



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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

WEDNESDAY, OCTOBER 11, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

CALL REGULAR SESSION TO ORDER

PRESENTATIONS

PUBLIC COMMENTS

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

CONSENT AGENDA

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.

- | | |
|---|--------------------------------------|
| 1. Consideration, discussion, and possible action on a Concept Plan for Bois D'Arc Subdivision, twenty (20) lots on 20.002 acres more or less, located near 14870 Bois D'Arc Road, Manor, Texas. Applicant: Southwest Engineers. Owner: L4S, LLC. | Scott Dunlop
Planning Coordinator |
| 2. Consideration, discussion, and possible action on a Short Form Final Plat for Orosco Subdivision, three (3) lots on 3.995 acres more or less, located near 13711 Fuchs Grove Road, Manor, Texas. Applicant: Place Designers, Inc. Owner: David Orosco. | Scott Dunlop
Planning Coordinator |

REGULAR AGENDA

- | | |
|---|--------------------------------------|
| 3. Consideration, discussion, and possible action on the September 13, 2017 Planning and Zoning Commission meeting minutes. | Scott Dunlop
Planning Coordinator |
| 4. Consideration, discussion, and possible action on a Short Form Final Plat for Ramirez Subdivision, four (4) lots on 5.008 acres more or less, located near 13800 Rector Loop, Manor, Texas. Applicant: Moncada Enterprises, LLC. Owner: Francisco Reyes Ramirez. | Scott Dunlop
Planning Coordinator |

- | | |
|---|---------------------------------------|
| 5. Consideration, discussion, and possible action on a rezoning request from Interim Agricultural (A) to Medium Commercial (C-2), for 1.004 acres more or less, Lot 2A Block 1 Kroll-Lundgren Acres Revised Lot 2, locally known as 14405 N FM 973, Manor, Texas. Applicant: Miguel Luna. Owner: Miguel Luna. | Scott Dunlop
Planning Coordinator |
| 6. Consideration, discussion, and possible action on a Final Plat for Presidential Glen Phase 7, one hundred sixty-five (165) single-family lots on 39.761 acres more or less, located near Bois D'Arc Road and Paseo de Presidente. Applicant: Pape-Dawson Engineers. Owner: LGI Homes, LLC. | Scott Dunlop
Planning Coordinator |
| 7. Consideration, discussion, and possible action a Final Plat for Shadowglen Phase 2 – Misty Grove Blvd, two (2) lots on 4.263 more or less, located near 12000 Shadowglen Trace Blvd, Manor, Texas. Applicant: Stantec. Owner: SG Land Holdings. | Scott Dunlop,
Planning Coordinator |
| 8. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 & 10, Block 52 Town of Manor, locally known as 402 & 404 East Wheeler Street. Applicant: Uriel Ocampo. Owner: Uriel Ocampo. | Scott Dunlop
Planning Coordinator |

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning and Zoning Commission Regular Meeting Agenda was posted on this 6th day of October 2017 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code and remained posted for at least two hours after said meeting was convened.

Scott Dunlop
Planning Coordinator

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary at 512-272-5555. Provide a 48-hour notice when feasible.



AGENDA ITEM NO. ¹_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Concept Plan for Bois D'Arc Subdivision, twenty (20) lots on 20.002 acres more or less, located near 14870 Bois D'Arc Road, Manor, Texas. Applicant: Southwest Engineers. Owner: L4S, LLC.

BACKGROUND/SUMMARY:

This is a subdivision in our ETJ. It has not been approved by our engineers and should be denied as submitted.

PRESENTATION: ☐YES ☐NO

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

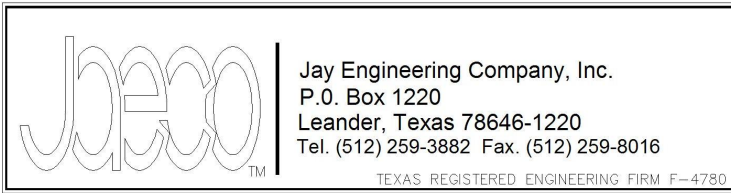
Plat

Engineer Comment

STAFF RECOMMENDATION:

It is City staff's recommendation, that a Concept Plan for Bois D'Arc Subdivision be denied as submitted.

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



Date: Friday, October 6, 2017

Gabriel Hovdey
Southwest Engineers, Inc.
112 Cimarron Park Loop
Buda TX 78610
gabe.hovdey@swengineers.com

Permit Number 2017-P-1078
Job Address: 14870 Bois D'Arc Road, Manor ETJ, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the 14870 Bois D'Arc Concept Plan (*Concept Plan*) submitted by Southwest Engineers, Inc. and received on September 15, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Mailing labels are required to be provided for mail notifications, including the owner's name, address, deed or plat reference for properties located within three hundred (300) feet of the development as determined by current tax rolls. The Word Document of the labels can be uploaded for the City to print or hard copies can be sent to the City of Manor.

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

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

Thank you,

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

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



AGENDA ITEM NO. ²_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for Orosco Subdivision, three (3) lots on 3.995 acres more or less, located near 13711 Fuchs Grove Road, Manor, Texas. Applicant: Place Designers, Inc. Owner: David Orosco.

BACKGROUND/SUMMARY:

This is a subdivision in our ETJ. It has not been approved by our engineers and should be denied as submitted.

PRESENTATION: ☐YES ☐NO

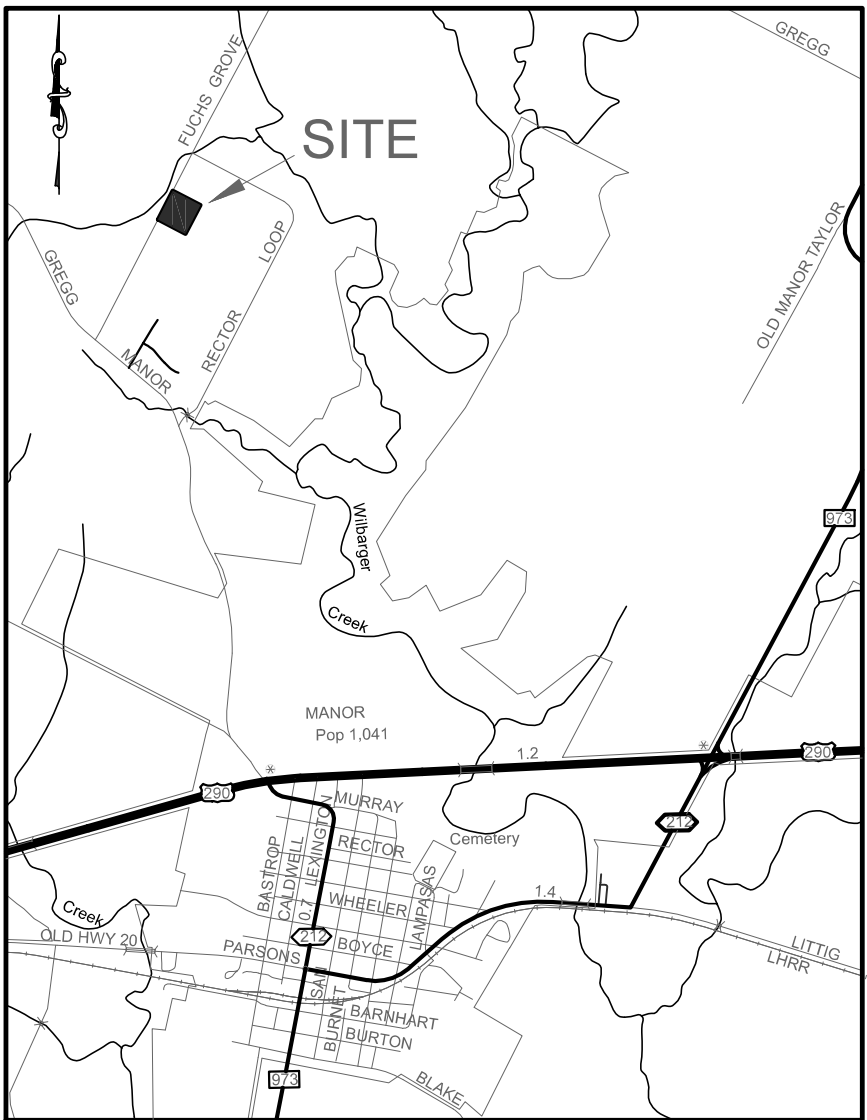
ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation, that a Short Form Final Plat for Orosco Subdivision be denied as submitted.

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



LOCATION MAP
(NOT TO SCALE)

SITE ADDRESS:

13711 FUCHS GROVE ROAD
MANOR, TEXAS 78653

13721 FUCHS GROVE ROAD
MANOR, TEXAS 78653

OWNERS:

DAVID M. OROSCO
13711 FUCHS GROVE ROAD
MANOR, TEXAS 78653

JORGE A. PEREZ ORTIZ
ELIZABETH ZAMORA CAMPOS
13815 FUCHS GROVE ROAD
MANOR, TEXAS 78653

SURVEYOR:

FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO.
203 W. MAIN STREET, SUITE D
PFLUGERVILLE, TEXAS 78660
(512) 953-5705 PH

ENGINEER:

STEVE T. SORENSON
PLACE DESIGNERS, INC.
304 EAST MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 238-8912 PH

LOT SUMMARY

LOT 1 = 1.000 ACRES - RESIDENTIAL
LOT 2 = 1.557 ACRES - RESIDENTIAL
LOT 3 = 1.258 ACRES - RESIDENTIAL
ROW = 0.180 ACRES - DEDICATED

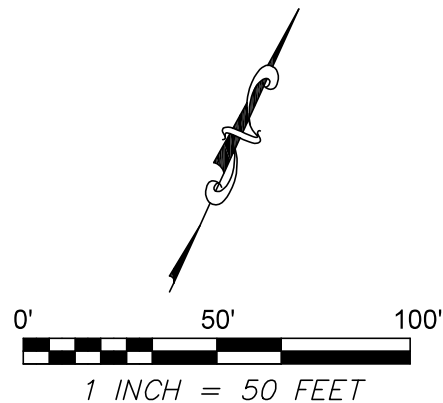
TOTAL NUMBER OF LOTS = 3
TOTAL AREA = 3.995 ACRES

NO NEW ROADS

LEGEND

- CONCRETE MONUMENT SET
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/
CAP "DODD SURVEYING"
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- () RECORD INFORMATION

LINE	BEARING	DISTANCE
L1	N 27°30'02" E	20.00'
L2	N 27°23'20" E	30.46'



OROSCO SUBDIVISION

LINE LEGEND

- ADJOINER PROPERTY LINES
- P.U.E. EASEMENTS
- LOT LINES
- SUBJECT BOUNDARY
- SIDEWALK TO BE BUILT

EDMUNDO VELASQUEZ AND
ELIZABETH VELASQUEZ
REMAINDER OF 2.274 ACRES
DOC. NO. 2014066859
O.P.R.T.C.

WOODROW W. RIEDEL AND
WIFE, BOBBIE JEAN RIEDEL
VOL. 5240, PG. 707
D.R.T.C.

ROMEO VELASQUEZ AND
IRENE HUERTA
(1.00 ACRES)
DOC. NO. 2016011742
O.P.R.T.C.

RICARDO JUAREZ
(4.139 ACRES)
DOC. NO. 2013170203
O.P.R.T.C.

LOT 3
1.258 AC.

LOT 1
1.000 AC.

LOT 2
1.557 AC.

LOT 1A1
AMENDED PLAT OF LOTS 1A, 3A, AND
3B OF THE RESUBDIVISION OF LOTS 1
AND 3 SLAWSON'S ADDITION
(2.994 ACRES)
DOC. NO. 201500223
O.P.R.T.C.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE
DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE,
USING A COMBINED SCALE FACTOR OF 0.999921434 AND HAVING A
CONVERGENCE ANGLE OF 01°12'12.04810".

SUBDIVISION IS SUBJECT TO THE BALNKET-TYPE ELECTRIC EASEMENTS
RECORDED IN DOCUMENT NOS. 2014096088 AND 2017024195,
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

DATE OF PLAT: 03/09/2017

REVISION	DATE	CORRECTED	CHECKED

SHEET 2 OF 3 SHEETS

DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
203 W. MAIN ST., STE D, PFLUGERVILLE, TX 78660
(512) 953-5705 www.DoddSurveying.com



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

PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, SEPTEMBER 13, 2017

6:30 P.M.

CITY COUNCIL CHAMBERS, 105 E. EGGLESTON ST.

COMMISSIONERS

PRESENT:

Place 2: Deja Hill

Place 5: Lian Stutsman

Place 6: Keith Miller

Place 7: Bill Myers, Chairperson

ABSENT:

Place 1: Julie Leonard

Place 3: Raul Hernandez, Vice-Chair

Place 4: Charles Russell

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL REGULAR SESSION TO ORDER

Chairperson Myers announced a quorum and called the meeting to order at 6:33 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.

Danny Burnett of Dwyer Realty presented the Commission with a letter from the Manor Community News about a Manor resident inquiring why a school zone had not been installed on FM 973 in front of Lagos Elementary. Danny spoke that his office is coordinating with TXDoT, the City of Manor, Manor Police Department, and Manor ISD on timing and installation of future traffic improvements to the FM 973 and Murchison intersection as well as installation of a school zone.

CONSENT AGENDA

The following Items will be enacted 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.

1. Consideration, discussion, and possible action on a Final Plat for Manor Commons SE Commercial Multifamily, one (1) multifamily lot on 11.96 acres more or less, located near US Hwy 290 and FM 973. Owner: LDG Development. Applicant: Big Red Dog, Inc. Scott Dunlop
Planning Coordinator

Motion to approve the denial as submitted of consent agenda item 1 by Commissioner Hill, Seconded by Commission Stutsman. 4 – 0 to approve the denial as submitted.

REGULAR AGENDA

2. Consideration, discussion, and possible action on the August 9, 2017 Planning and Zoning Commission meeting minutes. Scott Dunlop
Planning Coordinator

Motion to approve the August 9th, 2017 Planning and Zoning Commission minutes by Commissioner Stutsman, seconded by Commissioner Hill. 3 – 0 – 1 to approve with Commission Miller abstaining.

3. Consideration, discussion, and possible action on a Final Plat for Las Entradas Gregg Manor South, one (1) right-of-way lot on 2.81 acres more or less, located near US Hwy 290 and Gregg Manor Road. Owner: Las Entradas Development. Applicant: Kimley-Horn. Scott Dunlop
Planning Coordinator

Motion to approve by Commissioner Miller, Seconded by Commissioner Stutsman. 4 – 0 to approve.

4. Consideration, discussion, and possible action on tree removal request for Shadowview Section 3 to remove three (3) trees totaling 63 caliper inches and mitigating with 172 caliper inches. Scott Dunlop
Planning Coordinator

Danny Burnett of Dwyer Realty spoke that the tree removal was necessary because the 3 trees are in the proposed future ROW of Manor Downs Road. The trees would be replaced as per the required replacement ratio. The trees would be replaced with trees from Manor's preferred tree list.

Staff said the removal of these 3 trees, as well as trees 8" – 18" that don't require Commission approval, require 171 caliper inches to be replaced. The applicant is proposing 172 caliper inches as well as shrubs.

Motion to approve by Commissioner Stutsman, Seconded Commissioner Miller. 4 – 0 to approve.

5. Consideration, discussion, and possible action to amend Manor Code of Ordinances, Chapter 14 Zoning, modifying definitions; general site and permitted and conditional uses in light commercial, heavy commercial, light industrial, neighborhood business, and downtown business; creating a general office district with permitted uses and site development requirements; modifying parking requirements; amending single-family and multifamily site development requirements; inclusion of a historic district and municipal parks; and adding exhibit D Austin Executive Joint Airport Zoning Board Hazard Regulations. Scott Dunlop
Planning Coordinator

Staff presented each section of the proposed zoning ordinance amendments and rationale for each change.

Motion to recommend approval at the September 20th City Council meeting by Commissioner Stutsman, Seconded by Commissioner Hill. 4 – 0 to recommend approval.

ADJOURNMENT

Motion to adjourn by Commissioner Miller, Seconded by Commissioner Stutsman. 4 – 0 to adjourn at 7:16 PM

These minutes approved by the Manor Planning and Zoning Commission on the 11th day of October 2017.

APPROVE:

ATTEST:

Bill Myers,
Chairperson

Scott Dunlop,
Planning Coordinator



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for Ramirez Subdivision, four (4) lots on 5.008 acres more or less, located near 13800 Rector Loop, Manor, Texas. Applicant: Moncada Enterprises, LLC. Owner: Francisco Reyes Ramirez.

BACKGROUND/SUMMARY:

This is a subdivision in our ETJ. It has approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

Engineer Comments

Approval Letter

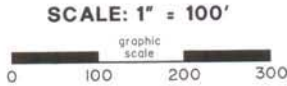
STAFF RECOMMENDATION:

It is City staff's recommendation, that a Short Form Final Plat for Ramirez Subdivision be approved.

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

RAMIREZ ADDITION

PREPARED: APRIL 25, 2017



Legend

- 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap, imprinted with "Holt Carson, Inc." (Record Bearing and Distance)



(4 ACRES)
JESUS ROSALES
AND
LILIA ROSALES
DOCUMENT NO. 2007208137

(4.139 ACRES)
RICARDO JUAREZ
DOCUMENT NO. 2013170203

SUMNER BACON SURVEY NO. 62

ABSTRACT NO. 63

(1.411 ACRES)
JANICE KAY CAMPNEY
DOCUMENT NO. 2004092147

(1.411 ACRES)
JOSEPH L. METCALF
DOCUMENT NO. 2004092146

(S59°49'17"E 856.19')
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THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That we, Francisco Reyes Ramirez, Pablo Reyes Ramirez, Serafin Reyes Ramirez and Vianey Reyes Ramirez, owners of 5.008 acres of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, in Travis County, Texas, as conveyed to us by virtue of deed recorded in Document No. 2013183105 of the Official Public Records of Travis County, Texas, do subdivide said property in accordance with the attached map or plat to be known as

RAMIREZ ADDITION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Francisco Reyes Ramirez
11109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this _____ day of _____, A.D. 2017, did personally appear Francisco Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the _____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Pablo Reyes Ramirez
11109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this _____ day of _____, A.D. 2017, did personally appear Pablo Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the _____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Serafin Reyes Ramirez
11109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this _____ day of _____, A.D. 2017, did personally appear Serafin Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the _____ day of _____, A.D. 2017.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

Vianey Reyes Ramirez
11109 Liberty Farms Drive
Austin, Texas 78754

I, the undersigned authority, on this _____ day of _____, A.D. 2017, did personally appear Vianey Reyes Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99999193
All distances shown hereon are surface values

LOT SUMMARY

Total Number of Lots = 4
Lot 1 = 1.252 Acres
Lot 2 = 1.252 Acres
Lot 3 = 1.252 Acres
Lot 4 = 1.252 Acres
Total Area = 5.008 Acres

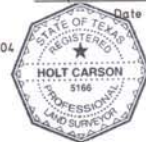
PROPOSED LOT USES

Lot 1 = Residential
Lot 2 = Residential
Lot 3 = Residential
Lot 4 = Residential

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC. 1904 Fortview Road Austin, Texas 78704
(512)-442-0990



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

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

FRANCES AGUILAR, CITY SECRETARY

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

APPROVED:

ATTEST:

RITA JONSE, MAYOR

FRANCES AGUILAR, CITY SECRETARY

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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 _____ day of _____, 2017, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2017, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy



Date: Friday, July 14, 2017

Phil Moncada
MONCADA ENTERPRISES LLC
1301 S. IH 35, Ste. 204
Austin TX
moncadataz@sbcglobal.net

Permit Number 2017-P-1064
Job Address: 13800 Rector Loop, Manor, TX. 78653

Dear Phil Moncada,

The first submittal of the 13800 Rector Loop Short Form Final Plat (*Short Form Final Plat*) submitted by MONCADA ENTERPRISES LLC and received on July 28, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Section 24(b) of Subdivision Ordinance 263B requires that the plat be provided and drawn on 18"x24" sheets.
2. The City Secretary name should be updated to Lluvia Tijerina.
3. Certification from the County Health District is not provided as required by Section 24(c)(1)(viii) of Subdivision Ordinance 263B. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
4. Section 24(c)(4)(vi) of Subdivision Ordinance 263B requires the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states: "Setbacks shall comply with the City's Zoning Ordinance."
5. The proposed flag lots do not meet the required criteria for flag lots per City of Austin Land Development Code Section 25-4-175 - Flag Lots. The layout of the flag lots should be adjusted to meet the criteria.

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is cursive and fluid.

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

1301 S. I-H 35 Suite # 204
Austin, Texas 78741

627-8815 cell

July 28, 2017

City of Manor
Jay Engineering Company, Inc.
Staff Engineer
P.O. Box 1220
Leander, Texas 78646-1220

RE: 13800 Rector Loop - Permit Number 2017-P-1064
Manor, TX Short Form Final Plat

Following are the response to your comments:

Engineer Review: Pauline Gray, P.E. (512) 259-3882 pgray@jaeco.net

1. Comment Noted. We verified with surveyor that exhibits are 18" x 24" and will prepare the mylar when directed to complete the recording process.
2. Comment Noted. City Secretary name have been revised to reflect the correct name to Lluvia Tijerina per your request.
3. Comment Noted. Site currently has OSSF approval on existing residential structure and notes provided on plat state Owner will be required to submit plans to Travis County O.S.S.F office for approval before a structure can be occupied.
4. Comment Noted .Note 6 added to plat per your request. Lots sit outside City of Manor Full purpose jurisdiction and has no zoning designation at this time.
5. Comment Noted. Per 25-4-175, (B) (2) (a) two or more contiguous lots share a common driveway and sufficient area is available outside the drive on each lot for utility installation;

Signed,



Phil Moncada
Principal



Date: Wednesday, August 23, 2017

Phil Moncada
MONCADA ENTERPRISES LLC
1301 S. IH 35, Ste. 204
Austin TX
moncadataz@sbcglobal.net

Permit Number 2017-P-1064
Job Address: 13800 Rector Loop, Manor 78653

Dear Phil Moncada,

We have conducted a review of the final plat for the above-referenced project, submitted by Phil Moncada and received by our office on July 28, 2017, for conformance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

Sincerely,

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

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



AGENDA ITEM NO. ⁵_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a rezoning request from Interim Agricultural (A) to Medium Commercial (C-2), for 1.004 acres more or less, Lot 2A Block 1 Kroll-Lundgren Acres Revised Lot 2, locally known as 14405 N FM 973, Manor, Texas. Applicant: Miguel Luna. Owner: Miguel Luna.

BACKGROUND/SUMMARY:

This property was recently annexed and is seeking to change the zoning from Interim Agricultural to Medium Commercial. The property is along 973, just south of Stonewater, and has commercial/industrial uses behind it on Tower Road.

PRESENTATION: ☐YES ☐NO

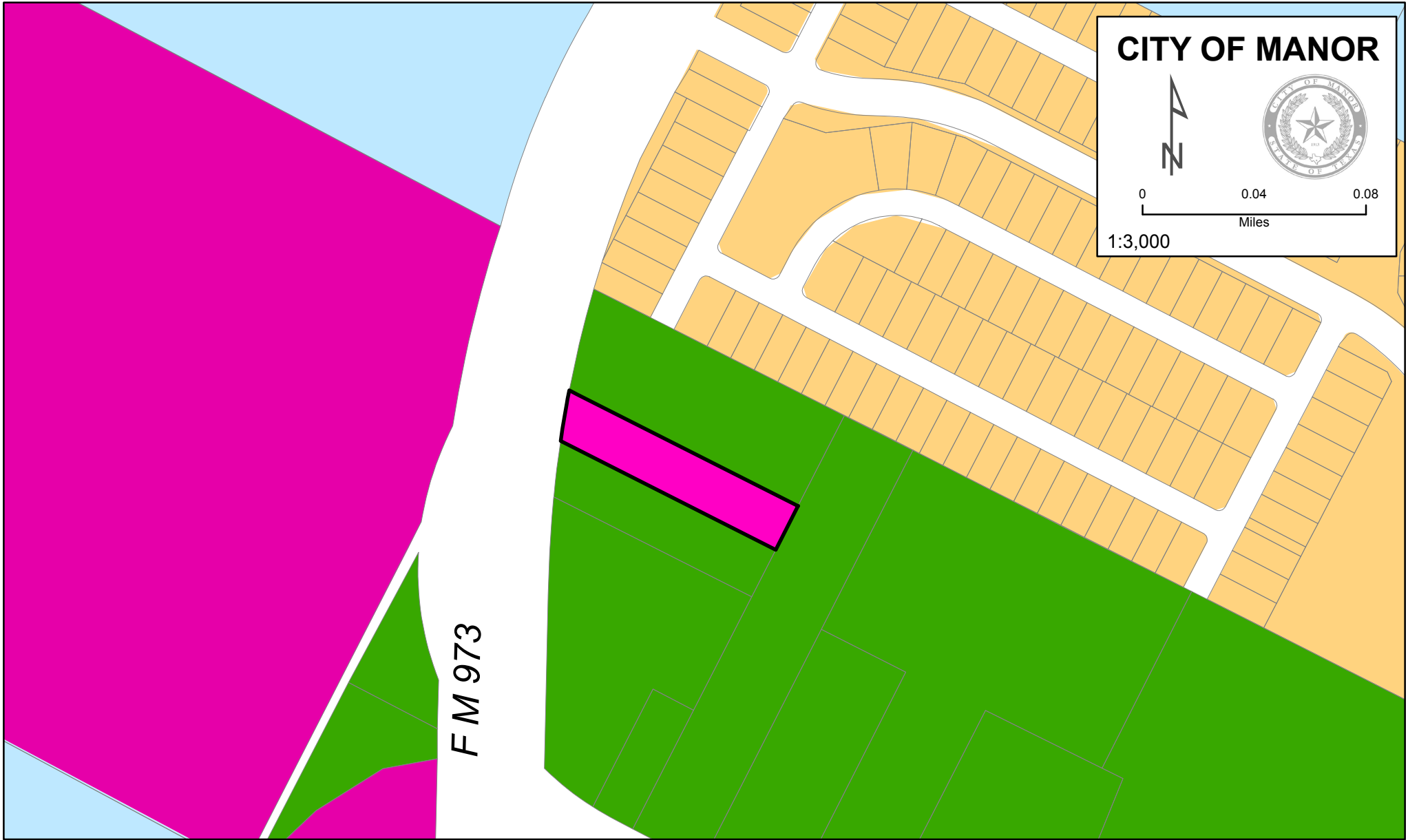
ATTACHMENTS: ☐YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐NO

Zoning Map

STAFF RECOMMENDATION:

It is City staff's recommendation, that a rezoning request from Interim Agricultural (A) to Medium Commercial (C-2), for 1.004 acres more or less, Lot 2A Block 1 Kroll-Lundgren Acres Revised Lot 2 be recommended for approval at the October 18th City Council meeting.

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



Zone

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Presidential Glen Phase 7, one hundred sixty-five (165) single-family lots on 39.761 acres more or less, located near Bois D'Arc Road and Paseo de Presidente.

Applicant: Pape-Dawson Engineers. Owner: LGI Homes, LLC.

BACKGROUND/SUMMARY:

This is the last phase of Presidential Glen. This plat has been approved by our engineers.

PRESENTATION: ☐YES ☐NO

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

Plat

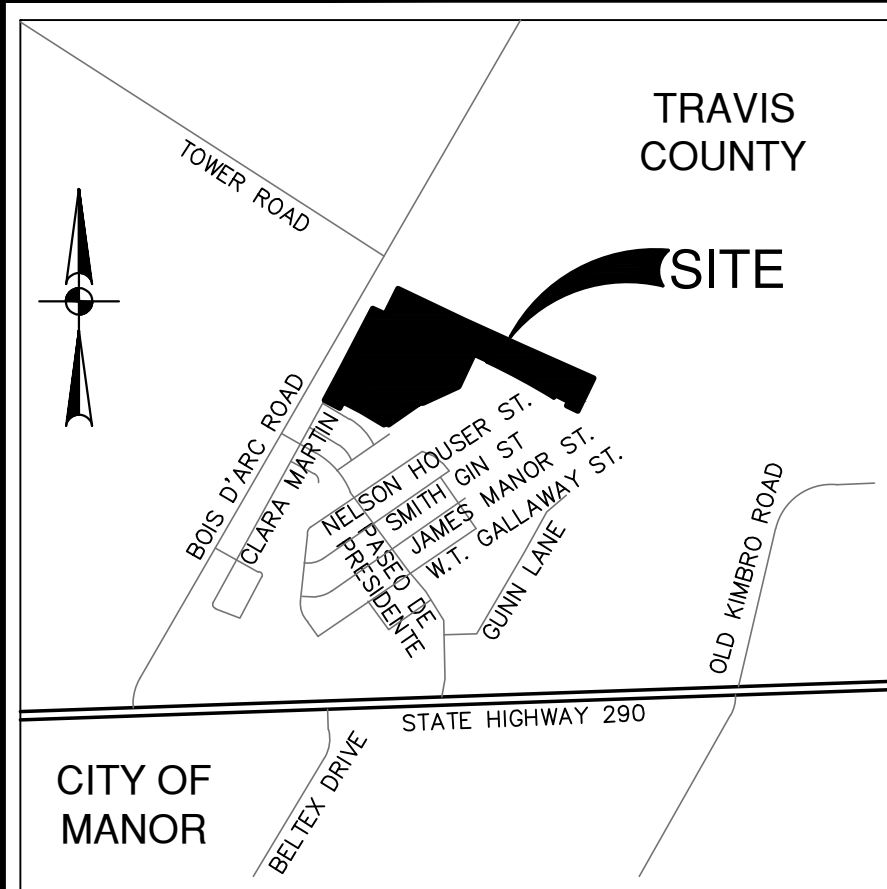
Engineer Comments

Approval Letter

STAFF RECOMMENDATION:

It is City staff's recommendation, that a Final Plat for Presidential Glen Phase 7 be approved.

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



LOCATION MAP

SCALE: 1" = 2000'

LOT SUMMARY:

TOTAL DRAINAGE/OPEN SPACE:	7.194 ACRES
TOTAL RIGHT OF WAY ACREAGE:	7.207 ACRES
<u>TOTAL SINGLE FAMILY ACREAGE:</u>	<u>25.360 ACRES</u>
TOTAL SUBDIVISION ACREAGE:	39.761 ACRES

LINEAR FEET OF NEW STREET:

CLARA MARTIN ROAD:	312 LF
HUBERT H HUMPHREY ROAD:	1544 LF
ANDREW JOHNSON DRIVE:	640 LF
HENRY A WALLACE LANE:	720 LF
CHARLES W FAIRBANKS COVE:	411 LF
PER LANGE PASS:	136 LF
ANDREW JACKSON STREET:	1722 LF
MILLARD FILLMORE STREET:	113 LF
<hr/> TOTAL:	<hr/> 5598 LF

OWNER/SUBDIVIDER:

LGI HOMES, TEXAS LLC.
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
7800 SHOAL CREEK BLVD.
SUITE 220 WEST
AUSTIN, TEXAS 78757
(512) 454-8711

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.9999600016

SITE BENCHMARK:

BM 2: COTTON GIN SPINDLE SET IN
CONCRETE
N:10105046.5
E:3188276.3
ELEVATION = 521.85'

BM 4: CUT SQUARE IN CONCRETE CURB
N: 10105210.3
E: 3187256.3
ELEVATION = 551.72'

ELEVATIONS ARE BASED OFF OF THE
FINAL PLAT OF PRESIDENTIAL GLEN,
PHASE 1A RECORDED IN DOC. NO
200700238 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY TEXAS.

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 7

A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.

FIRST STATE BANK CENTRAL TEXAS
267.942 ACRES
DOC No. 2008051895 (O.P.R.)

S63°31'30"E ~ 760.06'

SCALE: 1"=100'



MATCHLINE SHEET 2 OF 5

- (O.P.R.)
PER LANGUAGE

2016

DOC. NO.	
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LEGEND

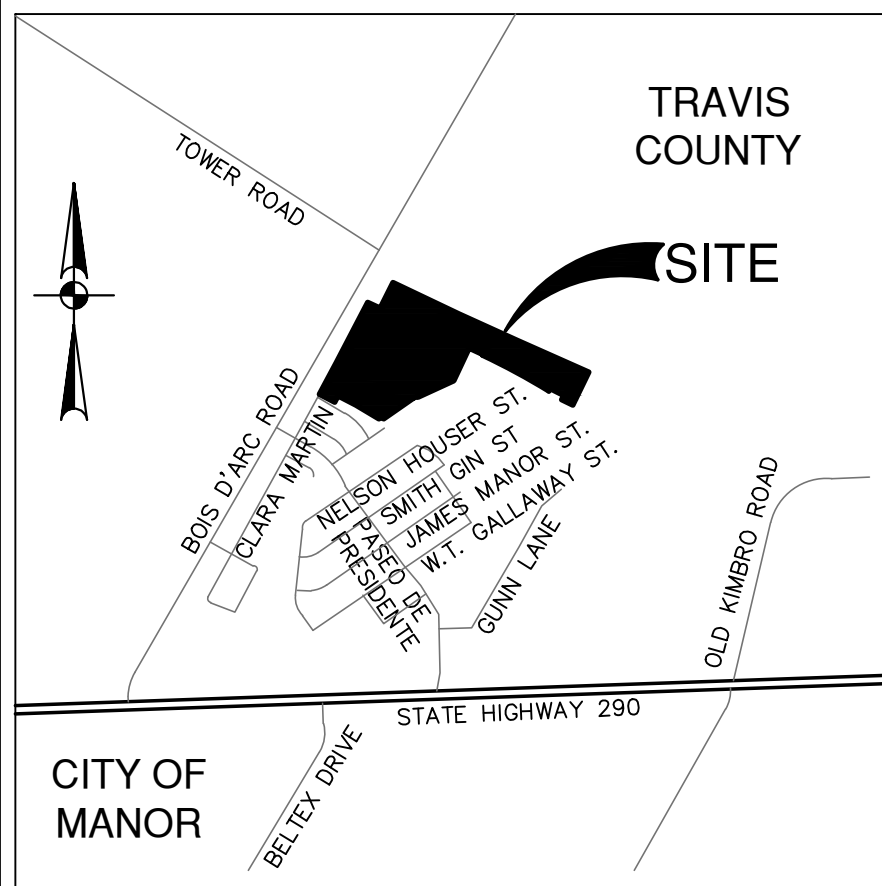
AC	ACRES
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
O.P.R.	OFFICIAL PUBLIC RECORDS OF
	TRAVIS COUNTY, TEXAS
FD.	FOUND
I.R.	IRON ROD
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
	PT. BOUNDARY
	SIDEWALK
	FOUND 1/2" IRON ROD W/ CAP (SURVEYOR AS NOTED)
	SET 1/2" IRON ROD W/ PAPE-DAWSON CAP



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 5



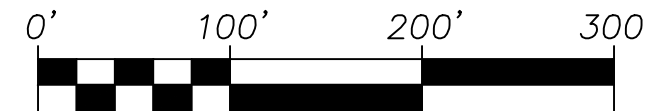
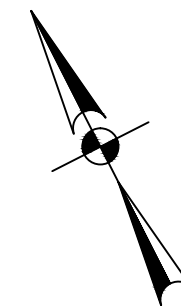
LOCATION MAP
SCALE: 1" = 2000'

LEGEND

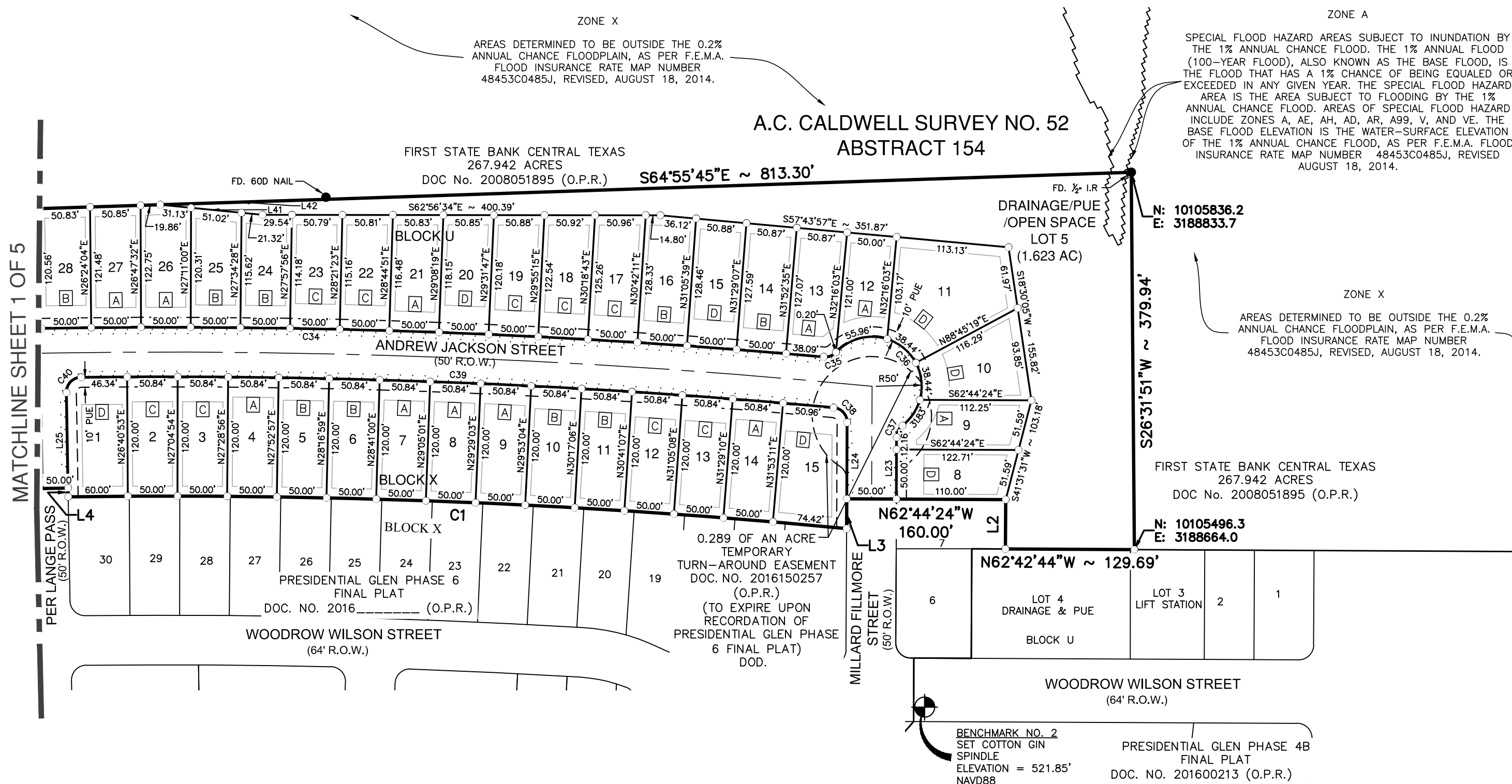
AC ACRES
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
O.P.R. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS
FD. FOUND
I.R. IRON ROD
PUE PUBLIC UTILITY EASEMENT
R.O.W. RIGHT OF WAY
PLAT BOUNDARY
SIDEWALK
FOUND 1/2" IRON ROD W/
CAP (SURVEYOR AS NOTED)
SET 1/2" IRON ROD W/
PAPE-DAWSON CAP

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 7

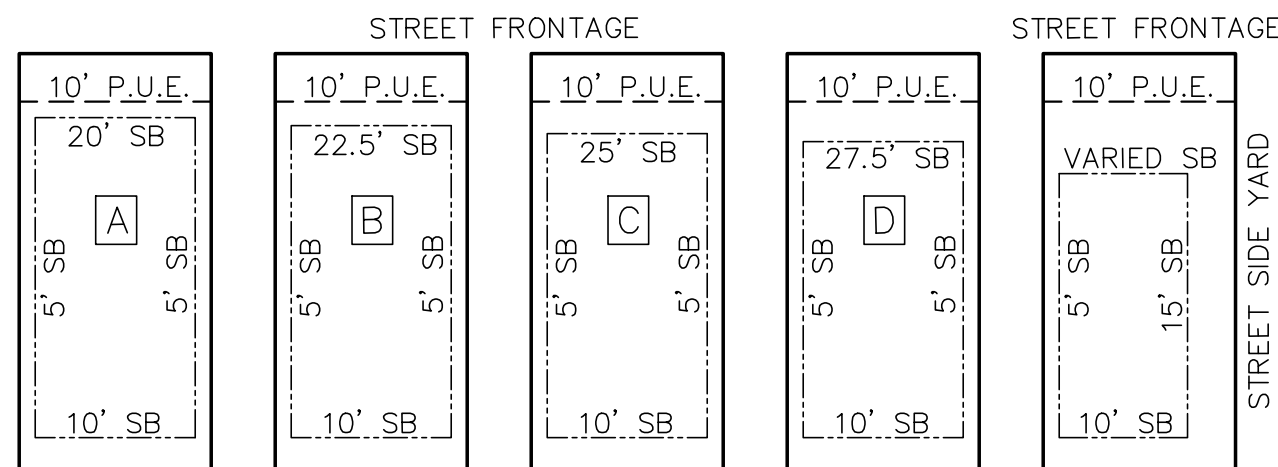
A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

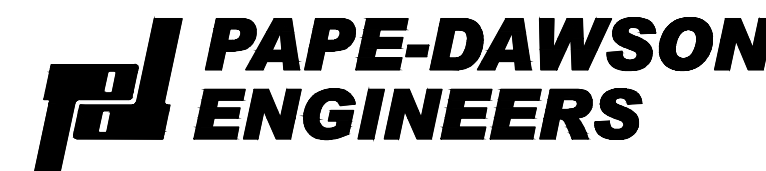


BUILDING SETBACK REFERENCE BY LOT TYPE



REAR LOT

SCALE: 1"=60'
ALL LOTS TO HAVE 10' PUBLIC UTILITY
EASEMENT (P.U.E.) ALONG STREET FRONTAGE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 22, 2017
DATE OF PLAT SUBMITTAL: SEPTEMBER, 2017

SHEET 2 OF 5

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 7

A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A
CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO.
2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT
154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N28°22'34"E	19.82'
L2	N27°15'36"E	49.76'
L3	S27°15'36"W	29.91'
L4	N26°00'03"E	8.79'
L5	N23°57'53"W	11.43'
L6	S66°02'07"W	64.00'
L7	S23°57'53"E	1.63'
L8	N33°42'43"W	23.33'
L9	S58°30'38"W	41.24'
L10	S28°27'55"W	75.69'
L11	N28°27'55"E	75.69'
L12	N28°23'46"E	58.91'
L13	S28°23'46"W	22.84'
L14	N23°57'53"W	83.57'
L15	S66°02'07"W	17.07'
L16	N57°38'57"W	96.09'
L17	S57°38'57"E	123.64'
L18	N66°02'07"E	24.07'
L19	S44°59'38"W	30.26'
L20	S06°20'26"E	50.97'
L21	N23°46'50"E	107.65'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	S23°46'50"W	106.44'
L23	S27°15'36"W	62.16'
L24	N27°15'36"E	76.86'
L25	S26°00'03"W	96.14'
L26	S26°00'03"W	96.14'
L27	N23°57'53"W	83.57'
L28	S44°59'38"W	44.62'
L29	N21°24'42"E	70.32'
L30	N37°37'42"E	90.74'
L31	S37°37'42"W	90.74'
L32	S21°24'42"W	70.32'
L33	S52°11'44"W	48.64'
L34	S34°44'17"W	66.93'
L35	S84°12'57"E	17.48'
L36	N28°54'42"W	1.73'
L37	N18°06'50"W	21.51'
L38	N52°45'03"E	40.35'
L39	N42°19'21"E	45.92'
L40	N29°12'58"E	47.91'
L41	S57°21'12"E	103.47'
L42	N64°49'57"W	164.48'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	7155.00'	006°16'53"	N60°39'30"W	784.03'	784.42'
C2	205.00'	018°16'33"	N37°36'12"E	65.11'	65.39'
C3	155.00'	018°20'42"	N37°34'07"E	49.42'	49.63'
C4	15.00'	029°55'35"	N13°25'58"E	7.75'	7.83'
C5	60.00'	288°23'22"	S37°20'08"E	70.20'	302.00'
C6	15.00'	078°27'47"	S67°37'39"W	18.97'	20.54'
C7	205.00'	018°20'42"	N37°34'07"E	65.36'	65.64'
C8	155.00'	018°16'33"	S37°36'12"W	49.23'	49.44'
C9	15.00'	090°00'00"	N68°57'53"W	21.21'	23.56'
C10	475.00'	004°56'49"	S63°33'43"W	41.00'	41.01'
C11	15.00'	052°01'12"	S35°04'42"W	13.16'	13.62'
C12	50.00'	165°18'10"	S88°16'49"E	99.18'	144.25'
C13	15.00'	052°01'12"	N31°38'20"W	13.16'	13.62'
C14	15.00'	057°46'09"	N86°32'01"W	14.49'	15.12'
C15	60.00'	295°32'17"	S32°21'03"W	64.00'	309.49'
C16	15.00'	057°46'09"	S28°45'52"E	14.49'	15.12'
C17	15.00'	061°15'45"	S88°16'49"E	15.29'	16.04'
C18	525.00'	004°56'49"	S63°33'43"W	45.31'	45.33'
C19	15.00'	090°00'00"	N21°02'07"E	21.21'	23.56'
C20	475.00'	016°03'10"	N31°59'28"W	132.65'	133.08'
C21	15.00'	094°59'19"	N87°30'42"W	22.12'	24.87'
C22	155.00'	037°08'18"	S26°25'29"W	98.72'	100.47'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	25.00'	091°18'02"	S37°47'41"E	35.75'	39.84'
C24	60.00'	257°06'16"	N45°06'26"E	93.84'	269.24'
C25	205.00'	051°20'04"	S19°19'36"W	177.59'	183.67'
C26	155.00'	011°22'54"	N39°18'11"E	30.74'	30.79'
C27	675.00'	009°48'44"	N28°42'23"E	115.46'	115.60'
C28	15.00'	053°51'41"	N03°07'50"W	13.59'	14.10'
C29	50.00'	191°23'41"	S65°38'10"W	99.51'	167.02'
C30	15.00'	051°52'23"	S44°36'11"E	13.12'	13.58'
C31	7325.00'	004°00'29"	N68°32'08"W	512.31'	512.41'
C32	15.00'	089°41'16"	N68°37'28"E	21.16'	23.48'
C33	15.00'	089°41'16"	S21°03'48"E	21.16'	23.48'
C34	7325.00'	008°04'53"	N61°51'59"W	1032.32'	1033.18'
C35	15.00'	051°49'12"	S83°44'08"E	13.11'	13.57'
C36	50.00'	188°55'32"	N15°10'58"W	99.70'	164.87'
C37	15.00'	052°01'12"	S53°16'12"W	13.16'	13.62'
C38	15.00'	084°58'20"	N15°13'34"W	20.26'	22.25'
C39	7275.00'	005°58'17"	N60°41'52"W	757.86'	758.21'
C40	15.00'	090°18'56"	S71°09'31"W	21.27'	23.64'
C41	15.00'	090°18'56"	N19°09'26"W	21.27'	23.64'
C42	7275.00'	001°35'19"	N65°06'33"W	201.71'	201.72'
C43	15.00'	090°18'56"	S68°56'19"W	21.27'	23.64'
C44	205.00'	042°15'17"	N44°54'29"E	147.78'	151.18'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	15.00'	090°00'00"	S21°02'07"W	21.21'	23.56'
C46	525.00'	016°47'36"	N32°21'41"W	153.33'	153.88'
C47	15.00'	085°45'07"	S02°07'05"W	20.41'	22.45'
C48	205.00'	011°22'54"	N39°18'11"E	40.66'	40.72'
C49	725.00'	011°01'26"	N28°06'01"E	139.28'	139.49'
C50	15.00'	086°46'23"	S65°58'30"W	20.61'	22.72'
C51	7275.00'	001°44'04"	N69°46'17"W	220.23'	220.24'
C52	15.00'	090°18'56"	N23°44'46"W	21.27'	23.64'
C53	475.00'	016°13'00"	N29°31'12"E	133.99'	134.44'
C54	25.00'	053°58'05"	N64°36'44"E	22.69'	23.55'
C55	60.00'	287°56'10"	S52°22'18"E	70.59'	301.53'
C56	25.00'	053°58'05"	S10°38'39"W	22.69'	23.55'
C57	525.00'	016°13'00"	N29°31'12"E	148.10'	148.59'
C58	15.00'	090°18'56"	S66°34'10"W	21.27'	23.64'
C59	7275.00'	001°44'16"	N67°24'14"W	220.63'	220.64'
C60	15.00'	090°18'56"	N21°22'38"W	21.27'	23.64'
C61	155.00'	042°15'17"	N44°54'29"E	111.74'	114.31'
C62	15.00'	090°00'00"	S68°57'53"E	21.21'	23.56'
C63	15.00'	005°47'34"	N23°01'05"E	1.52'	1.52'
C64	15.00'	005°47'44"	N28°48'44"E	1.52'	1.52'
C65	15.00'	011°35'18"	N25°54'57"E	3.03'	3.03'

BLOCK J	
LOT #	AREA (SQ. FT.)
LOT 11	5,160
LOT 12	5,172
LOT 13	5,487
LOT 14	6,006
LOT 15	6,067
LOT 16	5,698
LOT 17	9,723
LOT 18	8,065
LOT 19	7,348

BLOCK M	
LOT #	AREA (SQ. FT.)
LOT 19	6,761
LOT 20	6,022
LOT 21	5,803
LOT 22	6,013
LOT 23	6,114
LOT 24	5,874
LOT 25	8,427
LOT 26	6,243
LOT 27	6,662
LOT 28	6,732
LOT 29	6,220
LOT 30	5,108
LOT 31	6,469
LOT 32	6,735
LOT 33	6,328

BLOCK N	
LOT #	AREA (SQ. FT.)
LOT 16	5,500
LOT 17	6,633
LOT 18	7,407
LOT 19	6,086
LOT 20	5,827
LOT 21	5,730
LOT 22	5,634
LOT 23	5,683
LOT 24	6,453
LOT 25	7,923
LOT 26	9,014
LOT 27	7,096
LOT 28	5,500
LOT 29	5,500
LOT 30	5,500
LOT 31	5,500
LOT 32	6,938

BLOCK U	
LOT #	AREA (SQ. FT.)
LOT 8	5,818
LOT 9	6,004
LOT 10	7,136
LOT 11	11,931
LOT 12	5,330
LOT 13	6,381
LOT 14	6,420
LOT 15	6,456
LOT 17	6,393
LOT 18	6,246
LOT 19	6,117
LOT 20	6,005
LOT 21	5,911
LOT 22	5,835
LOT 23	5,777
LOT 24	5,758
LOT 25	5,944
LOT 26	6,166
LOT 27	6,155
LOT 28	6,099
LOT 29	6,061
LOT 30	6,041
LOT 31	6,038
LOT 32	6,053
LOT 33	7,286

BLOCK V	
LOT #	AREA (SQ. FT.)
LOT 1	8,019
LOT 2	5,667
LOT 3	5,500
LOT 4	5,500
LOT 5	8,026
LOT 6	6,421
LOT 7	6,363
LOT 8	5,631
LOT 9	6,217
LOT 10	10,901
LOT 11	6,777
LOT 12	7,764
LOT 13	13,750
LOT 14	10,183
LOT 15	8,326

BLOCK V	
LOT #	AREA (SQ. FT.)
LOT 16	6,968
LOT 17	6,821
LOT 18	5,474
LOT 19	6,157
LOT 20	7,806
LOT 21	8,473
LOT 22	6,004
LOT 23	5,200
LOT 24	5,201
LOT 25	7,040
LOT 26	6,690
LOT 27	6,197
LOT 28	6,516
LOT 29	6,964
LOT 30	6,273

BLOCK V	
LOT #	AREA (SQ. FT.)
LOT 31	6,080
LOT 32	7,196
LOT 33	6,490
LOT 34	6,021
LOT 35	6,467
LOT 36	6,475
LOT 37	6,500
LOT 38	6,543
LOT 39	6,604
LOT 40	6,683
LOT 41	6,705
LOT 42	6,530
LOT 43	6,360
LOT 44	7,830

BLOCK W	
LOT #	AREA (SQ. FT.)
LOT 1	8,788
LOT 2	5,903
LOT 3	5,734
LOT 4	5,651
LOT 5	5,961
LOT 6	6,107
LOT 7	7,444
LOT 8	8,312
LOT 9	7,364
LOT 10	7,954
LOT 11	7,551
LOT 12	6,889
LOT 13	6,386
LOT 14	5,824
LOT 15	9,944
LOT 16	9,175
LOT 17	11,770
LOT 18	6,631
LOT 19	6,387
LOT 20	7,412

BLOCK W	
LOT #	AREA (SQ. FT.)
LOT 21	7,712
LOT 22	8,179
LOT 23	8,215
LOT 24	7,807
LOT 25	7,185
LOT 26	8,355
LOT 27	6,634
LOT 28	5,500
LOT 29	5,500
LOT 30	5,500
LOT 31	5,500
LOT 32	5,787
LOT 33	10,023
LOT 34	8,409
LOT 35	5,500
LOT 36	5,500
LOT 37	5,500
LOT 38	5,500
LOT 39	7,652

BLOCK X	
LOT #	AREA (SQ. FT.)
LOT 1	7,237
LOT 2	6,050
LOT 3	6,050
LOT 4	6,050
LOT 5	6,050
LOT 6	6,050
LOT 7	6,050
LOT 8	6,050
LOT 9	6,050
LOT 10	6,050
LOT 11	6,050
LOT 12	6,050
LOT 13	6,050
LOT 14	6,050
LOT 15	8,308

LOT TYPE SUMMARY TABLE

LOT TYPE	A	B	C	D	TOTAL
TOTAL LOTS	63	29	28	45	165
(PERCENT %)	38%	18%	17%	27%	100%



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 22, 2017
DATE OF PLAT SUBMITTAL: SEPTEMBER, 2017

SHEET 3 OF 5

FINAL PLAT
OF
PRESIDENTIAL GLEN, PHASE 7

A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.

FIELD NOTES
FOR

A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS. SAID 39.761 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ¼" iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner of Presidential Glen, Phase 2 Final Plat recorded in Document No. 201300230 of the Official Public Records of Travis County, Texas, same being a southwest corner of said Remnant Portion, also being a point in the east margin of Bois D'Arc Lane for the southwest corner and POINT OF BEGINNING hereof;

THENCE with the west line of said Remnant Portion, same being the east margin of said Bois D'Arc Lane the following two (2) courses and distances:

- N 28°22'34" E, a distance of 19.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 28°51'02" E, a distance of 742.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and
- N 27°08'18" E, a distance of 318.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the westernmost northwest corner of said Remnant Portion, same being a point in the east margin of said Bois D'Arc Lane, also being the southwest corner of a called 1.00 acre tract conveyed in Document Numbers 2004214253, 2004214255, 200421457, 2004214261 and 2008050776 all of the Official Public Records of Travis County, Texas;

THENCE S 64°03'57" E, with the south line of said 1.00 acre tract, same being a north line of said Remnant Portion, a distance of 150.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the southeast corner of said 1.00 acre tract, same being a northwest ell corner of said Remnant Portion;

THENCE N 27°08'18" E, with the east line of said 1.00 acre tract, same being a west line of said Remnant Portion, a distance of 298.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the northernmost northwest corner of said Remnant Portion, same being the northeast corner of said 1.00 acre tract, also being a point in a south line of a called 267.942 acre tract conveyed to First State Bank Central Texas recorded in Document No. 2008051895 of the Official Public Records of Travis County, Texas for the northernmost northwest corner hereof;

THENCE with the north line of said Remnant Portion, same being a south line of said 267.942 acre tract the following three (3) courses and distances:

- S 63°31'30" E, a distance of 760.06 feet to a found 60D nail in a fence post,
- S 64°49'57" E, a distance of 669.48 feet to a found fence post, and
- S 64°55'45" E, a distance of 813.30 feet to a ½" iron rod found for the northernmost northeast corner of said Remnant Portion, same being a southwest corner of said 267.942 acre tract;

THENCE S 26°31'51" W, with a west line of said 267.942 acre tract, same being an east line of said Remnant Portion, a distance of 379.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set;

THENCE departing a west line of said 267.942 acre tract, through the interior of said Remnant Portion the following thirteen (13) courses and distances:

- N 62°42'44" W, a distance of 129.69 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 27°15'36" E, a distance of 49.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 62°44'24" W, a distance of 160.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 27°15'36" W, a distance of 29.91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- along the arc of a curve to the left, having a radius of 7155.00 feet, a central angle of 06°16'53", a chord bearing and distance of N 60°39'30" W, 784.03 feet, an arc length of 784.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
- N 26°00'03" E, a distance of 8.79 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 63°59'57" W, a distance of 160.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 26°00'03" W, a distance of 374.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 66°02'07" W, a distance of 408.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 23°57'53" W, a distance of 11.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 66°02'07" W, a distance of 64.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 23°57'53" E, a distance of 1.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- S 56°17'26" W, a distance of 363.58 feet to an iron rod with cap marked "Survcon" found for a north corner of said Presidential Glen Phase 2 Final Plat, same being a point in the south line of said Remnant Portion;

THENCE with the northern line of said Presidential Glen Phase 2 Final Plat, same being the southern line of said Remnant Portion the following six (6) courses and distances:

- N 33°42'43" W, a distance of 23.33 feet to an iron rod with cap marked "Survcon",
- S 58°30'38" W, a distance of 41.24 feet to an iron rod with cap marked "Survcon"
- N 57°51'10" W, a distance of 280.84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- N 61°32'05" W, a distance of 210.00 feet to an iron rod with cap marked "Survcon"
- S 28°27'55" W, a distance of 75.69 feet to an iron rod with cap marked "Survcon"
- N 61°32'05" W, a distance of 178.25 feet to the POINT OF BEGINNING and containing 39.761 acres in the City of Manor, Travis County, Texas under Job No. 50805-07.

VARIANCES:

(APPROVED VARIANCES ACCORDING TO PRESIDENTIAL GLEN SUBDIVISION DEVELOPMENT AGREEMENT EXHIBIT "F" DEVELOPMENT STANDARDS, DATED JANUARY 18, 2012

- MINIMUM LOT AREAS OF THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOT WILL BE AS FOLLOWS:
 - 15% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 6,700 SQUARE FEET.
 - 60% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 5,500 SQUARE FEET.
 - 25% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM LOT AREA OF 4,500 SQUARE FEET.
- EXCEPT FOR CUL-DE-SAC LOTS, THE MINIMUM LOT WIDTH, MEASURED AT THE FRONT PROPERTY LINE, FOR THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:
 - 15% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 60 FEET LOT WIDTH.
 - 60% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 50 FEET LOT WIDTH.
 - 25% OF ALL LOTS WITHIN THE PRESIDENTIAL GLEN DEVELOPMENT SHALL HAVE A MINIMUM OF 40 FEET LOT WIDTH.
- THE MINIMUM LOT WIDTH FOR SINGLE-FAMILY RESIDENTIAL CUL-DE-SAC LOTS, MEASURED AT THE FRONT PROPERTY LINE, WILL BE 30 FEET.
- SINGLE-FAMILY RESIDENTIAL LOTS ARE NOT REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES ARE NOT REQUIRED TO PROJECT AWAY FROM THE FRONT LINE AT APPROXIMATELY RIGHT ANGLES TO THE STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE FRONT SETBACKS, MEASURED FROM THE FRONT PROPERTY LINE, FOR THE TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS WILL BE AS FOLLOWS:
 - 40% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 20 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 22.5 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 25 FEET FROM THE FRONT PROPERTY LINE.
 - 20% OF ALL LOTS WITHIN THE PROPERTY SHALL HAVE A SETBACK OF 27.5 FEET FROM THE FRONT PROPERTY LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SETBACK OF TEN (10) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM STREET SIDE SETBACK OF FIFTEEN (15) FEET FROM ADJACENT STREET.
- DEVELOPERS WILL DEDICATE NO LESS THAN 33 ACRES OF LAND WITHIN THE PROPERTY TO THE PRESIDENTIAL GLEN MUNICIPAL DISTRICT FOR USE AS PARKS OR PUBLIC RECREATIONAL FACILITIES.
- A PRELIMINARY OR FINAL PLAT FILED WITH THE CITY WILL SHOW ANY PROPERTY WITHIN THAT PRELIMINARY OR FINAL PLAT THAT WILL BE DEDICATED TO THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT.
- DEDICATION OF PARKLAND TO THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT WILL SATISFY ANY REQUIREMENT IN CITY ORDINANCES FOR DEDICATION OF PARKLAND TO THE CITY.
- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AS PART OF A PRELIMINARY PLAT SUBMITTAL TO SHOW THE SIGNIFICANT TREES LOCATED WITHIN THE BOUNDARIES OF ANY PROPOSED OVEN SPACE, PARKLAND AND OTHER UNDISTURBED AREAS. AN ON-THE-GROUND TREE SURVEY MUST BE PERFORMED AND A TREE SURVEY MAP MUST BE SUBMITTED WITH A PRELIMINARY PLAT SUBMITTAL TO SHOW ANY SIGNIFICANT TREES WITHIN THE BOUNDARIES OF ANY PROPOSED DISTURBED AREAS. THE SURVEY MAP MUST INCLUDE THE NUMBER OF SIGNIFICANT TREES, THE SPECIES OF SIGNIFICANT TREES, THE SIGNIFICANT TREE DIAMETERS, THEIR CRITICAL ROOT ZONES, THE SIGNIFICANT TREE TO REMAIN DURING CONSTRUCTION, AND THE SIGNIFICANT TREES DESIGNATED TO BE REMOVED DURING CONSTRUCTION.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH REMOVED WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUCH BE REPLACES AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE CONSTRUCTION OF SIDEWALKS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY, EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CIT WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS.
- THE IMPROVEMENTS TO AND DEDICATIONS OF RIGHT-OF-WAY TO BOIS D'ARC LANE SHALL BE THOSE REQUIRED BY TRAVIS COUNTY.
- TWENTY-FIVE FEET (25') OF RIGHT-OF-WAY SHALL BE DEDICATED ALONG HIGHWAY 290 FOLLOWING THE SOUTHERN BOUNDARY OF THE PROPERTY AT THE TIME OF THE SUBDIVISION OF THOSE PORTIONS OF THE PROPERTY ABUTTING HIGHWAY 290.
- A 15' WATER LINE EASEMENT SHALL BE CONVEYED TO THE CITY ALONG BOIS D'ARC AT THE TIME OF THE SUBDIVISION OF THOSE PORTIONS OF THE PROPERTY ABUTTING BOIS D'ARC LANE.
- FOR RESIDENTIAL LOT MAXIMUM HEIGHT LIMITS, LIVING AREA AND FACADES REQUIREMENTS REFER TO THE DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION.

GENERAL NOTES:

- PROPERTY OWNER OR HIS/HER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND PUBLIC UTILITY LOT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OR MANOR, AND TRAVIS COUNTY, FOR INSPECTION OR MAINTENANCE OF SAID LOT.
- WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- A 10' ELECTRICAL, NATURAL GAS, PROPANE, CABLE TV., TELEPHONE, WATER, WASTEWATER AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- PUBLIC SIDEWALKS, BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THERE 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 GOVERNING BODY OR UTILITY COMPANY.
- DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WITH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR. ALL LOTS IN THE SUBDIVISION NOT DESIGNATED AS SINGLE FAMILY WILL BE MAINTAINED BY PRESIDENTIAL GLEN COMMUNITY AND ITS SUCCESSORS AND ASSIGNS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PRESIDENTIAL DEVELOPMENT AGREEMENT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF MANOR.
- ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 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.
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
- 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.
- THE COVENANTS, CONDITIONS AND RESTRICTIONS ASSOCIATED WITH THIS SUBDIVISION ARE RECORDED UNDER DOCUMENT 2007161897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE/PUE/ OPEN SPACE LOTS CONTAINED WITHIN PRESIDENTIAL GLEN, PHASE 7 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PRESIDENTIAL GLEN MASTER COMMUNITY, INC. OR LOT OWNER OR CITY (ON BEHALF OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT) AND OR THEIR SUCCESSORS.

LOTS ARE NOTED BELOW:

LOT 45, BLOCK V (5.572 AC.) IS HEREBY DEDICATED TO THE CITY (ON BEHALF OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT) FOR USE AS OPEN SPACE, PARKS OR PUBLIC RECREATIONAL FACILITIES IN ACCORDANCE WITH THAT CERTAIN REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, AND SHALL BE MAINTAINED BY THE PRESIDENTIAL GLEN MASTER COMMUNITY, INC. PURSUANT TO A SEPARATE LICENSE AGREEMENT BY AND BETWEEN THE CITY AND THE PRESIDENTIAL GLEN MASTER COMMUNITY, INC. AS PART OF THE MASTER COMMUNITY FACILITIES.

LOT 5, BLOCK U (1.623 AC.) IS HEREBY DEDICATED TO THE CITY (ON BEHALF OF THE PRESIDENTIAL GLEN MUNICIPAL UTILITY DISTRICT) FOR USE AS OPEN SPACE, PARKS OR PUBLIC RECREATIONAL FACILITIES IN ACCORDANCE WITH THAT CERTAIN REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR THE PRESIDENTIAL GLEN SUBDIVISION, AS AMENDED, AND SHALL BE MAINTAINED BY THE PRESIDENTIAL GLEN MASTER COMMUNITY, INC. PURSUANT TO A SEPARATE LICENSE AGREEMENT BY AND BETWEEN THE CITY AND THE PRESIDENTIAL GLEN MASTER COMMUNITY, INC. AS PART OF THE MASTER COMMUNITY FACILITIES.



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A 39.761 ACRE TRACT BEING OUT OF A REMNANT PORTION OF A
CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO.
2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT
154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.

WHEREAS, LGI HOMES, TEXAS LLC, THE OWNER OF A REMNANT PORTION OF A REMNANT PORTION OF A CALLED 102.157 ACRE TRACT RECORDED IN DOCUMENT NO. 2014012328 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT OF THE PUBLIC NOTIFICATION & HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

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

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK LIPAR, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

I, JAMES A. HUFFCUT, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 55253

DATE _____

I, VALERIE ZURCHER, 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.

DATE _____

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

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

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

FRANCES AGUILAR, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON
THIS THE _____ DAY OF _____, 20 _____;

APPROVED:

ATTEST:

RITA JONSE, MAYOR

FRANCES AGUILAR, CITY SECRETARY

WATER AND WASTEWATER:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF PRESIDENTIAL GLEN M.U.D. AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER.

KENNETH SCHROEDER, PE., M.U.D. ENGINEER
SCHROEDER ENGINEERING CO.

DATE _____

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M., DULY

RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M.,

IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____ OFFICIAL RECORDS
OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY:

DEPUTY

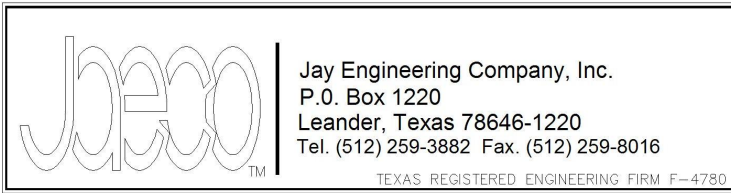


**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 22, 2017
DATE OF PLAT SUBMITTAL: SEPTEMBER, 2017

SHEET 5 OF 5



Date: Thursday, March 16, 2017

Geralyn Dixon
Pape-Dawson Engineers
7800 Shoal Creek Blvd., Ste 220W
Austin TX
gdixon@pape-dawson.com

Permit Number 2017-P-1035
Job Address: , Manor, TX. 78653

Dear Geralyn Dixon,

The first submittal of the Presidential Glen Phase 7 Final Plat (*Final Plat*) submitted by Pape-Dawson Engineers and received on September 08, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

- i. The location map is not to scale. Section 24(c)(iii) of Subdivision Ordinance 263B requires that the location map have a scale of 1" = 2000'.
- ii. Section 24(c)(v) of Subdivision Ordinance 263B requires the owner's names and property lines of property located within 300' of the subdivision boundary be shown on the final plat.
- iii. The Planning and Zoning signature block should be revised to the current chairperson, William Myers.
- iv. Construction plans for Presidential Glen Phase 7 have not been approved. Per Subdivision Ordinance 263B the final plat cannot be approved until the construction plans have been approved.
- v. The City Attorney is reviewing the final plat to verify that requirements of the current Development Agreement have been met. Additional comments may be generated from the attorney review.

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

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

Thank you,

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

3/16/2017 10:25:19 AM
Presidential Glen Phase 7 Final Plat
2017-P-1035
Page 2

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



March 21, 2017

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

Re: City of Manor Comment Response for Presidential Glen Phase 7 Final Plat
1st Review

We are providing the following responses to the comments issued on March 16, 2017 for the above referenced project:

Pauline Gray, P.E.
Phone: (512) 259-3882

FINAL PLAT

1. The location map is not to scale. Section 24(c)(iii) of Subdivision Ordinance 263B requires that the location map have a scale of 1"= 2000'.

Provided

2. Section 24(c)(v) of Subdivision Ordinance 263B requires the owner's names and property lines of property located within 300' of the subdivision boundary be shown on the final plat.

Provided

3. The Planning and Zoning signature block should be revised to the current chairperson, William Myers.

Corrected

4. Construction plans for Presidential Glen Phase 7 have not been approved. Per Subdivision Ordinance 263B the final plat cannot be approved until the construction plans have been approved.

Noted

5. The City Attorney is reviewing the final plat to verify that the requirements of the current Development Agreement have been met. Additional comments may be generated from the attorney review.

Noted

Please contact me if you have any questions or need additional information concerning this response.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers. Firm Registration # 470



Juan C. Brizuela, P.E.
Project Manager

P: 89 02 09 216 Final Plat Document Plan Processing City 1st Comment Response.docx



Date: Wednesday, April 19, 2017

Geralyn Dixon
Pape-Dawson Engineers
7800 Shoal Creek Blvd., Ste 220W
Austin TX
gdixon@pape-dawson.com

Permit Number 2017-P-1035
Job Address: , Manor 78653

Dear Geralyn Dixon,

The subsequent submittal of the Presidential Glen Phase 7 Final Plat submitted by Pape-Dawson Engineers and received on September 08, 2017, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. ~~The location map is not to scale. Section 24(c)(iii) of Subdivision Ordinance 263B requires that the location map have a scale of 1" = 2000'.~~
- ii. ~~Section 24(c)(v) of Subdivision Ordinance 263B requires the owner's names and property lines of property located within 300' of the subdivision boundary be shown on the final plat.~~
- iii. ~~The Planning and Zoning signature block should be revised to the current chairperson, William Myers.~~
- iv. **Construction plans for Presidential Glen Phase 7 have not been approved. Per Subdivision Ordinance 263B the final plat cannot be approved until the construction plans have been approved.**
- v. ~~The City Attorney is reviewing the final plat to verify that requirements of the current Development Agreement have been met. Additional comments may be generated from the attorney review.~~
- vi. **Per the City Attorney, the final plat needs to state who owns the Drainage/Open Space lots. Based on a parks plan prepared while the City, Developers, and MUD were negotiating the Development Agreement, Lot 45 Block V and Lot 5 Block U in Phase 7 were to be owned by the City. The Development Agreement (DA) does not list either of those properties as properties that will be conveyed to the City, but the plat needs to specify who will own the properties. The DA and Consent Agreement require the lots with drainage improvements to be conveyed to the City, therefore, Lot 45 Block V should be conveyed to the City. The City will need the maintenance notes obligating the HOA to maintain the drainage facilities and the parkland, as well as the license agreement. The HOA declarations will need to be amended to include the maintenance obligation for Phase 7, if the current declarations do not already apply to Phase 7. A license agreement is a condition of acceptance of the public improvements to be maintained by the HOA.**

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

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

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

Thank you,

A handwritten signature in blue ink that reads "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.



September 7, 2017

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

Re: City of Manor Comment Response for Presidential Glen Phase 7 Final Plat
2nd Review

We are providing the following responses to the comments issued on April 19, 2017 for the above referenced project:

Pauline Gray, P.E.
Phone: (512) 259-3882

FINAL PLAT

1. Construction plans for Presidential Glen Phase 7 have not been approved. Per Subdivision Ordinance 263B the final plat cannot be approved until the construction plans have been approved.

The Subdivision plat was approved May 22, 2017, Permit No. 2017-P-1031.

2. Per the City Attorney, the final plat needs to state who owns the Drainage/Open Space lots. Based on a parks plan prepared while the City, Developers, and MUD were negotiating the Development Agreement, Lot 45 Block V and Lot 5 Block U in Phase 7 were to be owned by the City. The Development Agreement (DA) does not list either of those properties as properties that will be conveyed to the City, but the plat needs to specify who will own the properties. The DA and Consent Agreement require the lots with drainage improvements to be conveyed to the City, therefore, Lot 45 Block V should be conveyed to the City. The City will need the maintenance notes obligating the HOA to maintain the drainage facilities and the parkland, as well as the license agreement. The HOA declarations will need to be amended to include the maintenance obligation for Phase 7, if the current declarations do not already apply to Phase 7. A license agreement is a condition of acceptance of the public improvements to be maintained by the HOA.

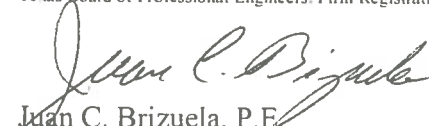
Noted on Subdivision Plat. A License Agreement is in progress.

Please contact me if you have any questions or need additional information concerning this response.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470



Juan C. Brizuela, P.E.
Project Manager

P: 89 02 09 216 Final Plat Document Plan Processing City 2nd Comment Response.docx

September 25, 2017

Geralyn Dixon
Pape-Dawson Engineers
7800 Shoal Creek Blvd., Suite 220W
Austin TX

Re: Presidential Glen Phase 7 – Permit Number 2017-P-1035
Final Plat Submittal Review
City of Manor

Dear Ms. Dixon:


The Presidential Glen, Phase 7 Final Plat submitted by Pape Dawson Engineers and received by our office on September 8, 2017, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The Final Plat appears to be in general compliance with City Ordinance requirements and we therefore take no exception to the Final Plat as presented. Please note the following comments:

1. The developer needs to have entered into a license agreement with the City for maintenance of those facilities that are dedicated to the City on the final plat.
2. If construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements.

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.

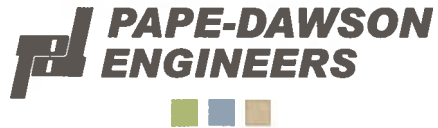
If you should have any questions, or need additional information, please let us know.

Sincerely,


Pauline M. Gray, P.E.

PMG/s

Copy: Juan Brizuela, P.E. - Pape-Dawson Engineers
Scott Dunlop – City of Manor



September 26, 2017

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

Re: City of Manor Comment Response for Presidential Glen Phase 7 Final Plat
3rd Review

We are providing the following responses to the comments issued on September 25, 2017 for the above referenced project:

Pauline Gray, P.E.
Phone: (512) 259-3882

FINAL PLAT

1. The developer needs to have entered into a license agreement with the City for the maintenance of those facilities that are dedicated to the City on the final plat.

The License Agreement is in progress (see attachment). Subdivision plat has to be recorded prior to License agreement execution.

2. If construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements.

Noted.

Please contact me if you have any questions or need additional information concerning this response.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers. Firm Registration # 470

Juan C. Brizuela, P.E.
Project Manager

P: 89.02.09.216 Final Plat Document Plan Processing City 3rd Comment Response.docx



AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a Final Plat for Shadowglen Phase 2 – Misty Grove Blvd, two (2) lots on 4.263 more or less, located near 12000 Shadowglen Trace Blvd, Manor, Texas. Applicant: Stantec. Owner: SG Land Holdings.

BACKGROUND/SUMMARY:

This plat is for ROW and landscape lots for Misty Grove Blvd and Silent Falls Way. They are connector roads for future sections of Phase 2 as well as to Phase 3.

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 a Final Plat for Shadowglen Phase 2 – Misty Grove Blvd be approved.

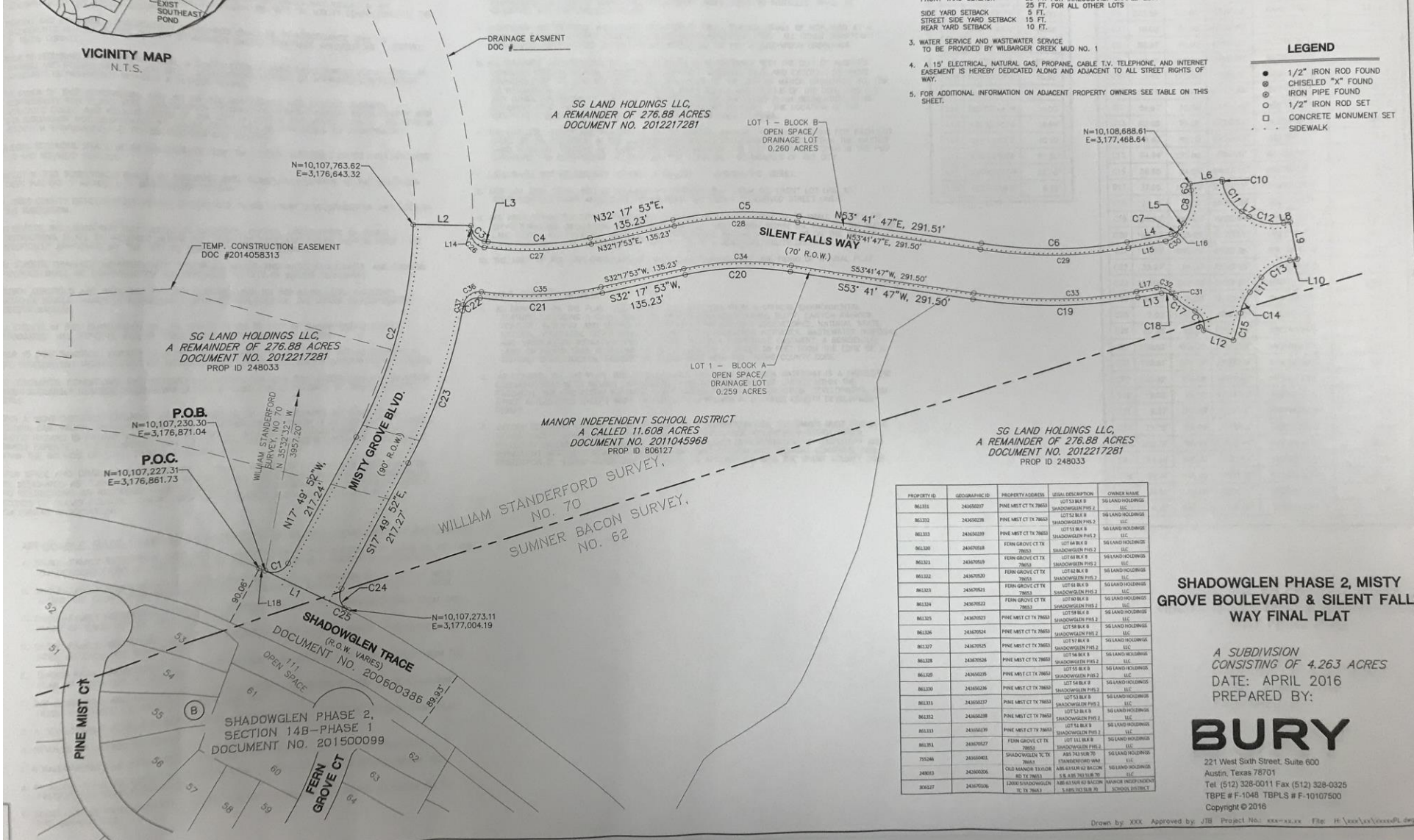
PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

- NOTES:
1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SG LAND HOLDINGS, LLC, AND HIS/HER ASSIGNS.
 2. LOT SETBACK REQUIREMENTS

FRONT YARD SETBACK	20 FT. FOR IRREGULARLY SHAPED LOTS
	25 FT. FOR ALL OTHER LOTS
SIDE YARD SETBACK	5 FT.
STREET SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	10 FT.
 3. WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 1.
 4. A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V. TELEPHONE, AND INTERNET EXCHANGE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 5. FOR ADDITIONAL INFORMATION ON ADJACENT PROPERTY OWNERS SEE TABLE ON THIS PAGE.

LEGEND

- 1/2" IRON ROD FOUND
- ⊗ CHISELED "X" FOUND
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD SET
- CONCRETE MONUMENT SET
- - - SIDEWALK

[illegible]

SHADOWGLEN PHASE 2, MISTY
GROVE BOULEVARD & SILENT FALL
WAY FINAL PLAT

A SUBDIVISION
CONSISTING OF 4.263 ACRES
DATE: APRIL 2016
PREPARED BY:

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
Copyright © 2016

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

April 28, 2016

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

Re: Shadowglen Phase 2 – Misty Grove Blvd and Silent Falls Way
First Final Plat Review
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

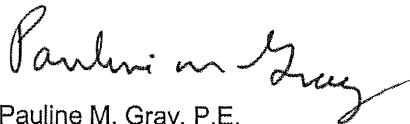
The Shadowglen Phase 2, Misty Grove Blvd and Silent Falls Way Final Plat submitted by Bury-Aus, Inc. and received by our office on April 15, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

1. Subdivision construction plans must be approved prior to final plat approval.
2. The proposed sidewalk on Silent Falls Way is not shown within the R.O.W.
3. Under the City certifications, the required note for subdivision location reads on this the ____ day of ____ 2005.
4. The required public utility easement note was not included on the plat.

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.

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Brett Burke, P.E. – Bury Inc.
Scott Dunlop – City of Manor

PN 100-718-10



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

September 23, 2016
File: 222010425

Attention: **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 – Misty Grove Blvd and
Silent Falls Way First Final Plat Review
Within the ETJ of the City of Manor, Texas

This is our response to comments received from your office on April 28, 2016. We have reviewed these comments and respond in the following manner:

1. Subdivision construction plans must be approved prior to final plat approval.

Noted.

2. The proposed sidewalk on Silent Falls Way is not shown within the R.O.W.

Sidewalk easement document under review with school site engineer.

3. Under the City certifications, the required note for subdivision location reads on this the _day of---2005.

Note revised.

4. The required public utility easement note was not included on the plat.

Note added.

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

Sincerely,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink, appearing to read "Shervin Nooshin", with a long, sweeping flourish extending to the right.

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

October 13, 2016

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

Re: Shadowglen Phase 2 – Misty Grove Blvd and Silent Falls Way
Second Final Plat Review
Within the ETJ of the City of Manor, Texas

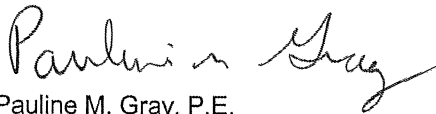
Dear Mr. Bolt:

The second submittal of the Shadowglen Phase 2, Misty Grove Blvd and Silent Falls Way Final Plat submitted by Stantec, Inc. and received by our office on September 23, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. The Final Plat appears to be in general compliance with Subdivision Ordinance 263B and we therefore take no exception to the Final Plat as presented. Note that Construction Plans for all required improvements will have to be approved before Final Plat approval pursuant to Section 24(h)(1)(iii) of Subdivision Ordinance 263B.

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.

We trust that you will find this information helpful when considering approval of this Final Plat. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Shervin Nooshin, P.E. – Stantec
Scott Dunlop – City of Manor



AGENDA ITEM NO. ⁸_____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 11, 2017

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 & 10, Block 52 Town of Manor, locally known as 402 & 404 East Wheeler Street. Applicant: Uriel Ocampo. Owner: Uriel Ocampo.

BACKGROUND/SUMMARY:

These lots are at the corner of East Wheeler and the ROW of North San Marcos. The owner would like to combine the lots into one lot for the purposes of building a single family home.

PRESENTATION: ☐YES ☐NO

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

Joined Lot Affidavit

STAFF RECOMMENDATION:

It is City staff's recommendation, that a Joined Lot Affidavit for Lots 9 & 10, Block 52 Town of Manor be approved.

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

STATE OF TEXAS

§

TRAVIS COUNTY

§

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

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

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

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

Tract 1: Lot 9 ~~402~~, Block 52, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 10 ~~404~~, Block 52, Town of Manor, Manor, Travis County, Texas

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

The City of Manor Planning and Zoning Commission on the 26 day of SEP., 2017, under the authority of the City Zoning Ordinance, Section 20, Chart 1, Note 2, approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. I have requested the right to build across the boundaries separating the Lots and to treat the Lots as one building site. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval. The Lots being treated as the outer boundaries of one lot for purposes of setbacks.

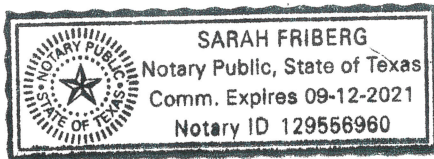
The permission to utilize the Lots as one building site is conditioned on the owner, being myself, and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. I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

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

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

Uriel Ocampo
Title: Owner

SWORN TO SUBSCRIBED TO BEFORE ME, the undersigned, a notary public, on this 26th day of September, 2017.



[Signature]
Notary Public, State of Texas

APPROVED AND AGREED:

_____,
Chairperson
Planning and Zoning Commission, City of Manor

After Recording Return to:

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