



JULIE LEONARD, PLACE 1  
JACOB HAMMERSMITH, PLACE 2  
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3  
LARRY WALLACE JR, PLACE 4  
LIAN STUTSMAN, PLACE 5  
KEITH MILLER, PLACE 6  
BILL MYERS, CHAIRPERSON, PLACE 7

## **PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA**

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WEDNESDAY, JUNE 13, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

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### **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.

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

### **CONSENT AGENDA**

- |  |                                       |
|--|---------------------------------------|
| 1. Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2 Sections 18, 22, 23, 25, 26, 27A, 27B and 28, five hundred and seventy-nine (579) single family lots on 146.85 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC. | Scott Dunlop,<br>Planning Coordinator |
| 2. Consideration, discussion, and possible action on Final Plat for Shadowglen Phase 2 Section 17, seventy-eight single family lots on 19.9 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC.   | Scott Dunlop,<br>Planning Coordinator |

## REGULAR AGENDA

- |  |                                      |
|--|--------------------------------------|
| 3. Consideration, discussion, and possible action on the May 9, 2018 Planning and Zoning Commission meeting minutes.   | Scott Dunlop<br>Planning Coordinator |
| 4. Consideration, discussion, and possible action on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12307 US Hwy 290 E, 10.00 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Ceilia Edwards. Owner: Odeen Hibbs.   | Scott Dunlop<br>Planning Coordinator |
| 5. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 3, one hundred and seventy-one (171) single family lots on 53.19 acres more or less, located near Bois D'Arc Road and Tower Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: West Elgin Development Corp.                               | Scott Dunlop<br>Planning Coordinator |
| 6. Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2 Sections 17, 21A, 21B, 24A and 24B, three hundred and forty-eight (348) single family lots on 99 acres more or less, located near Shadowglen Blvd and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC. | Scott Dunlop<br>Planning Coordinator |

## ADJOURNMENT

In addition to any executive session already listed above, the Planning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by <u>Texas Government Code</u> 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).
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## 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, June 8, 2018, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Lluvia Tijerina  
City Secretary

## 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](mailto:ltijerina@cityofmanor.org).*



AGENDA ITEM NO. <sup>1</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 13, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2 Sections 18, 22, 23, 25, 26, 27A, 27B and 28, five hundred and seventy-nine (579) single family lots on 146.85 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC.

---

### BACKGROUND/SUMMARY:

This plat 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 that the Planning Commission deny as submitted a Preliminary Plat for Shadowglen Phase 2 Sections 18, 22, 23, 25, 26, 27A, 27B and 28, five hundred and seventy-nine (579) single family lots on 146.85 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX.

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

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

FOR

**SHADOWGLEN - PHASE 2**

**SECTIONS 18, 22, 23, 25, 26, 27A, 27B, & 28**

**CITY OF MANOR, TRAVIS COUNTY, TEXAS**

## SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN - SECTION 18 (SHEET 1 OF 5)
4	PRELIMINARY PLAN - SECTION 22 & 23 (SHEET 2 OF 5)
5	PRELIMINARY PLAN - SECTION 25 & 26 (SHEET 3 OF 5)
6	PRELIMINARY PLAN - SECTION 27A, 27B & 28 (SHEET 4 OF 5)
7	PRELIMINARY PLAN - LOT AREAS, CURVE & LINE TABLES (SHEET 5 OF 5)
EX A	EXISTING DRAINAGE AEA MAP
EX B	PROPOSED DRAINAGE AEA MAP
EX C	PRELIMINARY INLET AREA MAP - SECTION 18 (SHEET 1 OF 4)
EX D	PRELIMINARY INLET AREA MAP - SECTIONS 22 & 23 (SHEET 2 OF 4)
EX E	PRELIMINARY INLET AREA MAP - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX F	PRELIMINARY INLET AREA MAP-SECTIONS 27A, 27B & 28 (SHEET 4 OF 4)
EX G	PRELIMINARY DRAINAGE CALCULATIONS - PHASE 18 (SHEET 1 OF 3)
EX H	PRELIMINARY DRAINAGE CALCULATIONS - PHASE 22-23 (SHEET 2 OF 3)
EX I	PRELIMINARY DRAINAGE CALCULATIONS - SECTION 25-28 (SHEET 3 OF 3)
EX J	PRELIMINARY WATER QUALITY PLAN
EX K	PRELIMINARY WATER QUALITY CALCULATIONS
EX L	PRELIMINARY WATER PLAN - SECTION 18 (SHEET 1 OF 4)
EX M	PRELIMINARY WATER PLAN - SECTIONS 22 & 23 (SHEET 2 OF 4)
EX N	PRELIMINARY WATER PLAN - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX O	PRELIMINARY WATER PLAN - SECTIONS 27A 27B & 28 (SHEET 4 OF 4)
EX P	PRELIMINARY WASTEWATER PLAN - SECTION 18 (SHEET 1 OF 4)
EX Q	PRELIMINARY WASTEWATER PLAN - SECTIONS 22 & 23 (SHEET 2 OF 4)
EX R	PRELIMINARY WASTEWATER PLAN - SECTIONS 25 & 26 (SHEET 3 OF 4)
EX S	WASTEWATER PLAN - SECTIONS 27A, 27B & 28 (SHEET 4 OF 4)

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
HONORABLE MAYOR RITA G. JONSE  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
WILLIAM MYERS, CHAIRPERSON

T.N.R. PERMIT APPLICATION #

BY: \_\_\_\_\_  
TRAVIS COUNTY T.N.R. CASE MANAGER

DATE \_\_\_\_\_



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

WARNING: CONTRACTOR IS TO  
VERIFY PRESENCE AND EXACT  
LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION.

PRELIMINARY PLANS FOR  
**SHADOWGLEN**  
PHASE 2  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

COVER SHEET

05/22/18

KHA PROJECT 069254501
DATE MAY 2018
SCALE: AS SHOWN
DESIGNED BY: BJB
DRAWN BY: RRJ
CHECKED BY: PMH

**Kimley»»Horn**

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JOLLYVILLE ROAD, AVALLON IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)  
TEXAS REGISTERED ENGINEERING FIRM F-928

# CIVIL CONSTRUCTION PLANS

CHECKED BY: PMH	KHA PROJECT NO. 069254501
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REVISIONS	DATE	BY
<b>SHADOWGLEN - PHASE 2</b>		

This document, together with the concepts and designs prepared for it, is intended only for the specific purpose and client for which it was prepared. Reproduction or use of this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

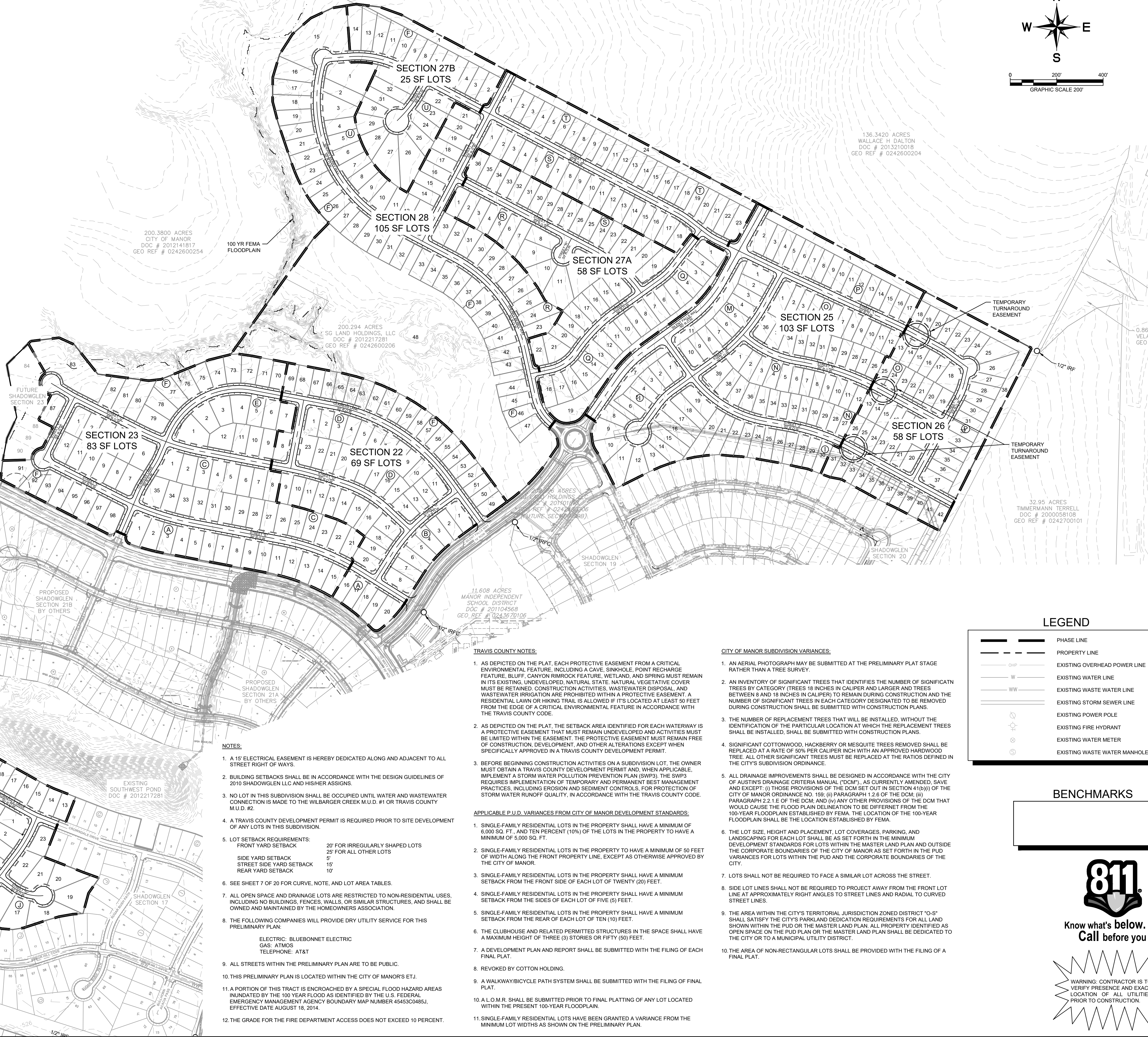
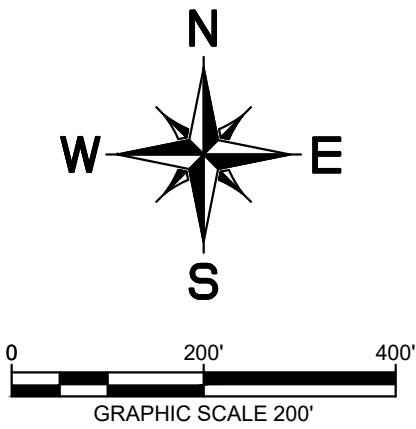


Plotted By: jasmann, Rene Date: May 22, 2018 11:46:17am File Path: K:\AUS Civil\069254501-Shadowglen Phase 2\02a Preliminary\PlanSheets\1C-Overall Preliminary Plan.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL INFORMATION:

TOTAL ACREAGE.....	146.85
LINEAR FEET OF 50' ROW.....	21,683
ACREAGE OF PUBLIC 50' ROW.....	25.17
LINEAR FEET OF 60' ROW.....	1,195
ACREAGE OF PUBLIC 60' ROW.....	1.66
NUMBER OF SINGLE FAMILY LOTS.....	565
ACREAGE OF SINGLE FAMILY LOTS.....	96.99
NUMBER OF OPEN SPACE & DRAINAGE LOTS.....	14
ACREAGE OF OPEN SPACE & DRAINAGE LOTS.....	23.01
TOTAL NUMBER OF LOTS.....	579

WATER SERVICE AND WASTEWATER SERVICE  
TO BE PROVIDED BY WILBARGER CREEK MUD  
NO. 1 AND TRAVIS COUNTY MUD NO. 2



TRAVIS COUNTY NOTES:

- AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR HIKING TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS:

- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT., AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT SIDE OF EACH LOT OF TWENTY (20) FEET.
- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE SIDES OF EACH LOT OF FIVE (5) FEET.
- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
- THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORIES OR FIFTY (50) FEET.
- A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.
- REVOKED BY COTTON HOLDING.
- A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
- A L.O.M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE BEEN GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

CITY OF MANOR SUBDIVISION VARIANCES:

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL (DCM), AS CURRENTLY AMENDED, SAVE AND EXCEPT: (i) THOSE PROVISIONS OF THE DCM SET OUT IN SECTION 41(b)(ii) OF THE CITY OF MANOR ORDINANCE NO. 159; (ii) PARAGRAPH 1.2.6 OF THE DCM; (iii) PARAGRAPH 2.2.1.E OF THE DCM; AND (iv) ANY OTHER PROVISIONS OF THE DCM THAT WOULD CAUSE THE FLOOD PLAIN DELINEATION TO BE DIFFERENT FROM THE 100-YEAR FLOODPLAIN ESTABLISHED BY FEMA. THE LOCATION OF THE 100-YEAR FLOODPLAIN SHALL BE THE LOCATION ESTABLISHED BY FEMA.
- THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANDSCAPING FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF MANOR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "O-S" SHALL SATISFY THE CITY'S PARKLAND DEDICATION REQUIREMENTS FOR ALL LAND SHOWN WITHIN THE PUD OR THE MASTER LAND PLAN. ALL PROPERTY IDENTIFIED AS OPEN SPACE ON THE PUD PLAN OR THE MASTER LAND PLAN SHALL BE DEDICATED TO THE CITY OR TO A MUNICIPAL UTILITY DISTRICT.
- THE AREA OF NON-RECTANGULAR LOTS SHALL BE PROVIDED WITH THE FILING OF A FINAL PLAT.

LEGEND

---	PHASE LINE
---	PROPERTY LINE
---CHP---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTE WATER LINE
---	EXISTING STORM SEWER LINE
○	EXISTING POWER POLE
○	EXISTING FIRE HYDRANT
○	EXISTING WATER METER
○	EXISTING WASTE WATER MANHOLE

BENCHMARKS



Know what's below.  
Call before you dig.

WARNING: CONTRACTOR IS TO  
VERIFY PRESENCE AND EXACT  
LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION.

**Kimley»Horn**

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759  
PHONE: 512-418-1771 FAX: 512-418-1791  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



05/22/18

KHA PROJECT	069254501
DATE	MAY 2018
SCALE	AS SHOWN
DESIGNED BY:	BJB
DRAWN BY:	RFJ
CHECKED BY:	PMH

OVERALL PRELIMINARY  
PLAN

PRELIMINARY PLANS FOR  
**SHADOWGLEN**  
PHASE 2  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

2

BY	
DATE	
REVISIONS	
No.	





AGENDA ITEM NO. <sup>2</sup>\_\_\_\_\_

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 13, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2 Section 17, seventy-eight single family lots on 19.9 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC.

---

### BACKGROUND/SUMMARY:

This plat 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 that the Planning Commission deny as submitted a Final Plat for Shadowglen Phase 2 Section 17, seventy-eight single family lots on 19.9 acres more or less, located near Misty Grove Blvd. and Shadowglen Trace, Manor, TX.

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

SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT

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.

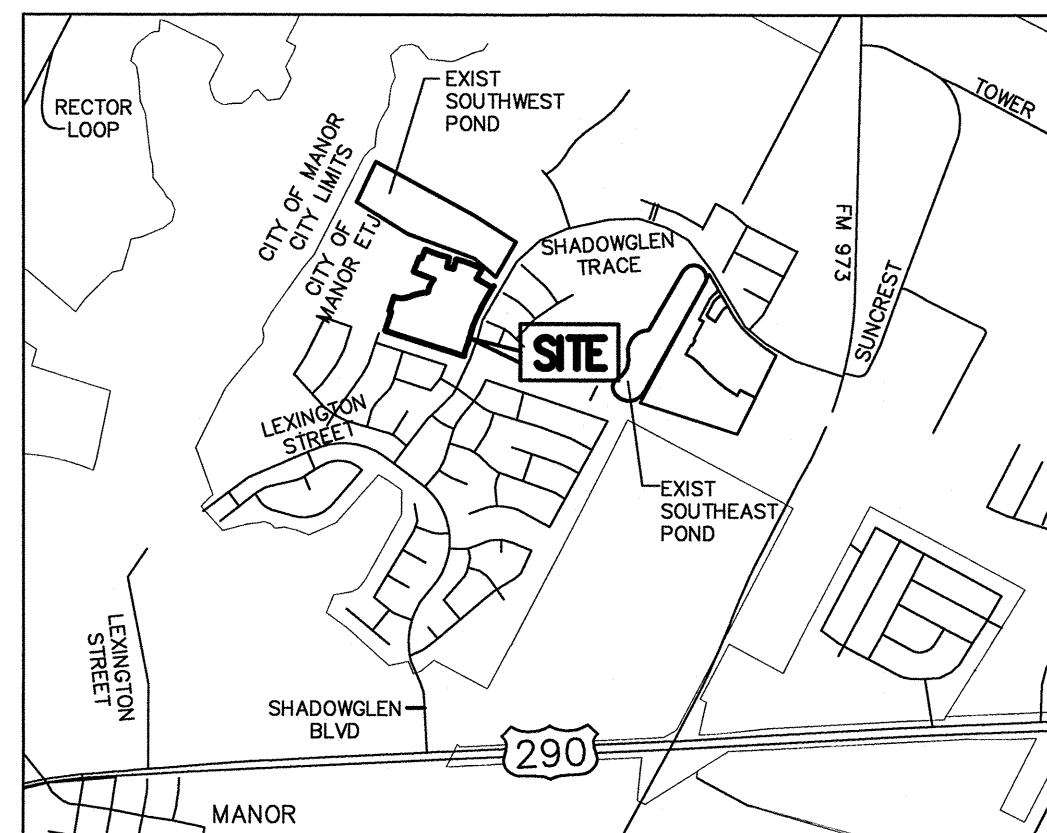
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

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.

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

ENGINEER:  
STANTEC CONSULTING  
SERVICE, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
PHONE (512) 328-0011  
FAX (512) 328-0325

SURVEYOR:  
STANTEC CONSULTING  
SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723  
PHONE (512) 328-0011  
FAX (512) 328-0325



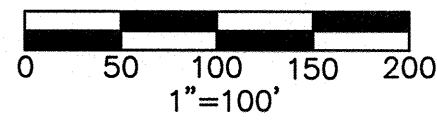
VICINITY MAP  
1"=2000'

SHADOWGLEN PHASE 2,  
SECTION 17 FINAL PLAT

A 78 LOT SUBDIVISION  
CONSISTING OF 19.990 ACRES  
DATE: MARCH, 2018  
PREPARED BY:

 **Stantec**  
1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
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# SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT



## ADJOINING OWNER NAMES:

SHADOWGLEN PHASE ONE, SECTION 5  
BLOCK U  
LOT 130 - KYSA CANE, LLC  
LOT 131 - DAVID & EMILY WYLIE  
LOT 132 - THOMAS & LEALA MANN  
BLOCK S  
LOT 17 - RAY & ROSE ROSS

SHADOWGLEN PHASE ONE, SECTION 4B  
BLOCK S  
LOT 2 - EMILY & CARLOS KUIER  
LOT 3 - MICHAEL & JENNIFER ORONA  
LOT 4 - DAVID A STAHL  
LOT 5 - COPPER TOWER, LLC  
LOT 6 - HOPETON HOMES, LLC  
LOT 7 - MARY K HAND  
LOT 8 - DONALD & AMY KING  
LOT 9 - ALBERT B HORN  
LOT 10 - KYLE & CLARE JONES  
LOT 11 - WILLIE & JANICE MURRY  
LOT 12 - RUTH HENNING  
LOT 13 - MARIO A DE LA GARZA  
LOT 14 - TEXAS STATE AFFORDABLE HOUSING CORPORATION  
LOT 15 - SCOTTA KENDALL  
LOT 16 - ANDREW SMITH  
LOT 144 OS - SG LAND HOLDINGS, LLC

SHADOWGLEN PHASE ONE, SECTION 3B  
BLOCK A  
LOT 135 - LIZETTE DAYWOOD  
LOT 136 - MICHAEL P HERNANDEZ  
LOT 137 - MITCHELL W ALBERTS  
LOT 138 - WILLIE J MADISON  
LOT 141 OS - SG LAND HOLDINGS, LLC

SHADOWGLEN PHASE 2, SECTION 14A  
BLOCK A  
LOT 1 - PHUONG & MARK JENKINS  
LOT 2 - ZACHARY & KAREN RUDING  
LOT 3 - P-A-M & FATIMA ABUSALI  
LOT 4 - JOANNE M STRYCHALSKI  
LOT 10 OS - SG LAND HOLDINGS, LLC  
BLOCK B  
LOT 1 - MATTHEW R PRADIA  
LOT 11 - NOT AVAILABLE  
LOT 12 - JASON R JOKERST  
LOT 26 - JAMES MORTENSON  
LOT 111 OS - SG LAND HOLDINGS, LLC

## GENERAL NOTES:

- COORDINATES SHOWN ARE GRID COORDINATES.
  - LOT SETBACK REQUIREMENTS - AS SHOWN
- 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 15 FT.

## ACREAGE OF OPEN SPACE LOTS:

BLOCK G  
LOT 78 OS = 2.337 ACRES  
BLOCK H  
LOT 8 OS = 0.203 ACRES  
TOTAL = 2.540 ACRES

## LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- <sub>CAP</sub> 1/2" IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
- OS OPEN SPACE
- P.O.B. POINT OF BEGINNING
- Ⓚ BLOCK
- ..... SIDEWALK
- Ⓜ116 ELEVATION BENCHMARK

## BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE SHADOWGLEN PROJECT VERTICAL DATUM (NGVD29). BENCHMARKS THAT WERE USED ARE NOTED ON THE PLAT OF SHADOWGLEN PHASE ONE SECTION 7 AS PREPARED BY CHAPARRAL PROFESSIONAL LAND SURVEYING INC AND AS LISTED BELOW:

BM 14: SQUARE FOUND CUT IN THE WEST SIDE OF THE CONCRETE BASE OF LCRA TRANSMISSION LINE STEEL POLE STRUCTURE NO. 68, LOCATED IN THE CENTERLINE OF AN EXISTING LCRA 100 FOOT WIDE EASEMENT AND BEING APPROXIMATELY ±227 FEET WEST OF THE CENTERLINE OF SHADOWGLEN TRACE BOULEVARD.  
ELEVATION = 526.16 (FOUND 526.09)(AS SHOWN)

BM 25: TRIANGLE FOUND CUT IN THE SOUTHEAST SIDE OF A CONCRETE APRON OF LCRA POWER POLE NO. 66, ±4200 FEET EAST OF REFLECTOR LOOP AND ±105 FEET NORTHEAST OF THE NORTHWEST CORNER OF LOT 100, BLOCK "U" SHADOWGLEN PHASE ONE SECTION 7.  
ELEVATION = 523.34 (NOT SHOWN)

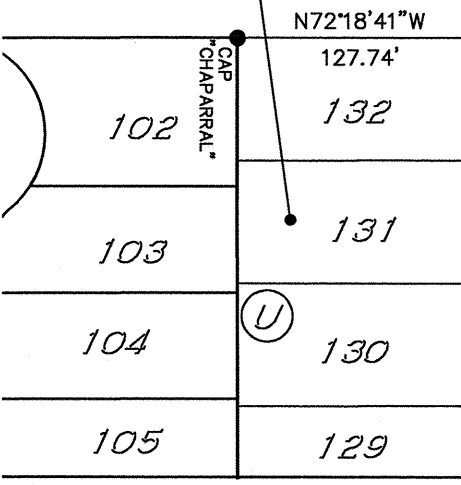
TBM 104: PK WITH "BURY" WASHER SET NEAR THE WEST EDGE OF SIDEWALK, WEST SIDE OF SHADOWGLEN TRACE, ±525 FEET NORTHEAST OF THE CENTERLINE OF ARBOR HILL COVE.  
ELEVATION = 532.62 (AS SHOWN)

## ACREAGE AND USAGE

NUMBER OF SINGLE FAMILY LOTS .....	76
NUMBER OF OPEN SPACE AND DRAINAGE LOTS .....	2
TOTAL NUMBER OF LOTS .....	78
ACREAGE OF SINGLE FAMILY LOTS .....	13.630 ACRES
ACREAGE OF OPEN SPACE & DRAINAGE LOTS .....	2.540 ACRES
ACREAGE OF PUBLIC RIGHT-OF-WAY .....	3.820 ACRES
TOTAL ACREAGE .....	19.990 ACRES

SHEET  
**2**  
OF 5

SHADOWGLEN PHASE ONE, SECTION 5, FINAL PLAT DOCUMENT NO. 200400310



## STREET SUMMARY

RIGHT-OF-WAY	WIDTH	LENGTH
ARBOR HILL COVE	50'	1036'
CROWDALE DRIVE	50'	898'
SUGAR BUSH PATH	50'	655'
BULLHORN ACACIA PASS	50'	618'
TOTAL LENGTH		3,207'

## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

## SHADOWGLEN PHASE 2, SECTION 17 FINAL PLAT

A 78 LOT SUBDIVISION  
CONSISTING OF 19.990 ACRES  
DATE: MARCH, 2018  
PREPARED BY:



1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
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JULIE LEONARD, PLACE 1  
JACOB HAMMERSMITH, PLACE 2  
RAUL HERNANDEZ, VICE-CHAIR, PLACE 3  
LARRY WALLACE JR, PLACE 4  
LIAN STUTSMAN, PLACE 5  
KEITH MILLER, PLACE 6  
BILL MYERS, CHAIRPERSON, PLACE 7

## **PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES**

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WEDNESDAY, MAY 9, 2018

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

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### **COMMISSIONERS:**

#### **PRESENT:**

Place 1: Julie Leonard  
Place 3: Raul Hernandez, Vice-Chair  
Place 4: Larry Wallace, Jr.  
Place 5: Lian Stutsman  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 2: Jacob Hammersmith

### **CITY STAFF PRESENT:**

Scott Dunlop, Planning Coordinator

### **CALL REGULAR SESSION TO ORDER**

Chairperson Myers announced a quorum and called the meeting to order at 6:34 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.

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

### **CONSENT AGENDA**

1. Consideration, discussion, and possible action on a Concept Plan for Lagos Phase 1 - 5, four hundred and ninety-two (492) lots on 173.2 acres more or less, located near the Scott Dunlop, Planning Coordinator

intersection of FM 973 (Lexington Street) and Brenham Street. Applicant: Kimley-Horn. Owner: Dwyer Realty Companies.

2. Consideration, discussion, and possible action on Final Plat for Presidential Heights Phase 4, one hundred and nine (109) single family lots on 38 acres more or less, located near the intersection of Bois D'Arc Road and Tower Road. Applicant: Kimley-Horn. Owner: West Elgin Development Corp.

Scott Dunlop,  
Planning Coordinator

**Motion to deny as submitted consent agenda items 1 and 2 by Commissioner Wallace, Seconded by Commissioner Miller. 6 – 0 to deny as submitted.**

## REGULAR AGENDA

3. Consideration, discussion, and possible action on the April 11, 2018 Planning and Zoning Commission meeting minutes.

Scott Dunlop  
Planning Coordinator

**Motion to approve the April 11, 2018 Planning and Zoning Commission meeting minutes by Commissioner Leonard. Seconded by Commissioner Stutsman. 6 – 0 to approve.**

4. Consideration, discussion, and possible action on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12511 US Hwy 290 E, 9.34 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Ceilia Edwards. Owner: Odeen Hibbs.

Scott Dunlop  
Planning Coordinator

**Motion to recommend approve by Commissioner Stutsman. Seconded by Commissioner Miller. 6 – 0 to recommend approval at the May 16<sup>th</sup> City Council meeting.**

5. Consideration, discussion, and possible action on Joined Lot Affidavit for Lot 4 and Lot 5, Block 71 Town of Manor, locally known as 501 North Lockhart Street. Applicant: Jose Suarez. Owner: Jose Suarez.

Scott Dunlop  
Planning Coordinator

**Motion to approve by Commissioner Leonard. Seconded by Commissioner Stutsman. 6 – 0 to approve.**

## ADJOURNMENT

**Motion to adjourn by Commissioner Miller. Seconded by Commissioner Stutsman. 6 – 0 to adjourn at 6:42 PM.**

---

Bill Myers  
Chairperson

---

Scott Dunlop  
Planning Coordinator



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 13, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12307 US Hwy 290 E, 10.00 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2). Applicant: Ceilia Edwards. Owner: Odeen Hibbs.

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### BACKGROUND/SUMMARY:

This item was originally presented and approved but the address provided on the application was incorrect. Prior to Council action the item was withdrawn and resubmitted with the correct information.

This property was annexed in September 2017 so the default zoning applied was interim agricultural so the property owner would like to rezone it to Medium Commercial C-2.

PRESENTATION: ☐ YES ☒ NO

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

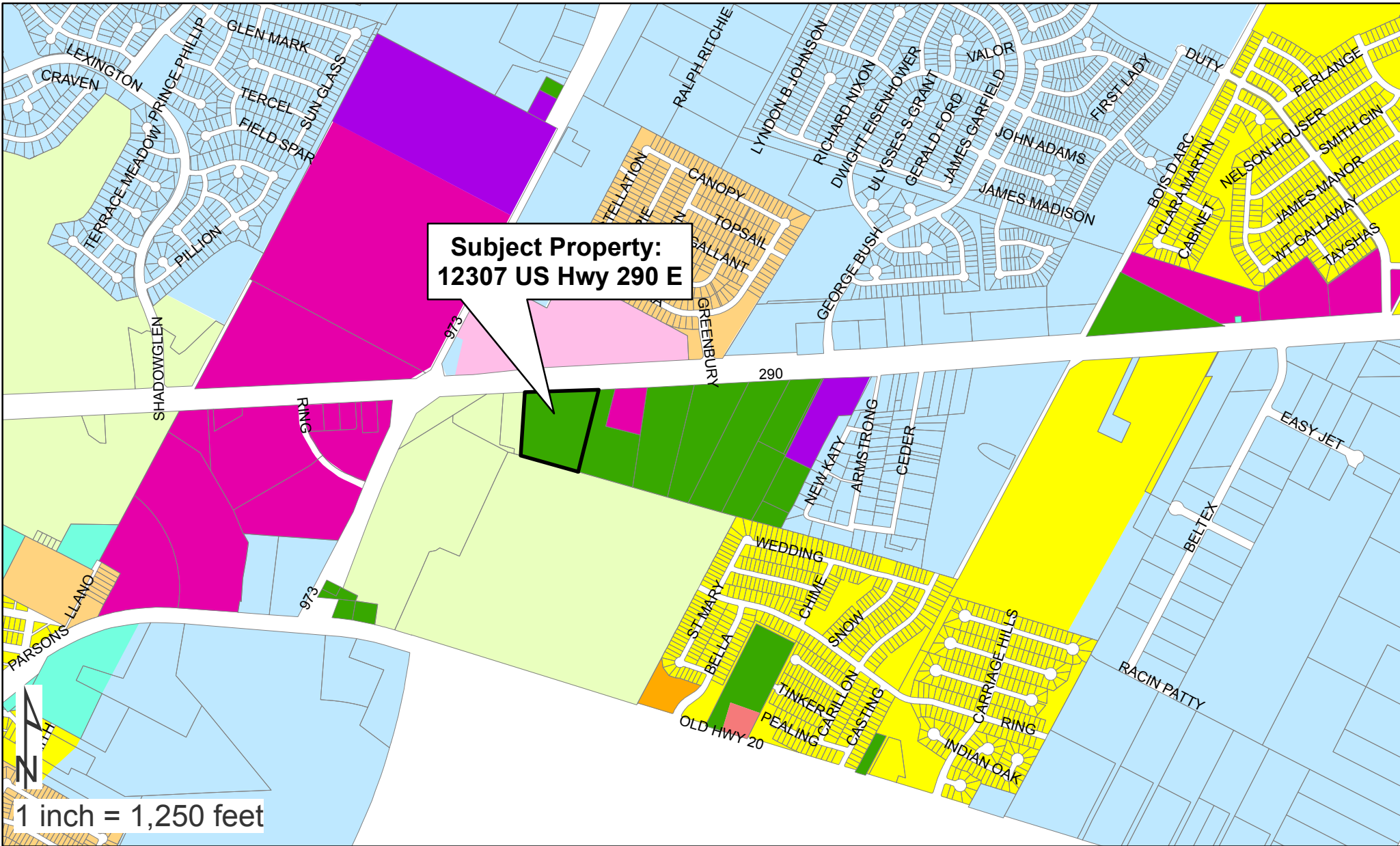
Rezoning Map  
Notice Letter  
Notified Property owners

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Rezoning Application for Abstract 315, Survey 63 Gates G, locally known as 12307 US Hwy 290 E, 10.00 acres more or less, from Interim Agricultural (A) to Medium Commercial (C-2).

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



# **Proposed Zoning:** **C-2 Medium Commercial**

*Current Zoning District:*  
*Interim Agricultural (A)*

Zone		DB - Downtown Business District
R-1 - Single Family		NB - Neighborhood Business
R-2 - Single Family		IN-1 - Light Industrial
R-3 - Multi Family		IN-2 - Heavy Industrial
R-4 - Multi Family Special		I - Institutional
M-1 - Manufactured Housing		PUD - Planned Unit Development
M-2 - Manufactured Housing Park		A - Agricultural
C-1 - Light Commercial		Manor ETJ
C-2 - Medium Commercial		





May 22, 2018

RE: 12307 US Hwy 290 East Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting a public hearing to consider a rezoning request for 12307 US Hwy 290 East. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

**Consideration, discussion and possible action on a rezoning request for Abstract 315, Survey 63 Gates G, 10 acres more or less, locally known as 12307 US Hwy 290 East from Interim Agricultural (A) to Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on June 13, 2018 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on June 20, 2018 AND June 27, 2018 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. You may address any comments to me at the address or phone number listed below. Any communications I receive will be made available to Commission and Council members during the discussion of this item. For your convenience, my email address is [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)

Sincerely,

Scott Dunlop  
Planning Coordinator  
512-272-5555 ext. 5

CUBE HHF LP  
5 OLD LANCASTER RD  
MALVERN, PA 19355-2132

MANOR PLAZA LLC  
1150 CR 126  
GEORGETOWN, TX 78626-2454

GREENVIEW DEVELOPMENT GREENBURY  
L P  
501 VALE ST  
AUSTIN, TX 78746-5732

RIVERA MAGARITO JR & JANIE R  
12601 US HIGHWAY 290 E  
MANOR, TX 78653-4520

BLUEBONNET ELECTRIC COOPERATIVE INC  
PO BOX 260888  
PLANO, TX 75026-0888

TIMMERMANN TERRELL  
PO BOX 4784  
AUSTIN, TX 78765-4784



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 13, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

---

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Presidential Heights Phase 3, one hundred and seventy-one (171) single family lots on 53.19 acres more or less, located near Bois D'Arc Road and Tower Lane, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: West Elgin Development Corp.

---

### 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 that the Planning Commission approve a Final Plat for Presidential Heights Phase 3, one hundred and seventy-one (171) single family lots on 53.19 acres more or less, located near Bois D'Arc Road and Tower Lane, Manor, TX.

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





SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS PHASE 3

BEING 15.259 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
APRIL 18, 2018

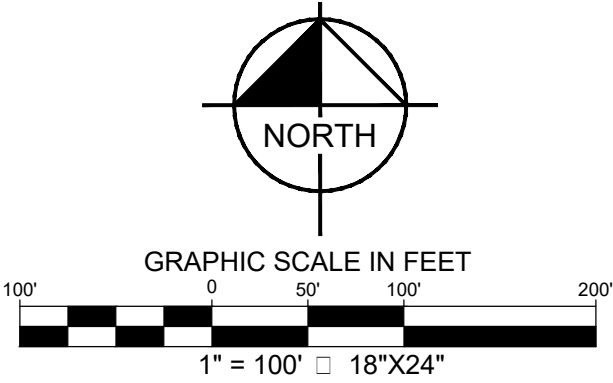
Kimley»Horn

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

**OWNER/DEVELOPER:**  
WEST ELGIN DEVELOPMENT CORPORATION,  
A TEXAS CORPORATION  
9900 U.S. HIGHWAY 290 E.  
MANOR TEXAS, 78653-9720  
PH: (512) 327-7415  
CONTACT: DANNY BURNETT

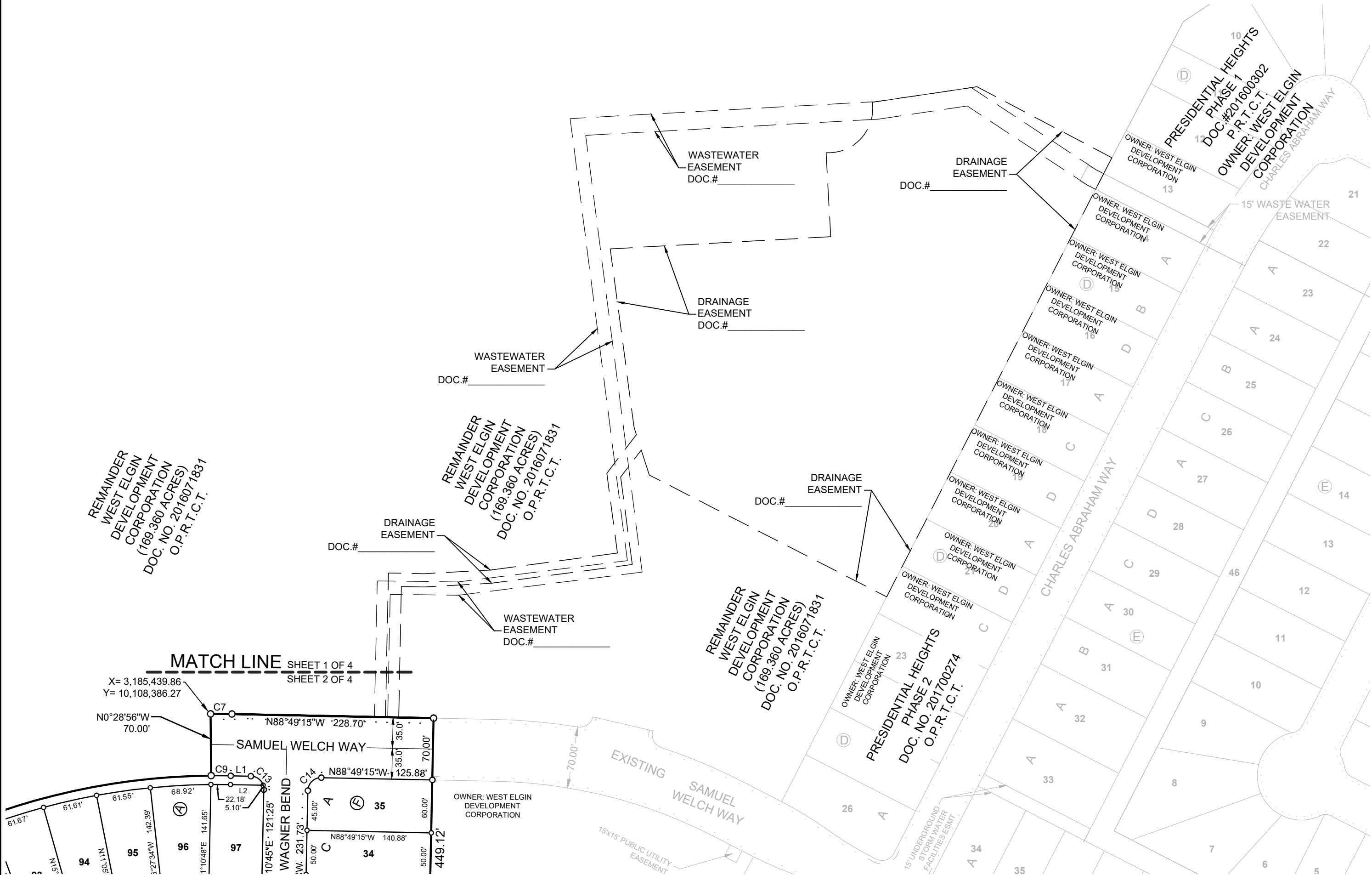
BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
A	98	PRIVATE PARK FACILITY AND PUBLIC UTILITIES	HOA



LEGEND	
5/8" IRF	5/8" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
60d	60d NAIL FOUND
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
P.U.E.	PUBLIC UTILITY EASEMENT
BL	BUILDING SET BACK LINE
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
- - - - -	SIDEWALK
A, B, C, D	BUILDING SETBACK BY LOT TYPE (SEE DETAIL)
P.O.C.	POINT OF CURVE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.T.	POINT OF TANGENT
- - - - -	PHASE AND MATCH LINE

LOT SUMMARY TABLE PHASE 3					
TYPE	A	B	C	D	TOTAL
PHASE 3	24	11	16	10	61

MINIMUM LOT WIDTH	60 FT	50 FT	30 FT (CUL-DE-SAC)	TOTAL
PHASE 3	8	51	2	61



SUBDIVISION PLAT ESTABLISHING

# PRESIDENTIAL HEIGHTS

## PHASE 3

BEING 15.259 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

APRIL 18, 2018

BENCH MARK LIST
TBM #3 - RAILROAD SPIKE FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF TOWER ROAD WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF BOIS D ARC ROAD, NEXT TO A FIBER OPTIC MARKER, ELEVATION 552.94 FEET

Kimley»Horn

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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

OWNER/DEVELOPER:  
WEST ELGIN DEVELOPMENT CORPORATION,  
A TEXAS CORPORATION  
9900 U.S. HIGHWAY 290 E,  
MANOR TEXAS, 78653-9720  
PH: (512) 327-7415  
CONTACT: DANNY BURNETT

LEGAL DESCRIPTION:

A Metes and Bounds description of a 15.259 acre (664,691 square feet) tract of land located in the Greenbury Gates Survey Number 63, Abstract Number 315, Travis County, Texas, and being a portion of that certain called 169.360 acre tract, conveyed to West Elgin Development Corporation, as recorded under Document Number 2016071831, Official Public Records of Travis County Texas; said 15.259 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod with “KHA” cap set on the northeasterly right of way line of Tower road; said rod being the westerly corner of Presidential Heights Phase 2, plat of which is recorded in Document Number 201700274, Official Public Records of Travis County; same marking the southerly corner of herein describe tract;

THENCE, along the northeasterly right of way line of Tower road, the following two (2) courses and distances:

- North 64°12'39" West, 301.48 feet to a ½ inch iron rod found;
- North 62°53'44" West, 556.64 feet to a ½ inch iron rod set with “KHA” cap, for the southwesterly corner of herein described tract;

THENCE, crossing, and into said portion of that certain called 169.360 acre tract the following five (5) courses and distances:

- North 27°05'52" East, 203.07 feet to a ½ inch iron rod set with “KHA” cap for a point of curvature;
- in a northeasterly direction, along a tangent curve to the right, a central angle of 62°25'12", a radius of 765.00 feet, a chord bearing and distance of North 58°18'28" East, 792.81 feet, and a total arc length of 833.42 feet to a ½ inch iron rod set with “KHA” cap on the southerly right of way line of Samuel Welch Way, (70' R.O.W.);
- North 0°28'56" West, 70.00 feet crossing said Samuel Welch Way right of way to a ½ inch iron rod set with “KHA” cap on the northerly right of way line of said Samuel Welch Way for a point of curvature;
- in a southeasterly direction along said northerly right of way of Samuel Welch Way a non-tangent curve to the right, a central angle of 1°39'42", a radius of 835.00 feet, a chord bearing and distance of South 89°39'05" East, 24.21 feet, and a total arc length of 24.21 feet to a ½ inch iron rod with “KHA” set for corner;
- South 88°49'15" East, 228.70 feet to a ½ inch iron rod with “KHA” set for the most westerly-northwesterly corner of said Presidential Heights Phase 2;

THENCE, along the westerly line of said Presidential Heights Phase 2, the following four (4) courses and distances:

- South 1°10'45" West, 449.12 feet to a point for corner;
- South 27°05'52" West, 289.27 feet to a point for corner;
- South 64°12'16" East, 47.94 feet to a point for corner;
- South 25°47'44" West, 355.19 feet to the POINT OF BEGINNING and containing 15.259 acres of land in Travis County, Texas.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C6	89°59'36"	15.00'	23.56'	S17°53'56"E	21.21'
C7	1°39'42"	835.00'	24.21'	S89°39'05"E	24.21'
C8	62°25'12"	765.00'	833.42'	S58°18'28"W	792.81'
C9	1°39'42"	765.00'	22.18'	N89°39'05"W	22.18'
C10	64°04'53"	755.00'	844.41'	S59°08'18"W	801.09'
C13	90°00'00"	15.00'	23.56'	N43°49'15"W	21.21'
C14	90°00'00"	15.00'	23.56'	S46°10'45"W	21.21'
C15	91°08'22"	15.00'	23.86'	N46°44'57"E	21.42'
C16	88°41'44"	15.00'	23.22'	S43°10'07"E	20.97'
C17	60°37'10"	618.16'	654.02'	S62°00'33"W	623.94'
C18	61°20'40"	568.16'	608.31'	S61°48'41"W	579.67'
C19	95°20'37"	15.00'	24.96'	N16°31'58"W	22.18'
C20	49°39'49"	15.00'	13.00'	N56°31'52"E	12.60'
C21	197°35'15"	50.00'	172.43'	S17°25'51"E	98.82'
C22	52°01'12"	15.00'	13.62'	S89°47'08"W	13.16'
C23	90°00'00"	15.00'	23.56'	S70°47'44"W	21.21'
C24	90°00'00"	15.00'	23.56'	S19°12'16"E	21.21'
C25	24°36'59"	301.50'	129.54'	N13°29'15"E	128.54'
C26	24°36'59"	251.50'	108.05'	N13°29'15"E	107.22'
C71	62°47'16"	448.16'	491.12'	S61°51'47"W	466.91'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°49'15"W	22.82'
L2	S88°49'15"E	36.96'
L3	S01°10'45"W	30.47'

PRESIDENTIAL HEIGHTS PHASE 3  
GENERAL INFORMATION:

TOTAL ACREAGE.....15.259 ACRES

LINEAR FOOT OF 50’ ROW.....2,159’

LINEAR FOOT OF 70’ ROW.....252’

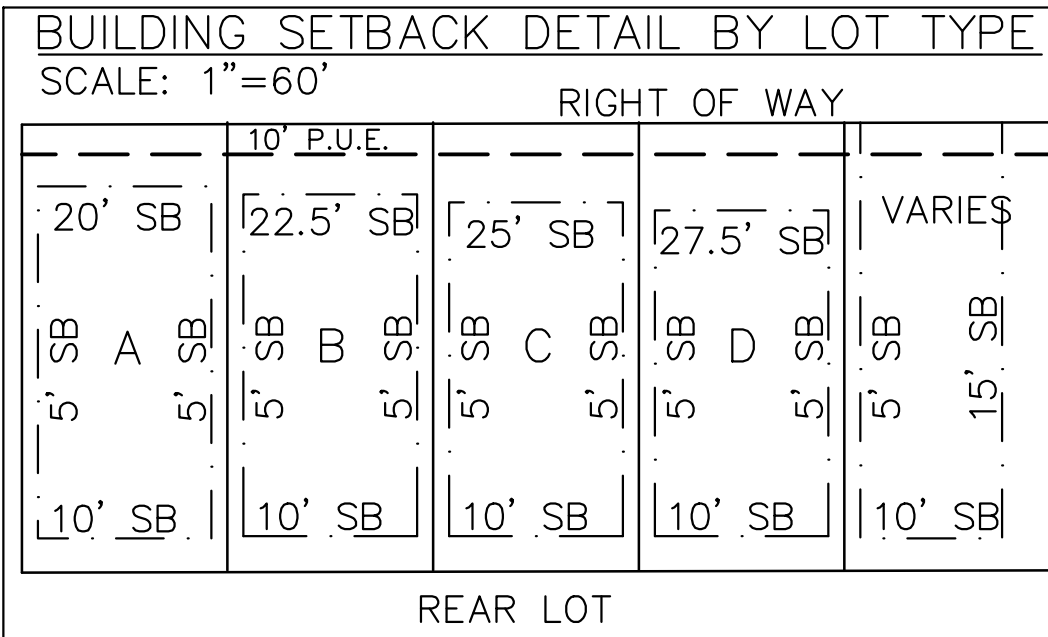
NUMBER OF SINGLE FAMILY LOTS.....61

ACREAGE OF RESIDENTIAL LOTS.....11.049 ACRES

NUMBER OF NON–RESIDENTIAL LOTS.....1

ACREAGE OF NON–RESIDENTIAL LOTS.....0.696 ACRES

TOTAL NUMBER OF LOTS.....62



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

WHEREAS, WEST ELGIN DEVELOPMENT CORPORATION., A TEXAS CORPORATION, THE OWNER OF 15.259 ACRE TRACT OF LAND IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2016071831, 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 "PRESIDENTIAL HEIGHTS PHASE 3 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 15.259 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "PRESIDENTIAL HEIGHTS PHASE 3 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, 2018,

BY: \_\_\_\_\_  
WEST ELGIN DEVELOPMENT CORPORATION,  
A TEXAS CORPORATION  
PETER A. DWYER  
PRESIDENT  
9900 U.S. HIGHWAY 290 E  
MANOR, TEXAS 78653-9720

THE STATE OF TEXAS                    )(  
COUNTY OF TRAVIS                    )(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER A. DWYER KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

\_\_\_\_\_  
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 \_\_\_\_\_, 2018, 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, JOSHUA W. MIKSCH, 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.

\_\_\_\_\_  
JOSHUA W. MIKSCH, P.E.  
REGISTERED PROFESSIONAL ENGINEER No. 122089  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759

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

\_\_\_\_\_  
JOHN G. MOSIER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6330 – STATE OF TEXAS  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
Ph. 210-321-3402  
greg.mosier@kimley-horn.com

SUBDIVISION PLAT ESTABLISHING

PRESIDENTIAL HEIGHTS  
PHASE 3

BEING 15.259 ACRES OF LAND, IN THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315 CITY OF MANOR IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 169.360 ACRE TRACT, CONVEYED TO WEST ELGIN DEVELOPMENT CORPORATION, IN DOCUMENT NUMBER 2016071831 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
APRIL 18, 2018

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.  
APPROVED: \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.  
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

MUNICIPAL UTILITY DISTRICT:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT.

DATE \_\_\_\_\_ KENNETH SCHROEDER, P.E. M.U.D. ENGINEER  
SCHROEDER ENGINEERING COMPANY

GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. 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. PRESIDENTIAL HEIGHTS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") WILL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 98 OF BLOCK A. THE HOA WILL OPERATE AND MAINTAIN ANY PUBLIC PARK FACILITIES AND SURFACE DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE LICENSE AGREEMENTS APPLICABLE TO SUCH LOTS AS EXECUTED PURSUANT TO THE REVISED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, BETWEEN WEST ELGIN DEVELOPMENT CORPORATION, AND THE CITY OF MANOR. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS UNDER DOCUMENT NUMBER 2016184552. THE OBLIGATION OF THE HOA TO MAINTAIN THE TWO LOTS TO BE CONVEYED TO THE CITY OF MANOR WILL TERMINATE IF THE LICENSE AGREEMENTS APPLICABLE TO THEM AND EXECUTED BY THE CITY OF MANOR AND HOA ARE EVER TERMINATED.
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 PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH 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 COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT NUMBER 2016167420 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
13. 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.
14. VARIANCES HAVE BEEN GRANTED FROM ORDINANCE 263 OF THE CITY OF MANOR, TEXAS PURSUANT TO EXHIBIT F OF THE REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, BETWEEN PRESIDENTIAL GLEN LTD., WEST ELGIN DEVELOPMENT CORPORATION AND THE CITY OF MANOR.
15. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
16. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.
17. ALL LOTS WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION, WITH ½" IRON RODS WITH "KHA" CAP UNLESS OTHERWISE NOTED.



Date: Tuesday, March 13, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2017-P-1101-FP  
Job Address: , Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Presidential Heights Ph. 3 Final Plat (*Final Plat*) submitted by and received on May 22, 2018, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.
3. Add the required note to the final plat:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), 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.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate



system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

7. Matchlines should be shown on the plat sheets for clarification.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right-of-way on the plat.

9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.

10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.

12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.

14. Additional comments may be generated upon completion of review of the final plat by the City Attorney.

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

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

Thank you,



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



April 23, 2018

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

**RE: Presidential Heights Phases 3 & 4 – Final Plat – 1<sup>st</sup> Review  
Permit No. 2017-P-1101-FP  
Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jaeco's review, dated March 13, 2018. The original comments have been included below for reference. Kimley-Horn responses are listed in [blue](#).

**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](mailto:pgray@jaeco.net).

[Please note that per discussions with Scott Dunlop at the City of Manor, the final plat for Phases 3 and 4 is being split into two separate plats, each phase representing their own final plat document. For the purposes of this resubmittal and Permit No. 2017-P-1101-FP, this comment response and submittal will be for Presidential Heights Phase 3 on its own, and a separate Phase 4 final plat submittal will be uploaded to MyPermitNow at a later date. Along with the Phase 3 final plat, two separate easement dedication documents are also being submitted for approval and signature, a WW Easement and a Drainage Easement. These easements contain the public infrastructure necessary to serve Phase 3 on its own, and should allow Phase 3 to be approved and accepted by the City of Manor, prior to the full completion of Phase 4 Improvements.](#)

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

[Response: The location map has been scaled to 1"=2000'.](#)

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.

[Response: All owner's names, deeds or plat information, and the property lines of properties located within three hundred feet of the subdivision boundary are now shown.](#)

3. Add the required note to the final plat:

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

DAY OF \_\_\_\_\_, 20\_\_\_\_.

**Response: The note has been added as note #16 on Sheet 4.**

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), 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 coordination with Dolores Huerta at Travis County 911 Addressing regarding street name approved and reservation has been provided.**

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

**Response: The location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records are shown. The existing right of way width is shown as well.**

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

**Response: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner are accurately described on the plat and rotated to the state plan coordinate system. X and Y coordinates have been identified for four property corners.**

7. Matchlines should be shown on the plat sheets for clarification.

**Response: Matchlines are shown on the plat sheets.**

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right-of-way on the plat.

**Response: Proposed location of sidewalks are shown as dotted lines inside the proposed right-of-way on the plat.**

9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.

**Response: Noted.**

10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

**Response: A copy of the existing deed restrictions and covenants recorded under Doc. No. 2016167420 have been provided with this submittal.**

11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.

**Response: Tax certificates have been provided with this submittal.**

12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.

**Response: The date is shown on the final plat.**

13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.

**Response: These lots are located within Phase 4 and have been removed from the boundary of this Phase 3 Plat.**

14. Additional comments may be generated upon completion of review of the final plat by the City Attorney.

**Response: Noted.**



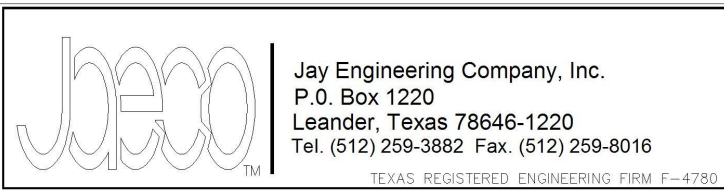
Please feel free to contact me should you require additional information or have questions. I can be reached at [josh.miksch@kimley-horn.com](mailto:josh.miksch@kimley-horn.com) or via telephone at (512) 410-7737.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Josh W. Miksch". The signature is written in a cursive, flowing style.

Josh Miksch, P.E.  
Program Manager



Date: Friday, May 18, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2017-P-1101-FP

Job Address: , Manor 78653

Dear Kevin Burks,

The subsequent submittal of the Presidential Heights Ph. 3 Final Plat submitted by and received on May 22, 2018, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~

~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v), the owner's names and the property lines of property located within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be shown on the final plat.~~

~~3. Add the required note to the final plat:~~

~~THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:-  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.~~

**4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), 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. Upon review of documentation provided from Travis County 911 Arthur Vandenburg Way has NOT been approved for use.**

~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(iii), the location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~7. Matchlines should be shown on the plat sheets for clarification.~~

**8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right-of-way on the plat.**

~~9. Note that If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with Subdivision Ordinance 263B.~~

~~10. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(iv), a copy of the deed restrictions or covenants should be provided, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid is required to be submitted with the final plat.~~

~~12. City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinances 263B Section 24 (c)(1)(ii) requires the date be shown on the final plat.~~

~~13. In accordance with the parkland dedication section of the City's code of ordinances, Lot 61 Block I and Lot 2 Block T need to be conveyed to the City via Special Warranty Deed. The warranty deed will need to be recorded at the same time or prior to the plat recordation.~~

~~14. Additional comments may be generated upon completion of review of the final plat by the City Attorney.~~

**15. The following comments are for the proposed Drainage and Water Quality Facilities Easement (comments revised on May 18, 2018):**

**a. Remove the line located between County of Travis and the Date.**

**b. The first paragraph should read: ...non-exclusive drainage and water quality facilities easement ("The Easement") in, over, under....**

**c. Note 1 - the word easement should not be capitalized (The Easement).**

**d. Note 1 - part (a) delete by Grantor from the sentence.**

**e. At the end of Note 4(a) delete the period and add a semicolon.**

**f. Update part (d) of Note 4 to read: To the extent that it becomes necessary for Grantee in the exercise of any rights hereunder to disturb, excavate or otherwise damage any streets, roads, curbs gutters or other surface improvements as required by City Ordinance within the Easement Property, Grantee shall solely be responsible for restoration of such surface improvements.**

**16. The following comments are for the proposed Wastewater Easement (comments revised May 18, 2018):**

**a. Remove the line located between County of Travis and the Date.**

**b. The first paragraph should read: ...non-exclusive wastewater easement ("The Easement") in, over, under....**

**c. Update part (d) of Note 4 to read: To the extent that it becomes necessary for Grantee in the exercise of any rights hereunder to disturb, excavate or otherwise damage any streets, roads, curbs gutters or other surface improvements as required by City Ordinance, within the Easement Property, Grantee shall solely be responsible for restoration of such surface improvements.**

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

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

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being more prominent than the last name "Gray".

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





May 21, 2018

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

**RE: KHA Project No. 069241701**  
**Project Name: Presidential Heights Phase 3**  
**Permit No. 2017-P-1101-FP**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to the above referenced project, dated May 17, 2018. Only comments that need to be addressed have been included for reference. All Kimley-Horn responses are listed below in **blue**.

#### 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](mailto:pgray@jaeco.net).

**4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), 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. Upon review of documentation from Travis County 911 Arthur Vandenburg Way has NOT been approved for use.**

**Response: An email from Travis County 911 addressing has been included in this submittal demonstrating that the street names proposed on the Final Plat are not duplicated within the County.**

**8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii), the proposed location of sidewalks for each street are to be shown as dotted lines inside the proposed right-of-way on the plat.**

**Response: This comment has been cleared. The proposed location of sidewalks on each street are shown with dotted lines inside the proposed right-of-way.**

**15. The following comments are for the proposed Drainage and Water Quality Facilities Easement:**

**a. Remove the line located between County of Travis and the Date.**

**Response: The line has been removed.**

b. Note 1 – the word easement should not be capitalized (The Easement).

**Response: The word easement has been changed and is not capitalized.**

c. In part (b) of note 1 update the note to read (b) drainage and detention of natural storm water in, over, under, through and across the Easement Property, collectively the “Easement.”

**Response: The note has been updated.**

d. At the end of Note 4(a) delete the period and add a semicolon.

**Response: A semicolon has been added.**

e. Update part (d) of Note 4 to read: To the extent that it becomes necessary for Grantee in the exercise of any rights hereunder to disturb, excavate or otherwise damage any streets, roads curbs, gutters or other surface improvements as required by City Ordinance within the Easement property, Grantee shall solely be responsible for restoration of such surface improvements.

**Response: The note has been updated.**

16. The following comments are for the proposed Wastewater Easement:

a. Remove the line located between County of Travis and the Date.

**Response: The line has been removed between County of Travis and the Date.**

b. In Note 1 update the note to read: The Easement expressly granted herein is for the purpose of operation, use, maintenance, repair, inspection, replacement, and restoration of wastewater facilities, including without limitation wastewater lines and other related fixtures, appurtenances, equipment, and fittings incidental thereto, that are installed, constructed or placed within the Easement Property by Grantor (collectively, the “Facilities”), together with a right of ingress and egress to and from same, in, over, under, through and across the Easement Property, the "Easement".

**Response: The note has been updated.**

c. Update part (d) of Note 4 to read: To the extent that it becomes necessary for Grantee in the exercise of any rights hereunder to disturb, excavate or otherwise damage any streets, roads, curbs gutters or other surface improvements as required by City Ordinance, within the Easement Property, Grantee shall solely be responsible for restoration of such surface improvements.

**Response: The note has been updated.**

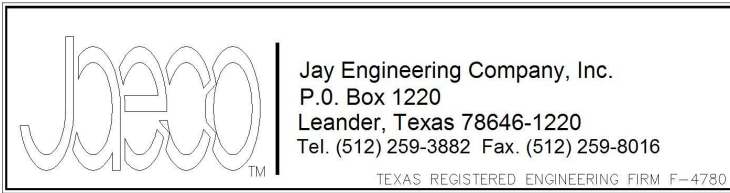
Should you have any questions, please feel free to contact me using the information within my signature.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Josh Miksch, P.E.  
Josh.miksch@kimley-horn.com  
(512) 418-1771



Date: Tuesday, May 29, 2018

Kevin Burks

kevin.burks@kimley-horn.com

Permit Number 2017-P-1101-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 May 22, 2018, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 13, 2018

PREPARED BY: Scott Dunlop, Planning Coordinator

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for Shadowglen Phase 2 Sections 17, 21A, 21B, 24A and 24B, three hundred and forty-eight (348) single family lots on 99 acres more or less, located near Shadowglen Blvd and Shadowglen Trace, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: SG Land Holdings, LLC.

---

### 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

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Preliminary Plat for Shadowglen Phase 2 Sections 17, 21A, 21B, 24A and 24B, three hundred and forty-eight (348) single family lots on 99 acres more or less, located near Shadowglen Blvd and Shadowglen Trace, Manor, TX.

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



200.294 ACRES  
SG LAND HOLDINGS LLC  
DOC # 2012217281  
GEO REF # 0242600206

100 YR FEMA  
FLOODPLAIN

TEMPORARY TURNAROUND  
EASEMENT

21B

21A

SECTION 21B

SECTION 21A

EXISTING POND  
DOC # 2012217281

20' STM ESMT

SECTION 17

17

SHADOWGLEN  
SECTION 49  
DOC # 200300345

SHADOWGLEN  
SECTION 5  
DOC # 200400310

11.004 ACRES  
MANOR INDEPENDENT  
SCHOOL DISTRICT  
DOC # 201104589  
GEO REF # 0243670106

SHADOWGLEN  
SECTION 1481  
DOC # 01046069

SHADOWGLEN  
SECTION 144  
DOC # 200600331

SHADOWGLEN  
SECTION 18

SHADOWGLEN  
SECTION 24  
DOC # 201040310

SHADOWGLEN  
SECTION 10  
DOC # 200600387

SHADOWGLEN  
SECTION 1482  
DOC # 201500234

EXISTING  
SOUTHEAST POND  
DOC # 2006012271

15' STM ESMT

24B

SECTION 24B

SECTION 24A

24A

REOWNER OF  
94.450 ACRES  
SG LAND HOLDINGS, LLC  
DOC # 2012217281  
GEO REF # 0241670332

76.450 ACRES  
BUILTUP FAMILY  
PARTNERSHIP LTD  
VOL. 12271, PG. 872  
GEO REF # 0231621001

#### ABBREVIATIONS

- OS OPEN SPACE
- DE DRAINAGE EASEMENT LOT





**Stantec Consulting Services Inc.**  
221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016  
File: 112221-10003

**Attention: Mr. Tom Bolt**  
City of Manor  
Development Services  
105 East Eggleston Street  
Manor, Texas 78653

Dear Mr. Bolt,

**Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan**

## **INTRODUCTION**

The proposed "Shadowglen Phase 2 – Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ±120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

## **FEMA FLOODPLAIN**

The Project is located within the Willbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

## **WATER**

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

**Design with community in mind**



April 13, 2016  
Mr. Tom Bolt  
Page 2 of 2

**Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan**

## **WASTEWATER**

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

## **ROADWAY**

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

## **DRAINAGE, DETENTION AND WATER QUALITY**

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

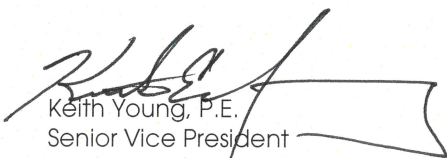
Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

**STANTEC CONSULTING SERVICES INC.**



Keith Young, P.E.  
Senior Vice President  
Phone: 512.328.0011  
Fax: 512.328.0325  
Keith.Young@stantec.com

**Design with community in mind**

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220  
Leander, TX 78646

(512) 259-3882  
Fax 259-8016

Texas Registered Engineering Firm F-4780

April 27, 2016

Mr. Tom Bolt  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: First Preliminary Plat Review for  
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B  
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

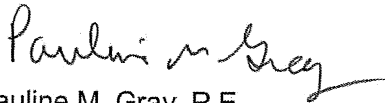
The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.  
Scott Dunlop – City of Manor

PN: 100-734-10







**Stantec Consulting Services Inc.**  
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 7, 2016  
File: 222010426

**Attention: Mr. Tom Bolt**  
City of Manor  
Development Services  
105 East Eggleston Street  
Manor, Texas 78653

Dear Mr. Bolt,

**Reference: Comment Response**  
**Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan**

This is our response to comments received from your office on April 27, 2016. We have reviewed these comments and respond in the following manner:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.

**Note revised.**

2. The submittal date on the cover reads January 2016.

**Submittal date corrected.**

3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.

**Existing ponds labeled. Section 18 removed from this preliminary plat.**

4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.

**Service providers corrected on sheet.**

5. Elevations should be labeled on all topography shown on the plan sheets.

**Elevations labeled on all plan sheets.**



September 7, 2016  
Mr. Tom Bolt  
Page 2 of 3

**Reference: Comment Response**

6. The boundary of Section 21A is unclear on Sheet 4.

**Section boundary clarified.**

7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.

**Table revised to show correct lots.**

8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.

**Area O4 drains south towards the pond outfall. Areas O5 and O6 drain west directly into the pond.**

9. The STM easements should be clearly shown on Exhibit C.

**Storm easements removed due to being in open space/drainage easement lots.**

10. On Exhibit E the existing storm sewer outlet to the pond should be shown.

**Storm sewer outlet shown.**

11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.

**Areas O1 and O2 drain north to Shadowglen Trace and Area O3 drains east off-site.**

12. The C values for drainage Area A11 on Exhibit E should be verified.

**C value verified.**

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

**Calculations now shown on Exhibit H.**

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

**We are coordinating with Owner and Alliance Transportation.**

**Design with community in mind**



September 7, 2016

Mr. Tom Bolt

Page 3 of 3

**Reference: Comment Response**

Please contact our office should you have any questions or if we can be of further assistance.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Shervin Nooshin, P.E.

Senior Project Manager

Phone: 512.328.0011

Fax: 512.328.0325

Shervin.Nooshin@stantec.com

Design with community in mind

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

October 5, 2016

Mr. Tom Bolt  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Second Preliminary Plat Review for  
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B  
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

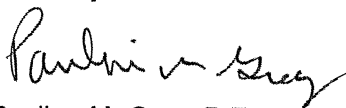
The second submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on September 13, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C-values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
- 14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.**
- 15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.**
- 16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.**
- 17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.**
- 18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).**
- 19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).**
- 20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).**

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.  
Scott Dunlop – City of Manor

PN: 100-734-10







**Stantec Consulting Services Inc.**  
221 West Sixth Street Suite 600, Austin TX 78701-3411

March 6, 2017  
File: 222010426

**Attention:**     **Ms. Pauline M. Gray, P.E.**  
Jay Engineering Company Inc.  
1500 County Road 269  
Leander, Texas 78641

Dear Ms. Gray,

**Reference:**     **Comment Response**  
**Shadowglen Phase 2 Sections 17, 21A, 21B, 24A, and 24B**  
**Manor ETJ, Travis County, Texas**

This is our response to comments received from your office on October 7, 2016. We have reviewed these comments and respond in the following manner:

14.     The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.

***The updated TIA is pending.***

15.     The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.

***Sheet Index updated.***

16.     Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.

***Section 18 removed from exhibits.***

17.     Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.

***Signature blocks removed.***



February 23, 2017  
Ms. Gray  
Page 2 of 2

**Reference: Comment Response**

18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).

***Section 18 removed from exhibit.***

19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).

***Section 18 removed from exhibit.***

20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).

***Section 18 removed from exhibit.***

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

Shervin Nooshin, P.E.  
Senior Project Manager  
Phone: 512.328.0011  
Fax: 512.328.0325  
Shervin.Nooshin@stantec.com

Design with community in mind

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

March 29, 2017

Mr. Tom Bolt  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Third Preliminary Plat Review for  
Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B  
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

The third submittal of the Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on March 7, 2017 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

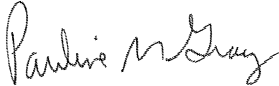
1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
- 14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.**
- ~~15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.~~
- ~~16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.~~
- ~~17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.~~
- ~~18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).~~
- ~~19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).~~
- ~~20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).~~
- 21. The Cover Sheet should be updated with the correct year and the correct Planning and Zoning Chairperson. The new chairperson is William Myers.**
- 22. The signature for Public Works should be removed from the Cover Sheet.**
- 23. Exhibit E should be revised to show the existing and proposed drainage structures. There appears to be items that are labeled, but do not show up on the plan sheet.**
- 24. On Exhibit Q no tie in to the existing wastewater system is provided. It appears that the wastewater line is proposed to tie in to future Section 18 in Phase 2.**
- 25. It should be noted that per the development agreement, a 0.40-acre pocket park is required to be included in Phase 2 of Shadowglen. This park was originally shown to be located in Section 16, but was omitted from the Section 16 final plat and construction plans. The park will need to be included in one of the remaining sections of Phase 2. A recreational area as well as pedestrian linkages will also need to be provided in one of the remaining sections of Phase 2.**

Mr. Tom Bolt  
March 29, 2017  
Page 3 of 3

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.  
Scott Dunlop – City of Manor

PN: 100-734-10





**Stantec Consulting Services Inc.**  
221 West Sixth Street Suite 600, Austin TX 78701-3411

May 18, 2017  
File: 222010426

**Attention:** **Ms. Pauline M. Gray, P.E.**  
Jay Engineering Company Inc.  
P.O. Box 1220  
Leander, Texas 78646

Dear Ms. Gray,

**Reference: Comment Response**  
**Shadowglen Phase 2 Sections 17, 21a, 21b, 24a, and 24b Preliminary Plan**  
**Manor ETJ, Travis County, Texas**

This is our response to comments received from your office on October 7, 2016. We have reviewed these comments and respond in the following manner:

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.

**Updated TIA is in progress and should be completed in the upcoming few weeks.**

21. The Cover Sheet should be updated with the correct year and the correct Planning and Zoning Chairperson. The new chairperson is William Myers.

**Cover sheet updated.**

22. The signature for Public Works should be removed from the Cover Sheet.

**Signature removed.**

23. Exhibit E should be revised to show the existing and proposed drainage structures. There appears to be items that are labeled, but do not show up on the plan sheet.

**Drainage structures now shown.**





May 18, 2017  
Ms. Gray  
Page 2 of 2

**Reference: Comment Response**

24. On Exhibit Q no tie in to the existing wastewater system is provided. It appears that the wastewater line is proposed to tie in to future Section 18 in Phase 2.

***Wastewater line called out to be built with Section 21A with easement.***

25. It should be noted that per the development agreement, a 0.40-acre pocket park is required to be included in Phase 2 of Shadowglen. This park was originally shown to be located in Section 16, but was omitted from the Section 16 final plat and construction plans. The park will need to be included in one of the remaining sections of Phase 2. A recreational area as well as pedestrian linkages will also need to be provided in one of the remaining sections of Phase 2.

***It is noted that a pocket park and recreational area are still required in Phase 2, however, they will be provided in a future section not included with this preliminary plan.***

Please contact our office should you have any questions or if we can be of further assistance.

Sincerely,

**STANTEC CONSULTING SERVICES INC.**

Shervin Nooshin, P.E.  
Senior Project Manager  
Phone: 512.328.0011  
Fax: 512.328.0325  
Shervin.Nooshin@stantec.com

**Design with community in mind**

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

June 8, 2017

Mr. Tom Bolt  
City of Manor  
P.O. Box 387  
Manor, TX 78653

Re: Fourth Preliminary Plat Review for  
Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B  
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

The fourth submittal of the Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on May 18, 2017 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
- 14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.**
- ~~15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.~~
- ~~16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.~~
- ~~17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.~~
- ~~18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).~~
- ~~19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).~~
- ~~20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).~~
- ~~21. The Cover Sheet should be updated with the correct year and the correct Planning and Zoning Chairperson. The new chairperson is William Myers.~~
- ~~22. The signature for Public Works should be removed from the Cover Sheet.~~
- ~~23. Exhibit E should be revised to show the existing and proposed drainage structures. There appears to be items that are labeled, but do not show up on the plan sheet.~~
- 24. On Exhibit Q no tie in to the existing wastewater system is provided. It appears that the wastewater line is proposed to tie in to future Section 18 in Phase 2. It appears that the proposed wastewater line will run in an easement through future Phase 18 and tie in to an existing wastewater line in an easement. The tie in appears to be located in Arbor Hill Cove.**
- 25. It should be noted that per the development agreement, a 0.40-acre pocket park is required to be included in Phase 2 of Shadowglen. This park was originally shown to be located in Section 16, but was omitted from the Section 16 final plat and construction plans. The park will need to be included in one of the remaining sections of Phase 2. A recreational area as well as pedestrian linkages will also need to be provided in one of the remaining sections of Phase 2.**

Jbaco

Mr. Tom Bolt  
June 8, 2017  
Page 3 of 3

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.  
Scott Dunlop – City of Manor

PN: 100-734-10





**JAY ENGINEERING COMPANY, INC.**  
*P.O. Box 1220 (512) 259-3882*  
*Leander, TX 78646 Fax 259-8016*  
*Texas Registered Engineering Firm F-4780*

August 23, 2017

Mr. Shervin Nooshin, P.E.  
Stantec  
221 West Sixth Street Suite 600  
Austin, Texas 78701

Re: Fifth Preliminary Plat Review for  
Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B  
Within the ETJ of the City of Manor, Texas

Dear Mr. Nooshin:

The fifth submittal of the Shadowglen Phase 2, Sections 17, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on August 1, 2017 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

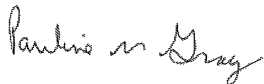
- ~~1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
- ~~2. The submittal date on the cover reads January 2016.~~
- ~~3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
- ~~4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
- ~~5. Elevations should be labeled on all topography shown on the plan sheets.~~
- ~~6. The boundary of Section 21A is unclear on Sheet 4.~~
- ~~7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
- ~~8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
- ~~9. The STM easements should be clearly shown on Exhibit C.~~
- ~~10. On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
- ~~11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
- ~~12. The C values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
- 14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted and approved prior to approval of the preliminary plat.**
- ~~15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.~~
- ~~16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.~~
- ~~17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.~~
- ~~18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).~~
- ~~19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).~~
- ~~20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).~~
- ~~21. The Cover Sheet should be updated with the correct year and the correct Planning and Zoning Chairperson. The new chairperson is William Myers.~~
- ~~22. The signature for Public Works should be removed from the Cover Sheet.~~
- ~~23. Exhibit E should be revised to show the existing and proposed drainage structures. There appears to be items that are labeled, but do not show up on the plan sheet.~~
- ~~24. On Exhibit Q no tie in to the existing wastewater system is provided. It appears that the wastewater line is proposed to tie in to future Section 18 in Phase 2. It appears that the proposed wastewater line will run in an easement through future Phase 18 and tie in to an existing wastewater line in an easement. The tie in appears to be located in Arbor Hill Cove.~~
- ~~25. It should be noted that per the development agreement, a 0.40-acre pocket park is required to be included in Phase 2 of Shadowglen. This park was originally shown to be located in Section 16, but was omitted from the Section 16 final plat and construction plans. The park will need to be included in one of the remaining sections of Phase 2. A recreational area as well as pedestrian linkages will also need to be provided in one of the remaining sections of Phase 2.~~

~~26. There are numerous single-family lots shown on the Preliminary Plat that have a width less than 50 along the front property line. According to the PUD Variance, the minimum single-family residential lot width is required to be 50 feet along the front property line unless approved by the City of Manor. The lots should be adjusted to have the minimum 50-foot width or documentation should be provided showing that the City of Manor has approved the smaller width.~~

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop – City of Manor

PN: 100-734-10



**JAY ENGINEERING COMPANY, INC.**

**P.O. Box 1220**

**Leander, TX 78646**

**(512) 259-3882**

**Fax 259-8016**

*Texas Registered Engineering Firm F-4780*

May 18, 2018

Mr. Brett Burke, P.E.  
Kimley-Horn and Associates  
10814 Jollyville Rd.  
Avallon IV Suite 300  
Austin TX 78759

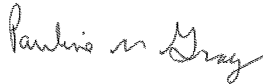
Re: Preliminary Plan Review for Shadowglen Phase 2 Sections 17, 21A, 21B, 24A and 24B  
City of Manor ETJ, Texas

Dear Mr. Burke,

We have conducted a review of the preliminary plan for the above-referenced project, submitted by Shervin Nooshin, P.E. and received by our office in August 2017, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements, the TIA has been approved and we therefore take no exception to their approval as presented once the remaining review fees in the amount of \$4,479.58 are paid.

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop – City of Manor  
Russ Allison – SG Land Holdings

PN: 100-734-10