REMOVED	N/A	
5207	13" WILLOW 8-7-7-7	REMOVED	N/A	
5208	8" CEDAR ASHE	REMOVED	N/A	
5209	19" WILLOW 8-7-7-7	REMOVED	N/A	
5210	11" AMERICAN ELM 8-5	REMOVED	1 :1	11
5211	11" WILLOW 8-5	REMOVED	N/A	
5212	8" HACKBERRY	REMOVED	N/A	
5213	15" HACKBERRY 11-8	REMOVED	N/A	
5214	9" HACKBERRY	REMOVED	N/A	
5215	8" HACKBERRY	REMOVED	N/A	
5216	15" WILLOW	REMOVED	N/A	
5217	10" CEDAR ASHE	REMOVED	N/A	
5218	18" HACKBERRY	REMOVED	N/A	
5219	15" HACKBERRY	REMOVED	N/A	
5220	11" CEDAR ASHE	REMOVED	N/A	
5221	25" OSAGE ORANGE 13-9-7-6	REMOVED	2.5:1	63
5222	8" CEDAR ELM	REMOVED	1:1	8
5223	14" MESQUITE (APPEARS DEAD)	REMOVED	N/A	
5224	11" OSAGE ORANGE 8-6	REMOVED	1 :1	11
5225	9" CEDAR ELM	PRESERVED	1:1	9
5226	8" HACKBERRY	REMOVED	N/A	
5227	8" OSAGE ORANGE	REMOVED	1:1	8
5228	9" HACKBERRY	REMOVED	N/A	
5229	8" HACKBERRY	REMOVED	N/A	
5230	11" HACKBERRY	PRESERVED	N/A	
5231	16" OSAGE ORANGE 12-7	PRESERVED	N/A	
5232	9" HACKBERRY	PRESERVED	N/A	
5233	11" HACKBERRY	PRESERVED	N/A	
5234	8" HACKBERRY	PRESERVED	N/A	
5235	8" HACKBERRY	PRESERVED	N/A	
5236	9" HACKBERRY	REMOVED	N/A	
5237	9" HACKBERRY	REMOVED	N/A	
5238	14" OSAGE ORANGE 8-6-5	REMOVED	1 :1	14
5239	14" OSAGE ORANGE 8-5	REMOVED	1 :1	14
5240	14" OSAGE ORANGE 10-8-8-7	REMOVED	1 :1	14
5241	15" HACKBERRY	REMOVED	N/A	
5242	12" HACKBERRY 8-8	REMOVED	N/A	
5243	19" MULBERRY 10-8-5-5	REMOVED	2 :1	38

TOTAL MITIGATION RATE = 1,774

DATE: May 6, 2025	DRAWN BY: LB
SCALE:	CHECKED BY: MK
JOB No: 070422-01-002	DESIGNED BY: MK

REVISIONS

REVISION	DESCRIPTION	DATE
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Suite 350
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Phone: (512) 327-1180
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PRELIMINARY PLAT - TREE LIST

MANOR DOWNS
8916 HILL LANE
MANOR, TEXAS, 78653

SHEET 08 OF 08

STATE OF TEXAS
MARISA KEISER
141397
LICENSED
PROFESSIONAL ENGINEER

September 8, 2025

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Design Documents\Preliminary Plat\070422-01-002_Prelim Plat.dwg, TREE LIST, September 04, 2025, 4:21 PM, mguerra

MATCHLINE - SHEET 16

MATCHLINE - SHEET 17

MURRAY DALFEN DRIVE (1)

40 0 40 80

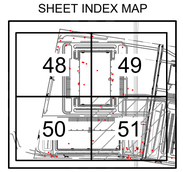
SCALE: 1 INCH = 40 FT

LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE LANE
- WATER LINE
- FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP — BACKFLOW PREVENTER
- T — PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LOC — LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

- TREE PROTECTION FENCING (TPF)
- PROTECTED TREE REMOVAL

SHEET INDEX MAP



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REVISIONS

REVISION	DESCRIPTION	DATE
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TREE PRESERVATION PLAN - 4 OF 4

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. MAYNER
2622
STATE OF TEXAS

08/18/2025

DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 61 OF 62

811 Know what's below. Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002 SP-B_TREE PRESERVATION PLAN - 4 OF 4 - August 18, 2025, 5:55 PM, dsharkey

OVERALL SITE B LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 2,442,130 SF

LANDSCAPE PERCENTAGE REQUIRED: 15% (366,320 SF)

LANDSCAPE PERCENTAGE PROVIDED:1,216,777 SF (49.8%)

REQUIRED 3" CAL. TREES / 3 GAL. SHRUBS: 458 / 1,832

1 TREE / 800 SF OF LANDSCAPE AREA
366,320 SF / 800 = 457.9 ≈ 458 TREES REQUIRED

4 SHRUBS / 800 SF OF LANDSCAPE AREA
366,320 SF / 800 = 457.9 X 4 = 1,831.6 ≈ 1,832 SHRUBS REQUIRED

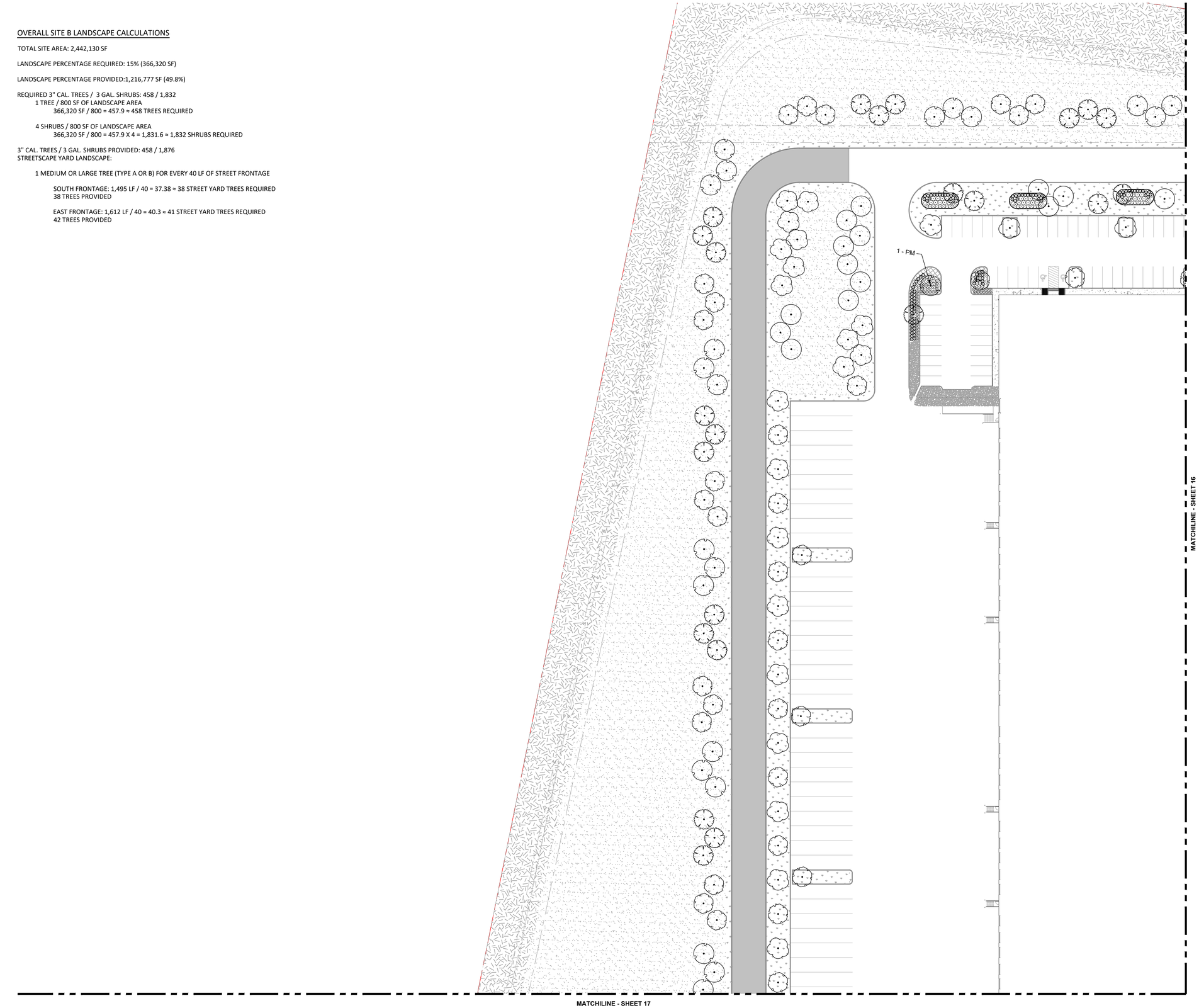
3" CAL. TREES / 3 GAL. SHRUBS PROVIDED: 458 / 1,876

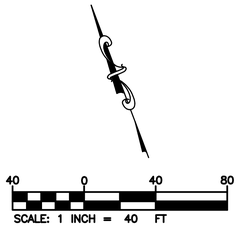
STREETSCAPE YARD LANDSCAPE:

1 MEDIUM OR LARGE TREE (TYPE A OR B) FOR EVERY 40 LF OF STREET FRONTAGE

SOUTH FRONTAGE: 1,495 LF / 40 = 37.38 ≈ 38 STREET YARD TREES REQUIRED
38 TREES PROVIDED

EAST FRONTAGE: 1,612 LF / 40 = 40.3 ≈ 41 STREET YARD TREES REQUIRED
42 TREES PROVIDED

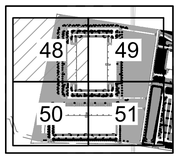




LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE — FIRE LANE
- WL — WATER LINE
- FM — FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP — BACKFLOW PREVENTER
- T — PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LOC — LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

SHEET INDEX MAP



Know what's below. Call before you dig.

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Bowman
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807 Las Cimas Parkway
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REVISIONS

REVISION	DESCRIPTION	DATE
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PLANTING PLAN - 1 OF 4

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2423
08/18/2025

DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET
48 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dallen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002 SP-B_PLANTING.dwg, 39 PLANTING PLAN - 1 OF 4, August 18, 2025, 5:49 PM, dsharkey

MATCHILINE - SHEET 15

1 - PM

BUILDING 1
AREA 317,527 SF
FFE = 559.00'
36' CLEAR

EX GAS

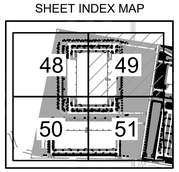
MATCHILINE - SHEET 18

40 0 40 80
SCALE: 1 INCH = 40 FT

LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE — FIRE LANE
- WL — WATER LINE
- FM — FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
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- PROPOSED SIDEWALK

SHEET INDEX MAP



811 Know what's below. Call before you dig.

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

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REVISIONS

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PLANTING PLAN - 2 OF 4

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. MARKEY
2623
STATE OF TEXAS

08/18/2025

DESIGN	DRAWN	CHKD
MC	MG	MK

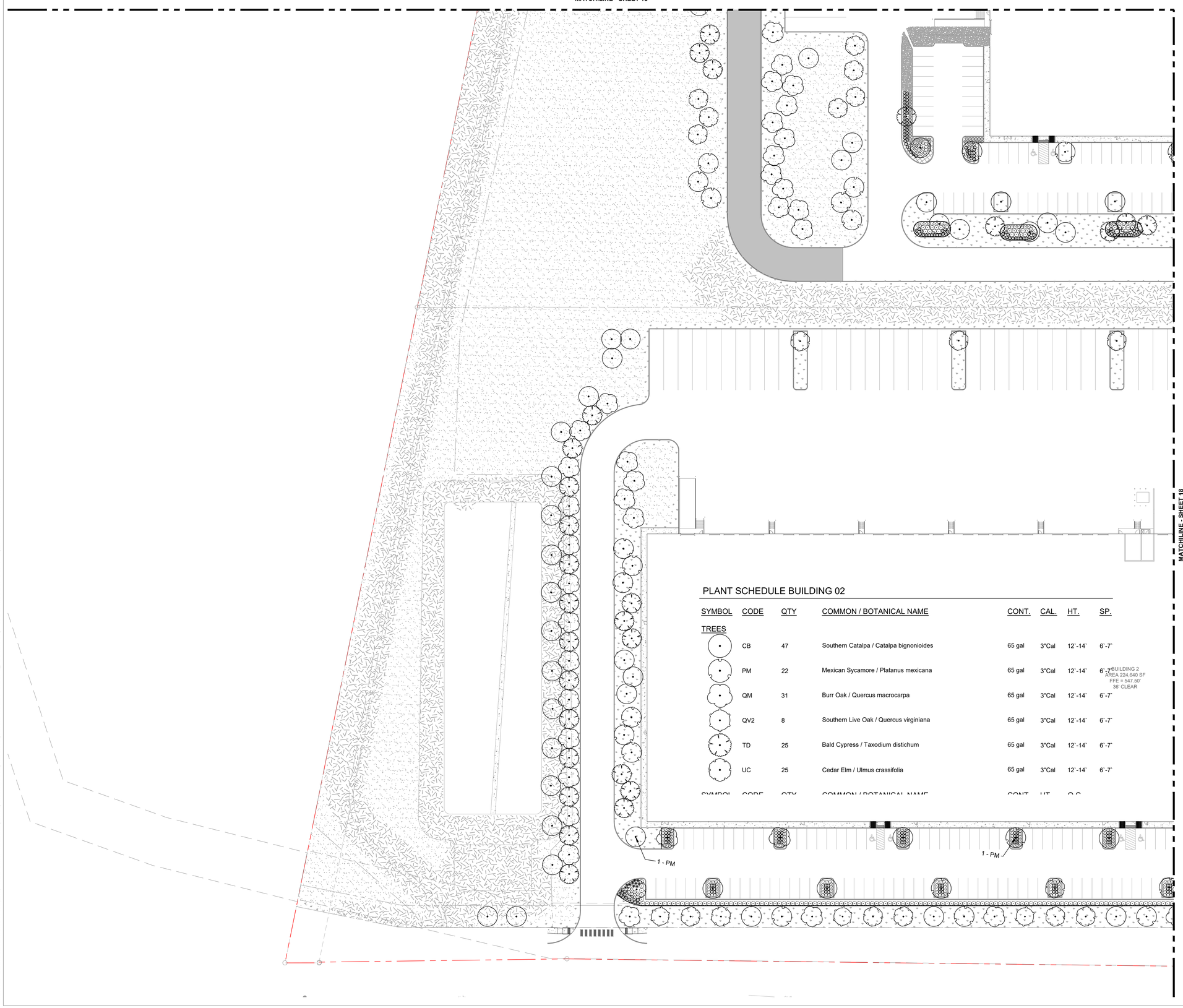
JOB No. 070422-01-002

SHEET 49 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002 SP-B_PLANTING.dwg, 49 PLANTING PLAN - 2 OF 4, August 18, 2025, 5:49 PM, dshankey

MATCHILINE - SHEET 15



MATCHILINE - SHEET 18

PLANT SCHEDULE BUILDING 02

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.
TREES							
	CB	47	Southern Catalpa / Catalpa bignonioides	65 gal	3"Cal	12`-14`	6`-7`
	PM	22	Mexican Sycamore / Platanus mexicana	65 gal	3"Cal	12`-14`	6`-7`
	QM	31	Burr Oak / Quercus macrocarpa	65 gal	3"Cal	12`-14`	6`-7`
	QV2	8	Southern Live Oak / Quercus virginiana	65 gal	3"Cal	12`-14`	6`-7`
	TD	25	Bald Cypress / Taxodium distichum	65 gal	3"Cal	12`-14`	6`-7`
	UC	25	Cedar Elm / Ulmus crassifolia	65 gal	3"Cal	12`-14`	6`-7`

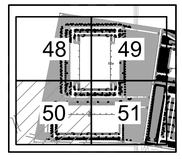
40 0 40 80

SCALE: 1 INCH = 40 FT

LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE — FIRE LANE
- WL — WATER LINE
- FM — FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP — BACKFLOW PREVENTER
- T — PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LOC — LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

SHEET INDEX MAP



Bowman
TBPE Firm Registration No. F-14309
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

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REVISIONS

REVISION	DESCRIPTION	DATE
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PLANTING PLAN - 3 OF 4

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

REGISTERED LANDSCAPE ARCHITECT
ROBERT E. MARKEY
2023
STATE OF TEXAS

08/18/2025

DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 50 OF 62

Know what's below. Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002 SP-B_PLANTING.dwg, 41 PLANTING PLAN - 3 OF 4, August 18, 2025, 5:50 PM, dbharkey

MATCHILINE - SHEET 16

MATCHILINE - SHEET 17

MURRAY DALFEN DRIVE (1)

EX GAS

1 - PM

1 - PM

1 - CB

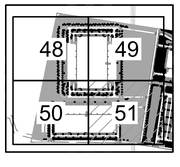
40 0 40 80

SCALE: 1 INCH = 40 FT

LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE — FIRE LANE
- WL — WATER LINE
- FM — FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP — BACKFLOW PREVENTER
- T — PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LOC — LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

SHEET INDEX MAP



Know what's below. Call before you dig.

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

Bowman
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Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

© 2024 Bowman Consulting Group Ltd

REVISIONS

REVISION	DESCRIPTION	DATE
---	---	---
---	---	---

PLANTING PLAN - 4 OF 4

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2623

08/18/2025

DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 51 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002 SP-B_PLANTING.dwg, 42 PLANTING PLAN - 4 OF 4, August 18, 2025, 5:50 PM, dshankey

0 150 300
75 225
GRAPHIC SCALE: 1" = 150'

CALLED 52.0 ACRES
("TRACT 1")
J. D. WEAVER FAMILY
LIMITED PARTNERSHIP II
VOL. 12651, PG. 477
R.P.R.T.C.T.
T.C.A.D. PARCEL #0245520102

ELIZABETH STANDIFORD
SURVEY NO. 43
ABSTRACT NO. 696

CALLED 13.918 ACRES
("TRACT 2")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247988

<<N32°31'11"E 669.50'>>
[N32°31'11"E 662.30']
N30°38'40"E

{S59°18'52"E 912.20'}
S61°59'41"E 911.76'

P.O.B.
TRACT 6 (13.79 ACRES)
GRID N: 10,107,379.00
GRID E: 3,164,456.02

{N33°21'00"E 659.57'}
N30°38'40"E 659.71'

TRACT 6
CALLED 13.79 ACRES
(EXHIBIT "A", "TRACT 2")
OSO BAILANDO, LTD.
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247991

{S32°21'51"W 659.57'}
[S32°21'00"W 659.49']
S30°38'43"W 659.47'

P.O.B.
TRACT 5 (44.952 ACRES)
GRID N: 10,106,383.59
GRID E: 3,164,924.83

{S59°18'52"E 912.04'}
S62°00'35"E 911.76'

L7
(L7)

S62°00'35"E 882.06'
<S59°17'31"E 881.76'>

CALLED 59.67 ACRES
("TRACT 3")
J. D. WEAVER FAMILY LIMITED
PARTNERSHIP II
VOL. 12651, PG. 477
R.P.R.T.C.T.
T.C.A.D. PARCEL #807512

10 (S)
30' ACCESS EASEMENT
VOL. 11586, PG. 852

TRACT 7
[C]

<N32°31'11"E 1,180.20'>
[N32°31'00"E 1,180.24']
N30°38'40"E 1,180.24'

N30°37'43"E 1,139.44'

<N32°31'00"E 1,175.52'>
[N32°21'00"E 1,175.52']
<S72°10'02"E 1,174.79'>

TRACT 4
CALLED 22.378 ACRES
MANOR DOWNS, LTD.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188383
O.P.R.T.C.T.
T.C.A.D. PARCEL #247972

METER RIGHT OF WAY EASEMENT
DOC. NO. 2014105096
DESCRIBED IN
DOC. NO. 2003091782

P.O.B.
TRACT 3 (6.96 ACRES)
& TRACT 4 (22.378 ACRES)
GRID N: 10,105,486.16
GRID E: 3,164,393.04

<S32°21'51"W 1,043.19'>
[S32°05'00"W 1,043.79']
S30°38'59"W 1,043.24'

TRACT 3
[B]

S56°52'15"E 301.69'
[S55°24'00"E 301.70']
{S55°24'00"E 301.70'}

L6
(L6)

10 (A)
APPROXIMATE LOCATION OF PIPELINE AND APPURTENANCES EASEMENT
VOL. 2932, PG. 593 &
VOL. 3627, PG. 953

10 (B)
APPROXIMATE LOCATION OF
PIPELINE AND APPURTENANCES EASEMENT
VOL. 3617, PG. 1903

P.O.B.
TRACT 2 (3.06 ACRES)
GRID N: 10,105,381.21
GRID E: 3,164,679.70

10 (F)
15' RIGHT OF WAY EASEMENT
VOL. 4823, PG. 1881

[A]

TRACT 2

S30°43'27"W 974.34'
{S32°11'00"W 973.87'}
(S32°11'00"W 973.87')

S30°43'27"W 956.00'
(S32°13'00"W 955.00')

MATCHLINE C

10 (C)
20' PIPELINE EASEMENT
VOL. 3617, PG. 1932

10 (W)
DRAINAGE EASEMENT
DOC. NO. 2004153233
(SOLID HATCH)

DETAIL "A"
NOT TO SCALE

CALLED
59.67 ACRES

TRACT 7

TRACT 4

HILL LANE

CALLED
46.21 ACRES

N70°50'12"W
0.29'

40.80'

ILLEGIBLE

L8
(L8)

L5
(L5)

L4
(L4)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N69°53'28"W	140.85'
L2	N69°53'28"W	305.29'
L3	N71°31'33"W	223.76'
L4	S30°37'43"W	0.62'
L5	N70°50'12"W	30.61'
L6	S62°25'10"E	138.64'
L7	S62°00'35"E	29.70'
L8	S30°38'40"W	30.43'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
(L1)	N68°36'00"W	140.85'
[L2]	N68°36'00"W	305.22'
<L3>	N68°48'08"W	223.83'
[L5]	N68°05'44"W	30.61'
(L6)	S60°55'00"E	138.68'
[L7]	S59°18'52"E	30.03'

CALLED 247.500 ACRES
("TRACT 1")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247967

<<S60°30'44"E 2,865.87'>>
[S60°34'13"E 2,866.12']
S62°04'16"E 2,865.75'

TRACT 5
CALLED 44.952 ACRES
MANOR DOWNS, L.P.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 1999098769
O.P.R.T.C.T.
T.C.A.D. PARCEL #477389

MATCHLINE B

10 (U)
DRAINAGE EASEMENT
DOC. NO. 2000100887
(DOT HATCH)

[S60°57'00"E 2,088.20']
S62°25'10"E 2,087.54'

S62°25'10"E 1,948.90'
((S60°57'00"E 1,949.50'))

S62°26'10"E 517.44'
[S60°58'00"E 517.60']
–S60°58'00"E 517.60'–

GREGG MANOR ROAD
(R.O.W. WIDTH VARIES)

<<N28°45'45"E 2,559.75'>>
N27°12'44"E 2,559.65'

N27°12'44"E 3,084.89'
{N30°00'00"E 3,085.10'}

SUMNER BACON
SURVEY NO. 62
ABSTRACT NO. 63

CALLED 81.726 ACRES
YAJAT, LLC
DOC. NO. 2005143055
O.P.R.T.C.T.
T.C.A.D. PARCEL #247968

10 (P) & 10 (Q)
PIPELINE AND APPURTENANCES EASEMENT
VOL. 11074, PG. 559
VOL. 11074, PG. 569
DOC. NO. 2011042154 &
DOC. NO. 2011147986

S27°12'44"W 525.25'
[S28°45'45"W 523.31']

144.88'

OVERALL
146.9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

MATCHLINE A

MATCHLINE A

TRACT 1
CALLED 10.656 ACRES
MANOR DOWNS, LTD.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188377
O.P.R.T.C.T.
T.C.A.D. PARCEL #247989

–S28°43'00"W 953.06'–
S27°12'57"W 954.52'

S27°12'57"W 1,099.40'
<S30°00'00"W 1,099.87'>

((S24°52'00"W 960.31'))
–S24°52'00"W 960.96'–
S23°21'05"W 960.68'

APPROXIMATE LOCATION OF SURVEY LINE

CALLED 25.08 ACRES
MANOR DOWNS
VOL. 10884, PG. 862
R.P.R.T.C.T.
T.C.A.D. PARCEL #236762

10 (R)
APPROXIMATE LOCATION
OF ELECTRIC EASEMENT
VOL. 11345, PG. 87

P.O.B.
TRACT 2 (44.33 ACRES)
GRID N: 10,104,370.36
GRID E: 3,166,646.87

10 (F)
15' RIGHT OF WAY EASEMENT
VOL. 4823, PG. 1881

P.O.B.
OVERALL (146.9437 ACRES)
& TRACT 1 (10.656 ACRES)
GRID N: 10,104,164.08
GRID E: 3,167,049.78

<(S58°56'00"E 700.59')>
S61°36'48"E 700.87'

CALLED 44.33 ACRES
MANOR DOWNS, L P,
A LIMITED PARTNERSHIP
VOL. 10838, PG. 840
R.P.R.T.C.T.
T.C.A.D. PARCEL #247973

N61°38'35"W 883.28'
((N60°14'00"W 883.80'))

N62°49'39"W 1,189.01'
((N61°17'00"W 1,188.50'))

N62°53'19"W 452.68'
–N61°17'00"W 453.18'–

S68°05'50"E 395.79'

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV.= 538.52'

APPROXIMATE LOCATION OF SURVEY LINE

APPROXIMATE LOCATION
OF SURVEY LINE

SEE
DETAIL
"A"

N70°04'37"W 673.72'
<N67°21'25"W 673.49'>

L3
<L3>

L2
(L2)

L1
(L1)

3/8"

"CFA INC"

P.O.B.
TRACT 7 (0.811 ACRES)
GRID N: 10,105,796.14
GRID E: 3,163,518.25

[D]

REMAINDER OF A
CALLED 46.21 ACRES
(TRACT "1")
OSO BAILANDO LTD
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247975

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L P
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

CALLED 2.0 ACRES
FCT REAL ESTATE
HOLDINGS, LTD.
DOC. NO.
2007220268
O.P.R.T.C.T.
T.C.A.D. PARCEL
#247983

HILL LANE
(PUBLIC R.O.W. WIDTH VARIES)

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L P
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

CALLED 20.00 ACRES
MANFRED HOLDINGS INC
DOC. NO. 2016055102
O.P.R.T.C.T.
T.C.A.D. PARCEL #236761

CALLED 100.00 ACRES
BUTLER FAMILY PARTNERSHIP LTD
"TRACT 3"
VOL. 12271, PG. 872
R.P.R.T.C.T.
T.C.A.D. PARCEL #912584

JOSIAH WILBARGER
SURVEY NO. 42
ABSTRACT NO. 794

JAMES GILLELAND
SURVEY NO. 41
ABSTRACT NO. 305

JAMES MANOR
SURVEY NO. 40
ABSTRACT NO. 546

GREGG MANOR RD.
(PUBLIC R.O.W., WIDTH VARIES)
±4,200'

ALTA/NSPS LAND TITLE, TOPOGRAPHIC & TREE SURVEY OF MANOR DOWNS
City of Manor, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 150'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	1 OF 9

P:\01196\Dwg\01196_rev 1.dwg

MATCHLINE A

MATCHLINE B

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

CALLED 25.08 ACRES
MANOR DOWNS
VOL. 10884, PG. 862
R.P.R.T.C.T.
T.C.A.D. PARCEL #236762

TRACT 1
CALLED 10.656 ACRES
MANOR DOWNS, LTD.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188377
O.P.R.T.C.T.
T.C.A.D. PARCEL #247989

P.O.B.
TRACT 2 (44.33 ACRES)
GRID N: 10,104,370.36
GRID E: 3,166,646.87

P.O.B.
OVERALL (146.9437 ACRES)
& TRACT 1 (10.656 ACRES)
GRID N: 10,104,164.08
GRID E: 3,167,049.78

S22°10'5"W 960.08'
((S24°52'00"W 960.31'))

S27°12'57"W 1,099.40'
1.5" PVC
<(S30°00'00"W 1,099.87')>

S28°43'00"W 953.06'
S27°12'57"W 854.52'

N62°53'19"W 452.68'
(N61°17'00"W 453.18')

<(S58°56'00"E 700.59')>
S61°36'48"E 700.87'

S68°05'50"E 395.79'

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV.= 538.52'

TBM #2

"CHAPARRAL"

GREGG MANOR RD.
(PUBLIC R.O.W., WIDTH VARIES)
±4,200'

CALLED 20.00 ACRES
MANFRED HOLDINGS INC
DOC. NO. 2016055102
O.P.R.T.C.T.
T.C.A.D. PARCEL #236761

APPROXIMATE LOCATION OF SURVEY LINE

JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546

CALLED 100.00 ACRES
BUTLER FAMILY PARTNERSHIP LTD
"TRACT 3"
VOL. 12271, PG. 872
R.P.R.T.C.T.
T.C.A.D. PARCEL #912584

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	2 OF 9

P:\01196\Dwg\01196_rev 1.dwg

OVERALL
146.9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

MATCHLINE B

MATCHLINE C

TRACT 2

CALLED 44.33 ACRES
MANOR DOWNS, L P,
A LIMITED PARTNERSHIP
VOL. 10838, PG. 840
R.P.R.T.C.T.
T.C.A.D. PARCEL #247973

HILL LANE
(PUBLIC R.O.W. WIDTH VARIES)

N61°38'35"W 883.28'
((N60°14'00"W 883.80'))

N62°49'39"W 1,189.01'
((N61°17'00"W 1,188.50'))

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L P
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

CALLED 2.0 ACRES
FCT REAL ESTATE
HOLDINGS, LTD.
DOC. NO.
2007220268
O.P.R.T.C.T.
T.C.A.D. PARCEL
#247983

CALLED 69.22 ACRES
MANOR DOWNS PARTNERS L P
DOC. NO. 1999103872
O.P.R.T.C.T.
T.C.A.D. PARCEL #236746

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV.= 538.52'

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	3 OF 9

P:\01196\Dwg\01196_rev 1.dwg

MATCHLINE A

MATCHLINE C

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

10 (S)
30' ACCESS EASEMENT
VOL. 11586, PG. 852

TRACT 7
[C]

CALLED 59.67 ACRES
("TRACT 3")
J. D. WEAVER FAMILY LIMITED
PARTNERSHIP II
VOL. 12651, PG. 477
R.P.R.T.C.T.
T.C.A.D. PARCEL #807512

TRACT 4
CALLED 22.378 ACRES
MANOR DOWNS, LTD.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2011188383
O.P.R.T.C.T.
T.C.A.D. PARCEL #247972

TRACT 3
[B]

N33°21'00"E 1,180.20'
N30°38'40"E 1,180.24'
1,139.44'
N33°37'47"E 1,175.52'
N33°21'00"E 1,175.52'
<N33°21'00"E 1,174.19'>

S33°21'51"W 1,043.19'
<S33°21'00"W 1,043.79'>
S30°38'59"W 1,043.24'

S30°43'28"W 974.34'
(S32°11'00"W 974.87')
<(S32°13'00"W 973.87')>

S30°43'27"W 956.00'
(S32°11'00"W 955.00')
<(S32°13'00"W 955.00')>

METER RIGHT OF WAY EASEMENT
DOC. NO. 2014105996
DESCRIBED IN
DOC. NO. 2003091782

10 (C)
20' PIPELINE EASEMENT
VOL. 3617, PG. 1932

10 (F)
15' RIGHT OF WAY EASEMENT
VOL. 4823, PG. 1881

APPROXIMATE LOCATION
OF SURVEY LINE

P.O.B.
TRACT 7 (0.811 ACRES)
GRID N: 10,105,796.14
GRID E: 3,163,518.25

P.O.B.
TRACT 3 (6.96 ACRES)
& TRACT 4 (22.378 ACRES)
GRID N: 10,105,486.16
GRID E: 3,164,393.04

P.O.B.
TRACT 2 (3.06 ACRES)
GRID N: 10,105,381.21
GRID E: 3,164,679.70

N70°04'37"W 673.72'
<N67°21'25"W 673.49'>

L1 (L1)
L2 (L2)
L3 (L3)

[D]
SEE DETAIL "A"

[13]
[12]
[A]

SEE NOTE #12A
SEE NOTE #12B

JOSIAH WILBARGER
SURVEY NO. 42
ABSTRACT NO. 794

REMAINDER OF A
CALLED 46.21 ACRES
(TRACT "1")
OSO BAILANDO LTD
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247975

"CFA INC"

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	4 OF 9

P:\01196\Dwg\01196_rev 1.dwg

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

ELIZABETH STANDIFORD
SURVEY NO. 43
ABSTRACT NO. 696

CALLED 13.918 ACRES
("TRACT 2")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247988

P.O.B.
TRACT 6 (13.79 ACRES)
GRID N: 10,107,379.00
GRID E: 3,164,456.02

{S59°18'52"E 912.20'}
S61°59'41"E 911.76'

0.1' OFF

1.2' OFF

PVC FENCE

GATE

(SEE NOTE #128)

TRACT 6
CALLED 13.79 ACRES
(EXHIBIT "A", "TRACT 2")
OSO BAILANDO, LTD.
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247991

{N33°21'00"E 659.57'}
N30°38'40"E 659.71'

{S33°27'57"W 659.08'}
{S33°21'00"W 659.57'}
S30°38'43"W 659.71'

MATCHLINE C

10 (A)
APPROXIMATE LOCATION OF PIPELINE AND APPURTENANCES EASEMENT VOL. 2932, PG. 593 & VOL. 3627, PG. 953

10 (B)
APPROXIMATE LOCATION OF PIPELINE AND APPURTENANCES EASEMENT VOL. 3617, PG. 1903

SEE NOTE #128

COVERED AREA

CONCRETE WALL

{S59°18'52"E 912.04'}
S62°00'35"E 911.76'

S62°00'35"E 882.06'
{S59°17'31"E 881.76'}

12" CMP
FL ELEV = 552.0'

12" CMP (SLTED)
FL ELEV = 550.9'

L7
(L7)

P.O.B.
TRACT 5 (44.952 ACRES)
GRID N: 10,106,383.59
GRID E: 3,164,924.83

S56°52'15"E 301.69'
{S55°24'00"E 301.70'}
{S55°24'00"E 301.70'}

L6
(L6)

MATCHLINE A

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	5 OF 9

P:\01196\Dwg\01196_rev 1.dwg

R.G. SANDERS
SURVEY NO. 51
ABSTRACT NO. 732

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

CALLED 247.500 ACRES
("TRACT 1")
SARVI, L.L.C.
DOC. NO. 2004197709
O.P.R.T.C.T.
T.C.A.D. PARCEL #247967

MATCHLINE B

<<S60°30'44"E 2,865.87'>>
[S60°34'13"E 2,866.12']
S62°04'16"E 2,865.75'

10 (W)
DRAINAGE EASEMENT
DOC. NO. 2004182633
(SOLID HATCH)

MATCHLINE C

METAL TOWER

DIRT TRACK

6" PVC

TRACT 5
CALLED 44.952 ACRES
MANOR DOWNS, L.P.,
A TEXAS LIMITED PARTNERSHIP
DOC. NO. 1999098769
O.P.R.T.C.T.
T.C.A.D. PARCEL #477389

[S60°57'00"E 2,088.20']
S62°25'10"E 2,087.54'

S62°25'10"E 1,948.90'
([S60°57'00"E 1,949.50'])

10 (U)
DRAINAGE EASEMENT
DOC. NO. 2000100887
(DOT HATCH)

OVERALL
146.9437 ACRE(S)
6,400,869 SQUARE FEET

MATCHLINE A

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	6 OF 9

P:\01196\Dwg\01196_rev 1.dwg

MATCHLINE B

SUMNER BACON SURVEY NO. 62 ABSTRACT NO. 63

0 50 100
25 75
GRAPHIC SCALE: 1" = 50'

CALLED 81.726 ACRES
YAJAT, LLC
DOC. NO. 2005143055
O.P.R.T.C.T.
T.C.A.D. PARCEL #247968

10 (P) & 10 (Q)
PIPELINE AND APPURTENANCES EASEMENT
VOL. 11074, PG. 559
VOL. 11074, PG. 569
DOC. NO. 2011042154 &
DOC. NO. 2011147986

ILLEGIBLE

N30°00'00"E 3,585.10'

S27°12'44"W 525.25'
[S28°45'45"W 523.31']

144.88'

S62°26'10"E 517.44'
[S60°58'00"E 517.60']
S60°58'00"E 517.60'

12" CMP
FL ELEV = 547.4'

12" CMP
FL ELEV = 545.9'

STONE GABION

DIRT TRACK

GATE

10 (U)
DRAINAGE EASEMENT
DOC. NO. 2000100887
(DOT HATCH)

DRAIN INLET (SILTED)
RIM ELEV = 543.6'
6' FL ELEV = 540.6'
40" CMP (SE)

APPROXIMATE LOCATION OF SURVEY LINE

MATCHLINE A

DETAIL PAGE

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/30/2023
Project:	01196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	7 OF 9

P:\01196\Dwg\01196_rev 1.dwg

LEGAL DESCRIPTION (OVERALL – 146.9437 ACRES)

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 146.9437 ACRES (6,400,869 SQUARE FEET) PARTIALLY OUT OF THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT NO. 732, PARTIALLY OUT OF THE ELIZABETH STANDIFORD SURVEY NO. 43, ABSTRACT NO. 696, PARTIALLY OUT OF THE JOSIAH WILBARGER SURVEY NO. 42, ABSTRACT NO. 794, AND PARTIALLY OUT OF THE JAMES GILLELAND SURVEY NO. 41, ABSTRACT NO. 305, ALL IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 10.656 ACRE TRACT CONVEYED TO MANOR DOWNS, LTD. IN DOCUMENT NO. 2011188377 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING ALL OF A CALLED 44.33 ACRE TRACT CONVEYED TO MANOR DOWNS, LP IN VOLUME 10838, PAGE 840 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), BEING ALL OF A CALLED 1.0 ACRE TRACT CONVEYED TO MANOR DOWNS, LP IN VOLUME 10884, PAGE 835 (R.P.R.T.C.T.), BEING ALL OF A CALLED 6.96 ACRE TRACT CONVEYED TO MANOR DOWNS PARTNERS, L.P. IN VOLUME 11251, PAGE 1136 (R.P.R.T.C.T.), BEING ALL OF A CALLED 22.378 ACRE TRACT CONVEYED TO MANOR DOWNS, LTD IN DOCUMENT NO. 2011188383 (O.P.R.T.C.T.), BEING ALL OF A CALLED 44.952 ACRE TRACT CONVEYED TO MANOR DOWNS, L.P. IN DOCUMENT NO. 1999098769 (O.P.R.T.C.T.), BEING ALL OF A CALLED 13.79 ACRE TRACT (EXHIBIT 'A,' TRACT 2') CONVEYED TO OSO BAILANDO, LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 0.811 ACRE EASEMENT ESTATE (30–FOOT ACCESS EASEMENT) RECORDED IN VOLUME 11586, PAGE 852 (R.P.R.T.C.T.), AND HAVING BEEN CONVEYED TO OSO BAILANDO, LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), BEING THE REMNANT PORTION OF A CALLED 98.583 ACRE TRACT CONVEYED TO MANOR DOWNS IN VOLUME 10884, PAGE 856 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 146.9437 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1–INCH IRON ROD FOUND IN THE NORTH RIGHT–OF–WAY LINE OF HILL LANE (RIGHT–OF–WAY VARIES), BEING THE SOUTHEAST CORNER OF SAID 10.656 ACRE TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 25.08 ACRE TRACT CONVEYED TO MANOR DOWNS IN VOLUME 10884, PAGE 862 (R.P.R.T.C.T.), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE, FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID 25.08 ACRE TRACT BEARS, S61°36'48"E, A DISTANCE OF 700.87 FEET;

THENCE, WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE AND THE SOUTH LINE OF SAID 10.656 ACRE TRACT, N62°53'19"W, A DISTANCE OF 452.68 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 10.656 ACRE TRACT AND SAID 44.33 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE AND THE SOUTH LINE OF SAID 44.33 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N62°49'39"W, A DISTANCE OF 1,189.01 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, AND
2) N61°38'35"W, A DISTANCE OF 883.28 FEET TO A 3/8–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 44.33 ACRE TRACT AND SAID 3.06 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE, IN PART WITH THE SOUTH LINE OF SAID 3.06 ACRE TRACT AND IN PART WITH THE SOUTH LINE OF SAID 6.96 ACRE TRACT, N69°53'28"W, PASSING AT A DISTANCE OF 140.85 FEET A CALCULATED POINT FOR THE COMMON SOUTH CORNER OF SAID 3.06 ACRE TRACT AND SAID 6.96 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 446.14 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON SOUTH CORNER OF SAID 6.96 ACRE TRACT AND SAID 22.378 ACRE TRACT;

THENCE, WITH THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE, IN PART WITH THE SOUTH LINE OF SAID 22.378 ACRE TRACT AND IN PART WITH THE EAST AND SOUTH LINES OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1) N70°04'37"W, A DISTANCE OF 673.72 FEET TO A 1/2–INCH IRON ROD WITH "WATERLOO" CAP FOUND FOR AN ANGLE POINT HEREOF,
2) N71°31'33"W, A DISTANCE OF 223.76 FEET TO A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR AN INTERNAL ELL–CORNER HEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 22.378 ACRE TRACT AND BEING IN THE EAST LINE OF SAID 0.811 ACRE ACCESS EASEMENT TRACT,
3) S30°37'43"W, A DISTANCE OF 0.62 FEET TO A CALCULATED POINT FOR AN EXTERNAL ELL–CORNER HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, AND
4) N70°50'12"W, A DISTANCE OF 30.61 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF THE WESTERN TERMINUS OF SAID HILL LANE, BEING THE SOUTHWEST CORNER OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, AND BEING IN THE EAST LINE OF A CALLED 59.67 ACRE TRACT ('TRACT 3') CONVEYED TO J.D. WEAVER FAMILY LIMITED PARTNERSHIP II IN VOLUME 12651, PAGE 477 (R.P.R.T.C.T.), FROM WHICH A COTTON GIN SPINDLE WITH 'CHAPARRAL' WASHER FOUND FOR THE SOUTHWEST CORNER OF THE WESTERN TERMINUS OF SAID HILL LANE, FOR AN ANGLE POINT IN THE EAST LINE OF SAID 59.67 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTH LINE OF A CALLED 23.986 ACRE TRACT ('TRACT 1') CONVEYED TO TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 2018017474 (O.P.R.T.C.T.), AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 46.21 ACRE TRACT ('TRACT 1') CONVEYED TO OSO BAILANDO LTD. IN DOCUMENT NO. 2003091782 (O.P.R.T.C.T.), BEARS, S30°38'40"W, A DISTANCE OF 30.43 FEET;

THENCE, LEAVING THE NORTH RIGHT–OF–WAY LINE OF SAID HILL LANE, IN PART WITH THE WEST LINE OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, BEING THE WEST LINE OF SAID REMNANT PORTION OF 98.583 ACRE TRACT, IN PART WITH THE WEST LINE OF SAID 13.79 ACRE TRACT, AND WITH THE EAST LINE OF SAID 59.67 ACRE TRACT, N30°38'40"E, PASSING AT A DISTANCE OF 1,180.24 A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.811 ACRE ACCESS EASEMENT TRACT, BEING THE SOUTHWEST CORNER OF SAID 13.79 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1,839.94 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 13.79 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF A CALLED 13.918 ACRE TRACT ('TRACT 2') CONVEYED TO SARVI, LLC, IN DOCUMENT NO. 2004179709 (O.P.R.T.C.T.), FROM WHICH A 1/2–INCH IRON ROD WITH "WATERLOO" CAP FOUND FOR THE NORTHEAST CORNER OF SAID 59.67 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 13.918 ACRE TRACT, AND FOR AN ANGLE POINT IN THE SOUTH LINE OF A CALLED 52.0 ACRE TRACT ('TRACT 1') CONVEYED TO J.D. WEAVER FAMILY LIMITED PARTNERSHIP II IN VOLUME 12651, PAGE 477 (R.P.R.T.C.T.) BEARS, N30°38'40"E, A DISTANCE OF 662.30 FEET;

THENCE, WITH THE COMMON LINE OF SAID 13.79 ACRE TRACT AND SAID 13.918 ACRE TRACT, S61°59'41"E, A DISTANCE OF 911.76 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 13.79 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID 13.918 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 44.952 ACRE TRACT, AND BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 247.500 ACRE TRACT ('TRACT 1') CONVEYED TO SARVI, LLC IN DOCUMENT NO. 2004179709 (O.P.R.T.C.T.);

THENCE, WITH THE COMMON LINE OF SAID 44.952 ACRE TRACT AND SAID 247.500 ACRE TRACT, S62°04'16"E, A DISTANCE OF 2,865.75 FEET TO A 1/2–INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE COMMON EAST CORNER OF SAID 44.952 ACRE TRACT AND SAID 247.500 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 81.726 ACRE TRACT CONVEYED TO YAJAT, LLC IN DOCUMENT NO. 2005143055 (O.P.R.T.C.T.), FROM WHICH A 1–INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 247.500 ACRE TRACT AND SAID 81.726 ACRE TRACT, BEING IN THE SOUTH RIGHT–OF–WAY LINE OF GREGG MANOR ROAD (RIGHT–OF–WAY VARIES), BEARS, N27°12'44"E, A DISTANCE OF 2,559.65 FEET;

THENCE, IN PART WITH THE EAST LINE OF SAID 44.952 ACRE TRACT, IN PART WITH THE WEST LINE OF SAID 81.726 ACRE TRACT, IN PART WITH THE EAST LINE OF SAID 10.656 ACRE TRACT, AND IN PART WITH THE WEST LINE OF SAID 25.08 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S27°12'44"W, A DISTANCE OF 525.25 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE COMMON WEST CORNER OF SAID 81.726 ACRE TRACT AND SAID 25.08 ACRE TRACT, AND
2) S27°12'57"W, AT A DISTANCE OF 144.88 FEET PASSING A CALCULATED POINT FOR THE COMMON EAST CORNER OF SAID 44.952 ACRE TRACT AND SAID 10.656 ACRE TRACT, CONTINUING FOR A TOTAL A DISTANCE OF 1,099.40 TO THE POINT OF BEGINNING AND CONTAINING 146.9437 ACRES (6,400,869 SQUARE FEET) OF LAND, MORE OR LESS.

THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT

RECORD LEGAL DESCRIPTION (TRACT 1 – 10.656 ACRES)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE ROBERT G. SANDERS SURVEY NO. 51 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 309.94 ACRE TRACT OF LAND AS CONVEYED TO J. NELSON SANDERS BY DEED RECORDED IN VOLUME 2966, PAGE 785 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON PIPE FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID SANDERS TRACT, BEING AT THE SOUTHWEST CORNER OF THAT CERTAIN 25.08 ACRE TRACT OF LAND AS CONVEYED TO F. WILLIAM CARR, JR. BY DEED RECORDED IN VOLUME 5396, PAGE 306 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING IN THE NORTH R.O.W. LINE OF HILL LAND FOR THE SOUTHEAST CORNER HEREOF;

THENCE ALONG THE SOUTHERLY LINE OF SAID SANDERS TRACT, BEING THE NORTH R.O.W. LINE OF HILL LANE, AS FENCED AND USED UPON THE GROUND, N 61 DEG. 17 MIN. WEST FOR A DISTANCE OF 453.18 FEET TO AN IRON PIN FOUND AT A SOUTHERLY CORNER OF THE SAID SANDERS TRACT; BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN 44.32 ACRE TRACT OF LAND AS CONVEYED TO FRANCES R. CARR BY DEED RECORDED IN VOLUME 4908, PAGE 2284, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF THE SAID FRANCES R. CARR TRACT, AS FOUND FENCED AND USED UPON THE GROUND NORTH 24 DEG. 52 MIN. EAST FOR A DISTANCE OF 960.06 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE SAID FRANCES R. CARR TRACT FOR THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, SOUTH 60 DEG. 58 MIN. EAST FOR A DISTANCE OF 517.60 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE SAID SANDERS TRACT, BEING IN THE WEST LINE OF THE SAID F. WILLIAM CARR, JR. TRACT FOR THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE EAST LINE OF THE SAID SANDERS TRACT, BEING THE WEST LINE OF THE SAID F. WILLIAM CARR, JR. TRACT, AS FOUND FENCED AND USED UPON THE GROUND, SOUTH 28 DEG. 43 MIN. WEST FOR A DISTANCE OF 953.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.656 ACRES OF LAND, MORE OR LESS; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON ("THE PROPERTY").

RECORD LEGAL DESCRIPTION (TRACT 2 – 44.33 ACRES)

BEING 44.33 ACRES OF LAND OUT OF AND A PART OF THE R.G. SANDERS SURVEY, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 44.33 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 47.41 ACRE TRACT THAT WAS CONVEYED TO RAYMOND V. MAYES SR. BY DEED OF RECORD IN VOLUME 2981 PAGE 195 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 47.41 ACRE TRACT BEING A PORTION OF THAT CERTAIN 357.41 ACRE TRACT DESCRIBED IN VOLUME 2877 PAGE 401 OF THAT TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 44.33 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET AT A FENCE CORNER POST IN THE NORTH LINE OF HILL LANE, A COUNTY ROAD, FOR THE SOUTHEAST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 47.41 ACRE TRACT AND FROM WHICH POINT THE SOUTHEAST CORNER OF SAID 357.41 ACRE TRACT BEARS S61°–17'E 452.0 FEET;

THENCE WITH THE FENCE ALONG THE NORTH LINE OF SAID HILL LAND, SAME BEING THE SOUTH LINE OF SAID 47.41 ACRE TRACT THE FOLLOWNG TWO (2) COURSES:

1) N61°–17'W 1188.5 FEET TO A BEND IN THE FENCE;
2) N62°–14'W 883.8 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN 1.0 ACRE TRACT DESCRIBED IN VOLUME 3490 PAGE 1382 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS;

THENCE LEAVING SAID HILL LANE AND WITH THE FENCE ALONG THE EAST LINE OF SAID 1.0 ACRE TRACT, SAME BEING THE WEST LINE OF THIS SURVEY N32°–13'E AT 298.59 FEET PASS THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 2.09 ACRE TRACT DESCRIBED IN VOLUME 3570 PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE WITH THE EAST LINE OF SAID 2.09 ACRE TRACT FOR THE NORTHWEST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED, SAID POINT BEING IN THE NORTH LINE OF SAID 47.41 ACRE TRACT;

THENCE WITH THE FENCE ALONG THE NORTH LINE OF SAID 47.41 ACRE TRACT S60°–57'E 949.5 FEET TO A STEEL PIN SET AT A FENCE CORNER AT THE NORTHEAST CORNER OF SAID 47.41 ACRE TRACT FOR THE NORTHEAST CORNER OF THE 44.33 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE FENCE ALONG THE EAST LINE OF SAID 47.41 ACRE TRACT S24°–52'W 960.31 FEET TO THE PLACE OF BEGINNING, CONTAINING 44.53 ACRES OF LAND.

RECORD LEGAL DESCRIPTION (TRACT 2 – 3.06 ACRES)

FIELDNOTES DESCRIBING 3.06 ACRES OF LAND OUT OF THE R.G. SANDERS SURVEY, TRAVIS COUNTY, TEXAS, SAID 3.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING THAT CERTAIN TWO (2) TRACTS OF LAND CONVEYED TO CARL D. TORN JR. IN VOLUME 3490, CODE 1382 AND VOLUME 3570, PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAME 3.06 ACRE TRACT BEING A PORTION OF THAT CERTAIN 47.41 ACRE TRACT CONVEYED TO RAYMOND V. MAYES SR. BY DEED RECORDED IN VOLUME 2981, PAGE 195 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 3.06 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET IN THE NORTH LINE OF A COUNTY ROAD, LOCALLY KNOWN AS HILL LANE, SAME BEING THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT CONVEYED TO C.D. TORN JR. AS RECORDED IN THE ABOVE SAID VOLUME 3490, PAGE 1382 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID 47.41 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 3.06 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE WEST LINE OF THIS SURVEY SAME BEING THE WEST LINE OF THE SAID 1.0 ACRE TRACT N32°–11'E AT 325 FEET PASS THE NORTHWEST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 2.09 ACRE TRACT CONVEYED TO C.D. TORN JR. AS RECORDED IN THE ABOVE SAID VOLUME 3570, PAGE 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE FOR A TOTAL DISTANCE OF 973.87 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE WITH THE NORTH LINE OF SAID 2.09 ACRE TRACT SAME BEING THE NORTH LINE OF THE 3.06 ACRE TRACT HEREIN DESCRIBED S60°–55'E 138.68 FEET TO A STEEL PIN SET FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE WITH THE EAST LINE OF THE ABOVE SAID 2.09 ACRE TRACT S32°–11'W AT 656.44 FEET PASS THE SOUTHEAST CORNER OF THE 2.09 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT CONTINUE FOR A TOTAL DISTANCE OF 955.03 FEET TO A STEEL PIN FOUND IN THE NORTH LINE OF THE ABOVE SAID HILL LANE, SAME BEING THE SOUTHEAST CORNER OF THE ABOVE SAID 1.0 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS 3.06 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTH LINE OF SAID HILL LANE, SAME BEING THE SOUTH LINE OF THIS SURVEY N68°–36'W 140.85 FEET TO THE PLACE OF BEGINNING CONTAINING 3.06 ACRES OF LAND; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON ("THE PROPERTY").

RECORD LEGAL DESCRIPTION (TRACT 3 – 6.96 ACRES)

6.96 ACRES OF LAND OUT OF THE R. G. SANDERS SURVEY AND THE JAMES GILLELAND SURVEY, TRAVIS COUNTY, TEXAS, SAID 6.96 ACRES BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THAT CERTAIN 310.0 ACRE TRACT CONVEYED TO J. NELSON SANDERS BY DEED RECORDED IN VOLUME 2966, PAGE 785 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS;

BEGINNING AT A STEEL PIN SET AT A FENCE CORNER IN THE NORTH LINE OF A COUNTY ROAD LOCALLY KNOWN AS HILL LANE, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE ABOVE SAID 310.0 ACRE SANDERS TRACT AND THE SOUTHWEST CORNER OF THE 6.96 ACRE TRACT HEREIN DESCRIBED;

THENCE WITH THE FENCE AND THE LINE BETWEEN THE ABOVE SAID 310.0 ACRE SANDERS TRACT AND THAT CERTAIN 51.7 ACRE TRACT CONVEYED TO W. A. BECK OF RECORD IN VOLUME 2499, PG. 310 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, N32°05'E 1043.79 FEET TO A STEEL PIN SET AT A FENCE CORNER FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE WITH THE FENCE ALONG THE NORTH LINE OF THIS SURVEY S 55°24'E 301.70 FEET TO A STEEL PIN SET FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE WTH AN EAST LINE OF THE ABOVE 310.0 ACRE TRACT, SAME BEING THE WEST LINE OF A 2.09 ACRE TRACT OF RECORD IN VOLUME 3570, PG. 36 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, S32°11'W AT 656.44 FEET PASS THE NORTHWEST CORNER OF AN ADJOINING 1.0 ACRE TRACT OF RECORD IN VOLUME 3490, PG. 1382 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, CONTINUE WITH THE EAST LINE OF THE ABOVE SAID 310.0 ACRE TRACT, SAME BEING THE WEST LINE OF THE ABOVE SAID 1.0 ACRE TRACT FOR A TOTAL DISTANCE OF 973.87 FEET TO A STEEL PIN SET IN THE NORTH LINE OF THE ABOVE SAID HILL LANE, FOR THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE WITH THE NORTH LINE OF THE ABOVE SAID HILL LANE, SAME BEING A SOUTH LINE OF THE ABOVE SAID 310.0 ACRE TRACT AND THE SOUTH LINE OF THIS SURVEY, N68°36'W 305.22 FEET TO THE PLACE OF BEGINNING CONTAINING 6.96 ACRES OF LAND OF WHICH 0.06 ACRES ARE OUT OF THE JAMES GILLELAND SURVEY AND 6.90 ACRES ARE OUT OF THE R. G. SANDERS SURVEY; TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON (THE "PROPERTY").

RECORD LEGAL DESCRIPTION (TRACT 4 – 22.378 ACRES)

FIELD NOTES FOR 21.378 ACRES OF LAND OUT OF THE R.G. SANDERS SURVEY NO 51, ABSTRACT NO 732 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A 98.583 ACRE TRACT CONVEYED TO MANOR DOWNS, L.P., BY DEED RECORDED IN VOLUME 10884, PAGE 856, REAL PROPERTY RECORDS, AND FURTHER BEING OUT OF A 78.40 ACRE TRACT CONVEYED TO CARR–MANOR DOWNS, LTD. BY DEED RECORDED IN VOLUME L125L, PAGE 1136, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF HILL LANE, A 30 FOOT PUBLIC ROADWAY, SAME BEING AT AN ANGLE POINT IN A 98.583 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10884, PAGE 856, REAL PROPERTY RECORDS, AND FURTHER BEING IN THE SOUTH LINE OF A 70.40 ACRE TRACT DESCRIBED IN VOLUME 11251, PAGE 1136, REAL PROPERTY RECORDS, ALSO BEING THE S.W. CORNER OF A 8.9 ACRE TRACT CONVEYED TO MANOR DOWNS, LP BY DEED RECORDED IN VOLUME 10838, PAGE 850, REAL PROPERTY RECORDS, FOR THE S.E. CORNER HEREOF;

THENCE N67°–21'25"W, ALONG SAID HILL LANE FOR A DISTANCE OF 469.31 FEET TO A POINT, FROM WHICH POINT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID HILL LANE, AT THE N.E. CORNER OF A 3.5768 SAVE AND EXCEPT TRACT DESCRIBED IN VOLUME 10884, PAGE 856, BEARS S23°32'07"W AT A DISTANCE OF 30.00 FEET, AND PASSING SAID POINT FOR A TOTAL OF 673.49 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.W. CORNER OF SAID 70.40 ACRE TRACT, FOR A CORNER HEREOF;

THENCE N68°48'08"E ALONG SAID HILL LANE FOR A DISTANCE OF 223.83 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.E. CORNER OF A 0.811 ACRE, 30 FOOT ACCESS TRACT AS DESCRIBED IN A DEED TO OSO BAILANDO RECORDED IN DOCUMENT NO. 2003091782, OFFICIAL PUBLIC RECORDS, FOR THE S.W. CORNER HEREOF;

THENCE N33°21'03"E ALONG THE COMMON EAST LINE OF SAID 30 FOOT ACCESS TRACT, AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 1174.79 FEET LO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" IN THE S.W. LINE OF A 13.79 ACRE TRACT CONVEYED TO OSO BAILANDO, LTD., BY DEED RECORDED IN DOCUMENT NO. 2003091782, OFFICIAL PUBLIC RECORDS, FOR THE N.W. CORNER HEREOF, FROM WHICH POINT A 1/2" IRON ROD FOUND AT THE S.W. CORNER OF SAID 13.79 ACRE TRACT, SAME BEING IN THE S.E. LINE OF A 134.353 ACRE TRACT CONVEYED TO J.D. WEAVER FAMILY LP, BY DEED RECORDED IN VOLUME 12651, PAGE 471, REAL PROPERTY RECORDS, BEARS N59°17'31"W AT A DISTANCE OF 30.01 FEET;

THENCE S59°17'31"E ALONG THE S.W. LINE OF SAID OSO BAILANDO TRACT SAME BEING THE N.E. LINE OF SAID 70.40 ACRE TRACT FOR A DISTANCE OF 881.76 FEET TO A 1/2" IRON ROD SET WITH CAP LABELED "WATERLOO RPLS 4324" AT THE S.E. CORNER OF SAID OSO BAILANDO TRACT, SAME BEING THE S. W. COMER OF A 44.952 TRACT CONVEYED TO MANOR DOWNS, LP., BY DEED RECORDED IN DOCUMENT NO. 1999098769, OFFICIAL PUBLIC RECORDS, AND ALSO BEING THE N.W. CORNER OF SAID 6.9 ACRE TRACT, FOR THE N.E. CORNER HEREOF;

THENCE S33°21'51"W ALONG THE COMMON LINE OF SAID 6.9ACRE TRACT AND THE S.E. LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 1043.19 FEET TO THE POINT OF BEGINNING, CONTAINING 22.378 ACRES OF LAND MORE OR LESS.

RECORD LEGAL DESCRIPTION (TRACT 5 – 44.952 ACRES)

FIELD NOTES DESCRIBING 44.952 ACRES OF LAND OUT OF THE ROBERT G SANDERS SURVEY NO 51 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 44.952 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 292.384 ACRE TRACT CONVEYED TO J NELSON SANDERS, ET AL BY DEED OF RECORD IN VOLUME 2966, PAGE 785 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 44.952 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF SAID 292.384 ACRE TRACT, IT BEING ALSO THE NORTHWEST CORNER OF THAT CERTAIN 6.96 ACRE TRACT CONVEYED TO MANOR DOWNS BY DEED OF RECORD IN VOLUME 10838, PAGE 850 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS;

THENCE WITH THE WEST LINE OF THIS 44.952 ACRE TRACT SAME LINE BEING THE EAST LINE OF THAT CERTAIN F WILLIAM CARR, JR 13.79 ACRE TRACT N32°11'00"E 661.08 FEET TO AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF THIS 44.952 ACRE TRACT, SAID IRON PIN BEING THE NORTHEAST CORNER OF SAID WILLIAM CARR TRACT,

THENCE CROSSING THE ABOVE SAID 292.384 ACRE TRACT S60°34'13"E 2866.12 FEET TO AN IRON PIN SET IN THE EAST LINE OF THE ABOVE SAID 292.384 ACRE TRACT,

THENCE WITH THE EAST LINE OF THE SAID 292.384 ACRE TRACT S28°43'00"W 670.13 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE ABOVE SAID 292.384 ACRE TRACT, SAID IRON PIN BEING ALSO THE NORTHEAST CORNER OF THAT CERTAIN 10.656 ACRE TRACT THAT WAS CONVEYED TO MANOR DOWNS BY DEED OF RECORD M VOLUME 10838, PAGE 859 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS,

THENCE WITH THE SOUTH LINE OF SAID 292.384 ACRE TRACT, SAME LINE BEING THE NORTH LINE OF THE MANOR DOWNS PROPERTY BEARS THE FOLLOWNG THREE (3) COURSES,

1) N60°58'00"W 517.60 FEET TO AN IRON PIN FOUND;
2) N60°57'00"W 2088.20 FEET TO AN IRON PIN FOUND,
3) N55°24'00"W 301.70 FEET TO THE PLACE OF BEGINNING CONTAINING 44.952 ACRES OF LAND

RECORD LEGAL DESCRIPTION (TRACT 6 – 13.79 ACRES)

TRACT TWO (2), CONTAINING 13.79 ACRES OF LAND OUT OF THE ABOVE SAID 98.583 ACRE TRACT, SAID 13.79 ACRES LIES NORTH OF HILL LANE AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN FOUND IN THE WEST LINE OF SAID 98.583 ACRE TRACT, SAID STEEL PIN BEING THE SOUTHWEST CORNER OF THAT CERTAIN 13.92 ACRE TRACT THAT WAS CONVEYED TO J. NELSON SANDERS BY DEED OF RECORD IN VOLUME 5410 AT PAGE 1982 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID 13.92 ACRE TRACT BEING A PORTION OF THE ORIGINAL 98.583 ACRE TRACT AND FROM THIS BEGINNING POINT THE NORTHWEST CORNER OF THE ORIGINAL 98.583 ACRE TRACT BEARS N33°21'E 863.25 FEET;

THENCE WITH THE SOUTH LINE OF THE ABOVE SAID 13.92 ACRE TRACT S59°18'52"E 912.20 FEET TO A STEEL PIN FOUND AT THE SOUTHEAST CORNER OF THE SAID 13.92 ACRE TRACT FOR THE NORTHEAST CORNER OF THE 13.79 ACRE TRACT HEREIN DESCRIBED, S

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 2021000876
EFFECTIVE DATE: JULY 22, 2021
ISSUED: AUGUST 3, 2021

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
DELETED

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY BY INSTRUMENT DATED OCTOBER 5, 1964, RECORDED IN VOLUME 2932, PAGE 593 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) **[SUBJECT TO – APPROXIMATE LOCATION SHOWN ON SURVEY]**

B. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3617, PAGE 1903 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) **[SUBJECT TO – APPROXIMATE LOCATION SHOWN ON SURVEY]**

C. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 16, 1969, RECORDED IN VOLUME 3617, PAGE 1932 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – APPROXIMATE LOCATION SHOWN ON SURVEY]**

D. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO LONE STAR GAS COMPANY, BY INSTRUMENT DATED JANUARY 14, 1969, RECORDED IN VOLUME 3627, PAGE 953 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 2 AND 5) **[SUBJECT TO – BLANKET TYPE]**

E. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 27, 1971, RECORDED IN VOLUME 4822, PAGE 1761 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]**

F. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED MAY 12, 1972, RECORDED IN VOLUME 4823, PAGE 1881 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 3) **[SUBJECT TO – SHOWN ON SURVEY]**

G. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4823, PAGE 1936 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]**

H. PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED OCTOBER 25, 1971, RECORDED IN VOLUME 4956, PAGE 1928 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) **[SUBJECT TO – NO METES AND BOUNDS DESCRIPTION GIVEN, BLANKET TYPE, NOT TO EXCEED 15 FEET IN WIDTH]**

I. EASEMENTS FOR WATER, GAS, ELECTRICITY, SEWAGE AND TELEPHONE, RESERVED IN DEED DATED AUGUST 5, 1974, RECORDED IN VOLUME 4993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4, 6 AND 7) **[SUBJECT TO – BLANKET TYPE]**

J. RESERVATION OF INGRESS AND EGRESS EASEMENT RESERVED IN DEED DATED DECEMBER 22, 1971, RECORDED IN VOLUME 6029, PAGE 26 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 1) **[SUBJECT TO – BLANKET TYPE]**

K. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JUNE 5, 1979, RECORDED IN VOLUME 8917, PAGE 853 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – BLANKET TYPE]**

L. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 855 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – BLANKET TYPE]**

M. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JULY 16, 1979, RECORDED IN VOLUME 8917, PAGE 857 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – BLANKET TYPE]**

N. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED JANUARY 25, 1979, RECORDED IN VOLUME 8917, PAGE 859 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – BLANKET TYPE]**

O. ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 24, 1979, RECORDED IN VOLUME 8917, PAGE 861 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – BLANKET TYPE]**

P. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 559 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) **[SUBJECT TO – SHOWN ON SURVEY]**

Q. PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY BY INSTRUMENT DATED NOVEMBER 29, 1989, RECORDED IN VOLUME 11074, PAGE 569 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS ASSIGNED TO FLINT HILLS RESOURCES CORPUS CHRISTI, LLC BY INSTRUMENT RECORDED UNDER DOCUMENT NO(S). 2011042154 AND 2011147986 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) **[SUBJECT TO – SHOWN ON SURVEY]**

R. ELECTRIC DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO BLUEBONNET ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED DECEMBER 21, 1990, RECORDED IN VOLUME 11345, PAGE 87 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) **[SUBJECT TO – SHOWN ON SURVEY]**

S. ACCESS EASEMENT 30 FEET IN WIDTH, TOGETHER WITH ALL TERMS, PROVISIONS AND STIPULATION GRANTED TO F. WILLIAM CARR, JR. BY DEED DATED DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 4 AND 7) **[SUBJECT TO – SHOWN ON SURVEY]**

T. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 1999098769 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 5) **[SUBJECT TO – BLANKET TYPE]**

U. DRAINAGE EASEMENT GRANTED TO THE CITY OF AUSTIN BUY INSTRUMENT DATED JUNE 28, 2003, RECORDED UNDER 2000100887 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1, 2 AND 5) **[SUBJECT TO – SHOWN ON SURVEY]**

V. ALL OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESS OR IMPLIED, RESERVED IN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2003091782 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID MINERAL ESTATE NOT TRACED FURTHER HEREIN. (TRACT 6) **[SUBJECT TO – BLANKET TYPE]**

W. DRAINAGE EASEMENT GRANTED TO THE PUBLIC BY INSTRUMENT DATED AUGUST 24, 2004, RECORDED UNDER DOCUMENT NO. 2004163233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 5) **[SUBJECT TO – SHOWN ON SURVEY]**

X. METER RIGHT OF WAY EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION, BY INSTRUMENT DATED JULY 3, 2014, RECORDED UNDER DOCUMENT NO. 2014105996 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 6) **[SUBJECT TO – BLANKET TYPE]**

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 146.9437 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT NO. 732, ELIZABETH STANDIFORD SURVEY NO. 43, ABSTRACT NO. 696, JOSIAH WILBARGER SURVEY NO. 42, ABSTRACT NO. 794, AND THE JAMES GILLELAND SURVEY NO. 41, ABSTRACT NO. 305, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND FURTHER DESCRIBED AS FOLLOWS:

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.656 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 47.39 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A 44.33 ACRE TRACT CONVEYED TO MANOR DOWNS, L. P. RECORDED IN VOLUME 10838, PAGE 840 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A 3.06 ACRE TRACT CONVEYED TO MANOR DOWNS, RECORDED IN VOLUME 10884, PAGE 835 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.96 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

TRACT 4: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 22.378 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, AND THE JAMES GILLELAND SURVEY 41, ABSTRACT NO. 304, TRAVIS COUNTY, TEXAS.

TRACT 5: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 44.952 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 6: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.79 ACRES, MORE OR LESS, SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

TRACT 7: EASEMENT ESTATE CREATED BY THAT CERTAIN DEED DATED, DECEMBER 8, 1991, RECORDED IN VOLUME 11586, PAGE 852 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE BENEFIT OF THE ABOVE DESCRIBED TRACT 10, OVER AND ACROSS THAT 30 FOOT WIDE INGRESS AND EGRESS SITUATED IN THE ROBERT G. SANDERS SURVEY NO. 51, ABSTRACT 732, TRAVIS COUNTY, TEXAS.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00008132605.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE MARCH 25, 2021, STATIC DATA PROCESSED BY O.P.U.S., 4WARD CONTROL POINT WAS CHECKED TO LCRA GPS STATION CS45, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF: N 10105408.05, E 3164635.76, ELEV. 543.46'.

BENCHMARK NOTE:

TBM #1– COTTON SPINDLE WITH WASHER IN ASPHALT ON THE SOUTH SIDE OF HILL LANE, ±55' SOUTHEAST OF POWER POLE. ELEVATION = 539.32'.

TBM #2– COTTON SPINDLE WITH WASHER ON CONCRETE DRAINAGE STRUCTURE ON THE SOUTH SIDE OF AN HILL LANE, ±114' SOUTHEAST OF POWER POLE. ELEVATION = 527.46'.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0480J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

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

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

1) PROPERTY ADDRESSES:
TRACT 1: 9400 HILL LANE, MANOR, TEXAS 78653
TRACT 2: 9200 HILL LANE, MANOR, TEXAS 78653 & 8700 HILL LANE, MANOR, TEXAS 78653
TRACT 3: HILL LANE, MANOR, TEXAS 78653
TRACT 4: HILL LANE, MANOR, TEXAS 78653
TRACT 5: HILL LANE, MANOR, TEXAS 78653
TRACT 6: 8513 HILL LANE, MANOR, TEXAS 78653
TRACT 7: (NONE)

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION. THE ATTACHED METES AND BOUNDS DESCRIPTION DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT, AND DESCRIBES A MATHEMATICAL CLOSED FIGURE WITH NO GAPS, STRIPS, OR GORES.

3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI–TRUNK TREES.

5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

6) AT THE TIME OF THE FIELD SURVEY THIS SITE WAS OVERGROWN WITH VEGETATION. SURVEYOR WAS UNABLE TO DETERMINE EXACT LIMITS OF IMPROVEMENTS, INCLUDING CONCRETE, ASPHALT, ETC. IN SOME AREAS. / THIS SITE WAS OVERGROWN WITH VEGETATION IN SEVERAL PLACES. IN ADDITION, SOME AREAS APPEAR TO HAVE BEEN EXCAVATED AT SOME POINT IN THE PAST AND THOSE AREAS CONTAIN SPOIL PILES AND/OR DUG OUT AREAS OR SHALLOW PITS.

7) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.

8) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

10) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF AUSTIN REGARDING FUTURE RIGHT–OF–WAY PLANS FOR HILL LANE.

11) THERE IS NO ZONING IN TRAVIS COUNTY, TEXAS TO SATISFY TABLE A ITEM 6(A) PER ZONING ANALYSIS REPORT PREPARED BY GLOBAL REALTY SERVICES GROUP DATED 4/12/2021 (REVISED 4/26/2021) FOR DALFEN INDUSTRIAL LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

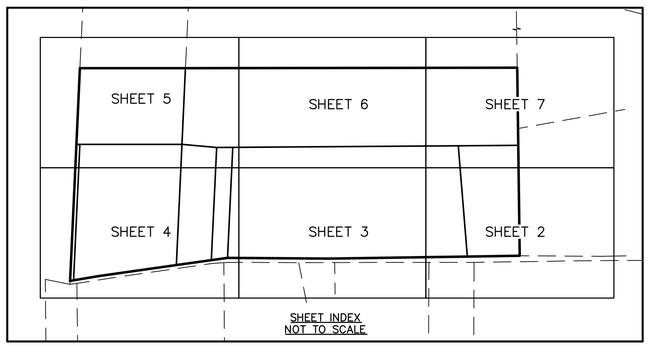
12) THERE ARE NO ENCROACHMENTS ON THIS PROPERTY EXCEPT THOSE SHOWN HEREON:
A. POWER POLES AND TRANSMISSION LINES WITHIN TRACT 2 DO NO APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED WITHIN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER BLANKET TYPE EASEMENT(S) RECORDED IN VOLUME 8917, PAGE 853; VOLUME 8917, PAGE 855; VOLUME 8917, PAGE 857; VOLUME 8917, PAGE 859; VOLUME 8917, PAGE 861, ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
B. POWER POLES AND TRANSMISSION LINES WITHIN TRACTS 4 & 6 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER A BLANKET TYPE EASEMENT RECORDED IN VOLUME 4993, PAGE 530 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
C. POWER POLES AND TRANSMISSION LINES ACROSS TRACTS 3 & 5 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED IN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT. THERE WAS NO INFORMATION FOUND FOR THESE UTILITY LOCATIONS.

13) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK EVIDENCE OF ANY CONSTRUCTION OR REPAIRS.

14) AT THE TIME OF THIS SURVEY, NO WETLAND MARKERS WERE OBSERVED.

15) NO EVIDENCE OF A CEMETERY WAS OBSERVED AT THE TIME OF THIS SURVEY.

16) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT–OF–WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.



LEGEND

———	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
– – – –	EXISTING EASEMENTS
—550—	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
◉	IRON ROD WITH "WATERLOO" CAP FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
BM	BENCHMARK
△	CALCULATED POINT
⊗	COTTON SPINDLE FOUND
▲	NAIL FOUND AS NOTED
CP	SURVEY CONTROL POINT
C	CLEAN OUT
●	BOLLARD POST (UNLESS NOTED)
AC	AIR CONDITIONER UNIT
E	ELECTRIC JUNCTION BOX
E	ELECTRIC METER
E	ELECTRIC TRANSFORMER
	FIRE HYDRANT
G	GAS METER
G	GAS VALVE
	LIGHT POLE
T	TELECOMMUNICATIONS PEDESTAL
T	TELECOMMUNICATIONS BOX
	WATER VALVE
W	WATER METER
WELL	WATER WELL
P	WATER PUMP
F	WATER FAUCET
	DRAIN INLET
WW	POSSIBLE SEPTIC INFRASTRUCTURE LID
E	ELECTRIC MANHOLE
	SIGN (AS NOTED)
	POWER/UTILITY POLE
	GUY ANCHOR
	GAS MARKER POST
	TELECOMMUNICATIONS POST
—W— — —	EDGE OF ASPHALT
—□—	METAL PIPE FENCE
— X —	WIRE FENCE
— // —	WOOD FENCE
— OO —	CHAIN LINK FENCE
— I —	WROUGHT IRON FENCE
— G —	GAS LINE
— OU —	OVERHEAD UTILITY
— W —	WATER LINE
— SS —	STORM SEWER LINE
	CONCRETE
	BRICK
	WATER
	SHED (UNLESS NOTED)
	BUILDING
FFE	FINISHED FLOOR ELEVATION
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
MTL	METAL PIPE
FL ELEV	FLOW LINE ELEVATION
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT–OF–WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
[.....]	RECORD INFORMATION PER DEED DOC. NO. 1999098769
<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2004197709
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2005143055
–.....–	RECORD INFORMATION PER DEED DOC. NO. 2011188377
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2011188383
{.....}	RECORD INFORMATION PER DEED VOL. 11251, PG. 1136
((.....))	RECORD INFORMATION PER DEED VOL. 10838, PG. 840
(.....)	RECORD INFORMATION PER DEED VOL. 10884, PG. 835
<{.....}>	RECORD INFORMATION PER DEED VOL. 10884, PG. 862
|.....|	RECORD INFORMATION PER DEED VOL. 11586, PG. 852

TREE LIST

NUMBER	DESCRIPTION
5000	22" CEDAR 14–8–8
5001	19" CEDAR
5002	14" CEDAR
5003	16" CEDAR
5004	23" COTTONWOOD
5005	24" COTTONWOOD
5006	52" ASH 24–20–19–16
5007	21" WILLOW
5008	11" CEDAR ELM
5009	20" PINE
5010	20" PINE 16–7
5011	21" COTTONWOOD
5012	34" ASH
5013	30" ASH 22–15
5014	34" AMERICAN ELM
5015	21" PECAN
5016	24" MULBERRY
5017	27" MULBERRY 13–10–9–7
5018	26" MULBERRY 15–8–7–6
5019	29" PECAN
5020	37" WILLOW 13–13–13–13–7
5021	22" HACKBERRY 16–11
5022	24" WILLOW 11–9–9–8
5023	19" PECAN
5024	18" AMERICAN ELM
5025	28" BOX 10–9–7–7–6–5
5026	22" HACKBERRY
5027	11" HACKBERRY
5028	13" HACKBERRY
5029	16" HACKBERRY
5030	12" HACKBERRY 9–6
5031	12" AMERICAN ELM
5032	15" HACKBERRY 10–10
5033	21" COTTONWOOD
5034	11" MULBERRY
5035	10" AMERICAN ELM
5036	9" HACKBERRY
5037	11" HACKBERRY
5038	11" HACKBERRY
5039	8" HACKBERRY
5040	23" SYCAMORE
5041	18" SYCAMORE 12–12
5042	21" COTTONWOOD
5043	8" HACKBERRY
5044	24" COTTONWOOD
5045	13" HACKBERRY 8–5–5
5046	28" CEDAR 13–11–11–7
5047	24" CEDAR 20–8
5048	22" CHINESE TALLOW
5049	17" CEDAR
5050	26" CEDAR 16–7–7–6
5051	30" CEDAR 14–9–9–7–7
5052	29" CHINESE TALLOW 16–14–12
5053	17" CHINESE TALLOW
5054	18" CHINESE TALLOW 12–11
5055	15" CHINESE TALLOW
5056	18" HACKBERRY 10–9–8
5057	21" BOX ELDER 11–11–7
5058	12" HACKBERRY
5059	8" HACKBERRY
5060	8" HACKBERRY
5061	15" HACKBERRY 9–6–5
5062	21" AMERICAN ELM
5063	13" WILLOW
5064	11" WILLOW
5065	15" WILLOW 10–10
5066	16" CEDAR 10–7–3
5067	20" WILLOW 10–10–9
5068	8" HACKBERRY
5069	16" HACKBERRY 10–6–6
5070	8" MESQUITE (APPEARS DEAD)
5071	19" HACKBERRY
5072	25" HACKBERRY
5073	17" HACKBERRY
5074	23" HACKBERRY
5075	15" HACKBERRY 10–9
5076	21" HACKBERRY 14–13
5077	16" HACKBERRY 12–8
5078	13" HACKBERRY
5079	13" HACKBERRY 9–8
5080	11" HACKBERRY
5081	16" HACKBERRY 11–9
5082	15" HACKBERRY 8–7–7
5083	17" HACKBERRY 9–8–7
5084	26" CEDAR 18–16
5085	14" CEDAR 10–7
5086	10" HACKBERRY
5087	33" CHINESE TALLOW
5088	16" MULBERRY 9–7–5
5089	12" HACKBERRY 8–7
5090	16" OSAGE ORANGE (APPEARS DEAD)
5091	9" HACKBERRY
5092	19" HACKBERRY
5093	19" HACKBERRY
5094	10" HACKBERRY 8–4
5095	10" HACKBERRY
5096	12" HACKBERRY 9–5
5097	9" HACKBERRY
5098	12" HACKBERRY
5099	11" HACKBERRY
5100	8" HACKBERRY
5101	8" HACKBERRY
5102	8" HACKBERRY
5103	8" HACKBERRY
5104	12" HACKBERRY
5105	22" HACKBERRY 11–7–7–7
5106	21" HACKBERRY 14–9–5
5107	15" HACKBERRY 10–9
5108	12" HACKBERRY 9–6
5109	11" HACKBERRY
5110	8" HACKBERRY
5111	8" HACKBERRY
5112	14" OSAGE ORANGE
5113	10" OSAGE ORANGE (APPEARS DEAD)
5114	16" MESQUITE 9–7–5
5115	8" COTTONWOOD
5116	11" COTTONWOOD
5117	8" HACKBERRY
5118	17" HACKBERRY 10–9–4
5119	8" HACKBERRY
5120	10" HACKBERRY
5121	8" HACKBERRY
5122	13" HACKBERRY 9–7
5123	11" HACKBERRY 8–6
5124	15" HACKBERRY 12–6
5125	10" HACKBERRY
5126	10" HACKBERRY
5127	11" HACKBERRY
5128	11" HACKBERRY
5129	11" HACKBERRY
5130	9" HACKBERRY
5131	8" HACKBERRY
5132	12" HACKBERRY 8–4
5133	9" HACKBERRY
5134	11" SYCAMORE
5135	8" SYCAMORE
5136	8" SYCAMORE
5137	15" SYCAMORE
5138	10" SYCAMORE
5139	39" MULBERRY 15–10–8–7–6–5–5–5
5140	17" MULBERRY 8–7–6–4
5141	12" HACKBERRY (APPEARS DEAD)
5142	15" MESQUITE 10–9 (APPEARS DEAD)
5143	18" MULBERRY 10–6–5–3
5144	19" WILLOW 13–11
5145	19" WILLOW 13–12
5146	9" HACKBERRY
5147	24" WILLOW 16–15
5148	11" HACKBERRY
5149	22" MESQUITE 17–10
5150	8" CEDAR
5151	11" HACKBERRY
5152	11" CEDAR
5153	13" AMERICAN ELM
5154	11" CEDAR
5155	15" COTTONWOOD 12–6
5156	11" CEDAR
5157	9" CEDAR
5158	8" CEDAR
5159	9" BOX ELDER
5160	14" BOX ELDER 11–6
5161	9" HACKBERRY
5162	9" CEDAR
5163	10" CEDAR
5164	9" COTTONWOOD
5165	15" COTTONWOOD
5166	15" COTTONWOOD (APPEARS DEAD)
5167	13" MESQUITE 9–7
5168	11" WILLOW 8–6
5169	9" WILLOW
5170	14" COTTONWOOD
5171	11" COTTONWOOD 8–6
5172	8" WILLOW
5173	8" COTTONWOOD
5174	12" COTTONWOOD (APPEARS DEAD)
5175	10" WILLOW
5176	8" WILLOW
5177	8" COTTONWOOD
5178	26" WILLOW 15–13–7
5179	17" COTTONWOOD
5180	10" WILLOW
5181	11" WILLOW
5182	15" WILLOW
5183

Bowman

Drainage Report

Manor Downs Industrial

Bowman
807 Las Cimas Parkway
Building 2 Suite 350
Austin, TX 78746
512.327.1180 | bowman.com

August 1, 2025
Project No. 070422-01-002

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Exhibit 2 – Overall Site & Dimension Plan

Exhibit 3 – Watershed Map

Exhibit 4 – Edwards Aquifer Map

Exhibit 5 – FEMA Floodplain Map

Exhibit 6 – NRCS Soils Map

Exhibit 7 – Existing Drainage Area Map

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Exhibit 9 – Proposed Drainage Area Map: Ultimate Conditions

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Exhibit 11 – Detention Ponds: Ultimate Conditions

Exhibit 12 – Channel Cross Sections

1.0 INTRODUCTION

The proposed project is located at Hill Lane, Manor, TX, 78653. It is located within the City of Manor City Limits, in Travis County. The total project area is approximately 146.92 acres. The proposed development includes six IN-2 Heavy Industrial zoned lots and one lot to be dedicated to the City of Manor as parkland. There is public right of way dedication to the City of Manor for the Murray Dalfen Drive roadway that bisects the site. There is also public right of way dedication along the southern property line to Travis County. Associated water, wastewater, grading and drainage improvements are proposed with this project to service the development. A site Location Map is included in the appendix of this report as **Exhibit 1**.

The proposed improvements for Manor Downs Industrial are shown in the Overall Site & Dimension Plan in **Exhibit 2**.

1.1 ZONING

This site is located within the City of Manor City Limits and is zoned as IN-2 Heavy Industrial. This zoning allows for a maximum impervious cover of 85% and requires at least 15% of each lot to be landscaped. Six out of the seven proposed lots will have industrial buildings with the seventh lot being parkland dedication to the City of Manor.

1.2 EXISTING CONDITIONS

The existing tract is predominantly open grass area with some tree coverage. The site drains to the south towards Hill Lane with three distinct point of analysis, which include culverts under Hill Lane. The site contains two existing drainage easements to be released by the City of Manor with document numbers, 2000100887 and 20004163233.

2.0 HYDROLOGY AND HYDRAULICS

2.1 WATERSHED

The site is located within the Gilleland Creek Watershed and is classified as a Suburban Watershed in the ETJ. See **Exhibit 3** for the City of Austin Watershed Map. The subject site is not located within the Edwards Aquifer Recharge Zone, or the Recharge Transition Zone as defined by TCEQ or the City of Austin. Refer to **Exhibit 4** for Edwards Aquifer Map.

2.2 FLOOD PLAIN

No portion of the subject tract is located within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0290J effective August 18, 2014. A copy of the FEMA Floodplain Map has been included in the Appendix of this report as **Exhibit 5**.

2.3 TOPOGRAPHY AND SOILS

The entire site drains to the south towards three different points of analysis, which include proposed culverts with the Hill Lane Roadway Project, COA #SP-2023-0488D. The soil on-site consists of mostly

clay soils, which correlate to Group D Hydrologic Soils. This group of soils has slow infiltration rates during storm events. See **Exhibit 6** for the soil map and soil descriptions from Natural Resources Conservation Service.

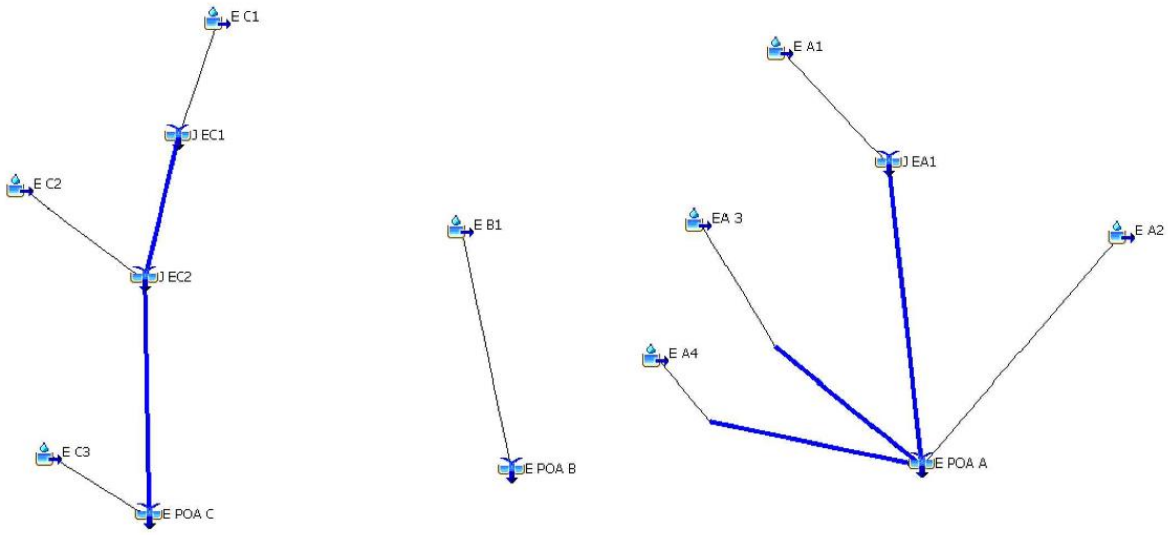
2.4 EXISTING DRAINAGE AREA MAP

The Manor Downs Industrial project is proposed in two phases. Phase 1 includes the subdivision construction plans for the public roadway and public Manville waterline as well as Site Plan A, which contains proposed industrial buildings 3-6. Phase 2 includes Site Plan B, which includes Industrial Buildings 1 and 2. Therefore, there are two different proposed drainage conditions for this project: intermediate conditions for the Subdivision and Site Plan A and ultimate conditions which include the Subdivision, Site Plan A, and Site Plan B.

The following rainfall data from the City of Austin Drainage Criteria Manual was used for HEC-HMS.

The site resides North of the Colorado River, which is in Zone 2, according to the City of Austin Study Area Map. The precipitation factor in Zone 2 for the 24-hr duration is 4.06 inches with a curve number of 84 for fair condition (grass cover 50% to 75%). Upstream, offsite areas are considered to be fully developed per COA DCM 25-7-8. See **Exhibit 7** for the existing drainage area map for the ultimate conditions. The intermediate conditions existing drainage area map contains the same delineations without POA C since no improvements are proposed that affect that POA. The pre-development conditions consist of eight basins that total 355.2 acres, which drain to three different POA's. POA C is an 18" and 24" corrugated metal pipe, CMP, POA B is a 36" and 42" CMP, and POA C is two 30" CMP. CMPs drain under the existing Hill Lane Roadway towards the south. The table below shows the existing flows at each points of analysis.

Existing Conditions - HEC-HMS Model & Results:



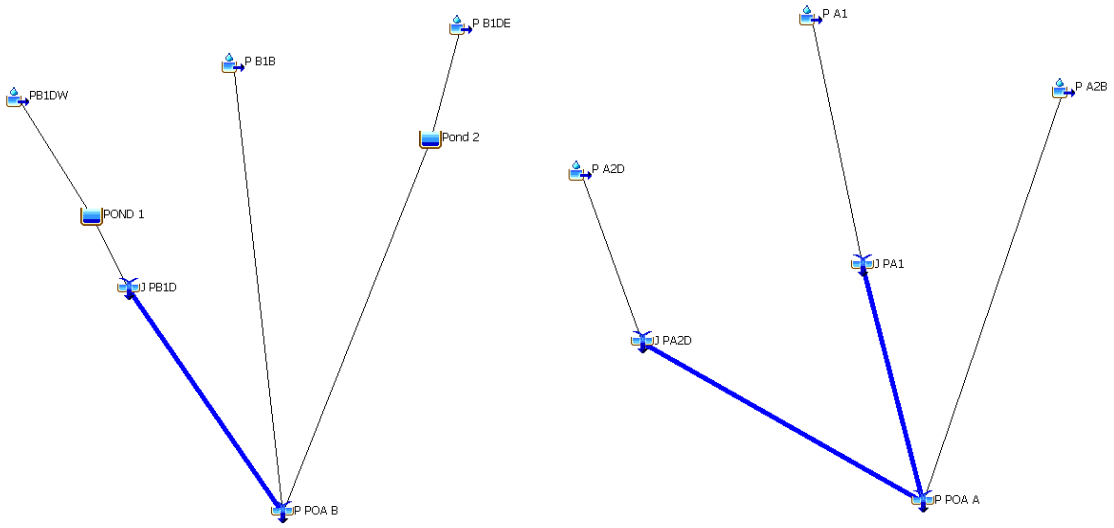
Existing Development Conditions - SCS Method - Via HEC-HMS												
BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
EA1	2,283,711	52.4	0.0819	84	1,428,166	62.5%	27.1	98.8	130.0	157.9	198.7	267.6
EA2	4,696,199	107.8	0.1685	84	2,456,560	52.3%	40.4	159.2	212.7	260.8	331.8	452.9
EA3	1,761,118	40.4	0.0632	84	7,433		15.2	71.1	99.7	125.2	161.9	224.0
EA4	703,689	16.2	0.0252	84	6,356	0.9%	66.7	14.2	20.5	26.4	35.1	50.3
Reach EA1							6.6	93.4	122.7	149.0	187.5	252.7
Reach EA3							1.0	70.9	99.5	125.0	161.8	222.7
Reach EA4								14.1	20.4	26.3	35.0	50.1
Junction EA1								98.8	130.0	157.9	198.7	267.6
E-POA A	**9,444,717**	**216.8**	**0.3388**					**305.0**	**410.0**	**504.8**	**644.5**	**883.3**
EB1	1,146,885	26.3	0.0124	84	85,459	7.5%	13.6	49.3	69.6	87.9	114.3	158.1
E-POA B	**1,146,885**	**26.3**	**0.0124**					**49.3**	**69.6**	**87.9**	**114.3**	**158.1**
					-							
EC1	2,787,609	64.0	0.1000	84	1,811,946	65.0%	28.6	116.9	153.6	186.4	234.5	315.9
EC2	403,953	9.3	0.0145	84	196,647	48.7%	13.5	20.7	27.6	33.8	42.8	57.8
EC3	1,689,471	38.8	0.0606	84	84,323	5.0%	17.3	69.8	97.5	122.3	158.0	217.2
Reach EC1							0.8	116.9	153.6	186.4	234.5	315.9
Reach EC2							5.7	125.7	165.1	200.5	252.4	340.4
Junction EC1								116.9	153.6	186.4	234.5	315.9
Junction EC2								135.7	178.5	216.6	272.6	366.9
E-POA C	**4,881,033.1**	**112.1**	**0.2**					**191.4**	**258.1**	**317.7**	**404.8**	**551.0**

2.5 PROPOSED DRAINAGE AREA MAP

The precipitation factor in Zone 2 for the 24-hr duration is 4.06 inches with a curve number of 84 for fair condition (grass cover 50% to 75%). Upstream, offsite areas are considered to be fully developed per COA DCM 25-7-8 for both the intermediate and ultimate conditions. It is also assumed that Hill Lane Roadway has been improved by others and the new improved culverts exist at each POA.

The proposed drainage area map for the intermediate conditions was designed for the fully developed Subdivision and Site plan A. The post-development conditions consist of 6 basins totaling about 243.15 acres. Due to the complexity of the site's drainage patterns, storm drains, culverts, channels, and ponds were used to divert flow to ensure that existing flows were matched and/or decreased. See **Exhibit 8** for the proposed drainage area map that shows the intermediate proposed drainage routing for the site. The table below shows the discharge of the proposed points of analysis with a decrease in flows at POA A and B.

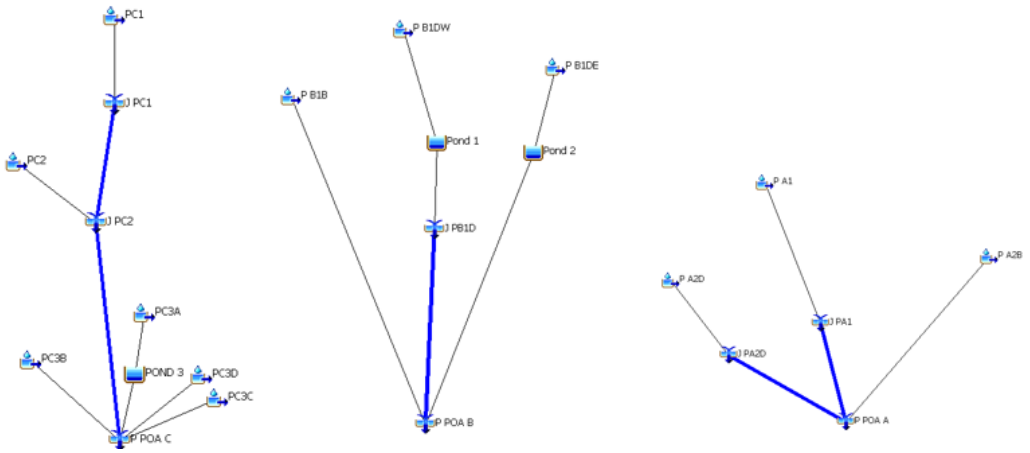
Proposed Intermediate Conditions - HEC-HMS Model & Results:



Proposed Intermediate Conditions - SCS Method - Via HEC-HMS												
BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
PA1	2249743	51.6	0.0807	84	1,431,765	63.6%	26.75	98.5	129.5	157.2	197.6	265.9
PA2B	4,252,218	97.6	0.1525	84	2,376,513	55.9%	39.94	147.2	195.8	239.5	304.0	413.9
PA2D	1,845,372	42.4	0.0662	84	1,209,351	65.5%	12.42	106.3	139.0	168.2	210.4	281.1
REACH PA1							5.49	91.9	120.7	146.4	184.1	247.9
REACH PA2D							1.47	102.2	133.6	161.7	202.5	270.8
PPOA A								**296.5**	**392.6**	**478.6**	**605.7**	**821.9**
PB1B	977613	22.44	0.0351	84	355563	36%	13.86	46.9	63.5	78.4	100.0	136.1
PB1DW	360395	8.27	0.0129	84	8314	2%	7.63	20.2	28.4	35.8	46.2	63.6
PB1DE	906385	20.81	0.0325	84	553976	61%	8.62	62.7	81.8	99.3	124.0	165.5
POND 1								0.2	0.8	4.3	13.6	34.8
POND 2								0.3	0.3	0.3	3.5	45.3
REACH PB1D							1.35	0.20	0.80	4.30	13.30	33.60
PPOAB								**47.20**	**63.90**	**78.90**	**100.50**	**157.70**

The proposed drainage area map for the ultimate conditions was designed for the fully developed industrial site with six industrial buildings. The post-development conditions consist of 12 basins totaling about 355.2 acres. Due to the complexity of the site's drainage patterns, storm drains, culverts, channels, and ponds were used to divert flow to ensure that existing flows were matched and/or decreased. See **Exhibit 9** for the proposed drainage area map that shows the ultimate proposed drainage routing for the fully developed site conditions. The table below shows the discharge of the proposed points of analysis with a decrease in flows at POA A, B, and C.

Proposed Ultimate Conditions - HEC-HMS Model & Results:



Proposed Development Conditions - SCS Method - Via HEC-HMS												
BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
PA1	2,244,375	51.5	0.0805	84	1,428,275	63.6%	26.75	98.3	129.2	156.8	197.1	265.2
PA2B	4,252,218	97.6	0.1525	84	2,376,513	55.9%	39.94	147.2	195.8	239.5	304.0	413.9
PA2D	1,845,372	42.4	0.0662	84	1,209,351	65.5%	12.42	106.3	139.0	168.2	210.4	281.1
REACH PA1							5.49	91.7	120.4	146.0	183.6	247.3
REACH PA2D							1.47	102.2	133.6	161.7	202.5	270.8
P POA A	**8,341,964**	**191.5**	0.2992		**5,014,139**	**60.1%**		**296.3**	**392.3**	**478.2**	**605.2**	**821.3**
PB1B	892568	20.5	0.0320	84	390015	43.7%	11.95	48.8	65.3	80.2	101.5	137.2
PB1DW	148014	3.4	0.0053	84	89891	60.7%	3.00	10.7	14.0	16.9	21.1	28.2
PB1DE	938133	21.5	0.0337	84	553976	59.1%	8.62	64.5	84.5	102.6	128.3	171.3
REACH PB1D							1.41	0.2	0.2	0.2	0.2	0.2
P POA B	**1,978,715**	**45**	0.0710		**1,033,881**	**52.3%**		**49.2**	**65.7**	**80.6**	**102.0**	**137.7**
PC 1	2,787,609	64.0	0.1000	84	1,811,946	65.0%	28.64	116.9	153.6	186.4	234.5	315.9
PC 2	332,575	7.6	0.0119	84	196,639	59.1%	12.94	18.2	23.9	29.1	36.5	49.0
PC3A	619,735	14.2	0.0222	84	355,885	57.4%	13.88	32.1	42.4	51.6	65.0	87.4
PC3B	431,604	9.9	0.0155	84	30,972	7.2%	7.72	25.7	35.7	44.8	57.6	79.0
PC3C	107,012	2.5	0.0038	84	94,453	88.3%	8.43	8.0	10.2	12.2	15.1	19.8
PC3D	873,264	20.0	0.0313	84	643,781	73.7%	12.72	50.9	66.0	79.4	99.0	131.7
REACH PC1							2.40	111.6	146.3	177.4	223.6	301.8
REACH PC2							4.47	121.6	159.6	193.8	243.9	329.1
P POA C	**5,151,800**	**118.3**	**0.1848**		**3,133,677**	**61%**		**189.9**	**247.8**	**299.0**	**374.3**	**550.7**

2.6 STORMWATER DETENTION

Based on the existing and proposed HEC-HMS Results, storm water detention is required due to the increase of area and impervious cover being routed to POA B and C. There are two ponds proposed at POA B, named Pond 1 and Pond 2, and one pond proposed at POA C, named Pond 3. Each pond was designed using the City of Austin Drainage Criteria Manual as guide for side slopes, berm width, bottom slopes, and spillway/outlet calculations. Pond 2 is greater than six feet in height and therefore has associated probable maximum flood calculations with the pond.

For the intermediate conditions, Pond 1 is proposed to ensure that flows do not increase at POA B for proposed conditions. The pond footprint, bottom and side slopes, and outlet structure remain the same from intermediate to proposed conditions. The difference between intermediate and ultimate conditions for Pond 1 is the contributing drainage area, inlet structure, and temporary channel. In the intermediate conditions, there are 8.27 acres routed to Pond 1 with 2.31% impervious cover while in the ultimate conditions, there is 3.28 acres with 62.86% impervious cover. In the intermediate conditions, there is a temporary channel constructed to ensure water is routed into the pond. Similarly, there is a temporary entrance headwall provided to the pond from the temporary channel. This headwall is to be demoed and replaced with the storm drain infrastructure proposed in Site Plan B. Refer to **Exhibit 10** for the proposed detention Pond 1 sheets that further detail the pond for intermediate conditions. Refer to **Exhibit 11** for the proposed detention pond sheets that further detail each pond for the ultimate conditions. Note that Pond 2 remains the same from the intermediate conditions to the ultimate conditions and can be found in Exhibit 11.

The proposed channels for Manor Downs Industrial were also analyzed. **Exhibit 12** shows the cross sections for Channel East for the 2 yr, 25 yr, and 100 yr storm events as well as the internal cross sections near Murray-Dalfen Drive for the same storm events. For Channels A-C on the interior of the site near Murray Dalfen Drive, the flows through the channel were taken from Storm CAD headwall results. For Channel D, the flow in the cross section was determined using the HEC HMS results for Pond 1. For Channel E, a combination of StormCAD headwall results and Pond 2 HEC HMS results were utilized to determine the total flow through the cross section. The table below shows the difference in flows from existing to proposed conditions at each POA.

Existing vs. Proposed Flow (CFS) - HEC-HMS Results:

EXISTING VS PROPOSED FLOWS					
	2YR	**5 YR**	**10 YR**	**25 YR**	**100 YR**
EXISTING POA A	305.0	410.0	504.8	644.5	883.3
PROPOSED POA A	296.3	392.3	478.2	605.2	821.3
Δ	-8.7	-17.7	-26.6	-39.3	-62.0
EXISTING POA B	49.3	69.6	87.9	114.3	158.1
PROPOSED POA B	49.2	65.7	80.6	102.0	137.7
Δ	-0.1	-3.9	-7.3	-12.3	-20.4
EXISTING POA C	191.4	258.1	317.7	404.8	551.0
PROPOSED POA C	189.9	247.8	299.0	374.3	550.7
Δ	-1.5	-10.3	-18.7	-30.5	-0.3

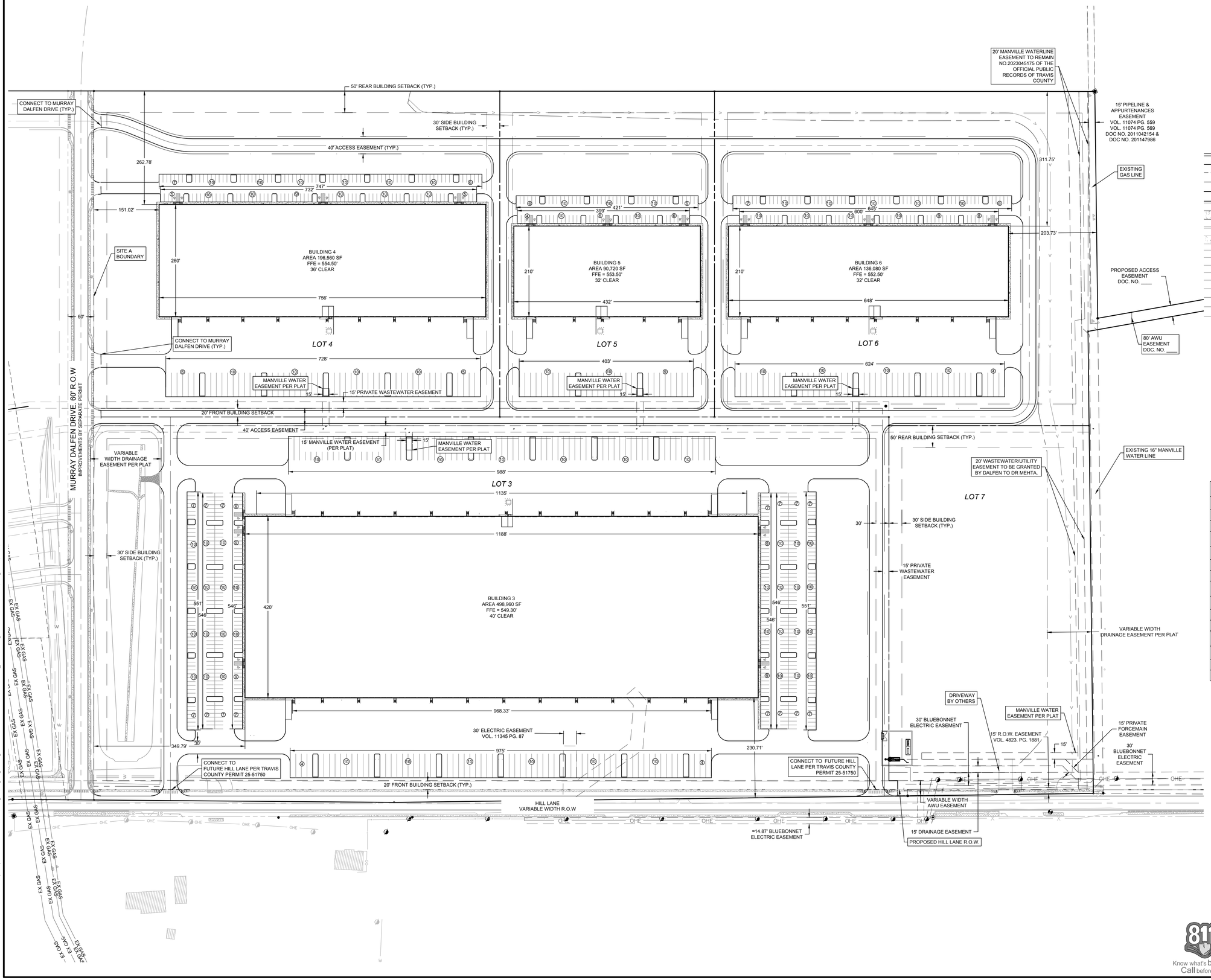
2.7 DRAINAGE EASEMENTS

There are two existing drainage easements on site that are to be vacated by the City of Manor with document numbers 2000100887 and 2004163233. There are four proposed drainage easements to be dedicated via plat in order to convey offsite drainage through the site. The drainage easements cover the proposed ponds and channels throughout the site.

EXHIBIT 1 – LOCATION MAP


E Howard Ln
E Howard Ln
Gregg Manor Rd
Fuchs Grove Rd
Gregg Manor Rd
SITE BOUNDARY
130
Commissioning
License Office
Manor Elementary
Early Learning Center
Gregg Manor Rd
130
CASS, Inc
UCT
FRITO LAY
734
Gilleland Creek
St Joseph
Catholic Church
Rector Cemetery
ShadowGlen Golf Club
Casa Garcia's - Manor
Hill Ln

EXHIBIT 2 – OVERALL SITE & DIMENSION PLAN



LEGEND

- R.O.W.
- EASEMENT LINE
- LOT LINE
- SITE BOUNDARY
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- CURB & GUTTER BY OTHERS
- SIDEWALK BY OTHERS
- FM — EXISTING FORCE MAIN
- RW — RECLAIMED WATER
- WW — EXISTING WASTEWATER LINE
- WL — EXISTING WATER LINE
- OU — EXISTING OVERHEAD UTILITY
- SD — EXISTING STORM DRAIN
- ww — WASTEWATER LINE
- sd — STORM DRAIN PIPE
- WL — WASTEWATER LINE
- HEADWALL
- CURB INLET
- STORMSEWER MANHOLE
- WASTEWATER MANHOLE
- TREE TO BE REMOVED
- TREE TO REMAIN
- EXISTING BLUEBONNET POWER POLE TO REMAIN
- PROPOSED BLUEBONNET POWER POLE LOCATION

PROPOSED PARKING. LOT 3	
PARKING SPACES (9'X19')	419
PARKING SPACES (13'X55')	138
ADA SPACES	9
PROPOSED PARKING. LOT 4	
PARKING SPACES (9'X19')	136
PARKING SPACES (13'X55')	51
ADA SPACES	6
PROPOSED PARKING. LOT 5	
PARKING SPACES (9'X19')	71
PARKING SPACES (13'X55')	29
ADA SPACES	6
PROPOSED PARKING. LOT 6	
PARKING SPACES (9'X19')	114
PARKING SPACES (13'X55')	44
ADA SPACES	6

NOTE:
BUILDINGS 3-6 IN THIS PLAN SET ARE INTENDED FOR INDUSTRIAL USE IN COMPLIANCE WITH CITY OF MANOR IN 2-ZONING STANDARDS.

Bowman
TBPE Firm Registration No: F-14309
© 2024 Bowman Consulting Group Ltd
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com

REVISIONS		
REVISION	DESCRIPTION	DATE
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OVERALL SITE PLAN

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	LB	MK

JOB No. 070422-01-002

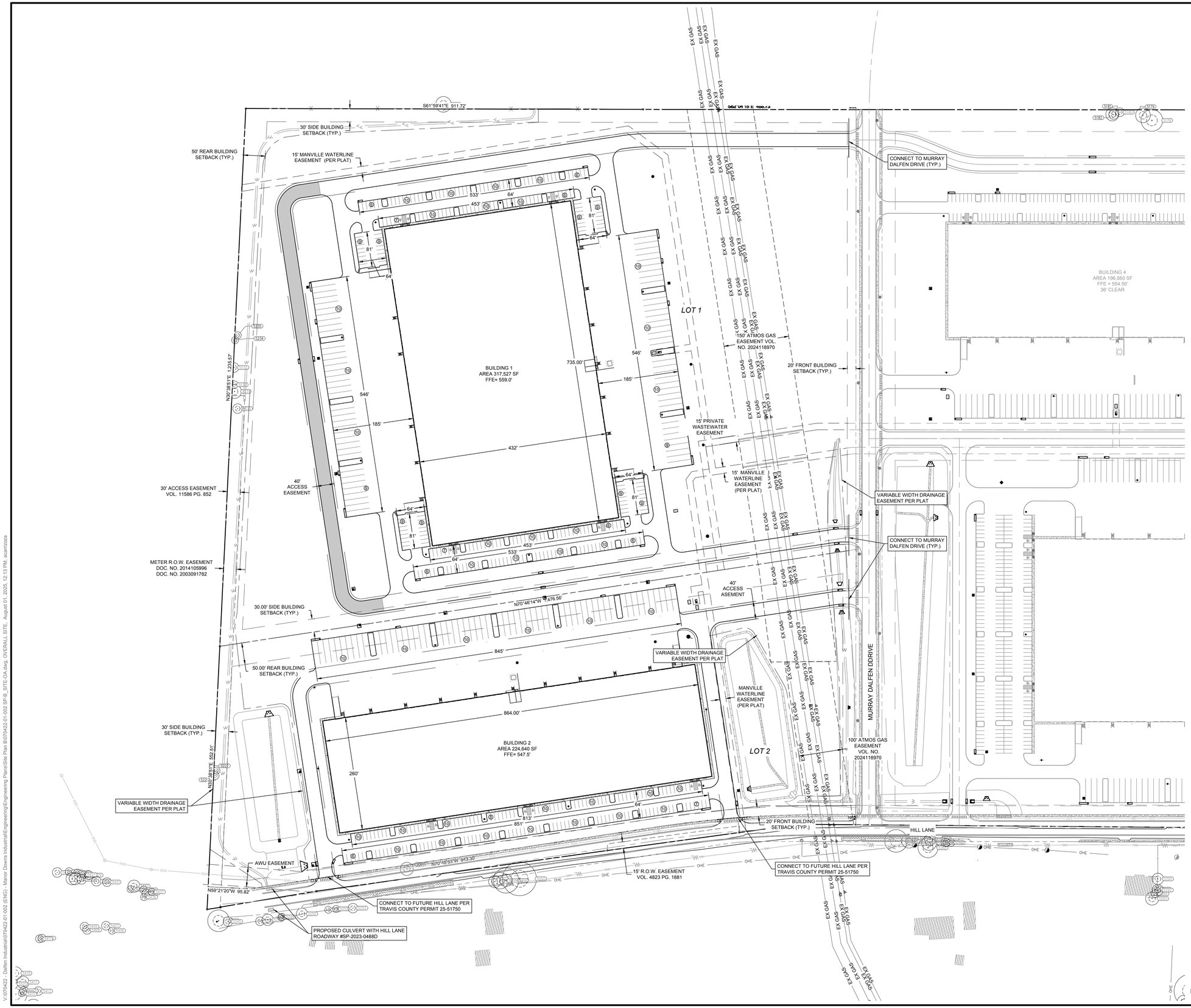
SHEET 15 OF 86

Know what's below. Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Engineering Plans\Site Plan A\070422-01-002 SP-A_SITE-OA.dwg, OVERALL SITE PLAN, August 01, 2025, 12:07 PM, acarrizoza



100 0 100 200

SCALE: 1 INCH = 100 FT

LEGEND

- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE LANE
- WATER LINE
- FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

PROPOSED PARKING. LOT 1	
PARKING SPACES (9'X19')	254
PARKING SPACES (13'X55')	78
ADA SPACES	8
PROPOSED PARKING. LOT 2	
PARKING SPACES (9'X19')	155
PARKING SPACES (13'X55')	60
ADA SPACES	6

Bowman
TBPE Firm Registration No. F-14309
Phone: (512) 327-1180
Fax: (512) 327-4062
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807 Las Cimas Parkway
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REVISION	DESCRIPTION	DATE
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OVERALL SITE PLAN

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

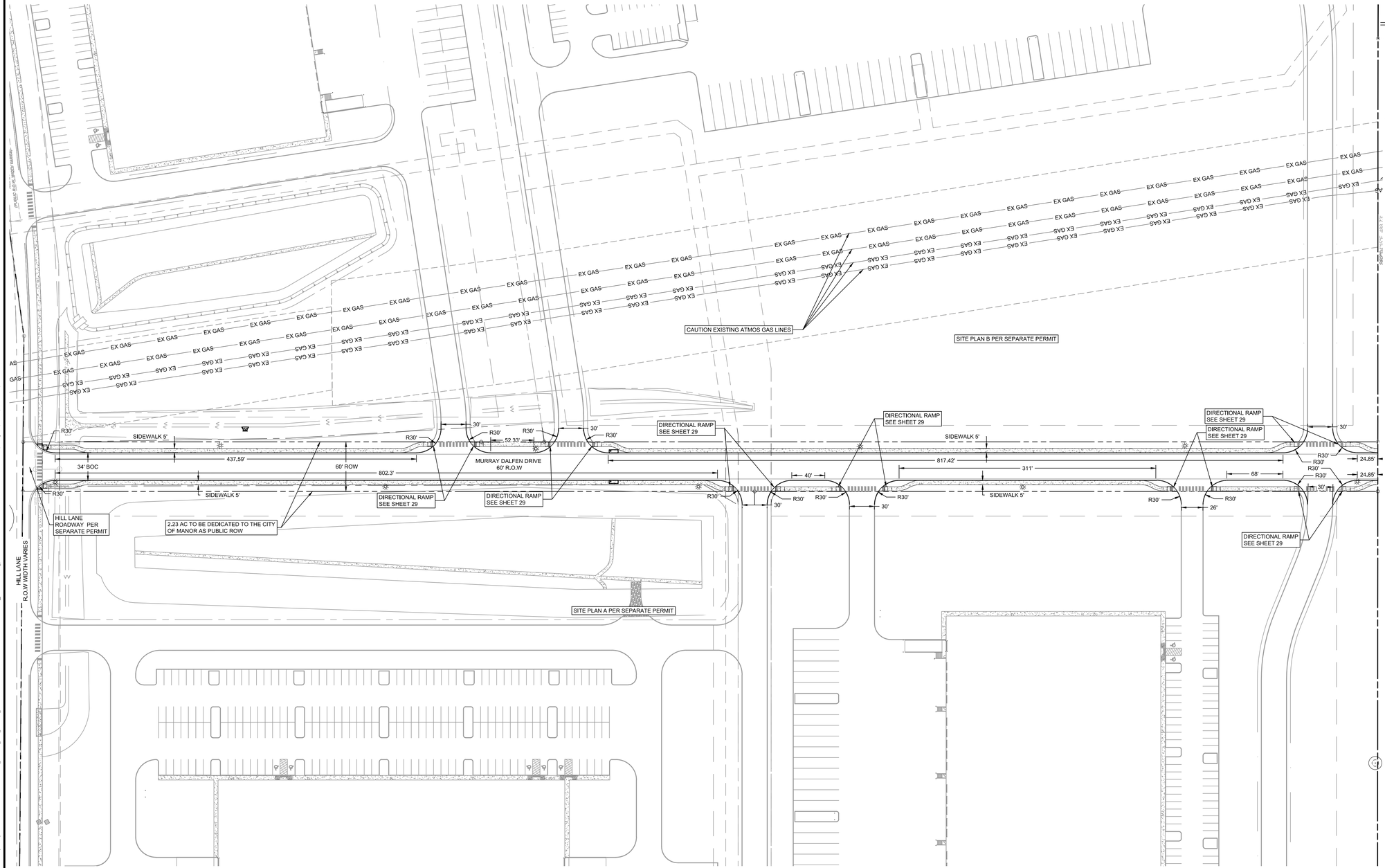
SHEET 07 OF 43

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PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Engineering Plans\Site Plan B\070422-01-002 SP-B_SITE-OA.dwg, OVERALL SITE, August 01, 2025, 12:13 PM, acarrizoza



Bowman
TBPE Firm Registration No. F-14309
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com
807 Las Cimas Parkway
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REVISIONS

REVISION	DESCRIPTION	DATE
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OVERALL SUBDIVISION DIMENSION PLAN

MANOR DOWNS INDUSTRIAL
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 08 OF 34

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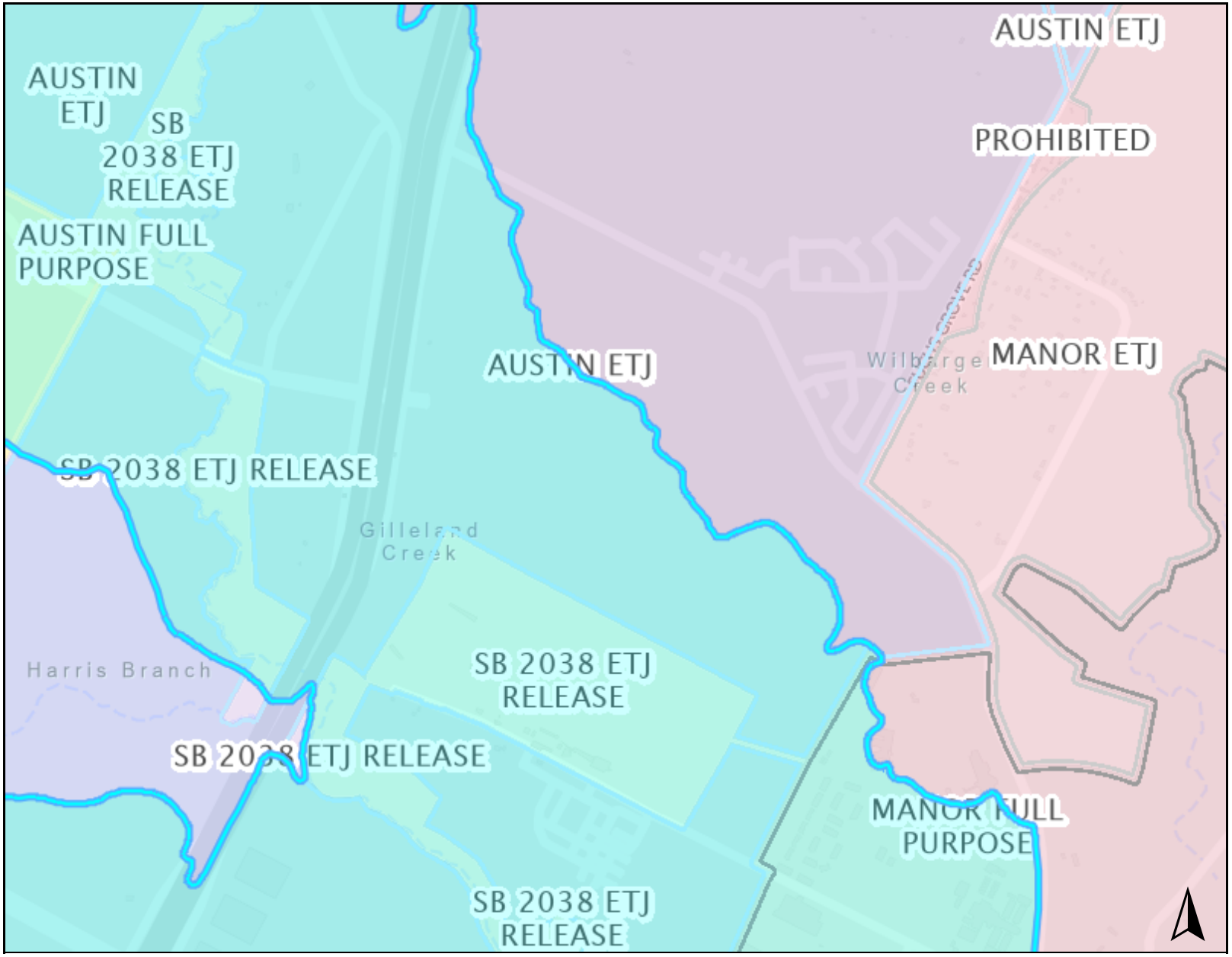
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE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

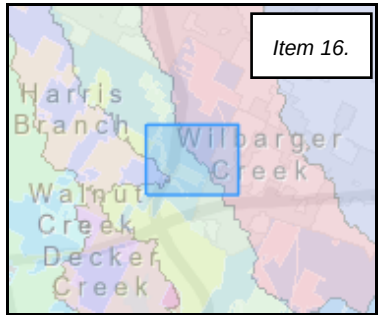
PRELIMINARY NOT FOR CONSTRUCTION

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EXHIBIT 3 – WATERSHED MAP

Property Profile





Legend

Property

Jurisdiction

- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Jurisdictions Fill

Jurisdiction

- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Environmental 3

Watershed

- Gilleland Creek
- Harris Branch
- Wilbarger Creek

Notes

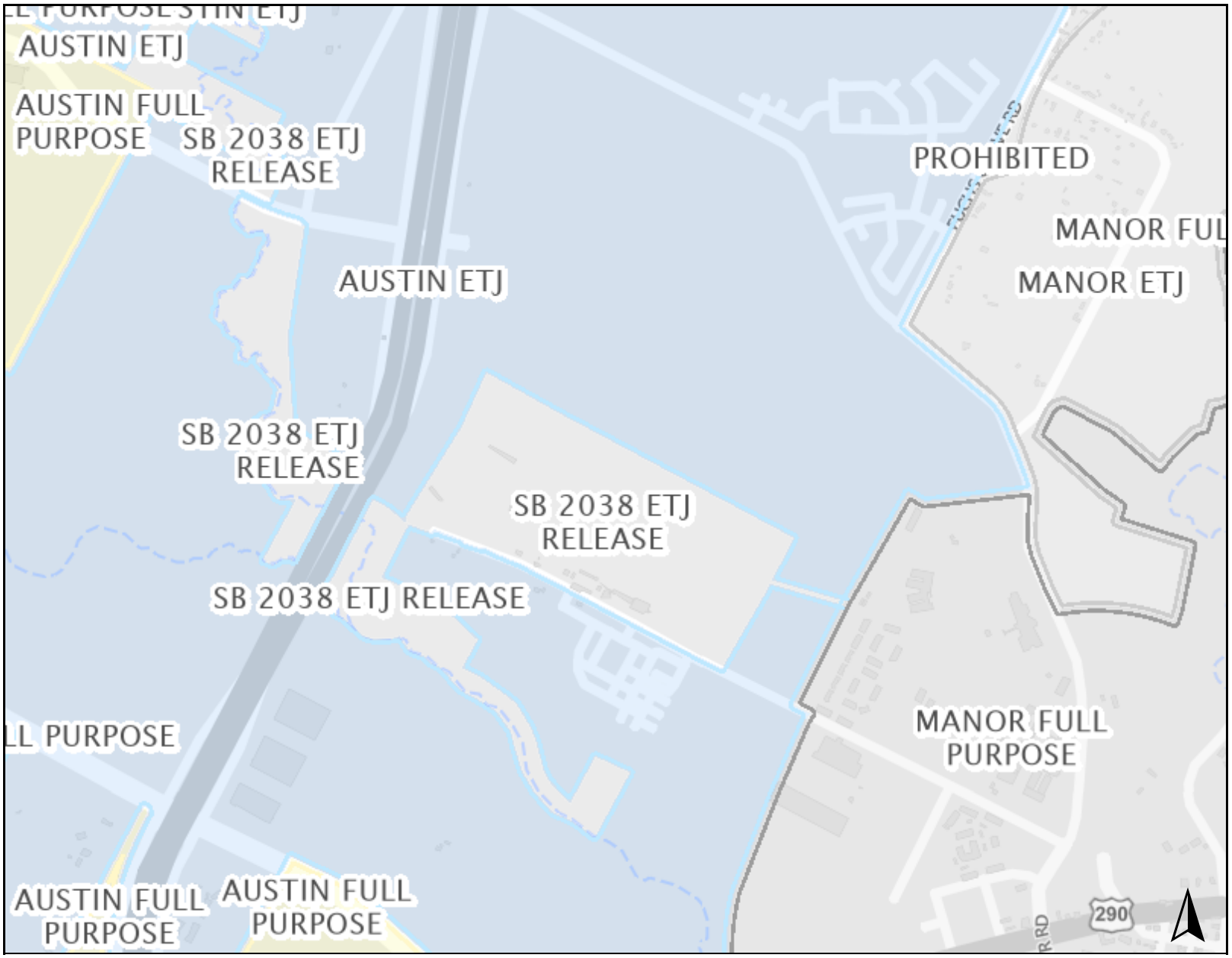
0 0.5 1 mi

5/6/2025

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EXHIBIT 4 – EDWARDS AQUIFER MAP

Property Profile



Legend

Property

Jurisdiction
- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Jurisdictions Fill

Jurisdiction
- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

0 0.5 1 mi

5/6/2025

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EXHIBIT 5 – FEMA FLOODPLAIN MAP

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevation tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane central zone (FIPSZONE 4203). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the City of Austin and CAPCOG. The projection used in the preparation of the FIRMs was Texas State Plane Central Zone (FIPSZONE 4203) and the horizontal datum was NAD83, GRS1980 spheroid.

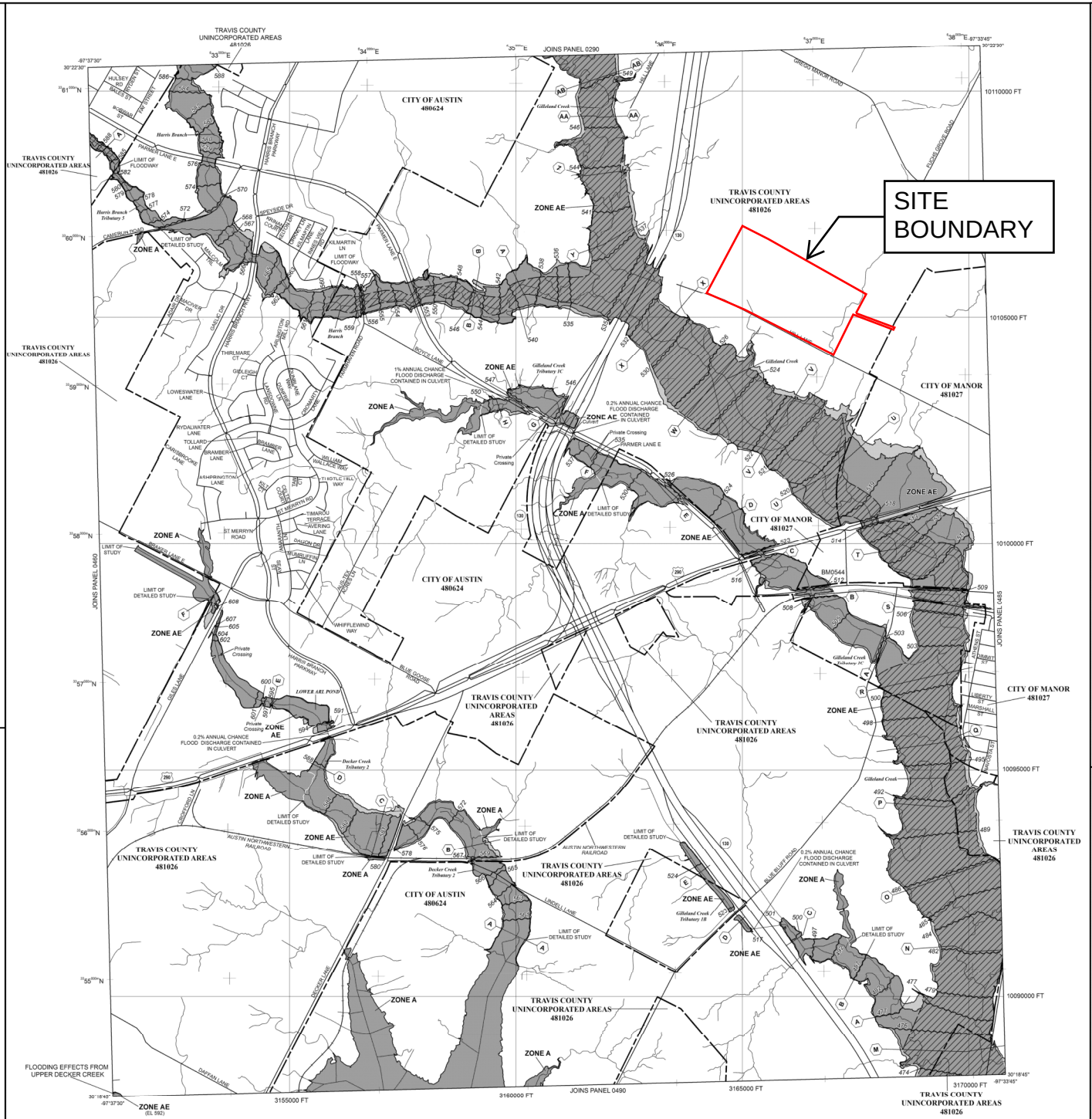
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM, visit the Map Service Center (MSC) website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and /or digital version of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-336-2627 or visit the FEMA website at http://fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Culvert, Flume, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 3976000mN — 1000-meter Universal Transverse Mercator grid values, zone 14
- 600000 FT — 5000-foot grid values: Texas State Plane coordinate system, Central zone (FIPSZONE 4203). Lambert Conformal Conic projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
June 16, 1993

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
June 5, 1997 - January 19, 2000 - April 15, 2002 - September 26, 2008

August 18, 2014 - to change Base Flood Elevations and Special Flood Hazard Areas and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

PANEL 0480J

FIRM

FLOOD INSURANCE RATE MAP

TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 480 OF 730

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480624	0480	J
MANOR, CITY OF	481027	0480	J
TRAVIS COUNTY	481026	0480	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48453C0480J

MAP REVISED
2014

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

EXHIBIT 6 – NRCS SOILS MAP

Soil Map—Travis County, Texas
(MANOR DOWNS INDUSTRIAL)



Map Scale: 1:13,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 200 400 800 1200

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 26, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FhF3	Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded	46.6	4.9%
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	373.5	39.4%
HeD2	Heiden clay, 5 to 8 percent slopes, eroded	10.4	1.1%
HnA	Houston Black clay, 0 to 1 percent slopes	25.2	2.7%
HnB	Houston Black clay, 1 to 3 percent slopes	423.3	44.6%
HnC2	Houston Black clay, 3 to 5 percent slopes, moderately eroded	10.0	1.1%
Tv	Tinn clay, 0 to 1 percent slopes, occasionally flooded	3.1	0.3%
Tw	Tinn clay, 0 to 1 percent slopes, frequently flooded	56.5	6.0%
Totals for Area of Interest		**948.7**	**100.0%**

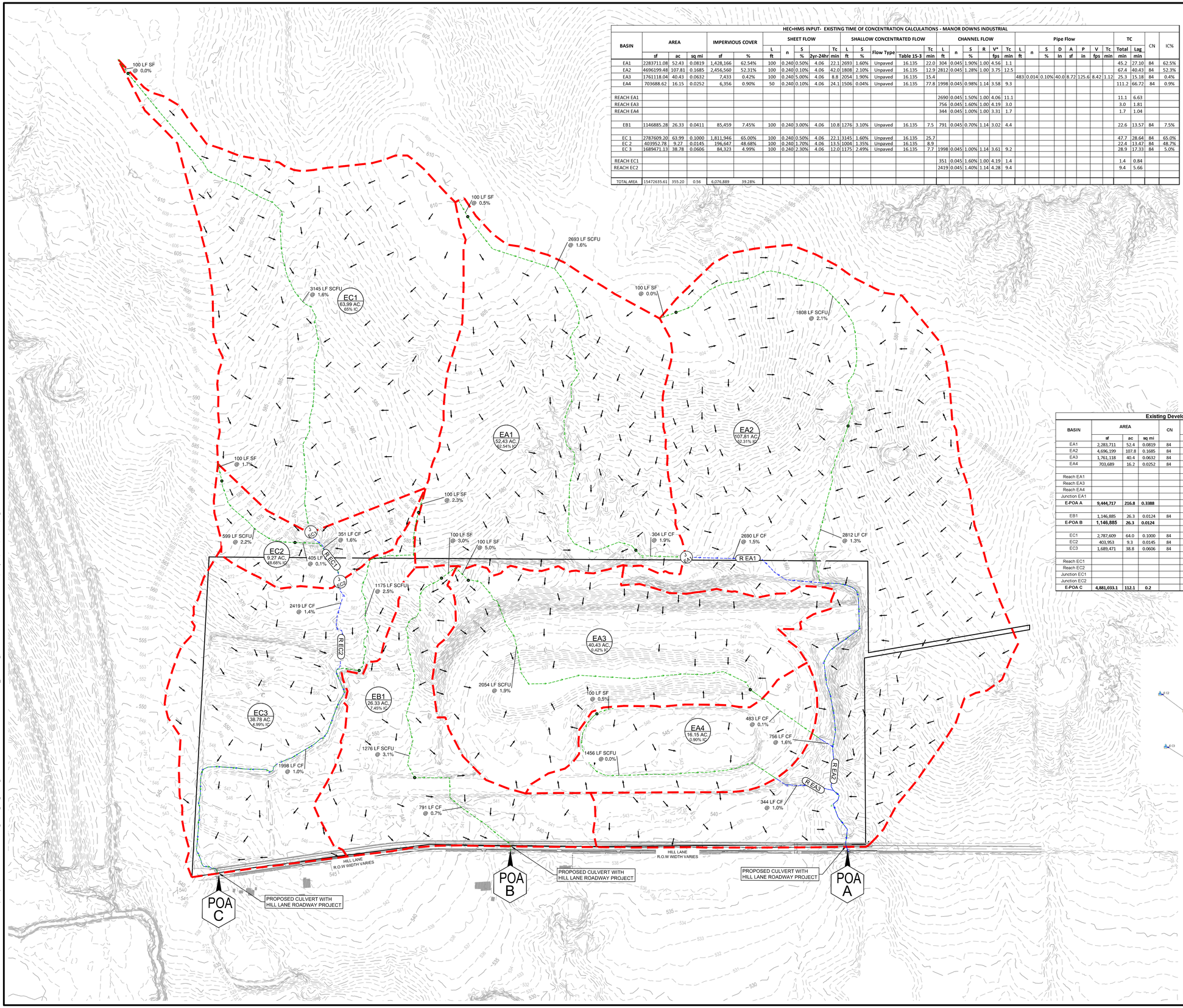
EXHIBIT 7 – EXISTING DRAINAGE AREA MAP

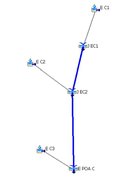
HEC=HMS INPUT- EXISTING TIME OF CONCENTRATION CALCULATIONS - MANOR DOWNS INDUSTRIAL

BASIN	AREA			IMPERVIOUS COVER		SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW						Pipe Flow								TC		CN	IC%
						L	n	S	2yr-24hr	Tc	L	S	Flow Type		Tc	L	n	S	R	V*	Tc	L	n	S	D	A	P	V	Tc	Total	Lag		
	sf	ac	sq mi	sf	%	ft		%		min	ft	%		Table 15-3	min	ft		%		fps	min	ft		%	in	sf	in	fps	min	min	min		
EA1	2283711.08	52.43	0.0819	1,428,166	62.54%	100	0.240	0.50%	4.06	22.1	2693	1.60%	Unpaved	16.135	22.0	304	0.045	1.90%	1.00	4.56	1.1								45.2	27.10	84	62.5%
EA2	4696199.48	107.81	0.1685	2,456,560	52.31%	100	0.240	0.10%	4.06	42.0	1808	2.10%	Unpaved	16.135	12.9	2812	0.045	1.28%	1.00	3.75	12.5								67.4	40.43	84	52.3%
EA3	1761118.04	40.43	0.0632	7,433	0.42%	100	0.240	5.00%	4.06	8.8	2054	1.90%	Unpaved	16.135	15.4							483	0.014	0.10%	40.0	8.72	125.6	8.42	1.12	25.3	15.18	84	0.4%
EA4	703688.62	16.15	0.0252	6,356	0.90%	50	0.240	0.10%	4.06	24.1	1506	0.04%	Unpaved	16.135	77.8	1998	0.045	0.98%	1.14	3.58	9.3								111.2	66.72	84	0.9%
REACH EA1																2690	0.045	1.50%	1.00	4.06	11.1								11.1	6.63		
REACH EA3																756	0.045	1.60%	1.00	4.19	3.0								3.0	1.81		
REACH EA4																344	0.045	1.00%	1.00	3.31	1.7								1.7	1.04		
EB1	1146885.28	26.33	0.0411	85,459	7.45%	100	0.240	3.00%	4.06	10.8	1276	3.10%	Unpaved	16.135	7.5	791	0.045	0.70%	1.14	3.02	4.4								22.6	13.57	84	7.5%
EC 1	2787609.20	63.99	0.1000	1,811,946	65.00%	100	0.240	0.50%	4.06	22.1	3145	1.60%	Unpaved	16.135	25.7															47.7	28.64	84	65.0%
EC 2	403952.78	9.27	0.0145	196,647	48.68%	100	0.240	1.70%	4.06	13.5	1004	1.35%	Unpaved	16.135	8.9															22.4	13.47	84	48.7%
EC 3	1689471.13	38.78	0.0606	84,323	4.99%	100	0.240	2.30%	4.06	12.0	1175	2.49%	Unpaved	16.135	7.7	1998	0.045	1.00%	1.14	3.61	9.2								28.9	17.33	84	5.0%
REACH EC1																351	0.045	1.60%	1.00	4.19	1.4								1.4	0.84		
REACH EC2																2419	0.045	1.40%	1.14	4.28	9.4								9.4	5.66		
TOTAL AREA	15472635.61	355.20	0.56	6,076,889	39.28%																											

Existing Development Conditions - SCS Method - Via HEC-HMS

BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
EA1	2,283,711	52.4	0.0819	84	1,428,166	62.5%	27.1	98.8	130.0	157.9	198.7	267.6
EA2	4,696,199	107.8	0.1685	84	2,456,560	52.3%	40.4	159.2	212.7	260.8	331.8	452.9
EA3	1,761,118	40.4	0.0632	84	7,433		15.2	71.1	99.7	125.2	161.9	224.0
EA4	703,689	16.2	0.0252	84	6,356	0.9%	66.7	14.2	20.5	26.4	35.1	50.3
Reach EA1							6.6	93.4	122.7	149.0	187.5	252.7
Reach EA3							1.0	70.9	99.5	125.0	161.8	222.7
Reach EA4								14.1	20.4	26.3	35.0	50.1
Junction EA1								98.8	130.0	157.9	198.7	267.6
E-POA A	**9,444,717**	**216.8**	**0.3388**					**305.0**	**410.0**	**504.8**	**644.5**	**883.3**
EB1	1,146,885	26.3	0.0124	84	85,459	7.5%	13.6	49.3	69.6	87.9	114.3	158.1
E-POA B	**1,146,885**	**26.3**	**0.0124**					**49.3**	**69.6**	**87.9**	**114.3**	**158.1**
					-							
EC1	2,787,609	64.0	0.1000	84	1,811,946	65.0%	28.6	116.9	153.6	186.4	234.5	315.9
EC2	403,953	9.3	0.0145	84	196,647	48.7%	13.5	20.7	27.6	33.8	42.8	57.8
EC3	1,689,471	38.8	0.0606	84	84,323	5.0%	17.3	69.8	97.5	122.3	158.0	217.2
Reach EC1							0.8	116.9	153.6	186.4	234.5	315.9
Reach EC2							5.7	125.7	165.1	200.5	252.4	340.4
Junction EC1								116.9	153.6	186.4	234.5	315.9
Junction EC2								135.7	178.5	216.6	272.6	366.9
E-POA C	**4,881,033.1**	**112.1**	**0.2**					**191.4**	**258.1**	**317.7**	**404.8**	**551.0**





250 0 250 500

SCALE: 1 INCH = FT250

LEGEND

- PROPERTY BOUNDARY
- EXISTING R.O.W.
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING DRAINAGE AREA
- TIME OF CONCENTRATION
- REACH
- XX / XX.XX DRAINAGE AREA IDENTIFIER
- FLOW ARROW

Bowman
TBPE Firm Registration No. F-14309
Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

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REVISIONS		
REVISION	DESCRIPTION	DATE
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EXISITING DRAINAGE AREA MAP

MANOR DOWNS INDUSTRIAL
8916 HILL LN
MANOR, TEXAS, 78653

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MARISA KEISER, P.E. #141397 ON JULY 15 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 17 OF 33

Know what's below. Call before you dig.

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

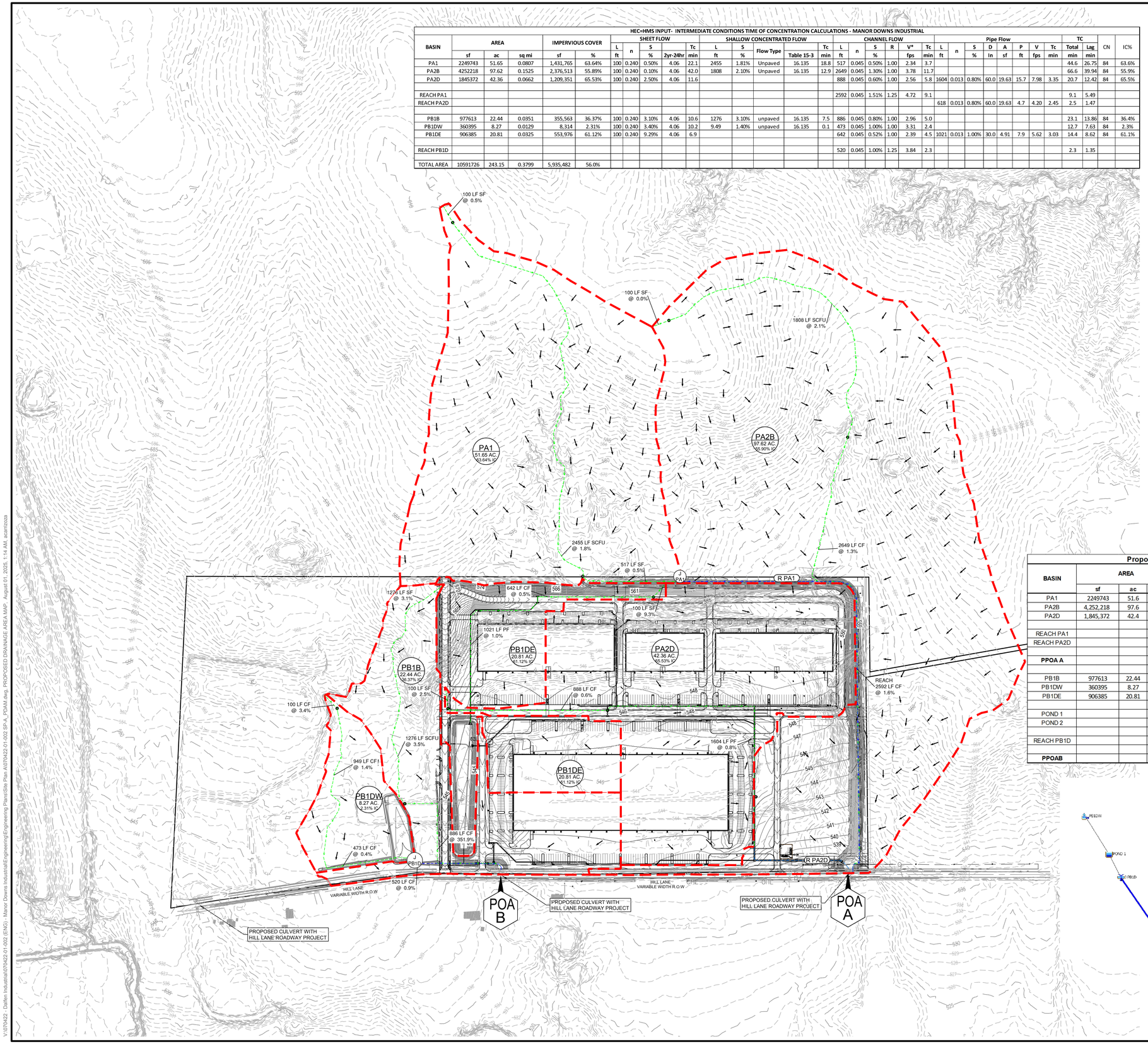
PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalton Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Engineering Plans\Subdivision Plan\070422-01-002 SUB_EDAM.dwg, EXISITING DRAINAGE AREA MAP, July 15, 2025, 3:05 PM, mguerra

EXHIBIT 8 – PROPOSED DRAINAGE AREA MAP: INTERMEDIATE CONDITIONS

HEC-HMS INPUT- INTERMEDIATE CONDITIONS TIME OF CONCENTRATION CALCULATIONS - MANOR DOWNS INDUSTRIAL

BASIN	AREA			IMPERVIOUS COVER		SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW								Pipe Flow							TC		CN	IC%
						L	n	S	2yr-24hr	Tc	L	S	Flow Type		Tc	L	n	S	R	V*	Tc	L	n	S	D	A	P	V	Tc	Total	Lag		
	sf	ac	sq mi	sf	%	ft		%		min	ft	%		Table 15-3	min	ft		%		fps	min	ft		%	In	sf	ft	fps	min	min	min		
PA1	2249743	51.65	0.0807	1,431,765	63.64%	100	0.240	0.50%	4.06	22.1	2455	1.81%	Unpaved	16.135	18.8	517	0.045	0.50%	1.00	2.34	3.7										44.6	26.75	84	63.6%
PA2B	4252218	97.62	0.1525	2,376,513	55.89%	100	0.240	0.10%	4.06	42.0	1808	2.10%	Unpaved	16.135	12.9	2649	0.045	1.30%	1.00	3.78	11.7										66.6	39.94	84	55.9%
PA2D	1845372	42.36	0.0662	1,209,351	65.53%	100	0.240	2.50%	4.06	11.6						888	0.045	0.60%	1.00	2.56	5.8	1604	0.013	0.80%	60.0	19.63	15.7	7.98	3.35	20.7	12.42	84	65.5%
REACH PA1																2592	0.045	1.51%	1.25	4.72	9.1										9.1	5.49		
REACH PA2D																						618	0.013	0.80%	60.0	19.63	4.7	4.20	2.45	2.5	1.47		
PB1B	977613	22.44	0.0351	355,563	36.37%	100	0.240	3.10%	4.06	10.6	1276	3.10%	unpaved	16.135	7.5	886	0.045	0.80%	1.00	2.96	5.0										23.1	13.86	84	36.4%
PB1DW	360395	8.27	0.0129	8,314	2.31%	100	0.240	3.40%	4.06	10.2	9.49	1.40%	unpaved	16.135	0.1	473	0.045	1.00%	1.00	3.31	2.4										12.7	7.63	84	2.3%
PB1DE	906385	20.81	0.0325	553,976	61.12%	100	0.240	9.29%	4.06	6.9						642	0.045	0.52%	1.00	2.39	4.5	1021	0.013	1.00%	30.0	4.91	7.9	5.62	3.03	14.4	8.62	84	61.1%
REACH PB1D																520	0.045	1.00%	1.25	3.84	2.3										2.3	1.35		
TOTAL AREA	10591726	243.15	0.3799	5,935,482	56.0%																												





LEGEND

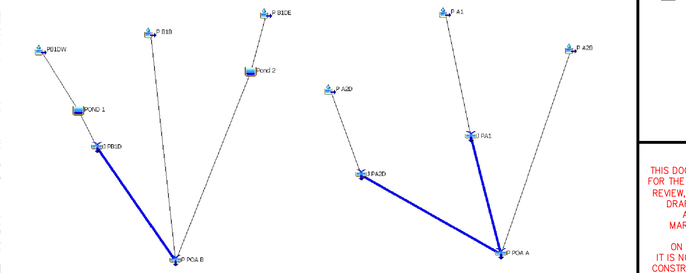
- PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE AREA
- TIME OF CONCENTRATION
- REACH
- DRAINAGE AREA IDENTIFIER
- FLOW ARROW
- HEADWALL
- CURB INLET
- AREA INLET
- JUNCTION BOX

EXISTING VS INTERMEDIATE CONDITIONS FLOWS

	2YR	5 YR	10 YR	25 YR	100 YR
EXISTING POA A	305.0	410.0	504.8	644.5	883.3
PROPOSED POA A	296.5	392.6	478.6	605.7	821.9
Δ	-8.5	-17.4	-26.2	-38.8	-61.4
EXISTING POA B	49.3	69.6	87.9	114.3	158.1
PROPOSED POA B	47.2	63.9	78.9	100.5	157.7
Δ	-2.1	-5.7	-9.0	-13.8	-0.4

Proposed Intermediate Conditions - SCS Method - Via HEC-HMS

BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
PA1	2249743	51.6	0.0807	84	1,431,765	63.6%	26.75	98.5	129.5	157.2	197.6	265.9
PA2B	4,252,218	97.6	0.1525	84	2,376,513	55.9%	39.94	147.2	195.8	239.5	304.0	413.9
PA2D	1,845,372	42.4	0.0662	84	1,209,351	65.5%	12.42	106.3	139.0	168.2	210.4	281.1
REACH PA1							5.49	91.9	120.7	146.4	184.1	247.9
REACH PA2D							1.47	102.2	133.6	161.7	202.5	270.8
PPOA A								**296.5**	**392.6**	**478.6**	**605.7**	**821.9**
PB1B	977613	22.44	0.0351	84	355563	36%	13.86	46.9	63.5	78.4	100.0	136.1
PB1DW	360395	8.27	0.0129	84	8314	2%	7.63	20.2	28.4	35.8	46.2	63.6
PB1DE	906385	20.81	0.0325	84	553976	61%	8.62	62.7	81.8	99.3	124.0	165.5
POND 1								0.2	0.8	4.3	13.6	34.8
POND 2								0.3	0.3	0.3	3.5	45.3
REACH PB1D							1.35	0.20	0.80	4.30	13.30	33.60
PPOAB								**47.20**	**63.90**	**78.90**	**100.50**	**157.70**



Know what's below. Call before you dig.

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Bowman
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TBPE Firm Registration No: F-14309
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746
Phone: (512) 327-1180
Fax: (512) 327-4062
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REVISIONS

REVISION	DESCRIPTION	DATE
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PROPOSED DRAINAGE AREA MAP

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	LB	MK

JOB No. 070422-01-002

SHEET 47 OF 79

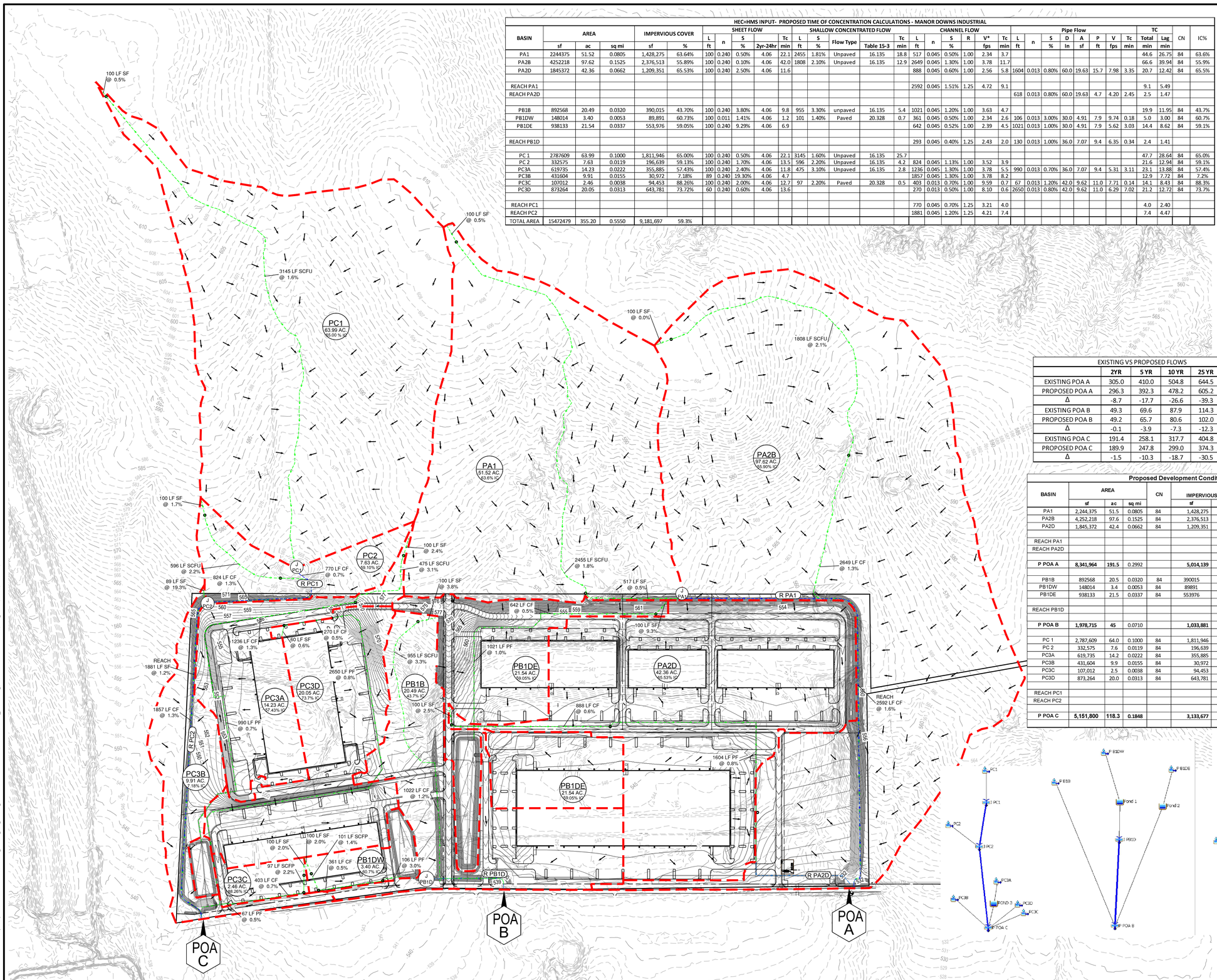
PRELIMINARY NOT FOR CONSTRUCTION

V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Engineering Plans\Site Plan A\070422-01-002 SP-A_PDAM.dwg, PROPOSED DRAINAGE AREA MAP August 01, 2025, 1:14 AM, acarrizoza

EXHIBIT 9 – PROPOSED DRAINAGE AREA MAP: ULTIMATE CONDITIONS

HEC=HMS INPUT- PROPOSED TIME OF CONCENTRATION CALCULATIONS - MANOR DOWNS INDUSTRIAL

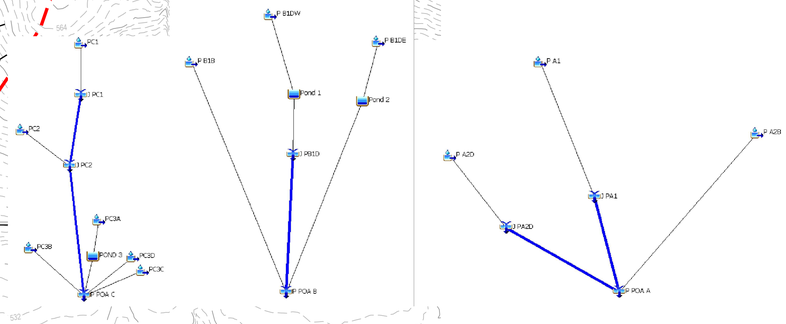
BASIN	AREA			IMPERVIOUS COVER		SHEET FLOW					SHALLOW CONCENTRATED FLOW				CHANNEL FLOW						Pipe Flow								TC		CN	IC%
	sf	ac	sq mi	sf	%	L	n	S	2yr-24hr	Tc	L	S	Flow Type	Tc	L	n	S	R	V*	Tc	L	n	S	D	A	P	V	Tc	Total	Lag		
						ft		%		min	ft	%		Table 15-3	min	ft		%		fps	min	ft		%	In	sf	ft	fps	min	min	min		
PA1	2244375	51.52	0.0805	1,428,275	63.64%	100	0.240	0.50%	4.06	22.1	2455	1.81%	Unpaved	16.135	18.8	517	0.045	0.50%	1.00	2.34	3.7									44.6	26.75	84	63.6%
PA2B	4252218	97.62	0.1525	2,376,513	55.89%	100	0.240	0.10%	4.06	42.0	1808	2.10%	Unpaved	16.135	12.9	2649	0.045	1.30%	1.00	3.78	11.7									66.6	39.94	84	55.9%
PA2D	1845372	42.36	0.0662	1,209,351	65.53%	100	0.240	2.50%	4.06	11.6						888	0.045	0.60%	1.00	2.56	5.8	1604	0.013	0.80%	60.0	19.63	15.7	7.98	3.35	20.7	12.42	84	65.5%
REACH PA1																2592	0.045	1.51%	1.25	4.72	9.1									9.1	5.49		
REACH PA2D																						618	0.013	0.80%	60.0	19.63	4.7	4.20	2.45	2.5	1.47		
PB1B	892568	20.49	0.0320	390,015	43.70%	100	0.240	3.80%	4.06	9.8	955	3.30%	unpaved	16.135	5.4	1021	0.045	1.20%	1.00	3.63	4.7									19.9	11.95	84	43.7%
PB1DW	148014	3.40	0.0053	89,891	60.73%	100	0.011	1.41%	4.06	1.2	101	1.40%	Paved	20.328	0.7	361	0.045	0.50%	1.00	2.34	2.6	106	0.013	3.00%	30.0	4.91	7.9	9.74	0.18	5.0	3.00	84	60.7%
PB1DE	938133	21.54	0.0337	553,976	59.05%	100	0.240	9.29%	4.06	6.9						642	0.045	0.52%	1.00	2.39	4.5	1021	0.013	1.00%	30.0	4.91	7.9	5.62	3.03	14.4	8.62	84	59.1%
REACH PB1D																293	0.045	0.40%	1.25	2.43	2.0	130	0.013	1.00%	36.0	7.07	9.4	6.35	0.34	2.4	1.41		
PC 1	2787609	63.99	0.1000	1,811,946	65.00%	100	0.240	0.50%	4.06	22.1	3145	1.60%	Unpaved	16.135	25.7															47.7	28.64	84	65.0%
PC 2	332575	7.63	0.0119	196,639	59.13%	100	0.240	1.70%	4.06	13.5	596	2.20%	Unpaved	16.135	4.2	824	0.045	1.13%	1.00	3.52	3.9									21.6	12.94	84	59.1%
PC3A	619735	14.23	0.0222	355,885	57.43%	100	0.240	2.40%	4.06	11.8	475	3.10%	Unpaved	16.135	2.8	1236	0.045	1.30%	1.00	3.78	5.5	990	0.013	0.70%	36.0	7.07	9.4	5.31	3.11	23.1	13.88	84	57.4%
PC3B	431604	9.91	0.0155	30,972	7.18%	89	0.240	19.30%	4.06	4.7						1857	0.045	1.30%	1.00	3.78	8.2									12.9	7.72	84	7.2%
PC3C	107012	2.46	0.0038	94,453	88.26%	100	0.240	2.00%	4.06	12.7	97	2.20%	Paved	20.328	0.5	403	0.013	0.70%	1.00	9.59	0.7	67	0.013	1.20%	42.0	9.62	11.0	7.71	0.14	14.1	8.43	84	88.3%
PC3D	873264	20.05	0.0313	643,781	73.72%	60	0.240	0.60%	4.06	13.6						270	0.013	0.50%	1.00	8.10	0.6	2650	0.013	0.80%	42.0	9.62	11.0	6.29	7.02	21.2	12.72	84	73.7%
REACH PC1																770	0.045	0.70%	1.25	3.21	4.0									4.0	2.40		
REACH PC2																1881	0.045	1.20%	1.25	4.21	7.4									7.4	4.47		
TOTAL AREA	15472479	355.20	0.5550	9,181,697	59.3%																												



EXISTING VS PROPOSED FLOWS					
	2YR	5 YR	10 YR	25 YR	100 YR
EXISTING POA A	305.0	410.0	504.8	644.5	883.3
PROPOSED POA A	296.3	392.3	478.2	605.2	821.3
Δ	-8.7	-17.7	-26.6	-39.3	-62.0
EXISTING POA B	49.3	69.6	87.9	114.3	158.1
PROPOSED POA B	49.2	65.7	80.6	102.0	137.7
Δ	-0.1	-3.9	-7.3	-12.3	-20.4
EXISTING POA C	191.4	258.1	317.7	404.8	551.0
PROPOSED POA C	189.9	247.8	299.0	374.3	550.7
Δ	-1.5	-10.3	-18.7	-30.5	-0.3

Proposed Development Conditions - SCS Method - Via HEC-HMS

BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
PA1	2,244,375	51.5	0.0805	84	1,428,275	63.6%	26.75	98.3	129.2	156.8	197.1	265.2
PA2B	4,252,218	97.6	0.1525	84	2,376,513	55.9%	39.94	147.2	195.8	239.5	304.0	413.9
PA2D	1,845,372	42.4	0.0662	84	1,209,351	65.5%	12.42	106.3	139.0	168.2	210.4	281.1
REACH PA1							5.49	91.7	120.4	146.0	183.6	247.3
REACH PA2D							1.47	102.2	133.6	161.7	202.5	270.8
P POA A	**8,341,964**	**191.5**	0.2992		**5,014,139**	**60.1%**		**296.3**	**392.3**	**478.2**	**605.2**	**821.3**
PB1B	892568	20.5	0.0320	84	390015	43.7%	11.95	48.8	65.3	80.2	101.5	137.2
PB1DW	148014	3.4	0.0053	84	89891	60.7%	3.00	10.7	14.0	16.9	21.1	28.2
PB1DE	938133	21.5	0.0337	84	553976	59.1%	8.62	64.5	84.5	102.6	128.3	171.3
REACH PB1D							1.41	0.2	0.2	0.2	0.2	0.2
P POA B	**1,978,715**	**45**	0.0710		**1,033,881**	**52.3%**		**49.2**	**65.7**	**80.6**	**102.0**	**137.7**
PC 1	2,787,609	64.0	0.1000	84	1,811,946	65.0%	28.64	116.9	153.6	186.4	234.5	315.9
PC 2	332,575	7.6	0.0119	84	196,639	59.1%	12.94	18.2	23.9	29.1	36.5	49.0
PC3A	619,735	14.2	0.0222	84	355,885	57.4%	13.88	32.1	42.4	51.6	65.0	87.4
PC3B	431,604	9.9	0.0155	84	30,972	7.2%	7.72	25.7	35.7	44.8	57.6	79.0
PC3C	107,012	2.5	0.0038	84	94,453	88.3%	8.43	8.0	10.2	12.2	15.1	19.8
PC3D	873,264	20.0	0.0313	84	643,781	73.7%	12.72	50.9	66.0	79.4	99.0	131.7
REACH PC1							2.40	111.6	146.3	177.4	223.6	301.8
REACH PC2							4.47	121.6	159.6	193.8	243.9	329.1
P POA C	**5,151,800**	**118.3**	**0.1848**		**3,133,677**	**61%**		**189.9**	**247.8**	**299.0**	**374.3**	**550.7**



250 0 250 500

SCALE: 1 INCH = 250 FT

LEGEND

- PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE AREA
- TIME OF CONCENTRATION
- REACH
- XX / XX.XX — DRAINAGE AREA IDENTIFIER
- FLOW ARROW
- HEADWALL
- CURB INLET
- AREA INLET
- JUNCTION BOX

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TBPE Firm Registration No: F-14309
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746
Phone: (512) 327-1180
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REVISIONS	DESCRIPTION	DATE
REVISION	---	---
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PROPOSED DRAINAGE AREA MAP

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 21 OF 43

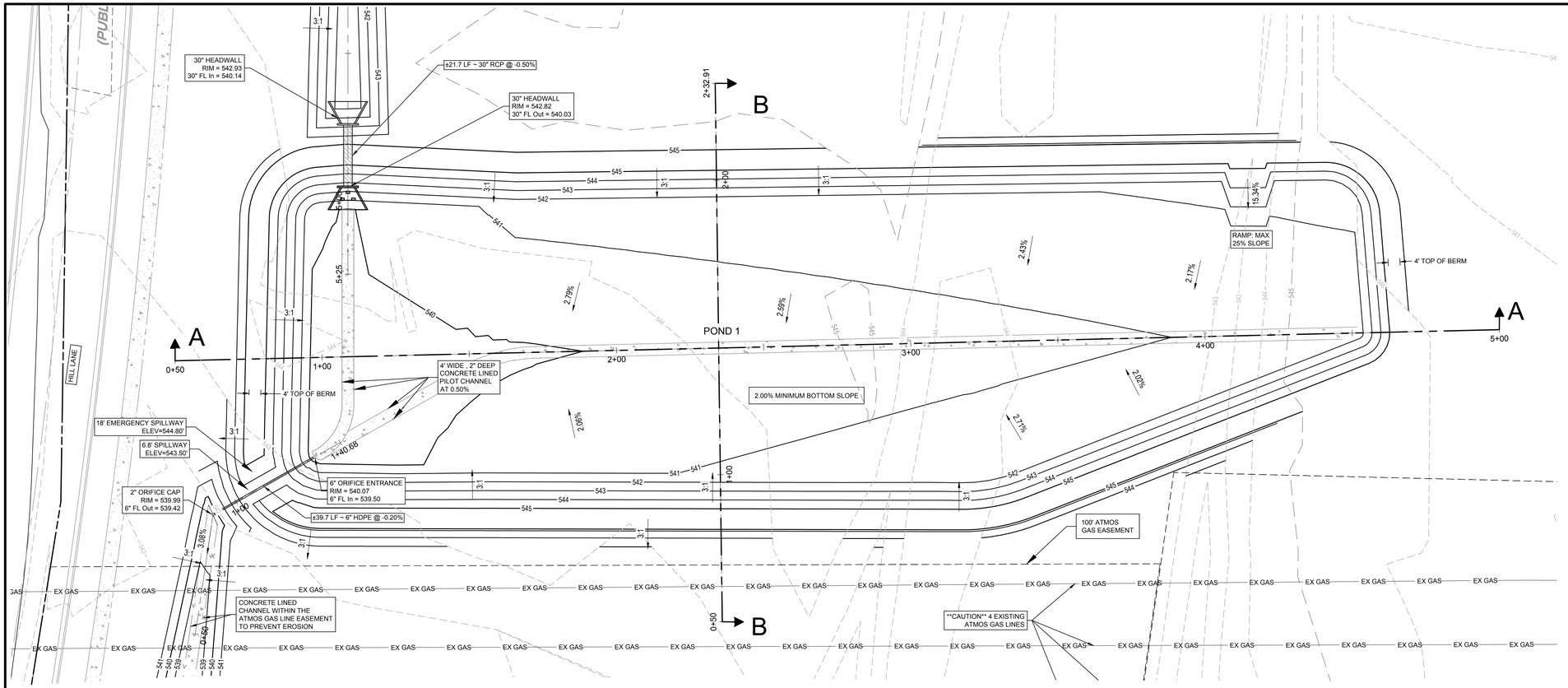
811 Know what's below. Call before you dig.

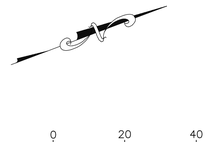
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE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

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V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Engineering Plans\Site Plan B\070422-01-002 SP-B_PDAM.dwg, PROPOSED DRAINAGE, August 01, 2025, 1:16 AM, acantzoza

EXHIBIT 10 – DETENTION POND 1: INTERMEDIATE CONDITIONS



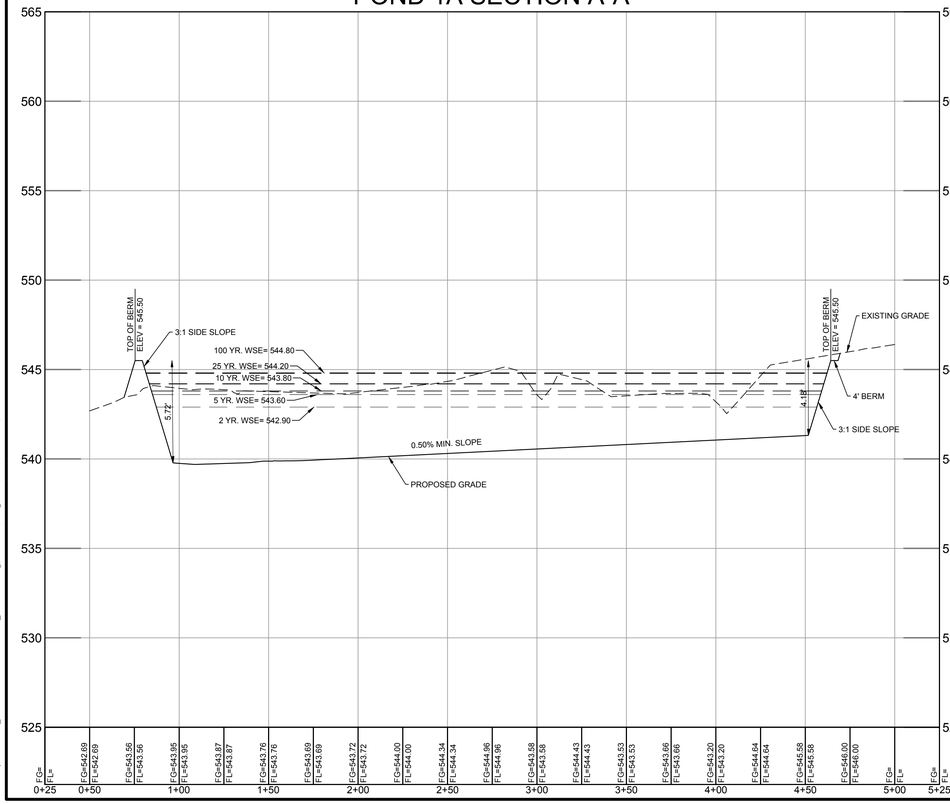


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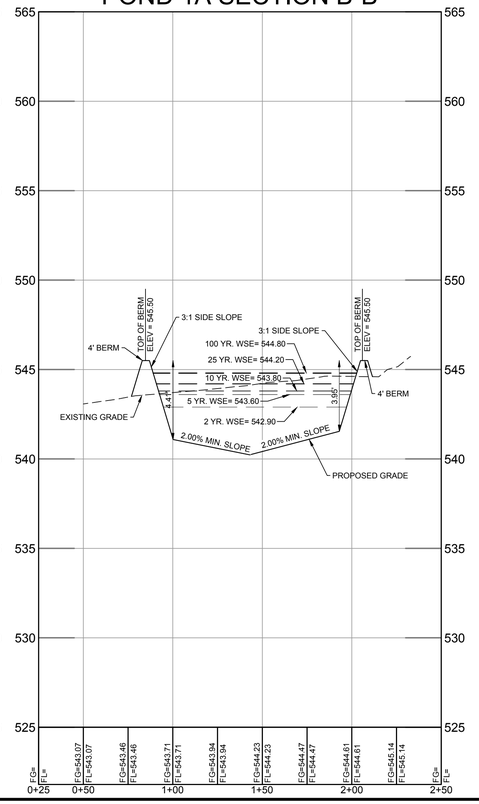
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- SITE BOUNDARY
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ww WASTEWATER LINE
- WL WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

NOTES:
1. ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS.
2. EARTHEN EMBANKMENTS SIDE SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

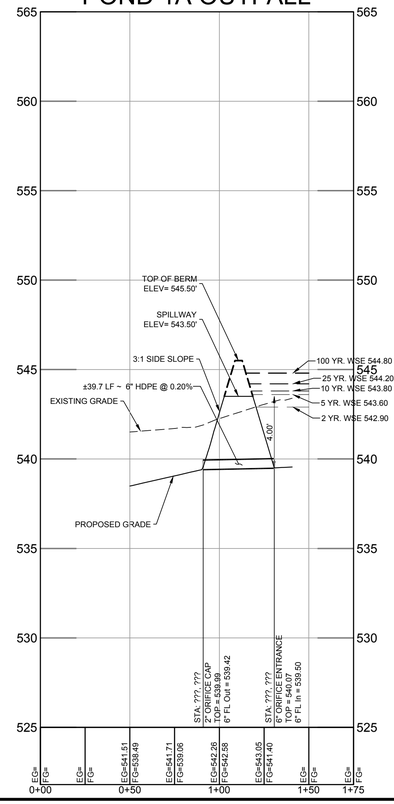
POND 1A SECTION A-A



POND 1A SECTION B-B



POND 1A OUTFALL



PROFILE SCALE 1:40

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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 1A

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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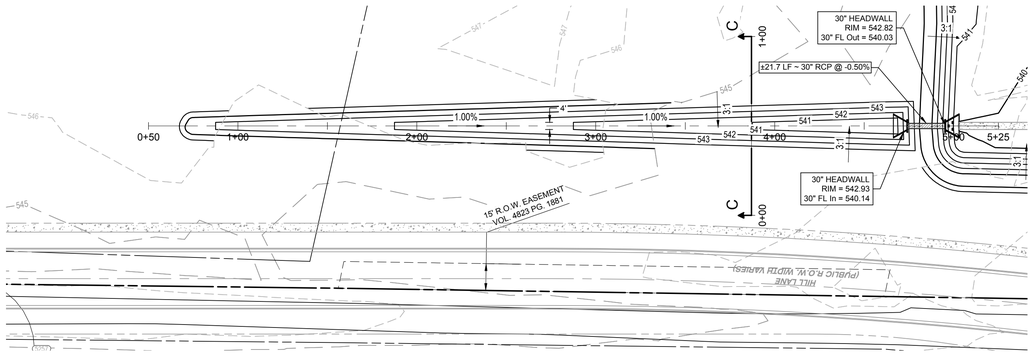
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MC	LB	MK

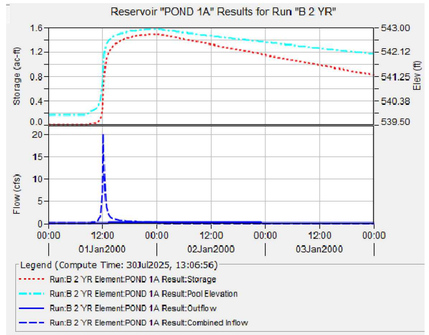
JOB No. 070422-01-002

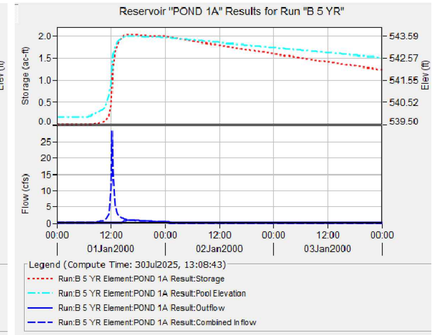
SHEET 55 OF 79

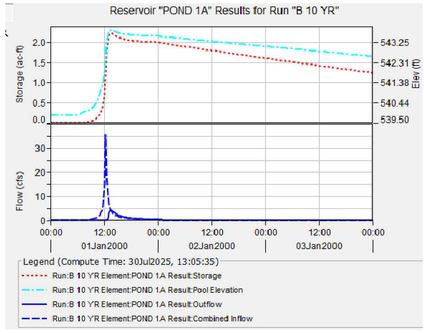
PRELIMINARY NOT FOR CONSTRUCTION

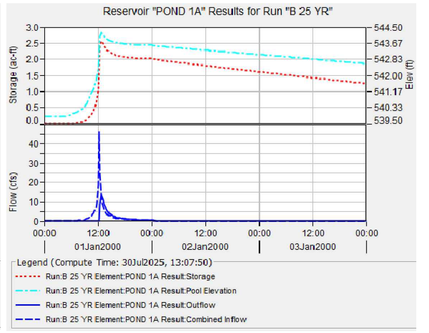
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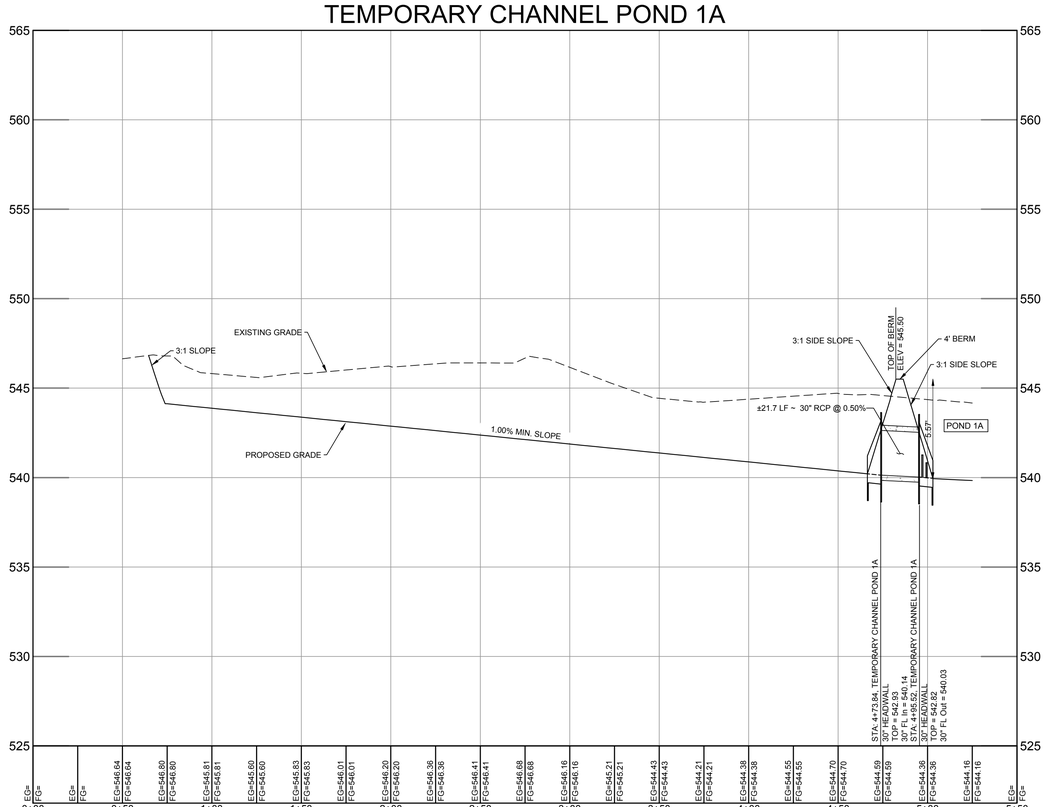




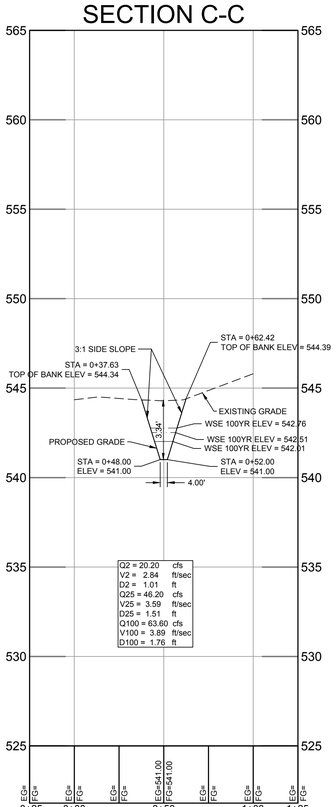
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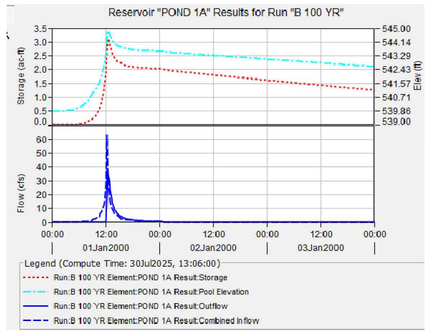
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- SITE BOUNDARY
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WASTEWATER LINE
- WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

TEMPORARY CHANNEL POND 1A



SECTION C-C



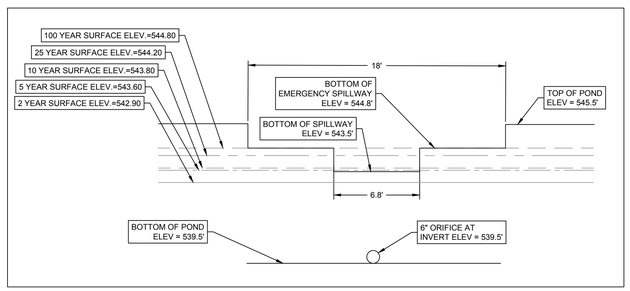


POND 1A SUMMARY TABLE

EVENT	INFLOW (cfs)	OUTFLOW (cfs)	DELTA (cfs)	WSE Ft	STORAGE Ac-ft
2-year	20.20	0.20	20.00	542.90	1.50
5-year	28.40	0.80	27.60	543.60	2.00
10-year	35.80	4.30	31.50	543.80	2.20
25-Year	46.20	13.60	32.60	544.20	2.60
100-Year	63.60	34.80	28.80	544.80	3.10

POND 1A STAGE-AREA-STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
539.5	0	N/A	N/A	0	N/A	0
540.0	3595	0.5	899	899	599	599
541.0	17164	1.0	10380	11278	9538	10137
542.0	31674	1.0	24419	35697	24051	34189
543.0	34808	1.0	33241	68938	33228	67417
544.0	37553	1.0	36181	105119	36172	103589
545.0	40324	1.0	38939	144057	38931	142520
545.5	41744	0.5	20527	164584	20526	163045



SPILLWAY DETAIL (N.T.S.)

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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 1A CHANNEL AND CALCULATIONS

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

DESIGN	DRAWN	CHKD
MC	LB	MK

JOB No. 070422-01-002

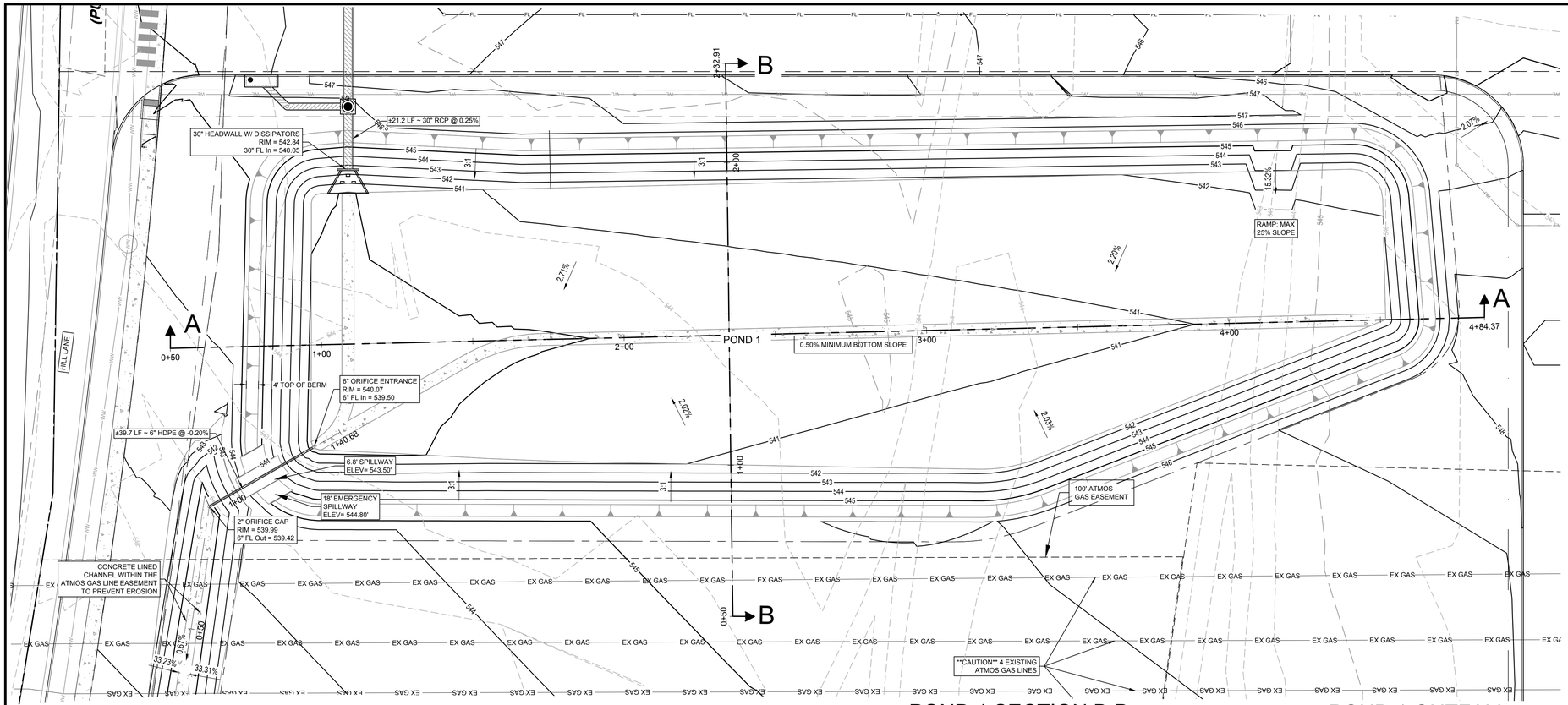
SHEET 56 OF 79

207

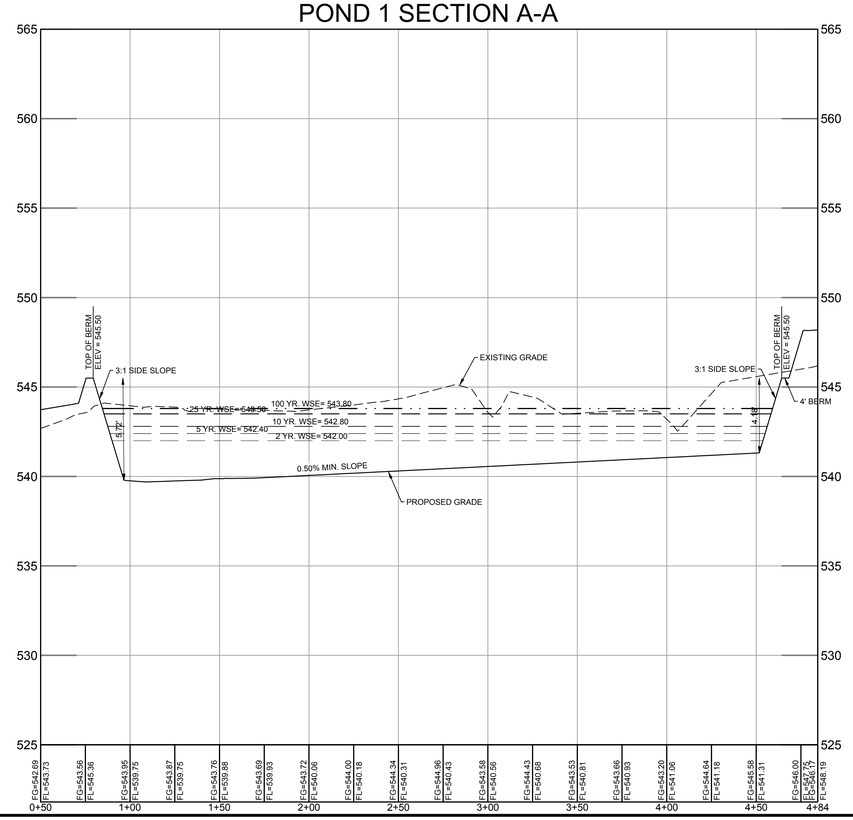
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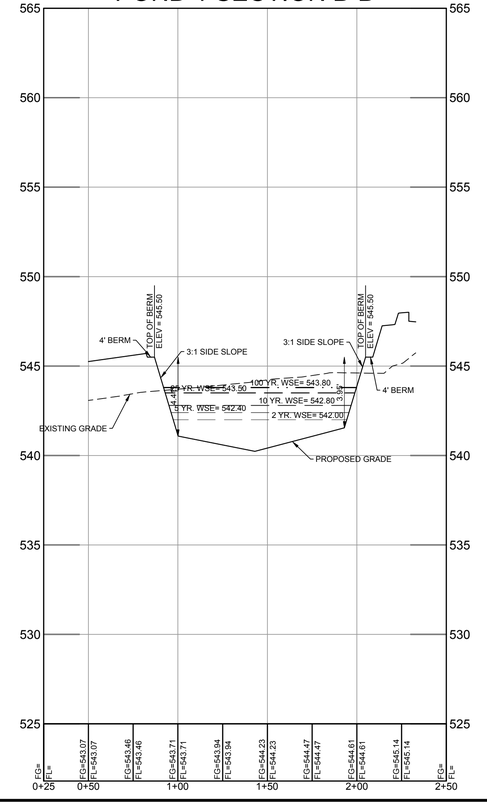
EXHIBIT 11 – DETENTION PONDS: ULTIMATE CONDITIONS



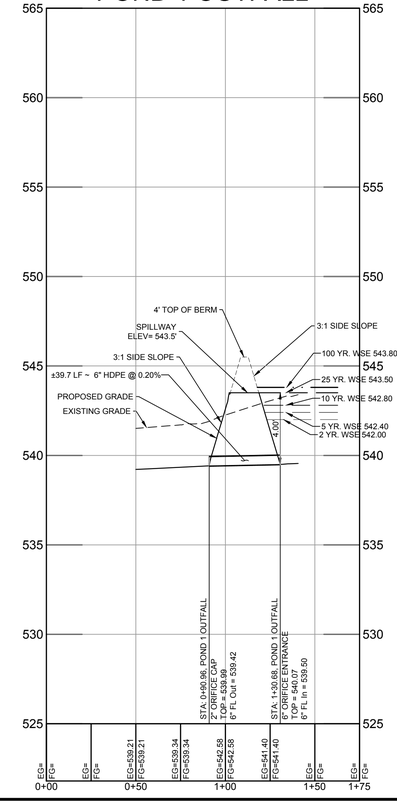
POND 1 SECTION A-A



POND 1 SECTION B-B



POND 1 OUTFALL



PROFILE SCALE 1:40



LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WW WASTEWATER LINE
- WL WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

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Fax: (512) 327-4062
www.bowman.com

REVISIONS		
REVISION	DESCRIPTION	DATE
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POND 1

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 27 OF 43

811 Know what's below. Call before you dig.

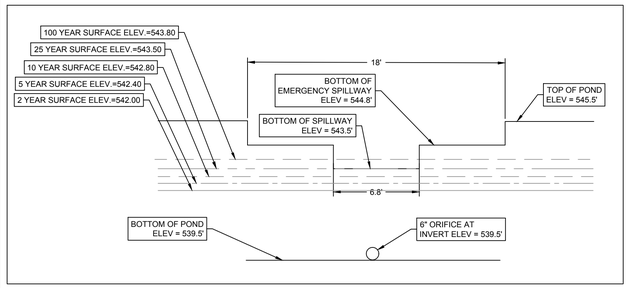
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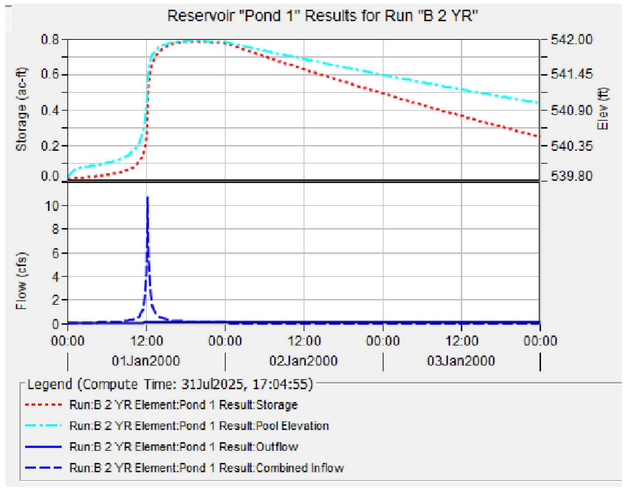
PRELIMINARY NOT FOR CONSTRUCTION

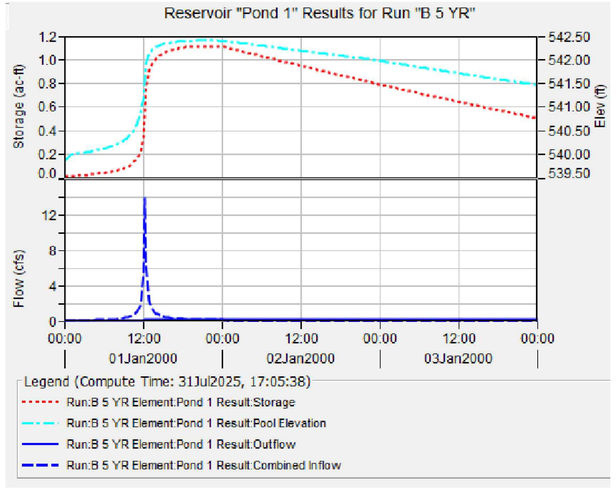
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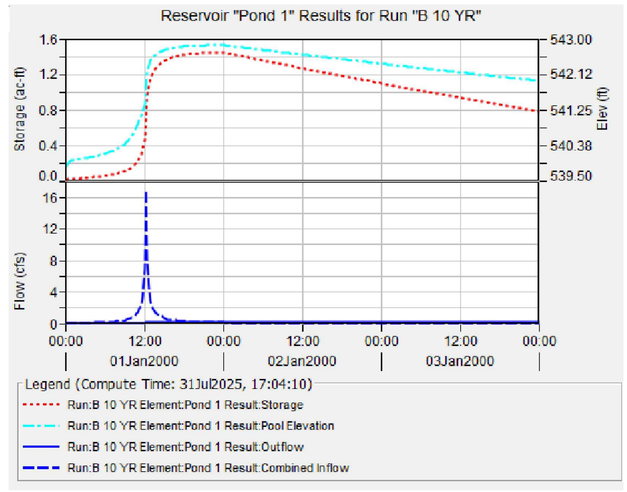
POND 1 SUMMARY TABLE					
EVENT	INFLOW	OUTFLOW	DELTA	WSE	STORAGE
	(cfs)	(cfs)	(cfs)	Ft	Ac-ft
2-year	10.7	0.2	10.5	542.0	0.80
5-year	14.0	0.2	13.8	542.4	1.10
10-year	16.9	0.2	16.7	542.8	1.40
25-Year	21.1	0.2	20.9	543.5	2.00
100-Year	27.2	0.3	26.9	543.8	2.20

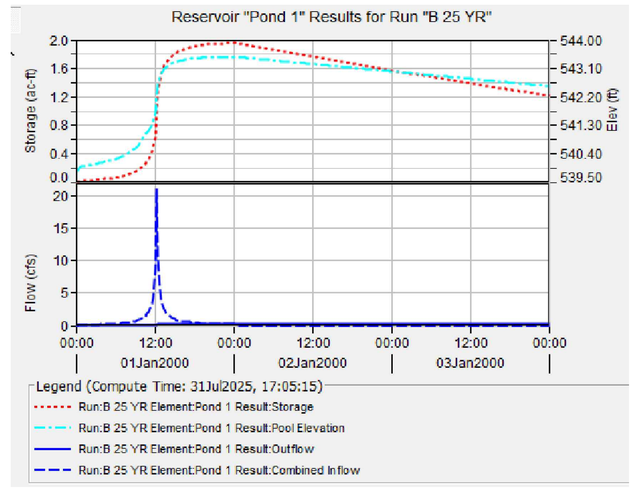
POND 1 STAGE-AREA-STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
539.5	0	N/A	N/A	0	N/A	0
540.0	4076	0.5	1019	1019	679	679
541.0	17551	1.0	10814	11833	10028	10708
542.0	31669	1.0	24610	36443	24265	34973
543.0	34805	1.0	33237	69679	33224	68197
544.0	37551	1.0	36178	105857	36169	104367
545.0	40324	1.0	38938	144795	38929	143296
545.5	41744	0.5	20517	165312	20516	163812

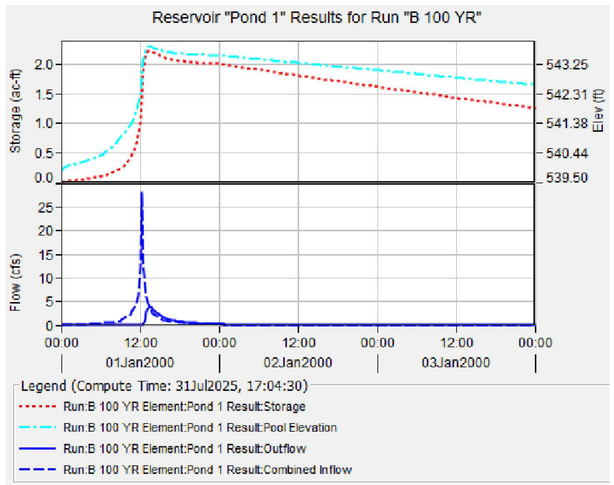


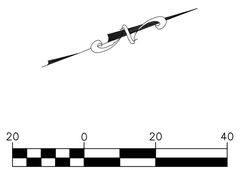












LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- 830 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 830 PROPOSED MAJOR CONTOUR
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Fax: (512) 327-4062
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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 1 CALCULATIONS

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

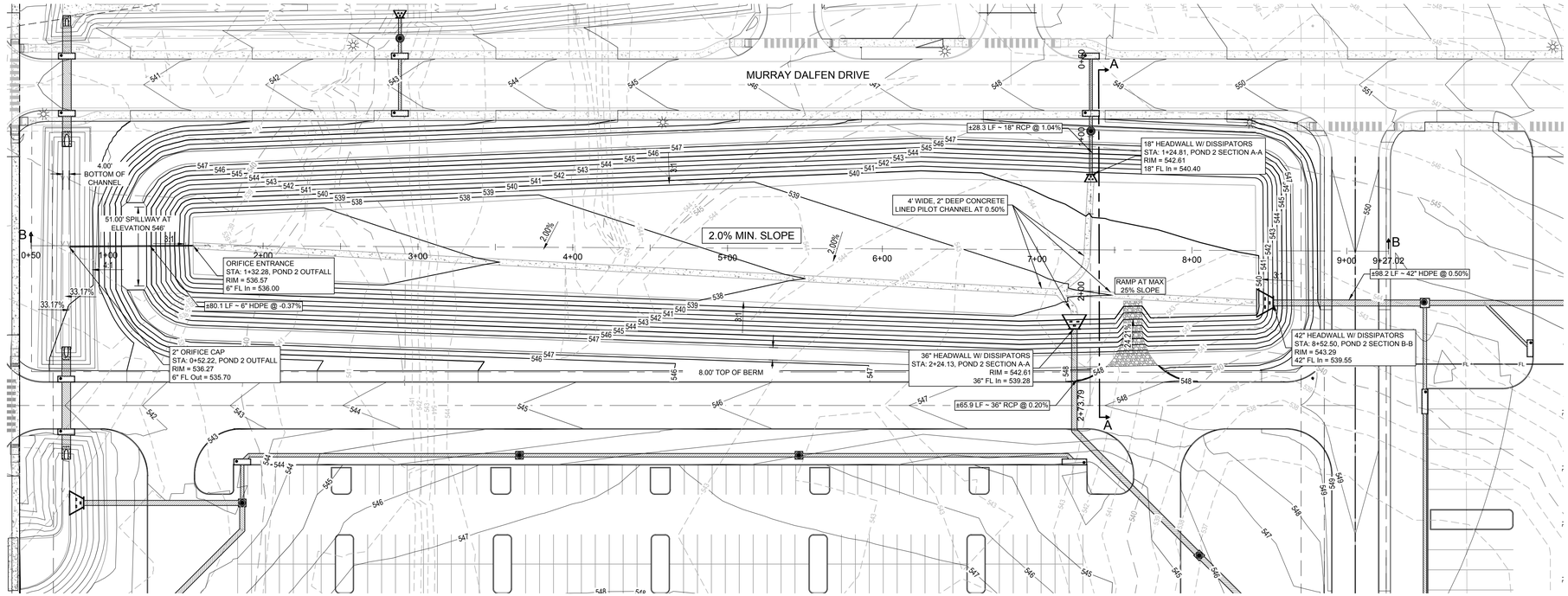
SHEET 28 OF 43

811 Know what's below. Call before you dig.

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PRELIMINARY NOT FOR CONSTRUCTION

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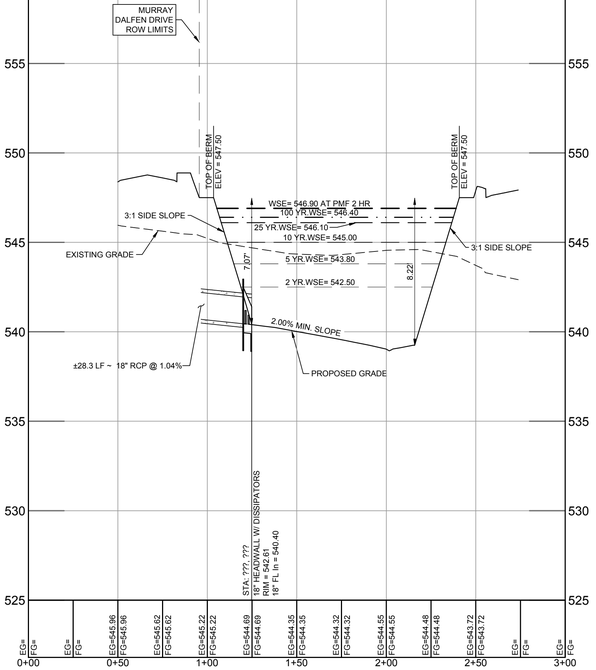


LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- SITE BOUNDARY
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WASTEWATER LINE
- WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

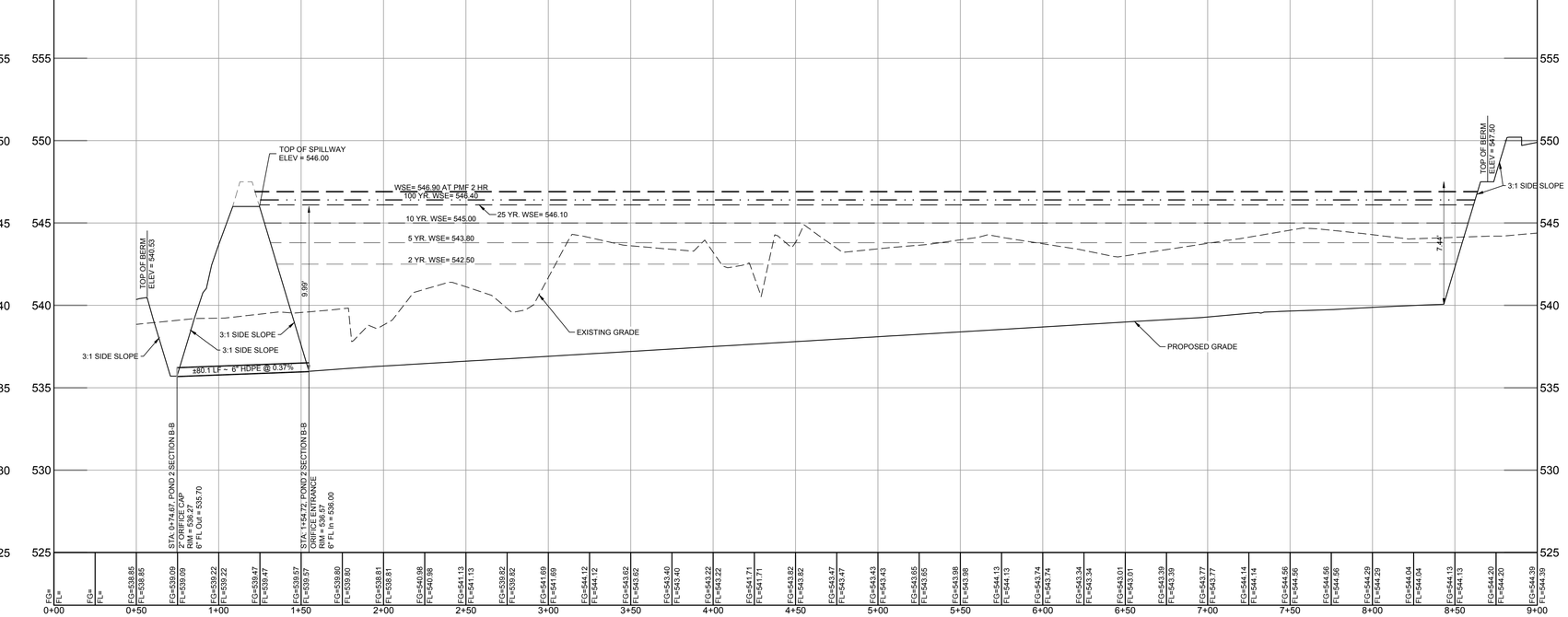
NOTES:
1. ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH COA STANDARD SPECIFICATIONS.
2. EARTHEN EMBANKMENTS SIDE SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

POND 2 SECTION A-A



POND 2 SECTION B-B

PROFILE SCALE 1:40



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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 2

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	LB	MK

JOB No. 070422-01-002

SHEET 57 OF 79

811 Know what's below. Call before you dig.

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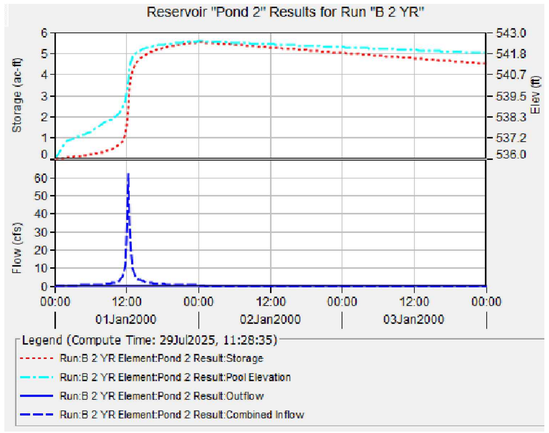
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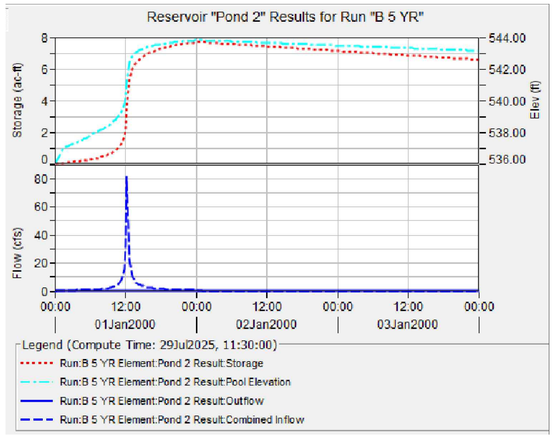
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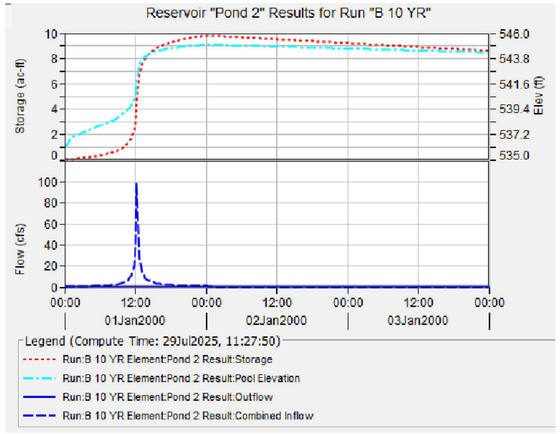
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EVENT	INFLOW (cfs)	OUTFLOW (cfs)	DELTA (cfs)	WSE Ft	STORAGE Ac-ft
2-year	62.70	0.30	62.40	542.50	5.50
5-year	81.80	0.30	81.50	543.80	7.70
10-year	99.30	0.30	99.00	545.00	9.80
25-Year	124.00	3.50	120.50	546.10	11.90
100-Year	165.50	45.20	120.30	546.40	12.60

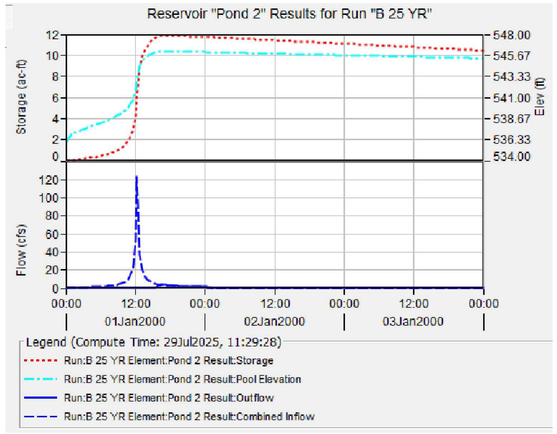
STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
536.000	0.00	N/A	N/A	0.00	N/A	0.00
537.000	6,912.30	1.000	3456.15	3456.15	2304.10	2304.10
538.000	19,183.10	1.000	13047.70	16503.85	12536.86	14840.96
539.000	35,373.29	1.000	27278.19	43782.04	26868.58	41709.54
540.000	52,304.75	1.000	43839.02	87621.06	43563.96	85273.50
541.000	61,714.68	1.000	57009.71	144630.77	56944.88	142218.39
542.000	66,445.97	1.000	64080.32	208711.10	64065.76	206284.15
543.000	71,231.30	1.000	68838.64	277549.74	68824.77	275108.93
544.000	76,071.00	1.000	73651.15	351200.89	73637.90	348746.82
545.000	80,965.89	1.000	78518.44	429719.33	78505.73	427252.55
546.000	85,917.06	1.000	83441.47	513160.81	83429.23	510681.78
547.000	90,854.45	1.000	88385.76	601546.56	88374.26	599056.04
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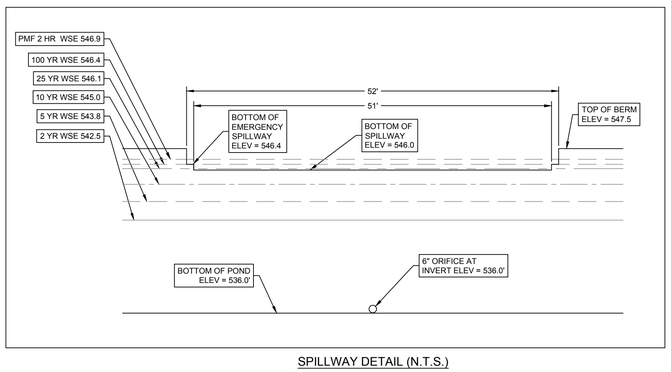
POND 2 PMF SUMMARY					
PMP FREQUENCY	DEPTH (in)	MAX. ELEV. (ft)	DAY	TIME (hr:min)	PEAK DISCHARGE
1 hr	15.1	546.9	0	1:15	198.3
2 hr	19.9	546.9	0	1:30	213.1
3 hr	22.4	546.8	0	1:30	166.4
6 hr	26.6	546.8	0	2:00	168.0
12 hr	35.4	546.7	0	2:15	131.1
24 hr	42.5	546.6	0	7:45	90.1
48 hr	46.6	546.4	0	8:00	52.6
72 hr	46.6	546.3	0	20:30	35.1



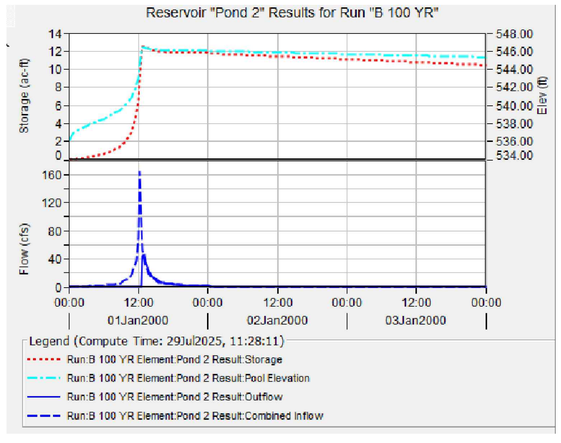








SPILLWAY DETAIL (N.T.S.)



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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 2 CALCULATIONS

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	LB	MK

JOB No. 070422-01-002

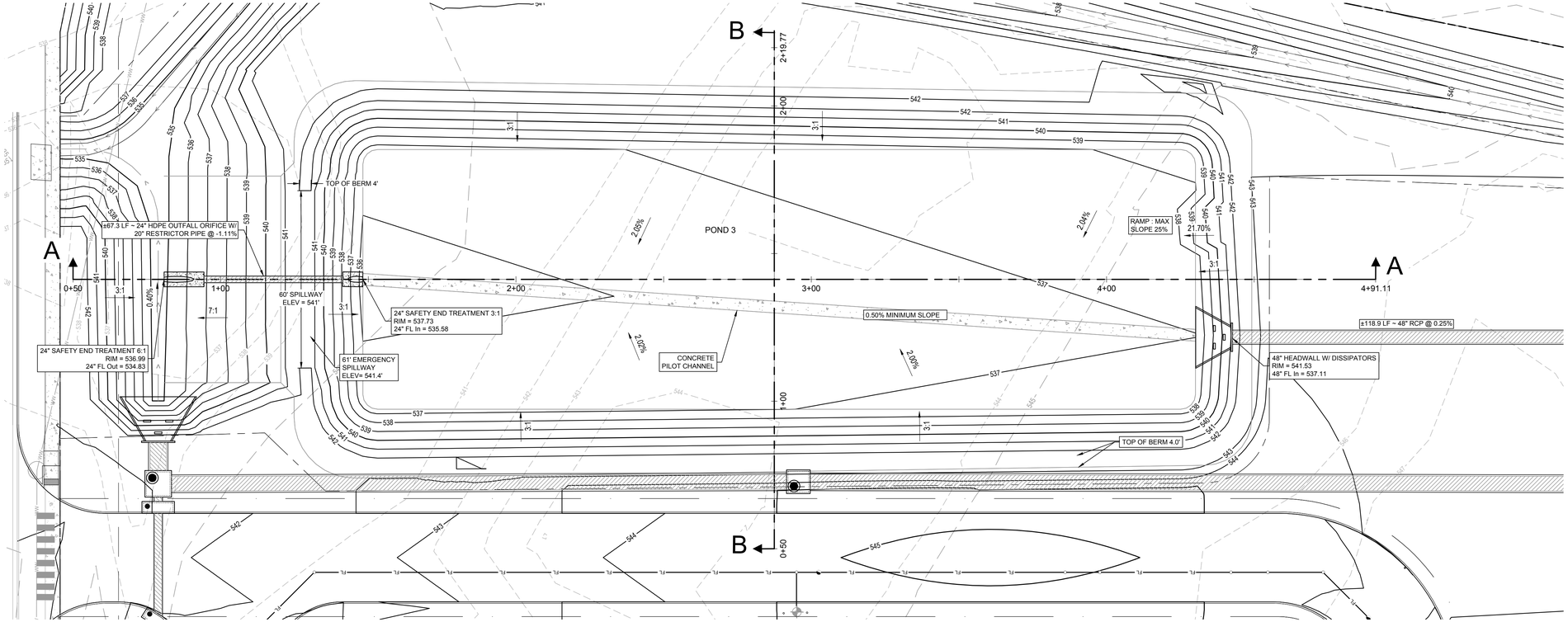
SHEET 58 OF 79

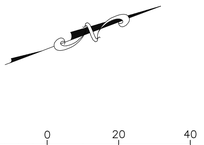
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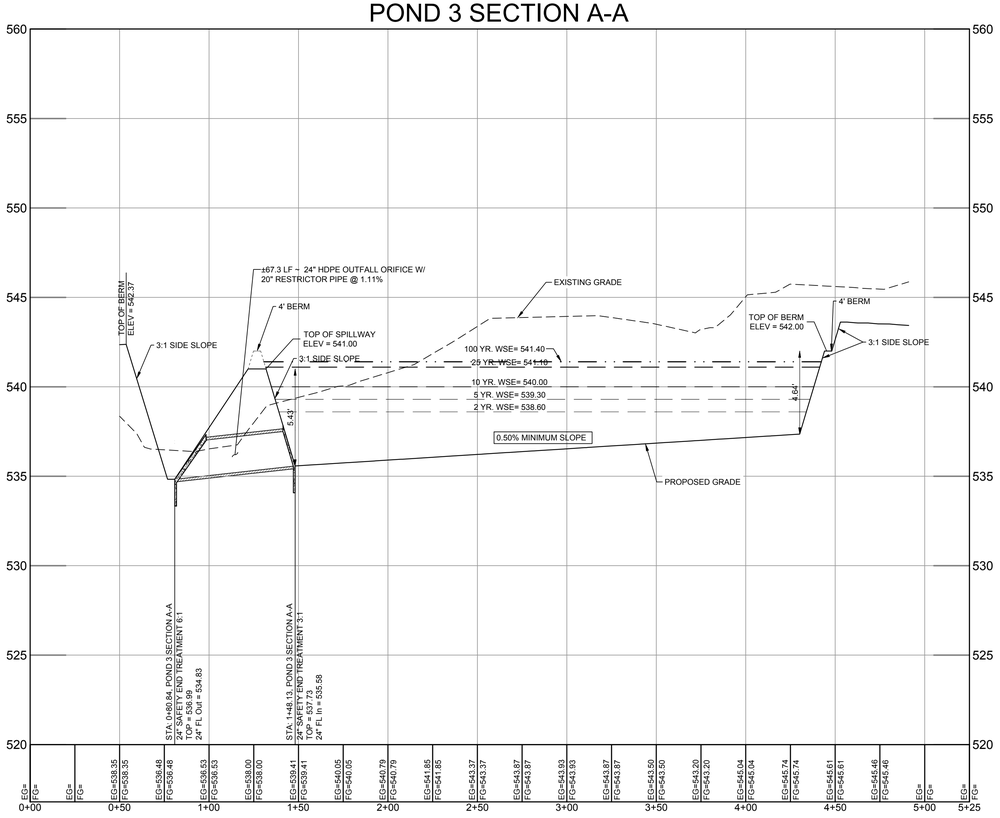




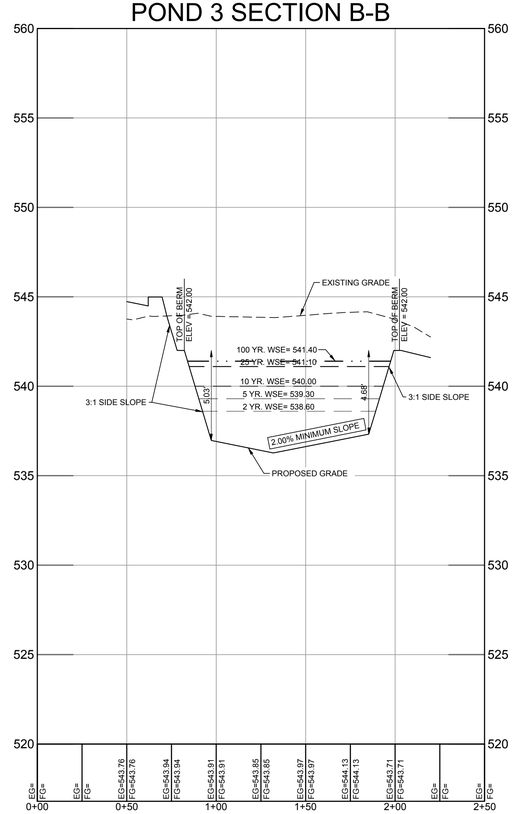
LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WASTEWATER LINE
- WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

POND 3 SECTION A-A



POND 3 SECTION B-B



PROFILE SCALE 1:40

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Austin, Texas 78746
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Fax: (512) 327-4062
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REVISIONS

REVISION	DESCRIPTION	DATE
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POND 3

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 29 OF 43

811 Know what's below. Call before you dig.

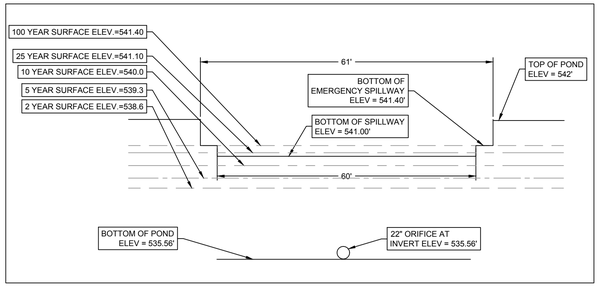
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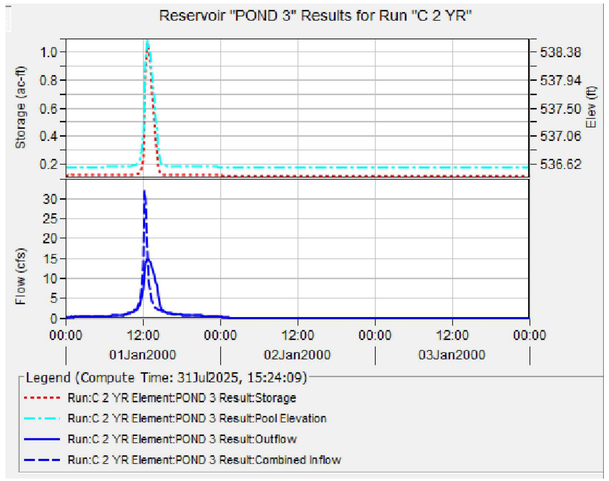
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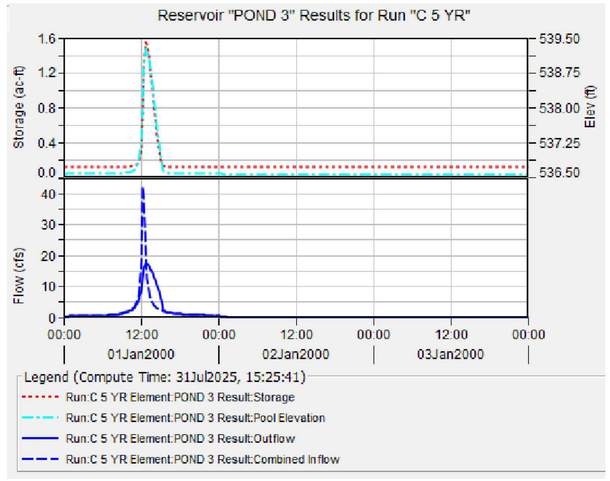
POND 3 SUMMARY					
EVENT	INFLOW (cfs)	OUTFLOW (cfs)	DELTA (cfs)	WSE Ft	STORAGE Ac-ft
2-year	32.1	14.8	17.3	538.6	1.10
5-year	42.4	17.3	25.1	539.3	1.50
10-year	51.6	19.4	32.2	540.0	2.00
25-Year	65	24.5	40.5	541.1	2.80
100-Year	87.4	73.5	13.9	541.4	3.10

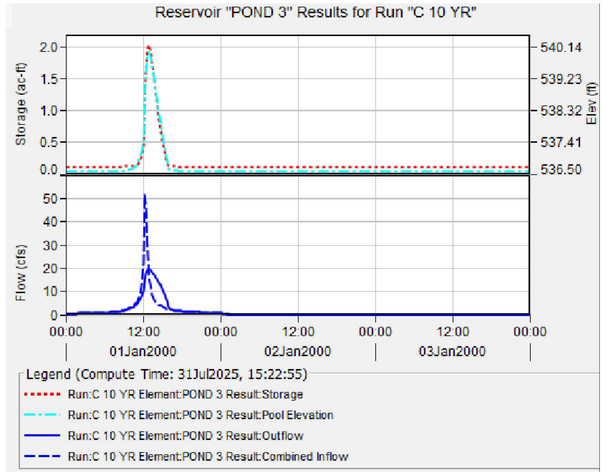
POND 3 STAGE-AREA-STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
536	1,839.81	0	386	386	258	258
537	17,601.03	1	9,720	10,107	8,377	8,635
538	26,717.10	1	22,159	32,266	22,001	30,636
539	29,163.15	1	27,940	60,206	27,931	58,567
540	31,488.69	1	30,326	90,532	30,318	88,886
541	33,869.61	1	32,679	123,211	32,672	121,557
542	36,320.18	1	35,095	158,306	35,088	156,645

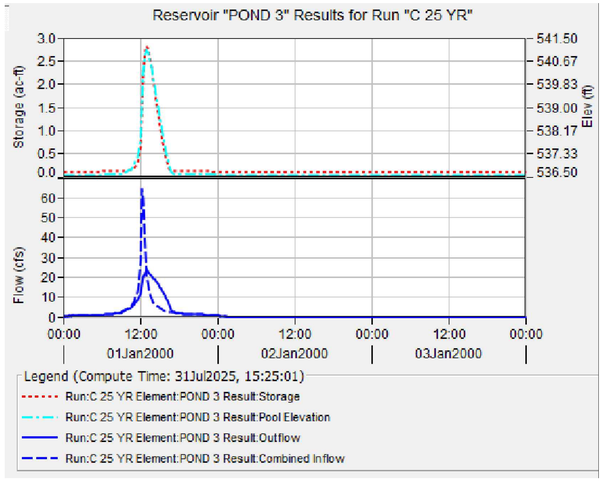


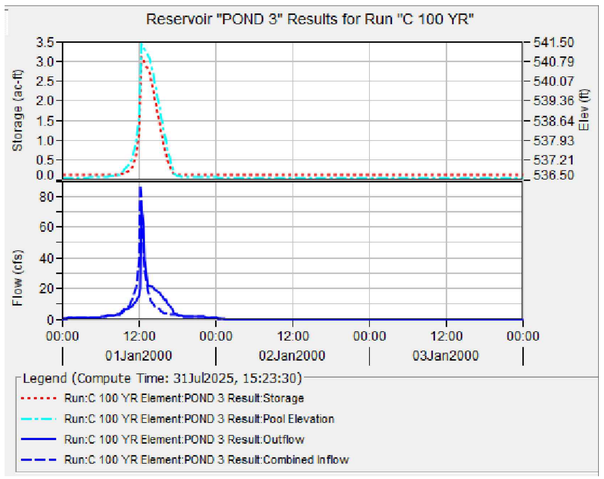
SPILLWAY DETAIL (N.T.S.)













SCALE: 1 INCH = 20 FT

LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WASTEWATER LINE
- WATER LINE
- STORM DRAIN LINE
- PROPOSED BERM
- PROPOSED SWALE
- PROPOSED ROCK BERM
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

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Phone: (512) 327-1180
Fax: (512) 327-4062
www.bowman.com
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746

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REVISIONS		
REVISION	DESCRIPTION	DATE
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POND 3 CALCULATIONS

MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK

JOB No. 070422-01-002

SHEET 30 OF 43

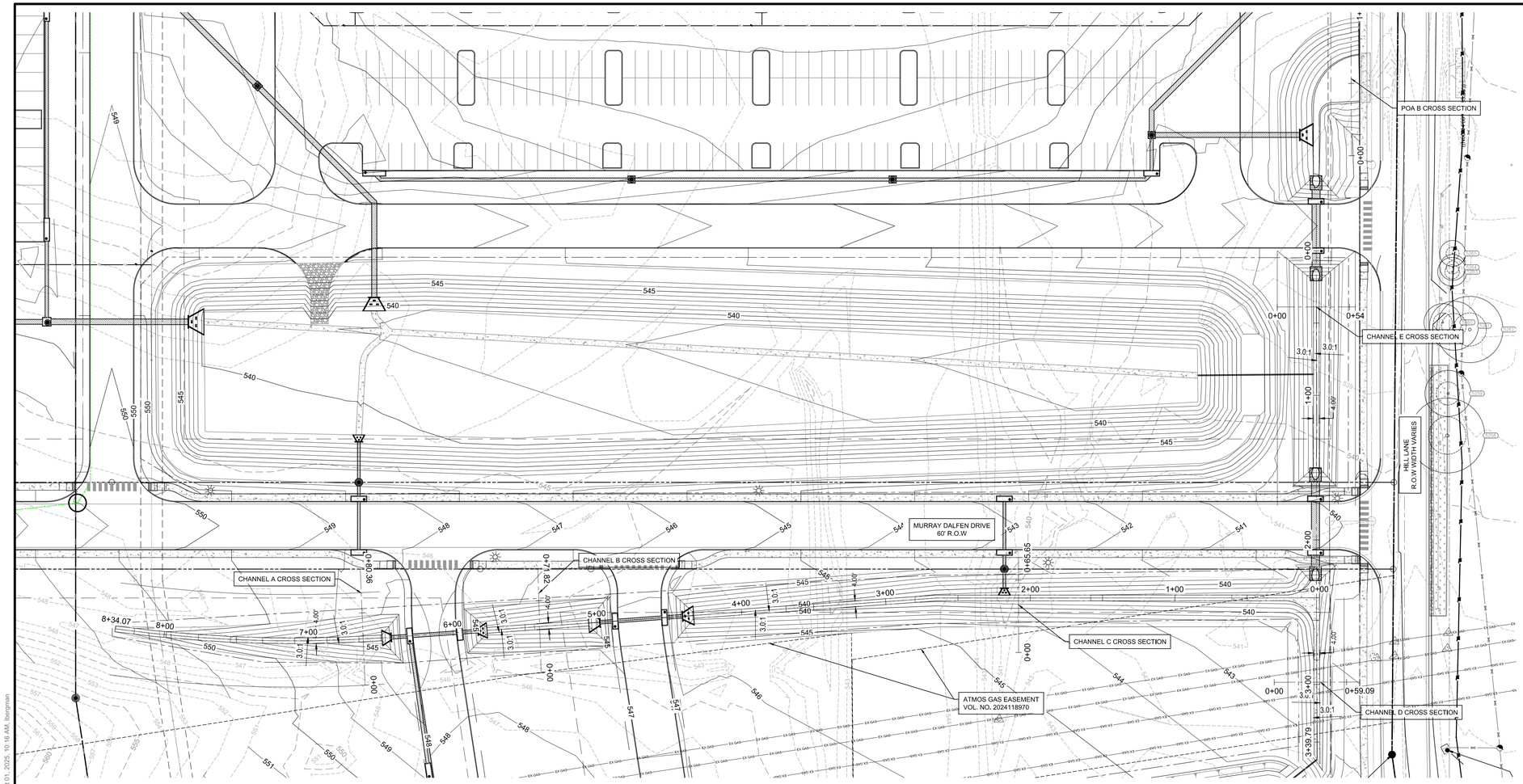
Know what's below. Call before you dig.

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

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C:\Temp\ACPublish_27768\070422-01-002 SP-B_PONDS.dwg, POND 3 CALCULATIONS, August 01, 2025, 1:29 AM, acarrizoza

EXHIBIT 12 – CHANNEL CROSS SECTIONS





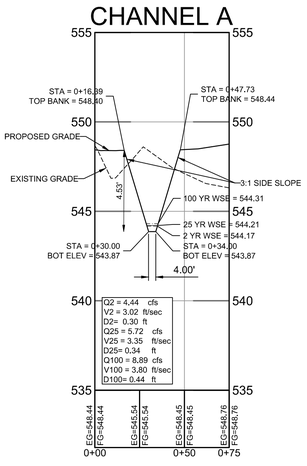
LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

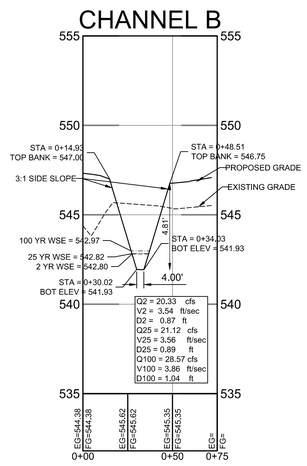
PROFILE LEGEND:		PROFILE SCALE:
EXISTING GRADE CL		1"= 40' HORIZONTAL
PROPOSED GRADE CL		1"= 4' VERTICAL
WSE - 100yr		
WSE - 25yr		
WSE - 2yr		
ELEVATION EXISTING GRADE	EG=XXX.XX FL=XXX.XX	ELEVATION PROPOSED FLOW LINE

NOTE:
A MANNING'S N VALUE OF 0.040 WAS USED FOR CHANNEL A, B, C AND E
A MANNING'S N VALUE OF 0.020 WAS USED FOR CHANNEL D

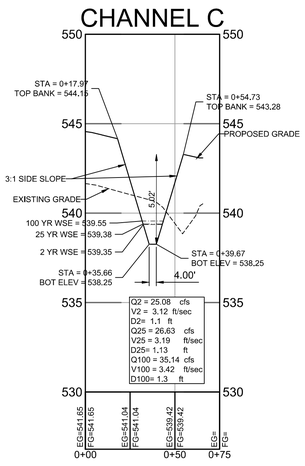
CHANNEL A



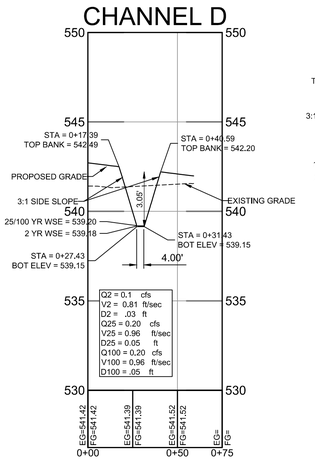
CHANNEL B



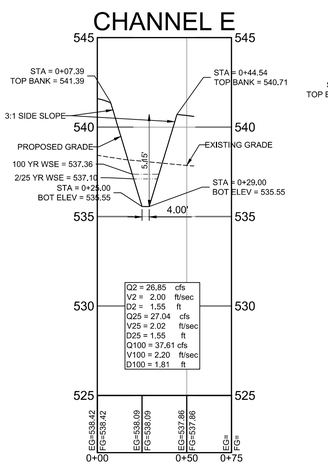
CHANNEL C



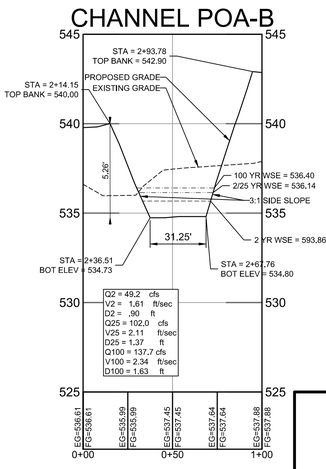
CHANNEL D



CHANNEL E



CHANNEL POA-B



MANOR DOWNS INDUSTRIAL
8916 HILL LANE
MURRAY DALFEN DRIVE CHANNEL CROSS SECTIONS

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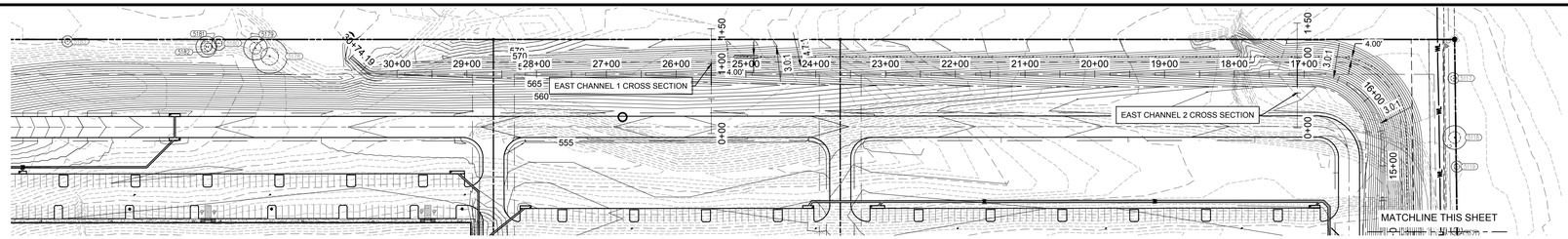
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August 1, 2025

SHEET 1 OF 4

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V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Design Documents\Drainage Report\CHANNEL BASE.dwg, MURRAY DALFEN CHANNEL, August 01, 2025, 10:16 AM, lbergman

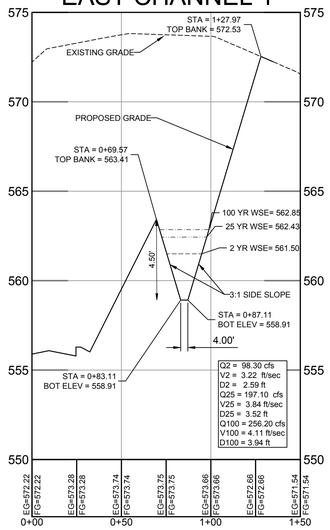




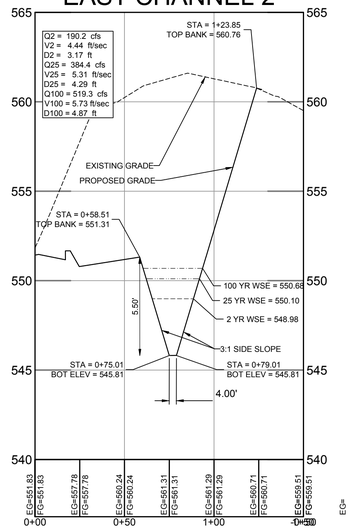
LEGEND

- PROPOSED R.O.W.
- PROPOSED LOT LINE
- EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STORM DRAIN LINE
- HEADWALL
- CURB INLET
- AREA INLET
- STORMSEWER MANHOLE

EAST CHANNEL 1



EAST CHANNEL 2



PROFILE LEGEND:

EXISTING GRADE CL	
PROPOSED GRADE CL	
WSE - 100yr	
WSE - 25yr	
WSE - 2yr	

ELEVATION EXISTING GRADE — EG=XXX.XX / FL=XXX.XX

ELEVATION PROPOSED FLOW LINE

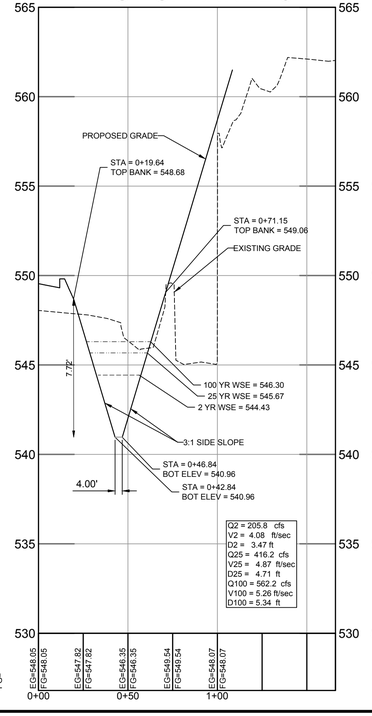
PROFILE SCALE:

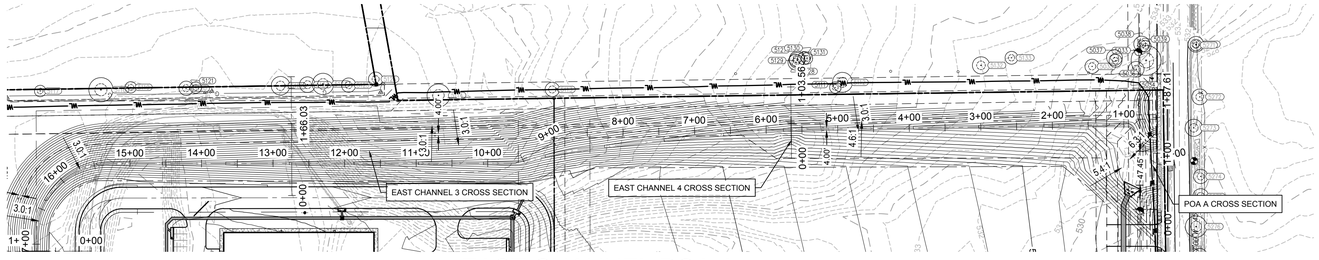
1"= 40' HORIZONTAL

1"= 4' VERTICAL

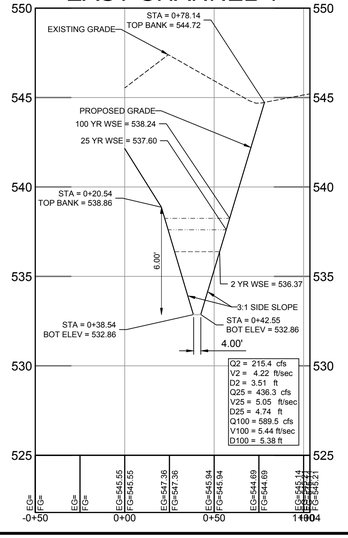
NOTE:
A MANNINGS N VALUE OF 0.060 WAS USED FOR ALL CHANNELS INDICATING NATIVE GRASS AND VEGETATION NOT MOWED REGULARLY.

EAST CHANNEL 3

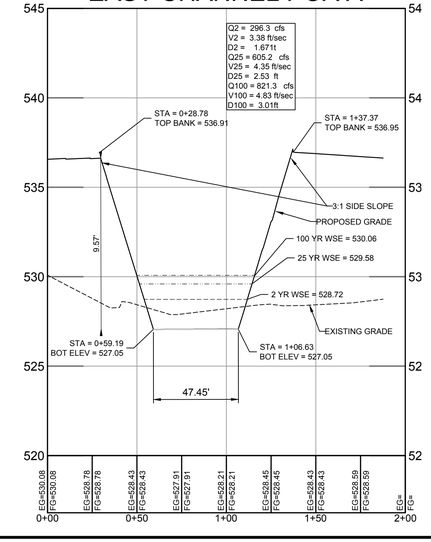




EAST CHANNEL 4



EAST CHANNEL POA A



MANOR DOWNS INDUSTRIAL
8916 HILL LANE
EAST CHANNEL CROSS SECTIONS

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August 1, 2025

SHEET 2 OF 4

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V:\070422 - Dalfen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Design Documents\Drainage Report\CHANNEL BASE.dwg, EAST CHANNEL, August 01, 2025, 12:45 PM, acarrozza