



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, November 12, 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 a public hearing on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.**
Applicant: Llano Realty Partners
Owner: SMSB Real Estate, LLC
- 2. Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.**
Applicant: Radius Civil Engineering
Owner: Easy Jet Drive LP
- 3. 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.

- 4. Consideration, discussion, and possible action to approve the minutes for October 8, 2025, Planning and Zoning Commission Regular Session.**

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.**
Applicant: Llano Realty Partners
Owner: SMSB Real Estate, LLC
- 6. Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.**
Applicant: Radius Civil Engineering
Owner: Easy Jet Drive LP
- 7. 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

8. 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

9. Consideration, discussion, and possible action on the 2026 Subdivision Calendar.

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Wednesday, November 5, 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 SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners

Owner: SMSB Real Estate, LLC

BACKGROUND/SUMMARY:

This property is located behind what is currently known as Case Construction Equipment Sales. The applicant is requesting light industrial zoning, which is the same zoning classification as Case Construction.

This area is designated as a mixed-density neighborhood on our Future Land-use map, so industrial zoning would not align with the comprehensive plan. Staff suggests a lesser zoning of C-3, which would provide a categorization more in line with what the comprehensive plan envisions.

As development progresses in the immediate area, a mixed-density neighborhood is not the most sensible strategy. The fire station is nearing completion, located just west of this parcel, and two heavy equipment sales entities are situated in front of it.

With a C-3, heavy commercial zoning, the applicant would be able to achieve low-intensity industrial uses that align with their neighbors, while also having the option to provide more community-oriented businesses, including retail centers and professional services.

To maintain that idea, the following uses are recommended to be removed from the allowable uses:

• Adult-Oriented Business • Commercial off-street parking • Data Center • Financial Services (Alternative) • Game Room • Truck Stop or Travel Center • Transportation Terminal	• Recreational Vehicle Park • Gasoline Station (Limited) • Gasoline Station (Full Service) • School, Boarding • School, Public • School, Private or Parochial • Vehicle Storage Facility • Zoo, Private
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LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- Zoning map
- Aerial image

- Neighborhood Mixed Use Dashboard
- C-3 and IN-1 Uses
- Mail Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

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

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

Llano Realty Partners

901 NE Interstate 410 Loop Suite 902
San Antonio, TX 78209
cbyrd@llanorealty.com

Date: 10/14/2025

City of Manor

City Hall Development Services Dept
105 East Eggleston Street
Manor, TX 78653

RE: Letter of Intent for Rezoning Application – Parcel ID: 236902

To Whom It May Concern,

This letter is submitted in support of our application to rezone the property located at 12725 E US Hwy 290, Manor, TX 78653 from **Agricultural (A)** to **Light Industrial (IN-1)** within the City of Manor.

The area surrounding this parcel is part of a growing industrial sector, with the property directly north already operating under the same industrial zoning. Rezoning this property to Light Industrial would be consistent with the development pattern emerging in this part of the city and will better support the economic goals of the community.

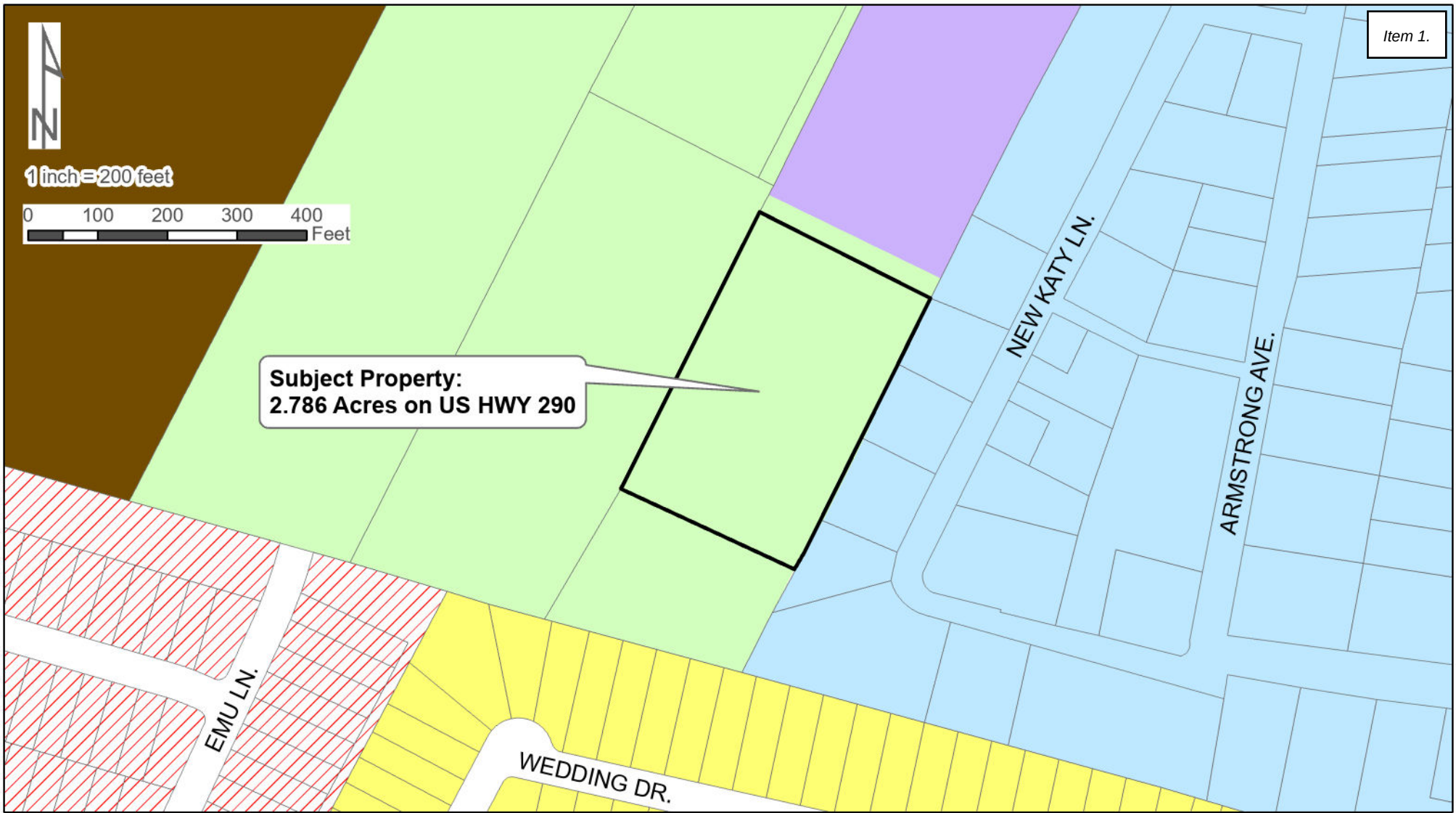
We believe that this zoning change will significantly increase the utility and value of the property by allowing a broader range of potential uses. This added flexibility will not only enhance marketability but also open the door for future commercial or light industrial development that can contribute to the City's economic growth and job base. This area along Highway 290 has seen increased interest from national companies serving the nearby residential and commercial growth. We feel that this location will serve that need well, and continue to bring economic growth to the area.

We are committed to working with the City of Manor staff and stakeholders throughout the review process to ensure any future development aligns with city codes and complements the surrounding area.

Thank you for your consideration of this request.

Sincerely,

Carson Byrd



Proposed Zoning: IN-1 Light Industrial

*Current Zoning:
Agricultural (A)*

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 Development
■ MF-1	Multi-Family 15	■ C-1	Light Commercial	■ ETJ	ETJ
■ MF-2	Multi-Family 25	■ C-2	Medium Commercial		



NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

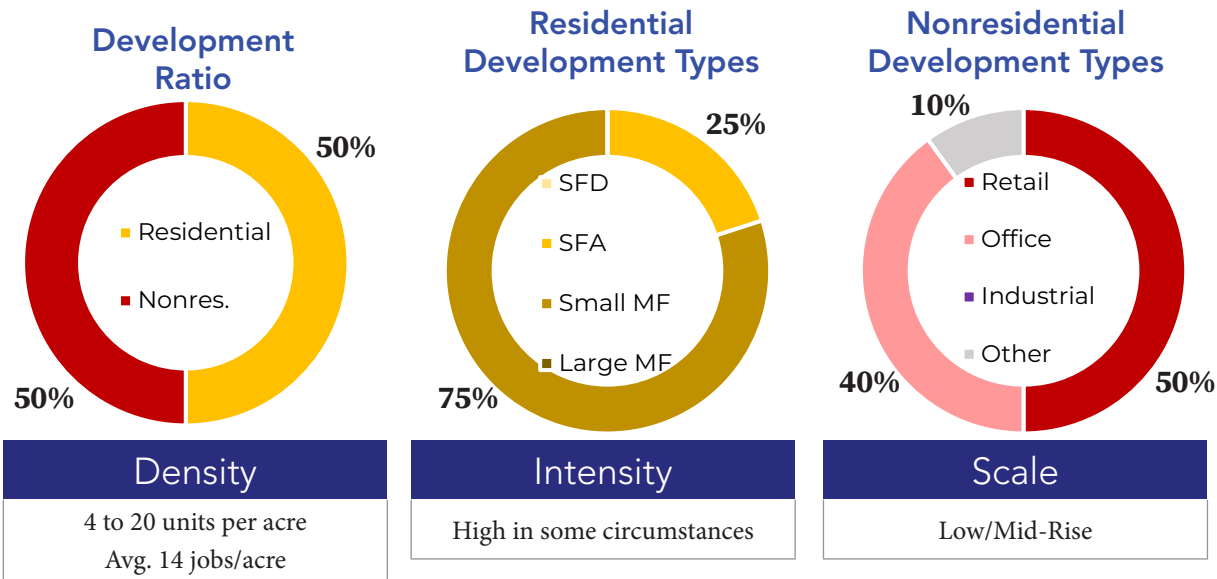
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

These places emphasize urban design and the experience created through density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

Often situated around an activity-generating element or an active public gathering spot, mixing of uses can take shape as either or both vertical (stacked on top of each other) and horizontal (next to each other). In vertical mixed-use, the ground floor is encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.

Adaptive reuse of residential structures to commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Figure 3.8. Neighborhood Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent of mixed-use is to provide retail/services, activity centers and diversified housing in more dense and compact forms; these uses will provide opportunities and amenities to surrounding lower density neighborhoods.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Neighborhood Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Neighborhood Mixed-Use and other uses.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●○○○○	Not considered appropriate due to incompatible scale with neighborhoods
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Neighborhood Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods, but can be if particularly small-scale and included alongside more appropriate development types; examples might include artisan-scale manufacturing, maker spaces, and similar businesses.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

INDUSTRIAL DISTRICTS

IN-1

Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

Permitted and Conditional Uses

Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	

IN-1

Light Industrial

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	50% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft ⁶
		Rear Setback	50 ft ⁷
Landscape	15% ³		
Bufferyard	40 ft ⁴		
Streetscape yard	15 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 1 Tree per 800 s.f. of landscaped area.
4 shrubs per 800 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 20 ft

⁷ Setback to non-residential can be 30 ft.

C-3

Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region.

Heavy commercial uses should have direct frontage along major highways.

Permitted and Conditional Uses

Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	

C-3

Heavy Commercial

Site Development Standards

Lot	Massing		
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	200 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	60% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Streetside Setback	20 ft
		Exterior Side Setback	40 ft ⁶
		Rear Setback	40 ft ⁶
Landscape Requirement	15% ³		
Streetscape Yard	15 ft ⁴		
Bufferyard	30 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 15 ft



10/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12725 US HWY 290 Rezone from (A) Agricultural to (IN-1) Light Industrial
 Case Number: 2025-P-1768-ZO
 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 Rezoning Application for TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners
Owner: SMSB Real Estate, LLC

The Planning and Zoning Commission will meet at 6:30PM on November 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on November 19, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

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Manor, TX 78653

Hector D Hernandez
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Elgin, TX 78621

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Manor, TX 78653

Jorge Saucedo Villarreal
12860 Saint Mary Dr
Manor, TX 78653

Joseph R Nieto
12700 Wedding
Manor, TX 78653

Dora A Mendoza
12704 Wedding
Manor, TX 78653

Tracie D Deloach
12708 Wedding
Manor, TX 78653

Humberto A Lopez
12712 Wedding
Manor, TX 78653

Steven R Chandler Jr
12716 Wedding
Manor, TX 78653

Sorayda Vazquez
12720 Wedding
Manor, TX 78653

Juan M Ojeda
12724 Wedding
Manor, TX 78653

Shirley Paniagua
12728 Wedding
Manor, TX 78653

Eve Aesthetics Llc
12732 Wedding
Manor, TX 78653

Alex Alexander Jr
12806 New Katy Ln
Manor, TX 78653

Wayne B Robinson
12800 Wedding
Manor, TX 78653

Alex Garcia Varela
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Manor, TX 78653

Joe Dominguez
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Manor, TX 78653

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I-40 GROUP PARTNERSHIP
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NEVILLE EDWARD & VERA L
604 CURTIS DR
Killeen, TX 76542

GASPAR JOSE MIGUEL
12716 NEW KATY LN
Manor, TX 78653

SHACKLES LELA M & FREDDIE
12823 NEW KATY LN
Manor, TX 78653

EZI GENNIE
12817 NEW KATY LN
Manor, TX 78653

MOORE GENE & LILIAN
12817 NEW KATY LN
Manor, TX 78653

GOMEZ SALVADOR
12815 NEW KATY LN
Manor, TX 78653

BROWN DORA
12813 NEW KATY LN
Manor, TX 78653

DAVIS ALBERT JR & MARGARET ANN
5708 BROOK VALLEY DR
Austin, TX 78724

DELGADO MARIA GUADALUPE
REVOCABLE TRUST
12801 NEW KATY LN
Manor, TX 78653

JUAREZ MARIO
3401 BRATTON RIDGE XING
Austin, TX 78728



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Radius Civil Engineering

Owner: Easy Jet Drive LP

BACKGROUND/SUMMARY:

This property is situated adjacent to Lone Star Electric in the Manor Commercial Park and is intended to serve as an extension of their operations. The applicant is requesting light industrial zoning to allow this property to be used as discussed when this item was brought before the council for annexation, which is for outdoor storage of their materials.

Light industrial zoning for this property is consistent with the Future Land Use Map of the Comprehensive Plan, which designates the area as an Employment Center. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

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

- Letter of Intent
- Zoning Map
- Aerial Image
- IN-1 Uses and Standards
- Employment Center Dashboard
- Mailing Labels
- Mail Public Notice

ACTIONS:

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

STAFF RECOMMENDATION:

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

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

October 2, 2025

Michael Burell
City of Manor

Re: Rezoning Application
19217 Easy Jet St
Manor, Texas 78653

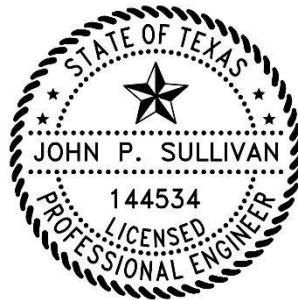
Dear Mr. Burell,

On behalf of the owner of Lot 7 Block 4 Manor Commercial Park III, located at 19217 Easy Jet St, we are applying for a rezoning of the entire property from A (Agriculture) to IN-1 (Light Industrial). The site was annexed into the City following the September 3rd Council Meeting – and was granted temporary A zoning.

The owner intends to obtain zoning matching the adjacent site across Easy Jet to the East which already has IN-1 zoning.

If you have any questions or require additional information, please contact me at (512) 431-8510.

Sincerely,



John P Sullivan, PE
President



Proposed Zoning: IN-1 Light Industrial

*Current Zoning:
Agricultural (A)*

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 Development
■ MF-1	Multi-Family 15	■ C-1	Light Commercial	■ ETJ	ETJ
■ MF-2	Multi-Family 25	■ C-2	Medium Commercial		



EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

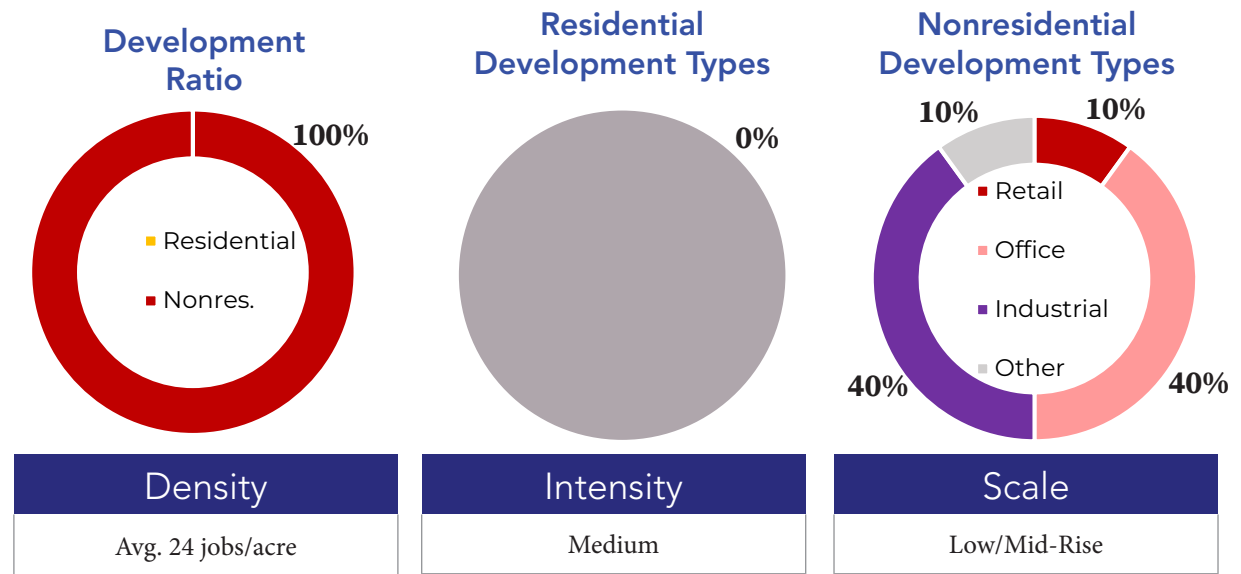
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Neighborhood Scale	●●●●○	
Shopping Center, Community Scale	●●●●○	Appropriate overall, with high quality design standards.
Light Industrial Flex Space	●●●●●	
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

INDUSTRIAL DISTRICTS

IN-1

Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

Permitted and Conditional Uses

Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	

IN-1

Light Industrial

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	50% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft ⁶
		Rear Setback	50 ft ⁷
Landscape	15% ³		
Bufferyard	40 ft ⁴		
Streetscape yard	15 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 1 Tree per 800 s.f. of landscaped area.
4 shrubs per 800 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 20 ft

⁷ Setback to non-residential can be 30 ft.



10/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial
 Case Number: 2025-P-1767-ZO
 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 Rezoning Application for TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Radius Civil Engineering
Owner: Easy Jet Drive LP

The Planning and Zoning Commission will meet at 6:30PM on November 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on November 19, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901

EASY JET DRIVE LP
1409 POST OAK BLVD
HOUSTON, TX 77056

EASY JET DRIVE LP
1409 POST OAK BLVD
HOUSTON, TX 77056

HILLMAT COATING LLC
2313 HIGH VICTORY RD
LEANDER, TEXAS 78641

MANOR NUT MANUFACTURING
COMPANY
12911 BELTEX RD
MANOR, TEXAS 78653

WEST GATE BELTEX LLC
5905 FAIRLANE DR
AUSTIN, TEXAS 78757



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 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. This item was originally set on the October 8th Planning and Zoning Commission meeting, but was requested to be left open by the applicant until November 12th.

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

- Approved Preliminary Plat
- Engineer Comments and responses
- Conformance Letter

- Public notice
- Mailing Labels

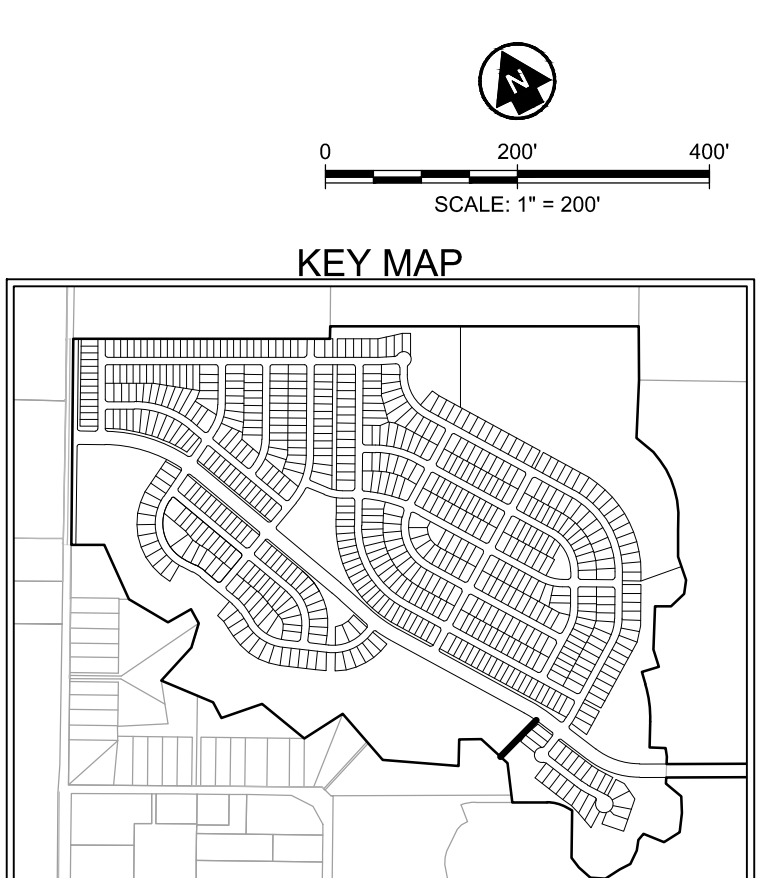
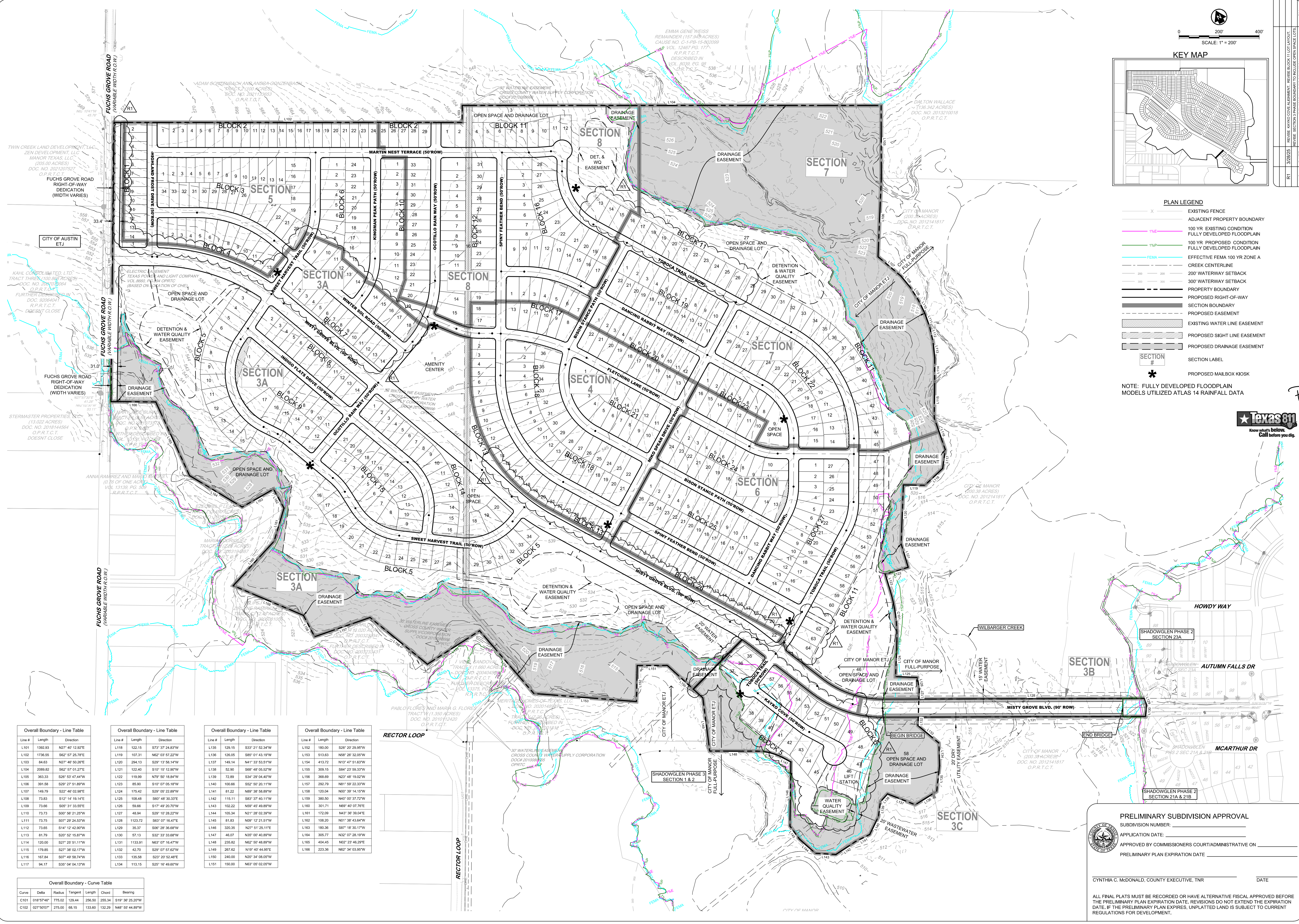
ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Concurrent Review by DA
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

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

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



- PLAN LEGEND**
- EXISTING FENCE
 - ADJACENT PROPERTY BOUNDARY
 - 100 YR EXISTING CONDITION FULLY DEVELOPED FLOODPLAIN
 - 100 YR PROPOSED CONDITION FULLY DEVELOPED FLOODPLAIN
 - EFFECTIVE FEMA 100 YR ZONE A
 - CREEK CENTERLINE
 - 200' WATERWAY SETBACK
 - 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



Overall Boundary - Line Table		
Line #	Length	Direction
L101	1392.93	N27° 40' 12.92"E
L102	1736.55	S62° 57' 26.79"E
L103	84.63	N27° 46' 50.94"E
L104	2089.82	S62° 57' 01.27"E
L105	363.33	S29° 53' 47.44"E
L106	391.58	S29° 27' 51.87"W
L107	149.79	S22° 46' 02.98"E
L108	73.83	S12° 14' 16.14"E
L109	73.66	S09° 31' 33.55"E
L110	73.73	S09° 56' 21.25"W
L111	73.75	S07° 29' 24.53"W
L112	73.65	S14° 12' 42.90"W
L113	81.79	S29° 52' 55.87"W
L114	120.00	S27° 25' 51.11"W
L115	179.85	S27° 36' 02.17"W
L116	167.84	S07° 49' 58.74"W
L117	94.17	S33° 04' 04.13"W

Overall Boundary - Line Table		
Line #	Length	Direction
L118	122.15	S73° 37' 52.34"W
L119	107.31	N62° 09' 57.22"W
L120	294.13	S29° 13' 53.51"E
L121	122.40	S10° 15' 12.90"W
L122	119.59	N79° 50' 18.84"W
L123	85.50	S10° 07' 05.18"W
L124	175.42	S29° 09' 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' 52.62"E
L133	135.58	S23° 52' 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	S88° 01' 43.19"W
L137	149.14	N41° 33' 53.51"E
L138	52.90	S98° 48' 05.52"W
L139	72.89	S34° 29' 04.40"W
L140	100.66	S52° 52' 20.11"W
L141	81.22	N89° 38' 58.89"W
L142	115.11	S63° 37' 40.11"W
L143	102.22	N99° 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° 07' 40.89"W
L148	235.82	N62° 50' 44.89"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° 29' 29.90"W
L153	513.63	N55° 26' 32.05"W
L154	413.72	N13° 47' 51.61"E
L155	306.15	S84° 23' 56.33"W
L156	369.69	N23° 48' 19.02"W
L157	292.79	N81° 59' 22.33"W
L158	120.04	N00° 39' 14.10"W
L159	380.50	N40° 07' 37.72"E
L160	301.71	N89° 40' 07.76"E
L161	172.09	N43° 36' 39.04"E
L162	108.20	N01° 38' 43.43"E
L163	180.36	S87° 18' 30.11"W
L164	306.77	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	Length	Bearing
C101	018°57'48"	775.02	129.44	S51° 36' 25.20"W
C102	027°50'07"	275.00	68.15	N48° 55' 48.89"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.

KT CIVIL

6805 N. CAPITAL OF TEXAS HIGHWAY SUITE 315
AUSTIN, TEXAS 78731 | TEL (512) 756-7474
TPELS FIRM NO. F-18129

MeritageHomes®

PEGGY M. CARRASQUILLO
65211
LICENSED PROFESSIONAL ENGINEER

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

OVERALL PRELIMINARY
PLAT SHEET

SHEET
3
OF 8

CASE#

Item 3.

SHADOWGLEN PHASE 3 SECTIONS 3-8



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. 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.~~

~~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,

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

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.

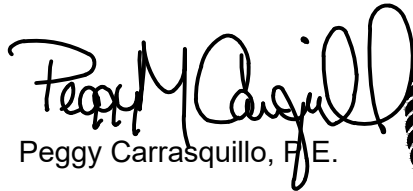
15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits.

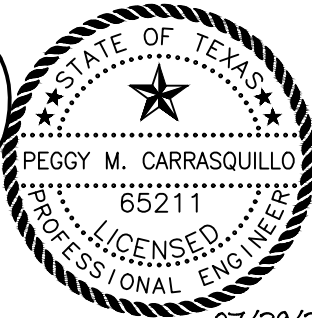
Response: Per communication with Pauline Gray, submittal to Travis County TNR for subdivision review, rather than the County Health District, satisfies this comment. The e-mail from Pauline Gray is included with this submittal.

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.



07/29/2024

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.

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

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.


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,

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

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.

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

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. 4



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes for October 8, 2025, Planning and Zoning Commission Regular Session.

BACKGROUND/SUMMARY:

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

- October 8, 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
OCTOBER 8, 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



PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Scott Dunlop, Assistant Development Services Director
Paige Saenz, Assistant City Attorney
Pauline Gray, City Engineer
Annemarie Felfe, City Planner
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 Commissioner Stensland At 6:34 p.m. on Wednesday, October 8, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

Crista Swier, 15226 N. FM 973 Road, Manor, Texas, submitted a speaker card to speak regarding stormwater and water quality control. Ms. Swier expressed her concerns pertaining to water runoff from new development causing properties to flood.

Stephanie Ward, 13915 Suncrest Road, Manor, Texas, submitted a speaker card to speak regarding Tower Road and water quality control. Ms. Ward stated she was experiencing water running through her dry creek and expressed worries with others wasting water. Ms. Ward voiced complaints about light pollution from nearby developments.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak on his concerns, Item #9, Item #10, Item #11, Item #12, Item #13, and Item #16. Mr. Battaile spoke regarding his upcoming court case, development and revitalization within the historical downtown area, the character of the city and the concessions being made to the developers.

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.

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

Commissioner Stensland opened the public hearing.

Lee Whited with Carlson, Brigance, & Doering Inc., 5501 W. William Cannon Dr., Austin, Texas, submitted a speak card in support of this item. Mr. Whited did not wish to speak; however, was available for any questions.

Crista Swier submitted a speaker card to speak in opposition of this item. Ms. Swier requested the item be postponed to the next meeting. She stated she requested additional data but has not been given an appropriate amount of time to review it due to slow response from the city. She stated the information received seemed to show modifications to the Final Plats for the bordering properties. She expressed concerns regarding issues with Phase 1 that needed to be resolved before allowing Phase 2 to be approved.

Director Burrell gave a summary of the amendment. This comes after a request to make changes to the Holley Smith (Mustang Valley) Preliminary Plat. The changes were substantial enough to require all documents to be amended.

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

There was no further discussion.

Motion to Close carried 4-0.

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.

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

Commissioner Stensland opened the public hearing.

Crista Swier submitted a speaker card to speak in opposition of this item. She stated she is requesting a postponement due to lack of sufficient time to review supporting documents. She stated KB Homes added 25 additional homes that were not originally included in the development. She expressed concerns that KB Homes was in violation of State of Texas Water Code 11.086. Ms. Swier encouraged the city to do something about water quality control.

Director Burrell gave a summary of the Preliminary Plat for Holley Smith. He detailed the changes that were made and explained how they affected the overall development of the subdivision.

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

There was no further discussion.

Motion to Close carried 4-0

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.

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

Chair Stensland opened the public hearing.

Robert Battaile submitted a speaker card to speak in support of this item. Mr. Battaile requested additional information on Chapter 380 or similar funds.

Director Burrell gave background on this item. There was a misconception regarding the property being sales tax eligible. This property was annexed after 2013.

Discussion was held regarding changes made since the original request, the potential for encroachment within the easement and off-site parking requirements. It was clarified that no changes have been made to the original submission. Mr. Burrell assured the Commissioners that the developer would be required to comply with our code. The submitted renderings were purely conceptional in nature.

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.

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.**

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

Commissioner Stensland opened the public hearing.

Robert Battaile submitted a speaker card to speak in opposition to item. Mr. Battaile asked for additional information on where the parks are going, where the parkland is dedicated, how many acres are being dedicated, much is being charged to the developer for In Lieu Fees, and what is the schedule for the build-out of the parks.

Director Burrell stated the developer was requesting this item be left open until the next Planning and Zoning Meeting scheduled for November 12, 2025.

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

Motion to Close Failed due to No Second.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to keep public hearing open.

There was no further discussion.

Motion to Leave Hearing Open carries 4-0.

CONSENT AGENDA

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

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

There was no further discussion.

Motion to Approve carried 4-0.

REGULAR AGENDA

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.**

City Staff recommended the Planning and Zoning Commission postpone the 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, to the November 12, 2025, Planning and Zoning Meeting.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Meyer to postpone the 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, to the P&Z Commission meeting being held on November 12, 2025.

There was no further discussion.

Motion to Postpone carried 4-0.

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, Brigrance & Doering, Inc. Owner: KB Home Lonestar, Inc.**

City Staff recommended 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.

Director Burrell answered questions pertaining to the changes to the Concept Plan for Holley Smith (Mustang Valley). The Preliminary Plan alterations created more lots, caused a shift in lot lines, moved phase lines and added additional roadways. The substantial changes require amendments across all subdivision documents.

Discussion regarding the possibility of postponement.

John Zinsmeyer, Vice President of Land with KB Homes, 10800 Pecan Park Blvd Suite 110, Austin, Texas, submitted a speaker to speak in support of this item. Mr. Zinsmeyer answered questions and addressed audience concerns as they pertained to the drainage for the Mustang Valley Subdivision. He stated As Built drawings, Surveys and Drainage Studies were done and submitted to City Engineers. The stream area described earlier was taken from FEMA - Floodplain Maps.

Lee Whited with Carlson, Brigrance & Doering, Inc., 5501 W. William Cannon Drive, Austin, Texas, submitted a speaker card in support of this item. Mr. Whited stated he was the Engineer of Record for this project. He confirmed the area on the map that was being discussed was taken from the FEMA adopted Atlas 14 Floodplain Map.

City Engineer Gray confirmed there were no modifications to any final plats of the bordering properties. She stated the city has confirmed that the floodplain area indicated on the preliminary plat was consistent with the FEMA Floodplain Maps. She offered to look at Ms. Swier's property survey.

City Engineer Gray stated the Atlas 14 Floodplain Map was adopted by the City of Manor at the same time it was adopted by the City of Austin because the City of Manor follows the City of Austin Drainage Criteria.

City Engineer Gray explained the process of determining drainage requirements for developments, the role of detention ponds and how stormwater is allowed to be released.

Mr. Whited pointed out the detention pond located upstream of the Sweir Property on the Holly Smith (Mustang Valley) Map. He showed the area the water would be released from, the travel path across the Swier property, and through the culverts across FM 973. Mr. Whited answered questions about other natural ponds and tanks located near the property edges.

MOTION: Upon a motion made by Commissioner Meyer to postpone this item.

Assistant City Attorney Rivera stated this was a non-discretionary item. This item has City Engineering approval, therefore would require a reason to postpone as it relates to the engineering report only due to state statute requirements.

Motion to Postpone was withdrawn by Commissioner Meyer.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to approve the 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.

There was no further discussion.

Motion to Approve carried 3-1. Opposed by Commissioner Meyer.

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, Brigrance & Doering, Inc. Owner: KB Home Lonestar, Inc.

City Staff recommended 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.

Director Burrell gave a recap for this item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to approve the 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

There was no further discussion.

Motion to Approve carried 4-0.

- 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.

City Staff recommended 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 North of US Highway 290, also referred to as 13400 E US Highway 290 Manor, TX.

Director Burrell gave background information for this property and the Specific Use Permit.

Brian Baca with Advantage Construction, 2221 Lakeside Blvd., Suite 1200, Richardson, Texas, submitted a speaker card in support of this item. Mr. Baca explained the conceptual development plans, property location, and use limitations. Mr. Baca answered questions pertaining to the permit request. Discussion was held regarding property access, parking areas for future tenants, and use assumptions of the adjacent parcel.

Director Burrell addressed the scope of the permit request. He answered questions regarding the Specific Use Permit, Lift station access, and development process for the property if the permit is authorized.

Director Jones stated there were no 380 agreements for this property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Aubert to approve the 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

There was no further discussion.

Motion to Approve carried 4-0.

- 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**

City Staff recommended 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.

Director Burrell gave a recap of the prior votes pertaining to zoning for this item.

Cristian Garcia representing Manor Grocery, 102 Parsons Street, Manor, Texas, submitted a speaker card to speak in support of this item. Mr. Garcia gave a presentation and answered questions related to the handout. *See attached.*

Discussion was held regarding traffic studies and TXDOT decision to allow the access point off Lexington Street. Director Burrell stated TXDOT has expressed willingness to revisit the “right in, right out” drive option for this property.

Assistant Attorney Rivera answered questions regarding right-of-way and ownership of the property at the intersection by this property.

Director Jones shared information from an email received from Daniel Fleishman with TXDOT confirming TXDOT’s intent to work with the property owner.

Discussion was held regarding pump location, traffic flow onto and off of the property, and movement while on the property itself. Concerns were expressed over the request for the specific use permit.

Director Jones clarified the TXDOT email only addressed Lexington Street access, not Old Hwy 20 access.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Meyer to deny 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.

Commissioner Aubert expressed his apprehension for the proposed point of access, pump locations, and traffic flow solutions.

Motion to Deny carried 3-1. Opposed by Commissioner Nila.

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

City Staff recommended the Planning and Zoning Commission approve a setback waiver for 306 W Eggleston St., Manor, TX.

Director Burrell gave background information for this item.

Commissioner Stensland read the setback waiver elements.

Director Burrell answered questions pertaining to the alley behind the property.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the setback waiver for 306 W Eggleston St., Manor, TX, as presented.

There was no further discussion.

Motion to Approve carried 4-0.

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.

City Staff recommended 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.

Director Burrell gave background information for this item.

Commissioner Stensland stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the 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.

There was no further discussion.

Motion to Approve carried 4-0.

- 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.

City Staff recommended 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.

Director Burrell gave background information for this item.

Commissioner Stensland stated this was a non-discretionary item.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Meyer to approve the 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

There was no further discussion.

Motion to Approve carried 4-0.

- 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.

City Staff recommended 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.

Director Burrell gave a summary of this item.

City Engineer Gray answered questions about the minimum right-of-way, lot size, on-street parking and speed management requirements.

City Engineer Gray answered questions pertaining to the allowable items located in the right-of-way area. She detailed items such as the curb, water, wastewater, stormwater, and sidewalks.

Discussion was held regarding the enforcement of parking requirements outlined in the Development Agreement.

MOTION: Upon a motion made by Commissioner Aubert and seconded by Commissioner Nila to approve the 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.

There was no further discussion.

Motion to Approve carried 4-0.

- 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.

City Staff recommended 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.

Director Burrell gave background information on this item.

Discussion was held pertaining to the lot size, lot width, and side setbacks.

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to 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.

There was no further discussion.

Motion to Approve carried 4-0.

- 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.

City Staff recommended 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.

Director Burrell provided a summary of the removal request. He answered questions specific to the backup material, items within the backup that pertained to the tree, and its health. He confirmed multiple options were entertained prior to deciding on applying for the removal request.

City Engineer Gray addressed pond or tree relocation options.

Director Burrell stated the developer would exceed the existing trees on this site. He reviewed the process of evaluating and assessing the site to ensure the developer was being compliant with the City Code of Ordinance and Manor's development standards.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to postpone to the November 12, 2025, P&Z Commission meeting any action to 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, to give the applicant time to show due diligence.

Assistant City Attorney Rivera answered questions pertaining to allowable options of the commission with this item. She confirmed this is a discretionary item; therefore, postpone was allowed.

Maggie Carrion with Bowman Consulting Group, LTD, 807 Las Cimas Pkwy, 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 any questions.

Tim Kraftson with Dalfen Industrial, 17304 Preston Road, Suite 550, Dallas, Texas, submitted a speaker card to speak in support of this item. Mr. Kraftson stated Dalfen Industrial would be working to improve the overall site including replacement of trees, fix the dysfunctional drainage issues, and increase the amount of landscaping. He detailed some of the development difficulties related to this project.

Discussion was held regarding relocation.

There was no further discussion.

Motion to Postpone carried 3-1. Opposed by Commissioner Stensland.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Nila and seconded by Commissioner Aubert to Adjourn the Regular Session of the Manor Planning and Zoning Commission at 8:40 p.m. on Wednesday, October 8, 2025.

There was no further discussion.

Motion to Adjourn carried 4-0.

The Planning and Zoning Commission approved these minutes on November 12, 2025.

APPROVED:

Felix Paiz
Chairperson

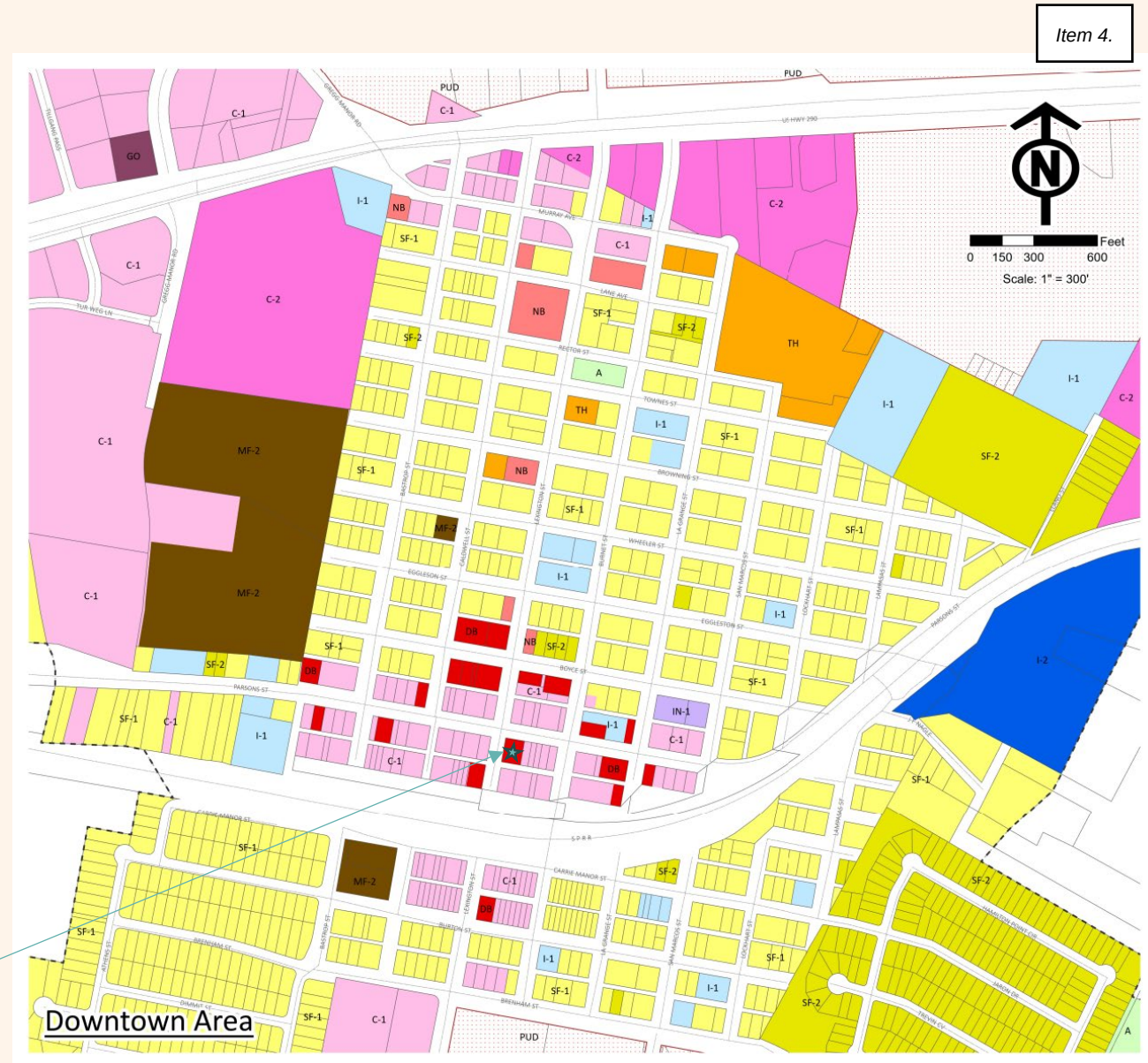
ATTEST:

Mandy Miller
Development Services Supervisor

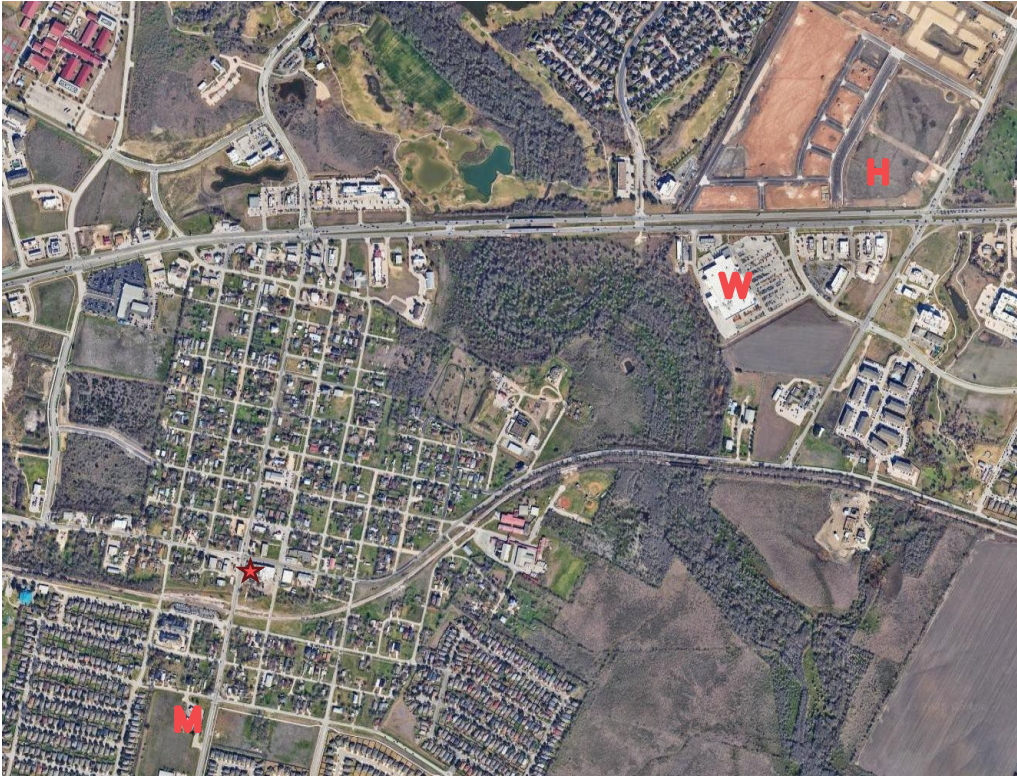
DRAFT

MANOR'S GROCERY FUTURE: LOCAL SUPERMARKET DEVELOPMENT

102 E Parsons St.
Manor Texas, 78653



CURRENT SUPERMARKET SERVICE



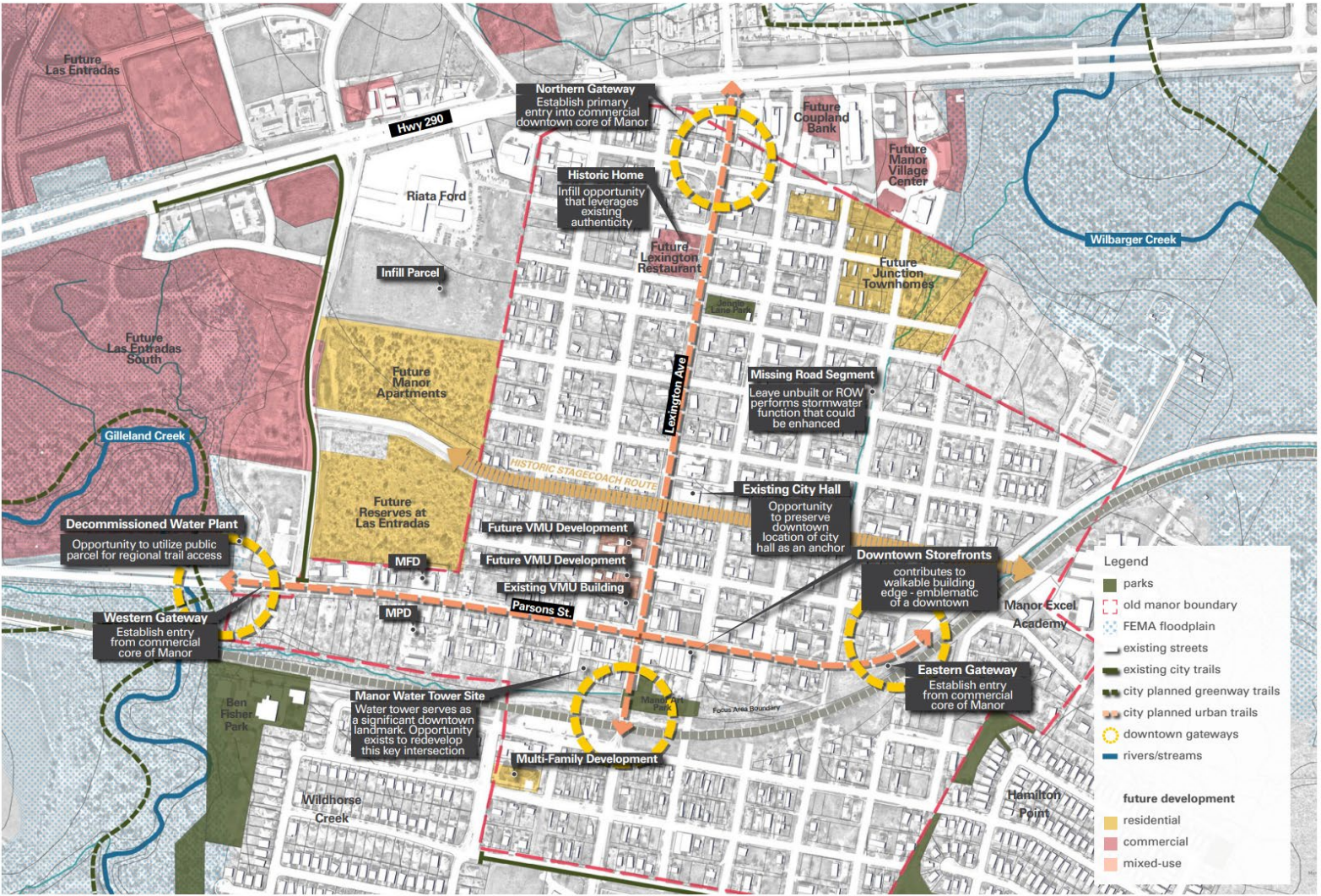
- ★ Manor Grocery
- H H-E-B (13100 FM973, Manor, TX 78653)
- W Walmart (11923 US-290, Manor, TX 78653)
- M Manor Market- (12130 FM973 #101, Manor, TX 78653)

Future Development:

- VMU Development
- Multi-Family Development

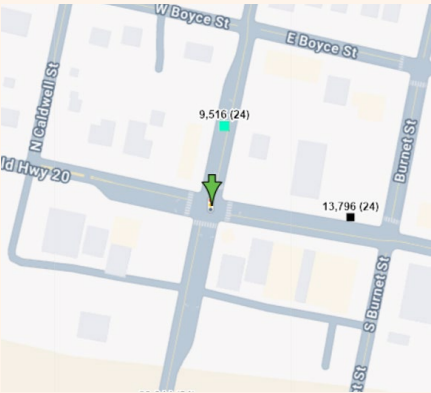
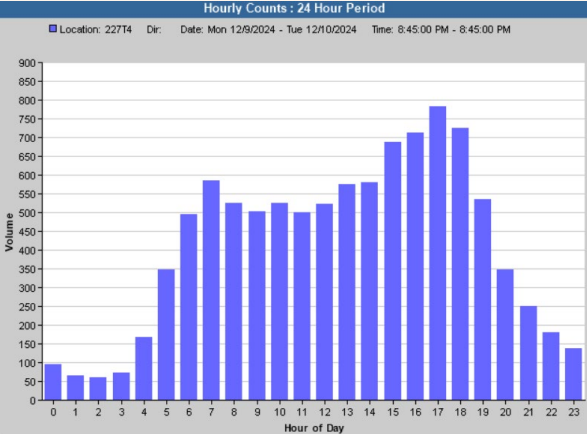
Current Residents

- Over 2000 residents at a walkable distance



VOLUME COUNT REPORT

Item 4.



INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	20	22	14	21	77
1:00-2:00	14	19	19	15	67
2:00-3:00	14	6	12	15	47
3:00-4:00	12	19	28	22	81
4:00-5:00	29	24	46	50	149
5:00-6:00	59	93	71	99	322
6:00-7:00	110	105	102	96	413
7:00-8:00	81	99	96	98	374
8:00-9:00	103	137	101	136	477
9:00-10:00	119	111	119	120	469
10:00-11:00	120	133	114	107	474
11:00-12:00	119	124	133	124	500
12:00-13:00	143	145	138	133	559
13:00-14:00	133	142	131	137	543
14:00-15:00	130	155	145	140	570
15:00-16:00	152	133	152	159	596
16:00-17:00	132	158	157	154	601
17:00-18:00	201	163	151	157	672
18:00-19:00	161	139	118	119	537
19:00-20:00	124	121	99	89	433
20:00-21:00	87	104	77	59	327
21:00-22:00	64	62	53	45	224
22:00-23:00	57	66	58	36	217
23:00-24:00	34	48	29	26	137
Total					8,866
AADT					8,461
AM Peak	11:45-12:45				550
PM Peak	16:30-17:30				675

2022

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	25	21	15	20	81
1:00-2:00	7	16	16	13	52
2:00-3:00	14	16	17	25	72
3:00-4:00	13	23	15	33	84
4:00-5:00	40	55	71	73	239
5:00-6:00	82	101	95	91	369
6:00-7:00	113	155	127	122	517
7:00-8:00	165	144	143	79	531
8:00-9:00	151	111	128	111	501
9:00-10:00	141	106	112	119	478
10:00-11:00	108	121	108	87	424
11:00-12:00	72	117	124	124	437
12:00-13:00	120	111	133	110	474
13:00-14:00	129	135	127	126	517
14:00-15:00	126	123	145	116	510
15:00-16:00	150	144	145	179	618
16:00-17:00	192	160	165	192	709
17:00-18:00	202	173	180	156	711
18:00-19:00	181	176	169	141	667
19:00-20:00	133	130	132	112	507
20:00-21:00	107	102	123	99	431
21:00-22:00	68	66	74	62	270
22:00-23:00	54	50	50	39	193
23:00-24:00	48	40	34	25	147
Total					9,539
AADT					8,714
AM Peak	06:45-07:45				574
PM Peak	16:45-17:45				747

2023

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	29	24	22	21	96
1:00-2:00	20	16	18	11	65
2:00-3:00	11	18	16	15	60
3:00-4:00	12	13	22	26	73
4:00-5:00	21	21	54	72	168
5:00-6:00	78	84	81	104	347
6:00-7:00	107	119	142	126	494
7:00-8:00	114	160	161	151	586
8:00-9:00	142	130	132	121	525
9:00-10:00	137	138	106	121	502
10:00-11:00	138	133	121	133	525
11:00-12:00	132	136	124	108	500
12:00-13:00	133	118	130	142	523
13:00-14:00	153	154	128	139	574
14:00-15:00	125	139	160	156	580
15:00-16:00	161	171	190	165	687
16:00-17:00	158	171	181	203	713
17:00-18:00	179	194	196	213	782
18:00-19:00	187	183	195	160	725
19:00-20:00	159	135	128	112	534
20:00-21:00	82	98	88	80	348
21:00-22:00	62	76	59	52	249
22:00-23:00	54	52	39	36	181
23:00-24:00	38	41	34	24	137
Total					9,974
AADT					9,516
AM Peak	07:15-08:15				614
PM Peak	17:15-18:15				790

2024

Prospective Supplier Form

- SIGN UP
- Supplier Type
- Supplier Information

Supplier Sign Up

Business Information

Legal Company Name *

MANOR GROCERY

Doing Business as (DBA) Name

MANORGROCERYLLC

Company Website

http://www.example.com

Contact Information

Contact First Name *

NASRUDDIN

Contact Last Name *

ALI

Country Code *

us United States ...

Phone Number *

(832) 606-3787

Email Address *

Manorgrocery@yahoo.com

Location Information

☐ This business is located outside of the US.

☒ This business is located in Texas.

City Name *

Manor

State *

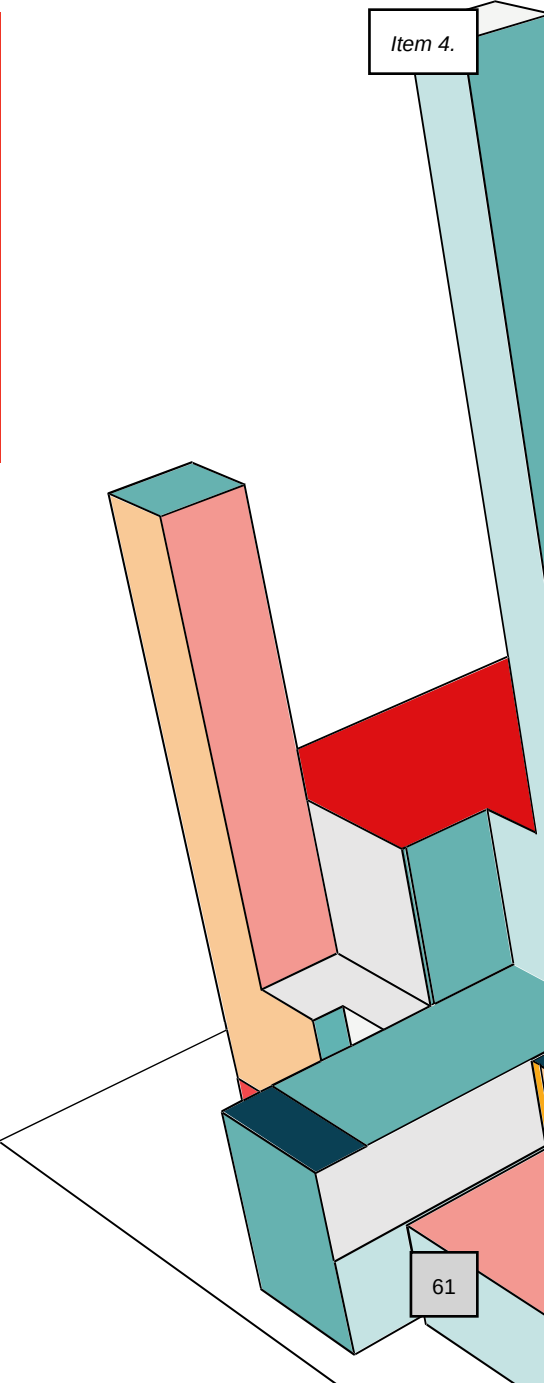
Texas

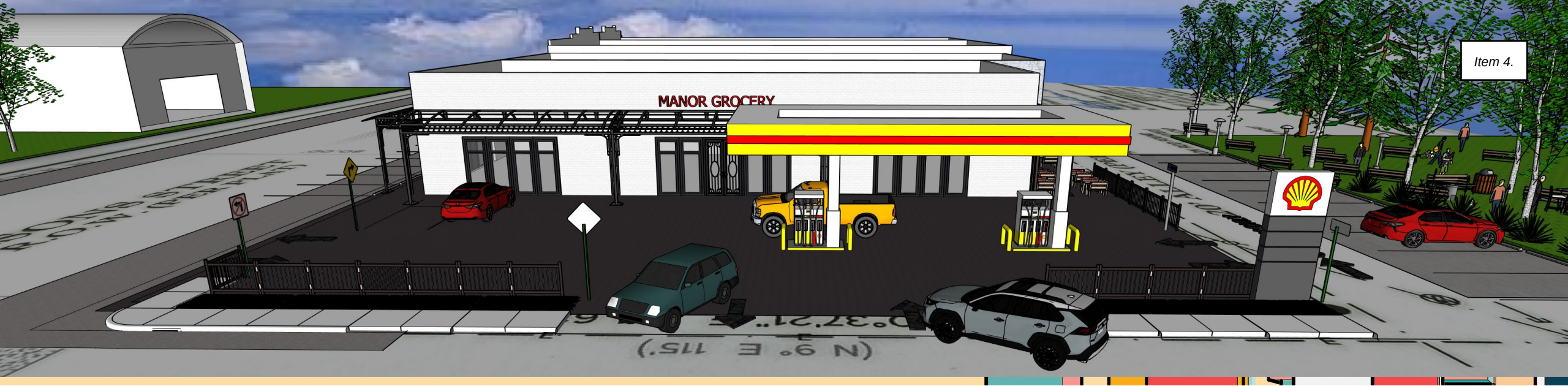
Diversity Information

Wondering if your business qualifies?

Additional information on who qualifies as a diverse business can be found on our [diversity page](#).

☒ This business qualifies as a small business in the state of Texas.







AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners

Owner: SMSB Real Estate, LLC

BACKGROUND/SUMMARY:

This property is located behind what is currently known as Case Construction Equipment Sales. The applicant is requesting light industrial zoning, which is the same zoning classification as Case Construction.

This area is designated as a mixed-density neighborhood on our Future Land-use map, so industrial zoning would not align with the comprehensive plan. Staff suggests a lesser zoning of C-3, which would provide a categorization more in line with what the comprehensive plan envisions.

As development progresses in the immediate area, a mixed-density neighborhood is not the most sensible strategy. The fire station is nearing completion, located just west of this parcel, and two heavy equipment sales entities are situated in front of it.

With a C-3, heavy commercial zoning, the applicant would be able to achieve low-intensity industrial uses that align with their neighbors, while also having the option to provide more community-oriented businesses, including retail centers and professional services

To maintain that idea, the following uses are recommended to be removed from the allowable uses:

• Adult-Oriented Business • Commercial off-street parking • Data Center • Financial Services (Alternative) • Game Room • Truck Stop or Travel Center • Transportation Terminal	• Recreational Vehicle Park • Gasoline Station (Limited) • Gasoline Station (Full Service) • School, Boarding • School, Public • School, Private or Parochial • Vehicle Storage Facility • Zoo, Private
--	--

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

- Letter of intent
- Zoning map
- Aerial image

- Neighborhood Mixed Use Dashboard
- C-3 and IN-1 Uses
- Mail Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial with the recommended conditions.

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

Llano Realty Partners

901 NE Interstate 410 Loop Suite 902
San Antonio, TX 78209
cbyrd@llanorealty.com

Date: 10/14/2025

City of Manor

City Hall Development Services Dept
105 East Eggleston Street
Manor, TX 78653

RE: Letter of Intent for Rezoning Application – Parcel ID: 236902

To Whom It May Concern,

This letter is submitted in support of our application to rezone the property located at 12725 E US Hwy 290, Manor, TX 78653 from **Agricultural (A)** to **Light Industrial (IN-1)** within the City of Manor.

The area surrounding this parcel is part of a growing industrial sector, with the property directly north already operating under the same industrial zoning. Rezoning this property to Light Industrial would be consistent with the development pattern emerging in this part of the city and will better support the economic goals of the community.

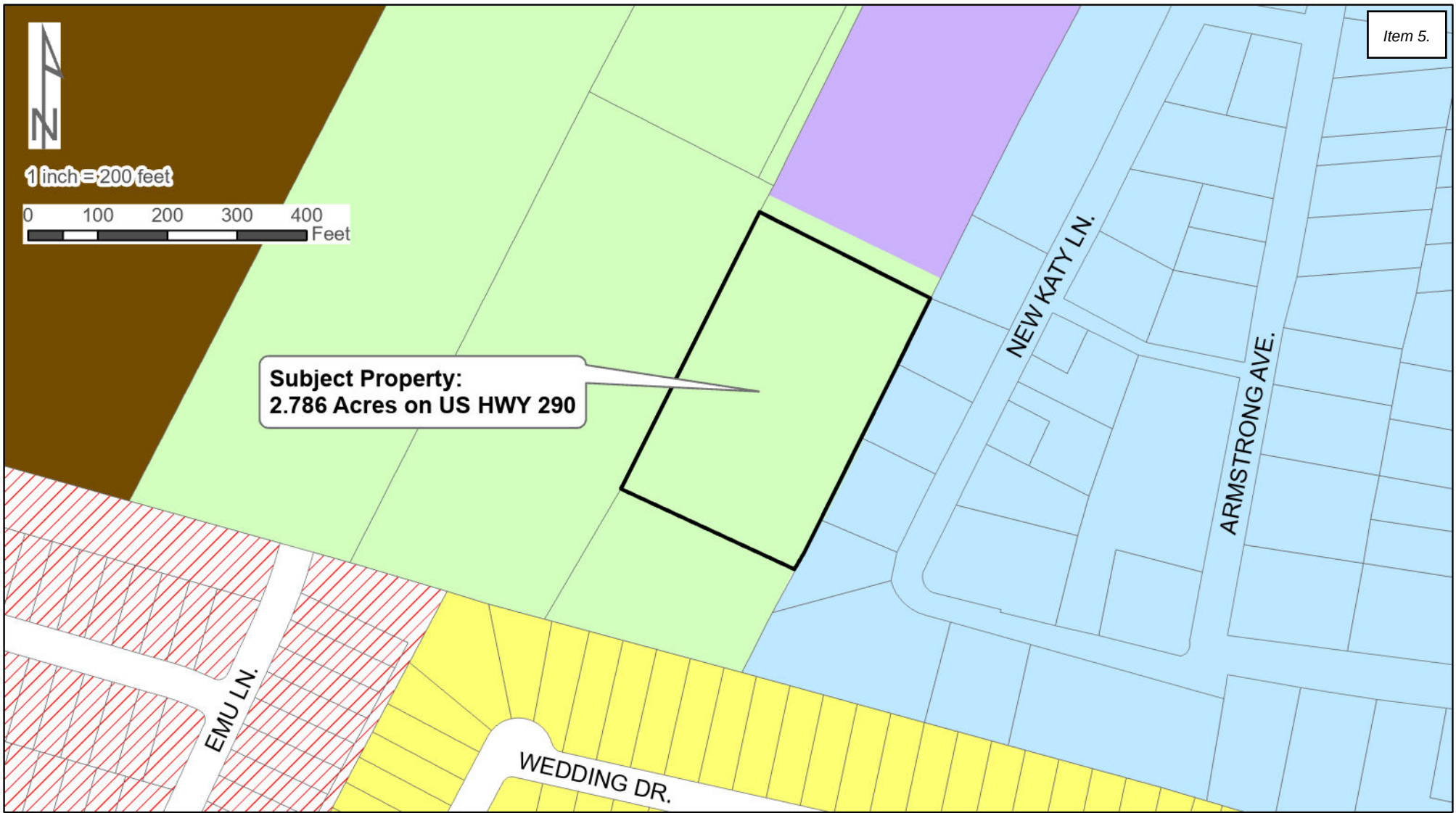
We believe that this zoning change will significantly increase the utility and value of the property by allowing a broader range of potential uses. This added flexibility will not only enhance marketability but also open the door for future commercial or light industrial development that can contribute to the City's economic growth and job base. This area along Highway 290 has seen increased interest from national companies serving the nearby residential and commercial growth. We feel that this location will serve that need well, and continue to bring economic growth to the area.

We are committed to working with the City of Manor staff and stakeholders throughout the review process to ensure any future development aligns with city codes and complements the surrounding area.

Thank you for your consideration of this request.

Sincerely,

Carson Byrd



Proposed Zoning: IN-1 Light Industrial

*Current Zoning:
Agricultural (A)*

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 Development
 MF-1	Multi-Family 15	 C-1	Light Commercial	 ETJ	Employment Transition Zone
 MF-2	Multi-Family 25	 C-2	Medium Commercial		



NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use allows a combination of dense residential and nonresidential uses in a compact, neighborhood-scale design to create a walkable environment.

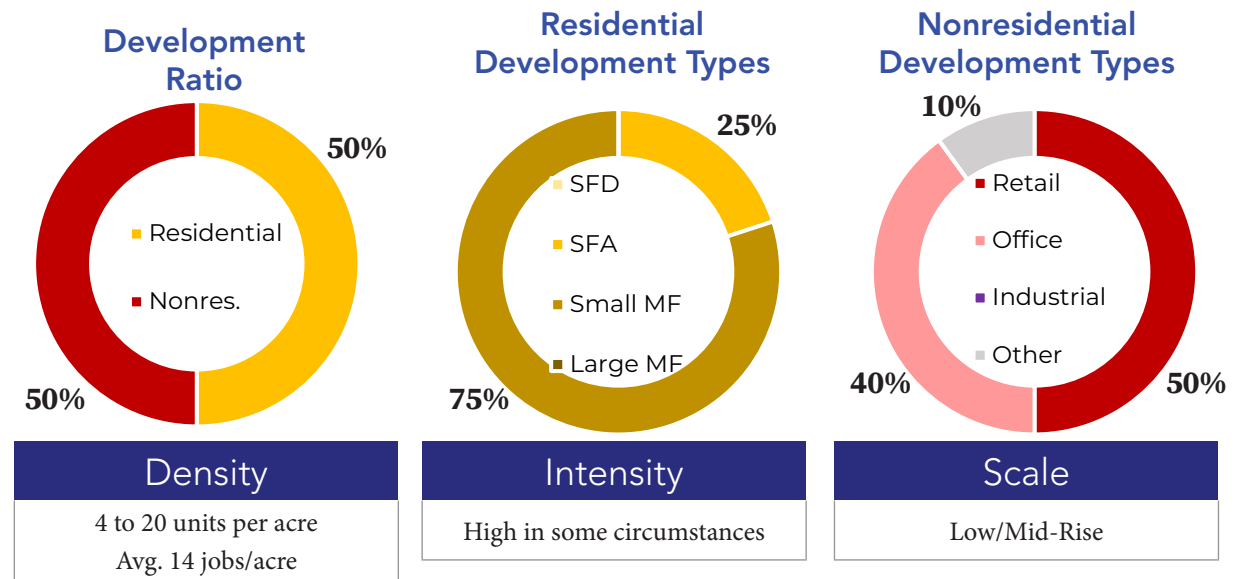
Neighborhood mixed-use areas allow residential units in close proximity to goods, services and civic activities, thus reducing dependence on the car and promoting community interaction, belonging, identity, and pride.

These places emphasize urban design and the experience created through density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

Often situated around an activity-generating element or an active public gathering spot, mixing of uses can take shape as either or both vertical (stacked on top of each other) and horizontal (next to each other). In vertical mixed-use, the ground floor is encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.

Adaptive reuse of residential structures to commercial purposes and infill commercial buildings with residential design characteristics are common and appropriate in these areas.

Figure 3.8. Neighborhood Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent of mixed-use is to provide retail/services, activity centers and diversified housing in more dense and compact forms; these uses will provide opportunities and amenities to surrounding lower density neighborhoods.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Neighborhood Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Neighborhood Mixed-Use and other uses.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●○○○○	Not considered appropriate due to incompatible scale with neighborhoods
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Neighborhood Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
Mixed-Use Urban, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services at a scale compatible with and supportive of surrounding neighborhoods, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods; may be appropriate if adjacent to green space or more intensive uses.
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to incompatible scale with neighborhoods, but can be if particularly small-scale and included alongside more appropriate development types; examples might include artisan-scale manufacturing, maker spaces, and similar businesses.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

INDUSTRIAL DISTRICTS

IN-1

Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

Permitted and Conditional Uses

Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	

IN-1

Light Industrial

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	50% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft ⁶
		Rear Setback	50 ft ⁷
Landscape	15% ³		
Bufferyard	40 ft ⁴		
Streetscape yard	15 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 1 Tree per 800 s.f. of landscaped area.
4 shrubs per 800 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 20 ft

⁷ Setback to non-residential can be 30 ft.

C-3

Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region.

Heavy commercial uses should have direct frontage along major highways.

Permitted and Conditional Uses

Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	

C-3

Heavy Commercial

Site Development Standards

Lot	Massing		
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	200 ft ¹	Minimum Setbacks:	
Maximum principle structure lot coverage	60% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Streetside Setback	20 ft
		Exterior Side Setback	40 ft ⁶
		Rear Setback	40 ft ⁶
Landscape Requirement	15% ³		
Streetscape Yard	15 ft ⁴		
Bufferyard	30 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

⁴ 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

⁵ 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

⁶ Setback to non-residential can be 15 ft



10/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 12725 US HWY 290 Rezone from (A) Agricultural to (IN-1) Light Industrial
 Case Number: 2025-P-1768-ZO
 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 Rezoning Application for TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for one (1) lot on 2.786 acres, more or less, and being TCAD parcel 236902 also known as 12725 US HWY 290, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Llano Realty Partners
Owner: SMSB Real Estate, LLC

The Planning and Zoning Commission will meet at 6:30PM on November 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on November 19, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

Bryant & Frey Construction Co
Po Box 359
Manor, TX 78653

Hector D Hernandez
128 Jasmine Hts
Elgin, TX 78621

Andrew Mason Myers
12856 Saint Mary Dr
Manor, TX 78653

Jorge Saucedo Villarreal
12860 Saint Mary Dr
Manor, TX 78653

Joseph R Nieto
12700 Wedding
Manor, TX 78653

Dora A Mendoza
12704 Wedding
Manor, TX 78653

Tracie D Deloach
12708 Wedding
Manor, TX 78653

Humberto A Lopez
12712 Wedding
Manor, TX 78653

Steven R Chandler Jr
12716 Wedding
Manor, TX 78653

Sorayda Vazquez
12720 Wedding
Manor, TX 78653

Juan M Ojeda
12724 Wedding
Manor, TX 78653

Shirley Paniagua
12728 Wedding
Manor, TX 78653

Eve Aesthetics LLC
12732 Wedding
Manor, TX 78653

Alex Alexander Jr
12806 New Katy Ln
Manor, TX 78653

Wayne B Robinson
12800 Wedding
Manor, TX 78653

Alex Garcia Varela
12810 New Katy Ln
Manor, TX 78653

Joe Dominguez
PO Box 148
Manor, TX 78653

ANDERSON MACHINERY COMPANY
PO BOX 6330
Corpus Christi, TX 78466

I-40 GROUP PARTNERSHIP
PO BOX 3888
Lubbock, TX 79452

CURRY GEORGE MELVIN SR
111 COMAL CV
Elgin, TX 78621

NEVILLE EDWARD & VERA L
604 CURTIS DR
Killeen, TX 76542

GASPAR JOSE MIGUEL
12716 NEW KATY LN
Manor, TX 78653

SHACKLES LELA M & FREDDIE
12823 NEW KATY LN
Manor, TX 78653

EZI GENNIE
12817 NEW KATY LN
Manor, TX 78653

MOORE GENE & LILIAN
12817 NEW KATY LN
Manor, TX 78653

GOMEZ SALVADOR
12815 NEW KATY LN
Manor, TX 78653

BROWN DORA
12813 NEW KATY LN
Manor, TX 78653

DAVIS ALBERT JR & MARGARET ANN
5708 BROOK VALLEY DR
Austin, TX 78724

DELGADO MARIA GUADALUPE
REVOCABLE TRUST
12801 NEW KATY LN
Manor, TX 78653

JUAREZ MARIO
3401 BRATTON RIDGE XING
Austin, TX 78728



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Radius Civil Engineering

Owner: Easy Jet Drive LP

BACKGROUND/SUMMARY:

This property is situated adjacent to Lone Star Electric in the Manor Commercial Park and is intended to serve as an extension of their operations. The applicant is requesting light industrial zoning to allow this property to be used as discussed when this item was brought before the council for annexation, which is for outdoor storage of their materials.

Light industrial zoning for this property is consistent with the Future Land Use Map of the Comprehensive Plan, which designates the area as an Employment Center. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

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

- Letter of Intent
- Zoning Map
- Aerial Image

- IN-1 Uses and Standards
- Employment Center Dashboard
- Mailing Labels
- Mail Public Notice

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, approve with conditions, deny

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

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



October 2, 2025

Michael Burell
City of Manor

Re: Rezoning Application
19217 Easy Jet St
Manor, Texas 78653

Dear Mr. Burell,

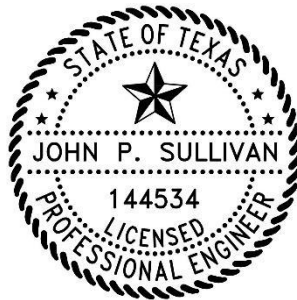
On behalf of the owner of Lot 7 Block 4 Manor Commercial Park III, located at 19217 Easy Jet St, we are applying for a rezoning of the entire property from A (Agriculture) to IN-1 (Light Industrial). The site was annexed into the City following the September 3rd Council Meeting – and was granted temporary A zoning.

The owner intends to obtain zoning matching the adjacent site across Easy Jet to the East which already has IN-1 zoning.

If you have any questions or require additional information, please contact me at (512) 431-8510.

Sincerely,

A handwritten signature in blue ink that reads "John P. Sullivan".



John P Sullivan, PE
President



Proposed Zoning: IN-1 Light Industrial

*Current Zoning:
Agricultural (A)*

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 Development
■ MF-1	Multi-Family 15	■ C-1	Light Commercial	■ ETJ	ETJ
■ MF-2	Multi-Family 25	■ C-2	Medium Commercial		



EMPLOYMENT

The Employment land use category applies to business centers with easy access to major roadways, including SH 290 and FM 973. The primary uses for employment centers are large urban employment centers, corporate campuses, and mixed-use environments.

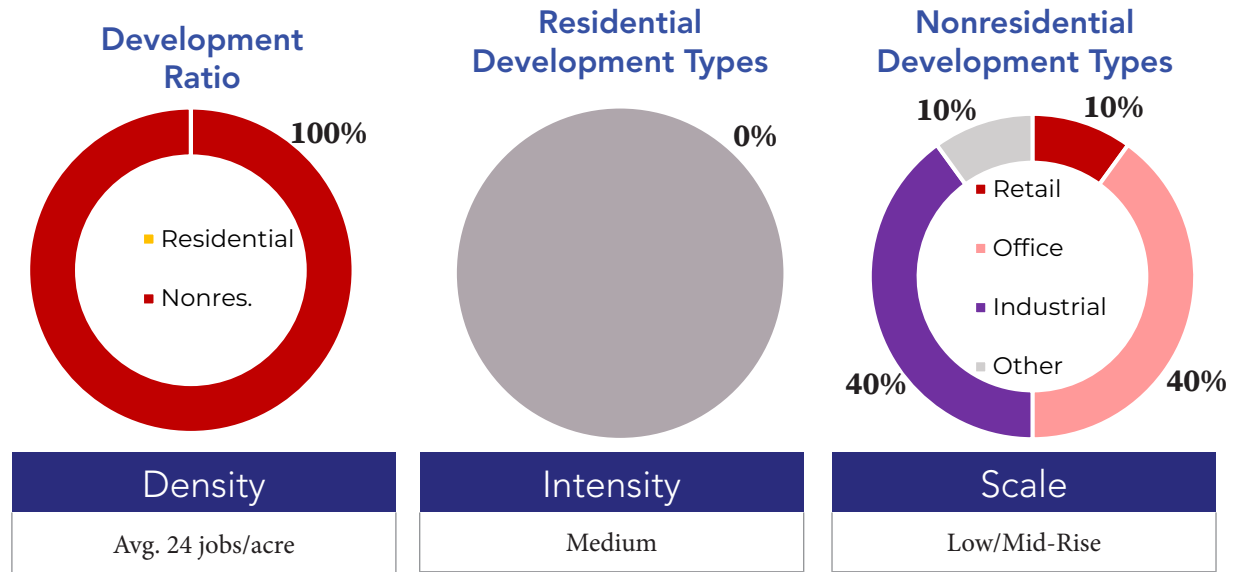
Large corporate campuses have been the trend for economic development in the past. However, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large employers are seeking in today's office environment.

As a result, this district includes a mixture of retail, office, industrial and other nonresidential development types, rather than exclusively office or exclusively industrial. This provides important support services to employment centers, making them more sustainable and increasing the quality of life for workers.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Large employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.7. Employment Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic. Inclusion of residential in these areas could inadvertently result in environmental justice concerns and resident complaints that might discourage business development.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●○○○○	
Apartment House (3-4 units)	●○○○○	
Small Multifamily (8-12 units)	●○○○○	
Large Multifamily (12+ units)	●○○○○	
Mixed-Use Urban, Neighborhood Scale	●○○○○	
Mixed-Use Urban, Community Scale	●○○○○	Shopping centers also function as employment centers, with increased emphasis on service industry and office employment; proximity of retail helps boost the attractiveness of employment centers for employers of all sizes, providing useful services to employees.
Shopping Center, Neighborhood Scale	●●●●○	
Shopping Center, Community Scale	●●●●○	Appropriate overall, with high quality design standards.
Light Industrial Flex Space	●●●●●	
Manufacturing	●●●●○	Generally considered appropriate, but should consider compatibility with adjacent uses, particularly residential. Given the residential nature of Manor, manufacturing developments should be clean with little-to-no air or noise pollution generation and avoidance of hazardous materials when proximate to residential.
Civic	●●●●●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

INDUSTRIAL DISTRICTS

IN-1

Light Industrial

The light industrial district is intended for lower intensity assembly, manufacturing, research, or warehousing uses and where the main functions of the use occur indoors. Limited outdoor storage and display is permitted. Light industrial uses should be located along major roadways, but not directly along US Highway 290.

Permitted and Conditional Uses

Non- Residential Uses

Adult Oriented Business (c/s)	Offices, showroom
Art Studio or gallery	Offices, Warehouse (c)
Automobile repair (major) (c)	Off-site Accessory Parking
Automobile repair (minor) (c)	Pawnshop (c)
Brewery, micro (c)	Portable Building Sales
Brewery, regional (c)	Product Development Services (general)
Communication Services or Facilities	Recreational Vehicle sale, service, and rental (c)
Construction and Equipment sales (major)	Recycling operation (indoor)
Construction and Equipment Sales (Minor)	Religious Assembly
Contractor's shop (c)	Research Services (General)
Data Center	Shooting Range (Indoor)
Distillery, Micro (c)	Transportation Terminal (c)
Distillery, Regional (c)	Truck and Trailer sales and rental (c)
Food Court Establishment (c/s)	Truck Stop or Travel Center
Food Preparation (c)	Utility services, major (c)
Funeral Services (c)	Utility services (minor)
Governmental facilities	Vehicle Storage facility (c)
Industrial Use, light	Wireless Transmission Facilities, attached (c)
Kennel (c)	Wireless Transmission Facilities, monopole (c/s)
Laundry Service	Wireless Transmission Facilities, stealth (c)
Mini-Storage Warehouse (c)	
Offices, Government	

IN-1

Light Industrial

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	50% ²	Front Setback	20 ft
Maximum principle and accessory structure lot coverage ³	60%	Streetside Setback	15 ft
		Exterior Side Setback	50 ft ⁶
		Rear Setback	50 ft ⁷
Landscape	15% ³		
Bufferyard	40 ft ⁴		
Streetscape yard	15 ft ⁵		

¹ Corner lots add 10 ft

² Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 40 percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

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4 shrubs per 800 s.f. of landscaped area.

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⁶ Setback to non-residential can be 20 ft

⁷ Setback to non-residential can be 30 ft.



10/29/25

City of Manor Development Services

Notification for a Rezoning Application

Project Name: 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial
 Case Number: 2025-P-1767-ZO
 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 Rezoning Application for TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning application for one (1) lot on 2.274 acres, more or less, and being TCAD parcel 711105 also known as 19217 Easy Jet St, Manor, TX from (A) Agricultural to (IN-1) Light Industrial.

Applicant: Radius Civil Engineering
Owner: Easy Jet Drive LP

The Planning and Zoning Commission will meet at 6:30PM on November 12, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on November 19, 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 Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

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

ZALARAM LLC
30 CHADWICK DR
DOVER, DE 19901

EASY JET DRIVE LP
1409 POST OAK BLVD
HOUSTON, TX 77056

EASY JET DRIVE LP
1409 POST OAK BLVD
HOUSTON, TX 77056

HILLMAT COATING LLC
2313 HIGH VICTORY RD
LEANDER, TEXAS 78641

MANOR NUT MANUFACTURING
COMPANY
12911 BELTEX RD
MANOR, TEXAS 78653

WEST GATE BELTEX LLC
5905 FAIRLANE DR
AUSTIN, TEXAS 78757



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 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. This item was originally intended to be heard at the October 8, 2025, P&Z Commission meeting, however, it was requested to be postponed until November 12th by the applicant.

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

- Approved Preliminary Plat
- Engineer Comments and responses
- Conformance Letter

- Public notice
- Mailing Labels

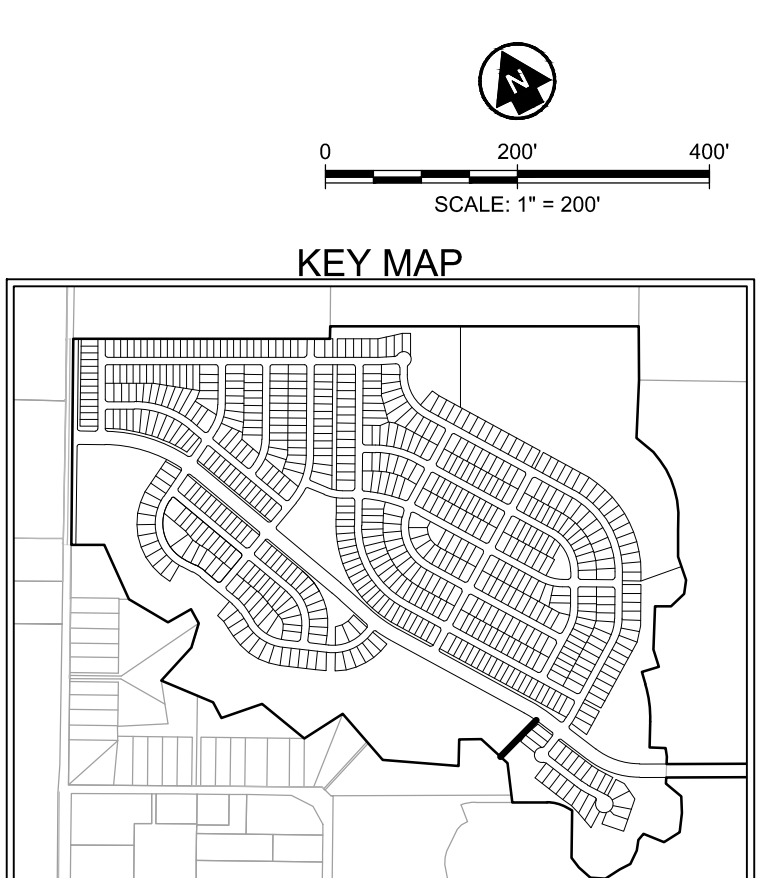
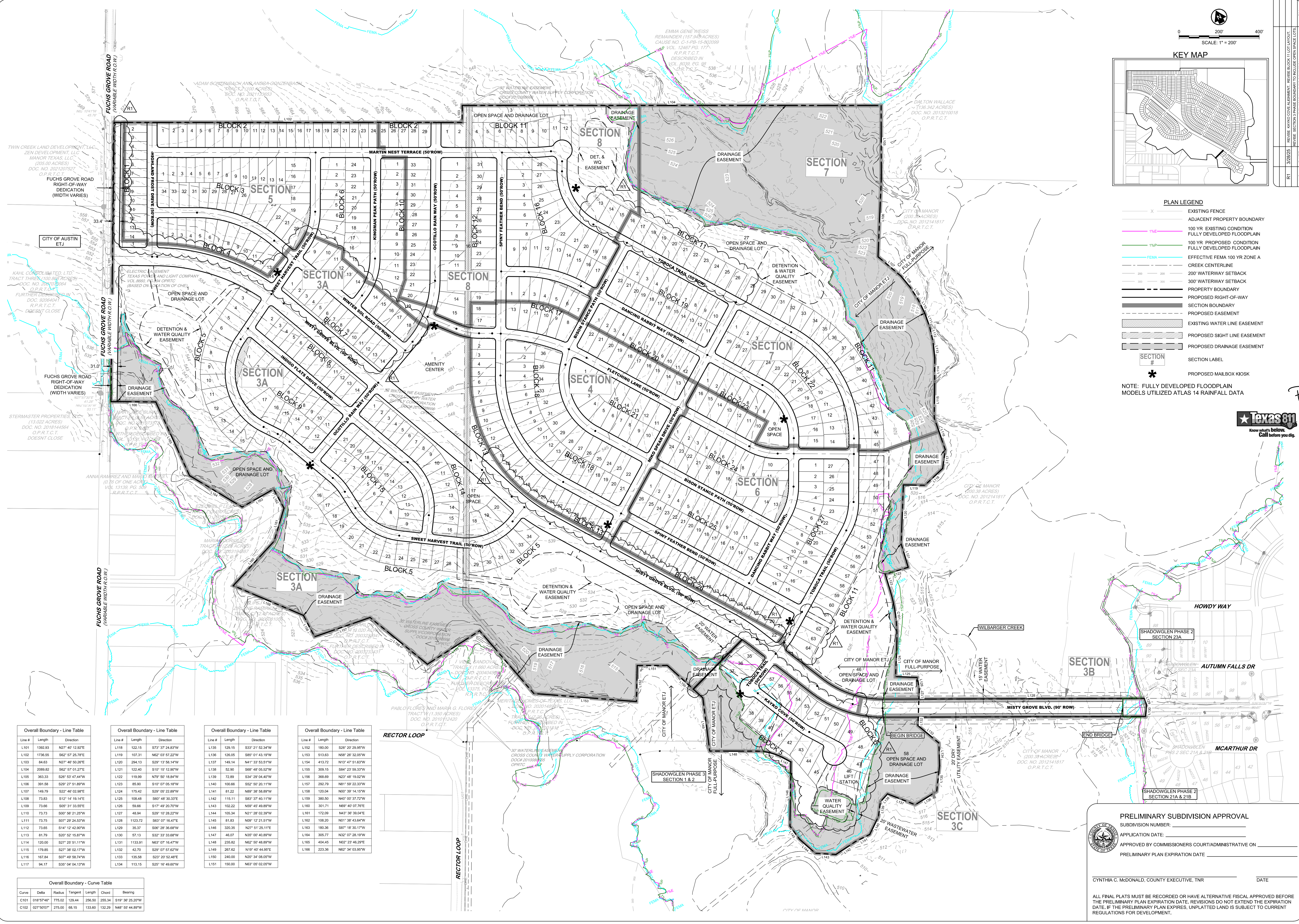
ACTIONS:

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
<i>Actions</i>	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**



- PLAN LEGEND**
- EXISTING FENCE
 - ADJACENT PROPERTY BOUNDARY
 - 100 YR EXISTING CONDITION FULLY DEVELOPED FLOODPLAIN
 - 100 YR PROPOSED CONDITION FULLY DEVELOPED FLOODPLAIN
 - EFFECTIVE FEMA 100 YR ZONE A
 - CREEK CENTERLINE
 - 200' WATERWAY SETBACK
 - 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



Overall Boundary - Line Table			
Line #	Length	Direction	
L101	1392.93	N27° 40' 12.92"E	
L102	1736.55	S62° 07' 26.79"E	
L103	84.63	N27° 46' 00.94"E	
L104	2089.82	S62° 07' 01.27"E	
L105	363.33	S29° 53' 47.44"E	
L106	391.58	S29° 27' 51.87"W	
L107	149.79	S22° 46' 02.98"E	
L108	73.83	S12° 14' 16.14"E	
L109	73.66	S09° 31' 33.55"E	
L110	73.73	S09° 56' 21.25"W	
L111	73.75	S07° 29' 24.53"W	
L112	73.65	S14° 12' 42.90"W	
L113	81.79	S29° 52' 55.87"W	
L114	120.00	S27° 25' 51.11"W	
L115	179.85	S27° 36' 02.17"W	
L116	167.84	S07° 49' 58.74"W	
L117	94.17	S33° 04' 04.13"W	

Overall Boundary - Line Table			
Line #	Length	Direction	
L118	122.15	S73° 37' 52.34"W	
L119	107.31	N62° 09' 57.22"W	
L120	294.13	S29° 13' 53.51"E	
L121	122.40	S10° 15' 12.90"W	
L122	119.59	N79° 50' 18.84"W	
L123	85.50	S10° 07' 05.18"W	
L124	175.42	S29° 09' 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' 52.62"E	
L133	135.58	S23° 07' 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	S88° 01' 43.19"W	
L137	149.14	N41° 33' 53.51"E	
L138	52.90	S98° 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	S63° 37' 40.11"W	
L143	102.22	N99° 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° 07' 40.89"W	
L148	235.82	N62° 07' 44.89"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 - Curve Table			
Curve	Delta	Radius	Length
C101	018°57'48"	775.02	129.44
C102	027°50'07"	275.00	68.15

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.

KT CIVIL

8605 N. CAPITAL OF TEXAS HIGHWAY SUITE 315
AUSTIN, TEXAS 78731 | TEL (512) 756-7474
TPELS FIRM NO. F-18129

MeritageHomes®

PEGGY M. CARRASQUILLO
65211
LICENSED PROFESSIONAL ENGINEER

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

OVERALL PRELIMINARY
PLAT SHEET

3

OF 8

CASE#

SHADOWGLEN PHASE 3 SECTIONS 3-8

Item 7.

98



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. 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.~~

~~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,

A handwritten signature in black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

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.

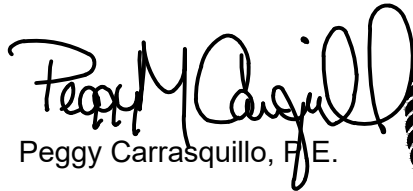
15. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits.

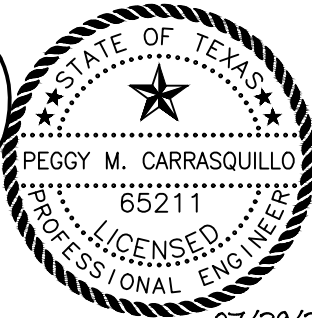
Response: Per communication with Pauline Gray, submittal to Travis County TNR for subdivision review, rather than the County Health District, satisfies this comment. The e-mail from Pauline Gray is included with this submittal.

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.



07/29/2024

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.

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

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.


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,

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

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.

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

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 SUMMARY FORM

PROPOSED MEETING DATE: November 12, 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.

This item was postponed to give the applicant time to provide proper evidence of due diligence, indicating that the current configuration is the only feasible option.

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
- Constraints Exhibit
- Drainage Report

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	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

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
Assistant Project Manager
Bowman

V:\070422 - Dallen Industrial\Engineering\Design Documents\Prelim\Plat\dwg_TREE LIST_ September 04, 2025_ 4:21 PM_ ngueirra

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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TBPE Firm Registration No. F-14309

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Fax: (512) 327-4062
www.bowman.com

PRELIMINARY PLAT - TREE LIST

MANOR DOWNS
8916 HILL LANE
MANOR, TEXAS, 78653

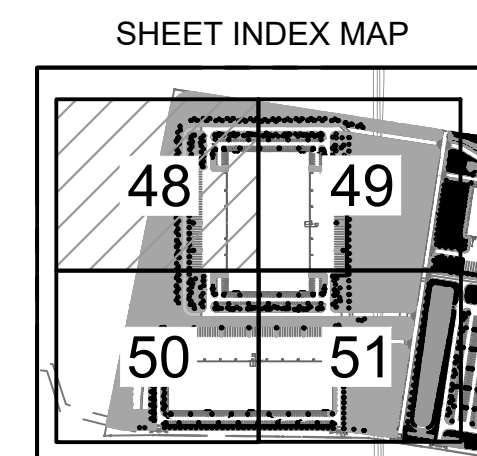
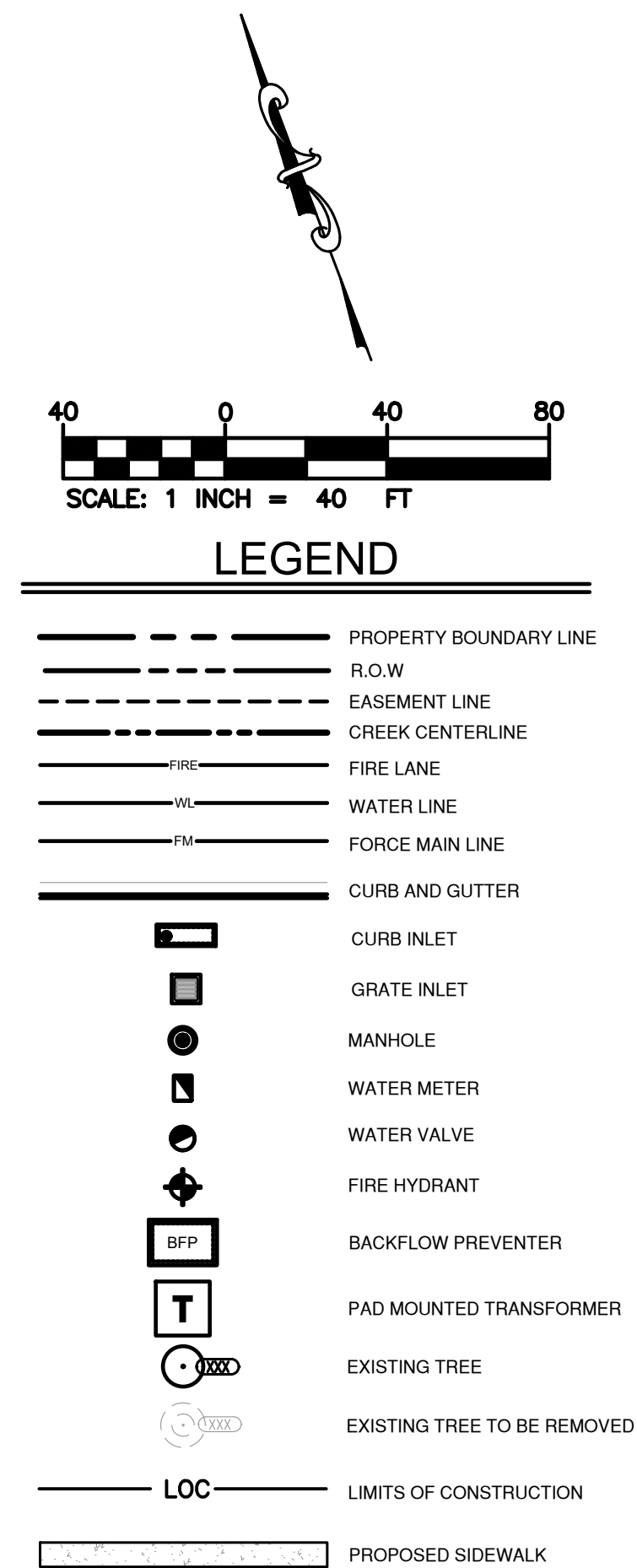
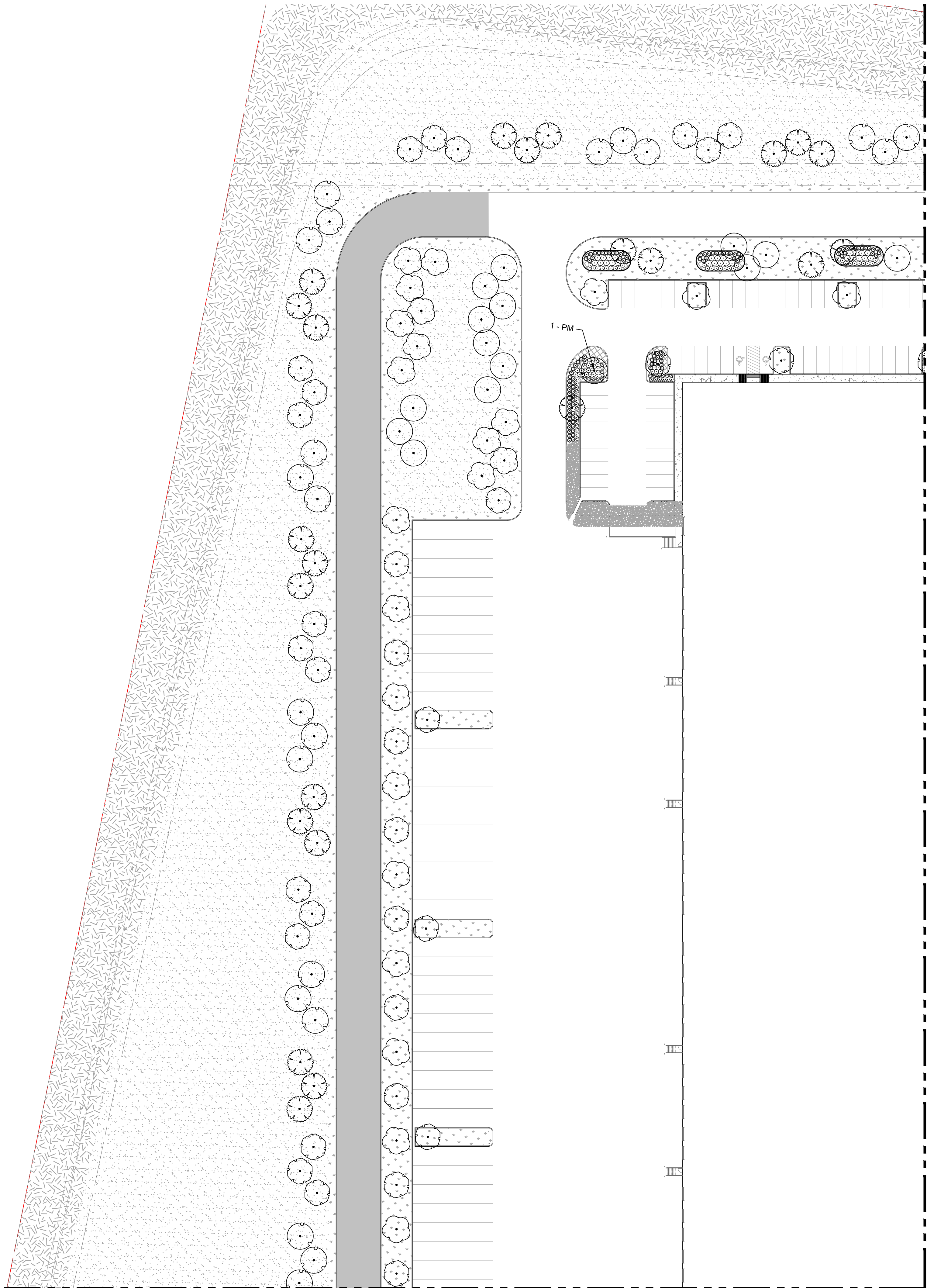
SHEET 08 OF 08



September 8, 2025

PRELIMINARY NOT FOR CONSTRUCTION

EAST FRONTAGE: $1,612 \text{ LF} / 40 = 40.3 \approx 41$ STREET YARD TREES REQUIRED
42 TREES PROVIDED



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.



08/18/2025

DESIGN MC	DRAWN MG	CHKD MK
JOB No. 070422-01-002		

SHEET
48 OF 62

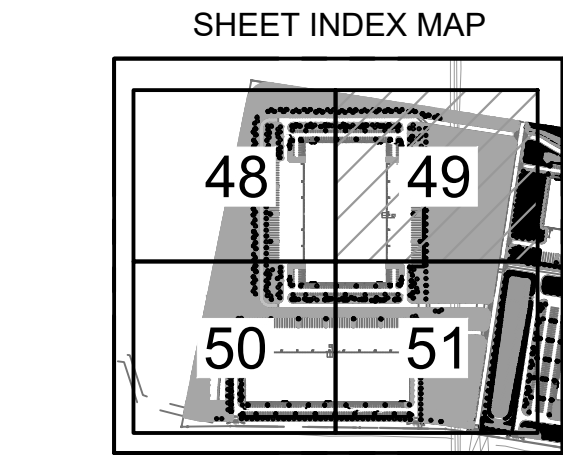
V:\070422 - Dallas Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Landscape Design\02 Drawings\Sheets\070422-01-002-SP-B_PLANTING PLAN - 2 OF 4_ August 18, 2025 5:48 PM.dwg, 40 PLANTING PLAN - 2 OF 4_ August 18, 2025 5:48 PM, jeharkew

MATCHLINE - SHEET 15

BUILDING 1
AREA 317,527 SF
FFE = 559.00'
36" CLEAR

1 - PM

MATCHLINE - SHEET 18



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.

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
---	BACKFLOW PREVENTER
---	PAD MOUNTED TRANSFORMER
---	EXISTING TREE
---	EXISTING TREE TO BE REMOVED
---	LOC
---	LIMITS OF CONSTRUCTION
---	PROPOSED SIDEWALK

PLANTING PLAN - 2 OF 4
MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653



DESIGN	DRAWN	CHKD
MC	MG	MK
JOB No. 070422-01-002		
SHEET		
49	OF	62

REVISIONS

REVISION	DATE	DESCRIPTION
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

Bowman
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www.bowman.com

PRELIMINARY NOT FOR CONSTRUCTION

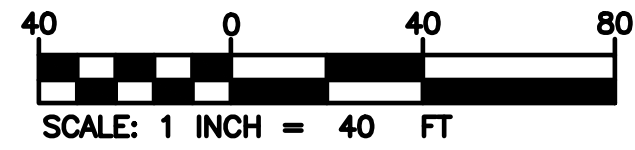
V:\070422 - Dallen Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Landscape Design\02 Drawings\Sheets\070422-01-002-SP-B_PLANTING PLAN - 3 OF 4_ August 18, 2025, 5:50 PM.dwg, 41 PLANTING PLAN - 3 OF 4_ August 18, 2025, 5:50 PM, dbharkey

MATCHLINE - SHEET 15

MATCHLINE - SHEET 18

PLANT SCHEDULE BUILDING 02

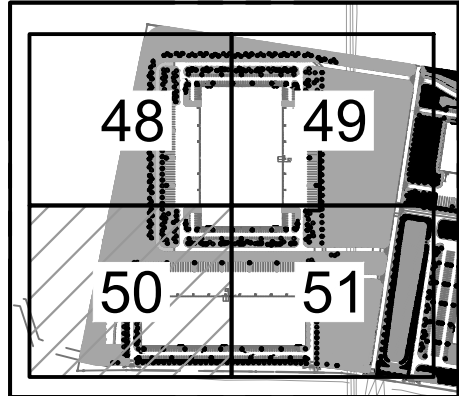
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	HT.	SP.
TREES							
	CB	47	Southern Catalpa / Catalpa bignonioides	65 gal	3"Cal	12'-14'	6'-7'
	PM	22	Mexican Sycamore / Platanus mexicana	65 gal	3"Cal	12'-14'	6'-7'
	QM	31	Burr Oak / Quercus macrocarpa	65 gal	3"Cal	12'-14'	6'-7'
	QV2	8	Southern Live 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'
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	HT.	CAL.	SP.



LEGEND

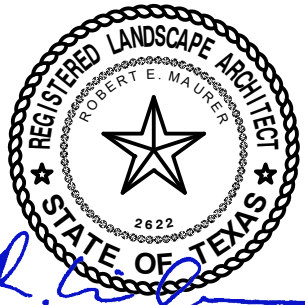
- PROPERTY BOUNDARY LINE
- R.O.W
- EASEMENT LINE
- CREEK CENTERLINE
- FIRE LANE
- WATER LINE
- FORCE MAIN LINE
- CURB AND GUTTER
- CURB INLET
- GRATE INLET
- MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- PAD MOUNTED TRANSFORMER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- LOC
- LIMITS OF CONSTRUCTION
- PROPOSED SIDEWALK

SHEET INDEX MAP



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.

PLANTING PLAN - 3 OF 4
MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653



DESIGN MC
DRAWN MG
CHKD MK
JOB No. 070422-01-002

SHEET
50 OF 62

PRELIMINARY NOT FOR CONSTRUCTION

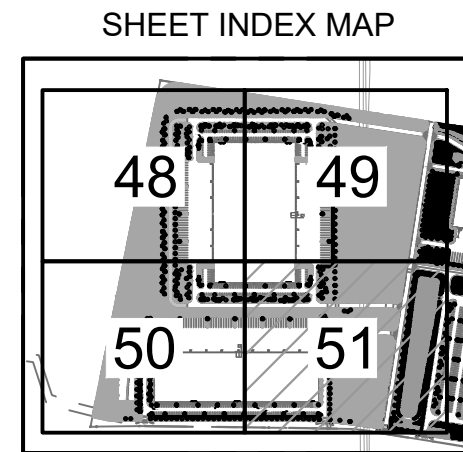
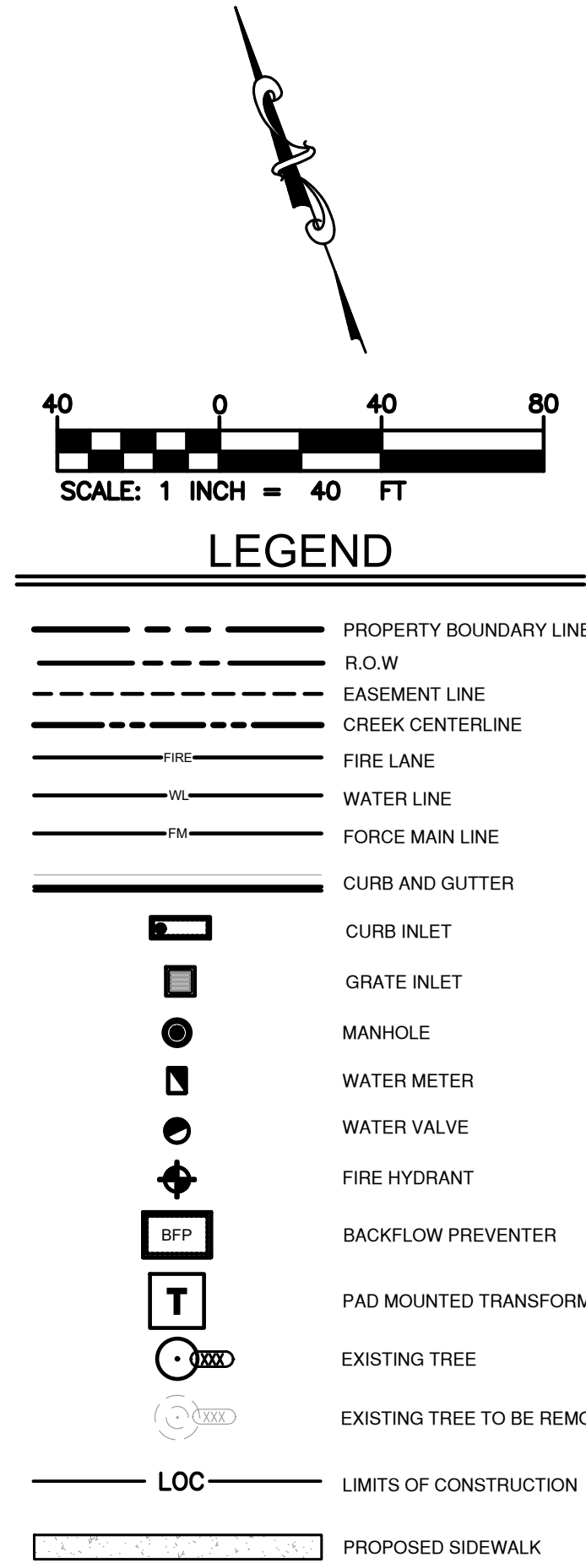
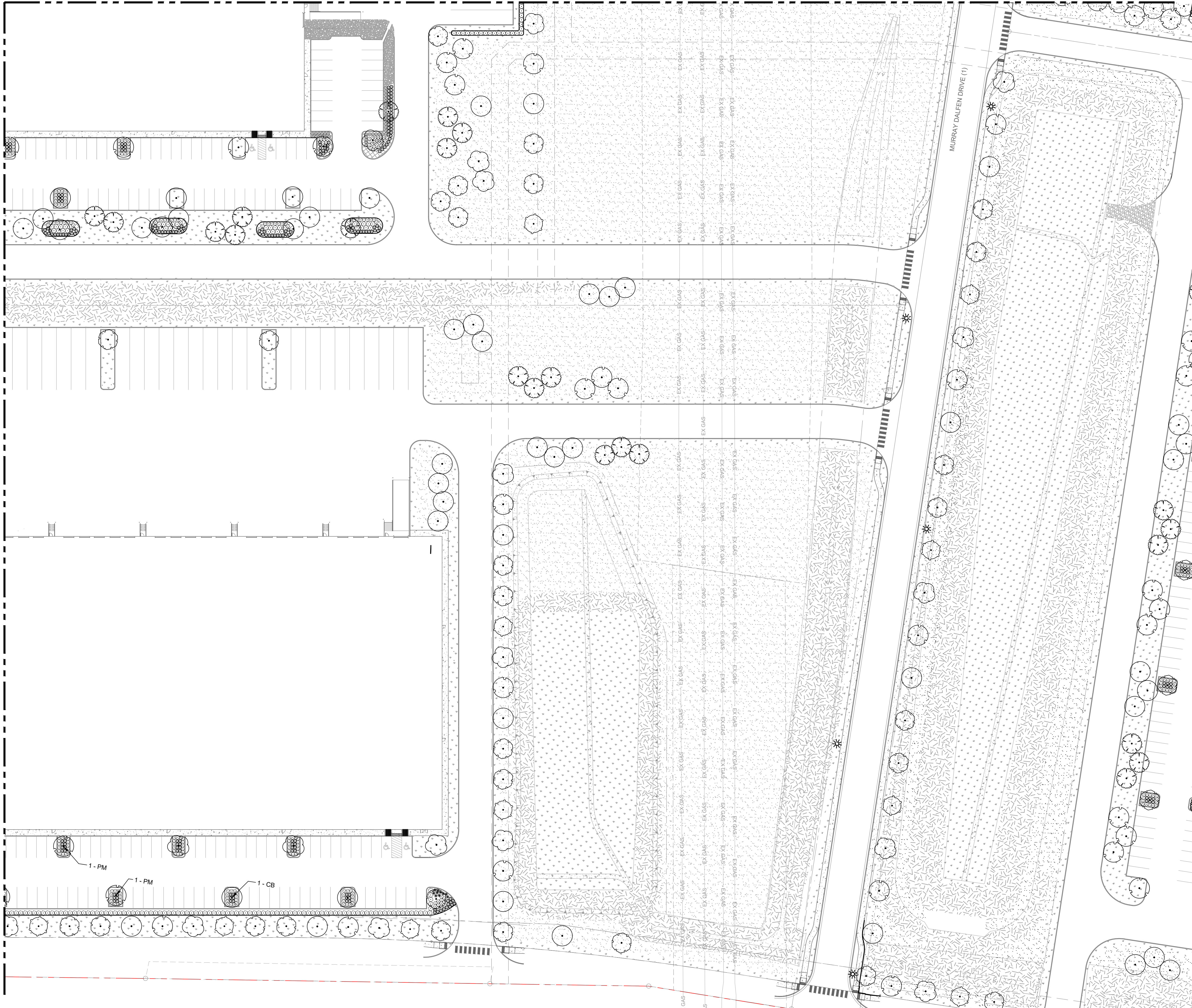
Bowman

© 2024 Bowman Consulting Group Ltd
T8 PE Firm Registered in N.C. F-14309
807 Las Cimas Parkway
Suite 350
Austin, Texas 78746
Phone: (512) 327-180
Fax: (512) 327-4062
www.bowman.com

Item 8.

MATCHLINE - SHEET 17

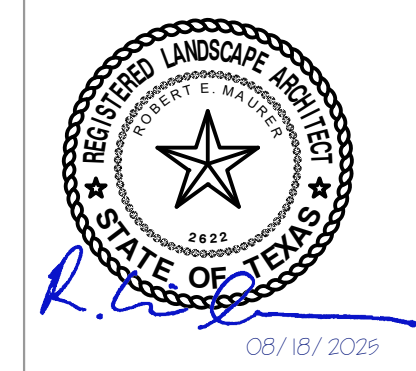
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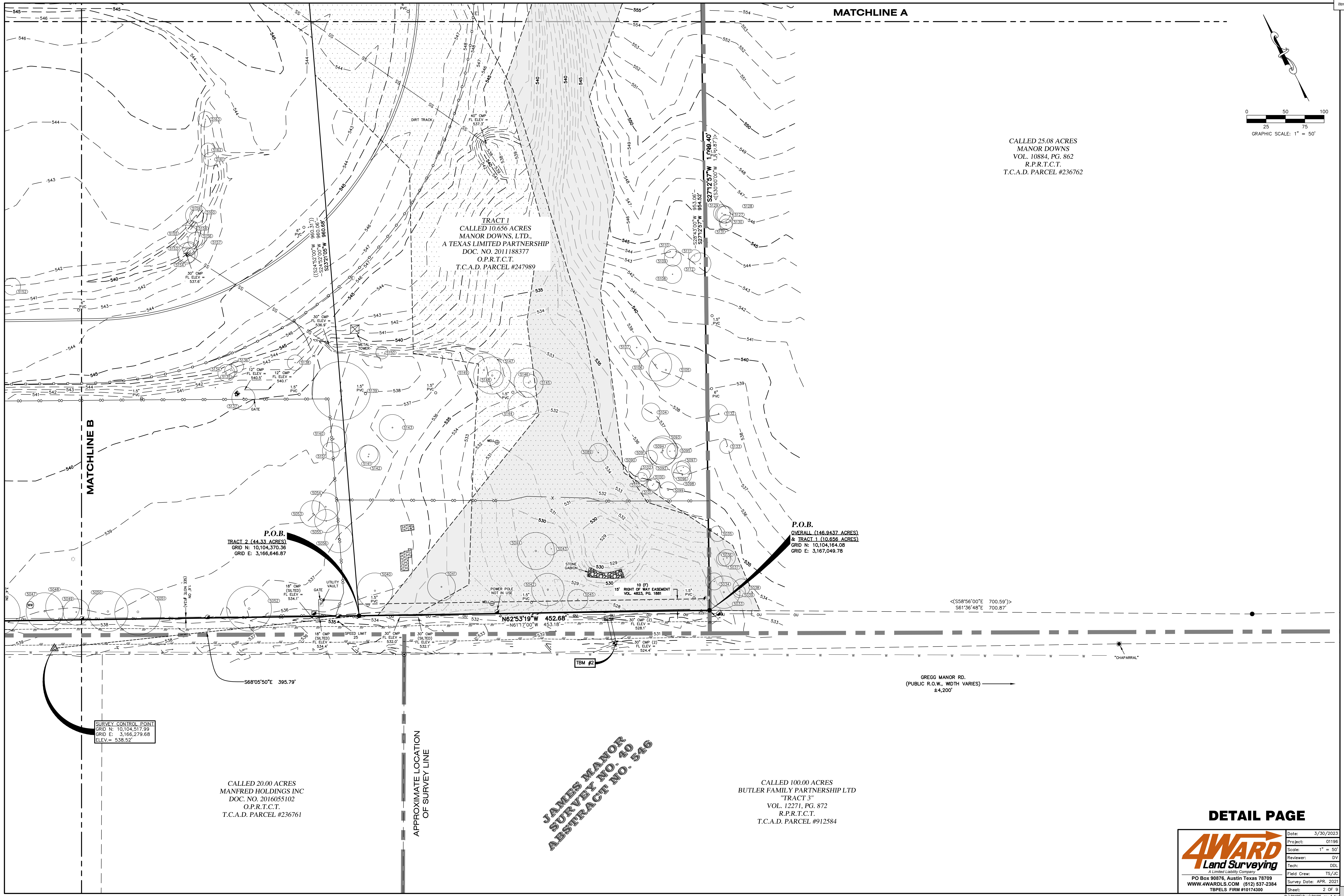
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE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

REVISIONS		DATE
REVISION	DESCRIPTION	

PLANTING PLAN - 4 OF 4
MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

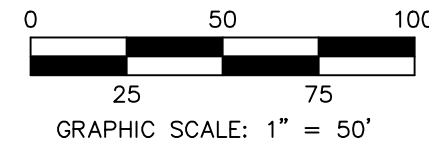


DESIGN	DRAWN	CHKD
MC	MG	MK
JOB No. 070422-01-002		
SHEET 51 OF 62		



MATCHLINE A

CALLLED 25.08 ACRES
MANOR DOWNS
VOL. 10884, PG. 862
R.P.R.T.C.T.
T.C.A.D. PARCEL #236762



MATCHLINE B

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

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV = 538.52'

CALLLED 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

CALLLED 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

GREGG MANOR RD.
(PUBLIC R.O.W., WIDTH VARIES)
±4,200'

DETAIL PAGE

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS 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

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

TRACT 2

MATCHLINE B

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 2.0 ACRES
 FCT REAL ESTATE
 HOLDINGS, LTD.
 DOC. NO.
 2007220268
 O.P.R.T.C.T.
 T.C.A.D. PARCEL
 #247983

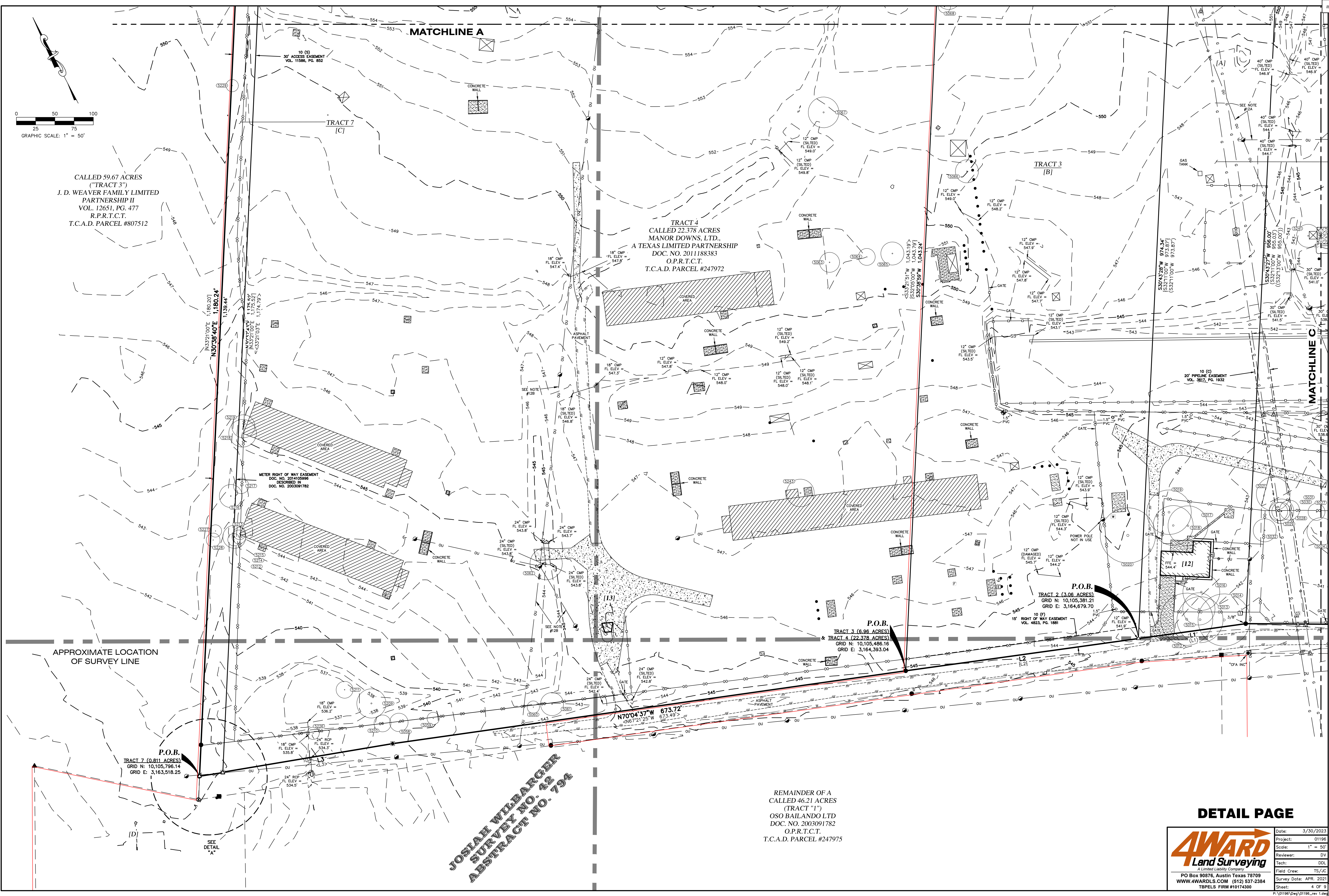
CALLED 69.22 ACRES
 MANOR DOWNS PARTNERS L P
 DOC. NO. 1999103872
 O.P.R.T.C.T.
 T.C.A.D. PARCEL #236746

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV.= 538.52'

DETAIL PAGE



Date:	3/30/2021
Project:	0119
Scale:	1" = 5'
Reviewer:	D
Tech:	D
Field Crew:	TS/
Survey Date:	APR. 20
Sheet:	3 OF



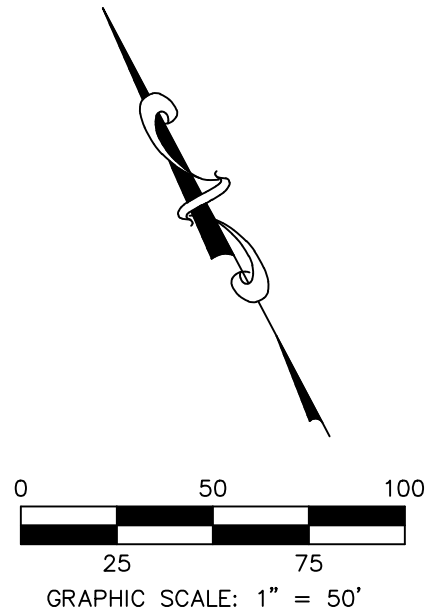
JOSIAH WILBARGER
SURVEY NO. 42
ABSTRACT NO. 794

REMAINDER OF A
CALLED 46.21 ACRES
(TRACT "I")
OSO BAILANDO LTD
DOC. NO. 2003091782
O.P.R.T.C.T.
T.C.A.D. PARCEL #247975

DETAIL PAGE

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS 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



**ELIZABETH STANDFORD
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

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

P.O.B.
TRACT 5 (44.952 ACRES)
GRID N: 10,106,383.59
GRID E: 3,164,924.83

10 (A)
APPROXIMATE LOCATION
OF PIPELINE AND
APPURTENANCES EASEMENT
VOL. 2832, PG. 583 &
VOL. 3627, PG. 953

10 (B)
APPROXIMATE LOCATION OF
PIPELINE AND APPURTENANCES EASEMENT
VOL. 3617, PG. 1903

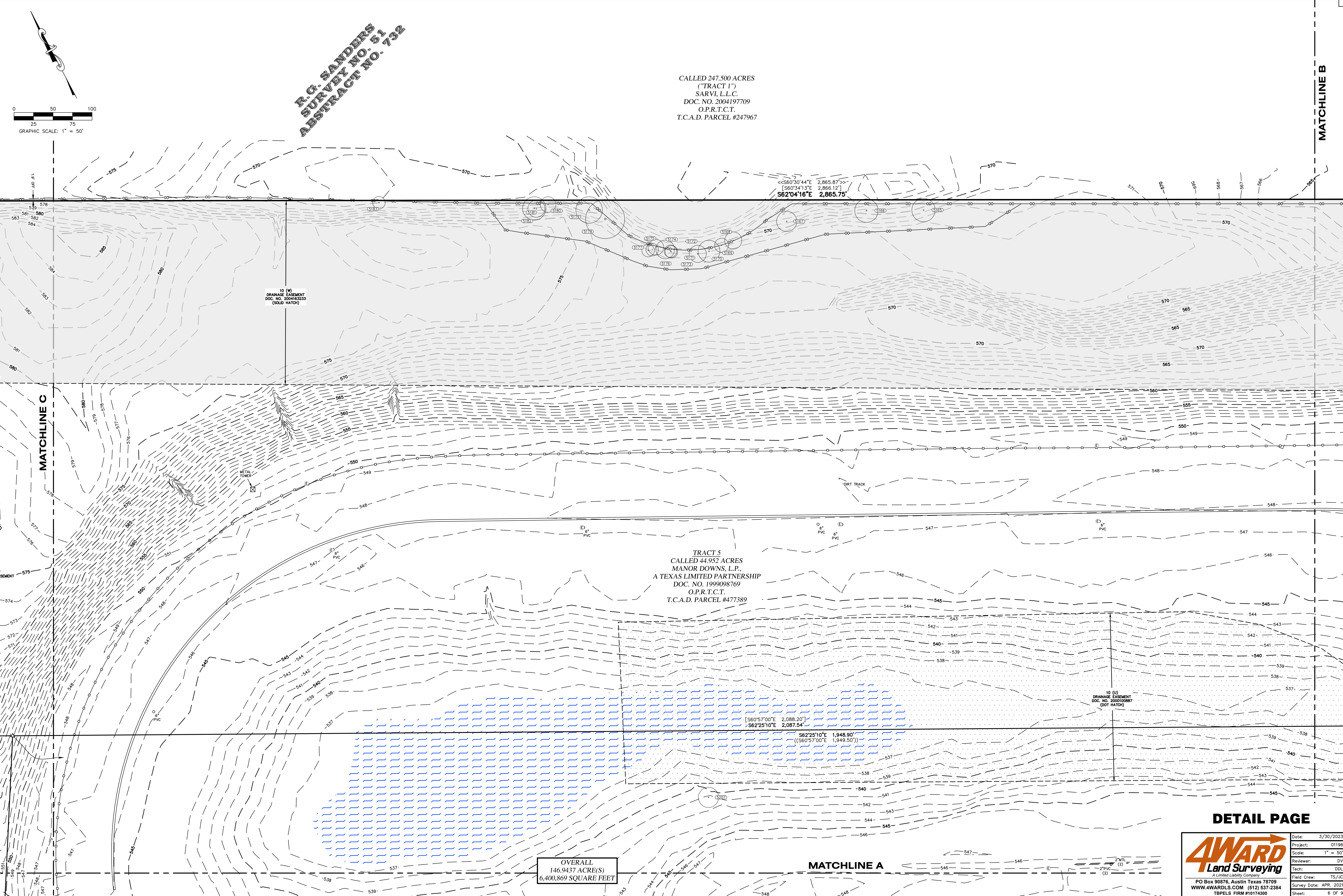
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S55°24'00"E 301.70'
S55°24'00"E 301.70'

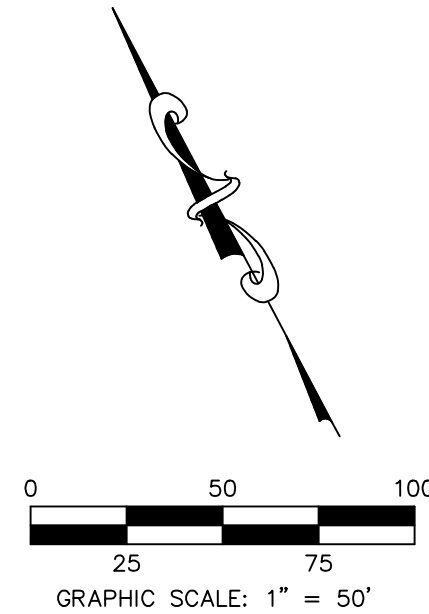
DETAIL PAGE



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS FIRM #10174300

Date:	3/30/2023
Project:	D1196
Scale:	1" = 50'
Reviewer:	DV
Tech:	DDL
Field Crew:	TS/JC
Survey Date:	APR. 2021
Sheet:	5 OF 9





**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

{{A3200000E 3,065.10}}

10 (P) & 10 (Q)
VOL. 11074, PG. 559
VOL. 11074, PG. 569
DOC. NO. 2011042154 &
DOC. NO. 2011147998

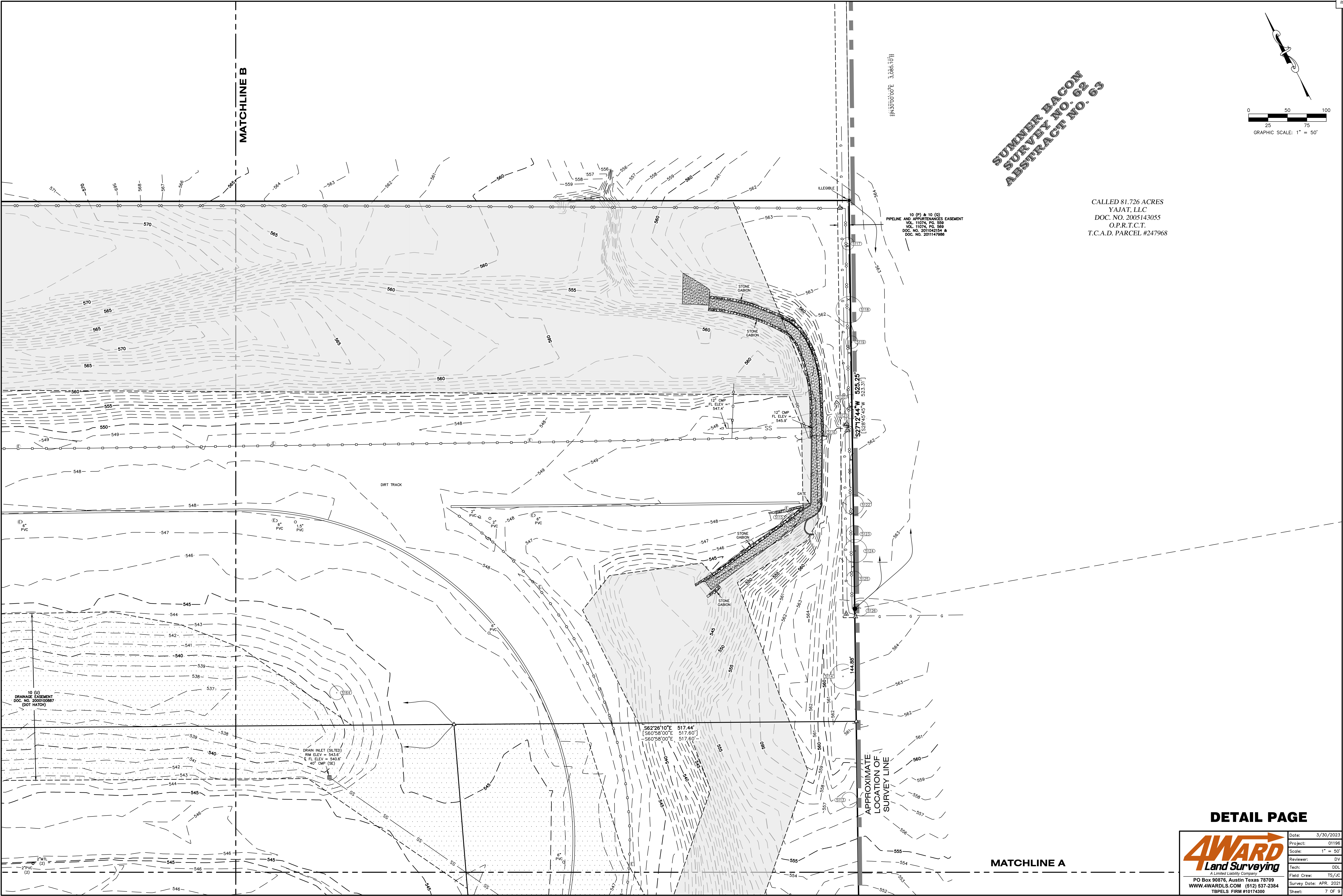
ILLEGIBLE

S271°24'44"W 525.25'
[328°45'45"W 523.31']

APPROXIMATE
LOCATION OF
SURVEY LINE

MATCHLINE A

MATCHLINE B



DETAIL PAGE



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS 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

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 ALONG 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. 201188377 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 3.06 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. 201188383 (O.P.R.T.C.T.), BEING ALL OF A CALLED 44.952 ACRE TRACT CONVEYED TO MANOR DOWNS, L.P. IN DOCUMENT NO. 199908769 (O.P.R.T.C.T.), BEING ALL OF A CALLED 13.79 ACRE TRACT (EXHIBIT "A" - TRACT 2) CONVEYED TO OSO BALANDO, 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 BALANDO, 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°38'15"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 BALANDO 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, S45°15'41"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 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 5386, 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 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 FOLLOWING TWO (2) COURSES:

- 1) N61°-17'W 1188.5 FEET TO A BEND IN THE FENCE;
- 2) N60°-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, PAGE 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 ABOVE 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 973.67 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 SAID CERTAIN 51.7 ACRE TRACT CONVEYED TO 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 WITH AN EAST LINE OF THE ABOVE 310.0 ACRE TRACT, SAME BEING THE WEST LINE OF A 2.09 ACRE TRACT CONVEYED TO J. NELSON SANDERS BY DEED RECORDED IN VOLUME 2966, PAGE 785 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 973.67 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 11251, 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 6.9 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 SAID 0.811 ACRE, 30 FOOT ACCESS TRACT AS DESCRIBED IN A DEED TO OSO BALANDO RECORDED IN DOCUMENT NO. 2003091782, OFFICIAL PUBLIC RECORDS, FOR THE S.W. CORNER HEREOF;

THENCE N33°21'03"W 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 BALANDO, 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 BALANDO 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 BALANDO TRACT, SAME BEING THE S. W. CORNER OF A 44.952 ACRE TRACT CONVEYED TO MANOR DOWNS, LTD. 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 292.304 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°11'05"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 FOLLOWING 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 663.25 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, SAID POINT BEING IN AN EAST LINE OF THE ABOVE SAID 98.583 ACRE TRACT;

THENCE WITH A EAST LINE OF SAID 98.583 ACRE TRACT S33°21'51"W 659.57 FEET TO A STEEL PIN FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE LEAVING THE EAST LINE OF SAID 98.583 ACRE TRACT N59°18'52"W 912.04 FEET TO A POINT IN THE WEST LINE OF SAID 98.583 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS 13.79 ACRE TRACT,

THENCE WITH THE WEST LINE OF SAID 98.583 ACRE TRACT N33°21'E 659.57 FEET TO THE PLACE OF BEGINNING, CONTAINING 13.79 ACRES OF LAND.

RECORD LEGAL DESCRIPTION (TRACT 7 -- 0.811 ACRES)

30' INGRESS AND EGRESS EASEMENT, CONTAINING 0.811 ACRES

BEGINNING AT A POINT IN THE WEST LINE OF SAID 98.583 ACRE TRACT, AND IN THE NORTH LINE OF SAID ABANDONED COUNTY ROAD AND FROM THIS BEGINNING POINT AN INTERIOR CORNER OF SAID 98.583 ACRE TRACT BEARS S33°21'W 30.61 FEET TO A STONE MARKED WITH AN "X",

THENCE WITH THE WEST LINE OF THE SAID 98.583 ACRE TRACT N33°21'E 1180.20 FEET TO A POINT IN THE SOUTH LINE OF SAID 13.92 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE SAID 13.92 ACRE TRACT,

THENCE WITH THE SOUTH LINE OF SAID 13.92 ACRE TRACT S59°18'52"E 30.03 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH A LINE THAT IS 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID 98.583 ACRE TRACT S33°21'W 1175.52 FEET TO A POINT IN THE NORTH LINE OF SAID ABANDONED COUNTY ROAD,

THENCE WITH THE NORTH LINE OF SAID ABANDONED COUNTY ROAD N68°05'44" W 30.61 FEET TO THE PLACE OF BEGINNING, CONTAINING 0

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 202100876
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 21, 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. 1990089769 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 DOCUMENT NO. 2004183233 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. 2004183233 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. 2014105998 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 WLBARGER 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 1.000081326605.

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. AWARD 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:

BM #1- COTTON SPINDLE WITH WASHER IN ASPHALT ON THE SOUTH SIDE OF HILL LANE, ±55' SOUTHEAST OF POWER POLE. ELEVATION = 539.32'.

BM #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 APPEARED 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.

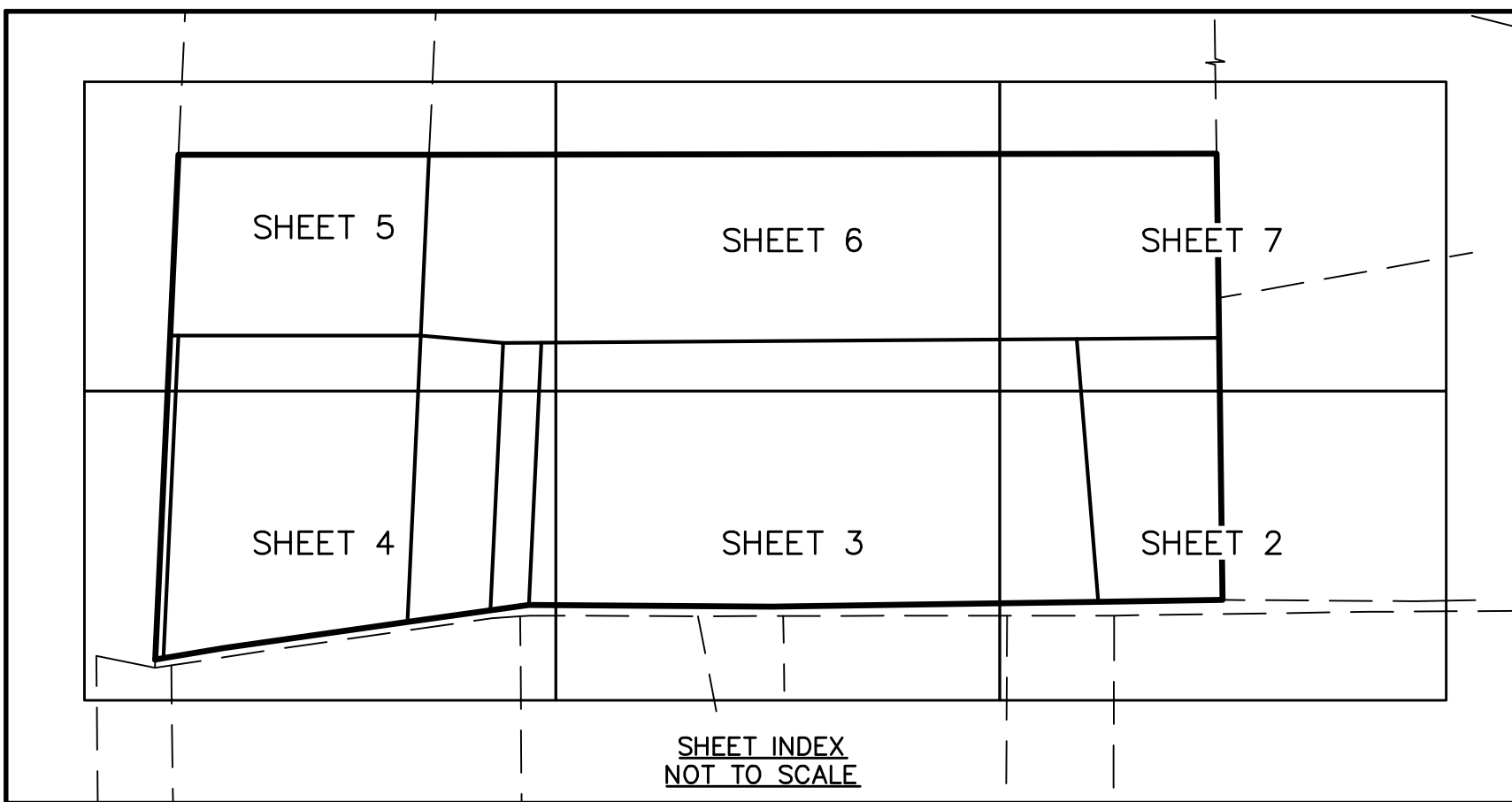
12) THERE ARE NO ENCROACHMENTS ON THIS PROPERTY EXCEPT THOSE SHOWN HEREON:
A. POWER POLES AND TRANSMISSION LINES WITHIN TRACT 2 DO NOT APPEAR WITHIN A METES AND BOUNDS DESCRIPTION OF AN EASEMENT LISTED WITHIN SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT, BUT ARE POSSIBLY PROVIDED UNDER A BLANKET TYPE EASEMENT 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.

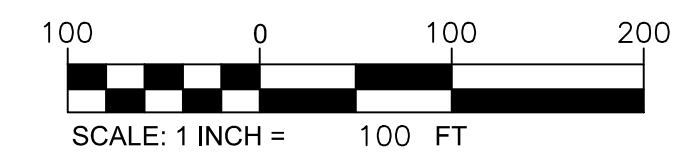
13) AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK EVIDENCE OF ANY CONSTRUCTION OR REPAIRS.

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.





	R.O.W.
	EASEMENT LINE
	PRIVATE ROAD ACCESS EASEMENT
	LOT LINE
	BUILDING SETBACK
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	FORCE MAIN
	WASTEWATER LINE
	WATER LINE
	STORM DRAIN LINE
	HEADWALL
	CURB INLET
	STORMSEWER MANHOLE
	FIRE HYDRANT
	GRINDER PUMP

- | | |
|---|------------------------------|
|  | WASTEWATER UTILITY EASEMENT |
|  | MANVILLE WATERLINE EASEMENT |
|  | EXISTING ATMOS GAS EASEMENT |
|  | PROPOSED GAS EASEMENT |
|  | DRAINAGE EASEMENT |
|  | BLUEBONNET ELECTRIC EASEMENT |
|  | AWU EASEMENT |
|  | ACCESS EASEMENT |

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CONSTRAINTS EXHIBIT

MANOR DOWNS
HILL LANE
MANOR, TEXAS

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW, MARK-UP, AND/OR
DRAFTING UNDER THE
AUTHORITY OF
JOSEPH P. COHAN, P.E.
#115224
ON OCTOBER 20 2025.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN JPC	DRAWN LDB	CHKD MGC
JOB No. 070422-01-002		

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 5 – FEMA Floodplain Map

Exhibit 6 – NRCS Soils Map

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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.

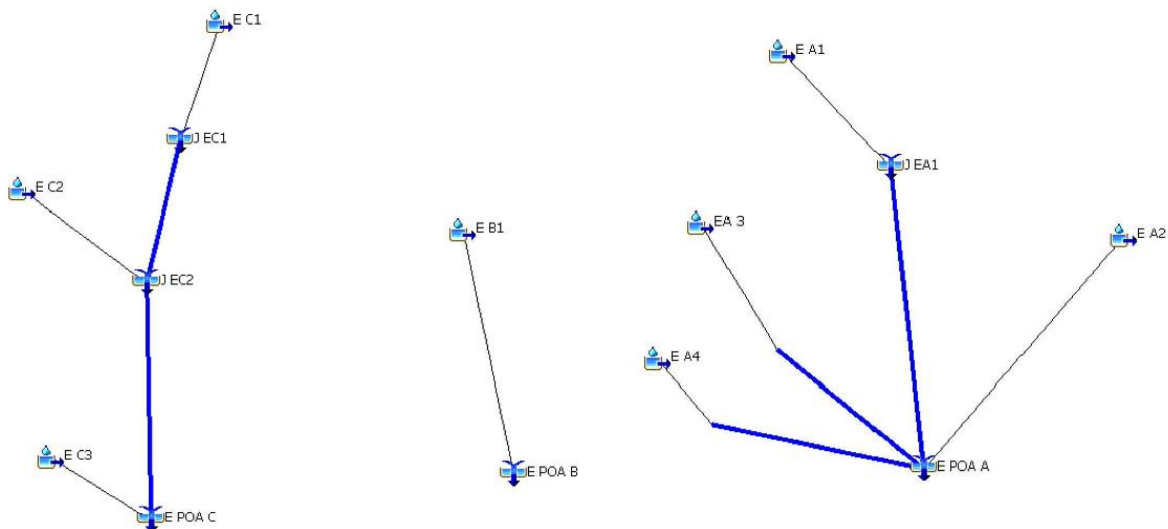
2.4 EXISTING DRAINAGE AREA MAP

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:



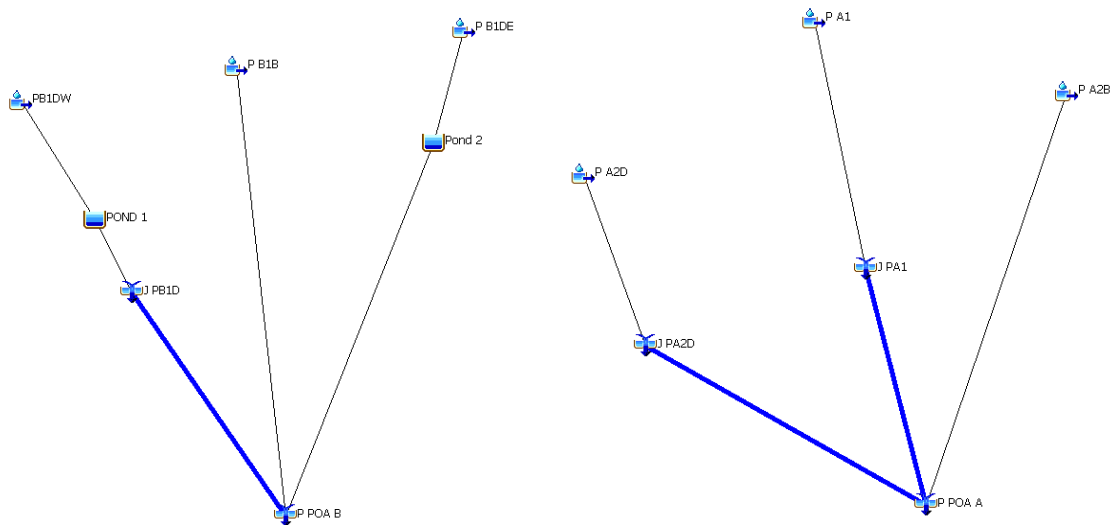
Existing Development Conditions - SCS Method - Via HEC-HMS												
BASIN	AREA			CN	IMPERVIOUS COVER		LAG min	Q (CFS)				
	sf	ac	sq mi		sf	%		2-yr	5-yr	10-yr	25-yr	100-yr
EA1	2,283,711	52.4	0.0819	84	1,428,166	62.5%	27.1	98.8	130.0	157.9	198.7	267.6
EA2	4,696,199	107.8	0.1685	84	2,456,560	52.3%	40.4	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.

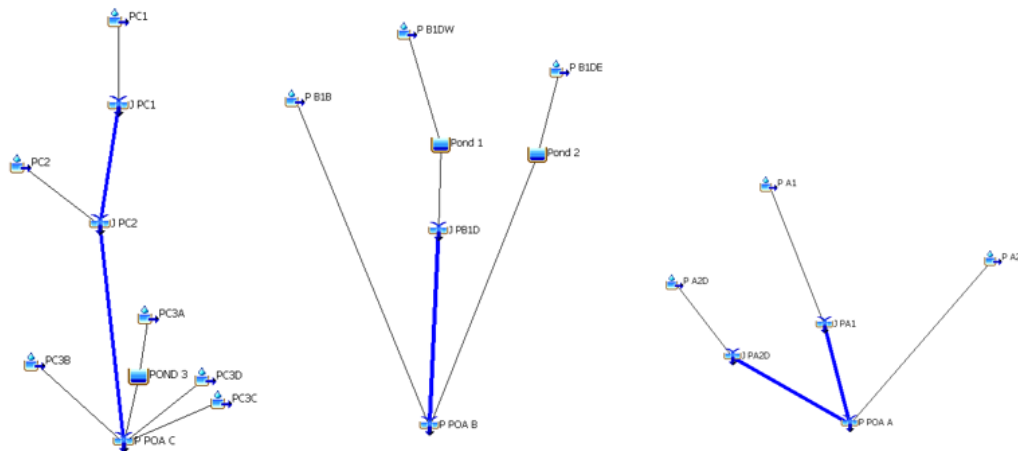
Proposed Intermediate Conditions - HEC-HMS Model & Results:



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

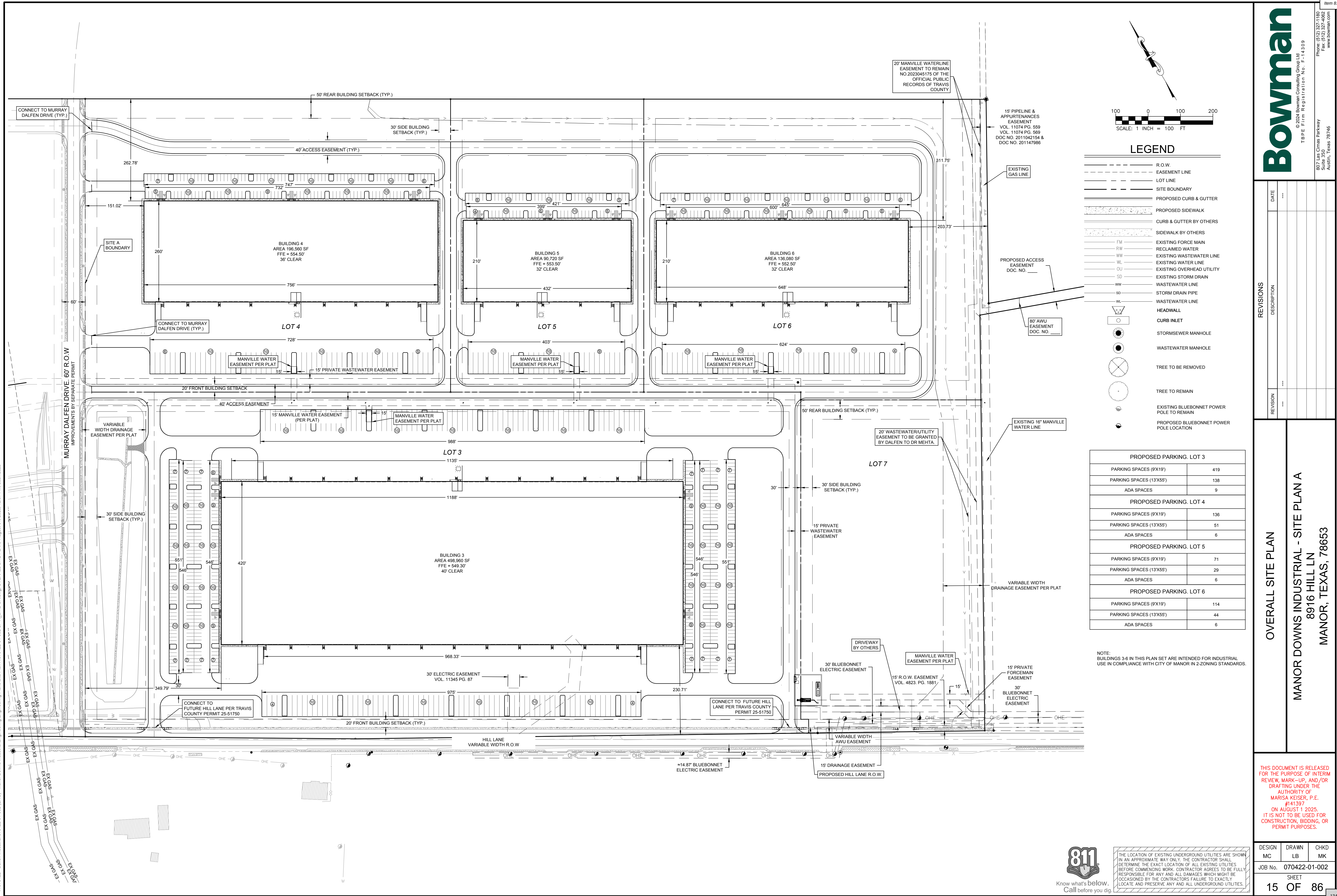
2.7 DRAINAGE EASEMENTS

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



EXHIBIT 2 – OVERALL SITE & DIMENSION PLAN



REVISIONS		
REVISION	DESCRIPTION	DATE
1	Initial Design	10/1/20

OVERALL SITE PLAN

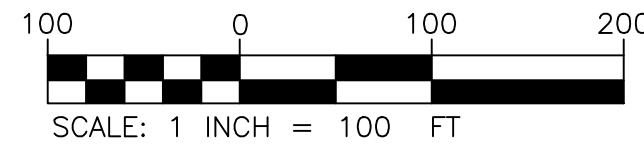
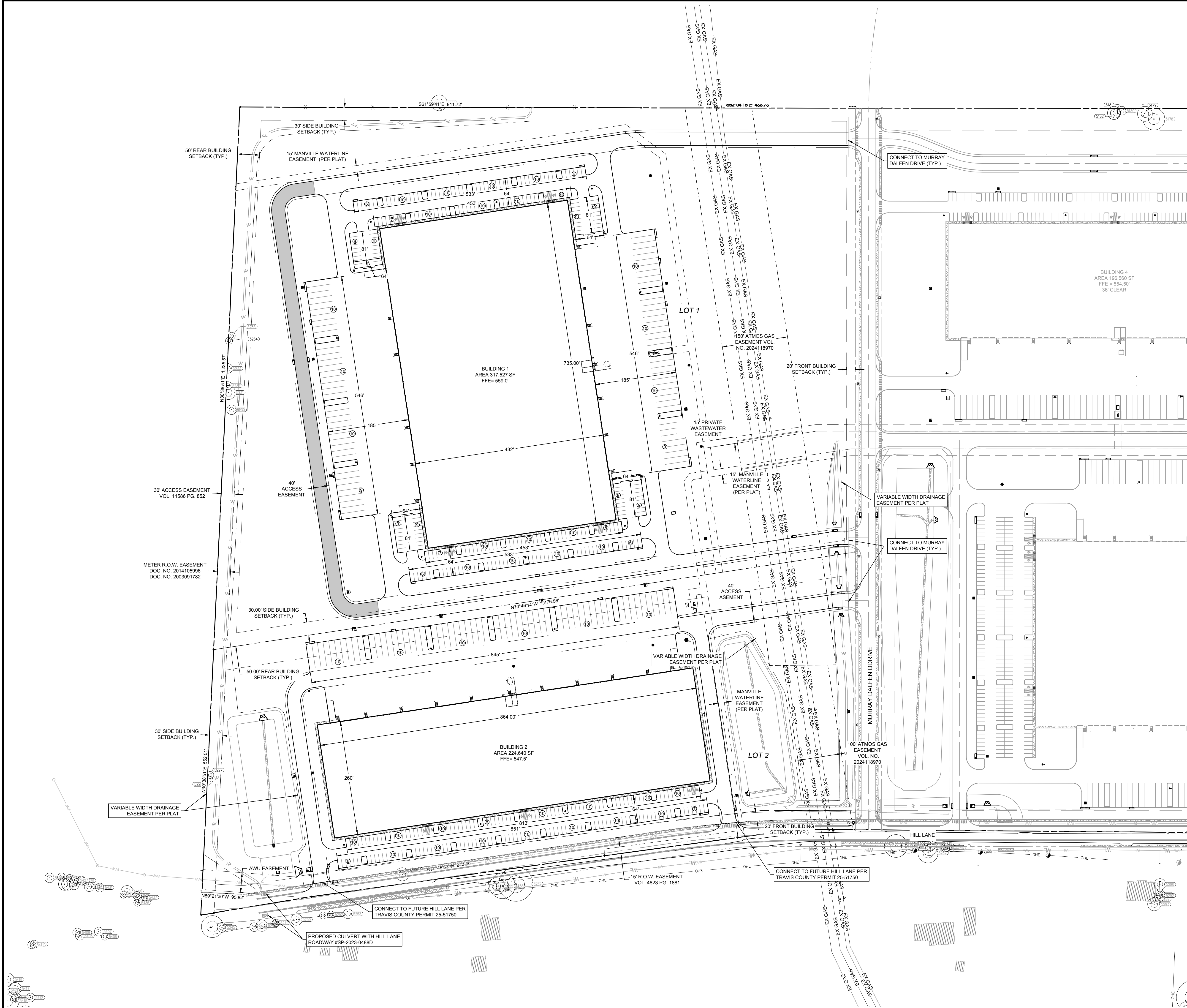
MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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 AUGUST 1 2025.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN MC	DRAWN LB	CHKD MK
JOB No. 070422-01-002		

15 OF 86

V:\070422 - Dallas Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Plans\Site Plan\070422-01-002 SP-B_SITE-CA.dwg, OVERALL SITE, August 01, 2023, 12:13 PM, acanossa



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
- LOC
- 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



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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISION	DATE	DESCRIPTION

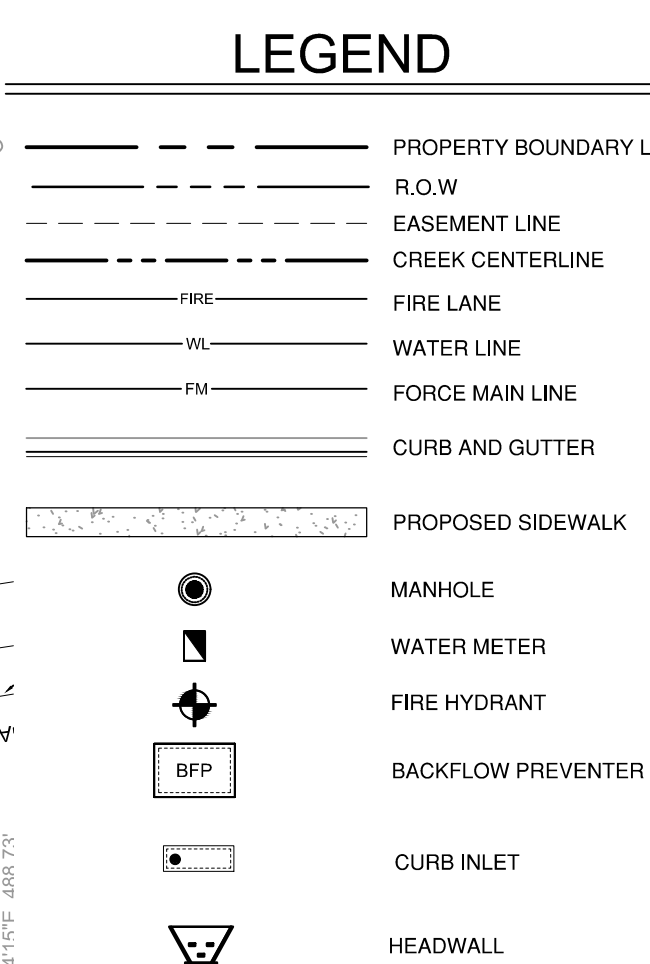
OVERALL SITE PLAN

MANOR DOWNS INDUSTRIAL - SITE PLAN B 8500 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 AUGUST 1, 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
07 OF 43



REVISIONS		
REVISION	DESCRIPTION	DATE
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OVERALL SUBDIVISION DIMENSION PLAN

MANOR DOWNS INDUSTRIAL
8916 HILL LN
MANOR, TEXAS, 78653

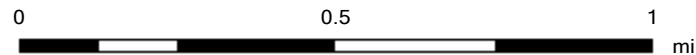
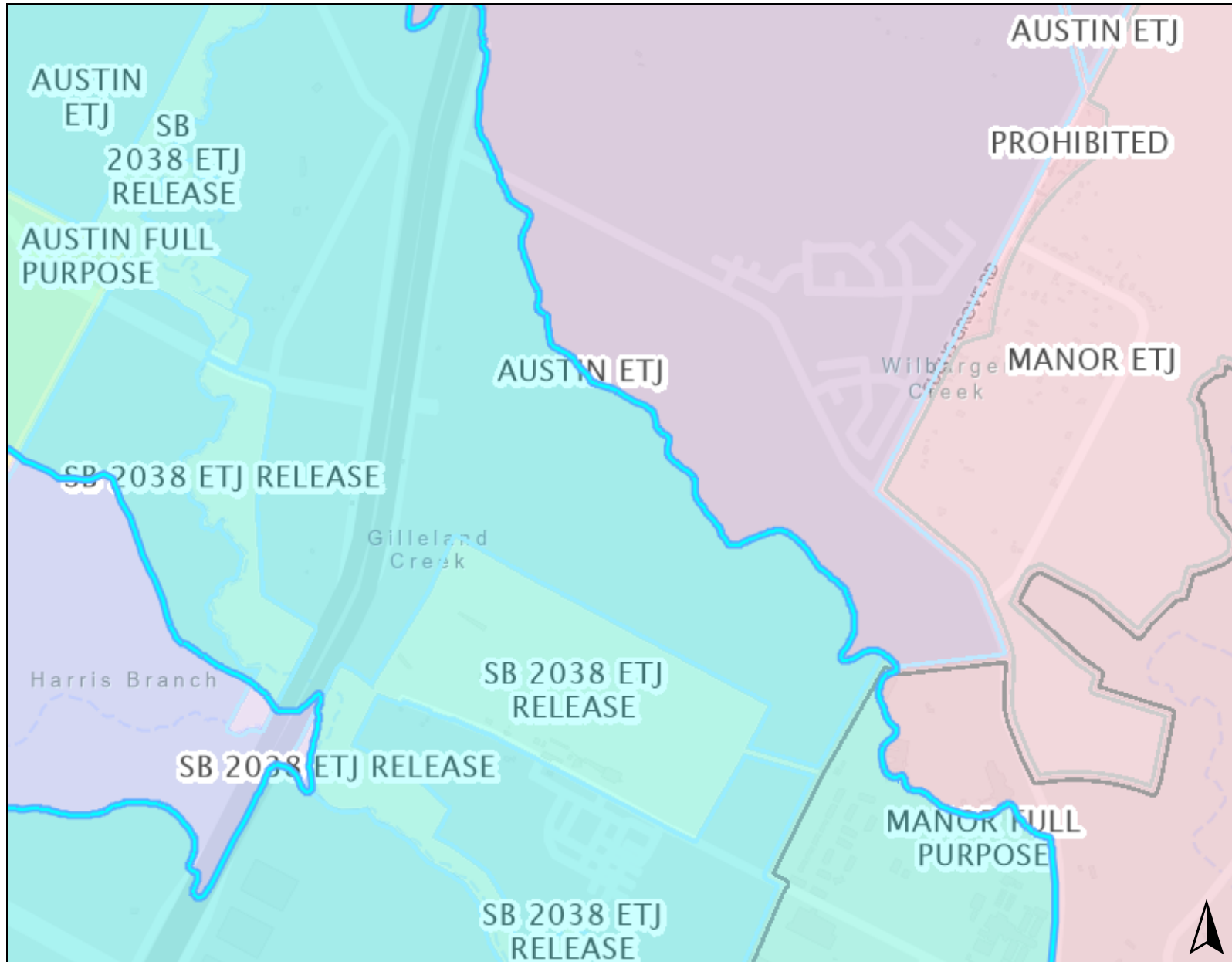
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#141397
ON JULY 30 2025.
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CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN MC	DRAWN MG	CHKD MK
JOB No. 070422-01-002		
SHEET		
08	OF	34

EXHIBIT 3 – WATERSHED MAP

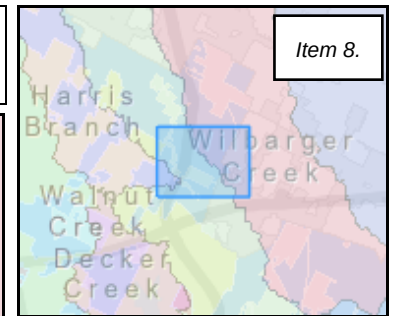


Property Profile



5/6/2025

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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

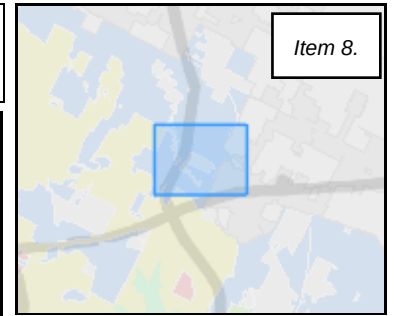
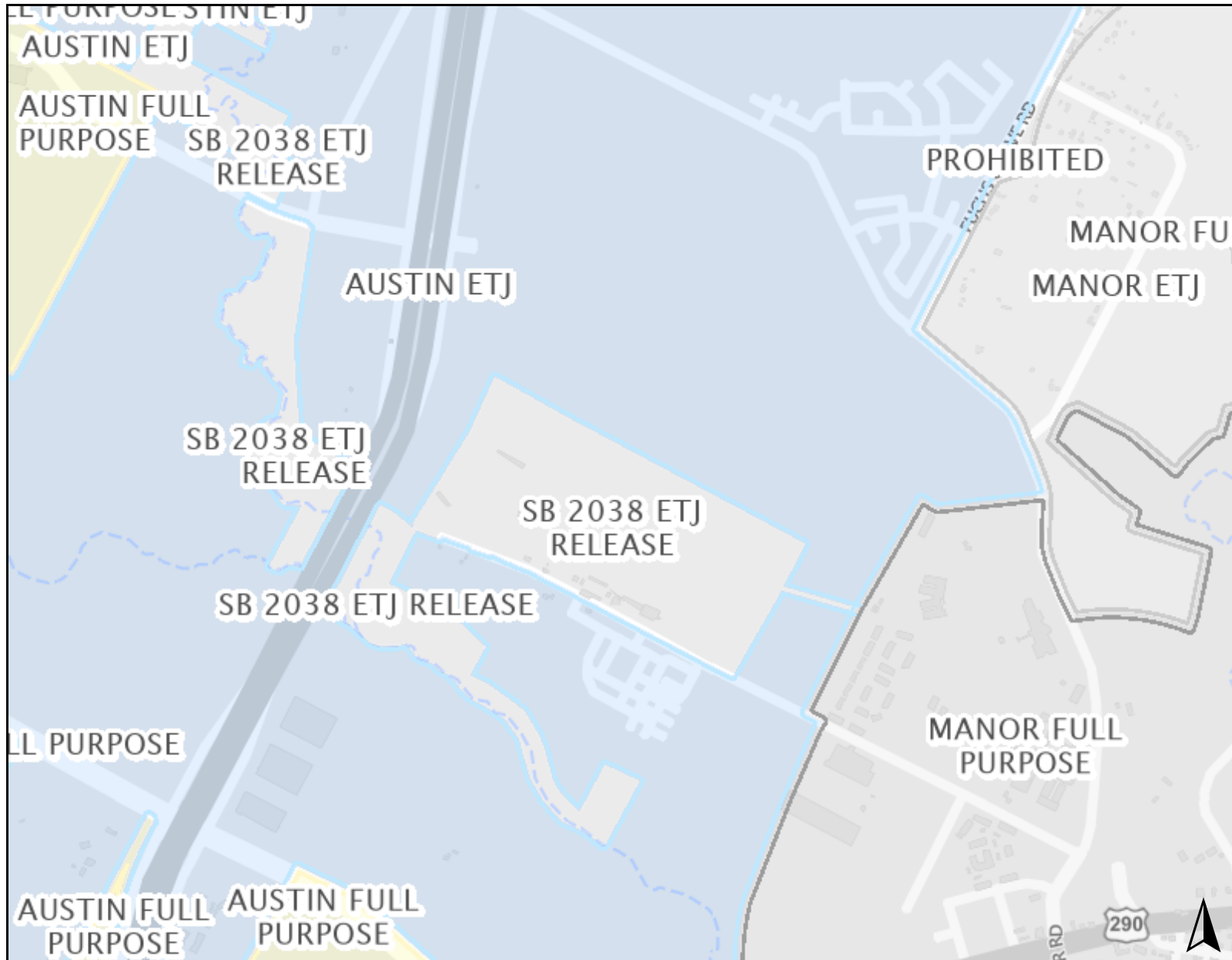
- Gilleland Creek
- Harris Branch
- Wilbarger Creek

Notes

EXHIBIT 4 – EDWARDS AQUIFER MAP



Property Profile



Legend

Property

Jurisdiction

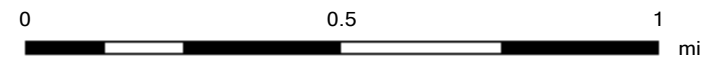
- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Jurisdictions Fill

Jurisdiction

- FULL PURPOSE
- EXTRATERRITORIAL JURISDICTION
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes



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 **Floodway** data 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 0.7 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 Elevation Tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevation 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 production of FIRM 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, NIMS12
National Geodetic Survey
SSM3-3, #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 FIRM was Texas State Plane Central Zone (FIPSZONE 4203) and the horizontal datum was NAD83, GRS1980 spheroid.

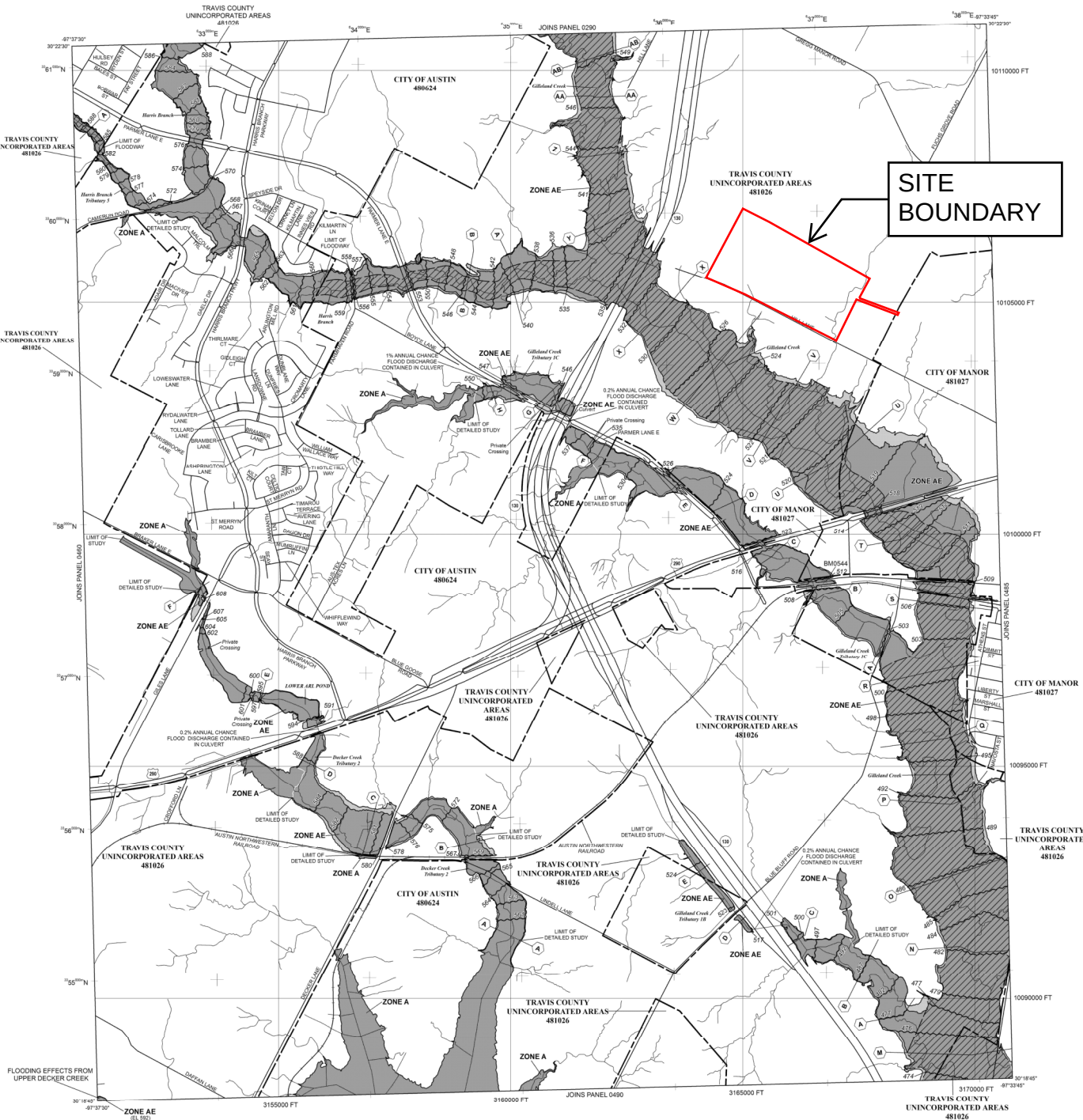
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydrologic data) may reflect stream channel configurations 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.

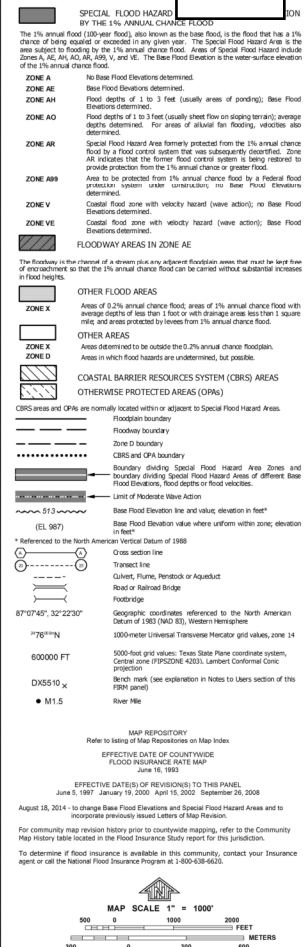
For information on available products associated with this FIRM, visit the Map Service Center (MSC) website at <http://www.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital version of this map. Many of these products can 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 1-877-336-3827 or visit the FEMA website at <http://www.fema.gov>.



LEGEND

Item 8.



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	48107	0480	J
MANOR, CITY OF	48108	0480	J
TRAVIS COUNTY	48109	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

142

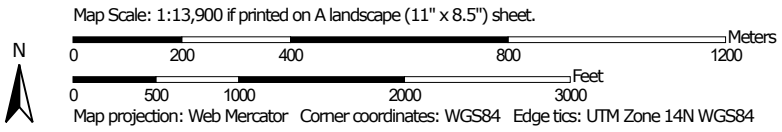
EXHIBIT 6 – NRCS SOILS MAP

Soil Map—Travis County, Texas
(MANOR DOWNS INDUSTRIAL)

Item 8.



Soil Map may not be valid at this scale.



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.

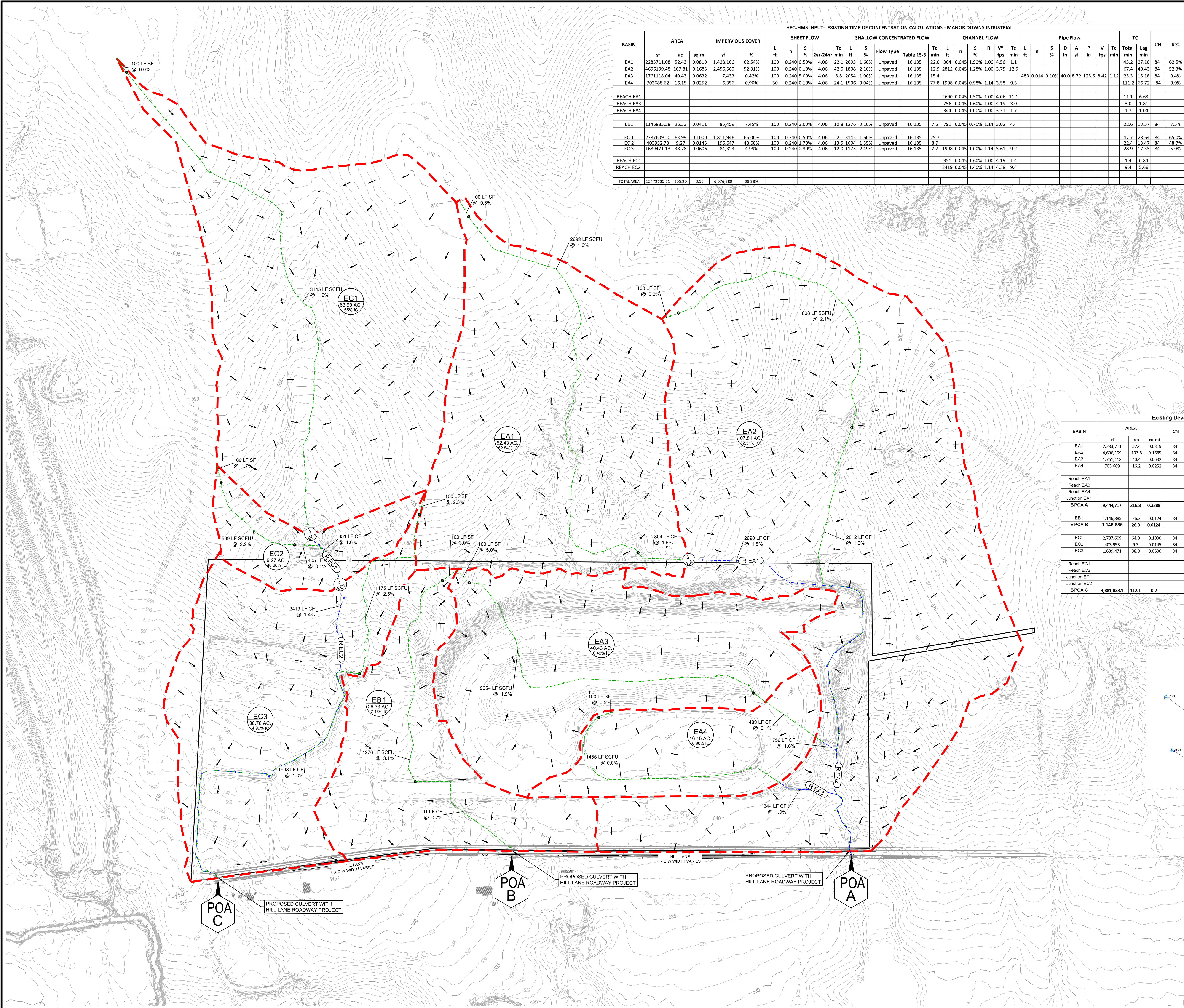
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

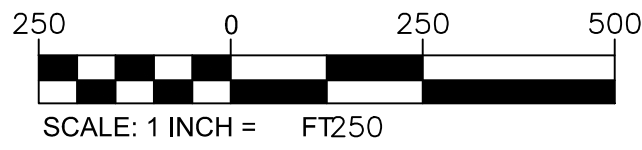
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FhF3	Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded	46.6	4.9%
HeC2	Heiden clay, 3 to 5 percent slopes, eroded	373.5	39.4%
HeD2	Heiden clay, 5 to 8 percent slopes, eroded	10.4	1.1%
HnA	Houston Black clay, 0 to 1 percent slopes	25.2	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

V:\070422 - Dallas Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Plans\Subdivision Plan\070422-01-002 SUB_EDM.dwg EXISTING DRAINAGE AREA MAP, July 15, 2025, 3:05 PM, rjgauria

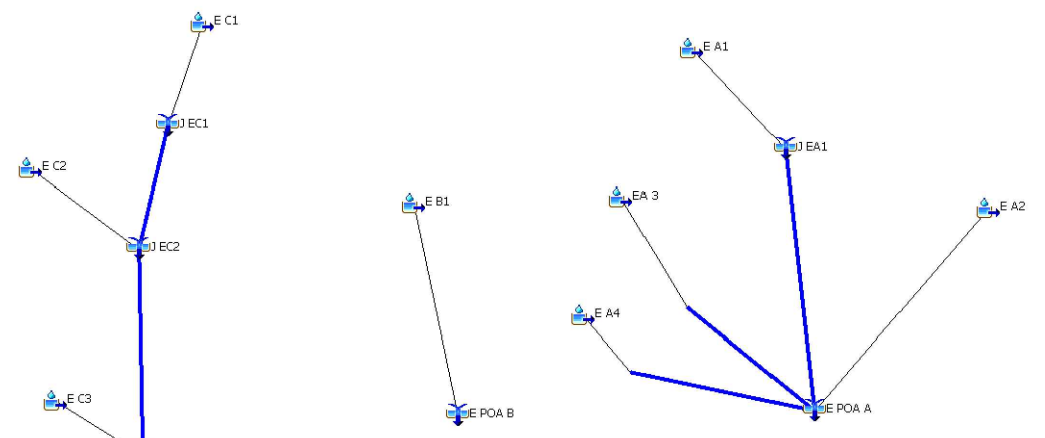


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- LEGEND
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 - EXISTING MINOR CONTOUR
 - EXISTING DRAINAGE AREA
 - TIME OF CONCENTRATION
 - REACH
 - DRAINAGE AREA IDENTIFIER
 - FLOW ARROW

Existing Development Conditions - SCS Method - Via HEC-HMS															Q(CFS)				
BASIN	AREA			CN	IMPERVIOUS COVER		LAG	min	2-yr	5-yr	10-yr	25-yr	100-yr						
	sf	ac	sq mi		sf	%													
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	234.0							
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	196.4	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	196.4	234.5	315.9							
Reach EC2							5.7	125.7	165.1	200.5	252.4	340.4							
Junction EC1								116.9	153.6	196.4	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							



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Item 8.

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Fax: (512) 327-4062

www.bowman.com

8071 Las Cimas Parkway

Suite 350

Austin, Texas 78746

REVISEMENTS

DATE

DESCRIPTION

REVISION

EXISTING DRAINAGE AREA MAP

MANOR DOWNS INDUSTRIAL

8916 HILL LN

MANOR, TEXAS, 78653

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DESIGN MC DRAWN MG CHKD MK

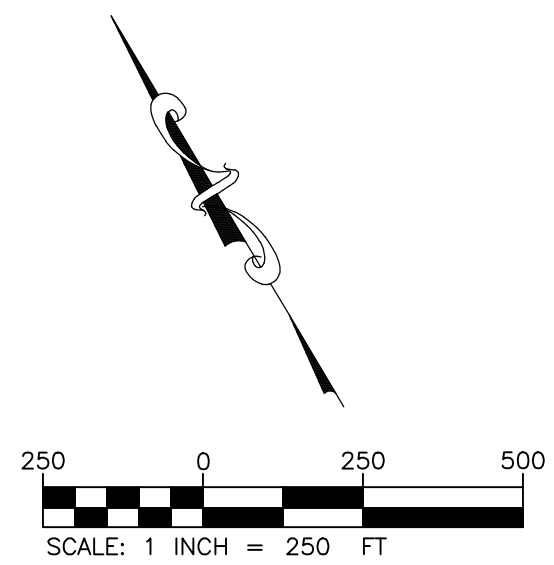
JOB No. 070422-01-002

SHEET 17 OF 33

PRELIMINARY NOT FOR CONSTRUCTION

148

EXHIBIT 8 – PROPOSED DRAINAGE AREA MAP: INTERMEDIATE CONDITIONS

[illegible]

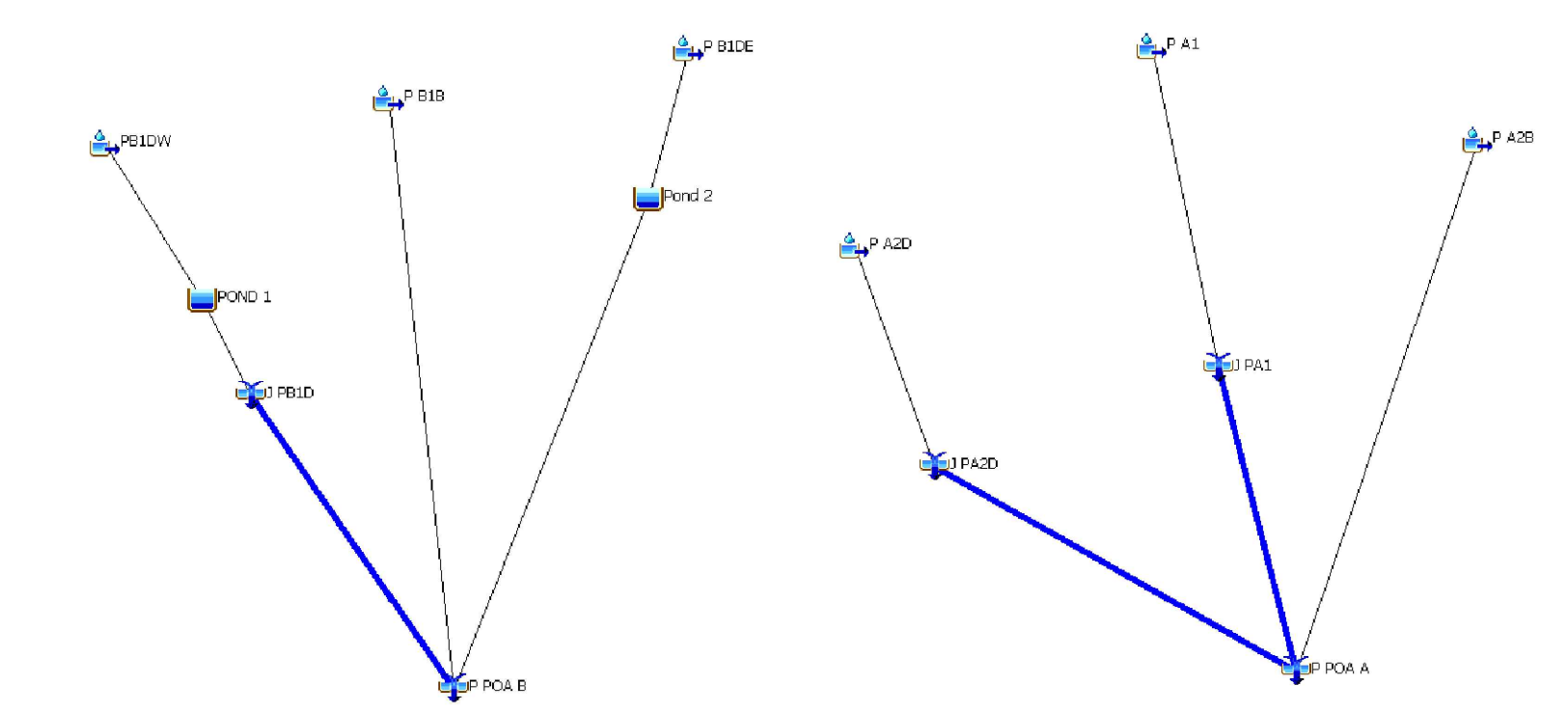
LEGEND

	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

	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



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TBPE Firm Registration No. F-14309

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[illegible]

PROPOSED DRAINAGE AREA MAP

MANOR DOWNS INDUSTRIAL - SITE PLAN A

8916 HILL LN

MANOR, TEXAS, 78653

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#141397
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DESIGN MC	DRAWN LB	CHKD MK
JOB No. 070422-01-002		

SHEET
47 OF 79

EXHIBIT 9 – PROPOSED DRAINAGE AREA MAP: ULTIMATE CONDITIONS

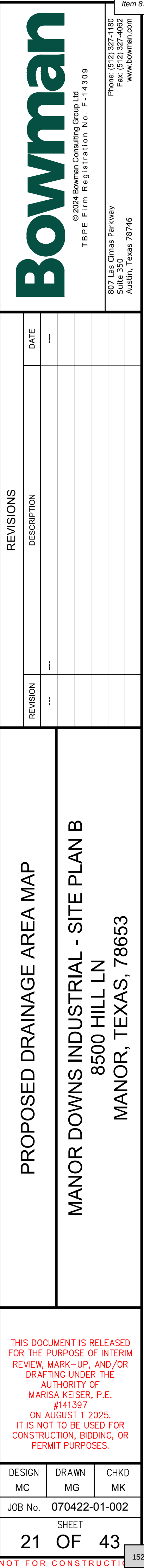
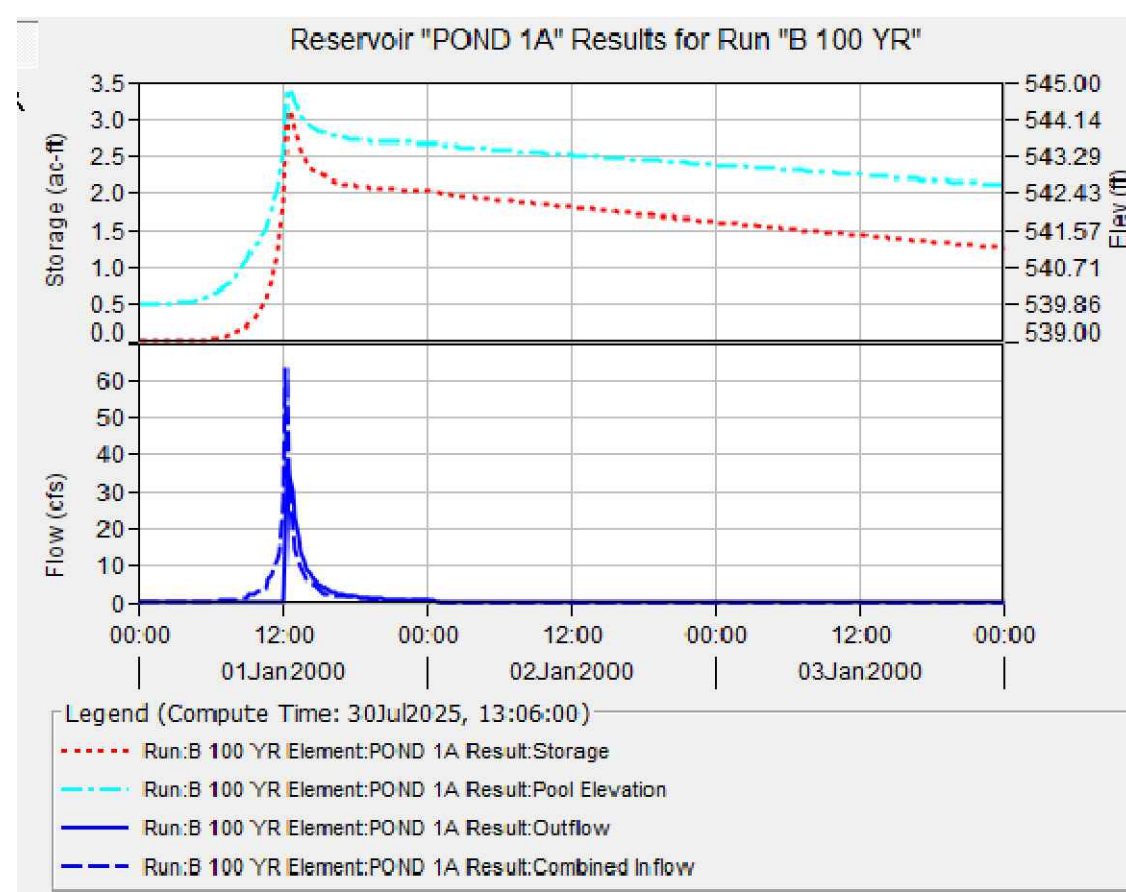
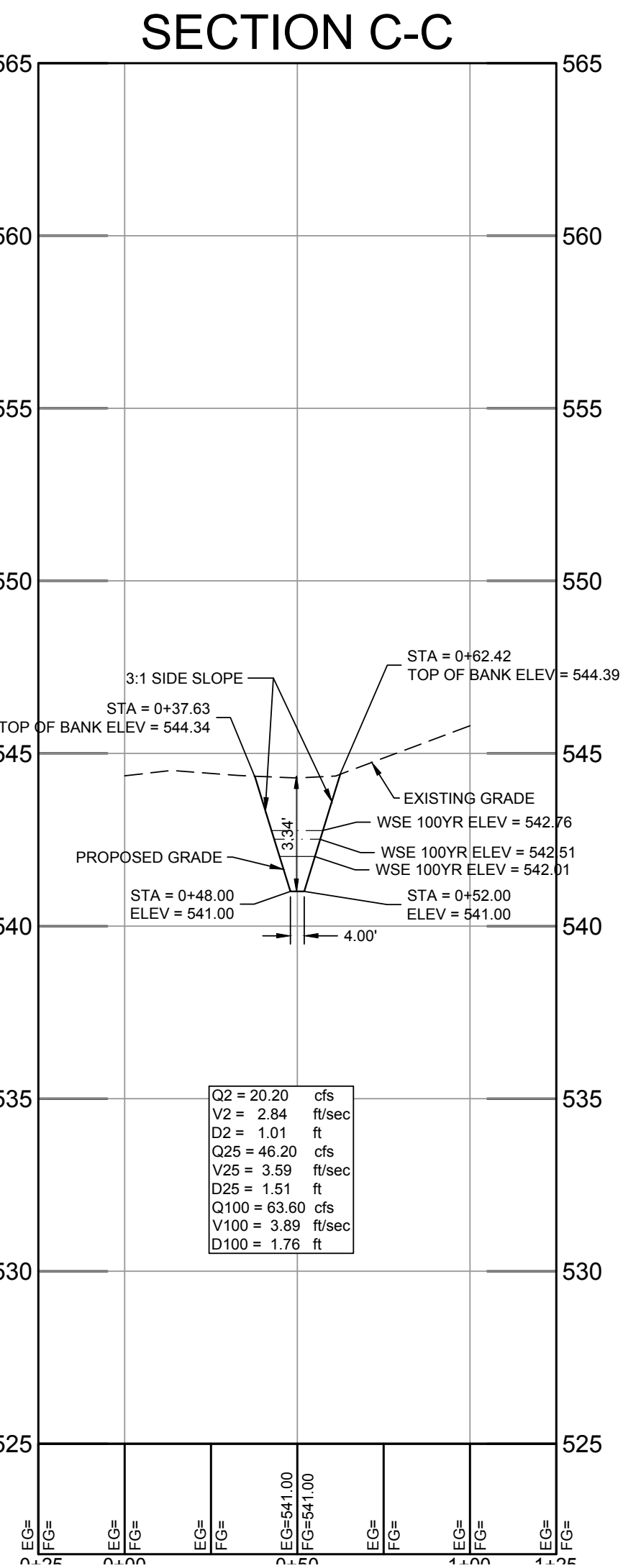
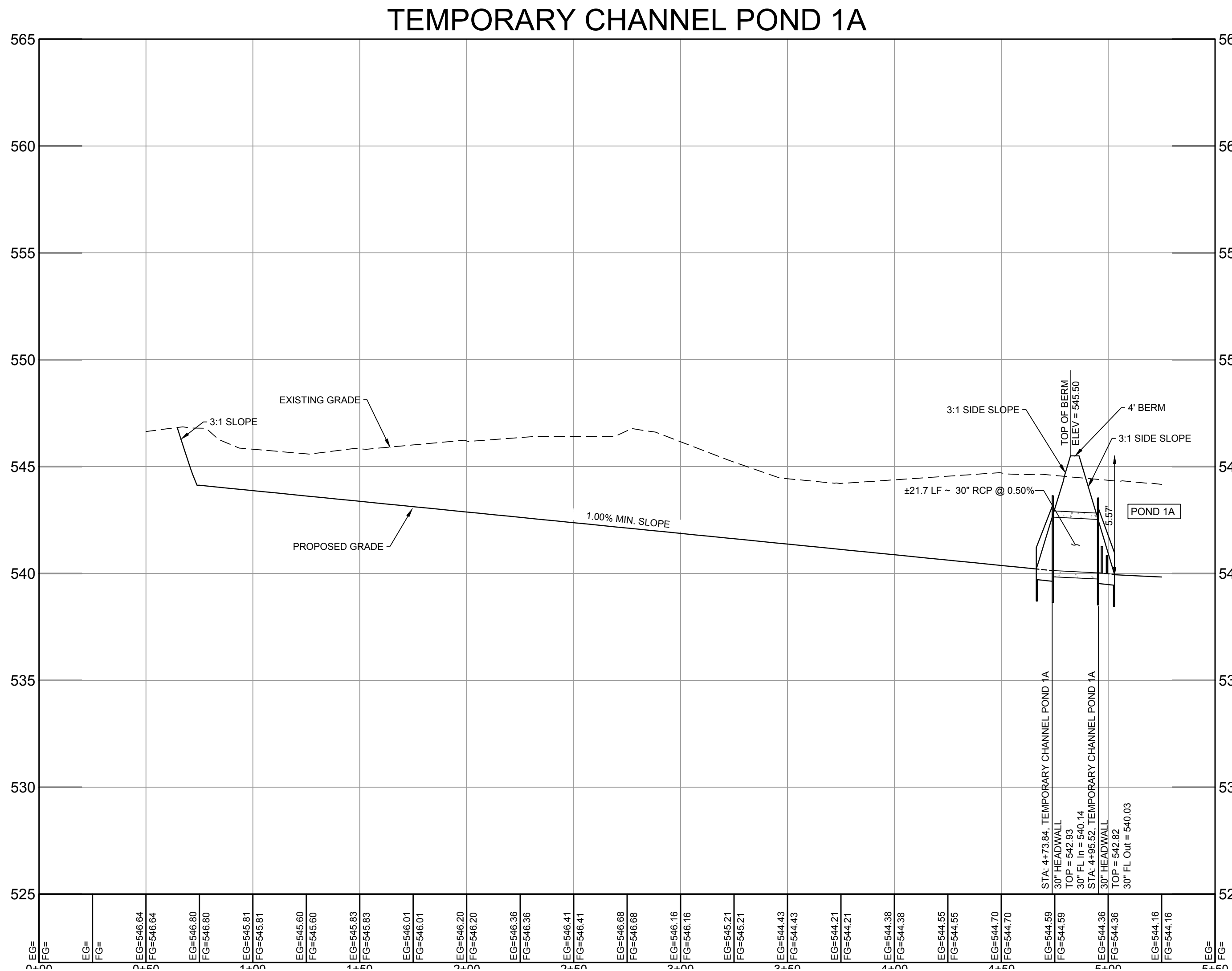
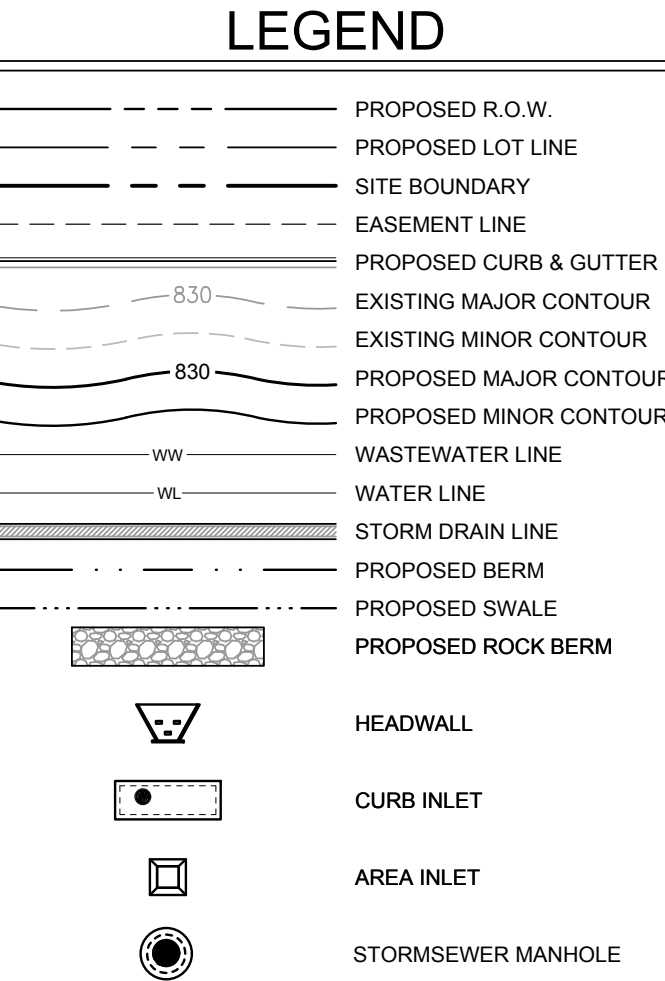
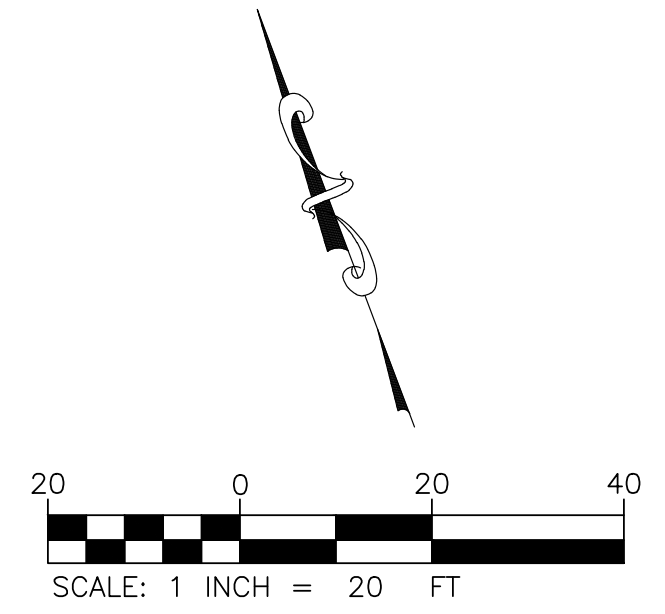
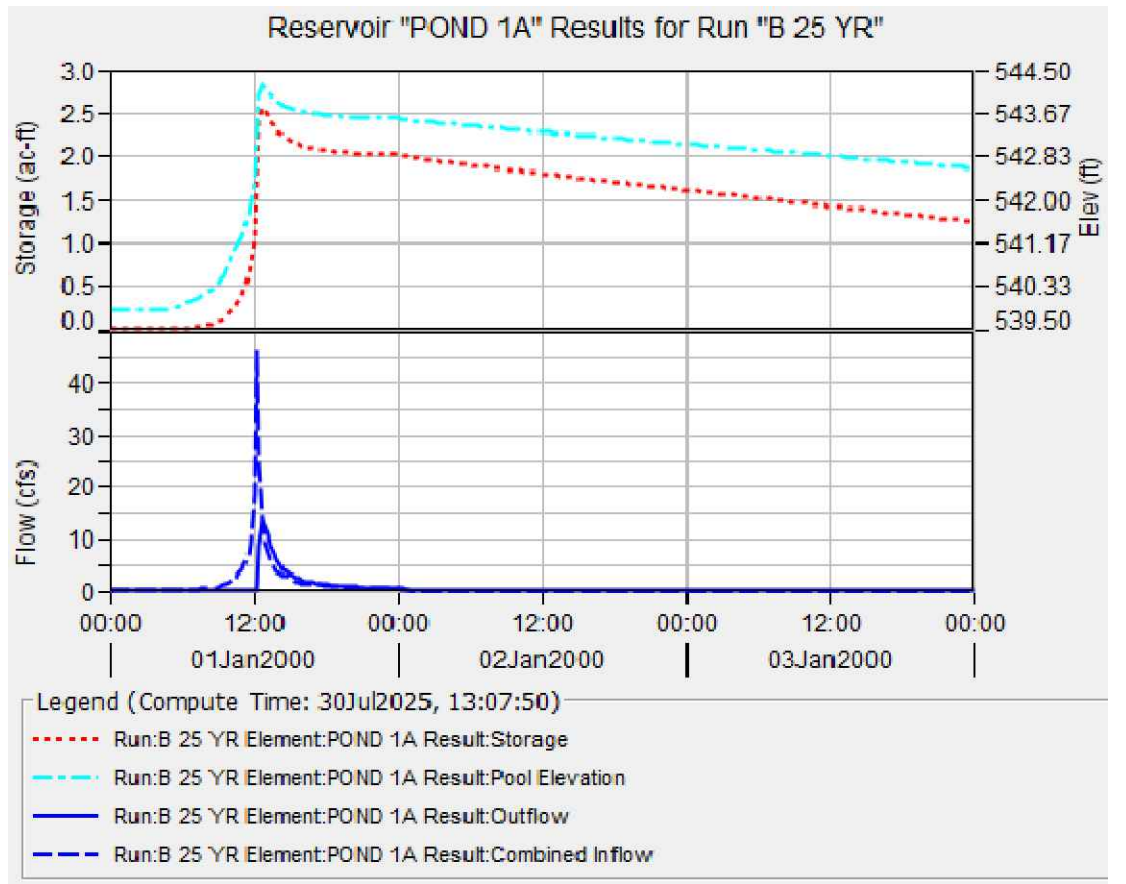
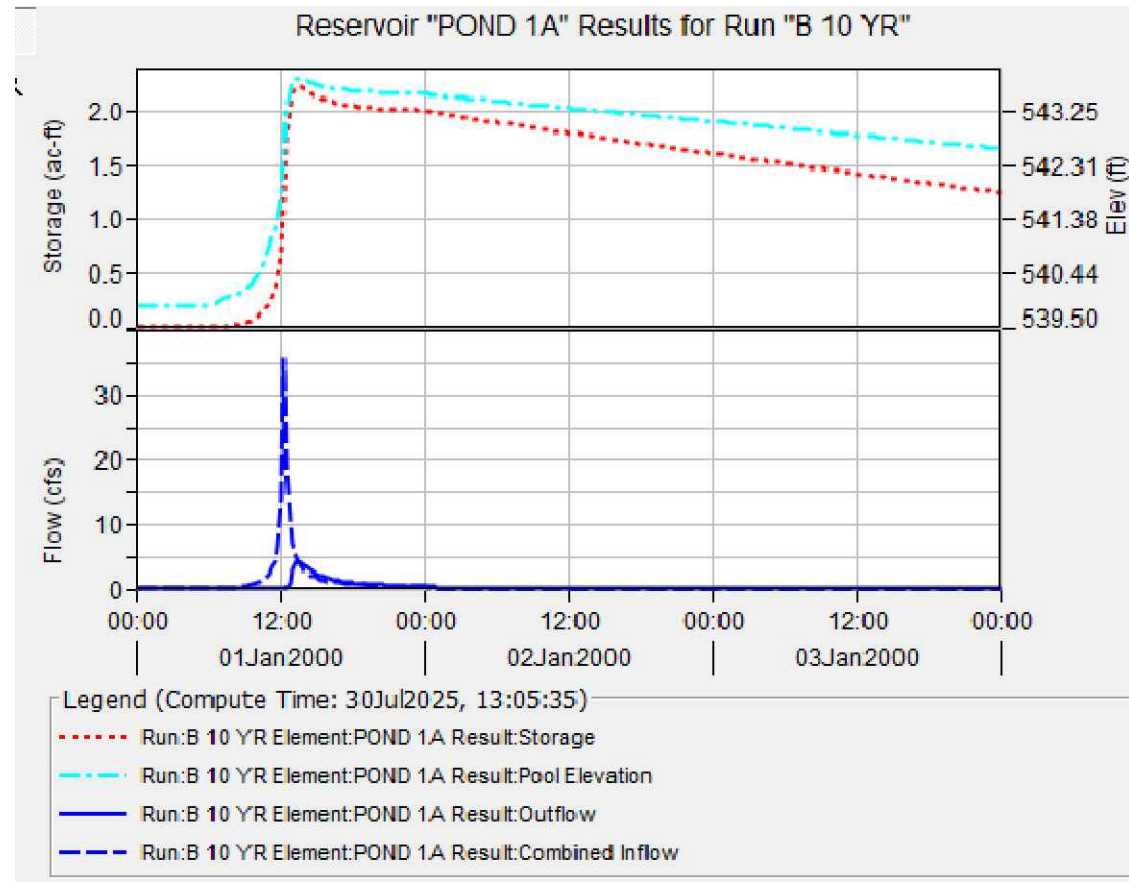
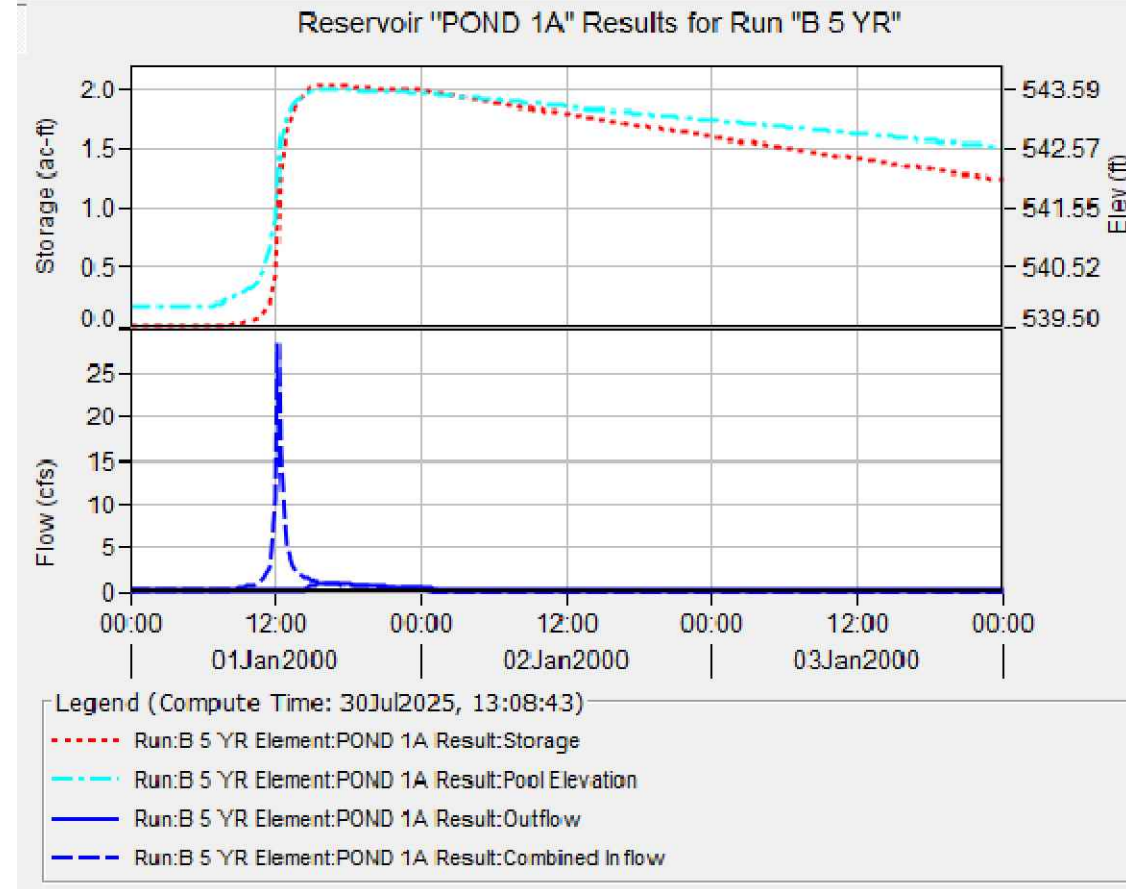
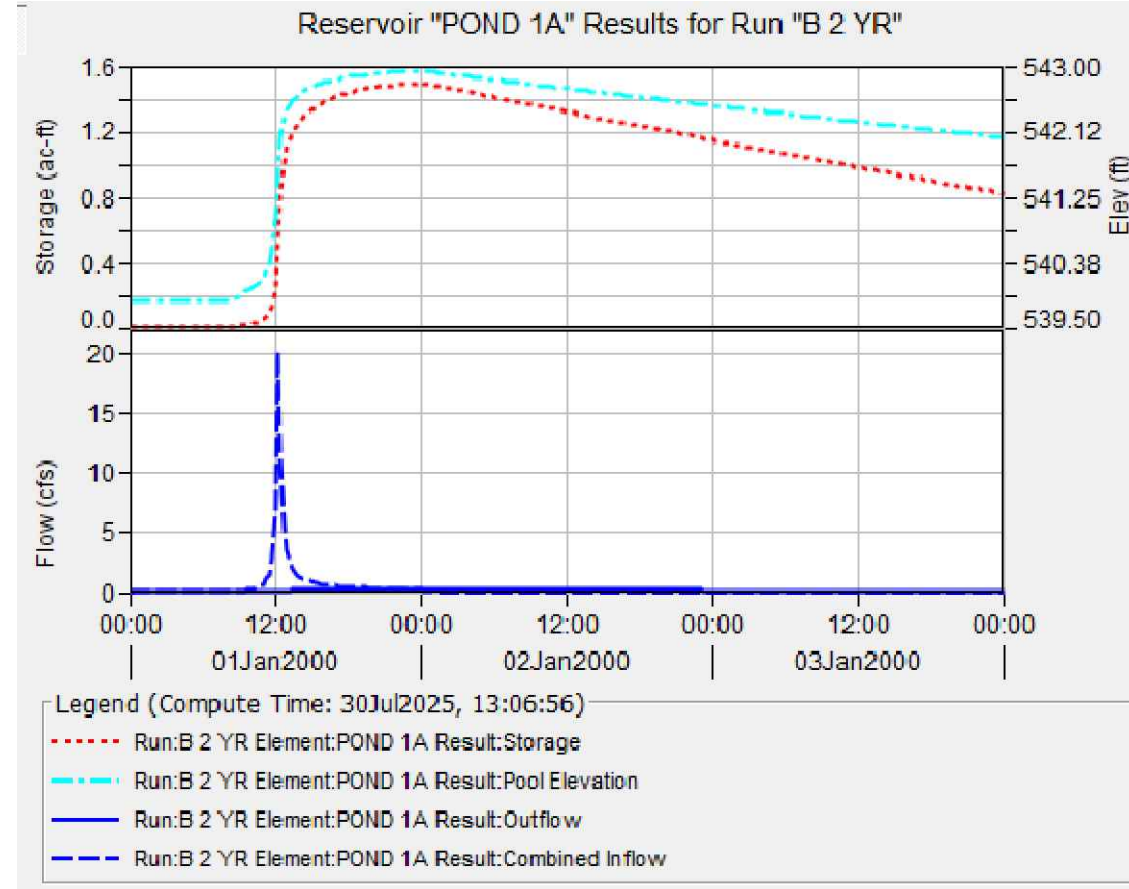
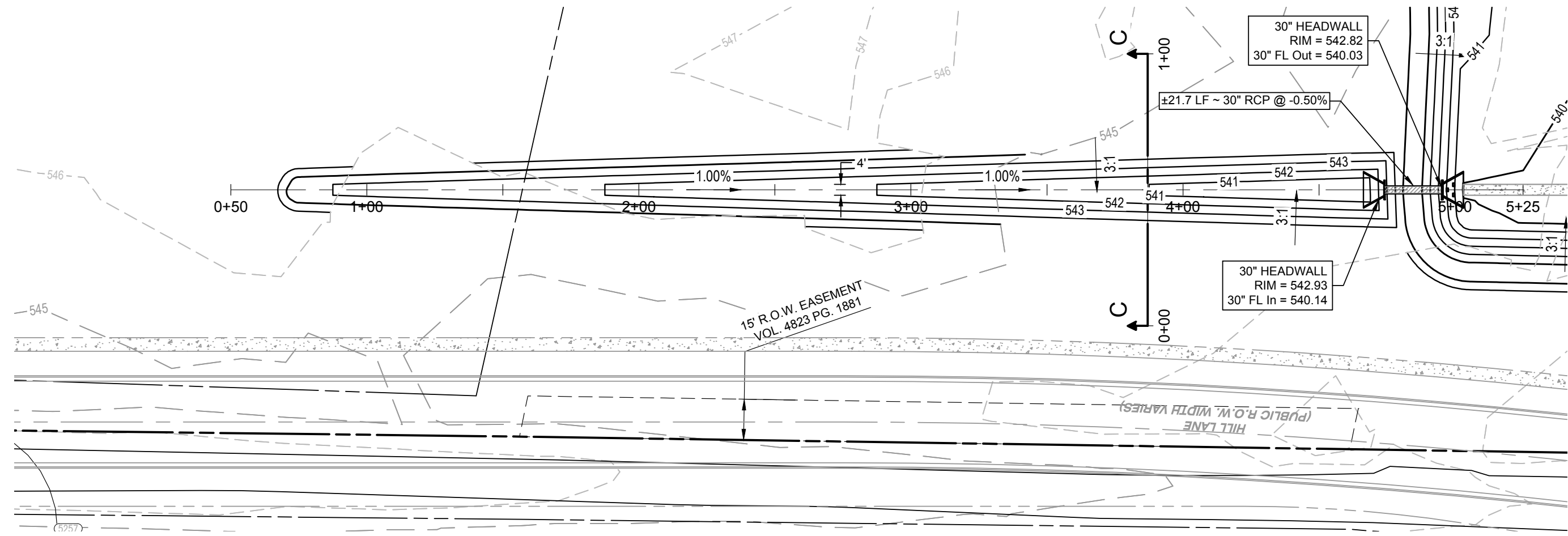


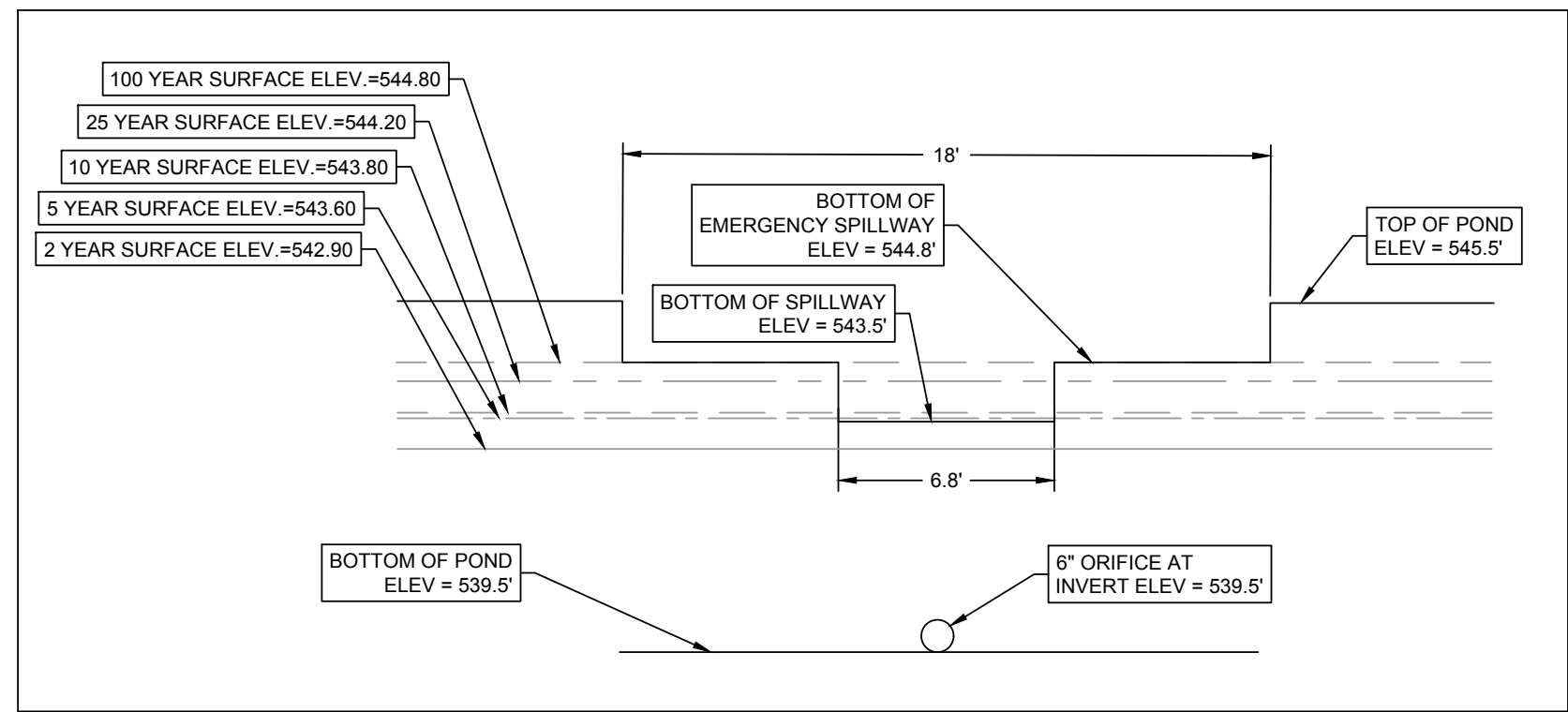
EXHIBIT 10 – DETENTION POND 1: INTERMEDIATE CONDITIONS

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EVENT	POND 1A SUMMARY TABLE				
	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

ELEV	POND 1A STAGE-AREA-STORAGE TABLE				
	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)
539.5	0	N/A	N/A	0	N/A
540.0	3595	0.5	899	899	599
541.0	17164	1.0	10380	11278	10137
542.0	31674	1.0	24419	35697	24051
543.0	34808	1.0	33241	68938	33228
544.0	37553	1.0	36181	105119	36172
545.0	40324	1.0	38939	144057	38931
545.5	41744	0.5	20527	164584	20526



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REVISION	REVISIONS	
	DATE	DESCRIPTION

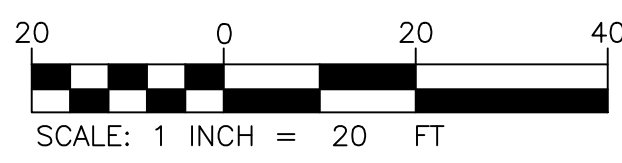
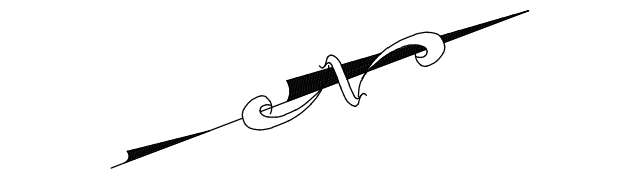
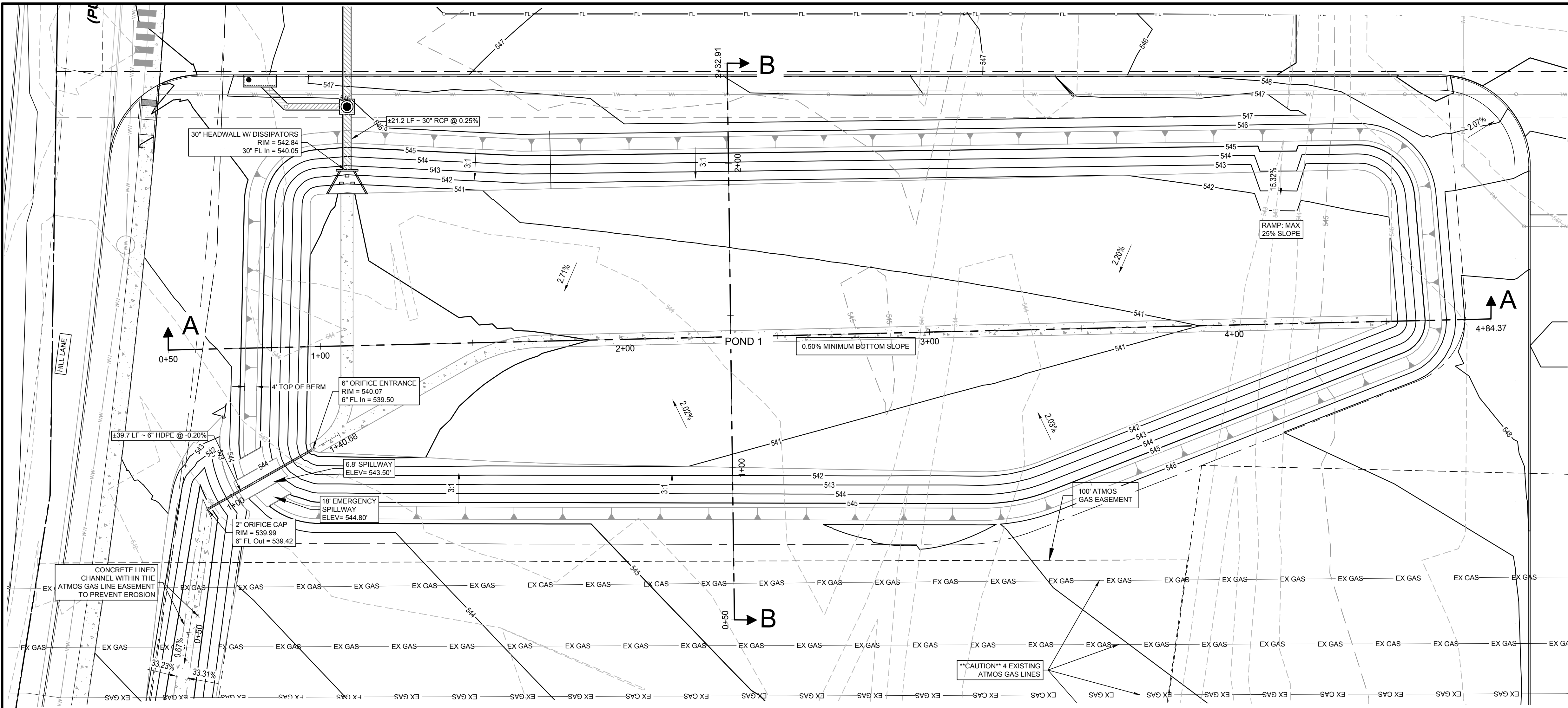
POND 1A CHANNEL AND CALCULATIONS
MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	LB	MK
JOB No. 070422-01-002		
SHEET 56 OF 79		

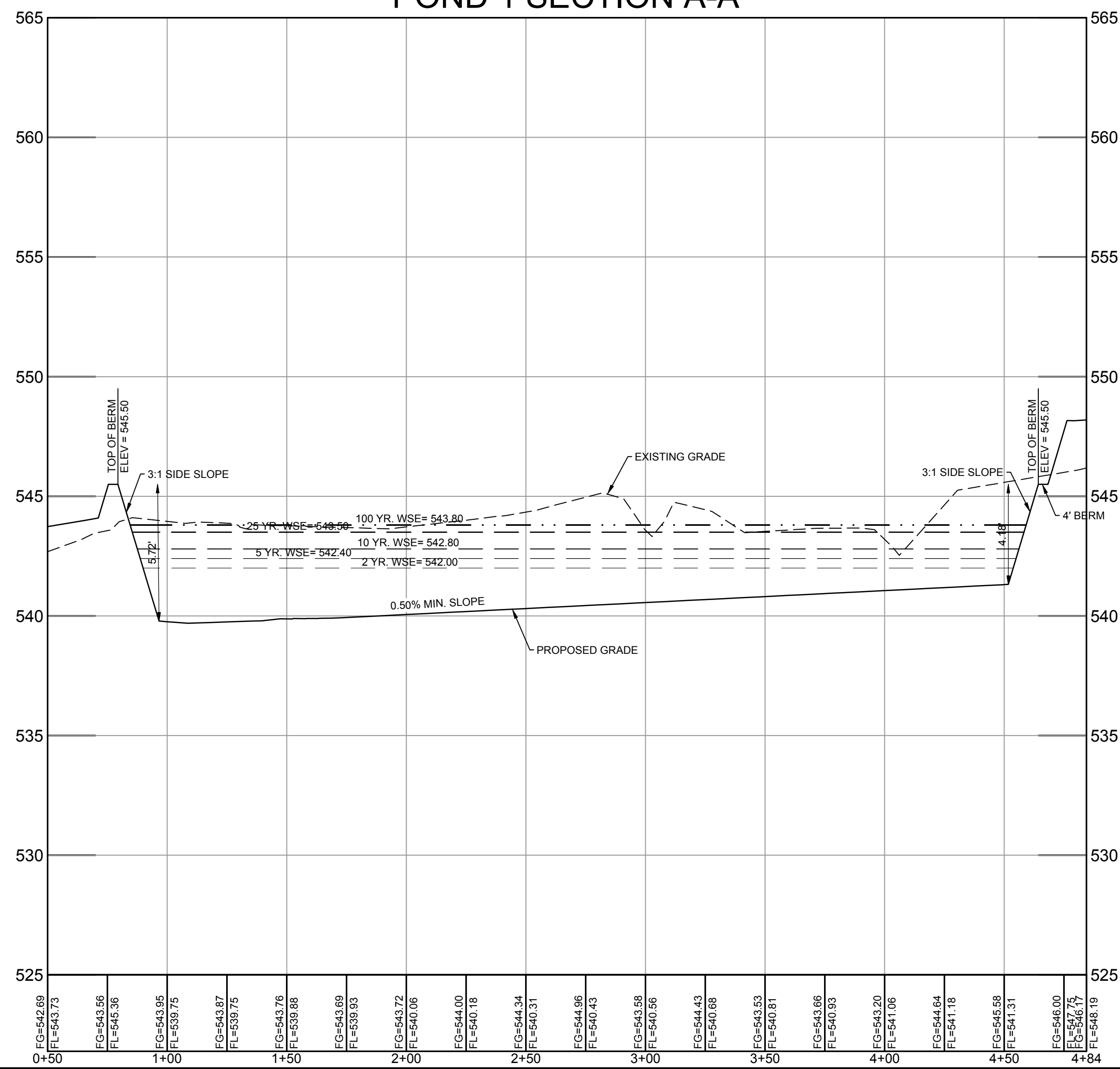
EXHIBIT 11 – DETENTION PONDS: ULTIMATE CONDITIONS

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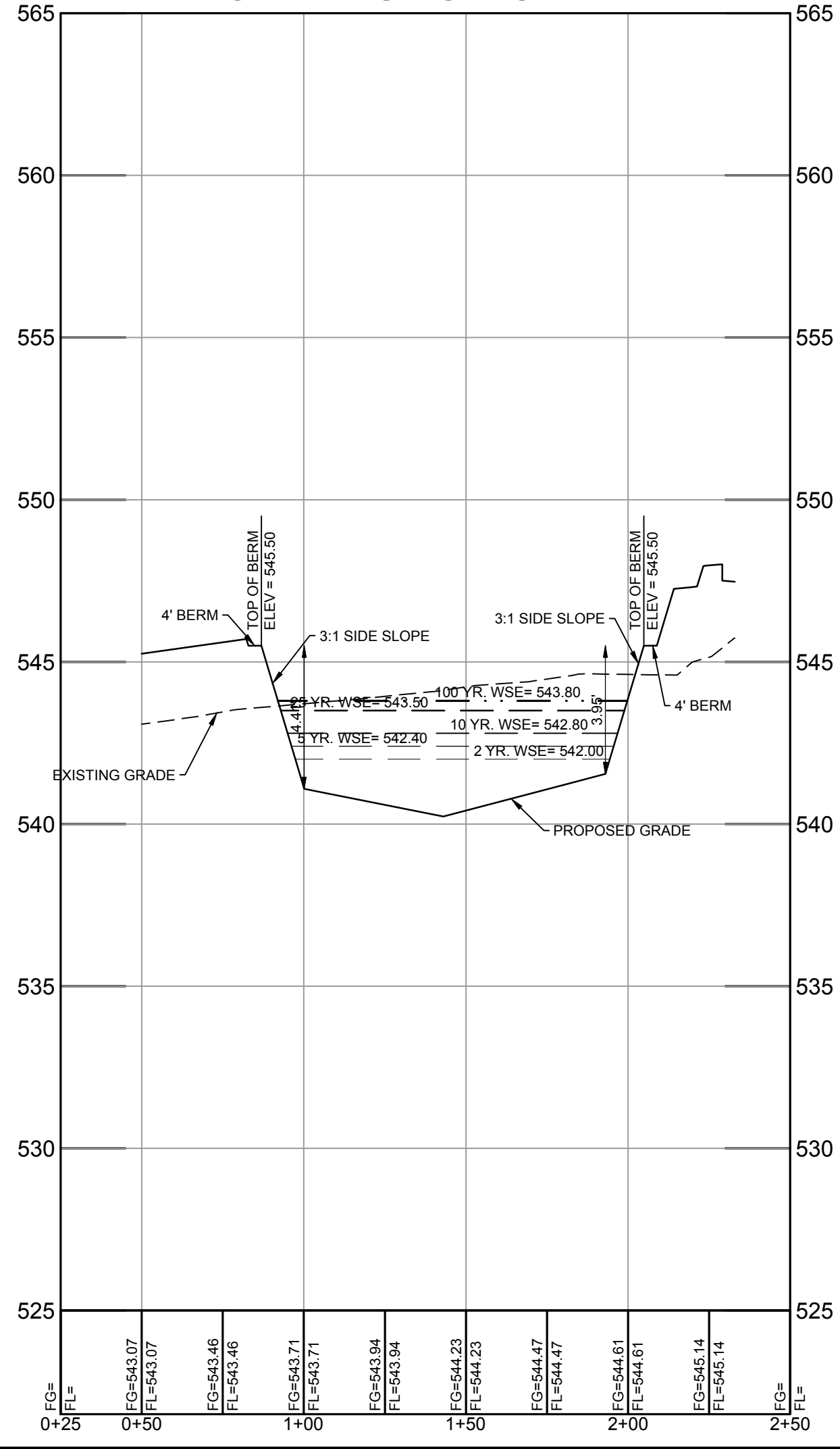


LEGEND	
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	WASTEWATER LINE
	WATER LINE
	STORM DRAIN LINE
	PROPOSED SWALE
	PROPOSED ROCK BERM
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE

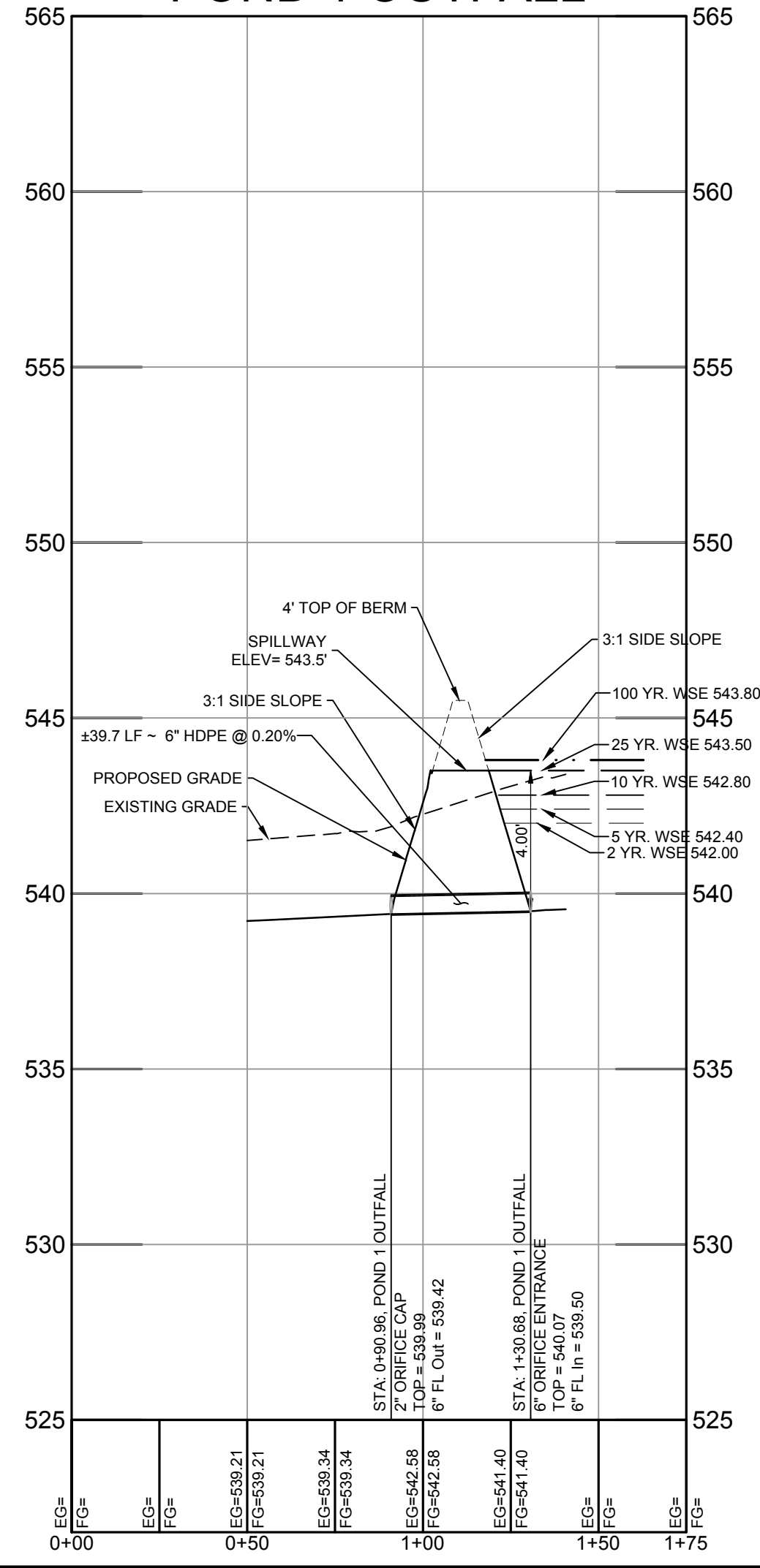
POND 1 SECTION A-A



POND 1 SECTION B-B



POND 1 OUTFALL



PROFILE SCALE 1:40



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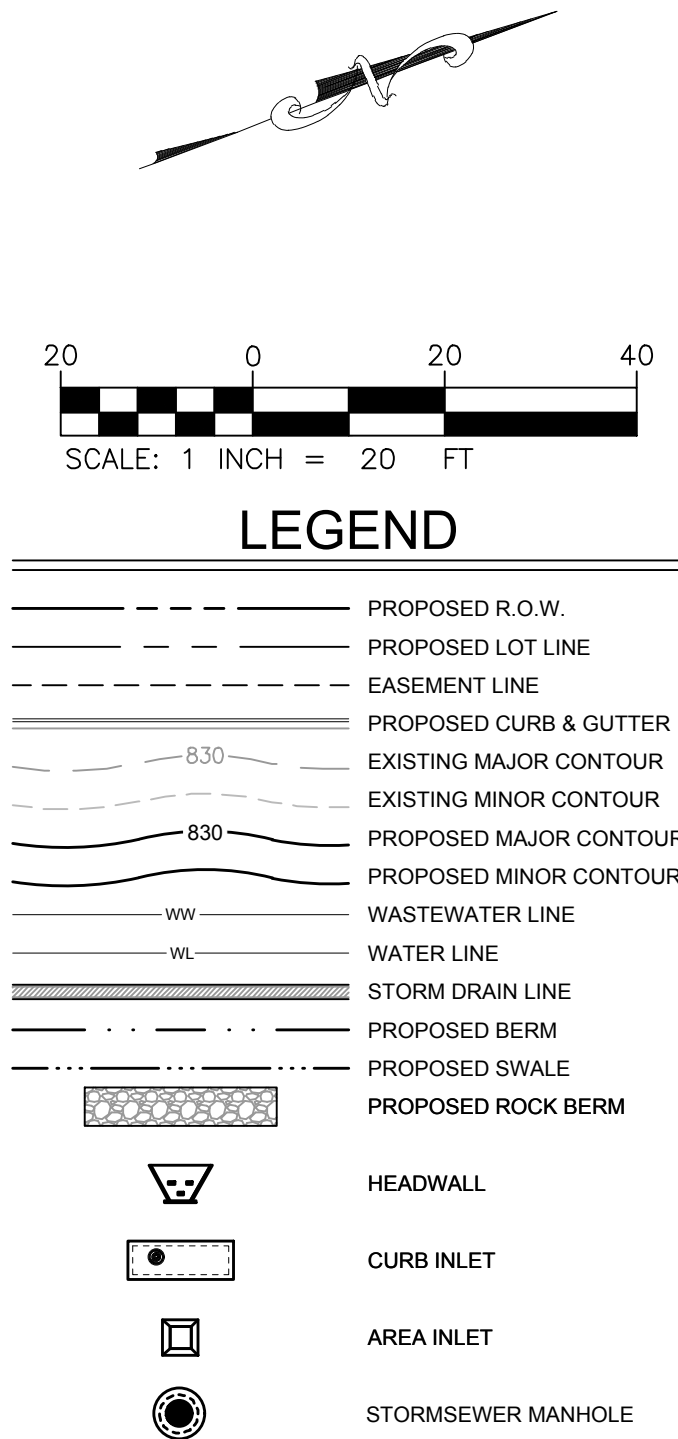
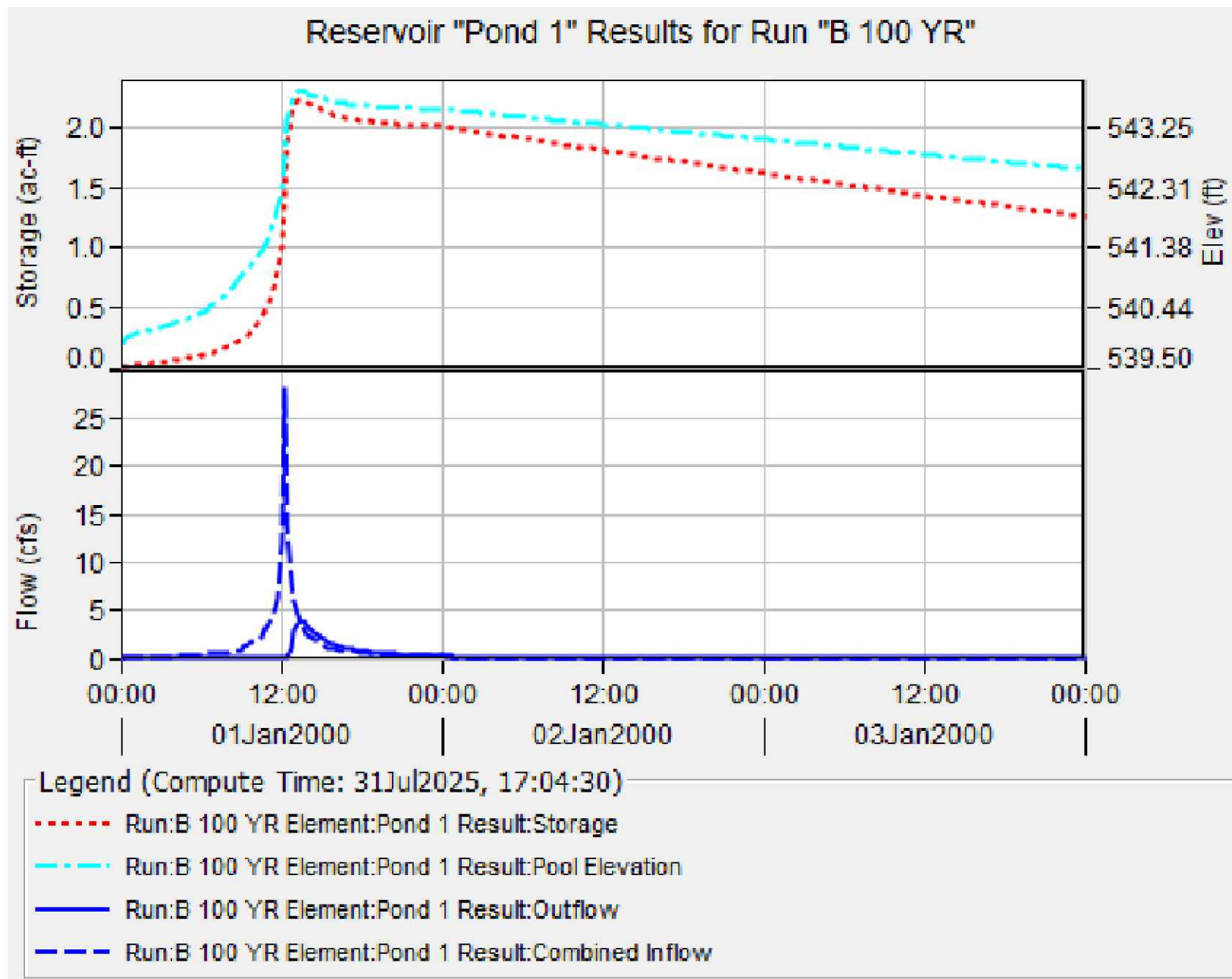
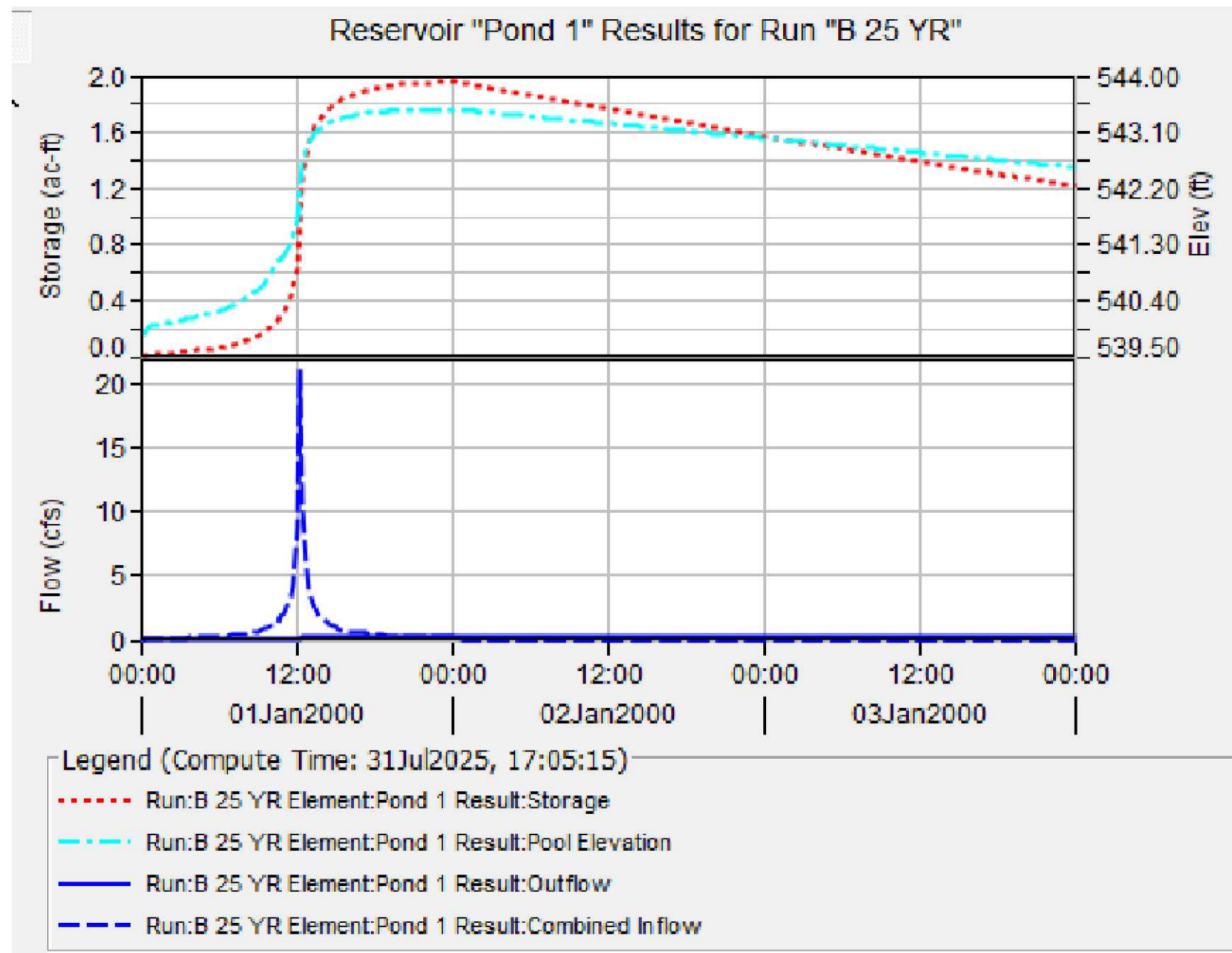
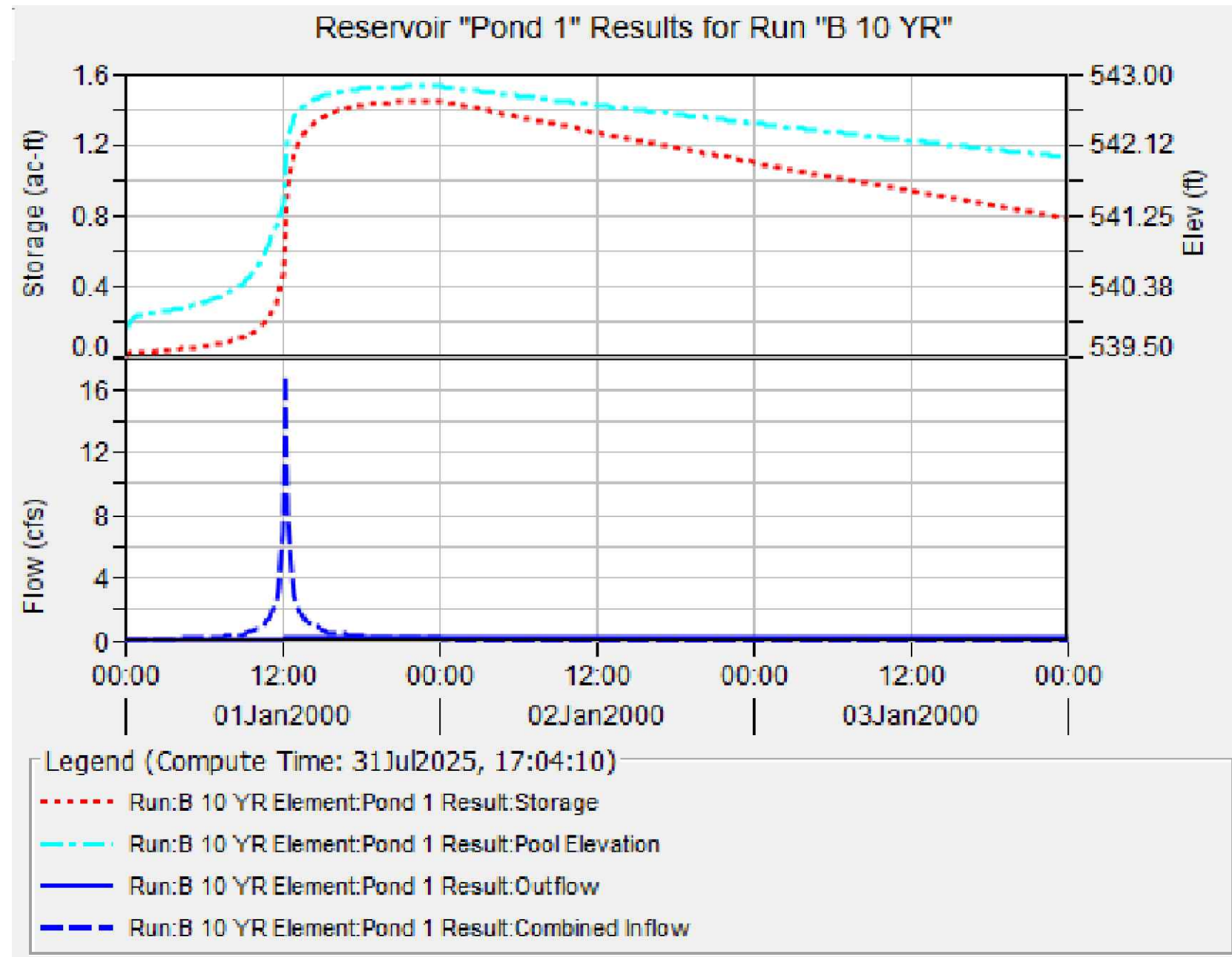
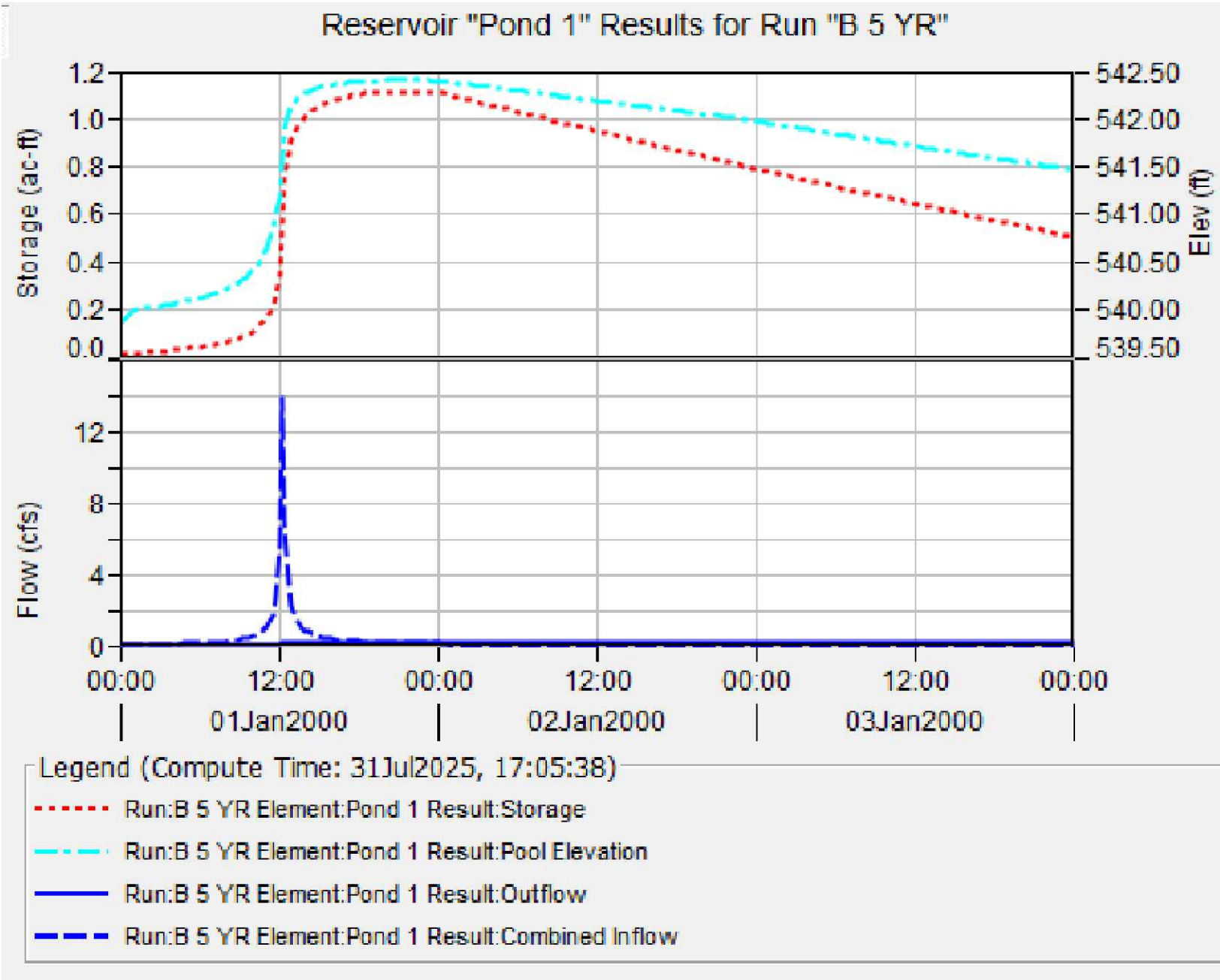
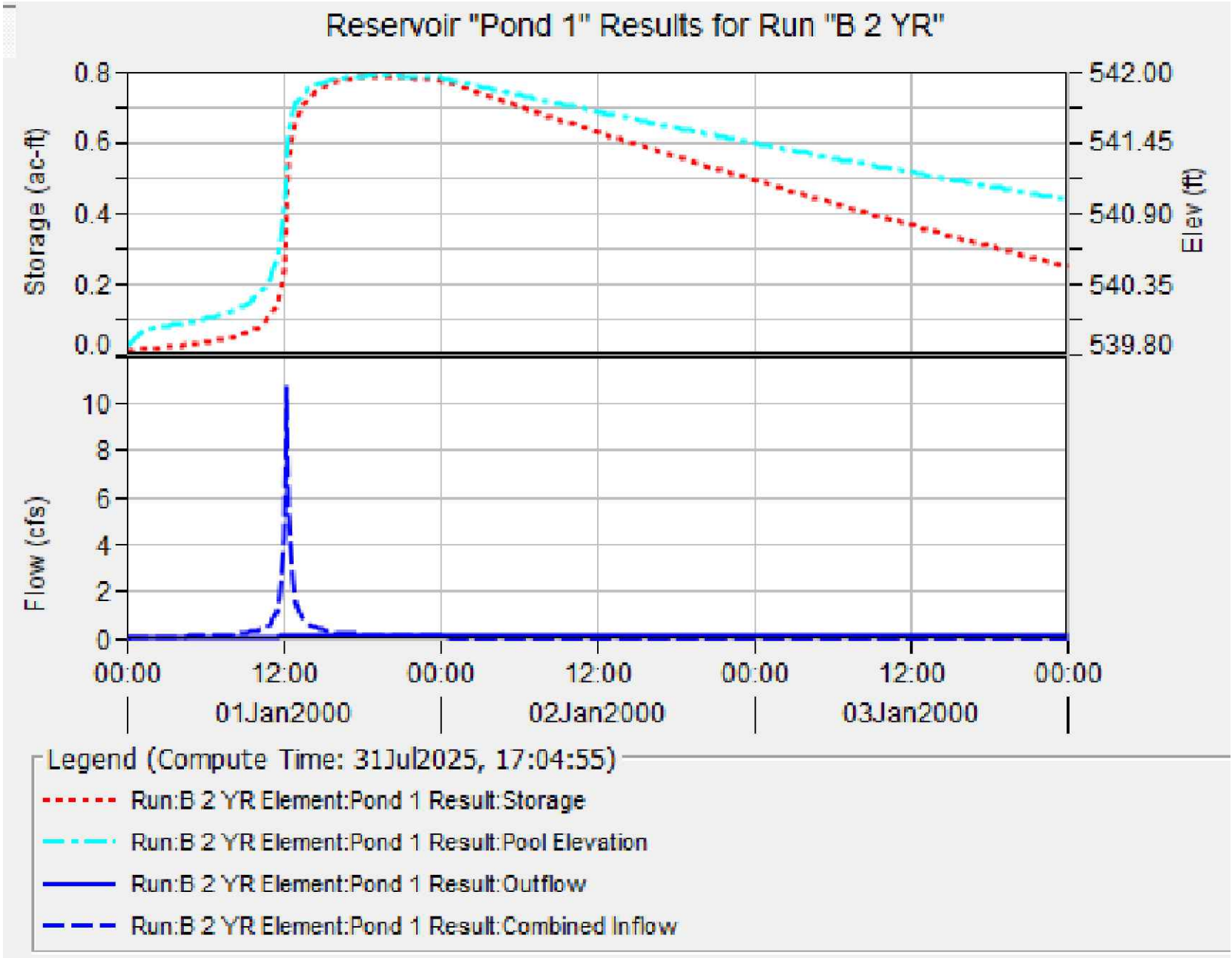
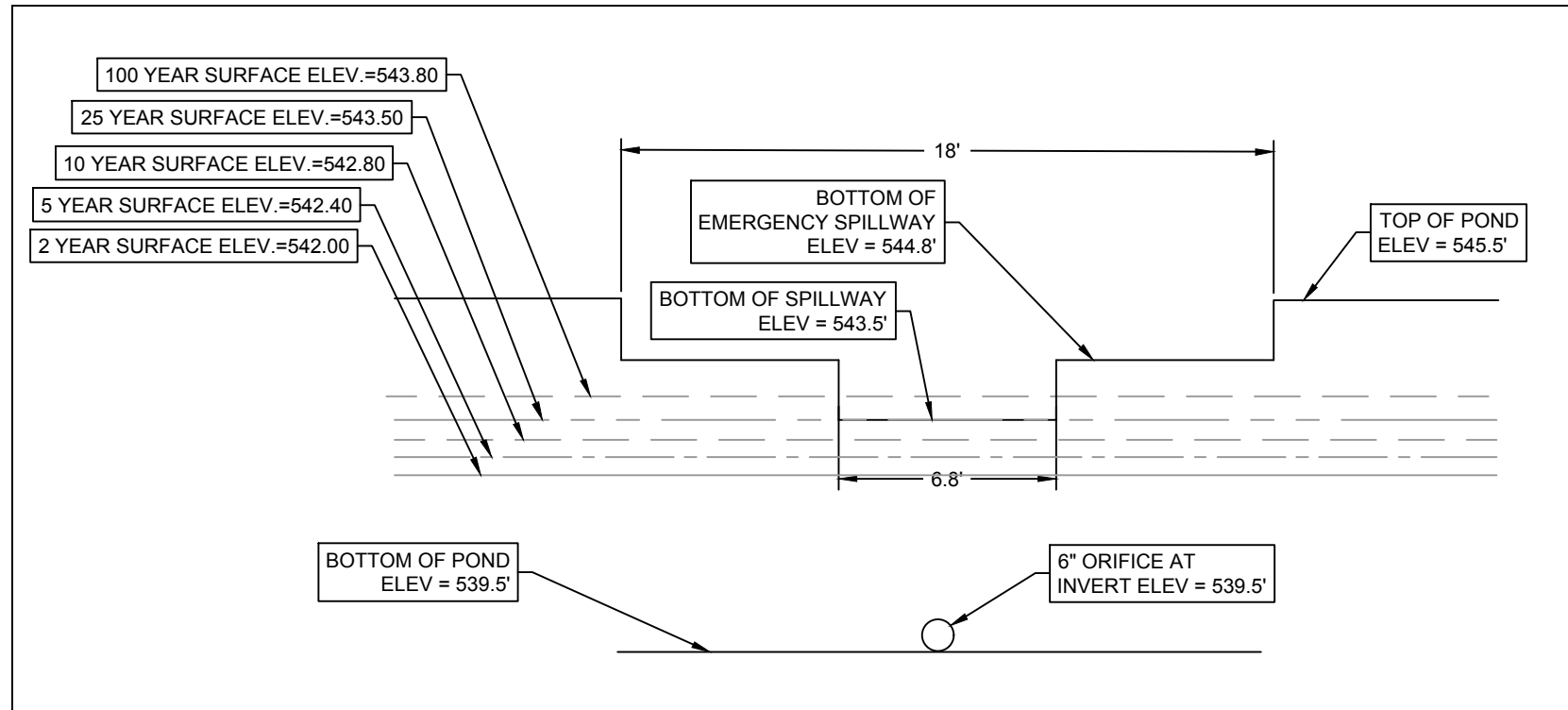
REVISIONS	
REVISION	DESCRIPTION

POND 1
MANOR DOWNS INDUSTRIAL - SITE PLAN B
8500 HILL LN
MANOR, TEXAS, 78653

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POND 1 SUMMARY TABLE					
EVENT	INFLOW (cfs)	OUTFLOW (cfs)	DELTA (cfs)	WSE Ft	STORAGE 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



REVISIONS		DATE	DESCRIPTION
REVISION			

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.

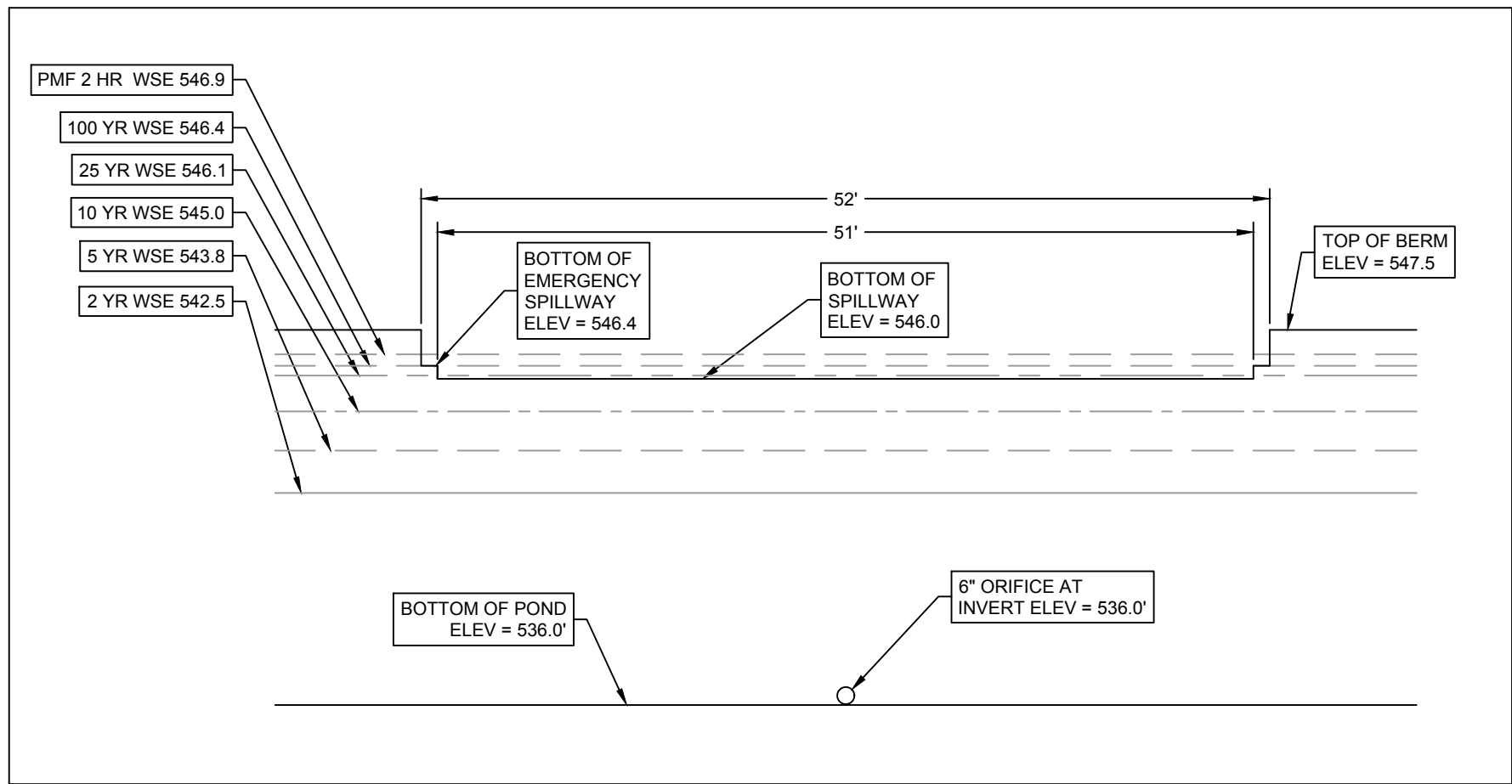
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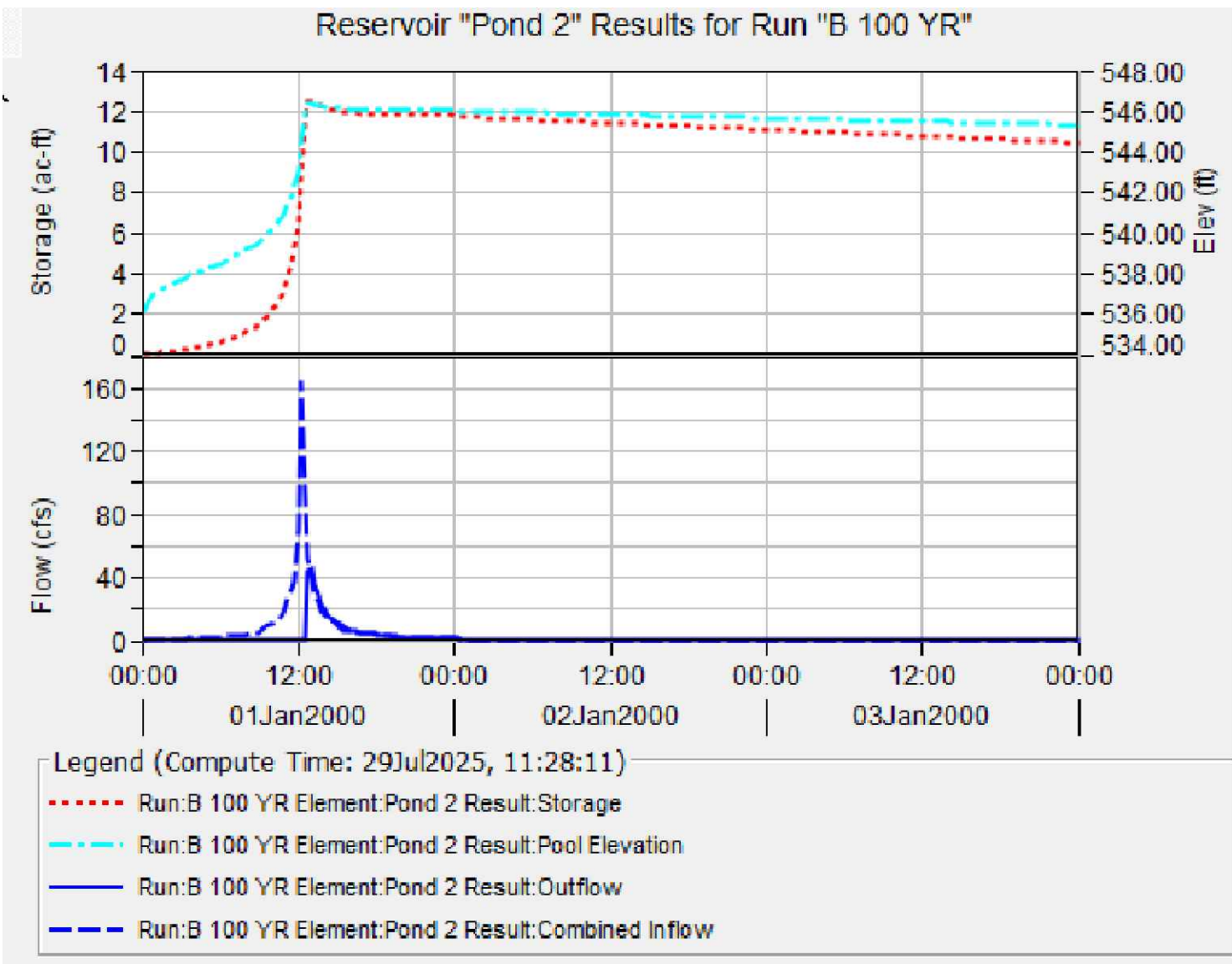
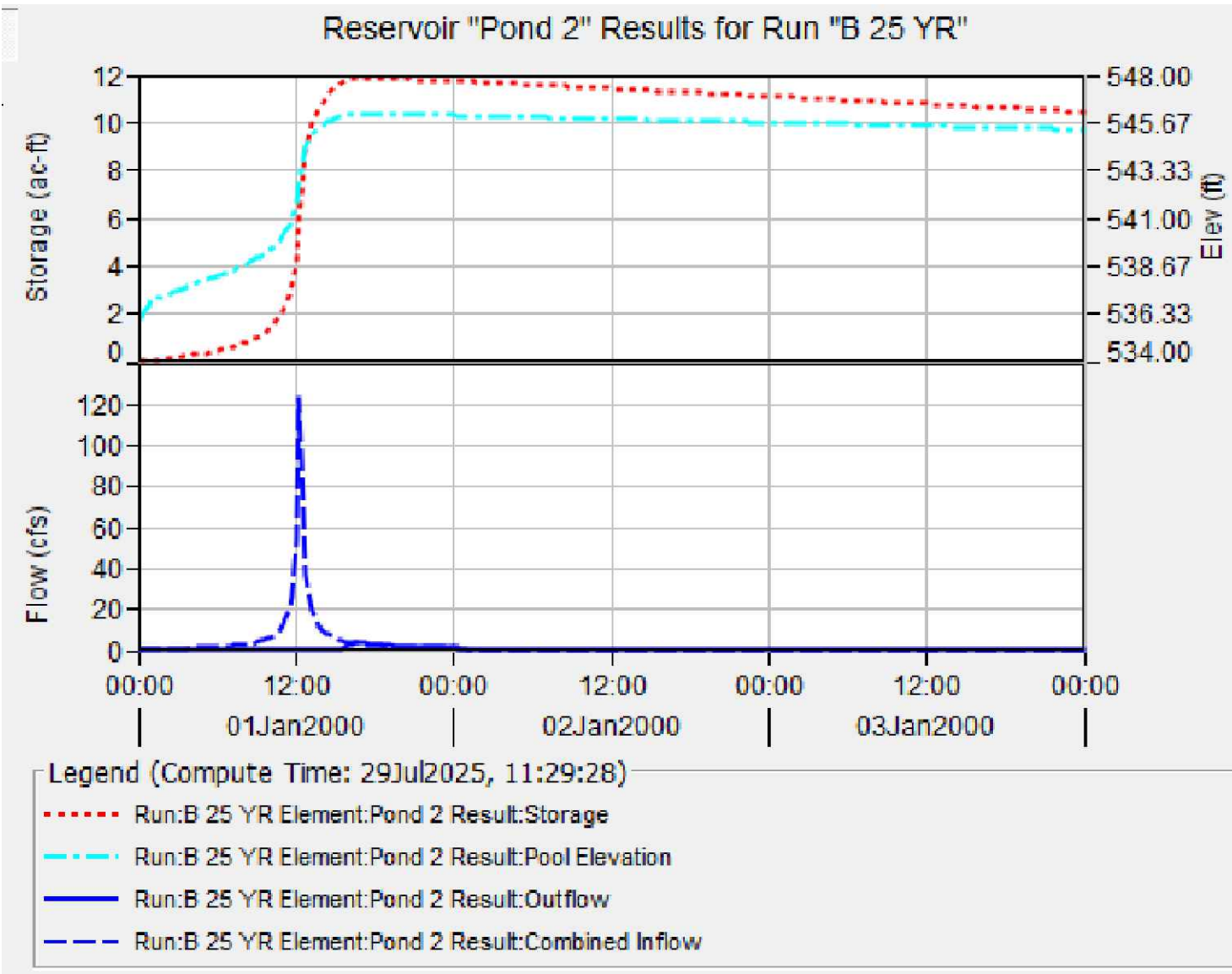
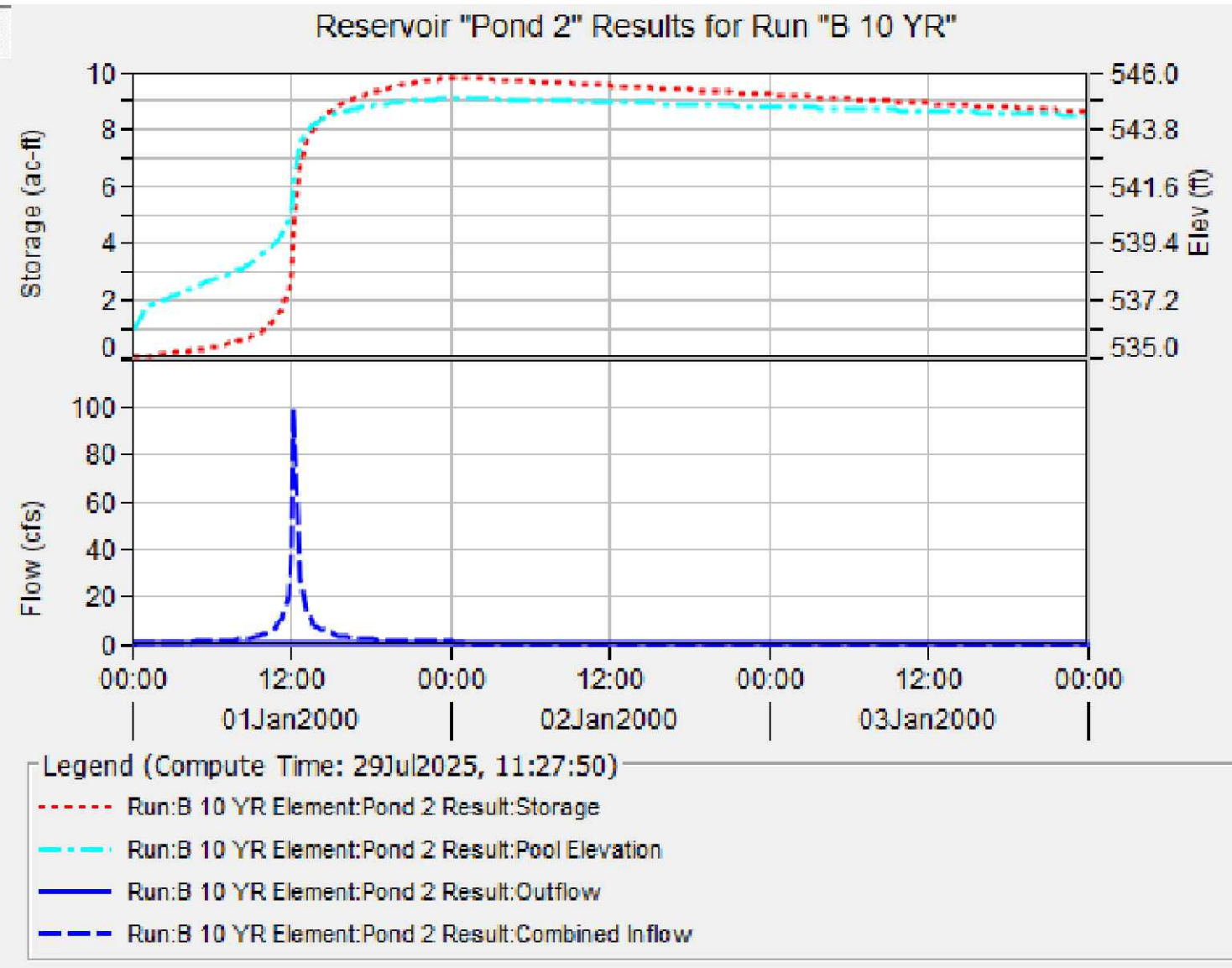
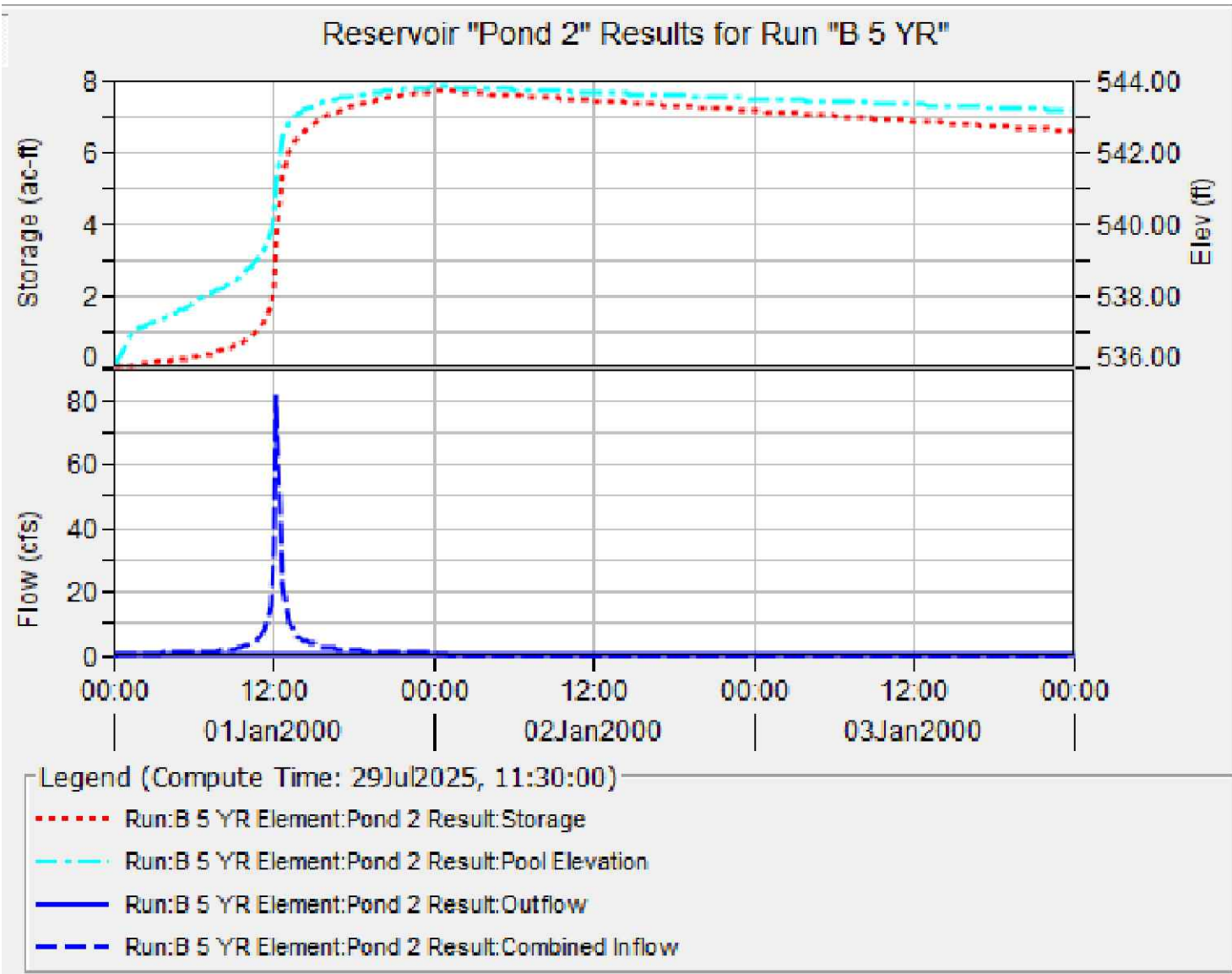
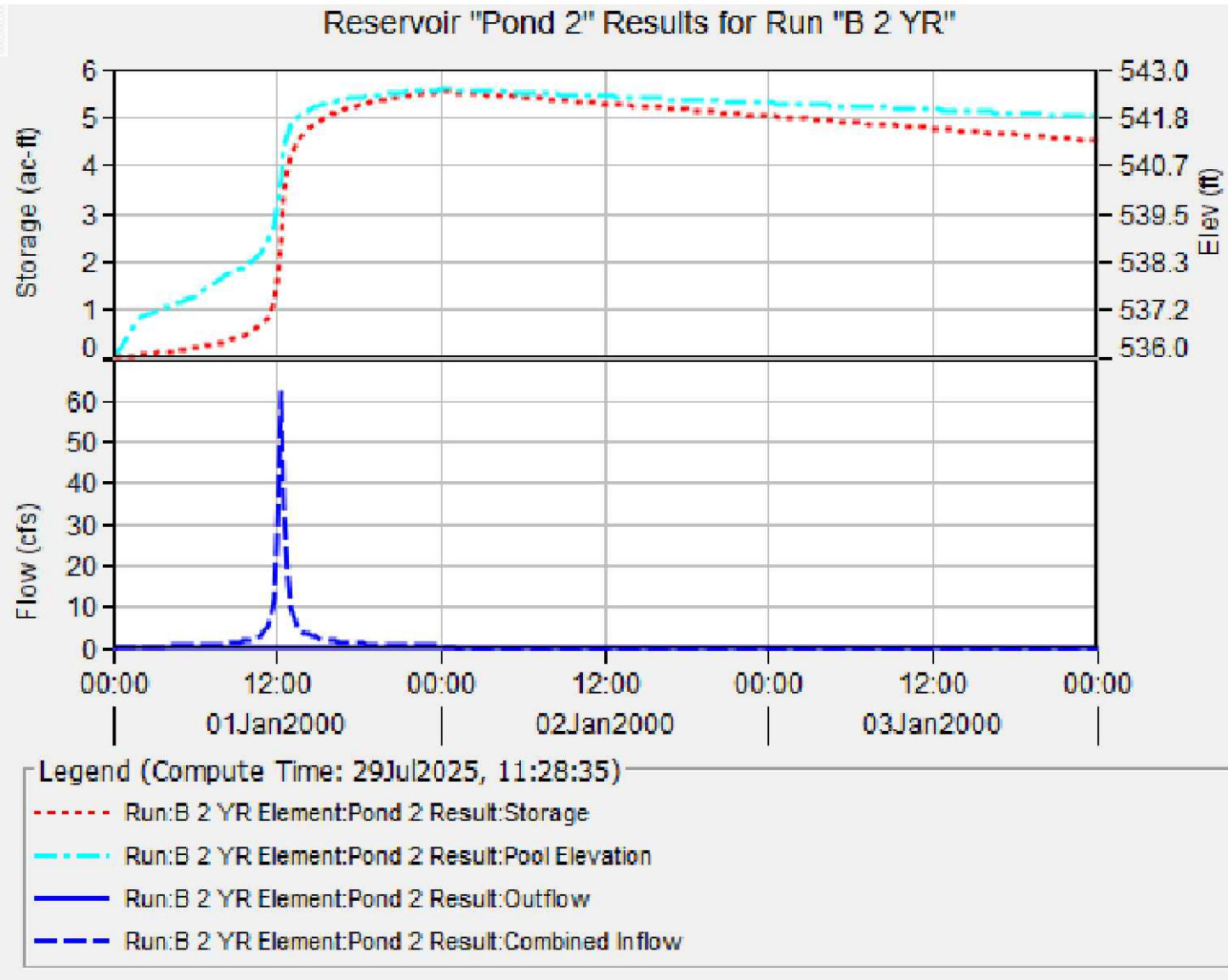
POND 2 SUMMARY					
EVENT	INFLOW (cfs)	OUTFLOW (cfs)	DELTA (cfs)	WSE Ft	STORAGE Ac-ft
2-year	62.70	0.30	62.40	542.50	5.50
5-year	81.80	0.30	81.50	543.80	7.70
10-year	99.30	0.30	99.00	545.00	9.80
25-Year	124.00	3.50	120.50	546.10	11.90
100-Year	165.50	45.20	120.30	546.40	12.60

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.)
536.000	0.00	N/A	N/A	0.00	N/A
537.000	6,912.30	1.000	3456.15	3456.15	2304.10
538.000	19,183.10	1.000	13047.70	16503.85	12536.86
539.000	35,373.29	1.000	27278.19	43782.04	26868.58
540.000	52,304.75	1.000	43839.02	87621.06	43563.96
541.000	61,714.68	1.000	57009.71	144630.77	56944.88
542.000	66,445.97	1.000	64080.32	208711.10	64065.76
543.000	71,231.30	1.000	68838.64	277549.74	68824.77
544.000	76,071.00	1.000	73651.15	351200.89	73637.90
545.000	80,965.89	1.000	78518.44	429719.33	78505.73
546.000	85,917.06	1.000	83441.47	513160.81	83429.23
547.000	90,854.45	1.000	88385.76	601546.56	88374.26
547.500	93,386.85	0.500	46060.33	647606.89	46058.88

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		DATE	DESCRIPTION
REVISION	DESCRIPTION	DATE	

POND 2 CALCULATIONS

MANOR DOWNS INDUSTRIAL - SITE PLAN A
8916 HILL LN
MANOR, TEXAS, 78663

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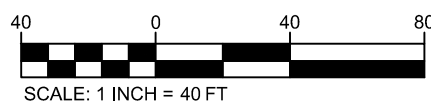
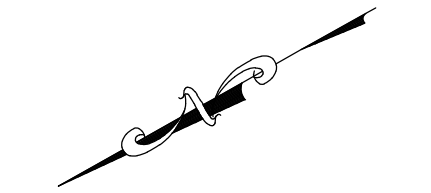
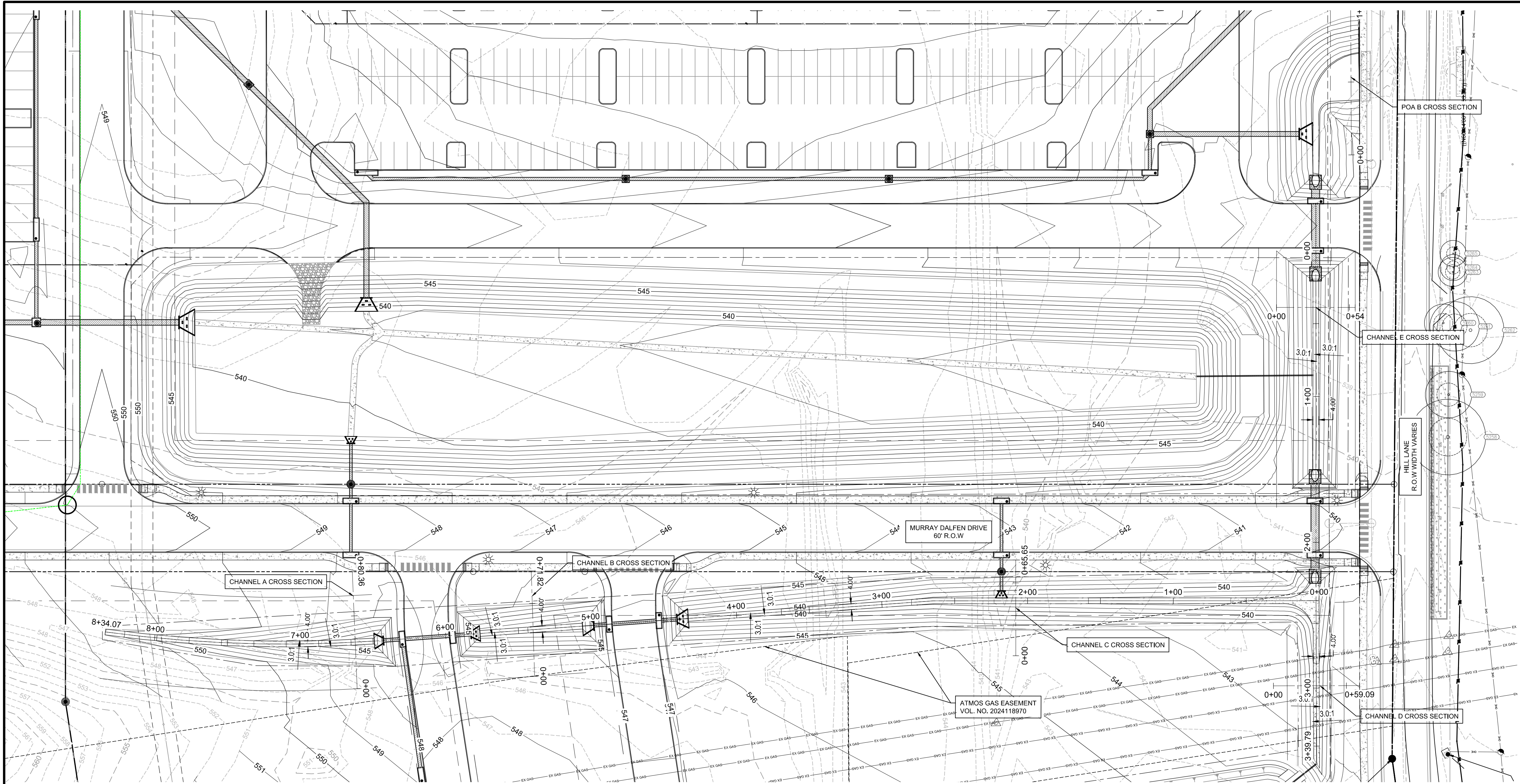
DESIGN	DRAWN	CHKD
MC	LB	MK
JOB No. 070422-01-002		

SHEET
58 OF 79



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.

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:

- EXISTING GRADE CL
- PROPOSED GRADE CL
- WSE - 100yr
- WSE - 25yr
- WSE - 2yr

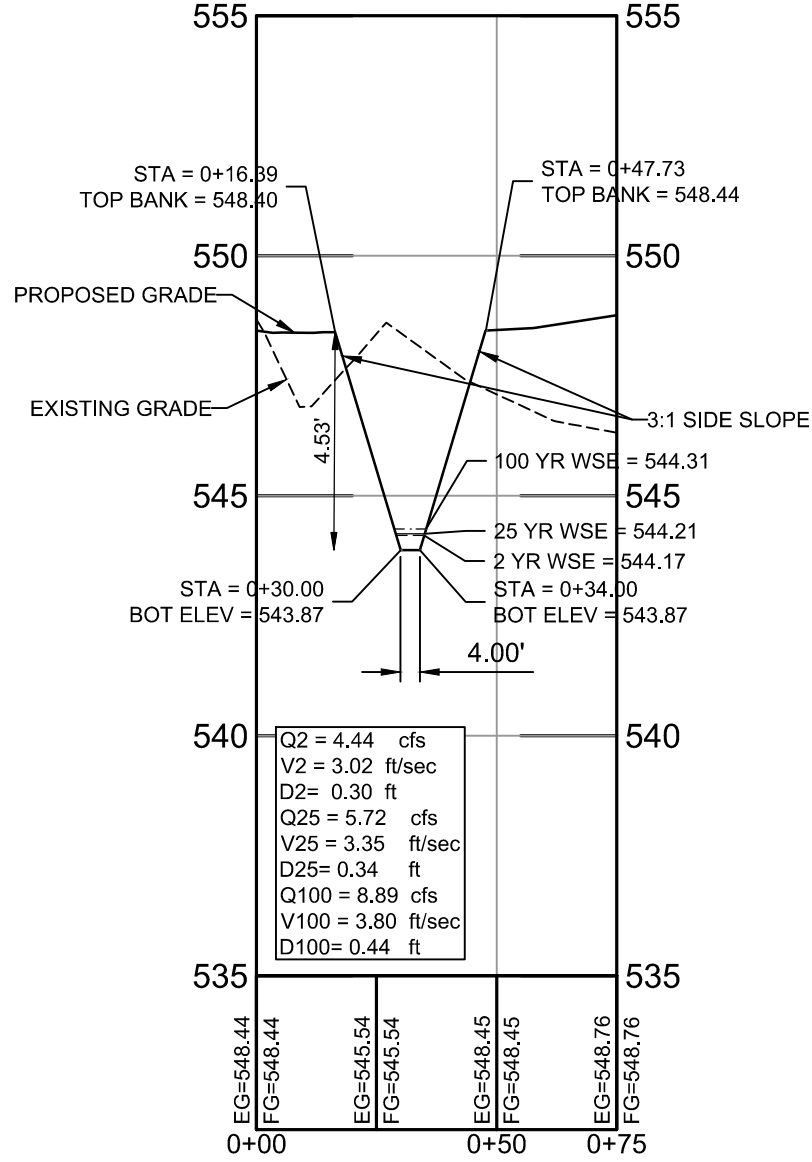
PROFILE SCALE:

- 1"= 40' HORIZONTAL
- 1"= 4' VERTICAL

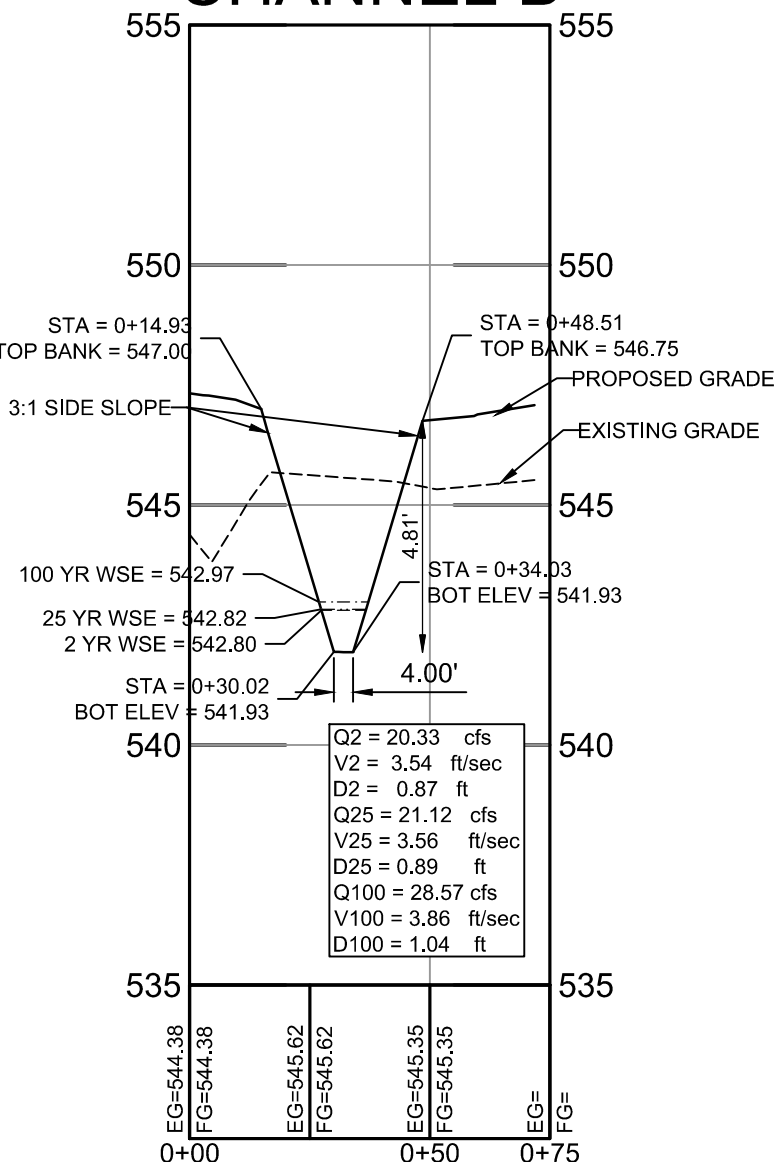
ELEVATION EXISTING GRADE	ELEVATION PROPOSED FLOW LINE
EG-XXXX.XX	FL-XXXX.XX

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

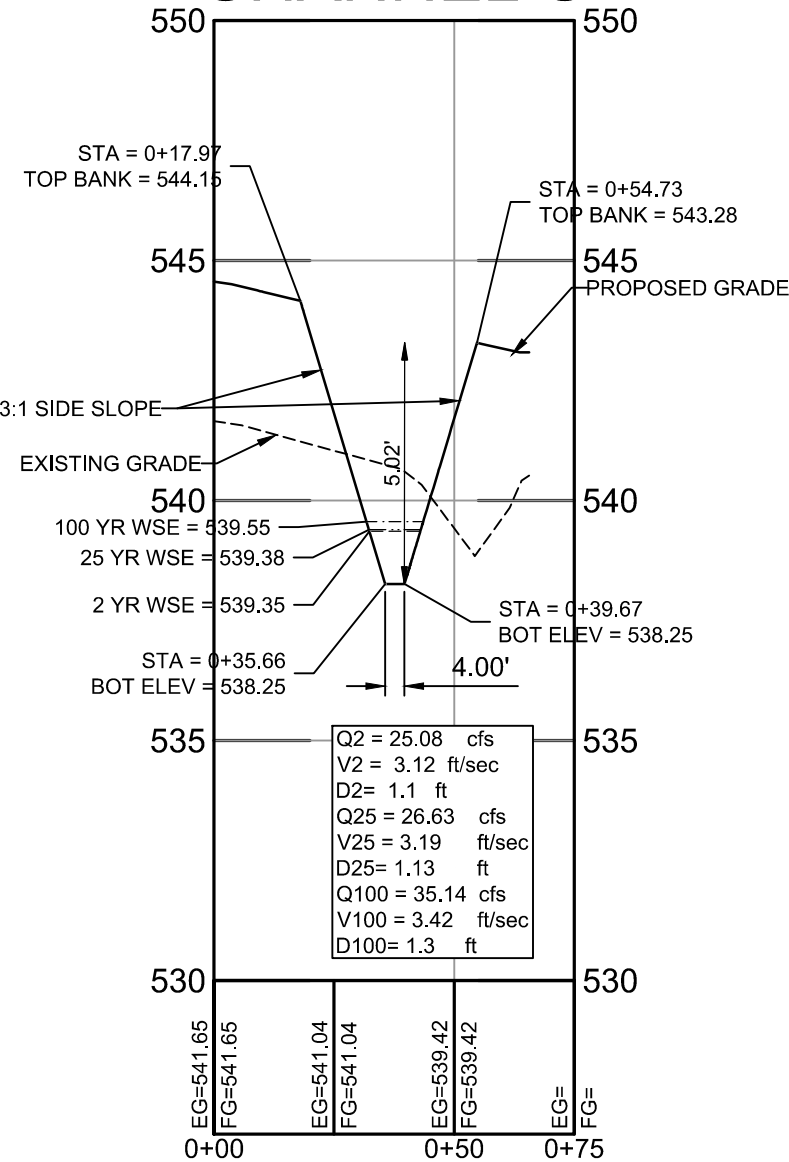
CHANNEL A



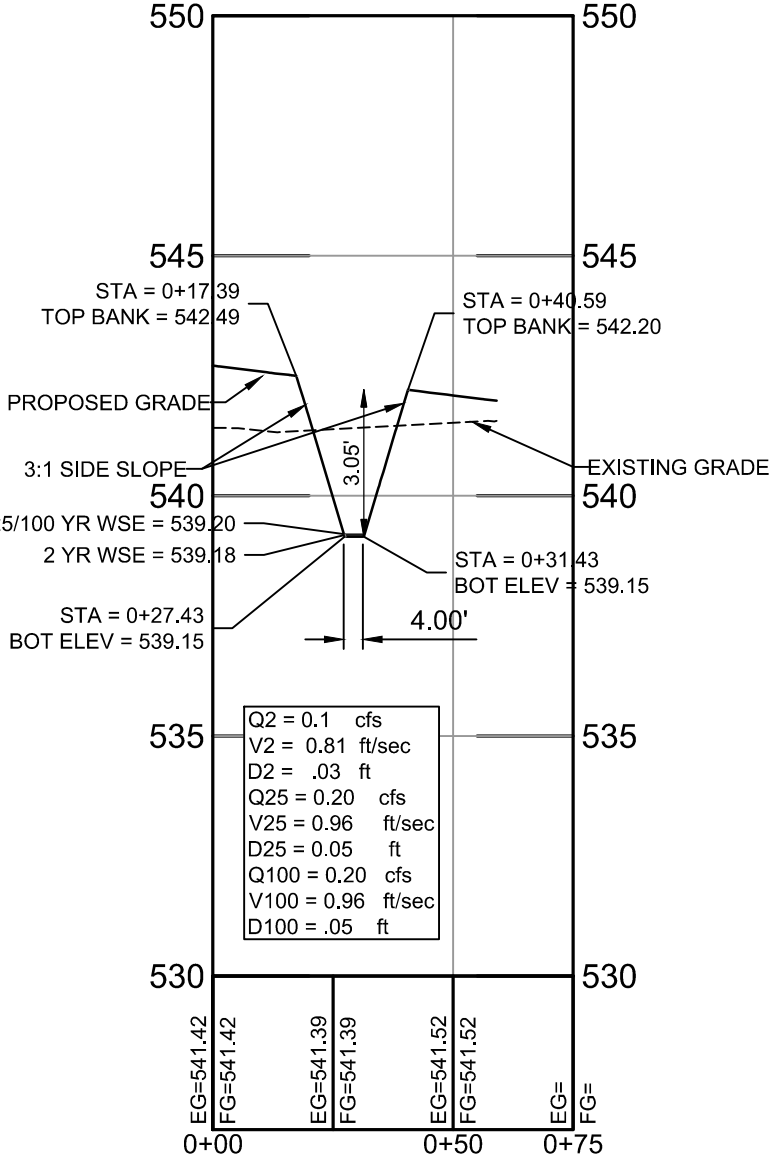
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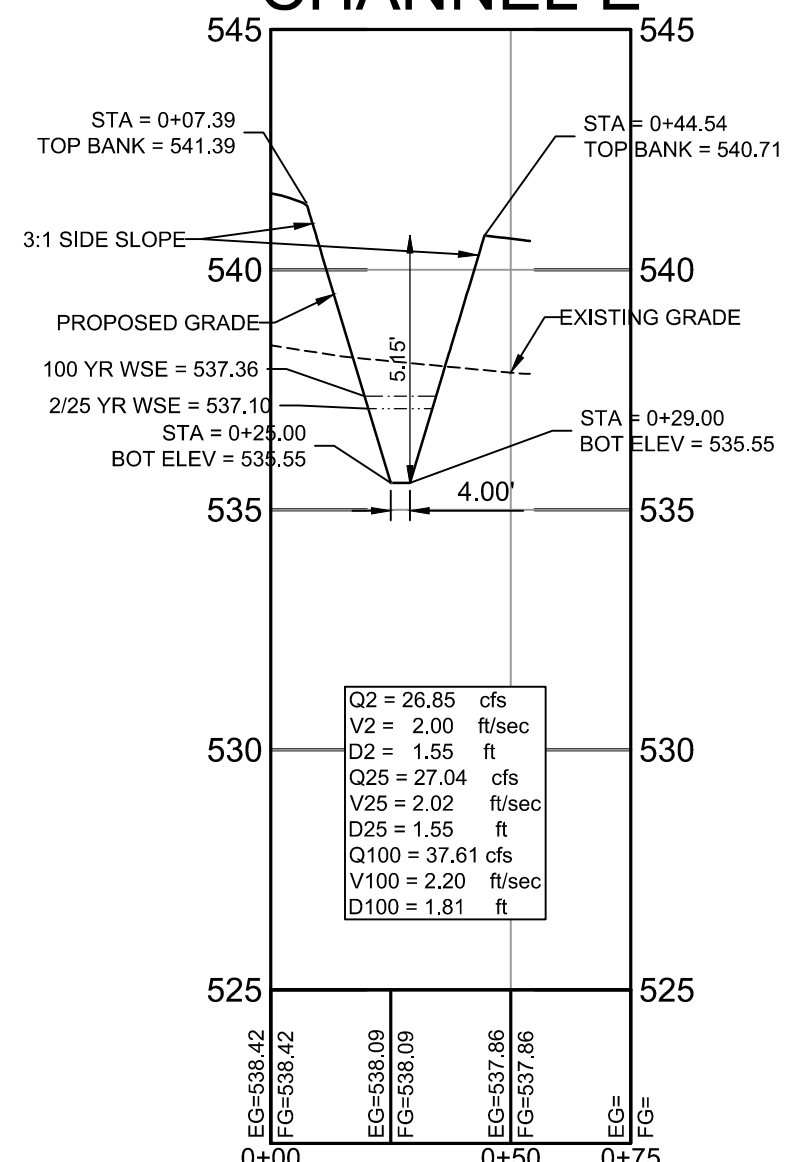
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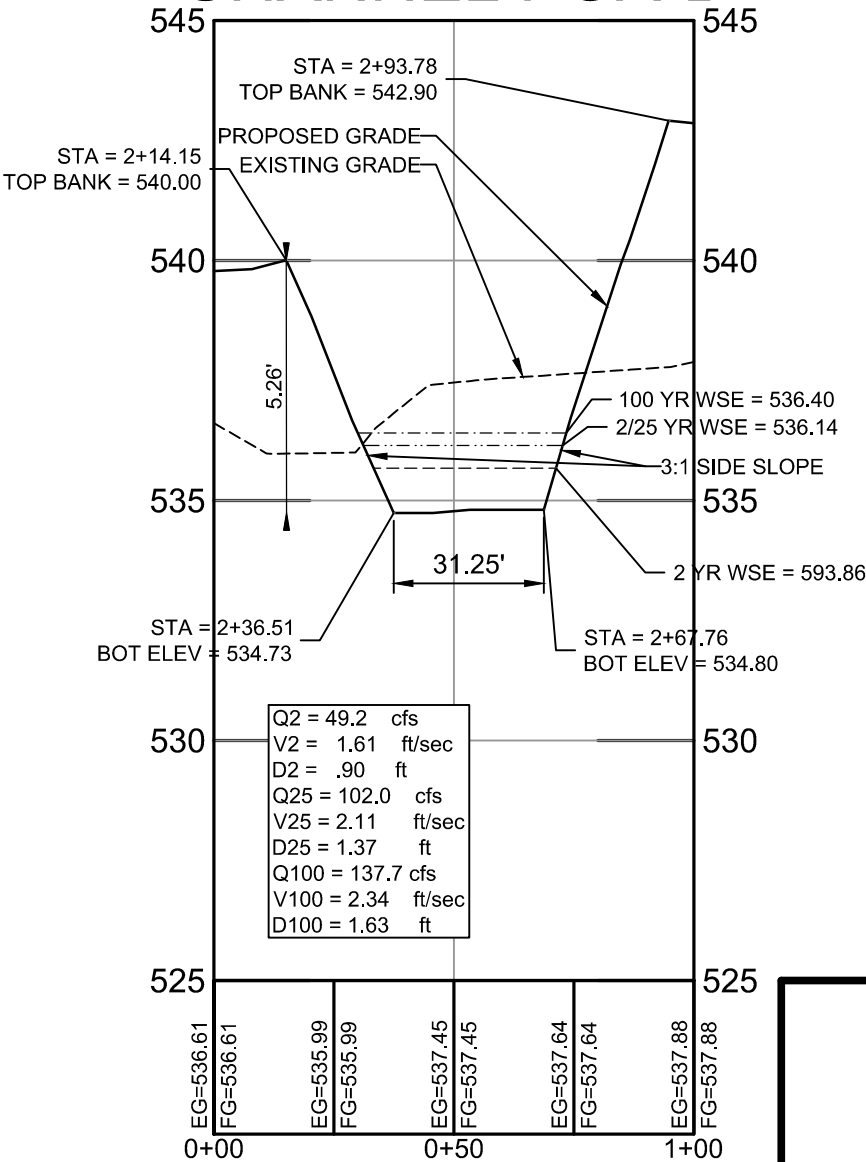
CHANNEL D



CHANNEL E



CHANNEL POA-B



MANOR DOWNS INDUSTRIAL
8916 HILL LANE
MURRAY DALFEN DRIVE CHANNEL CROSS SECTIONS

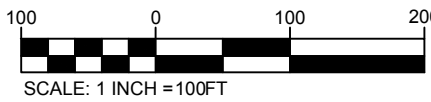
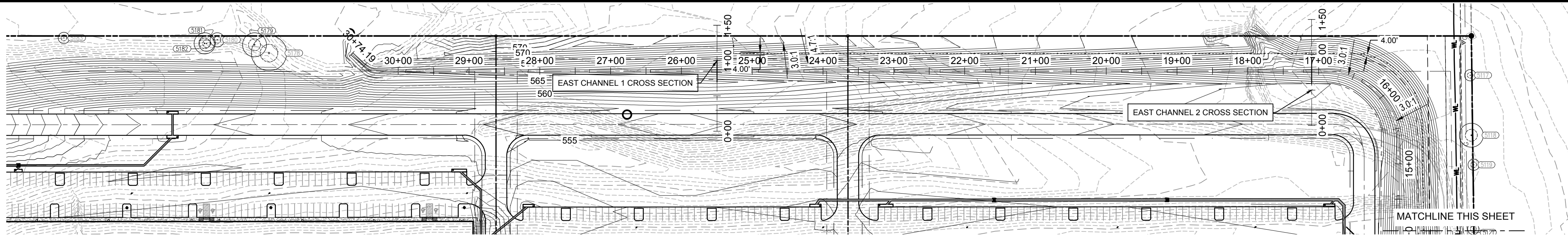
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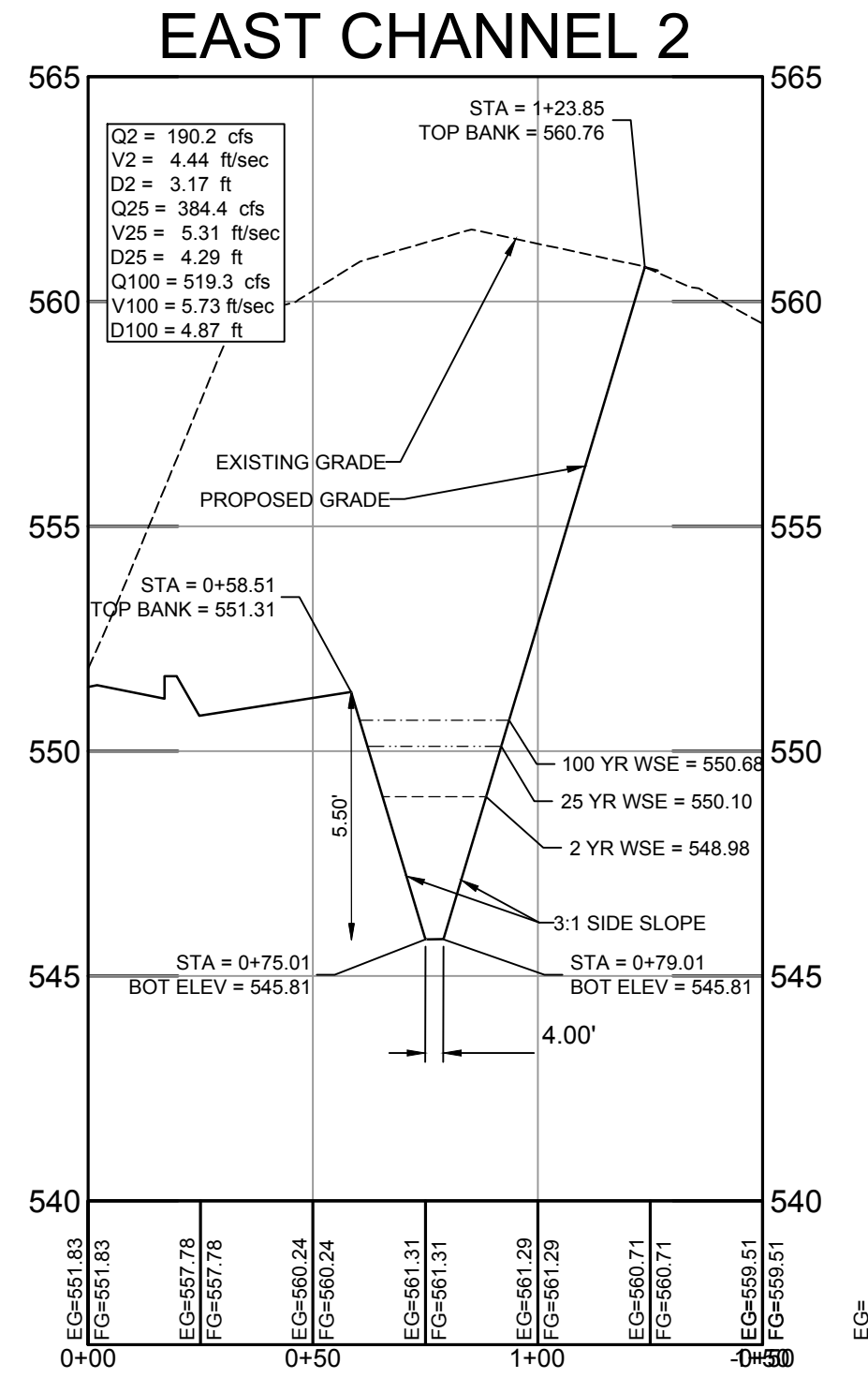
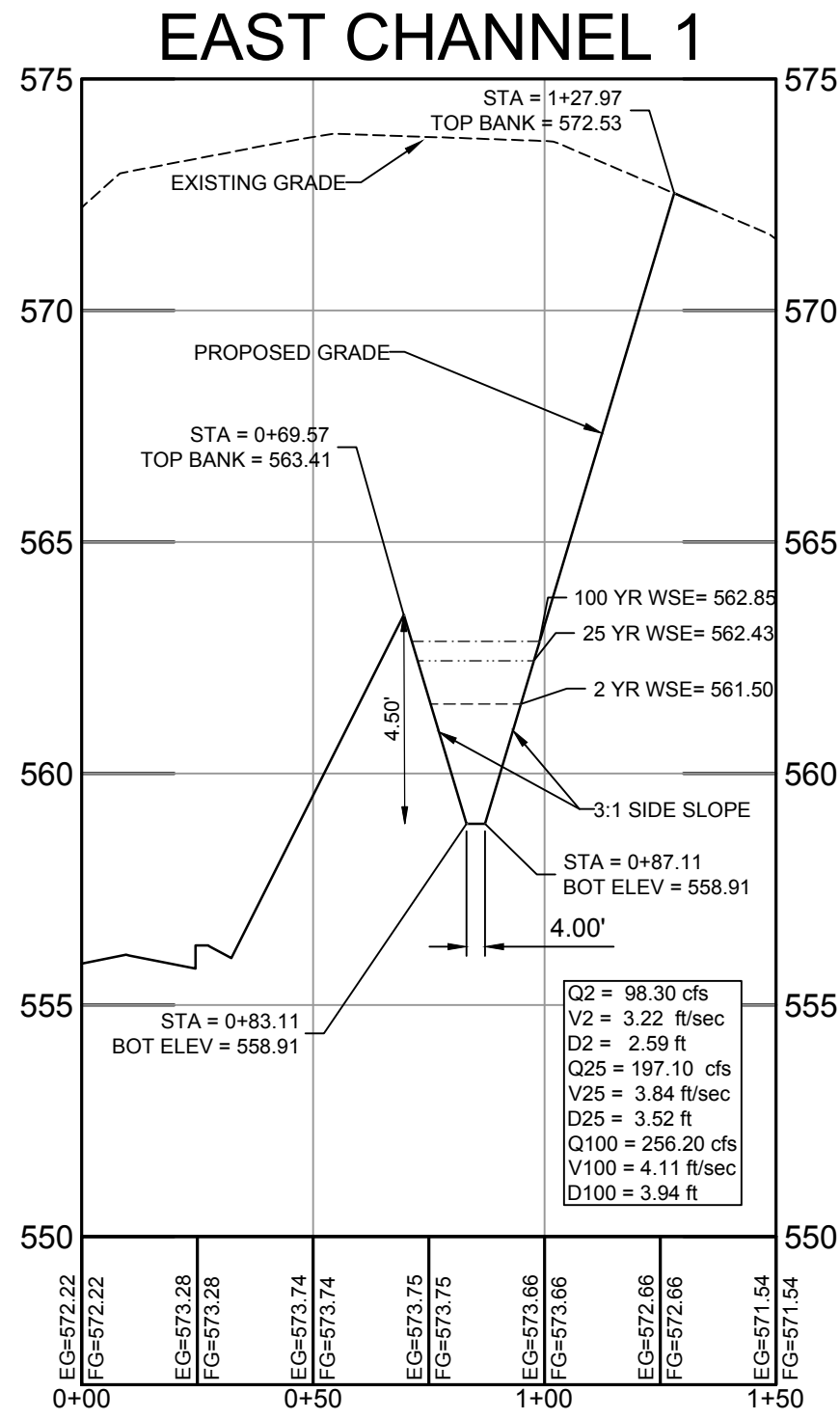
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SHEET 1 OF 4

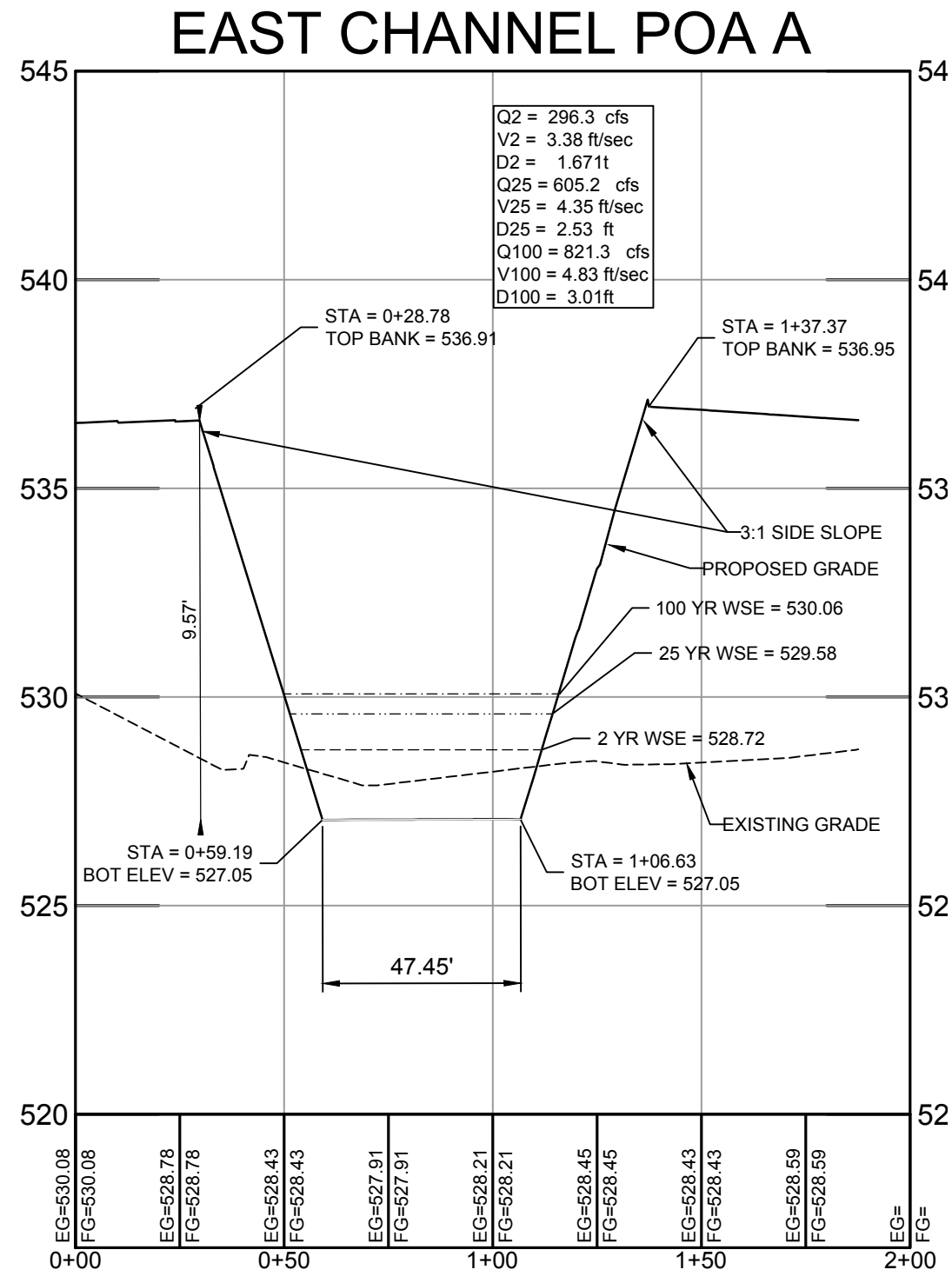
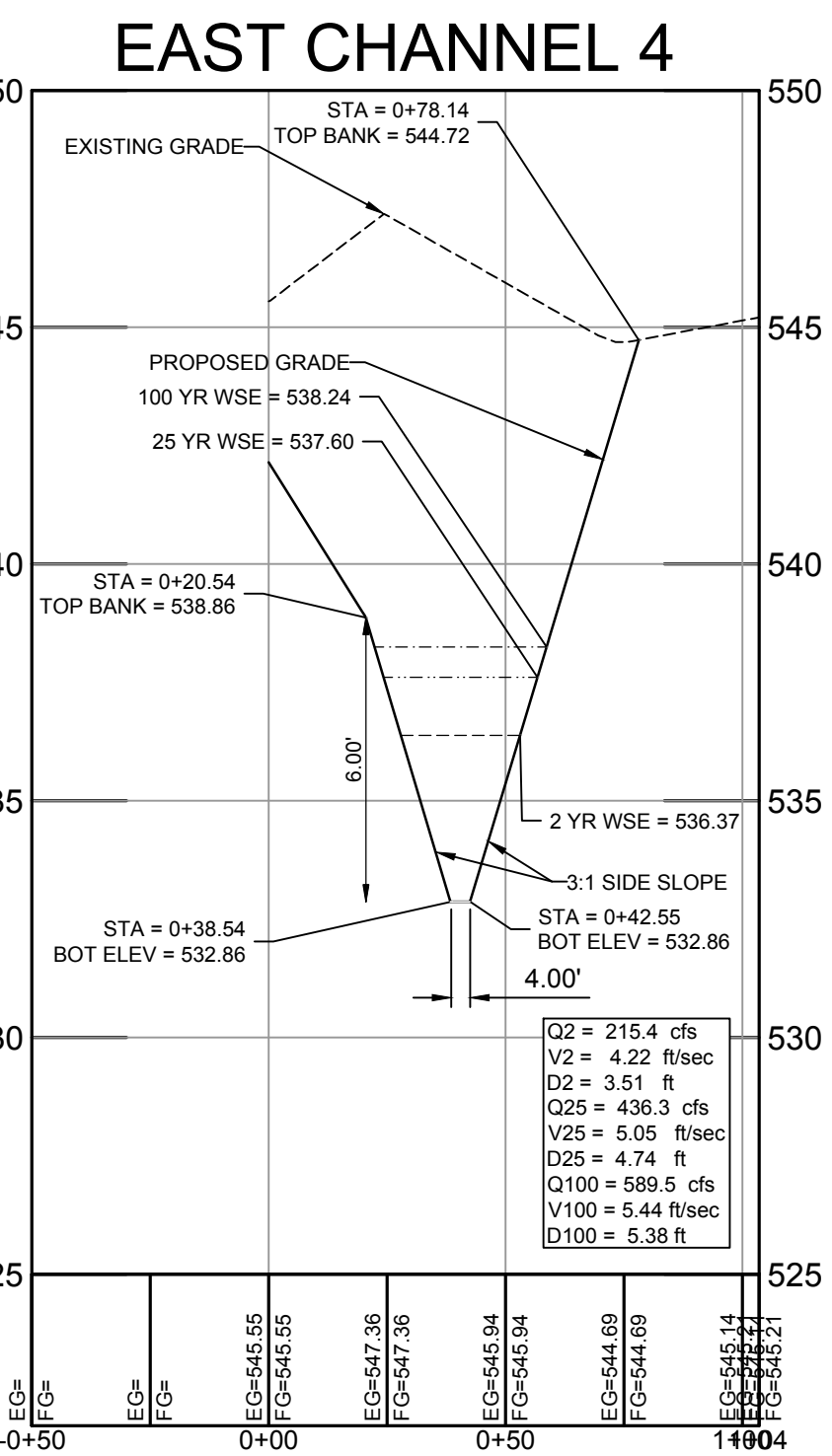
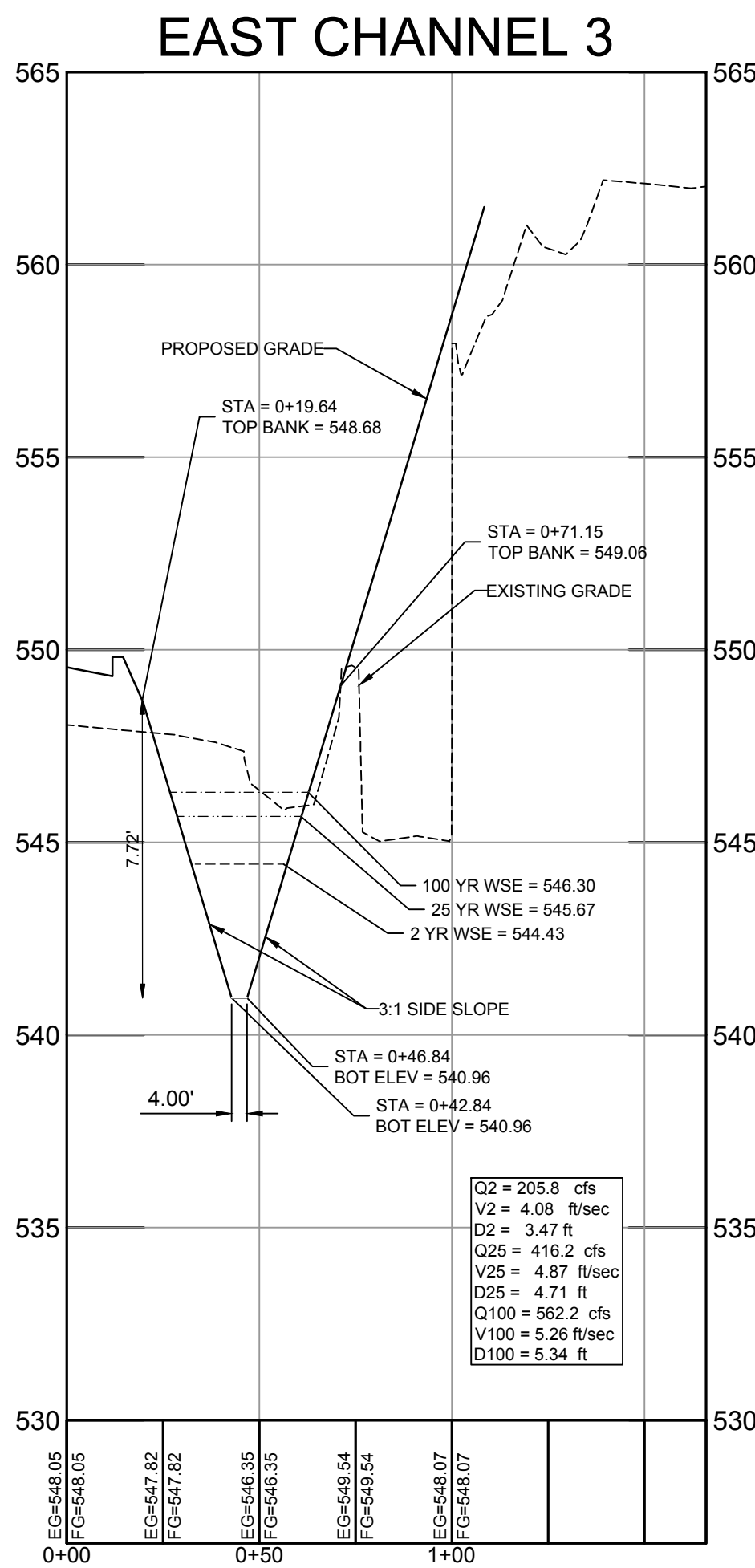
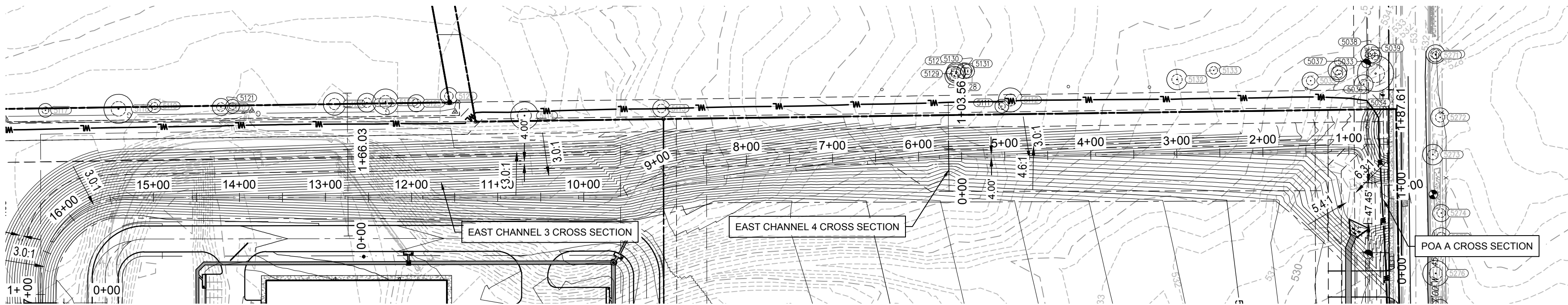


LEGEND	
	PROPOSED R.O.W.
	PROPOSED LOT LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	STORM DRAIN LINE
	HEADWALL
	CURB INLET
	AREA INLET
	STORMSEWER MANHOLE



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		ELEVATION PROPOSED FLOW LINE

NOTE:
A MANNINGS N VALUE OF 0.060 WAS USED FOR ALL CHANNELS INDICATING
NATIVE GRASS AND VEGETATION NOT MOWED REGULARLY.



MANOR DOWNS INDUSTRIAL
8916 HILL LANE
EAST CHANNEL CROSS SECTIONS

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SHEET 2 OF 4



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 12, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the 2026 Subdivision Calendar.

BACKGROUND/SUMMARY:

This item sets the action dates for subdivision items that are submitted for review following the city's Standard Review Process. That process is consistent with state law, specifically regarding the 30-day review for initial project submittals, 15-day review for resubmittals, and the action date by the Municipal Authority (P&Z).

This calendar also sets the P&Z meeting dates for 2026. There is a shift in the meeting date for November, as the second Wednesday of the month coincides with Veterans' Day and the city will be closed. **The subdivision calendar has been drafted with an alternate P&Z meeting date of Tuesday, November 10th. The meeting time would remain at 6:30 pm. Does that day work for the Commission?**

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

- 2026 Subdivision Calendar

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the 2026 Subdivision Calendar with a modified meeting date for the Planning and Zoning Commission on Tuesday, November 10th at 6:30 pm.

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

2026 Subdivision Calendar

Item 9.

January 2026

W	S	M	T	W	T	F	S
1					1	2	3
2	4	5	6	7	8	9	10
3	11	12	13	14	15	16	17
4	18	19	20	21	22	23	24
5	25	26	27	28	29	30	31

1 New Year's Day City Closed – Observed Holiday
 13 1st App Completeness check
 14 P&Z
 14 Resubmitted Projects 10 Day Submittal Period
 19 Martin Luther King - City Closed
 21 Pre-Con Meeting
 28 Re-Submittal Completeness Check
 28 1st App 10-Day Submittal Period

4 Independence Day – City Closed on 3rd
 8 P&Z
 14 1st App Completeness check
 16 Resubmitted Projects 10 Day Submittal Period
 22 Pre-Con Meeting
 29 1st App 10-Day Submittal Period
 29 Re-Submittal Completeness Check

July 2026

W	S	M	T	W	T	F	S
27				1	2	3	4
28	5	6	7	8	9	10	11
29	12	13	14	15	16	17	18
30	19	20	21	22	23	24	25
31	26	27	28	29	30	31	

February 2026

W	S	M	T	W	T	F	S
6	1	2	3	4	5	6	7
7	8	9	10	11	12	13	14
8	15	16	17	18	19	20	21
9	22	23	24	25	26	27	28

10 1st App Completeness check
 11 P&Z
 11 Resubmitted Projects 10 Day Submittal Period
 16 President's Day - City Closed
 17 Pre-Con Meeting
 24 1st App 10-Day Submittal Period
 25 Re-Submittal Completeness Check

11 1st App Completeness check
 12 P&Z
 13 Resubmitted Projects 10-Day Submittal Period
 25 Pre-Con Meeting
 26 Re-Submittal Completeness Check

August 2026

W	S	M	T	W	T	F	S
31							1
32	2	3	4	5	6	7	8
33	9	10	11	12	13	14	15
34	16	17	18	19	20	21	22
35	23	24	25	26	27	28	29
36	30	31					

March 2026

W	S	M	T	W	T	F	S
10	1	2	3	4	5	6	7
11	8	9	10	11	12	13	14
12	15	16	17	18	19	20	21
13	22	23	24	25	26	27	28
14	29	30	31				

2 Texas Ind. Day - City Closed
 10 1st App Completeness check
 11 P&Z
 12 Resubmitted Projects 10-Day Submittal Period
 25 Re-Submittal Completeness Check
 24 Pre-Con Meeting
 31 1st App 10-Day Submittal Period

1 1st App 10-Day Submittal Period
 7 Labor Day – City Closed
 9 P&Z
 15 1st App Completeness check
 17 Resubmitted Projects 10-Day Submittal Period
 22 Pre-Con Meeting
 29 1st App 10-Day Submittal Period
 30 Re-Submittal Completeness Check

September 2026

W	S	M	T	W	T	F	S
36			1	2	3	4	5
37	6	7	8	9	10	11	12
38	13	14	15	16	17	18	19
39	20	21	22	23	24	25	26
40	27	28	29	30			

April 2026

W	S	M	T	W	T	F	S
14				1	2	3	4
15	5	6	7	8	9	10	11
16	12	13	14	15	16	17	18
17	19	20	21	22	23	24	25
18	26	27	28	29	30		

3 Good Friday – City Closed
 8 P&Z
 14 1st App Completeness check
 16 Resubmitted Projects 10-Day Submittal Period
 22 Pre-Con Meeting
 29 Resubmittal Completeness Check
 29 1st App 10-Day Submittal Period

12 Columbus Day – City Closed
 13 1st App Completeness check
 14 P&Z
 14 Resubmitted Projects 10-Day Submittal Period
 21 Pre-Con Meeting
 27 Resubmittal Completeness Check
 28 1st App 10-Day Submittal Period

October 2026

W	S	M	T	W	T	F	S
40				1	2	3	
41	4	5	6	7	8	9	10
42	11	12	13	14	15	16	17
43	18	19	20	21	22	23	24
44	25	26	27	28	29	30	31

May 2026

W	S	M	T	W	T	F	S
18						1	2
19	3	4	5	6	7	8	9
20	10	11	12	13	14	15	16
21	17	18	19	20	21	22	23
22	24	25	26	27	28	29	30
23	31						

12 1st App Completeness check
 13 P&Z
 13 Resubmitted Projects 10-Day Submittal Period
 20 Pre-Con Meeting
 25 Memorial Day – City Closed
 27 1st App 10-Day Submittal Period
 27 Resubmittal Completeness Check

10 1st App Completeness check
 10 P&Z
 11 Veterans Day- City Closed
 12 Resubmitted Projects 10-Day Submittal Period
 25 Pre-Con Meeting
 25 Resubmittal Completeness Check
 26-27 Thanksgiving Holiday - City Closed

November 2026

W	S	M	T	W	T	F	S
45	1	2	3	4	5	6	7
46	8	9	10	11	12	13	14
47	15	16	17	18	19	20	21
48	22	23	24	25	26	27	28
49	29	30					

June 2026

W	S	M	T	W	T	F	S
23		1	2	3	4	5	6
24	7	8	9	10	11	12	13
25	14	15	16	17	18	19	20
26	21	22	23	24	25	26	27
27	28	29	30				

9 1st App Completeness check
 10 P&Z
 10 Resubmitted Projects 10-Day Submittal Period
 19 Juneteenth – City Closed
 23 Pre-Con Meeting
 24 Resubmittal Completeness Check
 30 1st App 10-Day Submittal Period

2 1st App 10-Day Submittal Period
 9 P&Z
 15 1st App Completeness check
 15 Resubmitted Projects 10-Day Submittal Period
 22 Pre-Con Meeting
 24-25 Christmas Holiday – City Closed – Observed Holiday
 29 1st App 10-Day Submittal Period
 30 Resubmittal Completeness Check

December 2026

W	S	M	T	W	T	F	S
49			1	2	3	4	5
50	6	7	8	9	10	11	12
51	13	14	15	16	17	18	19
52	20	21	22	23	24	25	26
1	27	28	29	30	31		