



JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, DECEMBER 13, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

- | | |
|--|--------------------------------------|
| 1. Consideration, discussion, and possible action on a Short Form Final Plat, two (2) single family lots on 0.29 acres more or less being portions of Lot 3 & all of lots 4 and 5, Block 24, Town of Manor, locally known as 702 N. Burnet Street. | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near FM 973 and Old Hwy 20. | Scott Dunlop
Planning Coordinator |
| 3. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 19B, fifty (50) single family lots on 9.15 acres more or less, located near Shadowglen Trace and Stonebridge Meadow Drive. | Scott Dunlop
Planning Coordinator |
| 4. Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North Phases 1-3, three hundred seventy nine (379) single family lots on 69.83 acres more or less, located near FM 973 and Johnson Road. | Scott Dunlop
Planning Coordinator |

The following items will be denied as submitted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

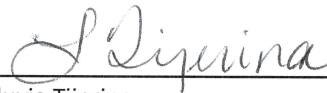
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|--|---------------------------------------|
| 5. Consideration, discussion, and possible action on the November 8, 2017 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
| 6. Consideration, discussion, and possible action on request to remove and mitigate five (5) significant trees at 128 caliper inches total in the proposed Manor Heights Phase 1 and 2 subdivision and replaced with 256 caliper inches total. | Scott Dunlop
Planning Coordinator |
| 7. Consideration, discussion, and possible action on a Final Plat for LDG Commons at Manor Village, one (1) multi-family lot on 12 acres more or less, located near US Hwy 290 and FM 973. | Scott Dunlop
Planning Coordinator |
| 8. Consideration, discussion, and possible action on a rezoning application for Lot 2, Manor Storage Plat, three (3) acres more or less from Interim Agricultural (A) to Medium Commercial (C-2). | Scott Dunlop
Planning Coordinator |
| 9. Consideration, discussion, and possible action a Final Plat for Lagos Phase 1, one hundred twenty-three (123) single family lots on 48.51 acres more or less, located near FM 973 and Brenham Street. | Scott Dunlop,
Planning Coordinator |
| 10. Consideration, discussion, and possible action on a Uniform Sign Plan for Shadowview Lakeside Commercial. | Scott Dunlop
Planning Coordinator |
| 11. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 2, Block 3 and Lot 3, Block 3, Town of Manor, locally known as 11011 US Hwy 290. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

In addition to any executive session already listed above, the City Council 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).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, December 8, 2017, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Lluvia Tijerina
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM NO. 1

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat, two (2) single family lots on 0.29 acres more or less being portions of Lot 3 & all of lots 4 and 5, Block 24, Town of Manor, locally known as 702 N. Burnet Street.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

The property owner wishes to turn their 3 north-south facing lots into 2 east-west facing lots and deed a small strip of the back of one of the lots to their neighbor.

PRESENTATION: ☐ YES ☐ NO

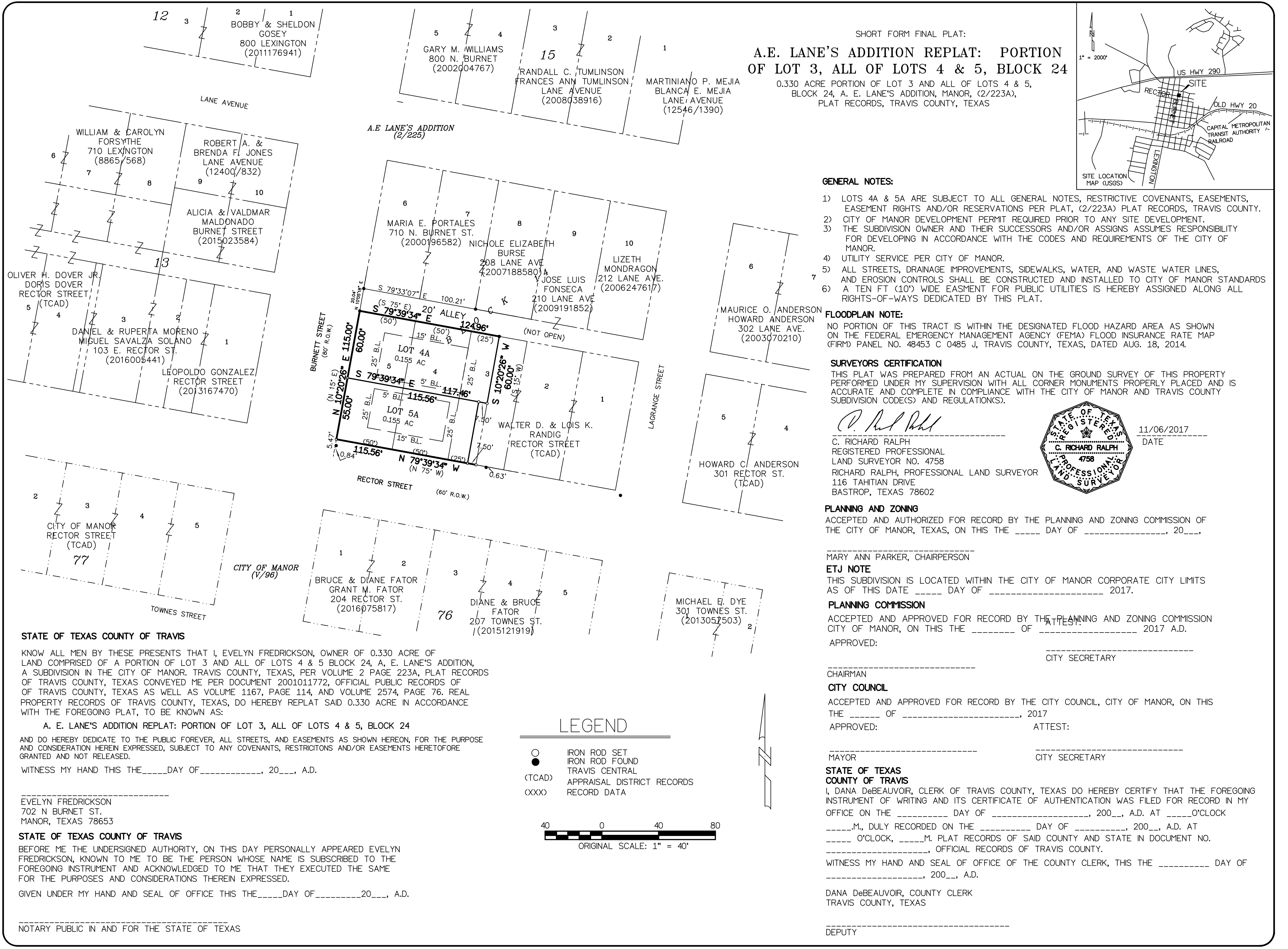
ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation to deny as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE





AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 1, ninety-three (93) single family lots on 19.29 acres more or less, located near FM 973 and Old Hwy 20.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

This is the first phase of the single residential for the Village at Manor Commons. It will connect to first phase of Manor Commons SE Commercial; Skimmer Run to the extended Ring Road.

PRESENTATION: ☐YES ☐NO

ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation to deny as submitted.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE

STATE OF TEXAS)
COUNTY OF TRAVIS)

WHEREAS, GREENVIEW DEVELOPMENT COASTAL BELL FARMS, L.P., FORMERLY KNOWN AS GREEN VIEW DEVELOPMENT LENNAR BELL FARMS, L.P., acting herein through Barth Timmermann, President of Green View Development Corp., a General Partner of the Partnership, the owner of the remnant portion of a called 104.61 acre tract of land, out of the CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58 and the GREEN BERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 of Travis County, Texas, and said tract being conveyed to GREEN VIEW DEVELOPMENT GREENBURY, L.P. by a Warranty Deed with Vendor's Lien, recorded in Document No. 2005237215 of the Official Public Records of Travis County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner's) of the land shown on this plat, and designated herein as VILLAGE AT MANOR COMMONS PHASE 1 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides 19.287 acres of land out of said remnant portion of called 104.61 acres in accordance with the attached map or plat and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposes and consideration therein expressed, subject to any easements or restrictions therefore granted.

WITNESS OUR HAND this the 10th day of November, A.D., 2017

Barth Timmermann
GREEN VIEW DEVELOPMENT GREENBURY, L.P.
BY ITS GENERAL PARTNER, GREENVIEW DEVELOPMENT CORP.
BARTH TIMMERMAN, PRESIDENT
501 VALE STREET
AUSTIN, TEXAS 78746
(512)479-6614
(512)479-6577 (FAX)

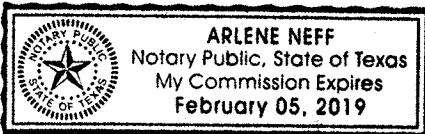
STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared

BARTH TIMMERMAN
known to me to be the person or agent whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day
of NOVEMBER, 2017

Arlene Neff
Notary Public in and for
the State of Texas
Print Notary's Name
My Commission Expires Feb 5, 2019



This subdivision is not located within the Edward Aquifer Recharge Zone.

There is a 100-year flood plain located within this property.
No portion of this tract is within the designated flood hazard area as shown on the Federal Flood Insurance Administration rate map 48453C0485J Travis County, Texas, Revised August 18, 2014.

11-9-2017
Date

Matthew Mitchell, P.E.
Professional Engineer No. 83335
ALM Engineering, Inc.
1705 S. Capital of TX Hwy, Suite 150
Austin, Texas 78746
(512)431-9600

I, Shane Shafer, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas subdivision ordinance, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

DIAMOND SURVEYING, INC.
116 Skyline Road
Georgetown, Texas 78628
(512) 931-3100

Shane Shafer
Shane Shafer
Registered Professional Land Surveyor No. 5281
October 18, 2017
Date:



SHEET 2 OF 2



10-09-17 "10-09-17 MANOR COMMONS PHASE 1 FINAL PLAT.DWG" DSI Project No. 2017-28

E:\ACTIVE\A-MANOR SE RESIDENTIAL\SURVEY\FINAL PLAT PH 1\10-18-2017 MANOR COMMONS PHASE 1 FINAL PLAT ACAD 2010.dwg

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	35.90'	82°17'05"	N65°59'34"E	32.90'
C2	332.00'	20.92'	3°36'34"	N26°39'19"E	20.91'
C3	268.00'	150.89'	32°15'31"	N12°19'51"E	148.90'
C4	332.00'	186.92'	32°15'31"	S12°19'51"W	184.46'
C5	268.00'	16.88'	3°36'34"	S26°39'19"W	16.88'
C6	15.00'	23.56'	90°00'00"	S20°08'58"E	21.21'
C7	275.00'	37.12'	7°44'03"	S69°01'00"E	37.09'
C8	325.00'	56.72'	10°00'00"	S67°53'01"E	56.65'
C9	15.00'	23.56'	90°00'00"	N72°06'59"E	21.21'
C10	275.00'	48.00'	10°00'00"	S22°06'59"W	47.94'
C11	15.00'	23.56'	90°00'00"	S27°53'01"E	21.21'
C12	325.00'	43.87'	7°44'03"	N69°01'00"W	43.84'
C13	15.00'	23.56'	90°00'00"	S69°51'02"W	21.21'
C14	438.00'	60.23'	7°52'45"	S20°54'39"W	60.18'
C15	25.00'	39.20'	89°50'10"	S27°56'48"E	35.30'
C16	275.00'	37.12'	7°44'03"	N69°01'00"W	37.09'
C17	15.00'	23.56'	90°00'00"	N20°08'58"W	21.21'
C18	15.00'	23.56'	90°00'00"	N69°51'02"E	21.21'
C19	325.00'	43.87'	7°44'03"	S69°01'00"E	43.84'
C20	275.00'	48.00'	10°00'00"	S67°53'01"E	47.94'
C21	15.00'	23.56'	90°00'00"	S17°53'01"E	21.21'
C22	325.00'	56.72'	10°00'00"	S22°06'59"W	56.65'
C23	15.00'	23.56'	90°00'00"	S62°06'59"W	21.21'
C24	325.00'	33.49'	5°54'14"	S69°55'54"E	33.47'
C25	325.00'	23.23'	4°05'46"	S64°55'54"E	23.23'
C26	325.00'	17.98'	3°10'10"	S66°44'03"E	17.98'
C27	325.00'	25.89'	4°33'53"	S70°36'05"E	25.89'
C28	25.00'	4.96'	11°22'23"	N11°17'06"E	4.95'
C29	25.00'	34.24'	78°27'47"	N33°37'59"W	31.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°47'55"W	53.00'
L2	N86°12'05"E	64.00'
L3	S03°47'55"E	53.00'
L4	S24°51'02"W	39.52'
L5	S65°08'58"E	127.98'
L6	N26°24'09"E	25.01'
L7	S62°53'01"E	50.00'
L8	S27°06'59"W	28.11'
L9	S62°53'01"E	125.00'
L10	S23°02'18"W	79.48'
L11	S21°39'43"W	50.16'
L12	N27°06'59"E	121.35'
L13	S62°53'01"E	10.00'
L14	S17°06'59"W	10.00'
L15	S72°53'01"E	109.02'
L16	N65°08'58"W	3.00'
L17	S24°51'02"W	44.46'
L18	S16°58'17"W	11.75'
L19	N65°08'58"W	3.00'
L20	S62°53'01"E	10.00'
L21	S17°06'59"W	10.00'
L22	S72°51'53"E	28.31'
L23	S72°53'01"E	24.14'
L24	S65°08'58"E	21.41'
L25	N72°53'01"W	5.24'

NOTES:

BENCHMARK: ELEVATION = 499.11'
TRIANGLE CUT FOUND ON CONCRETE HEADWALL ALONG NORTH SIDE OF OLD HIGHWAY 20, APPROXIMATELY 1,220 FEET EAST OF "T" INTERSECTION OF F.M. 973 AND OLD HIGHWAY 20.
SURFACE COORDINATES: N=10100104.7, E=3178291.7
GRID COORDINATES: N=10099397.7, E=3178069.2

BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM.
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASE ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00007.

ALL DOCUMENTS LISTED HEREON ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

NO OF BLOCKS: 4

NO. OF RESIDENTIAL LOTS: 92
NO. OF LANDSCAPE LOTS: 1 (LOT 1, BLOCK "A")
TOTAL NO. OF LOTS: 93

CURRENT OWNER: GREENVIEW DEVELOPMENT GREENBURY, L.P.

NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.
DAY OF _____, 201____.
- THIS TRACT LIES IN ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48453C0485J, DATED AUGUST 18, 2014
- BUILDING SETBACK LINES:
50% of lots will have a 20' Front setback line
50% of lots will have a 25' Front setback line
5' Side lot line.
15' Side Street
10' Rear Lot Line
- NO FENCE OR OTHER OBSTRUCTION SHALL BE PLACED OR INSTALLED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- NO LOTS OF THIS SUBDIVISION LIE WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS TRACT LIES WITHIN THE MANOR INDEPENDENT SCHOOL DISTRICT.
- ALL DRAINAGE EASEMENTS AND DETENTION PONDS WILL BE MAINTAINED BY THE CITY OF MANOR.
- UTILITY SERVICE:
ELECTRIC SERVICE: BLUEBONNET ELECTRIC
TELEPHONE SERVICE: SOUTHWESTERN BELL
WATER: MANVILLE W.S.C.
WASTEWATER: CITY OF MANOR
- ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF MANOR.
- A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT. AND A TEN (10) FEET EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG EACH REAR LOT LINE.
- WATER SUPPLY CAPABLE OF MEETING CITY OF MANOR SUBDIVISION ORDINANCE REQUIREMENTS IS AVAILABLE TO THE SUBDIVISION.
- FOR ALL PLAT NOTES, "SUBDIVISION" REFERS TO ALL SECTION / PHASES OF BELL FARMS AND THE MINIMUM COMPLIANCE STANDARDS ARE NECESSARY FOR ALL SECTIONS / PHASES CUMULATIVELY, BUT NOT ANY SECTION / PHASE INDIVIDUALLY.

ALM
ENGINEERING, INC. F-3565
1705 S. CAPITAL OF TX HWY, STE 150
AUSTIN, TEXAS 78746
(512) 431-9600

CURRENT ADJOINING LAND OWNERS PER T.C.A.D. TAX ROLL

PROPERTY NO.: P1
OWNER: WILBARGER CREEK MUNICIPAL UTILITY DISTRICT NO. 2
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CALLED 26.179 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2008206147

PROPERTY NO.: P2
OWNER: GREENVIEW DEVELOPMENT 157, LP
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 86.79 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2006006182

PROPERTY NO.: P3
OWNER: GREENVIEW DEVELOPMENT 157 LP
LEGAL DESCRIPTION: ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 157.79 ACRES, SITUATED IN THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS.
CURRENT DEED: DOCUMENT NO. 2002149152

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE MANVILLE W.S.C. SERVICE AREA AND WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY AT THE TIME OF SUBMISSION IN COMPLIANCE WITH THE CITY OF MANOR'S SUBDIVISION ORDINANCE.

DATE _____ MANVILLE WATER SUPPLY CORP.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, ON THIS THE _____ DAY OF _____, 201____.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, ON THIS THE _____ DAY OF _____, 201____.

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M., DULY RECORDED ON THE DAY OF _____, 20____, AT _____ O'CLOCK ____M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS _____ DAY OF _____, 201____, A.D.

DANA DEBEAUVIOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

VILLAGE AT MANOR COMMONS
PHASE 1
FINAL PLAT
19.287 ACRES
CITY OF MANOR, TRAVIS COUNTY, TEXAS



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 19B, fifty (50) single family lots on 9.15 acres more or less, located near Shadowglen Trace and Stonebridge Meadow Drive.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation to deny as submitted.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

TRAVIS COUNTY
CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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

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

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

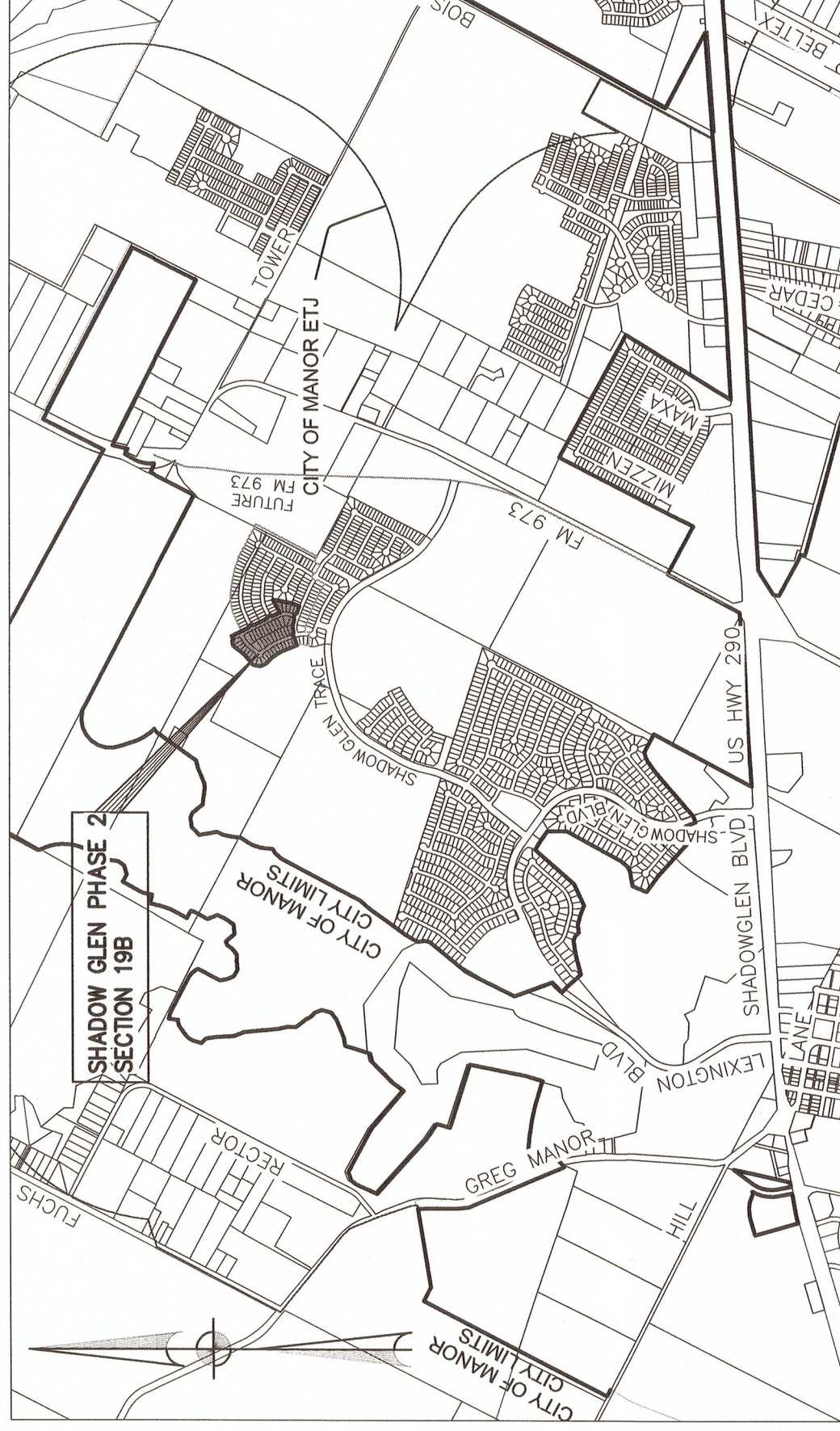
SHADOWGLEN PHASE 2
SECTION 19B
FINAL PLAT

9.152 TOTAL ACRES OUT OF 276.88 ACRES
(TRACT 2) OF THE SG LAND HOLDINGS, LLC.
(2012217281).

50 LOTS 3 BLOCKS

OWNER:
SG LAND HOLDINGS, LLC
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PHONE (512) 327-7415
FAX (512) 327-5819

SHADOWGLEN
SECTION 19B
FINAL PLAT
SHEET 1 OF 4



VICINITY MAP
SCALE: 1" = 2000'

AECOM

9400 AMBERGLEN BLVD.
AUSTIN, TEXAS 78729
WWW.AECOM.COM
TBPE REG. NO. F-3580

JOB NO. 60024722 MARCH 2017

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
10000 Metric Blvd, Suite 200
Austin, TX 78758
512.916.0224
www.mckimcreed.com
TBPLS FIRM REG. NO. 101776-01

- NOTES:
1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SG LAND HOLDINGS, LLC, AND HIS/HER ASSIGNS.
 2. LOT SETBACK REQUIREMENTS
FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS
25 FT. FOR ALL OTHER LOTS
SIDE YARD SETBACK 5 FT.
STREET SIDE YARD SETBACK 15 FT.
REAR YARD SETBACK 10 FT.
 3. WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY MILBARGER CREEK MUD NO. 1
 4. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V., TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 5. FOR ADDITIONAL INFORMATION ON ADJACENT PROPERTY OWNERS SEE TABLE ON SHEET 4.

SG LAND HOLDINGS LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
(A PORTION OF A CALLED
276.88 ACRES) (PARCEL 2)
DOC# 2012217281
O.P.R.T.C.T.

35' DRAINAGE ESMT
DOC# 2016100116
O.P.R.T.C.T.

TEMPORARY TURN AROUND EASEMENT,
TO BE VACATED

SG LAND HOLDINGS LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
(A PORTION OF A CALLED
276.88 ACRES) (PARCEL 2)
DOC# 2012217281
O.P.R.T.C.T.

TEMPORARY TURN AROUND EASEMENT,
TO BE VACATED

MANOR INDEPENDENT
SCHOOL DISTRICT, A
TEXAS PUBLIC
INDEPENDENT SCHOOL
DISTRICT IN TRAVIS
COUNTY, TEXAS
(CALLED 11.608 AC)
DOC# 2011045968
O.P.R.T.C.T.

SHADOWGLEN
PHASE 2
SECTION 15A
DOC# 200600181
O.P.R.T.C.T.



SCALE: 1"=100'

- LEGEND
- SET IRON ROD
 - SET CONCRETE MONUMENT
 - FOUND CONCRETE MONUMENT
 - FOUND IRON ROD
 - ... SIDEWALK

PROPOSED ACREAGE AND USAGE

NEW STREETS	LINEAR FEET	R.O.W. WIDTH
FALLSPRINGS WAY	496.95	50'
KIRA LANE	873.19	50'
MAPLE LEAF WAY	350.67	
TOTAL=	1720.81	TOTAL= 2,079 R.O.W ACRES

DESCRIPTION/USE	LOTS	ACRES
RESIDENTIAL BLOCK A	20	2.489
RESIDENTIAL BLOCK F	5	0.859
RESIDENTIAL BLOCK H	24	3.682
OPEN SPACE 43-BLOCK A	1	0.042
TOTAL=	50 LOTS	7.072 ACRES

SHADOWGLEN PHASE 2
SECTION 19B
FINAL PLAT
SHEET 2 OF 4



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plan for Stonewater North Phases 1-3, three hundred seventy nine (379) single family lots on 69.83 acres more or less, located near FM 973 and Johnson Road.

BACKGROUND/SUMMARY:

This item has not been approved by our engineers.

The 4 addendum to the development agreement was recommended for approval by the PZ on Nov. 8 and approved by the City Council on Nov. 8th. The lots are 40' but the street widths are current Manor standard of 50' ROW with 31' of pavement.

PRESENTATION: ☐YES ☐NO

ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation to deny as submitted.

PLANNING & ZONING COMMISSION: ☐RECOMMENDED APPROVAL ☐DISAPPROVAL ☐NONE

STONEWATER NORTH SUBDIVISION
PRELIMINARY PLAN

JOHNSON ROAD AND ROSEHILL ROAD
MANOR, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: NOVEMBER, 2017



MAPSCO PAGE# 500T, 500U, 500X, 500Y - COA GRID# U31, V31

LEGAL DESCRIPTION

69.829 ACRES OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER: CONTINENTAL HOMES OF TEXAS, LP
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750
PHONE: (512) 533-1430
CONTACT: IAN CUDE

ENGINEER: KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474
CONTACT: PEGGY CARRASQUILLO
EMAIL: peggy.carrasquillo@ktcivil.com

SURVEYOR: BASELINE LAND SURVEYORS
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN, TEXAS 78757
PHONE: (512) 374-9722
CONTACT: SCOTT LASWELL

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAT SHEET A
03	PRELIMINARY PLAT SHEET B
04	EXISTING CONDITIONS
05	OVERALL STORM SEWER PLAN



SUBMITTED BY: Peggy M. Carrasquillo 11-9-17
DATE
PEGGY M. CARRASQUILLO
REGISTERED PROFESSIONAL ENGINEER NO. 65211
KITCHEN TABLE CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HWY, SUITE 315
AUSTIN, TEXAS 78731
PHONE: (512) 758-7474

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 2017.

APPROVED: _____ ATTEST: _____

WILLIAM MYERS, CHAIRPERSON LUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 2017.

APPROVED: _____ ATTEST: _____

RITA JONSE, MAYOR LUVIA TIJERINA, CITY SECRETARY

REVIEWED BY: _____ DATE _____
TRAVIS COUNTY ESD #12

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MANOR AND TRAVIS COUNTY ESD #12 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.

KITCHEN TABLE
CIVIL SOLUTIONS
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731
TBP# FIRM NO. F-18129

D·R·HORTON
America's Builder

NOT FOR CONSTRUCTION
UNTIL APPROVED BY
REGULATORY AGENCIES

STONEWATER NORTH
PRELIMINARY PLAN
MANOR, TRAVIS COUNTY, TEXAS

COVER SHEET

SHEET

01

OF 05

CASE#

LOT AREA TABLE
(NON-RECTANGULAR LOTS)
S.F.=SQUARE FEET

BLOCK J	
LOT 63	7,318 S.F.
LOT 64	7,310 S.F.
LOT 73	5,962 S.F.
LOT 74	6,305 S.F.
LOT 75	11,630 S.F.
LOT 76	10,452 S.F.
LOT 77	6,031 S.F.
LOT 78	5,894 S.F.
LOT 93	6,844 S.F.
LOT 94	(OPEN SPACE LOT) 65,944 S.F.

BLOCK P	
LOT 1	6,452 S.F.
LOT 13	7,136 S.F.
LOT 14	(OPEN SPACE LOT) 14,297 S.F.
LOT 15	10,679 S.F.
LOT 16	11,275 S.F.
LOT 17	6,922 S.F.
LOT 18	5,579 S.F.
LOT 19	8,909 S.F.
LOT 32	(OPEN SPACE/DRAINAGE LOT) 48,113 S.F.

BLOCK R	
LOT 1	8,271 S.F.
LOT 30	6,965 S.F.
LOT 31	6,933 S.F.
LOT 60	7,553 S.F.

BLOCK S	
LOT 1	6,452 S.F.
LOT 30	6,903 S.F.
LOT 31	6,882 S.F.
LOT 60	6,452 S.F.

BLOCK T	
LOT 1	6,452 S.F.
LOT 24	(OPEN SPACE LOT) 8,905 S.F.
LOT 46	6,452 S.F.

BLOCK U	
LOT 1	6,452 S.F.
LOT 16	6,452 S.F.
LOT 17	6,452 S.F.
LOT 32	6,452 S.F.

BLOCK V	
LOT 1	6,452 S.F.
LOT 16	6,452 S.F.
LOT 17	6,452 S.F.
LOT 32	6,452 S.F.

BLOCK W	
LOT 21	6,094 S.F.
LOT 45	6,944 S.F.
LOT 46	8,435 S.F.
LOT 49	4,825 S.F.

LINE	BEARING	LENGTH
L1	S 70°22'29" E	51.07
L2	S 62°22'29" E	23.05
L3	S 70°22'29" E	51.07
L4	S 62°22'29" E	84.84
L5	N 62°22'29" W	22.95
L6	N 70°22'29" W	51.07
L7	N 62°26'53" W	60.65
L8	S 27°37'01" W	66.22
L9	S 27°37'01" W	76.96
L10	S 31°29'49" W	67.15
L11	N 62°26'53" W	18.54
L12	S 62°26'53" E	35.86
L13	S 69°29'32" E	40.30
L14	S 34°21'01" W	52.07
L15	S 66°32'09" W	26.77
L16	S 70°22'29" E	27.86
L17	S 70°22'29" E	23.19
L18	S 62°22'29" E	25.54
L19	S 62°22'29" E	40.00
L20	S 62°22'29" E	19.30
L21	S 62°26'53" E	20.32
L22	S 27°21'07" W	29.99
L23	S 26°41'50" W	37.66
L24	S 31°29'49" W	3.01
L25	S 31°29'49" W	64.15
L26	S 17°24'41" E	20.00
L27	S 72°33'07" W	20.00

LOT AREA TABLE
(NON-RECTANGULAR LOTS)
S.F.=SQUARE FEET

BLOCK X	
LOT 1	11,321 S.F.
LOT 2	7,102 S.F.
LOT 9	(OPEN SPACE LOT) 19,429 S.F.

BLOCK Y	
LOT 1	5,830 S.F.
LOT 2	4,772 S.F.
LOT 3	4,632 S.F.
LOT 4	4,474 S.F.
LOT 5	4,441 S.F.
LOT 6	4,333 S.F.
LOT 7	(OPEN SPACE/DRAINAGE LOT) 241,659 S.F.
LOT 8	6,968 S.F.
LOT 9	7,031 S.F.
LOT 10	4,940 S.F.
LOT 11	5,717 S.F.
LOT 13	5,425 S.F.
LOT 14	5,952 S.F.
LOT 27	5,582 S.F.
LOT 28	8,768 S.F.
LOT 29	8,909 S.F.
LOT 30	7,162 S.F.
LOT 31	5,181 S.F.
LOT 32	5,757 S.F.
LOT 36	7,152 S.F.
LOT 37	(OPEN SPACE LOT) 25,428 S.F.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00	27.93	08°00'00"	S 86°22'29" E	27.90
C2	200.00	27.93	08°00'00"	N 66°22'29" W	27.90
C3	15.00	23.54	89°55'35"	S 17°24'41" E	21.20
C4	175.00	24.43	08°00'00"	S 66°22'29" E	24.41
C5	225.00	31.42	08°00'00"	N 66°22'29" W	31.39
C6	25.00	21.03	48°11'23"	S 86°28'10" E	20.41
C7	50.00	162.58	186°19'21"	N 17°24'41" W	99.89
C8	25.00	21.03	48°11'23"	S 51°38'48" W	20.41
C9	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C10	25.00	21.03	48°11'23"	S 86°32'35" E	20.41
C11	50.00	162.65	186°22'46"	N 17°26'53" W	99.86
C12	25.00	21.03	48°11'23"	S 51°38'48" W	20.41
C13	15.00	23.56	90°00'00"	S 17°26'54" E	21.21
C14	15.00	23.56	90°04'25"	N 17°24'41" W	21.20
C15	25.00	21.03	48°11'23"	S 38°16'47" W	20.41
C16	50.00	162.71	186°27'10"	S 72°35'19" W	99.84
C17	25.00	21.03	48°11'23"	N 3°27'25" E	20.41
C18	15.00	23.56	90°00'00"	N 72°33'07" E	21.21
C19	15.00	23.56	90°00'00"	N 17°26'53" W	21.21
C20	25.00	21.03	48°11'23"	N 51°38'48" E	20.41
C21	50.00	162.65	186°22'46"	S 17°26'53" E	99.85
C22	25.00	21.03	48°11'23"	N 86°32'35" W	20.41
C23	15.00	23.56	90°04'25"	S 72°35'19" W	21.23
C24	15.00	23.54	89°55'35"	N 17°24'41" W	21.20
C25	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C26	15.00	22.34	85°20'48"	N 70°13'31" E	20.33
C27	15.00	23.56	90°04'25"	S 72°35'19" W	21.23
C28	15.00	23.54	89°55'35"	N 17°24'41" W	21.20
C29	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C30	15.00	23.56	90°00'00"	N 72°33'07" E	21.21
C31	15.00	23.56	90°04'25"	S 72°35'19" W	21.23
C32	225.00	31.42	08°00'00"	S 66°22'29" E	31.39
C33	175.00	24.43	08°00'00"	N 66°22'29" W	24.41
C34	15.00	23.54	89°55'35"	N 17°24'41" W	21.20
C35	15.00	23.56	90°00'00"	N 72°33'07" E	21.21
C36	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C37	15.00	23.56	90°00'00"	S 72°33'07" W	21.21
C38	15.00	23.56	90°00'00"	N 17°26'53" W	21.21
C39	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C40	15.00	23.56	90°00'00"	N 72°33'07" E	21.21
C41	15.00	23.56	90°00'00"	S 72°33'07" W	21.21
C42	15.00	23.56	90°00'00"	N 17°26'53" W	21.21
C43	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C44	15.00	23.56	90°00'00"	N 72°33'07" E	21.21
C45	15.00	23.56	89°59'56"	S 72°33'06" W	21.21
C46	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C47	25.00	21.03	48°11'23"	S 86°32'35" E	20.41
C48	50.00	166.02	178°47'28"	N 21°14'33" W	99.99
C49	25.00	17.89	40°32'09"	S 47°53'06" W	17.32
C50	15.00	23.56	90°03'54"	N 17°24'56" W	21.23
C51	15.00	23.56	90°00'00"	S 72°33'07" W	21.21
C52	15.00	23.56	90°00'00"	S 17°26'53" E	21.21
C53	80.00	127.54	91°20'48"	N 73°30'29" E	114.46
C54	175.00	11.98	03°55'17"	S 64°20'07" E	11.87
C55	175.00	12.46	04°04'33"	S 68°20'07" E	12.46
C56	225.00	17.12	04°21'37"	S 68°11'40" E	17.12
C57	225.00	14.29	03°38'23"	S 64°11'40" E	14.29
C58	50.00	3.00	03°26'03"	S 71°09'10" W	3.00
C59	50.00	45.41	52°02'09"	S 81°06'44" E	43.87
C60	50.00	27.60	31°37'48"	S 39°16'45" E	27.26
C61	50.00	36.28	43°51'47"	S 01°31'58" E	37.35
C62	50.00	43.32	49°38'40"	S 45°13'16" W	41.98
C63	50.00	4.97	05°41'54"	S 72°33'33" W	4.97
C64	175.00	10.20	03°20'20"	S 68°42'19" E	10.20
C65	175.00	14.24	04°39'40"	S 64°42'19" E	14.23
C66	50.00	15.87	18°11'23"	S 78°27'25" W	15.81
C67	50.00	45.49	52°07'56"	S 66°22'56" E	43.94
C68	50.00	34.19	39°10'39"	S 20°43'39" E	33.53
C69	50.00	33.09	37°54'57"	S 17°49'23" W	32.40
C70	50.00	34.00	38°57'52"	S 66°22'13" W	33.35
C71	25.00	13.00	29°48'09"	S 60°51'24" W	12.86
C72	25.00	6.02	18°23'13"	S 36°42'52" W	7.99
C73	50.00	16.09	18°26'09"	S 23°23'56" E	16.02
C74	50.00	35.76	40°58'29"	S 53°06'26" E	35.00
C75	50.00	29.51	33°46'59"	S 89°29'51" W	29.08
C76	50.00	31.71	36°20'18"	S 64°28'12" W	31.18
C77	50.00	20.16	23°06'16"	S 24°41'55" W	20.03
C78	50.00	29.48	33°46'40"	S 63°44'40" E	29.05
C79	50.00	54.64	62°36'34"	S 79°19'59" E	51.96
C80	50.00	101.39	116°10'52"	S 10°03'44" W	84.89
C81	50.00	7.34	08°24'52"	S 71°32'44" W	7.34
C82	50.00	41.46	47°51'41"	S 43°33'48" W	40.30
C83	50.00	28.98	33°12'11"	S 03°11'52" W	28.57
C84	50.00	30.25	34°40'10"	S 30°44'19" E	29.80
C85	50.00	37.46	42°55'41"	S 69°32'14" E	36.59
C86	50.00	17.14	19°38'12"	S 79°10'50" W	17.05

GENERAL NOTES:

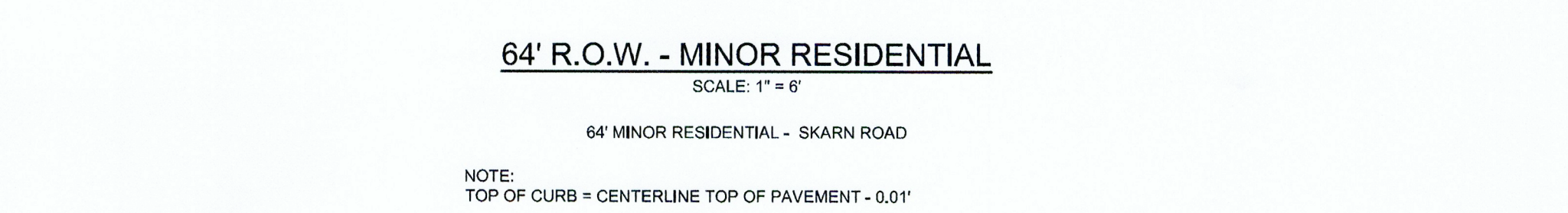
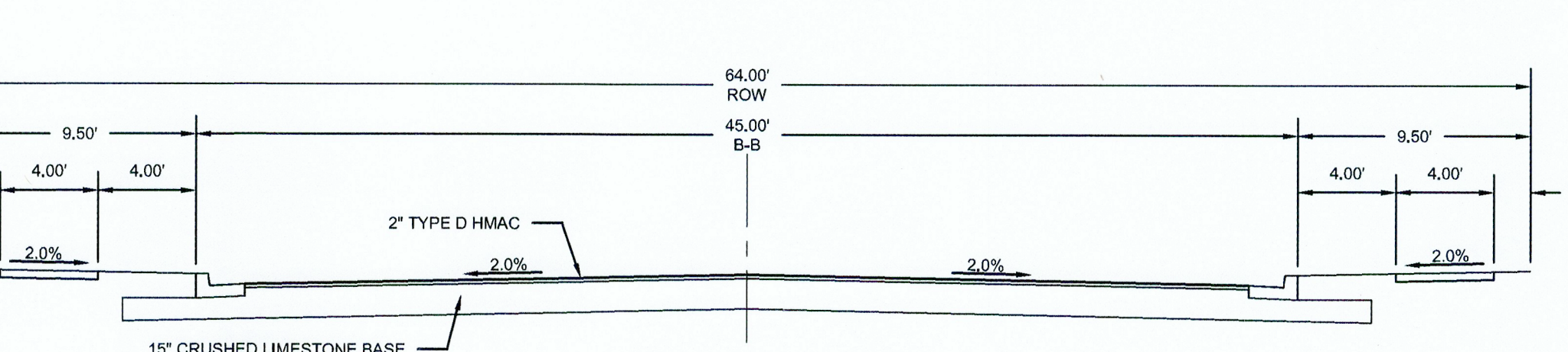
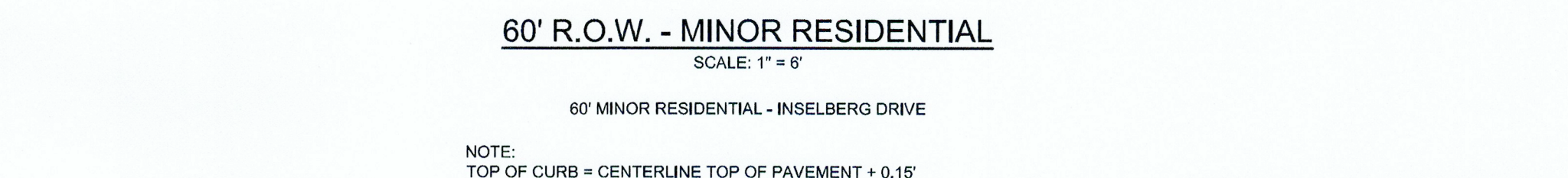
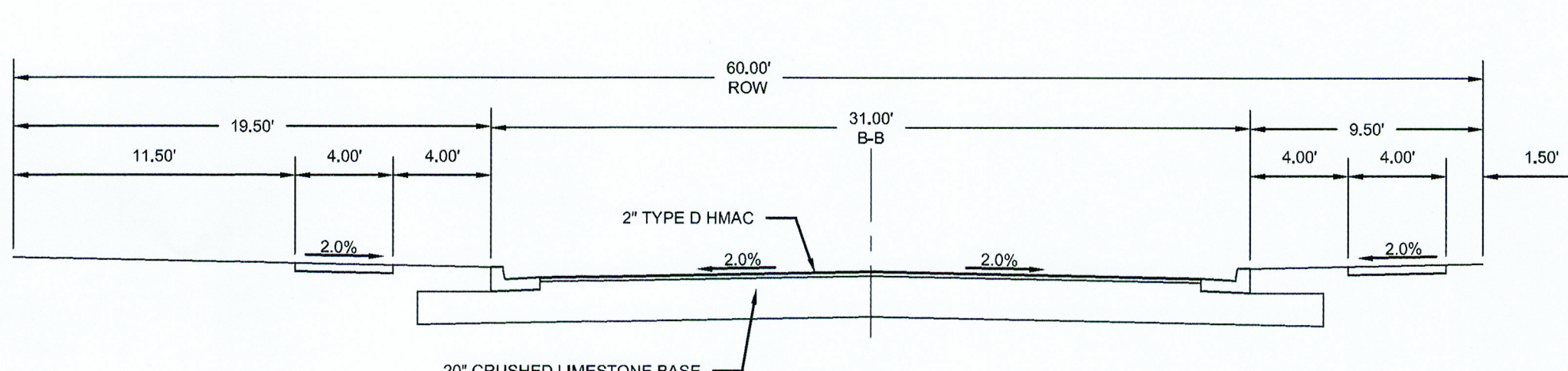
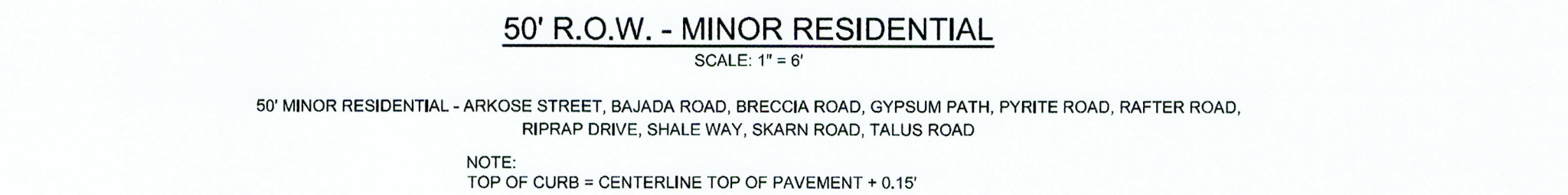
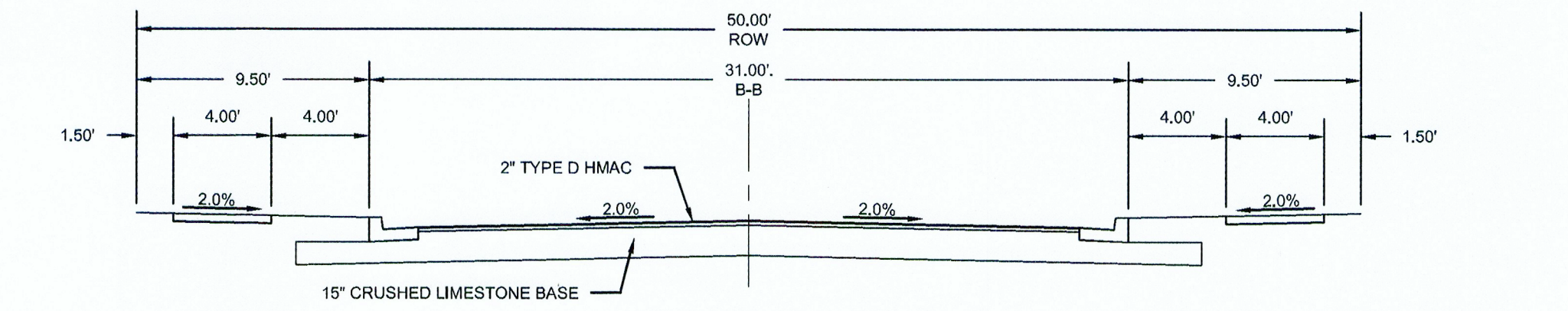
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH ZONING, CODE OF ORDINANCES, CITY OF MANOR, TEXAS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT FOR THE STONEWATER SUBDIVISION EXECUTED JUNE 3, 2003, AND SUBSEQUENT APPLICABLE AMENDMENTS.
- THIS PLAT IS SUBJECT TO THE ROSE HILL PUBLIC IMPROVEMENT MANAGEMENT AGREEMENT EXECUTED JUNE 25, 2003, AND SUBSEQUENT AMENDMENTS.
- THIS PROPERTY IS LOCATED WITHIN F.L.R.M. PANEL NO. 48453C0485J & NO. 48453C0295H TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014 AND SEPTEMBER 26, 2008 RESPECTIVELY. A PORTION OF THE PROPERTY IS LOCATED WITHIN A ZONE "A" FLOODPLAIN.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON, UNLESS APPROVED BY CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- WATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.
- PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH THE CODE OF ORDINANCES, CITY OF MANOR, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DOC. NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE TABLE		
LAND USE	LOTS	AREA (AC)
SF RESIDENTIAL	372	47.31
OPEN SPACE /DRAINAGE	2	6.66
OPEN SPACE	5	3.07
RIGHT-OF-WAY	-	12.79
TOTAL	379	69.83

RESIDENTIAL LOTS BY PHASE		
PHASE	LOTS	AREA (AC)
PHASE 1	94	12.03
PHASE 2	144	16.03
PHASE 3	134	17.20
TOTAL	372	47.26

STREET TABLE					
STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	CROSS SECTION	SIDEWALK
ARKOSE STREET	620'	50'	31' B-B	2 LANE, C & G	4'
BAJADA ROAD	1,295.6'	50'	31' B-B	2 LANE, C & G	4'
BRECIA ROAD	1,303'	50'	31' B-B	2 LANE, C & G	4'
GYPSPUM MILL ROAD	710'	50'	31' B-B	2 LANE, C & G	4'
PYRITE ROAD	944.7'	50'	31' B-B	2 LANE, C & G	4'
RIPRAP DRIVE	847.7'	64' / 50'	45' B-B / 31' B-B	2 LANE, C & G	4'
SHALEBROOK WAY	710'	50'	31' B-B	2 LANE, C & G	4'
SKARN ROAD	1,210.5'	64' / 50'	45' B-B / 31' B-B	2 LANE, C & G	4'
TALUS ROAD	1,008.8'	50'	31' B-B	2 LANE, C & G	4'
TUFF ROAD	1,531.7'	64'	45' B-B	2 LANE, C & G	4'
RAFTER ROAD	214.2'	50'	31' B-B	2 LANE, C & G	4'
INSELBERG DRIVE	174.9'	60'	31' B-B	2 LANE, C & G	4'
TOTAL LENGTH OF PROPOSED ROADWAY: 10,571.1'					

NOTE: PAVEMENT RECOMMENDATIONS SHOWN HERE ARE SUBSIDIARY TO THOSE PROVIDED IN THE GEOTECHNICAL INVESTIGATION PAVEMENT THICKNESS RECOMMENDATIONS FOR STONEWATER NORTH, MANOR TEXAS, PREPARED MAY 2017, ENGINEER'S JOB # 16101101.013 BY MLA LABS, INC., AND ANY SUBSEQUENT AMENDMENTS.





JULIE LEONARD, PLACE 1
DEJA HILL, PLACE 2
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3
CHARLES RUSSELL JR., PLACE 4
LIAN STUTSMAN, PLACE 5
KEITH MILLER, PLACE 6
BILL MYERS, CHAIRPERSON, PLACE 7

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, NOVEMBER 8, 2017

6:00 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS:

PRESENT:

Place 1: Julie Leonard

Place 2: Deja Hill

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

ABSENT:

Place 3: Raul Hernandez, Vice-Chair

Place 4: Charles Russell

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:03 PM

PRESENTATIONS

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning Commission please register on the speaker sign-in sheet at least five-minutes prior to the scheduled meeting time. NO ACTION MAY BE TAKEN BY THE PLANNING COMMISSION DURING PUBLIC COMMENTS.

CONSENT AGENDA

The following items will be denied as submitted by one motion. There will be no separate discussion of these items unless requested by a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

REGULAR AGENDA

1. Consideration, discussion, and possible action on the October 11, 2017 Planning and Zoning Commission meeting minutes. Scott Dunlop
Planning Coordinator

Motion to approve the October 11, 2017 Planning and Zoning Commission Minutes by Commissioner Leonard, Seconded by Commissioner Miller. 5 – 0 to approve.
2. Consideration, discussion, and possible action on a concept plan for Stonewater North Subdivision, approximately three hundred seventy-one (371) single family lots on 68.96 acres more or less, located near FM 973 N and Johnson Road, and the Fourth Amendment to the Development Agreement for the Stonewater Subdivision. Owner: Continental Homes of Texas. Applicant: Continental Homes of Texas. Scott Dunlop
Planning Coordinator

Motion to recommend approval at the November 8th Special City Council meeting by Commissioner Miller, Seconded by Commissioner Stutsman. 4 – 1 to recommend approval.

At the request of Planning Coordinator Scott Dunlop item 3 was presented after agenda item 6. Scott Dunlop
Planning Coordinator
4. Consideration, discussion, and possible action on a Final Plat for Shadowview Section 3, three (3) commercial lots on 16 acres more or less, located near Gregg Manor Road and Hill Lane. Owner: Cottonwood Holdings LTD. Applicant: Kimley-Horn and Associates Scott Dunlop
Planning Coordinator

Motion to conditionally approve the Shadowview Section 3 Final Plat on the Conditions Precedent described in the Agreement Letter dated August 16, 2017 by Commissioner Stutsman, Seconded by Commissioner Leonard. 5 – 0 to conditionally approve.
5. Consideration, discussion, and possible action on a Final Plat for Shadowglen Section 9, fifty-five (55) single family lots on 13 acres more or less, located near Shadowglen Blvd. and Shadowglen Trace. Owner: SG Land Holdings. Applicant: AECOM Scott Dunlop,
Planning Coordinator

Motion to approve by Chairperson Myers, Seconded by Chairperson Miller. 5 – 0 to approve.
6. Consideration, discussion, and possible action on a rezoning application for 3 lots, totaling 22.7 acres more or less, Lot 1 Block A KST/Voelker Tract Resub of Lot 2 Block A and Abstract 315 Survey 63 Gates G, locally known as 14215 Suncrest Road, from Interim Agricultural (A) district zoning to Light Industrial (IN-1) district zoning. Scott Dunlop
Planning Coordinator

Motion to recommend approval at the November 15th City Council meeting by Commissioner Stutsman, Seconded by Commissioner Miller. 5 – 0 to recommend approval.
3. Consideration, discussion, and possible action on a recommendation to the City Council regarding the terms of a development agreement with U-Pull-It Auto Parts. Scott Dunlop
Planning Coordinator

Owner Gary Johnson went over the proposal and UPI business practices.

Ammad Saleem went through the presentation detailing the business model, customer safety, and EPA standards.

Commissioner Leonard asked what the base material will consist of for the stored vehicles.

Ammad said the base would be flex base.

Commissioner Miller asked what happened to the other 8 facilities Gary had mentioned owning.

Gary said he sold them to steel recycling entities.

Commissioner Miller asked how high fencing would be and the base materials on the site.

Developer's engineer Travis Robinson said the sales and customer parking areas would be paved, the stored vehicle area would be compacted limestone, and fencing would be 9' tall.

Commissioner Miller asked how many buildings were proposed and the amount of landscaping.

Travis said there will 3 buildings, 2 existing and a new metal building and the site would follow current landscaping standards.

Commissioner Leonard asked if there would be car repair on the property

Gary replied no customer repairs, only minor repair by UPI employees on cars for sale.

Commissioner Stutsman asked what types of jobs would be available.

Gary said there would be sales reps, mechanics, and processing jobs.

Commissioner Leonard asked how the recycling process worked.

Gary said the cars are prepared, sold to companies by weight, then taken to the company's facility for processing.

Chairperson Myers asked if the cars are crushed on site.

Gary said the cars are crushed/pressed on site then hauled to the facility for more processing and this happens 4 days per month usually.

Commissioner Miller asked how many trucks come per month.

Gary said about 20 trucks per month as well as 2 small tow trucks that collect cars from the area.

Commissioner Miller asked how the site is accessed.

Travis said the seller retains 5 acres of the site so an access road down the middle will serve both properties.

Commissioner Miller asked how often the cars are crushed.

Gary said it was once a month for 4 days.

Commissioner Miller asked if the processing is noisy.

Gary said the crushing will only occur between 8 AM and 5 PM and be within the allowable decibel range set in the agreement and there are no houses nearby.

Chairperson Myers asked if the crusher was mobile.

Gary replied it was a mobile crusher.

Chairperson Myers adjourned the regular session of the Manor Planning and Zoning Commission into Executive Session at 6:44 p.m. Wednesday, November 8, 2017, in accordance with the requirements of the Open Meeting Law.

EXECUTIVE SESSION

The Planning and Zoning Commission entered into Executive Session pursuant to the provisions of Chapter 551.071 Consultation with Attorney at 6:44 p.m. on Wednesday, November 8, 2017 City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 7:07 p.m. on Wednesday, November 8, 2017.

OPEN SESSION

The Planning and Zoning Commission reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code at 7:07 p.m., Wednesday, November 8, 2017, in the Council Chambers of the Manor City Hall.

Motion by Commissioner Stutsman to recommend approval of the U-Pull-It Development Agreement terms at the November 15th City Council Meeting, Seconded by Commissioner Miller. 4 – 1 to recommend approval.

ADJOURNMENT

Motion to adjourn by Commissioner Hill, Seconded by Commissioner Miller. 5 – 0 to adjourn at 7:10

In addition to any executive session already listed above, the Planning and Zoning Commission for the City of Manor 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 for the following purposes:

- §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
- §551.087 Deliberations regarding Economic Development Negotiations

Bill Myers
Chairperson

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 special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on request to remove and mitigate five (5) significant trees at 128 caliper inches total in the proposed Manor Heights Phase 1 and 2 subdivision and replaced with 256 caliper inches total.

BACKGROUND/SUMMARY:

As part of the preliminary plan approval process there are significant trees (8" or greater) in the proposed development area. The applicant has proposed to remove the significant trees, five of which are 18" or greater which required Commission approval, and replace them at the 1:2 rate set in our Ordinance. There is a total of 128 caliper inches proposed to be removed and 256 caliper inches proposed to be added as homes are constructed.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Summary Letter

Tree survey

STAFF RECOMMENDATION:

It is City staff's recommendation to approve the request to remove and mitigate five (5) significant trees at 128 caliper inches total in the proposed Manor Heights Phase 1 and 2 subdivision and replaced with 256 caliper inches total.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



November 13, 2017

City of Manor
Planning and Development Review Dept.
105 E. Eggleston Street
Manor, TX 78653

**RE: Summary Letter – “Significant Tree” Removal
Manor Heights Preliminary Plan (2017-P-1061)
City of Manor, Texas**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. This letter is in response to a Preliminary Plan comment received on 10/17/2017 from Jay Engineering Company.

The Manor Heights Preliminary Plan proposes and request the removal of and mitigation for five (5) “significant trees”, as follows:

- 24” Mesquite Tree #10006 (Tag #703)
- 22” Mesquite Tree #10010 (Tag #706)
- 25” Mesquite Tree #10011 (Tag #707)
- 18” Mesquite Tree #10023 (Tag #719)
- 21” Mesquite Tree #10025 (Tag #721)
- 18” Mesquite Tree #10085 (Tag # 760) (only tree not pictured in attached tree pictures)

To construct the future Manor Heights Phase 1- Section 1&2 Subdivision, the trees must be removed and mitigated for. In the City of Manor code, the removal of Significant Trees require mitigation at a 2:1 ratio, as well as commission approval. Mitigation will be provided at time of builder delivery. Pictures of Trees proposed to be removed have also been included as a separate attachment.

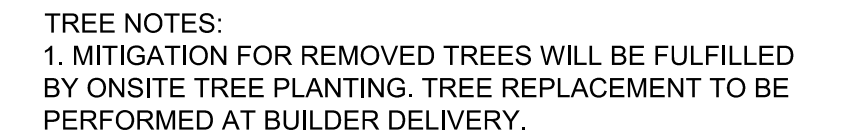
Please contact me at 512-782-0587 if additional information is required.

Yours very truly,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Brett Burke".

Brett Burke
Project Manager



Tree Mitigation Calculations				
		Trees to Remove/Mitigate		
Tree Number	Tree Size/Type	Total Inches to Remove	Required Inches to Replace	Proposed Trees*
10006	MESQUITE	24	48	
10010	MESQUITE	22	44	
10011	MESQUITE	25	50	
10023	MESQUITE	18	36	
10025	MESQUITE	21	42	
10085	MESQUITE	18	36	
				64

*4" per proposed tree. 64 trees X 4" = 256" of proposed replacement trees



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for LDG Commons at Manor Village, one (1) multi-family lot on 12 acres more or less, located near US Hwy 290 and FM 973.

BACKGROUND/SUMMARY:

This lot has been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation to approve the Final Plat for LDG Commons at Manor Village, one (1) multi-family lot on 12 acres more or less, located near US Hwy 290 and FM 973.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

[A]
REMAINDER OF CALLED 2.50 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2005187926
O.P.R.T.C.T.

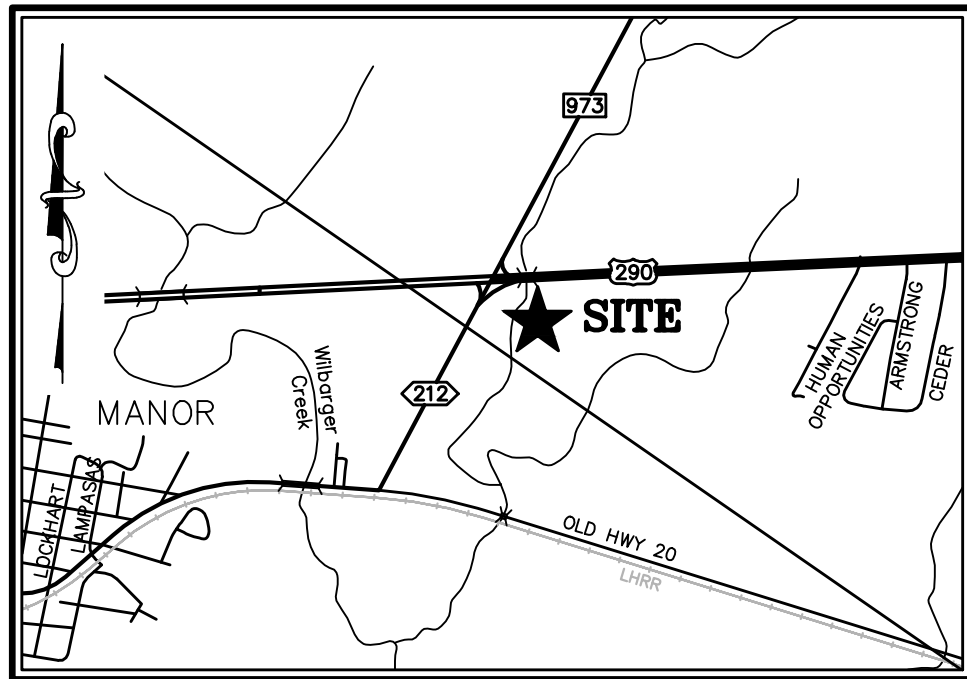
[B]
REMAINDER OF CALLED 3.62 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2006207224
O.P.R.T.C.T.

[C]
CALLED 3.017 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2009176562
O.P.R.T.C.T.

CALLED 29.335 ACRES
RICHARD RODRIGUEZ
AND WIFE MARY L. RODRIGUEZ
VOL. 10819, PG. 32
R.P.R.T.C.T.

CALLED 10.000 ACRES
ODEEN HIBBS
DOC. NO. 2002010174
O.P.R.T.C.T.

CALLED 19.335 ACRES
MARGARITO J. RIVERA, JR.
AND WIFE JANIE R. RIVERA
VOL. 10819, PG. 27
R.P.R.T.C.T.



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "WARD-5811" CAP SET
- IRON ROD WITH "VARA" CAP FOUND
- BENCHMARK
- CALCULATED POINT
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER DOC. NO. 2005237215
- [.....] RECORD INFORMATION PER DOC. NO. 2005187773
- {.....} RECORD INFORMATION PER DOC. NO. 2005187926
- <.....> RECORD INFORMATION PER DOC. NO. 2006207224
-- RECORD INFORMATION PER DOC. NO. 2009176562
- ((.....)) RECORD INFORMATION PER DOC. NO. 2002010174

LOT 9

SURVEY CONTROL POINT
GRID N: 10,101,179.50
GRID E: 3,178,784.55
ELEV.= 515.90'

GRID N: 10,100,721.36
GRID E: 3,179,106.91

GRID N: 10,100,740.70
GRID E: 3,178,382.45

REMAINDER OF CALLED 104.61 ACRES
GREENVIEW DEVELOPMENT GREENBURY, L.P.
DOC. NO. 2005237215
O.P.R.T.C.T.

REMAINDER OF CALLED 39.15 ACRES
GREENVIEW DEVELOPMENT 973, L.P.
DOC. NO. 2005187773
O.P.R.T.C.T.

APPROXIMATE LOCATION
OF ZONE "A"
(DOTTED AREA-SEE NOTE)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000078275095.

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 SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JUNE 1, 2017, 4WARD CONTROL POINT WAS CHECKED TO LCRA GPS STATION MONUMENT CS45, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,105,408.05, E 3,164,635.76, ELEV. 543.46'.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA L.O.M.R. (LETTER OF MAP REVISION) DATED APRIL 11, 2016, FOR F.I.R.M. PANEL NO. 48453C 0485J, 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.

LOT TABLE:
LOT 9 11.9614 ACRES (521,039 SQUARE FEET)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N87°20'21"E	69.99'
L2	N31°57'45"E	25.71'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	23.60'	15.00'	90°08'47"	S42°18'30"W	21.24'
C2	23.65'	15.00'	90°19'53"	N47°24'53"W	21.27'

OWNER: BARTH TIMMERMANN, OWNER
GREENVIEW DEVELOPMENT, L.P.
501 VALE ST.
AUSTIN, TX 78746

ACREAGE: 10.3880

SURVEY: GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315

PROPOSED: 1 LOT (COMMERCIAL)

SURVEYOR: 4WARD LAND SURVEYING
2201 WOODWARD STREET, STE 2201
AUSTIN TX 78744
(512) 537-2384

ENGINEER: AMIR NAMAKFOROOSH, P.E.
BIG RED DOG
2021 EAST 5TH STREET, STE. 200
AUSTIN TX 78702
(512) 669-5560

**LDG COMMONS AT
MANOR VILLAGE**
**City of Manor, Travis
County, Texas**



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

Date: 10/11/2017
Project: 00605
Scale: 1" = 100'
Reviewer: SMD
Tech: TR
Field Crew: SR/TR
Survey Date: JUNE 2017
Sheet: 1 OF 2

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT BARTH TIMMERMANN, OWNER OF GREENVIEW DEVELOPMENT, L.P., BEING THE OWNER OF 10.3880 ACRES (452,501 SQUARE FEET), MORE OR LESS, LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.15 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.50 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2005187926 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 104.61 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT, L.P., RECORDED IN DOCUMENT NO. 2005237215 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 3.62 ACRE TRACT CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P., RECORDED IN DOCUMENT NO. 2006207224 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.3880 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

LDG COMMONS AT MANOR VILLAGE

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

IN WITNESS WHEREOF, THE OWNER OF THE PLAT, GREENVIEW DEVELOPMENT, L.P., REPRESENTED BY ITS OWNER, BARTH TIMMERMANN, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BARTH TIMMERMANN, OWNER
GREENVIEW DEVELOPMENT, L.P.

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____

DAY OF _____, 20____ A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF

_____, 20____ A.D.

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.

ENGINEER'S CERTIFICATION:

I, AMIR NAMAKFOROOSH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA L.O.M.R. (LETTER OF MAP REVISION) DATED APRIL 11, 2016, FOR F.I.R.M. PANEL NO. 48453C 0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

AMIR NAMAKFOROOSH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 124963
FIRM #11201
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS 78702

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

STEVEN DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940
P.O. BOX 90876
AUSTIN, TEXAS 78709

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR,

TEXAS, ON THIS THE _____ DAY OF _____ 201____,

APPROVED: ATTEST:

WILLIAM MYERS, CHAIRPERSON LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE

_____ DAY OF _____ 201____,

APPROVED: ATTEST:

RITA JONSE, MAYOR LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT

OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE _____ DAY OF _____ 201____ AT _____ O'CLOCK ____ M., DULY RECORDED ON

THE _____ DAY OF _____ 201____ AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

THIS _____ DAY OF _____ 201____, A.D.

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

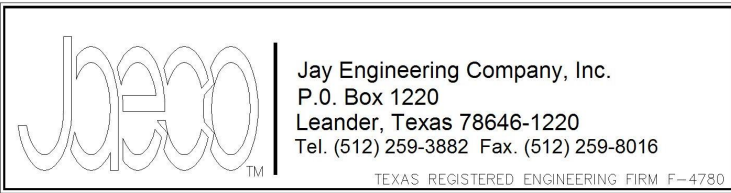
BY _____
DEPUTY

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

_____ DAY OF _____ 201____,

LDG COMMONS AT
MANOR VILLAGE
City of Manor, Travis
County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/11/2017
	Project:	00605
	Scale:	1" = 100'
	Reviewer:	SMD
	Tech:	TR
	Field Crew:	SR/TR
Survey Date: JUNE 2017		Sheet: 2 OF 2



Date: Monday, September 25, 2017

Brittany Lankford
Big Red Dog, Inc.
2021 East 5th Street, Suite 200
Austin TX
brittany.lankford@bigreddog.com

Permit Number 2017-P-1076-FP
Job Address: 12219 East US HWY 290, Manor, TX. 78653

Dear Brittany Lankford,

The first submittal of the LDG Commons at Manor Village (*Final Plat*) submitted by Big Red Dog, Inc. and received on September 07, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. As previously discussed the plat name is close to an existing plat name. The proposed name can be changed to LDG Commons at Manor Village.
1. Section 24(c)(1)(i) of Subdivision Ordinance 263B requires that the proposed name of the subdivision shall not have a name similar to the name of any other subdivision located within the City or within the ETJ. This item has been previously discussed. The new name of the plat will be LDG Commons at Manor Village.
2. Section 24(c)(1)(iv) of Subdivision Ordinance 263B requires that propose uses of the lots be shown on the final plat.
3. The Planning and Zoning Chairperson is William Myers.
4. The City Secretary is Lluvia Tijerina.
5. The floodplain note in the Engineer's Certification does not match the floodplain note listed on Sheet 1.
6. The County Clerk certification has typos that need to be corrected.
7. The adjacent owner property lines should be clearly shown and be extended to the boundaries of the lots.
8. The construction plans show a 25' water and wastewater easement as well as a 7'x20' Water Vault Easement but those are not shown on the plat. Section 24(c)(4)(vii) of Subdivision Ordinance 263B requires that descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries are required to be shown on the final plat.
9. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.

10. The City requires the following note on Final Plats: This subdivision is subject to all general notes and restrictions appearing on the plat of _____, Lot(s) _____, recorded at Cabinet _____, Slide _____ of Plat Records of _____ County, Texas.

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

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

Thank you,

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

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

This narrative is a response to the plat comments for the LDG Commons at Manor Village (Final Plat) submitted by Pauline Gray, P.E., Jay Engineering Company, dated September 25, 2017, to Big Red Dog, Inc.

- 1) The name has been changed
- 2) The proposed use of the lot has been added.
- 3) The P&Z chairperson has been updated.
- 4) The City Secretary has been updated.
- 5) The floodplain notes now match on sheets 1 and 2.
- 6) The Clerk certification has been revised.
- 7) The property lines are shown.
- 8) The easements will be dedicated by separate instrument.
- 9) The certification will be supplied by the engineer with the next update.
- 10) Does not apply

A handwritten signature in blue ink, appearing to read "S Duarte", is written over a horizontal line. The signature is stylized with loops and a long horizontal stroke extending to the right.

10/16/17

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

November 17, 2017

Brittany Lankford
Big Red Dog, Inc.
2021 East 5th Street, Suite 200
Austin, TX 78702

Re: Permit Number 2017-P-1076-FP
LDG Commons at Manor Village
City of Manor

Dear Ms. Lankford:

Our office has conducted a review of the revised final plat for the above-referenced project, received by our office on October 26, 2017, for conformance with the City of Manor Zoning Ordinance 185. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

ALL REQUIRED EASEMENTS need to be recorded and in place prior to issuance of the Certificate of Occupancy. 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.

If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor

PN 100-757-10



AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning application for Lot 2, Manor Storage Plat, three (3) acres more or less from Interim Agricultural (A) to Medium Commercial (C-2).

BACKGROUND/SUMMARY:

This is for the proposed HT Fitness. It is the 3 acres in front of Cubesmart. The property was recently annexed.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Letter of Intent.

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation to recommend approval on a rezoning application for Lot 2, Manor Storage Plat, three (3) acres more or less from Interim Agricultural (A) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

506 E. BRAKER LN.
AUSTIN, TX 78753

512.835.4203 P
512.835.4407 F

Texas Registered Engineering Firm F-1186
Texas Registered Surveying Firm 10022600

WWW.GILENGINEERING.COM



Gil Engineering Associates, Inc.

October 31, 2017

LETTER OF INTENT FOR ZONING 3.00 ACRE SITE

RE:

HT FITNESS
12421 E. US HWY 290
MANOR, TX 78653

To Whom It May Concern:

Introduction

The project site consists of an approximate 3.00 acres gross site area recently annexed into the City of Manor in Travis County and is currently zoned interim agricultural. The site is currently undeveloped.

The planned improvements consist of a new, approximately 15,000 square feet building with 9,500 sf for use as a gymnasium and 4,500 sf for use as retail. The site is currently undeveloped. The project is to begin as soon as possible (upon project approval) and is to be completed within 12 months (after site plan approval).

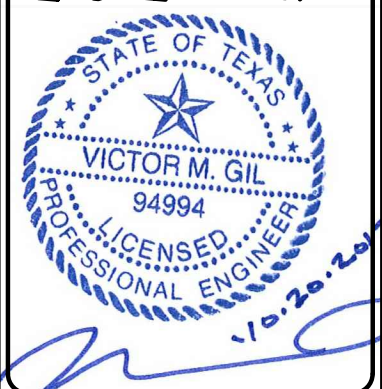
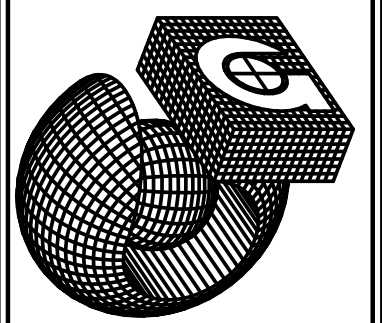
Existing and Proposed Zoning Districts

Because of the recent annexation, the site currently has an interim zoning of agricultural. The owner is requesting that the site be zoned C-2, Medium Commercial. The proposed gymnasium and retail facility is compatible with the C-2 zoning requirements. The site is on the frontage of US HWY 290 and an existing storage facility is on a neighboring property.

GIL ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Victor M. Gil', is positioned above the printed name and title.

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



GENERAL NOTES:

1. SUBDIVISION OF LOT 1 AND LOT 2 SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWER DISPOSAL SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
3. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:
LOT 1 BLOCK 5100 ELEVATION
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE INDIVIDUAL SEWER DISPOSAL SYSTEM.
5. BM 621+42.05 C.S. FOUND IN EAST SIDE OF POWER POLE
6. 60' EAST OF NORTHWEST CORNER OF OCEAN HILLS
7. 2' INTO SOUTH ROW OF HIGHWAY 280 EAST
6. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
7. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
8. THE WATER PROVIDER WILL BE MANVILLE WATER SUPPLY CORPORATION. THE WASTEWATER WILL BE SERVED BY PRIVATE ONSITE SEWAGE SYSTEM.
9. DEVELOPMENT ON LOT 1 IS LIMITED TO 1 LIVING UNIT EQUIVALENT. DEVELOPMENT ON LOT 2 IS LIMITED TO 1 LIVING UNIT EQUIVALENTS.

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED OFFICIAL, ON THIS DAY PERSONALLY APPEARED Patrick G. Marek, et al. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF June, 2004.

NOTARY PUBLIC PRINTED NAME: Lyndi Givins

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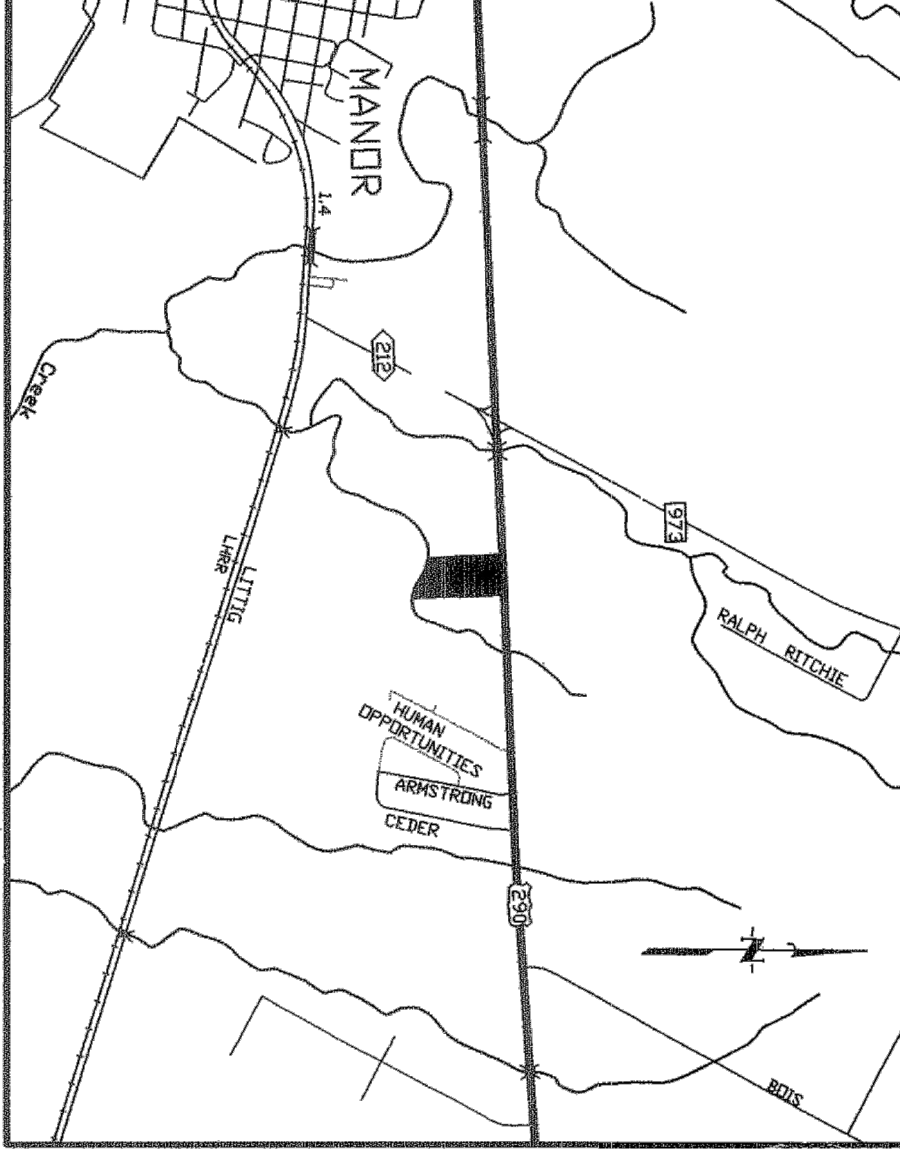
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FINAL PLAT
OF
MANOR STORAGE

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

SCALE 1" = 100'



TRAVIS COUNTY ON-SITE WATERWAY PROGRAM
PLAT NOTES

1. No structure in this subdivision shall be occupied until connected to a public sewer system or approved private individual sewer disposal system, has been approved by the Travis County On-Site Waterway Program.
2. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water system.
3. No on-site sewage disposal system may be installed within 100 feet of private water well nor may on-site wastewater disposal system be installed within 100 feet of a public water well.
4. No construction may begin on any lot in this subdivision until plans for the minimum requirements of Texas Administrative Code Chapter 288 and Travis County Code Chapter 48.
5. All development on all lots in this subdivision must be in accordance with the minimum requirements of Texas Administrative Code Chapter 288 and Travis County Code Chapter 48.
6. These restrictions are enforceable by the Travis County On-Site Waterway Program.
7. Lots in this subdivision are limited to commercial use only.

NOTARY PUBLIC
Lyndi Givins
Date: 6-16-2004
Notary Public Seal of Texas
January 8, 2008

NOTE:
THIS STATE PLATE COORDINATES SHOWN HEREON WERE ACQUIRED BY GPS SURVEY TECHNIQUES. THEY ARE TIED TO NAD 1983 (CONUS). THEY ARE OBTAINED BY APPLYING A COMBINED SCALE FACTOR OF 0.99992605.

FINAL PLAT
OF
MANOR STORAGE

PHOTOGRAPHIC MYLAR

JONES & CARTER, INC.
CONSULTING ENGINEERS
Austin, Texas 78746-5403 Fax 512/445-2288





AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a Final Plat for Lagos Phase 1, one hundred twenty-three (123) single family lots on 48.51 acres more or less, located near FM 973 and Brenham Street.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Plat

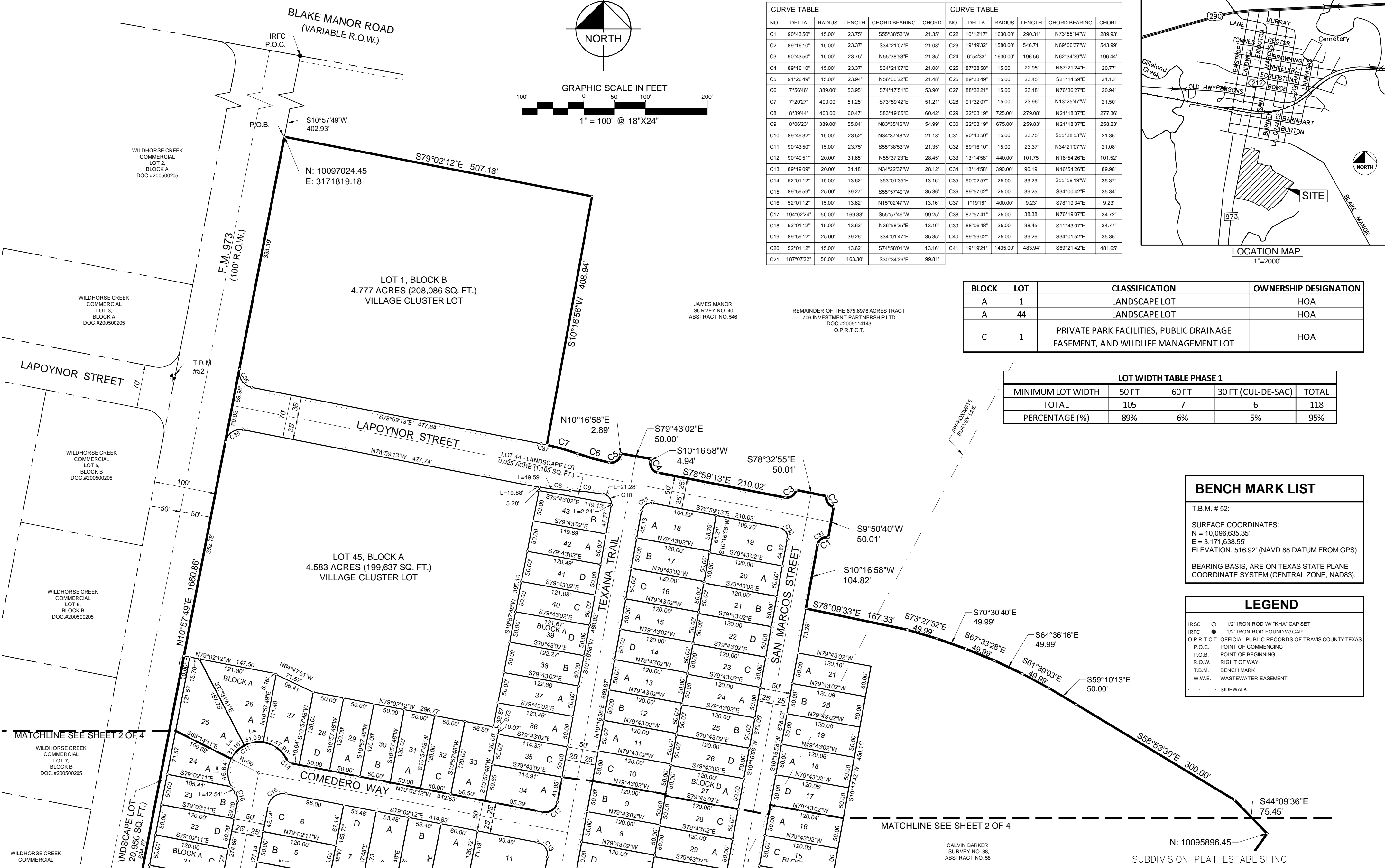
Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation to approve a Final Plat for Lagos Phase 1, one hundred twenty-three (123) single family lots on 48.51 acres more or less, located near FM 973 and Brenham Street.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 950
FORT WORTH, TEXAS 76102
PH: (817) 770-6511
TBPLS FIRM REGISTRATION NO. 10194040
CONTACT: JAMES PAUL WARD, R.P.L.S.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S10°16'58"W	91.04'	L13	N62°00'42"W	49.20'	L25	S28°04'54"W	58.26'	L37	N23°25'03"E	85.22'
L2	S32°55'32"W	39.91'	L14	S57°39'43"E	55.64'	L26	S31°41'30"W	54.77'	L38	N87°42'42"W	97.42'
L3	N35°54'58"W	41.15'	L15	S27°49'25"W	75.41'	L27	S32°16'44"W	50.00'	L39	S23°25'03"W	80.34'
L4	N78°58'22"W	49.87'	L16	S27°18'05"W	47.69'	L28	N32°20'17"E	45.90'	L40	S41°57'06"E	22.50'
L5	N77°36'05"W	49.43'	L17	S24°02'43"W	47.82'	L29	S19°06'27"W	47.82'	L41	S48°02'54"W	11.39'
L6	N75°38'56"W	49.40'	L18	N79°01'23"W	89.06'	L30	N10°28'57"E	48.75'	L42	S03°02'54"W	38.64'
L7	N73°41'50"W	49.37'	L19	S79°01'23"E	87.81'	L31	S14°08'52"W	47.82'	L43	S41°57'06"E	118.22'
L8	N71°44'49"W	49.34'	L20	S10°16'58"W	50.04'	L32	N02°43'04"E	52.78'	L44	S02°43'04"W	21.30'
L9	N69°47'51"W	49.31'	L21	S16°13'39"W	58.26'	L33	N41°57'06"W	118.14'	L45	N79°01'23"W	50.00'
L10	N67°50'58"W	49.29'	L22	S12°16'33"W	58.26'	L34	N03°02'54"E	17.93'	L46	S10°58'37"W	119.72'
L11	N65°54'09"W	49.26'	L23	S20°10'44"W	58.26'	L35	N48°02'54"E	1.04'			

LOT TYPE SUMMARY TABLE					
PHASE 1					
TYPE	A	B	C	D	TOTAL
TOTAL LOTS	47	24	23	24	118
PERCENT (%)	40%	20%	20%	20%	100%

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°43'50"	15.00'	23.75'	S55°38'53"W	21.35'	C22	10°12'17"	1630.00'	290.31'	N73°55'14"W	289.93'
C2	89°16'10"	15.00'	23.37'	S34°21'07"E	21.08'	C23	19°49'32"	1580.00'	546.71'	N69°06'37"W	543.99'
C3	90°43'50"	15.00'	23.75'	N55°38'53"E	21.35'	C24	6°54'33"	1630.00'	196.56'	N62°34'39"W	196.44'
C4	89°16'10"	15.00'	23.37'	S34°21'07"E	21.08'	C25	87°38'58"	15.00'	22.95'	N67°21'24"E	20.77'
C5	91°26'49"	15.00'	23.94'	N56°00'22"E	21.48'	C26	89°33'49"	15.00'	23.45'	S21°14'59"E	21.13'
C6	7°56'46"	389.00'	53.95'	S74°17'51"E	53.90'	C27	88°32'21"	15.00'	23.18'	N76°36'27"E	20.94'
C7	7°20'27"	400.00'	51.25'	S73°59'42"E	51.21'	C28	91°32'07"	15.00'	23.96'	N13°25'47"W	21.50'
C8	8°39'44"	400.00'	60.47'	S83°19'05"E	60.42'	C29	22°03'19"	725.00'	279.08'	N21°18'37"E	277.36'
C9	8°06'23"	389.00'	55.04'	N83°35'46"W	54.99'	C30	22°03'19"	675.00'	259.83'	N21°18'37"E	258.23'
C10	89°49'32"	15.00'	23.52'	N34°37'48"W	21.18'	C31	90°43'50"	15.00'	23.75'	S55°38'53"W	21.35'
C11	90°43'50"	15.00'	23.75'	S55°38'53"W	21.35'	C32	89°16'10"	15.00'	23.37'	N34°21'07"W	21.08'
C12	90°40'51"	20.00'	31.65'	N55°37'23"E	28.45'	C33	13°14'58"	440.00'	101.75'	N16°54'26"E	101.52'
C13	89°19'09"	20.00'	31.18'	N34°22'37"W	28.12'	C34	13°14'58"	390.00'	90.19'	N16°54'26"E	89.98'
C14	52°01'12"	15.00'	13.62'	S53°01'35"E	13.16'	C35	90°02'57"	25.00'	39.29'	S55°59'19"W	35.37'
C15	89°59'59"	25.00'	39.27'	S55°57'49"W	35.36'	C36	89°57'02"	25.00'	39.25'	S34°00'42"E	35.34'
C16	52°01'12"	15.00'	13.62'	N15°02'47"W	13.16'	C37	1°19'18"	400.00'	9.23'	S78°19'34"E	9.23'
C17	194°02'24"	50.00'	169.33'	S55°57'49"W	99.25'	C38	87°57'41"	25.00'	38.38'	N76°19'07"E	34.72'
C18	52°01'12"	15.00'	13.62'	N36°58'29"E	13.16'	C39	88°06'48"	25.00'	38.45'	S11°43'07"E	34.77'
C19	89°59'12"	25.00'	39.26'	S34°01'47"E	35.35'	C40	89°59'02"	25.00'	39.26'	S34°01'52"E	35.35'
C20	52°01'12"	15.00'	13.62'	S74°58'01"W	13.16'	C41	19°19'21"	1435.00'	483.94'	S69°21'42"E	481.65'
C21	187°07'22"	50.00'	163.30'	S30°34'39"E	99.81'						

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
A	1	LANDSCAPE LOT	HOA
A	44	LANDSCAPE LOT	HOA
C	1	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE EASEMENT, AND WILDLIFE MANAGEMENT LOT	HOA

LOT WIDTH TABLE PHASE 1				
MINIMUM LOT WIDTH	50 FT	60 FT	30 FT (CUL-DE-SAC)	TOTAL
TOTAL	105	7	6	118
PERCENTAGE (%)	89%	6%	5%	95%

BENCH MARK LIST

T.B.M. # 52:
SURFACE COORDINATES:
N = 10,096,635.35'
E = 3,171,638.55'
ELEVATION: 516.92' (NAVD 88 DATUM FROM GPS)
BEARING BASIS, ARE ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83).

LEGEND

IRSC ○ 1/2" IRON ROD W/ "KHA" CAP SET
IRFC ● 1/2" IRON ROD FOUND W/ CAP
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C. POINT OF COMMENCING
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
T.B.M. BENCH MARK
W.W.E. WASTEWATER EASEMENT
- - - - - SIDEWALK

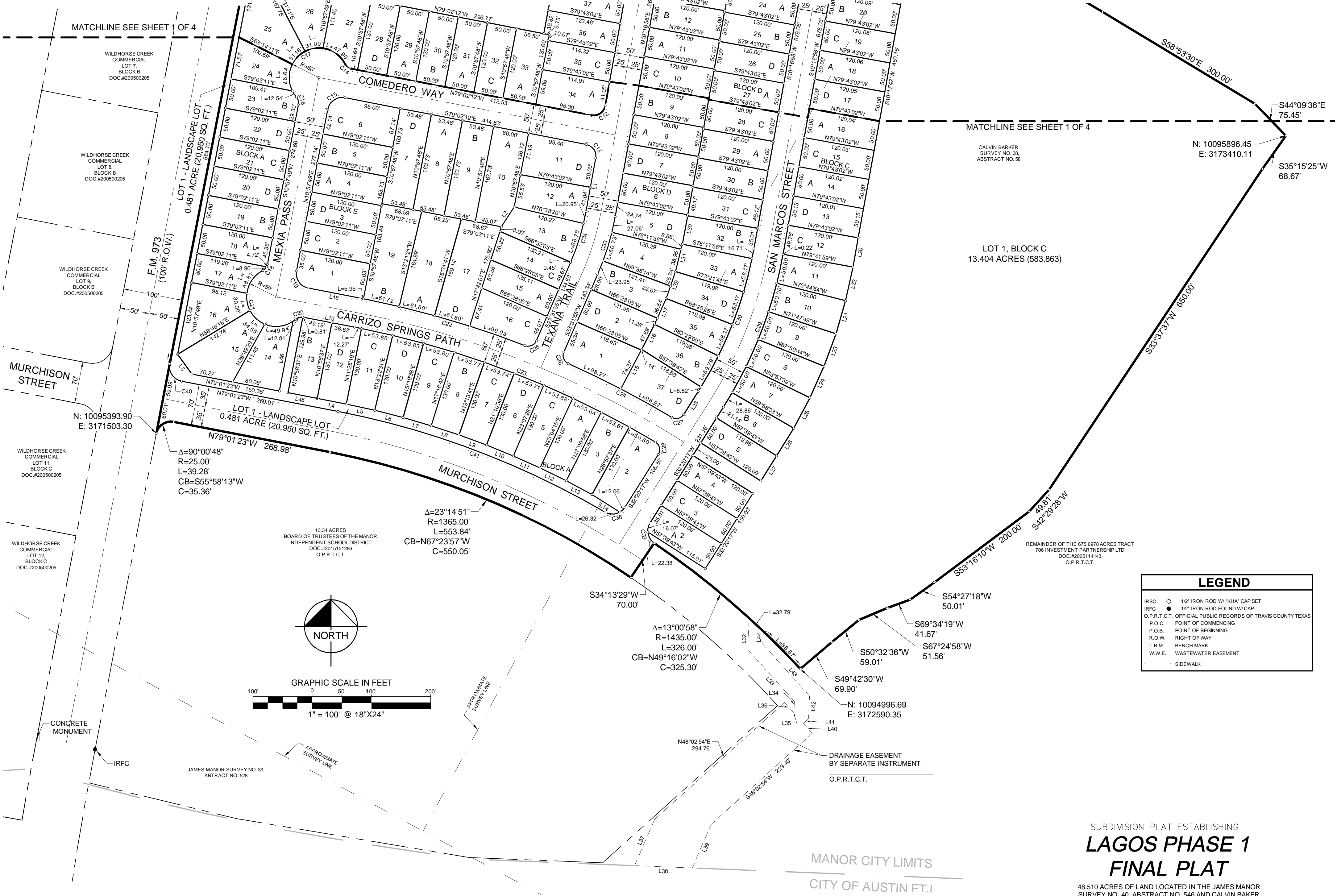
LAGOS PHASE 1 FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

Date: 10-11-2017

Sheet No.
1 OF 4



LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
T.B.M.	BENCH MARK
W.W.E.	WASTEWATER EASEMENT
- - - - -	SIDEWALK

SUBDIVISION PLAT ESTABLISHING
LAGOS PHASE 1
FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

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TBPE FIRM REGISTRATION NO. F-928
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CONTACT: ROBERT J. SMITH, P.E.

SURVEYOR:
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801 CHERRY STREET, UNIT 11, SUITE 950
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PH: (817) 770-6511
TBPLS FIRM REGISTRATION NO. 10194040
CONTACT: JAMES PAUL WARD, R.P.L.S.

OWNER/DEVELOPER:
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9900 US HIGHWAY 290 E
MANOR, TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT

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

WHEREAS, 706 INVESTMENTS, LTD., A TEXAS CORPORATION, THE OWNER OF 49.401 ACRE TRACT OF LAND IN THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, AND CALVIN BAKER SURVEY NUMBER 38, ABSTRACT NUMBER 58 TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 675.9678 ACRE TRACT, CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED UNDER DOCUMENT NUMBER 2005114143, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "LAGOS PHASE 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 49.401 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "LAGOS PHASE 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, _____.

BY: _____
706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY _____ AS _____ OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

CONSENT OF LIENHOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED _____ RECORDED AS DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HEREBY CONSENTS TO THE FOREGOING FINAL PLAT AND AGREES THAT ITS DEED OF TRUST LIEN IS SUBJECT TO AND SUBORDINATE TO THE FINAL PLAT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIENHOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIENHOLDER HAVE BEEN TAKEN.

INTERNATIONAL BANK OF COMMERCE
BY: _____
NAME: _____
TITLE: _____

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY _____ AS _____ OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ROBERT J. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 106319
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759

I, JAMES PAUL WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JAMES PAUL WARD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5606 - STATE OF TEXAS
801 CHERRY STREET, UNIT 11, SUITE 950
FORT WORTH, TEXAS 76102
PH. 817-770-6511

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE WASTEWATER EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
- 2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
- 5. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 1 & 44 BLOCK A, AND LOT 1 OF BLOCK C.
- 6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 7. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE ENVIRONMENTAL CRITERIA MANUAL.
- 10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 12. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 13. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: ATTEST:
WILLIAM MYERS, CHAIRPERSON LLUVIA TIJERINA, CITY SECRETARY

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

APPROVED: ATTEST:
RITA G. JONSE, MAYOR LLUVIA TIJERINA, CITY SECRETARY

COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. _____ DAY OF _____, AT _____ O'CLOCK_____, DULY RECORDED ON THE DAY OF _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, _____.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

SUBDIVISION PLAT ESTABLISHING
LAGOS PHASE 1
FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD, AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

LEGAL DESCRIPTION
48.510 ACRES OF LAND

48.510 acres of land located in James Manor Survey No. 40, Abstract No. 546 and the Calvin Barker Survey No. 38, Abstract No. 58, Travis County, Texas and being a portion of that certain called 675.6978 acre tract conveyed to 706 Investment Partnership, LTD., a Texas limited partnership, as described in Document Number 2005114143, Official Public Records of Travis County, Texas; said 48.510 acres being more particularly described as follows:

COMMENCING at a set ½ inch iron rod with KHA cap, marking the intersection of the southerly right of way line of Blake Manor Road (variable right of way), with the easterly right of way line of F.M. 973 (100' R.O.W.), same being the northwesterly corner of said 675.6978 acre tract:

THENCE South 10deg 57' 49" West, along the easterly right of way line F.M. 973, a distance of 402.93 feet, to a set ½ inch iron rod with KHA cap, for the SET ½ INCH IRON ROD WITH KHA CAP OF BEGINNING of the herein described tract:

THENCE leaving the easterly right of way line of said F.M. 973 and into the said 675.6978 acre tract, the following courses:

South 79°02'12" East, a distance of 507.18 feet to a set ½ inch iron rod with KHA cap;
South 10°16'58" West, a distance of 408.94 feet to a set ½ inch iron rod;
Southeasterly, along the arc of a curve to the right having a radius of 400.00 feet, a central angle of 07deg 20' 27", an arc length of 51.25 feet and a chord bearing: South 73deg 59' 42" East, 51.21 feet, to a set ½ inch iron rod with KHA cap;
Southeasterly, along the arc of a curve to the left having a radius of 389.00 feet, a central angle of 07deg 56' 46", an arc length of 53.95 feet and a chord bearing: South 74deg 17' 51" East, 53.90 feet, to a set ½ inch iron rod with KHA cap;
Northeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 91deg 26' 49", an arc length of 23.94 feet and a chord bearing: North 56deg 00' 22" East, 21.48 feet, to a set ½ inch iron rod with KHA cap;
North 10°16'58" East, a distance of 2.89 feet to a set ½ inch iron rod with KHA cap;
South 79°43'02" East, a distance of 50.00 feet to a set ½ inch iron rod with KHA cap;
South 10°16'58" West, a distance of 4.94 feet to a set ½ inch iron rod with KHA;
Southeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 89deg 16' 10", an arc length cg of 23.37 feet and a chord bearing: South 34deg 21' 07" East, 21.08 feet, to a set ½ inch iron rod with KHA cap;
South 78°59'13" East, a distance of 210.02 feet to a set ½ inch iron rod with KHA cap;
Northeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90deg 43' 50", an arc length of 23.75 feet and a chord bearing: North 55deg 38' 53" East, 21.35 feet, to a set ½ inch iron rod with KHA cap;
South 78°32'55" East, a distance of 50.01 feet to a set ½ inch iron rod with KHA cap;
Southeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 89deg 16' 10", an arc length of 23.37 feet and a chord bearing: South 34deg 21' 07" East, 21.08 feet, to a set ½ inch iron rod with KHA cap;
South 9°50'40" West, a distance of 50.01 feet to a set ½ inch iron rod with KHA cap;
Southwesterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 90deg 43' 50", an arc length of 23.75 feet and a chord bearing: South 55deg 38' 53" West, 21.35 feet, to a set ½ inch iron rod with KHA cap;
South 10°16'58" West, a distance of 104.82 feet to a set ½ inch iron rod with KHA cap;
South 78°09'33" East, a distance of 167.33 feet to a set ½ inch iron rod with KHA cap;
South 73°27'52" East, a distance of 49.99 feet to a set ½ inch iron rod with KHA cap;
South 70°30'40" East, a distance of 49.99 feet to a set ½ inch iron rod with KHA cap;
South 67°33'28" East, a distance of 49.99 feet to a set ½ inch iron rod with KHA cap;
South 64°36'16" East, a distance of 49.99 feet to a set ½ inch iron rod with KHA cap;
South 61°39'03" East, a distance of 49.99 feet to a set ½ inch iron rod with KHA cap;
South 59°10'13" East, a distance of 50.00 feet to a set ½ inch iron rod with KHA cap;
South 58°53'30" East, a distance of 300.00 feet to a set ½ inch iron rod with KHA cap;
South 44°09'36" East, a distance of 75.45 feet to a set ½ inch iron rod with KHA cap;
South 35°15'25" West, a distance of 68.67 feet to a set ½ inch iron rod with KHA cap;
South 33°37'37" West, a distance of 650.00 feet to a set ½ inch iron rod with KHA cap;
South 42°29'28" West, a distance of 49.81 feet to a set ½ inch iron rod with KHA cap;
South 53°16'10" West, a distance of 200.00 feet to a set ½ inch iron rod with KHA cap;
South 54°27'18" West, a distance of 50.01 feet to a set ½ inch iron rod with KHA cap;
South 69°34'19" West, a distance of 41.67 feet to a set ½ inch iron rod with KHA cap;
South 67°24'58" West, a distance of 51.56 feet to a set ½ inch iron rod with KHA cap;
South 50°32'36" West, a distance of 59.01 feet to a set ½ inch iron rod with KHA cap;
South 49°42'30" West, a distance of 69.90 feet to a set ½ inch iron rod with KHA cap;
Northwesterly, along the arc of a curve to the left having a radius of 1435.00 feet, a central angle of 13deg 00' 58", an arc length of 326.00 feet and a chord bearing: North 49deg 16' 02" West, 325.30 feet, to a set ½ inch iron rod with KHA cap;
South 34°13'29" West, a distance of 70.00 feet to a set ½ inch iron rod with KHA cap located in the northerly line of that certain 13.34 acre tract of land conveyed to Board Trustees of the Manor Independent School District, as described in Document Number 2015151286, Official Public Records of Travis County, Texas;

THENCE along the said 13.34 acre tract, the following courses:

Northwesterly, along the arc of a curve to the left having a radius of 1365.00 feet, a central angle of 23deg 14' 51", an arc length of 553.84 feet and a chord bearing: North 67deg 23' 57" West, 550.05 feet, to a set ½ inch iron rod with KHA cap;
North 79°01'23" West, a distance of 268.98 feet to a ½ inch iron rod with KHA cap;
Southwesterly, along the arc of a curve to the left having a radius of 25.00 feet, a central angle of 90deg 00' 48", an arc length of 39.28 feet and a chord bearing: South 55deg 58' 13" West, 35.36 feet, to a set ½ inch iron rod with KHA cap located in the easterly right of way line F.M. 973;

THENCE North 10°57'49" East, along the easterly right of way line F.M. 973, a distance of 1660.86 feet, to the POINT OF BEGINNING and containing 48.510 acres (2,113,108 square feet) of land, more or less.

Basis of Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based GPS observation.

<u>LAGOS PHASE 1</u> <u>GENERAL INFORMATION:</u>	
TOTAL ACREAGE.....	48.510 ACRES
LINEAR FOOT OF 50’ ROW.....	4,449’
LINEAR FOOT OF 70’ ROW.....	1375’
NUMBER OF SINGLE FAMILY LOTS.....	118
ACREAGE OF SINGLE FAMILY LOTS.....	25.284 ACRES
NUMBER OF NON–RESIDENTIAL LOTS.....	5
ACREAGE OF NON–RESIDENTIAL LOTS.....	23.226 ACRES
TOTAL NUMBER OF LOTS.....	123

SUBDIVISION PLAT ESTABLISHING

LAGOS PHASE 1
FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER SURVEY NO. 38 ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 675.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD, AS RECORDED UNDER DOCUMENT NO. 2005114143, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley»Horn

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 950
FORT WORTH, TEXAS 76102
PH: (817) 770-6511
TBPLS FIRM REGISTRATION NO. 10194040
CONTACT: JAMES PAUL WARD, R.P.L.S.

OWNER/DEVELOPER:
706 INVESTMENT PARTNERSHIP, LTD.
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720
PH: (512) 327-7415
CONTACT: DANNY BURNETT



Date: Monday, July 24, 2017

Kevin Burks

10814 Jollyville Road, Bldg. 4, Suite 300
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1065-FP
Job Address: , Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Lagos Ph. 1 Final Plat (*Final Plat*) submitted by and received on November 15, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires that the date be shown on the final plat.
2. The City Secretary's name should be updated to Lluvia Tijerina.
3. Note 7 on Sheet 3 should be verified. It refers to the Presidential Glen development agreement.
4. Note 14 on Sheet 3 should be updated with the document number.
5. Section 24(c)(1)(x) of Subdivision Ordinance 263B requires that variance approved by the Commission be listed on the final plat.
6. Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
7. The right-of-way widths for the existing portions of Lapoynor Street and Murchison Street should be shown on the plat as is required by Section 24(c)(2)(iii) of Subdivision Ordinance 263B.
8. There is a WW easement shown on Sheet 3 with the document number missing.
9. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.
10. Construction Plans for the project have not been approved. Section 24(d) of Subdivision Ordinance 263B requires that the Construction Plans be approved prior to the Final Plat being approved.

11. Acreages should be labeled for the following lots: Lot 45 Block A, Lot 46 Block A, Lot 1 Block B and Lot 1 Block C.
12. The total acreage listed on Sheet 3 is different then the acreages listed on the other sheets.

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

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

Thank you,

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

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



August 18, 2017

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220

RE: **Permit No. 2017-P-1065**
Job Address: Manor, TX. 78653

Dear Ms. Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on July 24, 2017. The original comments have also been included below, for reference.

Engineer Review

1. Section 24(c)(ii) of Subdivision Ordinance 263B requires that the date be shown on the final plat.

Response: Date has been added to final plat.

2. The City Secretary's name should be updated to Lluvia Tijerina

Response: City Secretary's name has been updated.

3. Note 7 should be verified. It refers to the Presidential Glen Development Agreement.

Response: Notes have been updated to ensure they are applicable to final plat.

4. Note 14 on sheet 3 should be updated with the document number.

Response: Notes have been updated to ensure they are applicable to final plat.

5. Section 24(c)(1)(x) of Subdivision Ordinance 263B requires that variance approved by the Commission be listed on the plat.

Response: Zoning for this property is based on approved PUD. No variances are requested as the PUD establishes zoning conditions for property. Note 13 on sheet 3 of the plat has been added to address PUD compliance.

6. Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

Response: Email correspondence with 911 addressing has been attached.

7. The right-of-way widths for the existing portions of Lapoynor Street and Murchison Street should be shown on the plat as required by Section 24(c)(2)(iii) of Subdivision Ordinance 263B.

Response: Dimensions are now shown on plat.

8. There is a WW easement shown on Sheet 3 with the document number missing.

Response: This is a drainage easement, label has been updated. This easement is currently in the process of being filed, once easement is filed with Travis County, we will fill the document number.

9. Section 24(d)(2)(v) of the Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.

Response: Tax Certificate has been included in resubmittal.

10. Construction Plans for the project have not been approved. Section 24(d) of Subdivision Ordinance 263B requires that the Construction Plans be approved prior to the Final Plat being approved.

Response: Understood.

11. Acreages should be labeled for the following lots: Lot 45 Block A, Lot 46 Block A, and Lot 1 Block C.

Response: Acreage for lots is now shown on final plat.

12. The total acreage listed on sheet 3 is different than the acreages listed on the other sheets.

Response: Acreages have been updated.

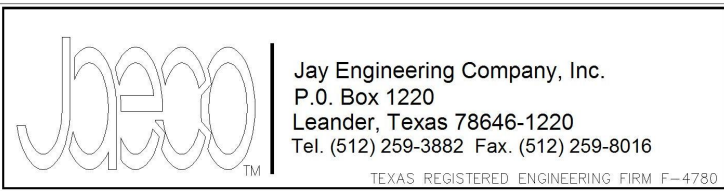
Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate



Date: Tuesday, September 12, 2017

Kevin Burks

10814 Jollyville Road, Bldg. 4, Suite 300
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1065-FP
Job Address: , Manor 78653

Dear Kevin Burks,

The subsequent submittal of the Lagos Ph. 1 Final Plat submitted by and received on November 15, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

- ~~1. Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires that the date be shown on the final plat.~~
- ~~2. The City Secretary's name should be updated to Lluvia Tijerina.~~
- ~~3. Note 7 on Sheet 3 should be verified. It refers to the Presidential Glen development agreement.~~
- ~~4. Note 14 on Sheet 3 should be updated with the document number.~~
- ~~5. Section 24(c)(1)(x) of Subdivision Ordinance 263B requires that variance approved by the Commission be listed on the final plat.~~
- 6. Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Verification should be provided for Comedero Way.**
- ~~7. The right of way widths for the existing portions of Lapoyner Street and Murchison Street should be shown on the plat as is required by Section 24(c)(2)(iii) of Subdivision Ordinance 263B.~~
- ~~8. There is a WW easement shown on Sheet 3 with the document number missing.~~
- ~~9. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.~~
- 10. Construction Plans for the project have not been approved. Section 24(d) of Subdivision Ordinance 263B requires that the Construction Plans be approved prior to the Final Plat being approved.**

- ~~11. Acreages should be labeled for the following lots: Lot 45 Block A, Lot 46 Block A, Lot 1 Block B and Lot 1 Block C.~~
- ~~12. The total acreage listed on Sheet 3 is different then the acreages listed on the other sheets.~~
- 13. Lot 44 Block A should be classified as a landscape lot.**
- 14. Lot 46 Block A should be classified as an landscape lot.**
- 15. A note should be added to the plat stating that the HOA will maintain Lot 44 Block A, Lot 46 Block A and Lot 1 Block C.**
- 16. Due to outstanding comments on the construction plans that could possibly change the cost of construction for the project, the OPC for fiscal has not been reviewed at this time.**
- 17. The wastewater easement proposed for Lot 27 Block A should be removed from the plat. The wastewater stubout proposed for Lot 45 Block A should be relocated to tie in to the wastewater line in Lapoynor Street.**
- 18. The area of proposed 15' wastewater easement shown on Lot 14 should be removed from Lot 14 and be added to Lot 46 Block A which is a landscape lot. A sidewalk could be installed in this area to provide a connection between Carrizo Springs Path and Murchison. (See attached pdf).**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



October 11, 2017

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646

**RE: Lagos Phase 1 Final Plat
Permit No. 2017-P-1065
Manor 78653**

Dear Ms. Gray:

Please accept this comment response letter in reply to Jay Engineering's review for compliance with the City of Manor Subdivision Ordinance 263B on September 12, 2017. The original comments have been included below for reference.

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. ~~Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires that the date be shown on the final plat.~~
2. ~~The City Secretary's name should be updated to Lluvia Tijerina.~~
3. ~~Note 7 on Sheet 3 should be verified. It refers to the Presidential Glen development agreement.~~
4. ~~Note 14 on Sheet 3 should be updated with the document number.~~
5. ~~Section 24(c)(1)(x) of Subdivision Ordinance 263B requires that variance approved by the Commission be listed on the final plat.~~
6. **Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Verification should be provided for Comedero Way.**

Response: Correspondence with 911 addressing regarding the street name Comedero Way has been provided.

7. The right-of-way widths for the existing portions of Lapoynor Street and Murchison Street should be shown on the plat as is required by Section 24(c)(2)(iii) of Subdivision Ordinance 263B.
8. There is a WW easement shown on Sheet 3 with the document number missing.
9. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.
10. **Construction Plans for the project have not been approved. Section 24(d) of Subdivision Ordinance 263B requires that the Construction Plans be approved prior to the Final Plat being approved.**

Response: Noted.

11. Acreages should be labeled for the following lots: Lot 45 Block A, Lot 46 Block A, Lot 1 Block B and Lot 1 Block C.
12. The total acreage listed on Sheet 3 is different then the acreages listed on the other sheets.
13. **Lot 44 Block A should be classified as a landscape lot.**

Response: The lot description has been revised.

14. **Lot 46 Block A should be classified as an landscape lot.**

Response: The lot description has been revised.

15. **A note should be added to the plat stating that the HOA will maintain Lot 44 Block A, Lot 46 Block A and Lot 1 Block C.**

Response: The note has been added as requested.

16. **Due to outstanding comments on the construction plans that could possibly change the cost of construction for the project, the OPC for fiscal has not been reviewed at this time.**

Response: Noted.

17. **The wastewater easement proposed for Lot 27 Block A should be removed from the plat. The wastewater stubout proposed for Lot 45 Block A should be relocated to tie in to the wastewater line in Lapoynor Street.**

Response: The wastewater connection point has been revised accordingly.

18. **The area of proposed 15' wastewater easement shown on Lot 14 should be removed from Lot 14 and be added to Lot 46 Block A which is a landscape lot. A sidewalk could be installed in this area to provide a connection between Carrizo Springs Path and Murchison. (See attached pdf).**

Response: The easement has been removed and added to Lot 46.

Should you have any questions or require additional information, please feel free to contact me directly at (512) 418-4517 or at rob.smith@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Rob Smith, P.E.
Project Manager



Date: Friday, November 3, 2017

Kevin Burks

10814 Jollyville Road, Bldg. 4, Suite 300
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1065-FP
Job Address: , Manor 78653

Dear Kevin Burks,

The subsequent submittal of the Lagos Ph. 1 Final Plat submitted by and received on November 15, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@jaeco.net.

1. Section 24(c)(1)(ii) of Subdivision Ordinance 263B requires that the date be shown on the final plat.
2. The City Secretary's name should be updated to Lluvia Tijerina.
3. Note 7 on Sheet 3 should be verified. It refers to the Presidential Glen development agreement.
4. Note 14 on Sheet 3 should be updated with the document number.
5. Section 24(c)(1)(x) of Subdivision Ordinance 263B requires that variance approved by the Commission be listed on the final plat.
6. **Section 24(c)(1)(xi) of Subdivision Ordinance 263B requires that where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. Verification should be provided for Comedero Way.**
7. The right of way widths for the existing portions of Lapoyner Street and Murchison Street should be shown on the plat as is required by Section 24(c)(2)(iii) of Subdivision Ordinance 263B.
8. There is a WW easement shown on Sheet 3 with the document number missing.
9. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires that certification from all applicable taxing authorities that all taxes due on the property have been paid.
10. **Construction Plans for the project have not been approved. Section 24(d) of Subdivision Ordinance 263B requires that the Construction Plans be approved prior to the Final Plat being approved.**

- ~~11. Acreages should be labeled for the following lots: Lot 45 Block A, Lot 46 Block A, Lot 1 Block B and Lot 1 Block C.~~
- ~~12. The total acreage listed on Sheet 3 is different then the acreages listed on the other sheets.~~
- ~~13. Lot 44 Block A should be classified as a landscape lot.~~
- 14. Lot 46 Block A should be classified as an landscape lot. Lot 46 Block A appears to have been renamed to Lot 41 and Lot 1.**
- 15. A note should be added to the plat stating that the HOA will maintain Lot 44 Block A, Lot 46 Block A and Lot 1 Block C. The note has been added, however Lot 46 has been renamed.**
- ~~16. Due to outstanding comments on the construction plans that could possibly change the cost of construction for the project, the OPC for fiscal has not been reviewed at this time.~~
- ~~17. The wastewater easement proposed for Lot 27 Block A should be removed from the plat. The wastewater stubout proposed for Lot 45 Block A should be relocated to tie in to the wastewater line in Lapoynor Street.~~
- 18. The area of proposed 15' wastewater easement shown on Lot 14 should be removed from Lot 14 and be added to Lot 46 Block A which is a landscape lot. A sidewalk could be installed in this area to provide a connection between Carrizo Springs Path and Murchison. (See attached pdf).**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@jaeco.net.

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

Thank you,



Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



November 15, 2017

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220

**RE: Permit Number 2017-P-1053
Manor, TX 78653**

Dear Ms. Gray:

Please accept this Comment Response Letter in reply to the submittal provided by Jay Engineering Company, Inc. on November 3rd, 2017. Outstanding comments have been included for your reference.

14. Lot 46 Block A should be classified as an landscape lot. Lot 46 Block A appears to have been renamed to Lot 41 and Lot 1.

Response: The lot has been classified as a landscape lot, and is now consistently referenced as Lot 1 across all sheets.

15. A note should be added to the plat stating that the HOA will maintain Lot 44 Block A, Lot 46 Block A and Lot 1 Block C. The note has been added, however Lot 46 has been renamed.

Response: The note has been revised to reference the correct lot number.

Should you have any questions or require additional information, please feel free to contact me directly at 512-418-4517 or via email at rob.smith@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "R. J. Smith", with a stylized flourish at the end.

Robert J. Smith, P.E.
Associate



Date: Tuesday, November 28, 2017

Kevin Burks

10814 Jollyville Road, Bldg. 4, Suite 300
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2017-P-1065-FP
Job Address: , Manor 78653

Dear Kevin Burks,

We have conducted a review of the final plat for the above-referenced project, submitted by Kevin Burks and received by our office on November 15, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

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

Pauline Gray, P.E.
Staff Engineer
Jay Engineering Company, Inc.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Uniform Sign Plan for Shadowview Lakeside Commercial.

BACKGROUND/SUMMARY:

This sign plan is for the 3 building commercial development on Lexington (behind Starbucks).

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Uniform Sign Plan

STAFF RECOMMENDATION:

It is City staff's recommendation to approve a Uniform Sign Plan for Shadowview Lakeside Commercial.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



UNIFORM SIGN PLAN

SHADOWVIEW LAKESIDE

12700 LEXINGTON ST
MANOR, TX 78653

Prepared for
Developer, ShadowGlen Development Corporation

512.888.9788 | 5213 Tucker Hill Ln., Cedar Creek TX 78612 | www.CNDSigns.com



A / HIGH PROFILE MULTI-TENANT SIGN

FONT: GOTHAM NARROWBOLD
SQ. FT: 128
SCALE: 1/4" = 1'

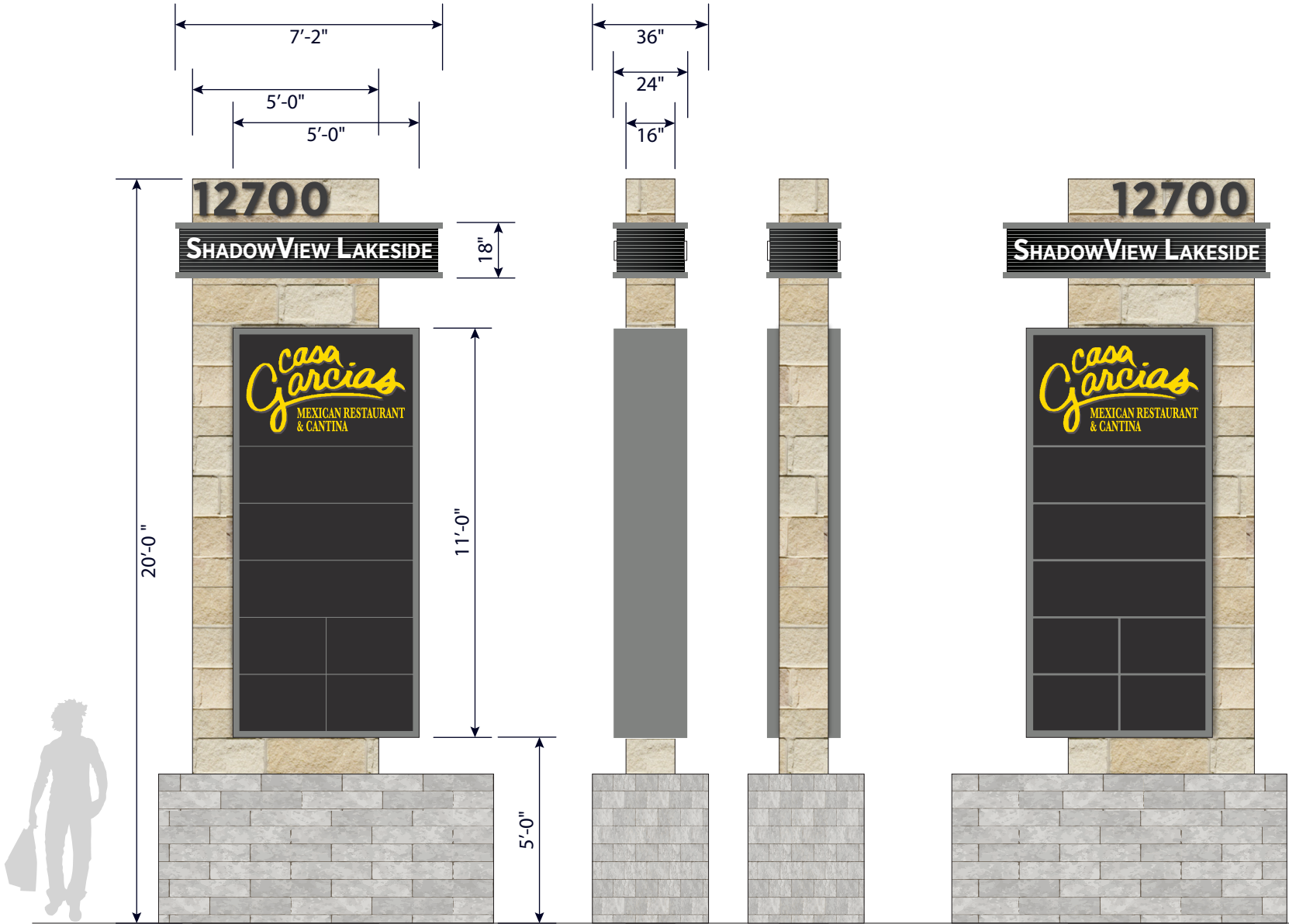
SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) ILLUMINATED
PYLON SIGN TO UL SPECIFICATIONS

- WELDED SQ. TUBE FRAME WITH ALUMINUM PLATE FINISHED SW 7067 CITYSCAPE
- WHITE PLEX TENANT FACES WITH FIRST SURFACE 3M MATTE BLACK VINYL SKIN / WEEDED COPY WITH FIRST SURFACE COLORED VINYL OF TENANT'S CHOICE
- HEADER CABINET TO BE ROUTED/PUSH-THROUGH AND INTERNALLY ILLUMINATED
- MASONRY COLUMN : 6" NICOTINE LIMESTONE W/ CUSTOM GROUT COLOR (LAKES OF ELDRIDGE)
- BASE TO BE CMU WITH RUBBED CONCRETE FINISH
- FOUNDATION AND POLE PER ENGINEE RING

ELECTRICAL REQUIREMENT:

120V 20A DEDICATED CIRCUIT WITHIN 6' OF SIGN, INSTALLED BY OTHERS
TIMER OR PHOTO-CELL INSTALLED BY OTHERS

- MATTE BLAKCK VINYL
(TENANT PANEL FACES, TOP CABINET ACCENTS)
- SW 7067 CITISCAPE
(CABINET FINISHES)



TENANT GRAPHIC SHOWN IS FOR SAMPLE PURPOSES ONLY. TENANTS WILL MAKE FINAL SUBMITTAL TO CITY OF MANOR ONCE
TENANT SIGN PLANS ARE APPROVED.

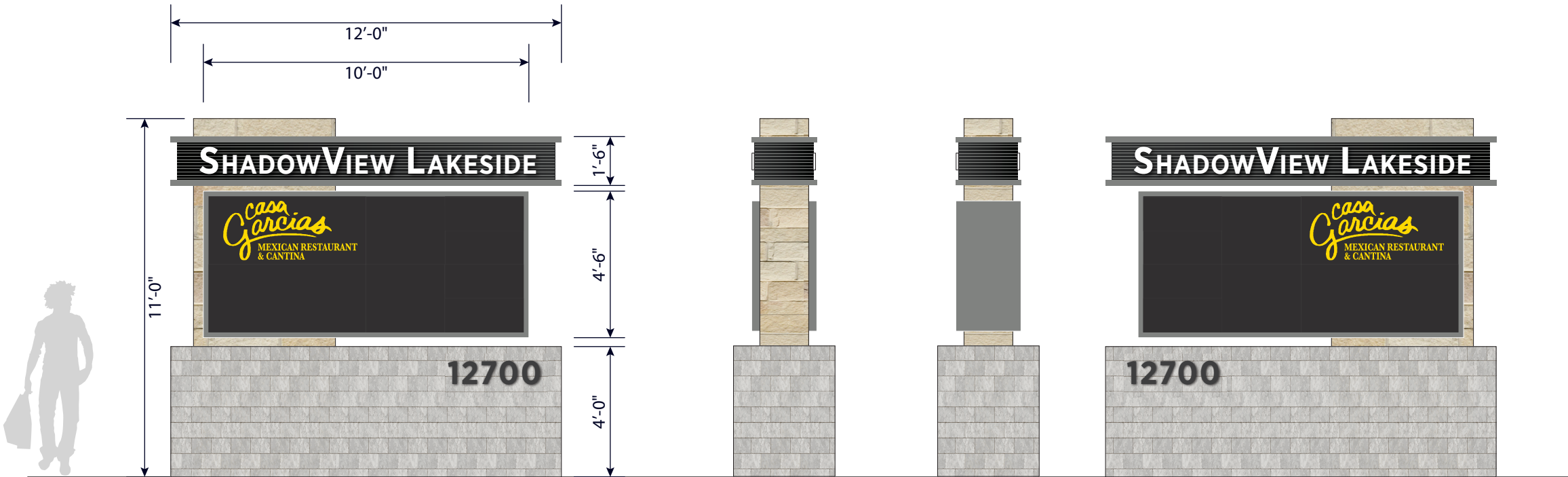
B / LOW PROFILE MULTI-TENANT SIGN

FONT: GOTHAM NARROWBOLD
SQ. FT: 128
SCALE: 1/4" = 1'

SCOPE OF WORK: FABRICATE AND INSTALL ONE (1) ILLUMINATED MONUMENT SIGN TO UL SPECIFICATIONS

- WELDED SQ. TUBE FRAME WITH ALUMINUM PLATE FINISHED SW 7067 CITYSCAPE
- WHITE PLEX TENANT FACES WITH FIRST SURFACE 3M MATTE BLACK VINYL SKIN / WEEDED COPY WITH FIRST SURFACE COLORED VINYL OF TENANT'S CHOICE
- HEADER CABINET TO BE ROUTED/PUSH-THROUGH AND INTERNALLY ILLUMINATED
- MASONRY COLUMN : 6" NICOTINE LIMESTONE W/ CUSTOM GROUT COLOR (LAKES OF ELDRIDGE)
- BASE TO BE CMU WITH RUBBED CONCRETE FINISH
- FOUNDATION AND POLE PER ENGINEE RING

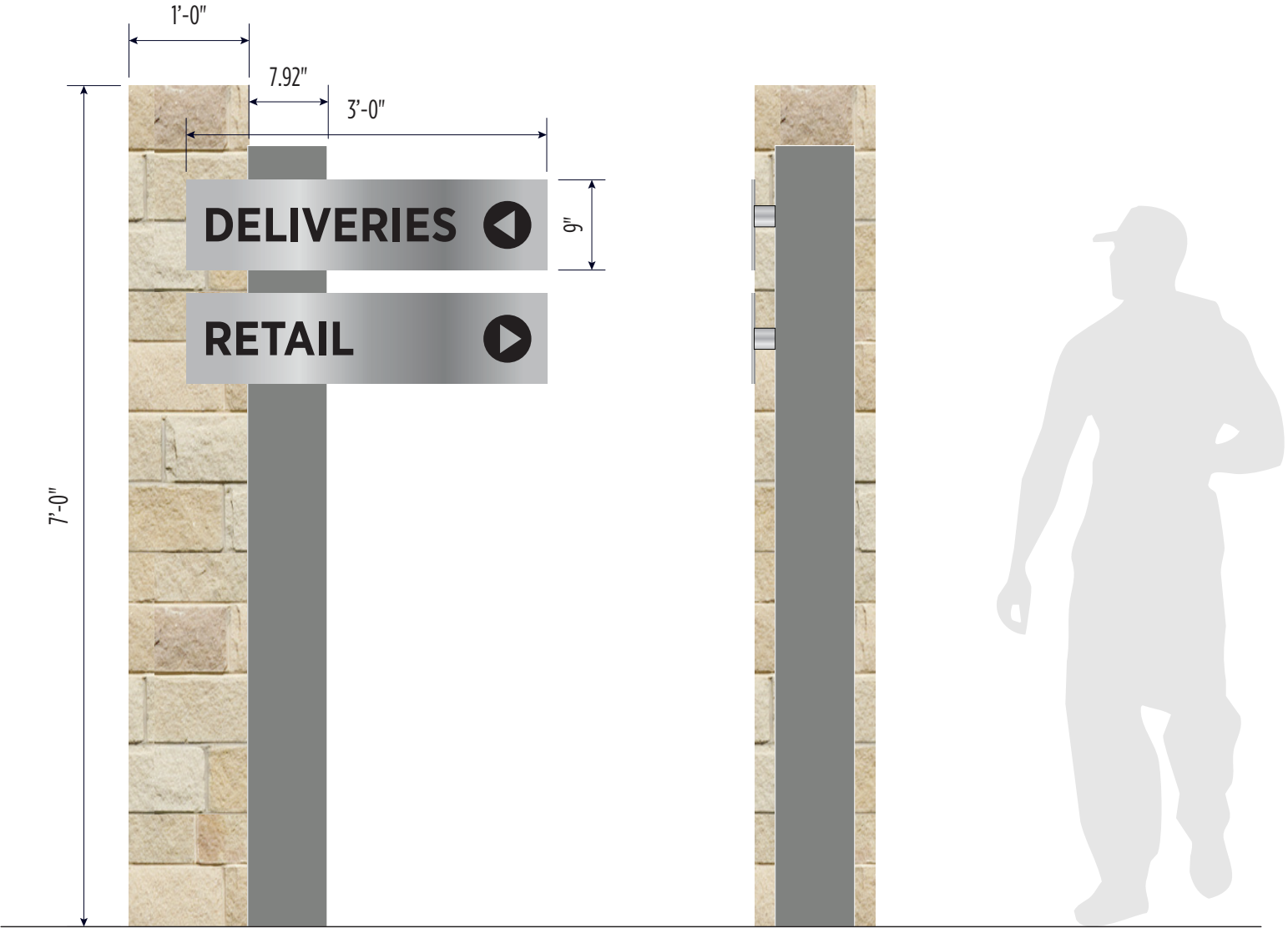
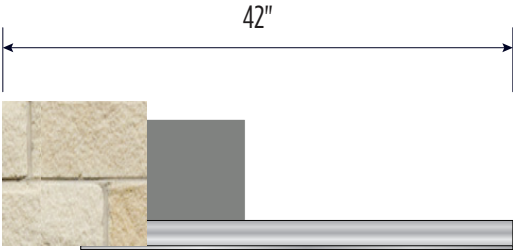
ELECTRICAL REQUIREMENT:
120V 20A DEDICATED CIRCUIT WITHIN 6' OF SIGN, INSTALLED BY OTHERS
TIMER OR PHOTO-CELL INSTALLED BY OTHERS



C / **OPTIONAL, IF REQUIRED**
FONT: GOTHAM NARROW BOLD

FABRICATE AND INSTALL (QTY TBD) SINGLE FACE TRAFFIC DIRECTIONALS TO SPECIFICATIONS

- WELDED SQ. TUBE FRAME WITH ALUMINUM PLATE FINISHED MP BLACK MAMBA
- STONE FACADE ON COLUMN TO MATCH MONUMENT
- .125 ALUMINUM PANELS FINISHED BRUSHED ALUMINUM WITH FIRST SURFACE MATTE BLACK OPAQUE VINYL COPY



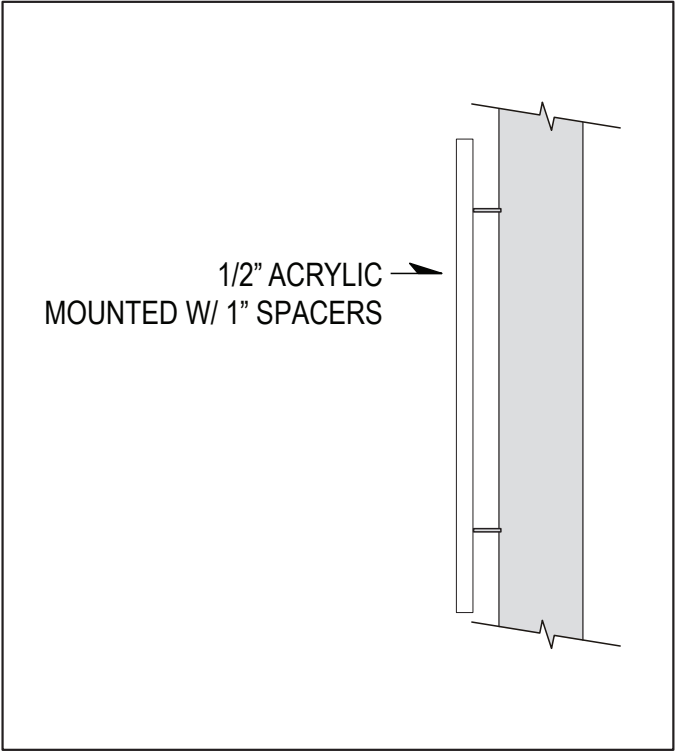
SCALE: 3/4' = 1"

D / **FLAT CUT OUT ACRYLIC BUILDING LETTERS**

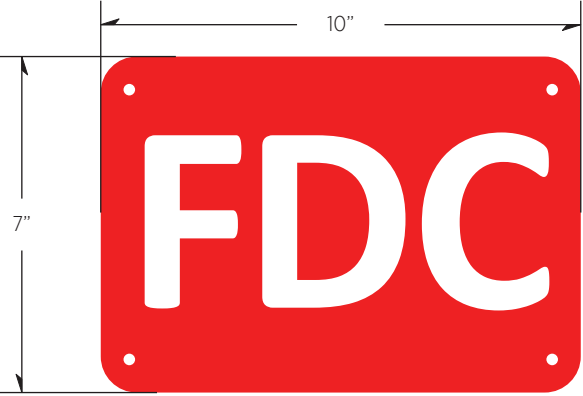
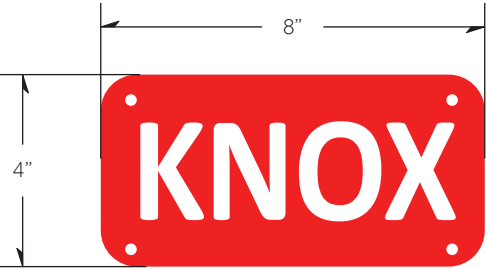
FONT: HELVETICA BOLD

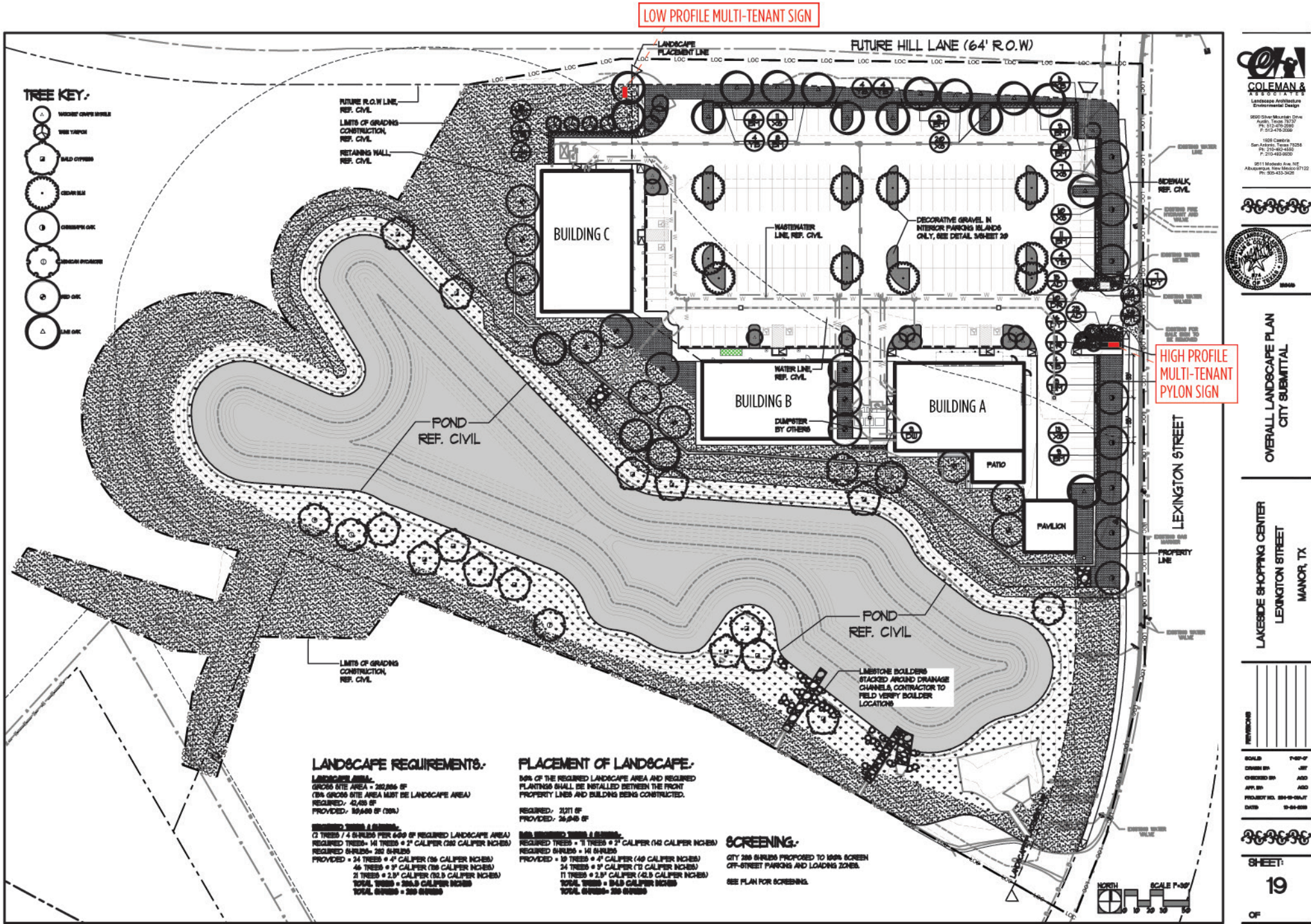
FABRICATE AND INSTALL FLAT CUT OUT BUILDING LETTERS TO SPECIFICATIONS

- 1/2 " FLAT CUT OUT ACRYLIC LETTERS INSTALLED ON BUILDING FASCIAS



- E / FIRE DEPARTMENT SIGNAGE
- FONT: CALIBRI BOLD
- FABRICATE AND INSTALL FDC-REQUIRED SIGNAGE TO SPECIFICATIONS
- .080 ALUMINUM PLATE WITH 3/4" RADIUS CORNERS
 - RED REFLECTIVE BACKGROUND WITH WHITE REFLECTIVE TEXT
 - PERMANENTLY MOUNTED WITH BOLTS OR RIVETS
 - PLACEMENT TBD BY SITE VISIT BY FIRE MARSHALL



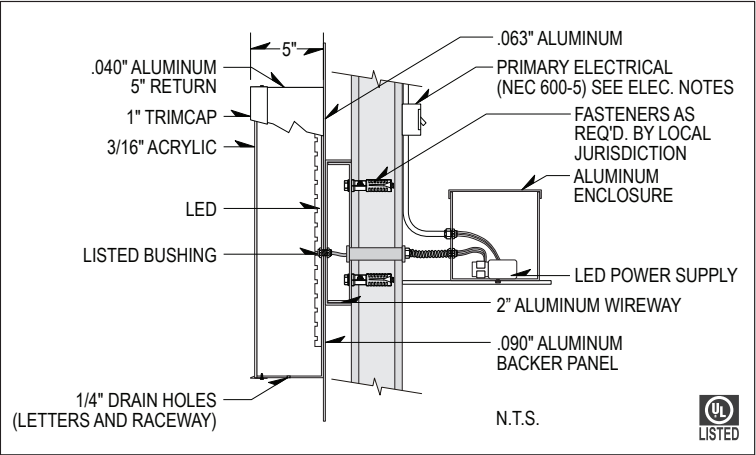


A / **TENANT WALL SIGNAGE, BUILDING A**

FONT: PER CUSTOMER ART
SQ. FT: NTE 1.75 SF PER LINEAR FOOT OF FRONTAGE (175 SF COMBINED TOTAL)

FACELIT CHANNEL LETTERS ON BACKER PANEL INSTALLED ON EAST AND NORTH ELEVATION

- SIGN TO DISPLAY TENANT NAME, LOGO OR COMBINATION OF TENANT’S PREFERENCE
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2” CONTINUOUS OUTLINE
- 1” JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2” X 7” WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD’S SOLE DISCRETION



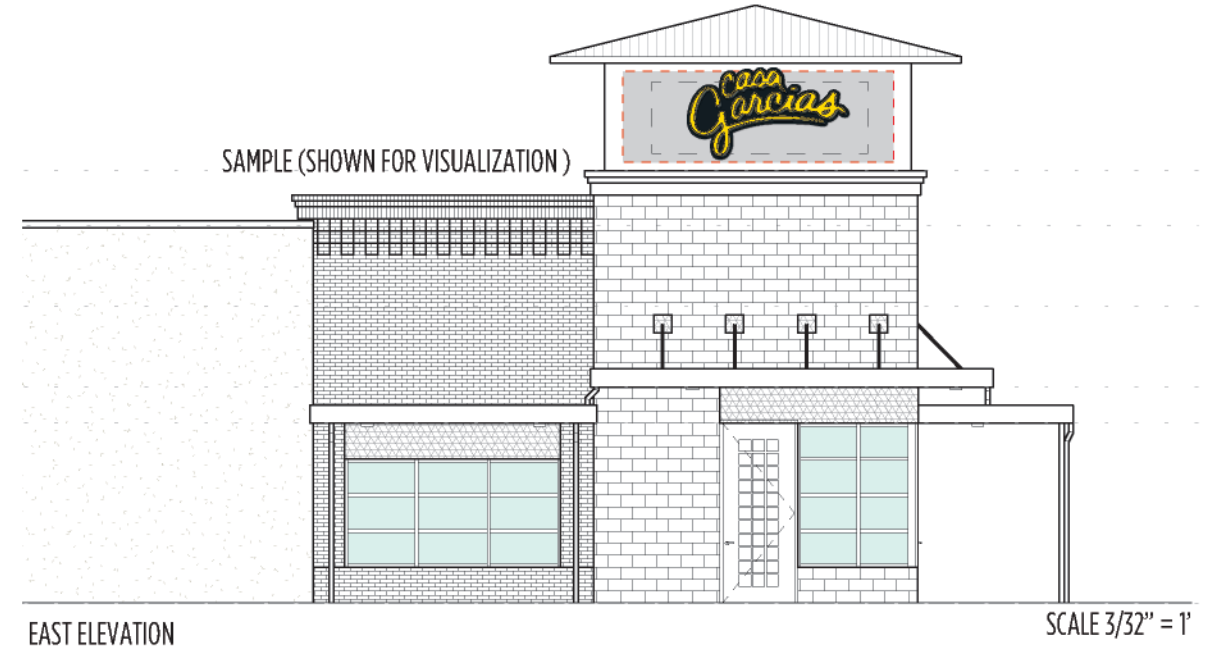
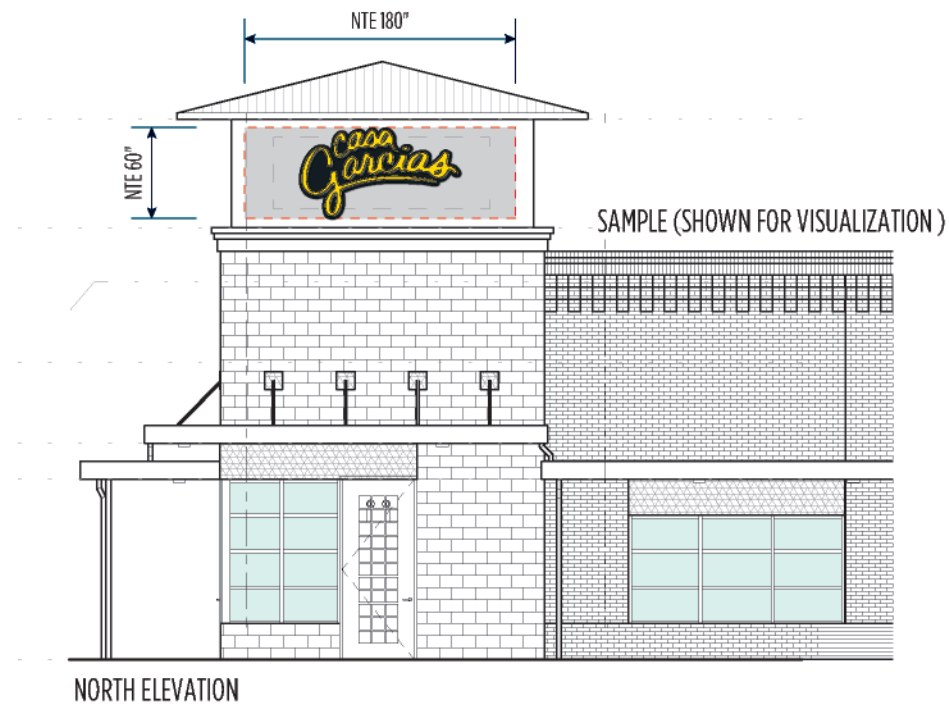
SIGNS MUST BE PLACED WITHIN THIS AREA



B / TENANT WALL SIGNAGE, BUILDING A

FONT: PER CUSTOMER ART

SQ. FT: NTE 1.75 SF PER LINEAR FOOT OF FRONTAGE (175 SF COMBINED TOTAL)



C / TENANT WALL SIGNAGE, PAVILION

FONT: PER CUSTOMER ART

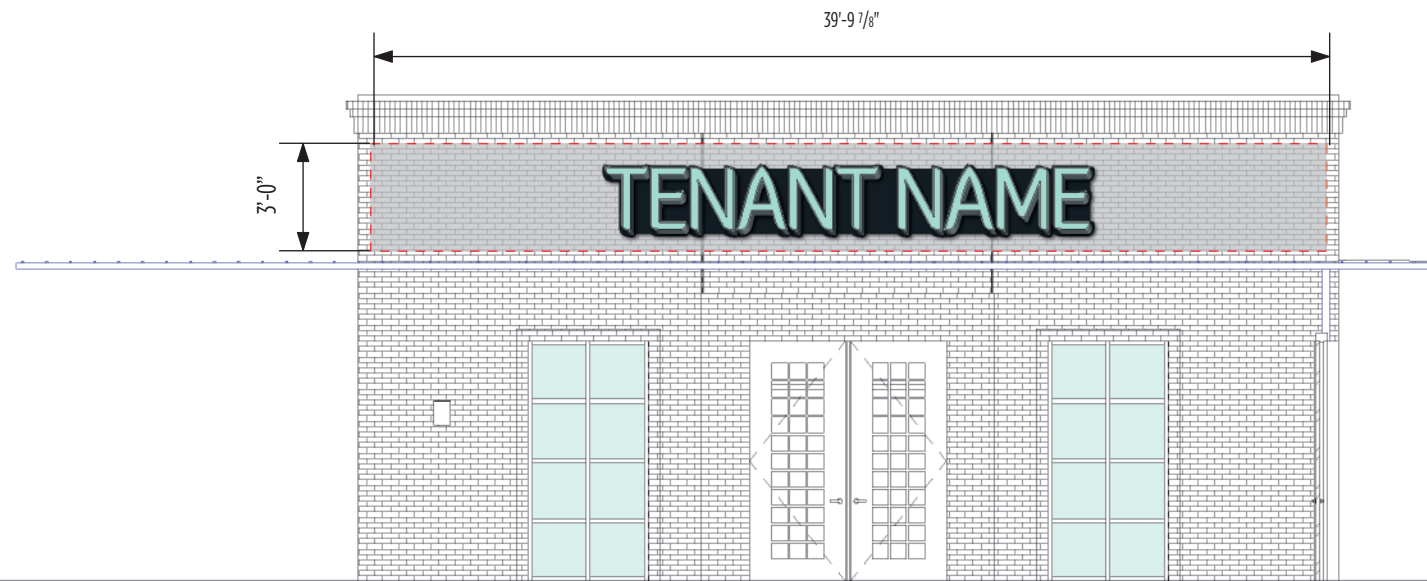
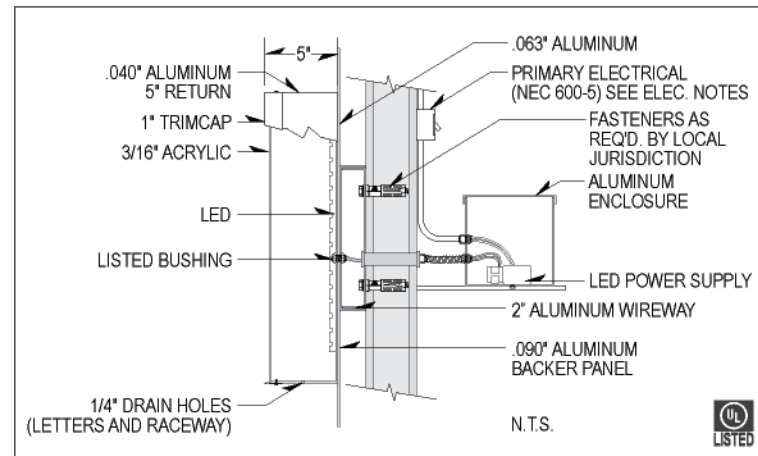
SQ. FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

FACELIT CHANNEL LETTERS ON BACKER PANEL INSTALLED ON EAST AND NORTH ELEVATION

- SIGN TO DISPLAY TENANT NAME, LOGO OR COMBINATION OF TENANT'S PREFERENCE
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2" CONTINUOUS OUTLINE
- 1" JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2" X 7" WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD'S SOLE DISCRETION

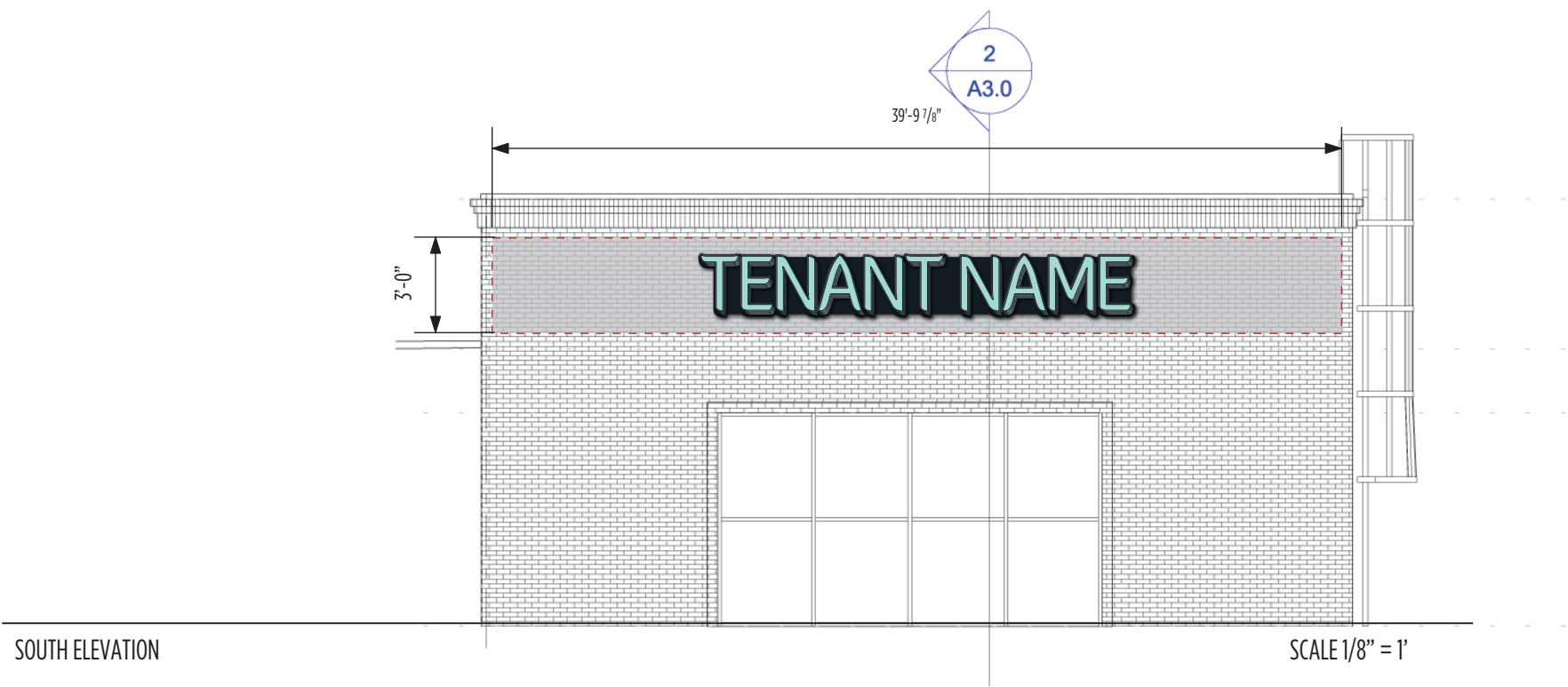
**MP 25595 BLACK MAMBA**

SIGNS MUST BE PLACED WITHIN THIS AREA

**NORTH ELEVATION**

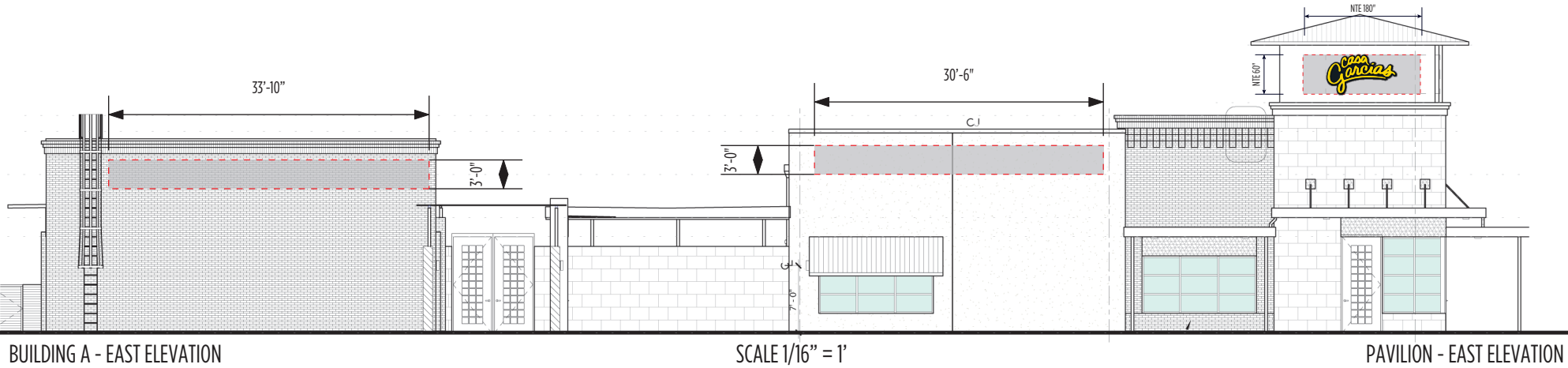
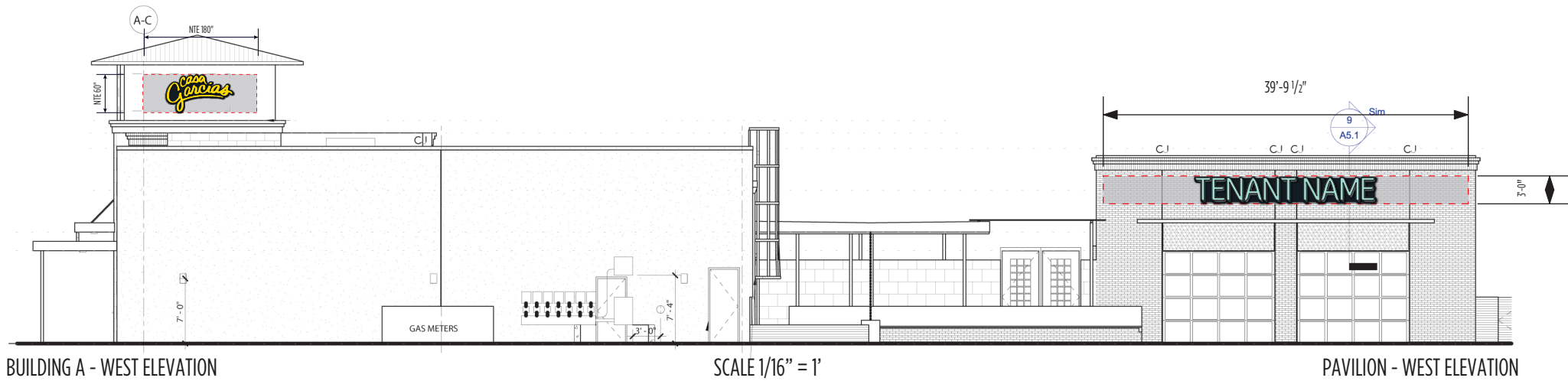
SCALE 1/8" = 1'

D / **TENANT WALL SIGNAGE, PAVILION**
FONT: PER CUSTOMER ART
SQ. FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE



E / TENANT WALL SIGNAGE, PAVILION AND BUILDING A

FONT: PER CUSTOMER ART
SQ. FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE



F / TENANT WALL SIGNAGE, BUILDING B

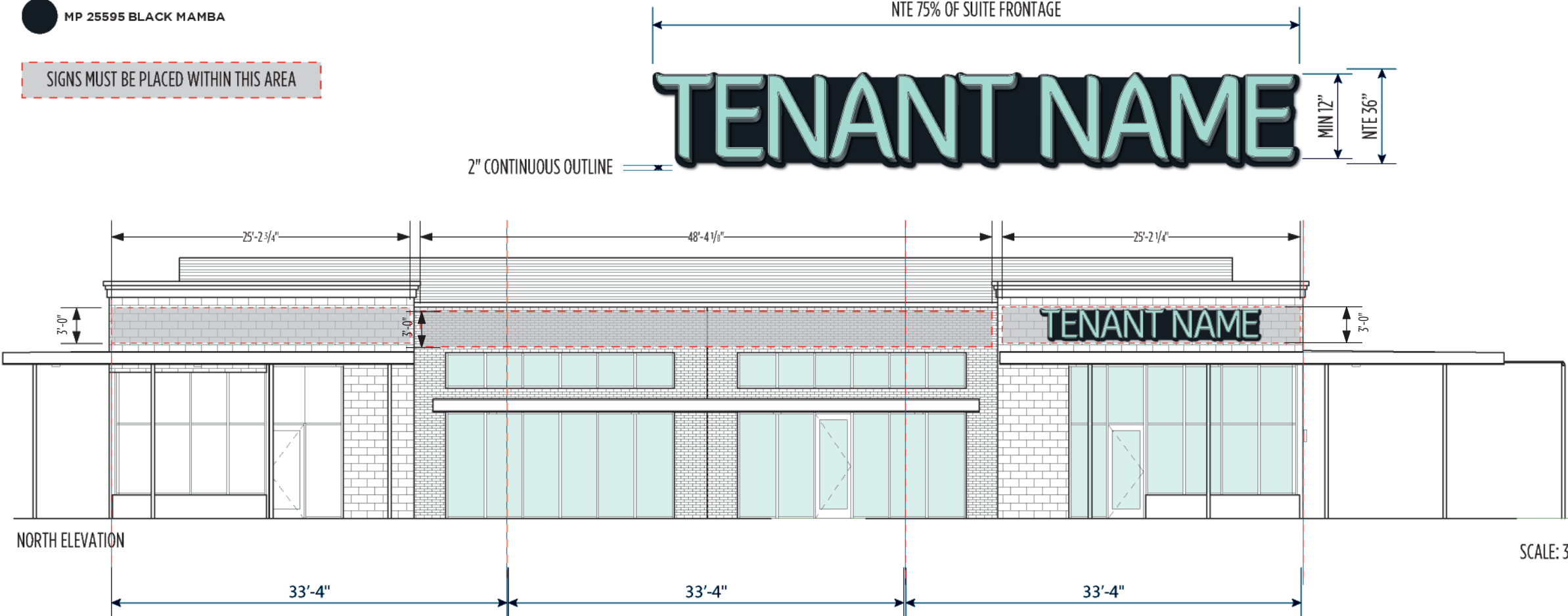
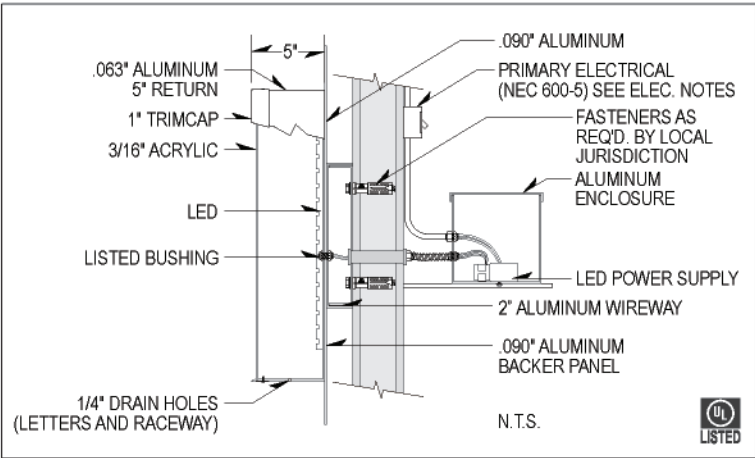
FONT: PER CUSTOMER ART
 SQ. FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

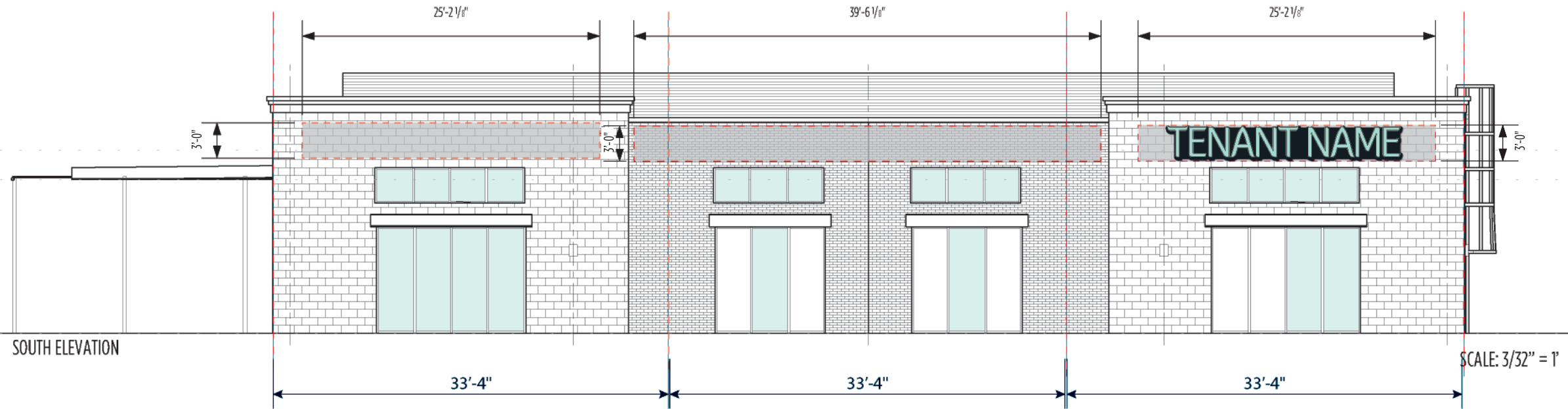
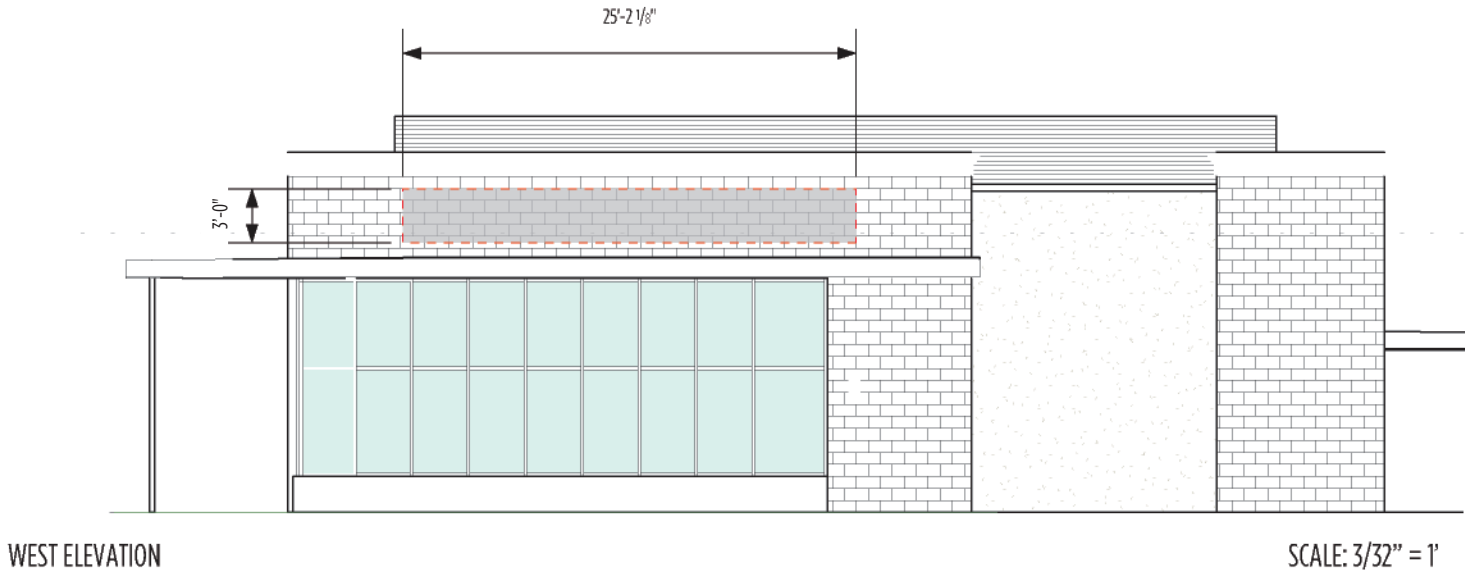
FACELIT CHANNEL LETTERS ON BACKER PANEL WILL BE ALLOWED ON SOUTH, WEST AND NORTH ELEVATIONS.

- ONE OR TWO LINES OF COPY, LOGO OR COMBINATION OF TENANT'S PREFERENCE
- MINIMUM LETTER HEIGHT: 12"
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2" CONTINUOUS OUTLINE
- 1" JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2" X 7" WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD'S SOLE DISCRETION



SIGNS MUST BE PLACED WITHIN THIS AREA





H / TENANT WALL SIGNAGE, BUILDING C

FONT: PER CUSTOMER ART
SQ. FT: COMBINED TOTAL OF SIGNAGE ON ALL FASCIAS NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

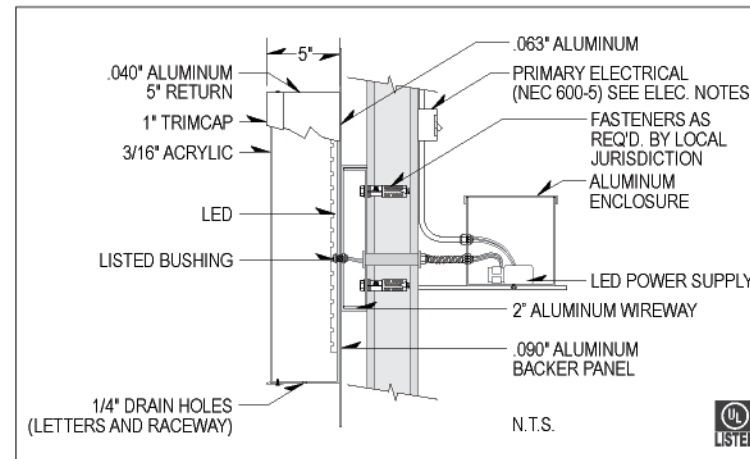
FACELIT CHANNEL LETTERS ON BACKER PANEL WILL BE ALLOWED ON EACH ELEVATION.

- ONE OR TWO LINES OF COPY, LOGO OR COMBINATION OF TENANT'S PREFERENCE
- MINIMUM LETTER HEIGHT: 12"
- .090 ALUMINUM BACKS
- .063 ALUMINUM RETURNS FINISHED MP BLACK MAMBA
- .090 BACKER PANEL PAINTED MP 25595 BLACK MAMBA W/ 2" CONTINUOUS OUTLINE
- 1" JEWELITE TRIMCAPS (COLOR TO MATCH FACES)
- 7328 WHITE PLEX FACES WITH FIRST SURFACE DECORATION PER TENANT LOGO
- 2" X 7" WIREWAY FINISHED TO MATCH MP 25595 BLACK MAMBA
- WHITE LEDS
- VARIATIONS MUST CONFORM TO CITY OF MANOR SIGN CRITERIA AND WILL BE CONSIDERED AT LANDLORD'S SOLE DISCRETION



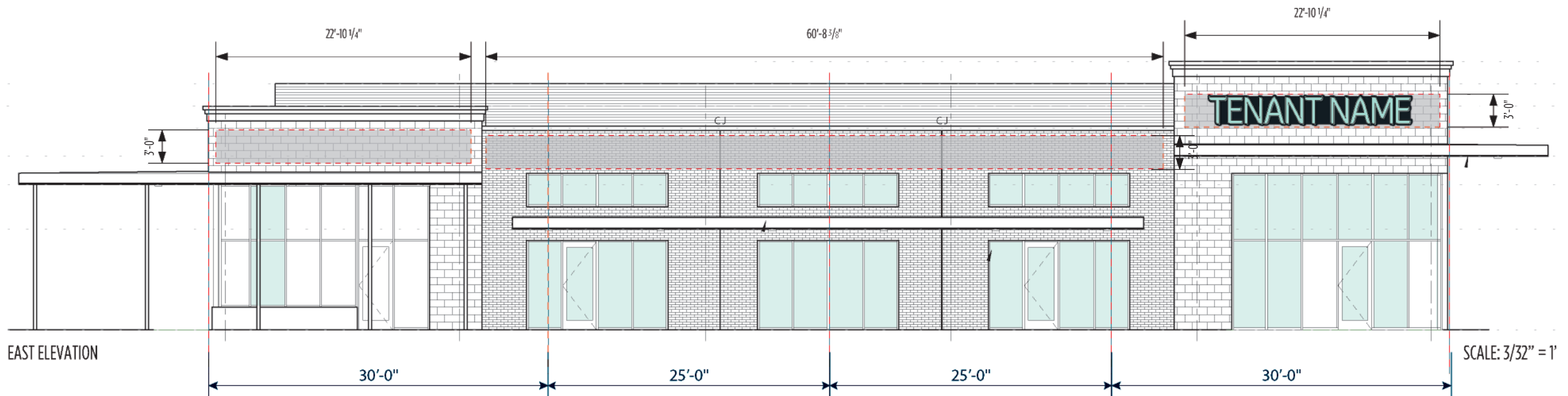
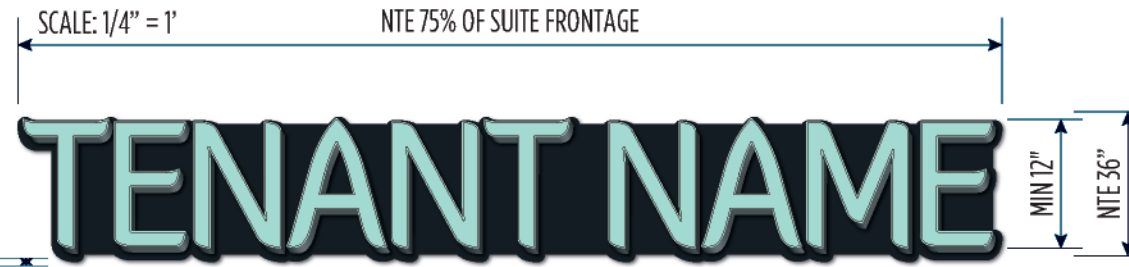
MP 25595 BLACK MAMBA

SIGNS MUST BE PLACED WITHIN THIS AREA



SECTION 2: TENANT SIGNAGE

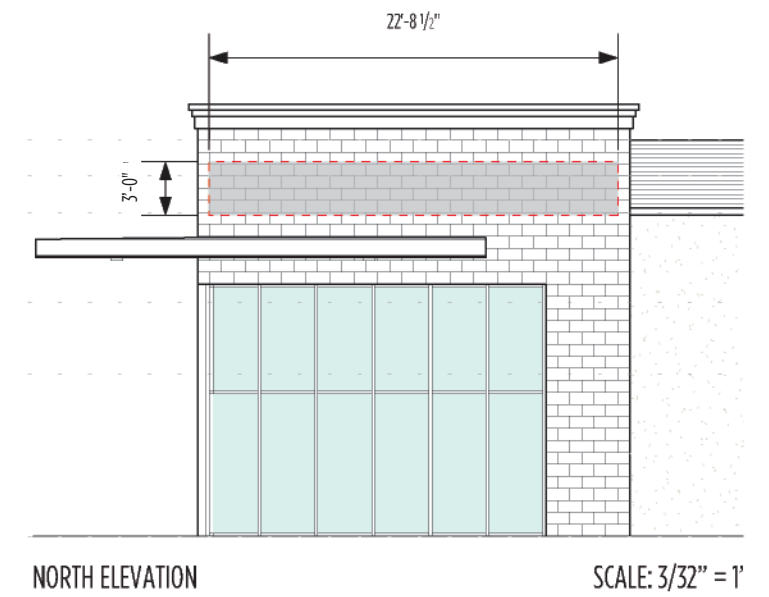
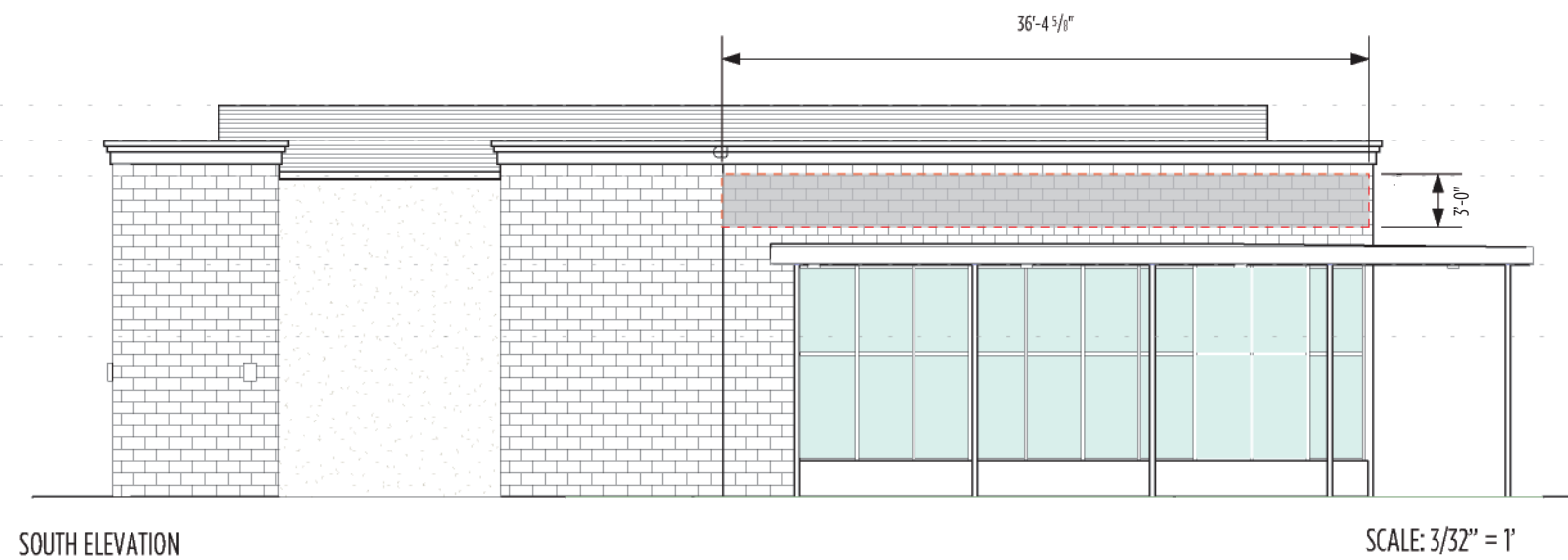
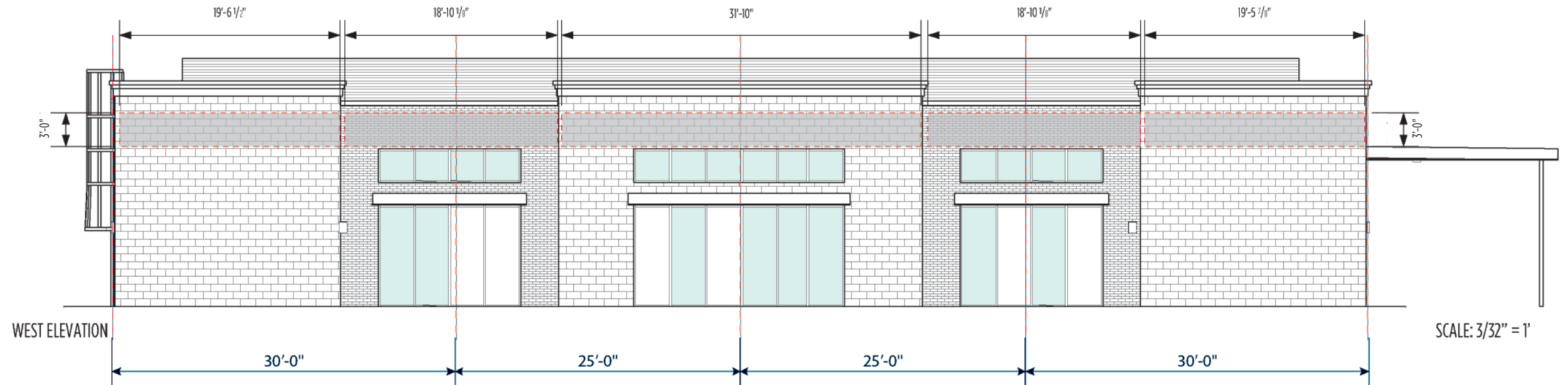
PAGE 8 OF 12



I / TENANT WALL SIGNAGE, BUILDING C

FONT: PER CUSTOMER ART

SQ. FT: NTE 1.75 SF PER LINEAR FOOT OF SUITE FRONTAGE

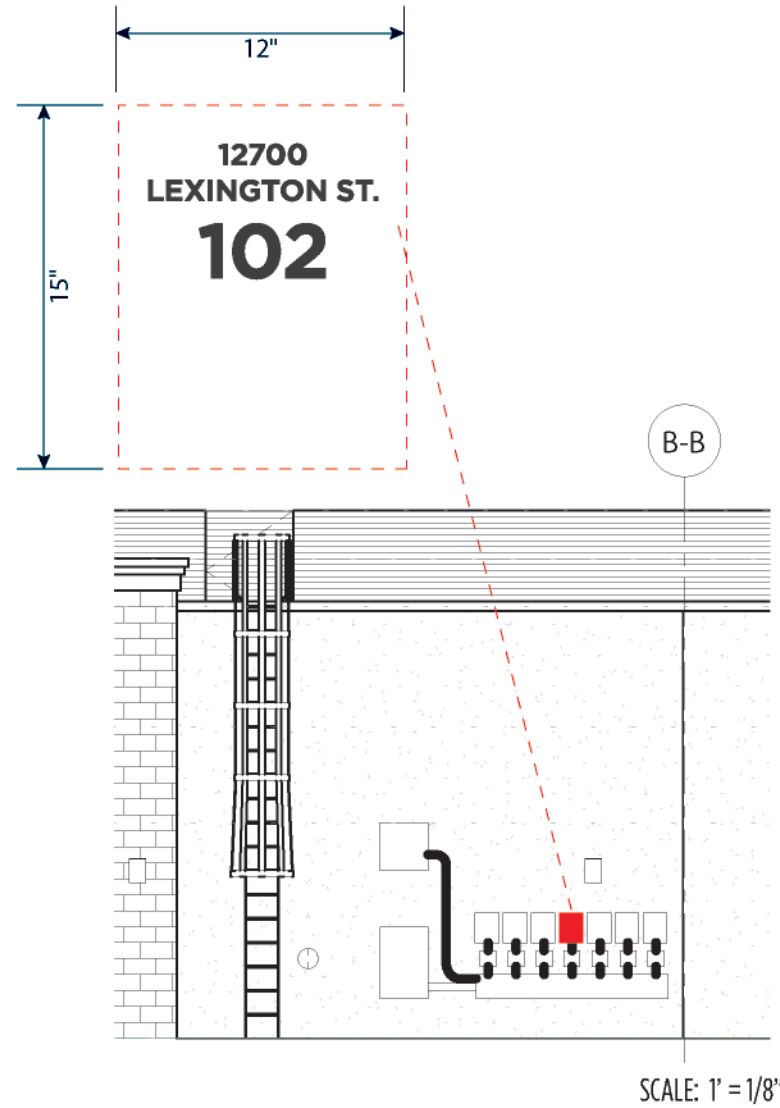


J / VINYL GRAPHICS, REAR ELEVATIONS

FONT: GOTHAM BOLD

FABRICATE AND INSTALL DOOR SIGNS TO SPECIFICATIONS

- FIRST SURFACE BLACK REFLECTIVE VINYL

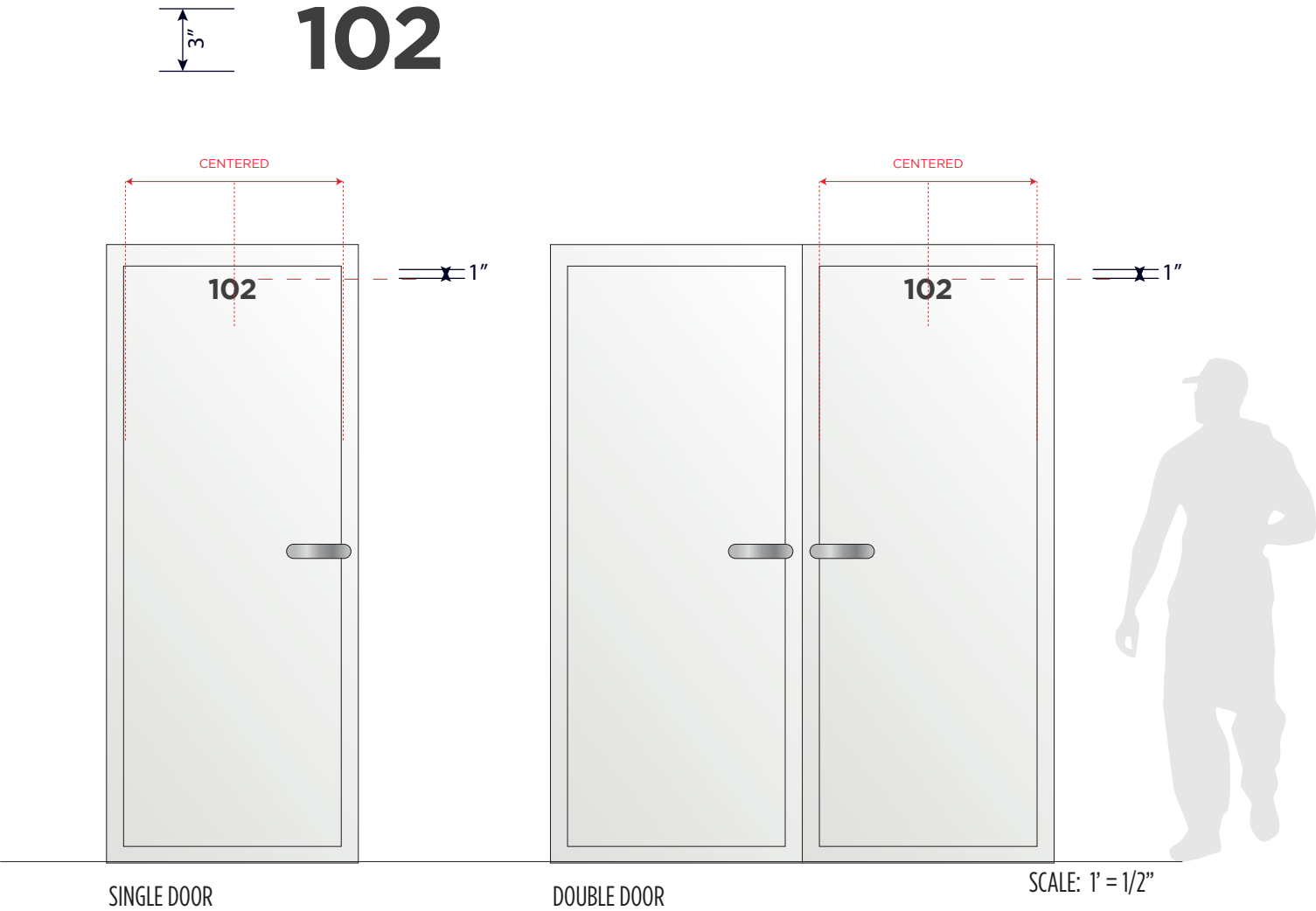


K / VINYL GRAPHICS, REAR ELEVATIONS

FONT: GOTHAM BOLD

FABRICATE AND INSTALL DOOR SIGNS TO SPECIFICATIONS

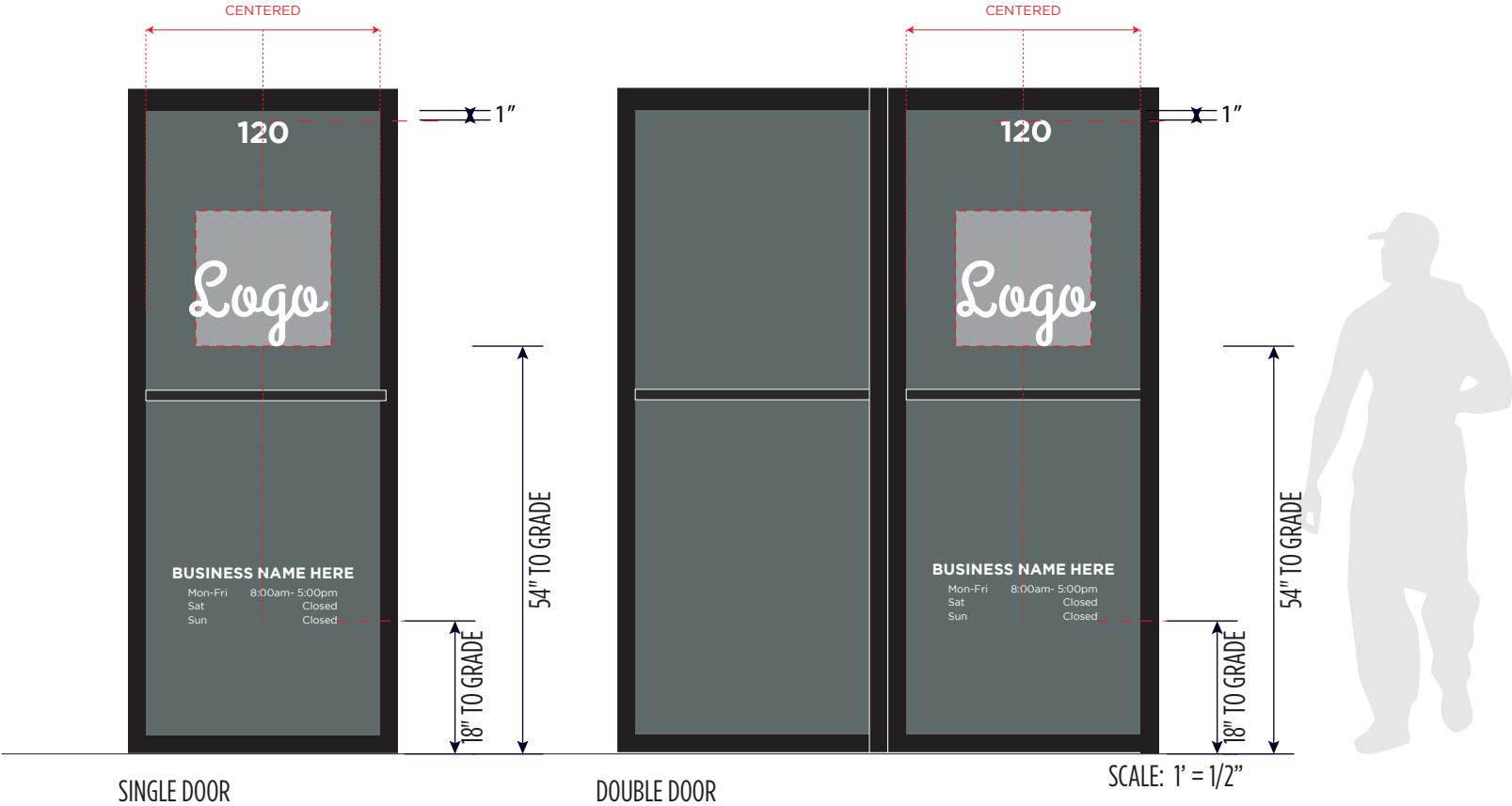
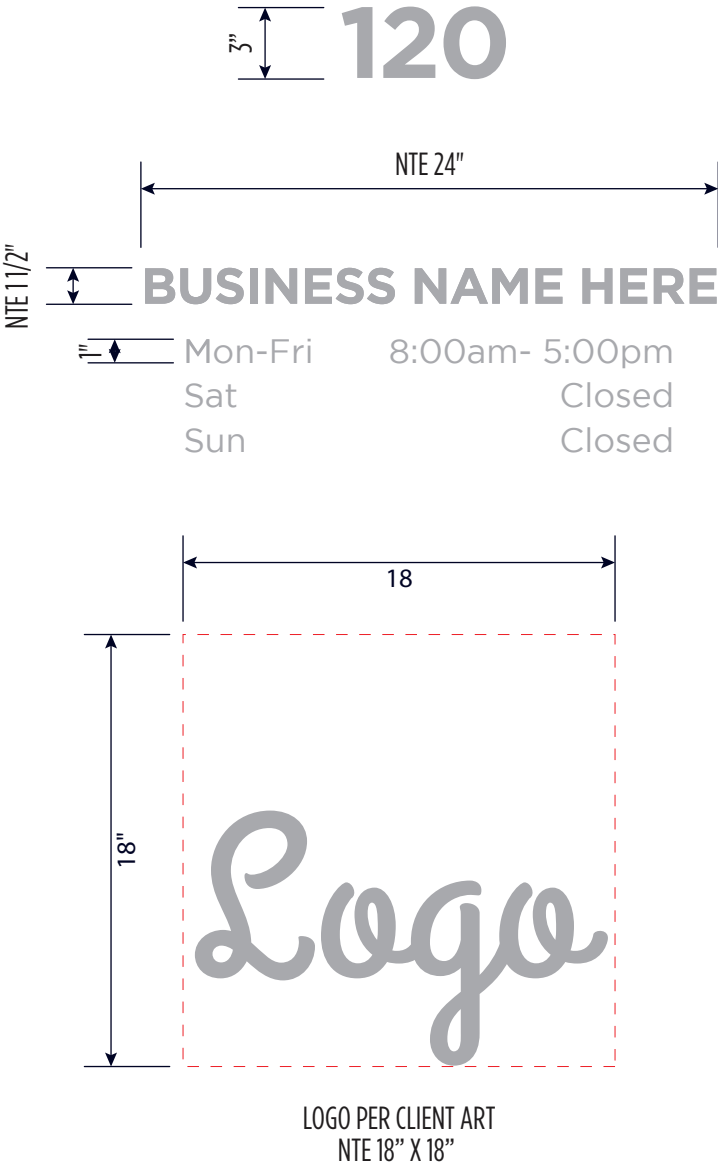
- FIRST SURFACE BLACK REFLECTIVE VINYL



L / VINYL GRAPHICS, FRONT ELEVATIONS
FONT: GOTHAM BOLD / GOTHAM BOOK

FABRICATE AND INSTALL DOOR SIGNS TO SPECIFICATIONS

- FIRST SURFACE WHITE OPAQUE VINYL





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 13, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lot 2, Block 3 and Lot 3, Block 3, Town of Manor, locally known as 11011 US Hwy 290.

BACKGROUND/SUMMARY:

This is location of La Salsa and Cafe 290. The owner wishes to make the lots into one for future development.

PRESENTATION: ☐ YES ☐ NO

ATTACHMENTS: ☐ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Joined lot affidavit.

STAFF RECOMMENDATION:

It is City staff's recommendation to approve a Joined Lot Affidavit for Lot 2, Block 3 and Lot 3, Block 3, Town of Manor, locally known as 11011 US Hwy 290.

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

STATE OF TEXAS

§

TRAVIS COUNTY

§

Affidavit of _____
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared MICHAEL GIRARD, who being duly sworn by me did on her oath, depose and say that:

My name is MICHAEL GIRARD. I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

"I am the owner of the following described lots (herein the "lots):

Tract 1: Lot 2, Block 3, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 3, Block 3, Town of Manor, Manor, Travis County, Texas

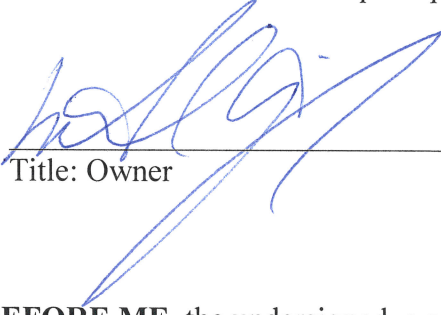
"For and in consideration of the approval to utilize the Lots as one building site, I bind the Lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with the then applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with the then applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the _____ day of _____, 201_, under the authority of the City Zoning Ordinance, Section 20, Chart 1, Note 2, approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. I have requested the right to build across the boundaries separating the Lots and to treat the Lots as one building site. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval. The Lots being treated as the outer boundaries of one lot for purposes of setbacks.

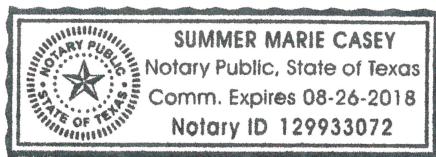
The permission to utilize the Lots as one building site is conditioned on the owner, being myself, and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. I hereby bind myself and all my

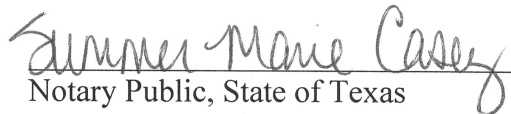
successors, assigns, executors and heirs to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots are brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing this covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.


Title: Owner

SWORN TO SUBSCRIBED TO BEFORE ME, the undersigned, a notary public, on this 5th day of December, 2017.




Notary Public, State of Texas

APPROVED AND AGREED:

_____,
Chairperson
Planning and Zoning Commission, City of Manor

After Recording Return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653-037