



Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Gil Burrell, Place 3  
Mike Burke, Place 4  
Lian Stutsman, Place 5  
Keith Miller, Place 6  
Bill Myers, Place 7

## PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

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Wednesday, March 13, 2019

6:30 p.m.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

### REGULAR SESSION – 6:30 P.M.

#### PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the Planning Coordinator prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments**

#### REGULAR AGENDA

1. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the February 13, 2019 Regular Meeting.
2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 11, fifty-nine (59) lots on 12.57 acres, more or less, located near Lexington Street and Christina Garza Drive, Manor, TX. **Applicant:** Kimley-Horn & Associates. **Owner:** SG Land Holdings.

Scott Dunlop,  
Assistant  
Development  
Director

Scott Dunlop,  
Assistant  
Development  
Director



- |  |   |
|--|---|
| 3. Consideration, discussion, and possible action on a Final Plat for Stonewater North Phase 3, one hundred four (104) lots on 20.6 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. <b>Applicant:</b> Kitchen Table Civil Solutions. <b>Owner:</b> Continental Homes of Texas, LP | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 4. Consideration, discussion, and possible action on 1-year extension request for the Shadowview Commercial Section 3 Final Plat. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> Cottonwood Holdings LTD  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 5. Consideration, discussion, and possible action on 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> Cottonwood Holdings LTD  | Scott Dunlop,<br>Assistant<br>Development<br>Director |

## ADJOURNMENT

In addition to any executive session already listed above, the Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by <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, March 8, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
Lluvia Tijerina  
City Secretary for the City of Manor, Texas

## NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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





Julie Leonard, Place 1  
Jacob Hammersmith, Place 2  
Gil Burrell, Place 3  
Mike Burke, Place 4  
Lian Stutsman, Vice-Chair, Place 5  
Keith Miller, Place 6  
Bill Myers, Chairperson, Place 7

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

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Wednesday, February 13, 2019

6:30 P.M.

Manor City Hall – Council Chambers  
105 E. Eggleston Street

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### **COMMISSIONERS**

#### **PRESENT:**

Place 2: Jacob Hammersmith  
Place 4: Mike Burke  
Place 5: Lian Stutsman, Vice-Chair  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 1: Julie Leonard  
Place 3: Gil Burrell

### **CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

### **REGULAR SESSION – 6:35 P.M.**

With a quorum of the Planning and Zoning Commissioners present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:30 p.m. on Wednesday, February 13, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

### **PUBLIC COMMENTS**

No one appeared to speak at this time.

### **CONSENT AGENDA**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Commission and action will be taken in 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 denying a Final Plat for 14870 Bois D’Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located near 14870 Bois D’Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC.**
2. **Consideration, discussion, and possible action on denying a Short Form Final Plat for Grace Covenant Christian Center of Austin Subdivision, one (1) lot on 4.9 acres, more or less, located near 14518 US Hwy 290 E, Manor, TX. Applicant: Marco Castaneda, P.E. Owner: Grace Covenant Church.**
3. **Consideration, discussion, and possible action on denying a Final Plat for Stonewater North Subdivision Phase 2, one hundred sixty-seven (167) lots on 31.27 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, L.P.**
4. **Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Subdivision Phase 2 Section 27A & 27B, eighty-five (85) lots on 20 acres, more or less, located near Silent Falls Way and Kira Lane, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: SG Land Holdings, LLC.**
5. **Consideration, discussion, and possible action on denying a Preliminary Plat for Lagos Subdivision Phase 5, forty-four (44) lots on 28.62 acres, more or less, located near N. FM 973 and Murchison Street, Manor, TX. Applicant: Kimley-Horn & Associates, Inc. Owner: 706 Investment Partnership, LTD.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Commissioner Burke and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve denial as submitted for consent agenda items 1, 2, 3, 4 and 5. The motion carried unanimously.

## **PUBLIC HEARINGS**

6. **Public Hearing and First Reading: Consideration, discussion, and possible action on a Short Form Final Plat for Mustang Kimbro Estates, three (3) lots on 23.8 acres, more or less, being a resubdivision of Lots 4 & 5 Kimbro Road Estates, and being located at 12542 Kimbro Road, Manor, TX. Applicant: ATX Permit and Consulting, LLC. Owner: Mustang Kimbro Estates, LLC.**



P&Z Chairperson Myers opened the public hearing.

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission. Mr. Dunlop informed the Planning and Zoning Commission that after the plat was approved by the city engineer's the Travis County attorney's office informed the city the person represented as the sole owner of the land had sold portions to thirteen other individuals. Since our subdivision ordinance requires all owners be shown and be signatories to a plat, the plat was no longer valid and recommended the plat be disapproved because it no longer satisfies all applicable city code regulations.

Jeff and Cosette Rodman, 12426 Old Kimbro Road, spoke in opposition to agenda item 6.

**MOTION:** Upon a motion made by Commissioner Hammersmith and seconded by P&Z Vice-Chair Stutsman, the Planning and Zoning Commission voted five (5) For and none (0) Against and to close the public hearing. The motion carried unanimously.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to disapprove the short form final plat as submitted because it longer satisfies all applicable city code regulations. The motion carried unanimously.

## **REGULAR AGENDA**

### **7. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the January 9, 2019 Regular Meeting.**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve the January 9, 2019 Planning and Zoning Commission meeting minutes. The motion carried unanimously.

### **8. Consideration, discussion, and possible action on a Setback Waiver to allow for a 20-foot front setback and a 10-foot rear setback on Lot 2, Block 45, Town of Manor, locally known as 307 West Boyce, Manor, TX. Applicant: Lenora Easley. Owner: Lenora Easley**

Scott Dunlop, Assistant Development Director, was available to address any questions posed by the P&Z Commission.

**MOTION:** Upon a motion made by P&Z Vice-Chair Stutsman, and seconded by P&Z Commissioner Hammersmith, the Planning and Zoning Commission voted five (5) For and none (0) Against and to approve a setback waiver for a 20-foot front setback and 10-foot rear setback. The motion carried unanimously.



## **ADJOURNMENT**

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:38 PM on Wednesday, February 13, 2019.

These minutes approved by the Planning and Zoning Commission on the 13<sup>th</sup> day of March 2019.

### **APPROVED:**

### **ATTEST:**

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Bill Myers,  
Chairperson

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Scott Dunlop,  
Assistant Development Director





AGENDA ITEM NO. 2

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 11, fifty-nine (59) lots on 12.57 acres, more or less, located near Lexington Street and Christina Garza Drive, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings.

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### 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 and Zoning Commission approve a Final Plat for Shadowglen Phase 2, Section 11, fifty-nine (59) lots on 12.57 acres, more or less, located near Lexington Street and Christina Garza Drive, Manor, TX.

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



TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE  
FOR HOMEBUYERS

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

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

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

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

ENGINEER

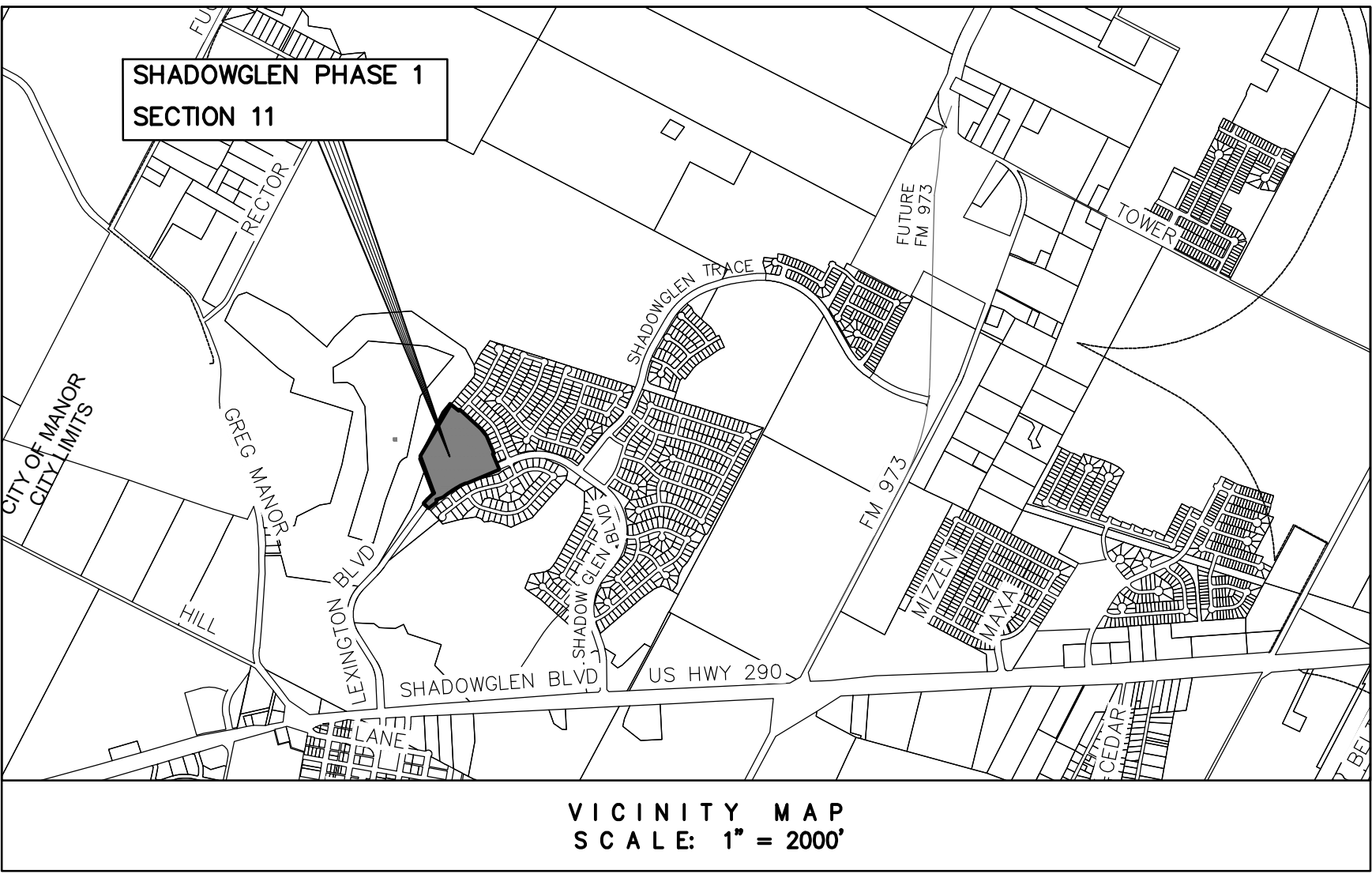
Kimley»Horn

JOB NO. 069254500NOVEMBER 2018

10814 JOLLYVILLE ROAD  
AVALLON IV, SUITE 300  
AUSTIN, TEXAS 78759  
PH. (512) 418-1771  
CONTACT: ALLISON KENNAUGH, P.E.  
STATE OF TEXAS  
REGISTRATION NO. F-928

OWNER:

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



SHADOWGLEN PHASE 1  
SECTION 11  
FINAL PLAT

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

59 LOTS 3 BLOCKS

SHADOWGLEN PHASE 1  
SECTION 11  
FINAL PLAT  
SHEET 1 OF 4



LEGEND

○

SET IRON ROD CAPPED "MCKIM & CREED"

△

FOUND AND CAPPED "CHAPARRAL"

□

FOUND AND CAPPED "SURVCON, INC"

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SIDEWALK

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LOMR FLOODPLAIN

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

PROPOSED ACREAGE AND USAGE		
NEW STREETS	LINEAR FEET	ROW WIDTH
CHRISTINA GARZA DRIVE	1,309.38 LF	50'
CAROL LAWLER LANE	1,067.28 LF	50'
RAKESH WAY	577.02 LF	50'
TOTAL=	2,954 LF	2.86 ACRES
DESCRIPTION/USE	LOTS	ACRES
RESIDENTIAL BLOCK U	18	3.89
RESIDENTIAL BLOCK W	19	4.14
RESIDENTIAL BLOCK V	20	4.26
RESIDENTIAL BLOCK TOTAL =	57	12.30
OPEN SPACE	2	.28
RESIDENTIAL/OPEN SPACE TOTAL =	59 LOTS	12.57 ACRES
TOTAL =		15.43 ACRES

MCKIM & CREED

ENGINEERS, SURVEYORS, PLANNERS

10000 Metric Blvd, Suite 200  
Austin, TX 78758  
512.916.0224  
www.mckimcreed.com  
TBPUS FIRM REG. NO. 101776-01



LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L1	64.06'	S47° 30' 06"E
L2	57.63'	S41° 25' 20"E
L3	58.37'	S36° 51' 58"E
L4	20.00'	S66° 37' 57"W
L5	50.00'	S53° 03' 39"W
L6	5.63'	N42° 06' 49"W
L7	88.29'	N18° 00' 20"E
L8	88.29'	N18° 00' 20"E
L9	67.08'	S66° 37' 57"W
L10	67.08'	S66° 37' 57"W
L11	42.91'	N18° 00' 20"E
L12	42.91'	N18° 00' 20"E
L13	14.72'	S27° 03' 30"W
L14	62.39'	N25° 16' 29"W
L15	58.10'	N25° 16' 29"W
L16	47.47'	N25° 16' 29"W
L17	11.46'	S04° 26' 25"E
L18	58.89'	S04° 26' 25"E
L19	34.77'	S04° 26' 25"E
L20	24.43'	S08° 36' 11"W
L21	31.64'	S08° 36' 11"W

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L22	28.04'	S28° 42' 45"W
L23	87.20'	S28° 42' 45"W
L24	61.74'	N25° 16' 29"W
L25	41.18'	N25° 16' 29"W
L26	89.17'	S04° 26' 25"E
L27	15.95'	S04° 26' 25"E
L28	56.07'	S08° 36' 11"W
L29	21.95'	S28° 42' 45"W
L30	93.29'	S28° 42' 45"W
L31	17.36'	N76° 49' 37"E
L32	74.98'	S66° 17' 09"E
L33	123.11'	N67° 12' 36"E
L34	23.86'	N00° 08' 03"E
L35	82.53'	N76° 49' 37"E
L36	234.08'	N66° 55' 47"E
L37	13.65'	S23° 22' 03"E
L38	8.24'	S04° 26' 25"E
L39	75.00'	S27° 03' 30"W
L40	65.00'	S27° 03' 30"W
L41	65.00'	S27° 03' 30"W
L42	65.00'	S27° 03' 30"W

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L43	65.00'	S27° 03' 30"W
L44	31.91'	S27° 03' 30"W
L45	30.80'	S42° 23' 49"W
L46	54.82'	S42° 23' 49"W
L47	85.63'	S42° 23' 49"W
L48	24.80'	S27° 03' 30"W
L49	168.28'	S84° 15' 29"E
L50	129.88'	S27° 03' 30"W
L51	65.03'	S27° 03' 30"W
L52	78.59'	S27° 03' 30"W
L53	68.60'	S27° 03' 30"W
L54	17.39'	N18° 00' 20"E
L55	127.89'	S85° 47' 30"E
L56	149.72'	N66° 37' 57"E
L57	6.25'	N66° 37' 57"E
L58	83.14'	S85° 47' 30"E
L59	44.75'	S85° 47' 30"E
L60	30.86'	N66° 37' 57"E
L61	60.58'	N66° 37' 57"E
L62	64.52'	N66° 37' 57"E
L63	22.08'	N66° 37' 57"E

LINE TABLE		
LINE NOTE	DISTANCE	BEARING
L64	54.24'	S72° 11' 32"E
L65	155.02'	N22° 26' 34"E

SHADOWGLEN PHASE 1 SECTION 11  
PROPERTY OWNERS AND GEO NUMBERS

GEO NUMBER	OWNER
0241620402	SG LAND HOLDINGS LLC
0241620403	SG LAND HOLDINGS LLC
0241620404	SG LAND HOLDINGS LLC
0241620501	SG LAND HOLDINGS LLC
0241620502	SG LAND HOLDINGS LLC
0241620503	SG LAND HOLDINGS LLC
0241620504	SG LAND HOLDINGS LLC
0241620505	SG LAND HOLDINGS LLC
0241620506	SG LAND HOLDINGS LLC
0241620507	SG LAND HOLDINGS LLC
0241620508	SG LAND HOLDINGS LLC
0241620509	SG LAND HOLDINGS LLC
0241620510	SG LAND HOLDINGS LLC
0241620511	SG LAND HOLDINGS LLC
0241620701	CEBOL, LEONARD G & MARLENE G
0241620702	SG LAND HOLDINGS LLC
0241620703	SG LAND HOLDINGS LLC

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	167.60'	1040.00'	9° 14' 01"	N45° 41' 07"E	167.42'
C2	19.11'	475.00'	2° 18' 18"	N40° 01' 51"E	19.11'
C3	252.68'	1045.00'	13° 51' 16"	S59° 59' 16"W	252.07'
C4	39.27'	25.00'	90° 00' 00"	N81° 56' 21"W	35.36'
C5	39.27'	25.00'	90° 00' 00"	S08° 03' 38"W	35.36'
C6	138.78'	1045.00'	7° 36' 33"	S49° 15' 22"W	138.68'
C7	586.45'	525.00'	64° 00' 08"	S04° 56' 34"E	556.43'
C8	108.31'	525.00'	11° 49' 12"	S32° 58' 06"W	108.11'
C9	97.99'	475.00'	11° 49' 12"	S32° 58' 06"W	97.82'
C10	23.56'	15.00'	90° 00' 00"	S17° 56' 30"E	21.21'
C11	25.62'	425.00'	3° 27' 14"	S64° 40' 07"E	25.62'
C12	25.03'	15.00'	95° 35' 55"	N65° 48' 18"E	22.22'
C13	79.55'	350.00'	13° 01' 23"	S24° 31' 02"W	79.38'
C14	13.78'	15.00'	52° 38' 19"	N04° 42' 36"E	13.30'
C15	309.12'	60.00'	295° 11' 23"	N54° 00' 51"W	64.31'
C16	16.74'	15.00'	63° 56' 52"	S61° 36' 24"W	15.89'
C17	60.88'	300.00'	11° 37' 36"	S23° 49' 08"W	60.77'
C18	25.03'	15.00'	95° 35' 55"	S29° 47' 37"E	22.22'
C19	265.36'	425.00'	35° 46' 28"	N84° 31' 11"E	261.07'
C20	304.18'	475.00'	36° 41' 27"	N84° 58' 40"E	299.01'
C21	22.34'	15.00'	85° 19' 03"	S60° 39' 52"W	20.33'
C22	15.12'	15.00'	57° 46' 09"	S10° 52' 44"E	14.49'

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C23	309.49'	60.00'	295° 32' 17"	S71° 59' 40"E	64.00'
C24	15.12'	15.00'	57° 46' 09"	N46° 53' 25"E	14.49'
C25	22.34'	15.00'	85° 19' 03"	N24° 39' 11"W	20.33'
C26	36.23'	475.00'	4° 22' 13"	S65° 07' 36"E	36.22'
C27	23.56'	15.00'	90° 00' 00"	S72° 03' 30"W	21.21'
C28	530.60'	475.00'	64° 00' 10"	S04° 56' 35"E	503.44'
C29	53.15'	525.00'	5° 48' 02"	S34° 02' 37"E	53.13'
C30	62.60'	525.00'	6° 49' 56"	S27° 43' 38"E	62.57'
C31	62.64'	525.00'	6° 50' 09"	S20° 53' 35"E	62.60'
C32	62.64'	525.00'	6° 50' 10"	S14° 03' 26"E	62.60'
C33	67.64'	525.00'	7° 22' 54"	S06° 56' 54"E	67.59'
C34	63.71'	525.00'	6° 57' 10"	S00° 13' 08"W	63.67'
C35	62.64'	525.00'	6° 50' 11"	S07° 06' 49"W	62.61'
C36	62.57'	525.00'	6° 49' 41"	S13° 56' 46"W	62.53'
C37	62.64'	525.00'	6° 50' 09"	S08° 46' 31"E	62.60'
C38	26.23'	525.00'	2° 51' 44"	S25° 37' 38"W	26.22'
C39	45.48'	525.00'	4° 57' 50"	S29° 32' 25"W	45.47'
C40	62.82'	525.00'	6° 51' 22"	S35° 27' 01"W	62.78'
C41	16.10'	25.00'	36° 53' 32"	N18° 29' 36"W	15.82'
C42	23.20'	25.00'	53° 09' 36"	S63° 31' 09"E	22.37'
C43	55.99'	475.00'	6° 45' 13"	S33° 34' 04"E	55.96'
C44	79.38'	475.00'	9° 34' 31"	S25° 24' 12"E	79.29'

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C45	78.73'	475.00'	9° 29' 46"	S15° 52' 03"E	78.64'
C46	79.39'	475.00'	9° 34' 34"	S06° 19' 53"E	79.30'
C47	79.24'	475.00'	9° 33' 29"	S03° 14' 09"W	79.15'
C48	79.24'	475.00'	9° 33' 29"	S12° 47' 37"W	79.15'
C49	78.64'	475.00'	9° 29' 08"	S22° 18' 56"W	78.55'
C50	7.10'	60.00'	6° 47' 02"	S72° 22' 58"W	7.10'
C51	69.81'	60.00'	66° 40' 03"	S35° 39' 25"W	65.94'
C52	44.41'	60.00'	42° 24' 17"	S18° 52' 44"E	43.40'
C53	35.89'	60.00'	34° 16' 29"	S57° 13' 07"E	35.36'
C54	49.57'	60.00'	47° 20' 18"	N81° 58' 30"E	48.17'
C55	39.80'	60.00'	38° 00' 13"	N39° 18' 12"E	39.07'
C56	56.05'	60.00'	53° 31' 29"	N06° 27' 41"W	54.03'
C57	6.85'	60.00'	6° 32' 23"	N36° 29' 37"W	6.84'
C58	124.47'	475.00'	15° 00' 50"	S84° 11' 01"E	124.11'
C59	16.07'	25.00'	36° 50' 13"	N71° 18' 51"E	15.80'
C60	23.17'	25.00'	53° 06' 28"	N26° 30' 24"E	22.35'
C61	59.88'	475.00'	7° 13' 24"	N84° 41' 52"E	59.84'
C62	59.40'	475.00'	7° 09' 56"	N77° 30' 12"E	59.37'
C63	60.42'	475.00'	7° 17' 17"	N70° 16' 35"E	60.38'
C64	37.88'	475.00'	4° 34' 08"	S29° 20' 34"W	37.87'
C65	79.22'	475.00'	9° 33' 21"	S36° 24' 19"W	79.13'
C66	45.40'	350.00'	7° 25' 53"	S21° 43' 17"W	45.36'

CURVE TABLE					
CURVE NOTE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C67	34.16'	350.00'	5° 35' 30"	S28° 13' 59"W	34.14'
C68	22.98'	60.00'	21° 56' 23"	S10° 38' 21"E	22.84'
C69	53.17'	60.00'	50° 46' 25"	S25° 43' 03"W	51.45'
C70	40.77'	60.00'	38° 55' 40"	S70° 34' 05"W	39.99'
C71	44.02'	60.00'	42° 02' 24"	N68° 56' 52"W	43.04'
C72	41.67'	60.00'	39° 47' 34"	N28° 01' 53"W	40.84'
C73	34.55'	60.00'	32° 59' 28"	N08° 21' 38"E	34.07'
C74	71.97'	60.00'	68° 43' 28"	N59° 13' 06"E	67.73'
C75	46.35'	300.00'	8° 51' 11"	S25° 12' 21"W	46.31'
C76	14.52'	300.00'	2° 46' 25"	S19° 23' 31"W	14.52'
C77	109.72'	425.00'	14° 47' 32"	S84° 59' 21"E	109.42'
C78	102.27'	425.00'	13° 47' 17"	N80° 43' 15"E	102.03'
C79	53.36'	425.00'	7° 11' 39"	N70° 13' 47"E	53.33'
C80	7.57'	15.00'	28° 53' 54"	S03° 35' 06"W	7.49'
C81	59.33'	425.00'	7° 59' 57"	N77° 44' 53"E	59.29'
C83	14.72'	15.09'	55° 53' 41"	N46° 02' 48"E	14.14'
C84	27.86'	475.00'	3° 21' 36"	S09° 41' 41"W	27.85'
C85	10.84'	15.00'	41° 23' 16"	N83° 25' 56"W	10.60'

SHADOWGLEN PHASE 1  
SECTION 11  
FINAL PLAT  
SHEET 3 OF 4

ENGINEER'S CERTIFICATION

I, ALISON KENNAUGH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE PROFESSIONAL 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.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE CONDITIONAL LETTERS OF MAP REVISION FOR SHADOWGLEN PHASE 1 DEVELOPMENT, CNA16-06-1785P, ASSOCIATED WITH THE FIRM PANEL 4845324851, DATED AUGUST 18, 2014.

ALISON KENNAUGH  
REGISTERED PROFESSIONAL ENGINEER NO. 114356

SURVEYOR'S CERTIFICATION

I, JORGE FERNANDEZ, 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.

JORGE FERNANDEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 6077  
PREPARED BY: MCM & CREED, INC.  
8888 RESEARCH BLVD., SUITE 407  
AUSTIN, TEXAS 78758  
TBPLS FIRM REGISTRATION NUMBER 101776-01

STATE OF TEXAS  
COUNTY OF TRAVIS

WHEREAS, SG LAND HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF 15.43 ACRES OF LAND OUT OF THE WILLIAM STANDERFORD SURVEY NO. 69 OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 35.60 ACRE TRACT OF LAND, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2012217281 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 15.43 ACRES HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION & HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "SHADOWGLEN PHASE 1 SECTION 11" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 15.43 ACRES OF SAID LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "SHADOWGLEN PHASE 1 SECTION 11" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

SG LAND HOLDINGS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
9900 LAURELWOOD EAST  
MANOR, TEXAS 78653

By \_\_\_\_\_  
TITLE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR  
TRAVIS COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MANOR ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF MANOR, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF TRAVIS

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE





Date: Tuesday, September 5, 2017

Allison Kennaugh  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin 78759  
Allison.Kennaugh@kimley-horn.com

Permit Number 2017-P-1068-FP  
Job Address: SHADOWGLEN PH.1 SEC.11 Lexington Blvd, Manor, TX. 78653

Dear Allison Kennaugh,

The first submittal of the Shadowglen Section 11 Final Plat (*Final Plat*) submitted by Kimley-Horn and Associates, Inc. and received on January 30, 2019, 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.

Per Section 24(c)(1)(ii) of Subdivision Ordinance 263B, the surveyor's address should be listed on the final plat.

Per Section 24(c)(1)(xi) of Subdivision Ordinance 263B, 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. This should be a CURRENT letter. The submitted letter was from 2006.

Information should be provided for the site distance easements to clearly show where they are located on the lot. Typically these are filed under separate documents.

Clarification should be submitted as to why the site distance easements are required.

The intersections where the proposed site distance easements are located do not have the required minimum tangent length of 50 feet. The horizontal approach to an intersection should be tangent for a minimum length of 50 feet.

The intersection of Christina Garza Drive and Carol Lawler Lane and the intersections of Rakesh Way and Carol Lawler Lane are not at 90 degree angles. The intersections should be at 90 degree angles.

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

Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the 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.



Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.

The wastewater line easement shown between lots 5 and 6 on Block U will not be accepted by the City. The easement should be on only one of the lots not both.

There are two site distance easements labeled "D".

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,

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.



September 15, 2017

Mr. Tom Bolt  
City of Manor  
105 East Eggleston St  
Manor, TX 78653

**RE: Final Plat Review for Shadowglen Phase 1, Section 11  
City of Manor, Texas**

Dear Mr. Bolt:

On behalf of our client, SG Land Holdings, LLC, AECOM is submitting the response to comments issued by City of Manor on August 31, 2017.

**Final Plat**

1. Per Section 24(c)(1)(ii) of Subdivision Ordinance 263B, the surveyor's address should be listed on the final plat.

**Response: Plat has been revised.**

2. Per Section 24(c)(1)(xi) of Subdivision Ordinance 263B, 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. This should be a CURRENT letter. The submitted letter was from 2006.

**Response: Confirmation documentation from Travis County has been included.**

3. Information should be provided for the site distance easements to clearly show where they are located on the lot. Typically these are filed under separate documents.

**Response: Sight Distance Easement Exhibit has been included.**

4. Clarification should be submitted as to why the site distance easements are required.

**Response: The Sight Distance Easements were requested by Travis County in Comment No. 7 of its Review on April 4, 2016. County comments have been included.**

5. The intersections where the proposed site distance easements are located do not have the required minimum tangent length of 50 feet. The horizontal approach to an intersection should be tangent for a minimum length of 50 feet.

**Response: Item to be addressed at a later time.**



Mr. Tom Bolt  
September 15, 2017  
Sheet 2 of 2

6. The intersection of Christina Garza Drive and Carol Lawler Lane and the intersections of Rakesh Way and Carol Lawler Lane are not at 90 degree angles. The intersections should be at 90 degree angles.

**Response: Intersections meet at approximately a 90 degree angle and are well within the allowable 80 to 100 degrees recommended by the City of Austin Transportation Criteria Manual adopted by the City of Manor (TCM 1.3.1.D).**

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

**Response: Tax Certificate has been included.**

8. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the 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.

**Response: Acknowledged.**

9. Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.

**Response: Acknowledged.**

10. The wastewater line easement shown between lots 5 and 6 on Block U will not be accepted by the City. The easement should be on only one of the lots not both.

**Response: Item to be addressed at a later time.**

11. There are two site distance easements labeled "D".

**Response: Site distance easements are labeled correctly. City has rescinded this comment.**

We look forward to continuing our work with the City to successfully complete this project. If you have any questions about our response above, please call me at 512-457-7798.

Sincerely,



Jaime Burke, P.E.  
AECOM Project Manager

cc: Russell Allison, SG Land Holdings  
Jonathan Chen, AECOM





Date: Monday, October 9, 2017

Allison Kennaugh  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin 78759  
Allison.Kennaugh@kimley-horn.com

Permit Number 2017-P-1068-FP  
Job Address: SHADOWGLEN PH.1 SEC.11 Lexington Blvd, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 11 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on January 30, 2019, 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.

~~Per Section 24(c)(1)(ii) of Subdivision Ordinance 263B, the surveyor's address should be listed on the final plat.~~

~~Per Section 24(c)(1)(xi) of Subdivision Ordinance 263B, 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. This should be a CURRENT letter. The submitted letter was from 2006.~~

~~Information should be provided for the site distance easements to clearly show where they are located on the lot. Typically these are filed under separate documents.~~

~~Clarification should be submitted as to why the site distance easements are required.~~

**The intersections where the proposed site distance easements are located do not have the required minimum tangent length of 50 feet. The horizontal approach to an intersection should be tangent for a minimum length of 50 feet.**

**The intersection of Christina Garza Drive and Carol Lawler Lane and the intersections of Rakesh Way and Carol Lawler Lane are not at 90 degree angles. The intersections should be at 90 degree angles. Unless there is a justified reason for the intersections not being at 90 angles, then the intersections must be at 90 degree angles.**



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

~~Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the 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.~~

**Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.**

**The wastewater line easement shown between lots 5 and 6 on Block U will not be accepted by the City. The easement should be on only one of the lots not both.**

~~There are two site distance easements labeled "D".~~

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,



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





December 10, 2018

Delivered Via E-Mail

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

RE: 2017-P-1068-FP  
SHADOWGLEN PH.1 SEC. 11 Lexington Blvd, Manor 78653

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated September 15, 2017. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

- 1. The intersections where the proposed site distance easements are located do not have the required minimum tangent length of 50 feet. The horizontal approach to an intersection should be tangent for a minimum length of 50 feet.**

**Response: Per written email correspondence with the reviewer dated October 3, 2018, the City will allow the project to proceed with the intersection geometry as it is currently shown in the plat and no additional modifications re required. Email correspondence attached herewith for posterity.**

- 2. The intersection of Christina Garza Drive and Carol Lawler Lane and the intersections of Rakesh Way and Carol Lawler Lane are not at 90-degree angles. The intersections should be at 90-degree angles. Unless there is a justified reason for the intersections not being at 90 angles, then the intersections must be at 90-degree angles.**

**Response: Per written email correspondence with the reviewer dated October 3, 2018, the City will allow the project to proceed with the intersection geometry as it is currently shown in the plat and no additional modifications re required. Email correspondence attached herewith for posterity.**

- 3. Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.**

**Response: Comment acknowledged.**

- 4. The wastewater line easement shown between lots 5 and 6 on Block U will not be accepted by the City. The easement should be on only one of the lots not both.**



**Response: Lot lines for Lots 5-16 have been adjusted to provide adequate space for the entire 15' width of the easement to be contained within Lot 5. As a result of the lot line adjustments, minor changes to the stationing and locations for the adjacent water services, WW services, and two storm inlets were required; these modifications are also reflected in the plan set.**

Please contact me at 512.782.0614 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Allison Kennaugh, P.E.  
Allison.Kennaugh@kimley-horn.com

CC: Brett Burke, KHA  
File





Date: Wednesday, January 2, 2019

Allison Kennaugh  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin 78759  
Allison.Kennaugh@kimley-horn.com

Permit Number 2017-P-1068-FP  
Job Address: SHADOWGLEN PH.1 SEC.11 Lexington Blvd, Manor 78653

Dear Allison Kennaugh,

The subsequent submittal of the Shadowglen Section 11 Final Plat submitted by Kimley-Horn and Associates, Inc. and received on January 30, 2019, 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 Section 24(c)(1)(ii) of Subdivision Ordinance 263B, the surveyor's address should be listed on the final plat.~~
- ~~2. Per Section 24(c)(1)(xi) of Subdivision Ordinance 263B, 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. This should be a CURRENT letter. The submitted letter was from 2006.~~
- ~~3. Information should be provided for the site distance easements to clearly show where they are located on the lot. Typically these are filed under separate documents.~~
- ~~4. Clarification should be submitted as to why the site distance easements are required.~~
- 5. The intersections where the proposed site distance easements are located do not have the required minimum tangent length of 50 feet. The horizontal approach to an intersection should be tangent for a minimum length of 50 feet.**
- 6. The intersection of Christina Garza Drive and Carol Lawler Lane and the intersections of Rakesh Way and Carol Lawler Lane are not at 90 degree angles. The intersections should be at 90 degree angles. Unless there is a justified reason for the intersections not being at 90 angles, then the intersections must be at 90 degree angles.**



~~7. Section 24(d)(2)(v) of Subdivision Ordinance 263B requires certification from all applicable taxing authorities that all taxes due on the property have been paid.~~

~~8. Note that per Section 24(c)(5)(iii) of Subdivision Ordinance 263B, if the 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.~~

**9. Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.**

**~~10. The wastewater line easement shown between lots 5 and 6 on Block U will not be accepted by the City. The easement should be on only one of the lots not both.~~**

~~11. There are two site distance easements labeled "D".~~

**12. 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. The previous submitted tax certificate was for the year 2016.**

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,



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





January 30, 2019

Delivered Via E-Mail

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

**RE: Permit No. 2017-P-1068-FP**  
**Update: U1**  
**SHADOWGLEN PH. 1 SEC. 11 Lexington Blvd, Manor 78653**  
**Final Plat**

To Whom It May Concern:

Please accept this Comment Response Letter for the referenced project above. This submittal is in response to the comments provided by Jay Engineering Company, Inc. on January 2, 2019. The original comments have been

<b>Engineer Review - Pauline Gray, P.E. - 512-259-3882</b>
--

included below for reference.

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

9. Per Section 24(a)(2) of Subdivision Ordinance 263B the final plat cannot be approved until the construction plans are approved. Construction Plans for Shadowglen Phase 1 Section 11 have not been approved.

**Response: Comment acknowledged.**

12. 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. The previous submitted tax certificate was for the year 2016.

**Response: Current tax certificate provided herewith.**

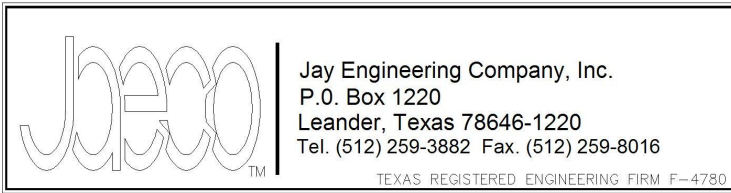
Please contact me at (512) 782-0614 or by email at [allison.kennaugh@kimley-horn.com](mailto:allison.kennaugh@kimley-horn.com) if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Allison C. Kennaugh, P.E.  
Senior Engineer





Date: Tuesday, February 12, 2019

Allison Kennaugh  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road, Avallon IV, Suite 300  
Austin 78759  
Allison.Kennaugh@kimley-horn.com

Permit Number 2017-P-1068-FP  
Job Address: SHADOWGLEN PH.1 SEC.11 Lexington Blvd, Manor 78653

Dear Allison Kennaugh,

We have conducted a review of the final plat for the above-referenced project, submitted by Allison Kennaugh and received by our office on January 30, 2019, 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 NO. 3

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Stonewater North Phase 3, one hundred four (104) lots on 20.6 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX. Applicant: Kitchen Table Civil Solutions. Owner: Continental Homes of Texas, LP

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### 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 and Zoning Commission approve a Final Plat for Stonewater North Phase 3, one hundred four (104) lots on 20.6 acres, more or less, located near N. FM 973 and Johnson Road, Manor, TX.

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





November 7<sup>th</sup>, 2018

Mr. Scott Dunlop  
City of Manor  
Development Services  
105 E. Eggleston St.  
Manor, TX 78653

RE: ENGINEER'S SUMMARY LETTER  
STONEWATER NORTH SUBDIVISION PHASE 3 FINAL PLAT

Dear Mr. Dunlop,

We are submitting the Stonewater North Phase 3 Final Plat and the accompanying supplemental information including a current tax certificate showing all taxes paid for 2017 and 911 addressing approval for street names on behalf of Continental Homes of Texas, LP. The project consists of approximately 20.6 acres, being the second plat out of the 69-acre Stonewater North Preliminary Plan. This subdivision is subject to the Development Agreement for the Stonewater Subdivision, f.k.a. Hawk Creek Subdivision, and its Addendum Number 4, between the City of Manor and Continental Homes of Texas, LP.

The Stonewater North Preliminary Plan was approved by the City of Manor Planning & Zoning Commission on August 8, 2018. The construction documents for the Stonewater North Subdivision – Phase 3 were cleared of comments on November 7, 2018 and are in process for receiving the construction permit.

The Stonewater North Subdivision – Phase 3 final plat includes approximately 2810 lf of right-of-way, 102 single family lots, and 2 open space lots. The roadways will be designed as standard Minor streets, having a 50' r.o.w. with 31' of pavement BOC-BOC.

Retail water and wastewater service for the property will be provided through the City of Manor. Public water distribution lines and wastewater collection lines will be designed and constructed to meet City of Manor requirements. Additionally, electric service for residents and for the existing lift station will be provided by Oncor Electric, and telecommunication service will be provided by AT&T.

Please feel free to contact me should you have any questions or concerns or if you need any additional information. You may contact me at (512) 758-7474 or by e-mail at [peggy.carrasquillo@ktcivil.com](mailto:peggy.carrasquillo@ktcivil.com).

Thank you for your consideration of this final plat application.

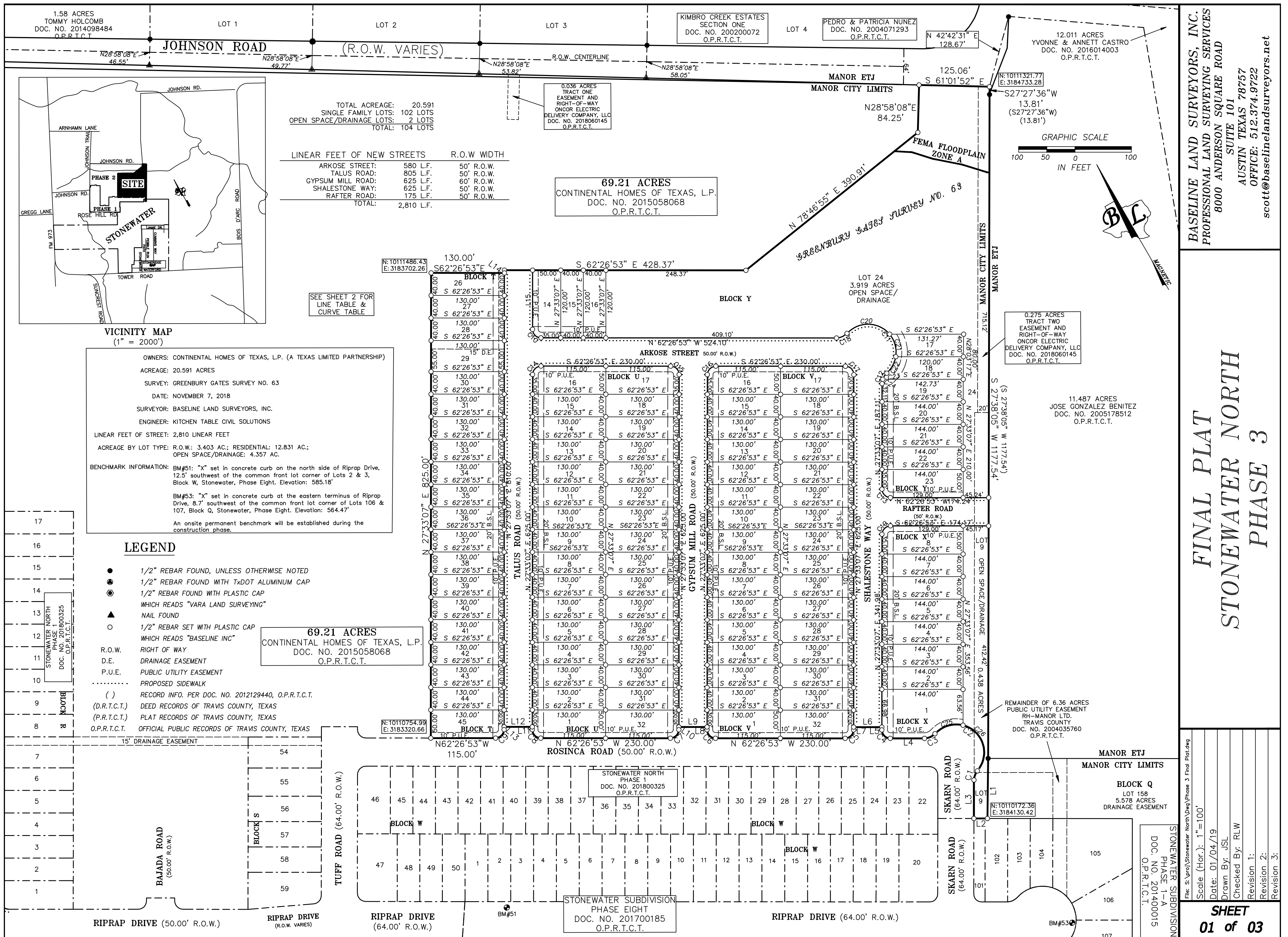
Sincerely,

A handwritten signature in blue ink that reads 'Peggy M. Carrasquillo'.

Peggy M. Carrasquillo, P.E.









STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

KNOW ALL MEN BY THESE PRESENTS: CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP ACTING HEREIN BY AND THROUGH IAN CUDE, ASSISTANT SECRETARY, BEING THE OWNER OF A 69.21 ACRE TRACT OF LAND TRACT SITUATED IN THE GREENBURY GATES SURVEY NO. 63, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015058068 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 20.591 ACRES TO BE KNOWN AS "STONEWATER NORTH PHASE 3" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019. A.D.

CONTINENTAL HOMES OF TEXAS, L.P.  
(A TEXAS LIMITED PARTNERSHIP)

BY:CHTEX OF TEXAS, INC.  
(A DELAWARE CORPORATION)  
ITS SOLE GENERAL PARTNER

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

IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS {}  
COUNTY OF WILLIAMSON {}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IAN CUDE, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019. A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

I, PEGGY M. CARRASQUILLO, P.E., DO HEREBY CERTIFY THAT:

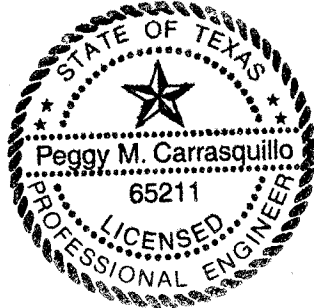
THIS PLAT IS IN COMPLIANCE WITH CITY OF MANOR APPLICABLE RULES AND REGULATIONS.

WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE IN ADEQUATE SUPPLY AT THE TIME OF SUBMISSION.

THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF JANUARY 6, 2016, AND FLOOD INSURANCE RATE MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2008, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

*Peggy M. Carrasquillo* 1-4-19  
PEGGY M. CARRASQUILLO, P.E. 65211 DATE  
KITCHEN TABLE CIVIL SOLUTIONS  
TBPE FIRM NUMBER F-18129  
6805 N. CAPITAL OF TEXAS HIGHWAY  
SUITE 315  
AUSTIN, TEXAS 78731  
(PHONE) 512-758-7474



THAT I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE MANOR TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND UNDER MY SUPERVISION.

*J. Scott Laswell* 01/04/19  
J. SCOTT LASWELL DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5583  
BASELINE LAND SURVEYORS, INC.  
FIRM NUMBER 10015100  
8000 ANDERSON SQUARE ROAD  
SUITE 101  
AUSTIN, TEXAS 78757  
(PHONE) 512-374-9722



ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TIJERINA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED:

ATTEST:

RITA G. JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS {}  
COUNTY OF TRAVIS {}

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY \_\_\_\_\_

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. 11/07/18

2. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

3. THIS PLAT IS SUBJECT TO THE ROSE HILL PUBLIC IMPROVEMENT MANAGEMENT AGREEMENT EXECUTED JUNE 25, 2003, AND SUBSEQUENT AMENDMENTS.

4. A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 48453C0485J WITH AN EFFECTIVE DATE OF JANUARY 6, 2016, AND FLOOD INSURANCE RATE MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 8, 2008, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

5. NO PERMANENT STRUCTURE MAY BE PLACED IN OR OVER ANY EASEMENT OR RIGHT-OF-WAY EXCEPT A STRUCTURE WHOSE USE AND LOCATION ARE NECESSARY TO THE DESIGNATED USE OF THE RIGHT-OF-WAY OR EASEMENT OR WHICH OTHERWISE WILL NOT AFFECT THE USE, MAINTENANCE, OR REPAIR OF SUCH EASEMENT.

6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.

8. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF MANOR, TEXAS.

9. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CODE OF ORDINANCES, CITY OF MANOR, TEXAS,

10. THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS FOUND IN DOC. NO. 2016019412 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

11. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE 20' FEET FRONT YARD, 5' SIDE YARD, AND 10' REAR YARD PER THE ROSE HILL PUBLIC IMPROVEMENT AGREEMENT, AMENDMENT 4.

12. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.

13. THE MAINTENANCE OF ALL DRAINAGE/PUE/OPEN SPACE LOTS CONTAINED WITHIN STONEWATER NORTH PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE SW HOMEOWNERS ASSOCIATION, INC. AND/OR THEIR SUCCESSORS. THESE LOTS INCLUDE: LOT 9, BLOCK X (0.438 AC.) AND LOT 24, BLOCK Y (3.919 AC.).

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°10'22"W	106.57'
L2	N62°26'53"W	24.01'
L3	N27°37'01"E	68.22'
L4	N62°26'53"W	60.65'
L5	N27°33'07"E	5.00'
L6	N62°26'53"W	50.00'
L7	S27°33'07"W	5.00'
L8	N27°33'07"E	5.00'
L9	N62°26'53"W	50.00'
L10	S27°33'07"W	5.00'
L11	N27°33'07"E	5.00'
L12	N62°26'53"W	50.00'
L13	S27°33'07"W	5.00'
L14	N27°33'07"E	5.00'
L15	N27°33'07"E	105.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00	17.69	40°32'11"	N47°53'06"E	17.32
C2	50.00	156.02	178°47'29"	N21°14'33"W	99.99
C3	25.00	21.03	48°11'24"	N86°32'35"W	20.41
C4	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C5	15.00	23.56	90°00'00"	S72°33'07"W	21.21
C6	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C7	15.00	23.56	90°00'00"	S72°33'07"W	21.21
C8	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C9	15.00	23.56	90°00'00"	S72°33'07"W	21.21
C10	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C11	50.00	162.65	186°22'46"	N17°26'53"W	99.85
C12	25.00	21.03	48°11'23"	N51°38'48"E	20.41
C13	15.07	23.53	89°28'51"	N17°26'54"W	21.21
C14	15.00	23.56	90°00'00"	N72°33'07"E	21.21
C15	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C16	15.00	23.56	90°00'00"	N72°33'07"E	21.21
C17	15.00	23.56	90°00'00"	N17°26'53"W	21.21
C18	25.00	21.03	48°11'23"	N86°32'35"W	20.41
C19	15.00	23.56	89°59'56"	N72°33'06"E	21.21
C20	50.00	85.89	98°25'17"	N61°25'37"W	75.71
C21	50.00	42.75	48°59'34"	N12°17'00"E	41.46
C22	50.00	34.00	38°57'47"	N56°15'22"E	33.35
C23	25.00	13.01	29°48'30"	N60°51'24"E	12.86
C24	25.00	8.02	18°23'08"	N36°42'52"E	7.99
C25	50.00	54.64	62°36'34"	N79°19'59"W	51.96
C26	50.00	101.39	116°10'52"	N10°03'44"E	84.89

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD  
SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: 512.374.9722  
scott@baselinelandsurveyors.net

FINAL PLAT  
STONEWATER NORTH  
PHASE 3

File: S:\proj\Stonewater North\DWG\Phase 3 Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 01/04/19
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:

SHEET  
02 of 03



ADJOINING LANDOWNER REFERENCE TABLE

STONEWATER SUBDIVISION  
PHASE 1-A  
DOC. NO. 201400015  
O.P.R.T.C.T.

LEGAL	ADDRESS	OWNER	DEED
BLOCK Q			
LOT 158	WALTER VAUGHN DRIVE	SW HOMEOWNERS ASSOCIATION, INC.	DOC. NO. 2014054513

STONEWATER SUBDIVISION  
PHASE EIGHT  
DOC. NO. 201700185  
O.P.R.T.C.T.

LEGAL	ADDRESS	OWNER	DEED
BLOCK Q			
LOT 101	RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068
LOT 102	RIPRAP DRIVE	JOHN BEDARD	DOC. NO. 2018067626
LOT 103	RIPRAP DRIVE	ROBERT MACARTY	DOC. NO. 2018050236
LOT 104	RIPRAP DRIVE	LUCINDY CONEJO	DOC. NO. 2018064359
LOT 105	RIPRAP DRIVE	PATRICIA & CONRAD SCHELTER	DOC. NO. 2018079001
LOT 106	RIPRAP DRIVE	CORY ANDERSON	DOC. NO. 2018135810
LOT 107	RIPRAP DRIVE	JOHN A. McCLURE	DOC. NO. 2018081366
BLOCK W			
LOT 1	RIPRAP DRIVE	CHRISTIAN ARIEL & MISAEL AXEL GONZALES BIZARRO	DOC. NO. 2018132386
LOT 2	RIPRAP DRIVE	MARCOS AARON CABOS	DOC. NO. 2018134348
LOT 3	RIPRAP DRIVE	BRITTANY SHOWELS	DOC. NO. 2018116252
LOT 4	RIPRAP DRIVE	JUAN NIEVES, JR.	DOC. NO. 2018160443
LOT 5	RIPRAP DRIVE	ANICETA ALVAREZ	DOC. NO. 2018134477
LOT 6	RIPRAP DRIVE	ISREAL & MARIA TORRES	DOC. NO. 2018114453
LOT 7	RIPRAP DRIVE	CALEB LUCIO	DOC. NO. 2018117340
LOT 8	RIPRAP DRIVE	VICTOR CASTRO	DOC. NO. 2018171344
LOT 9	RIPRAP DRIVE	JANETTE V. CHAVEZ	DOC. NO. 2018103018
LOT 10	RIPRAP DRIVE	CHRISTOPHER C. ACEVEDO	DOC. NO. 2018121357
LOT 11	RIPRAP DRIVE	DAVID A. & ANGELICA P. ANDRESEN	DOC. NO. 2018099588
LOT 12	RIPRAP DRIVE	JOAO DELINGER	DOC. NO. 2018119186
LOT 13	RIPRAP DRIVE	MONICA M. PHILLIPS & AMANDA G. BEAVER	DOC. NO. 2018091050
LOT 14	RIPRAP DRIVE	JOSE LEANDRO OVIEDO	DOC. NO. 2018112693
LOT 15	RIPRAP DRIVE	ALDAIR R. SANCHEZ ALVARADO & BRENDA P. PADILLA	DOC. NO. 2018142318
LOT 16	RIPRAP DRIVE	EUGENE CUELLAR	DOC. NO. 2018089243
LOT 17	RIPRAP DRIVE	ABRAHAM GONZALEZ & FATIMA PONCE	DOC. NO. 2018083260
LOT 18	RIPRAP DRIVE	EARL BROWN, JR.	DOC. NO. 2018082349
LOT 19	RIPRAP DRIVE	VIRGINIA THERRELL	DOC. NO. 2018085329
LOT 20	RIPRAP DRIVE	CHISTOPHER M. ATTERTON	DOC. NO. 2018079184

PROPOSED  
STONEWATER NORTH  
PHASE 1

LEGAL	ADDRESS	OWNER	DEED
BLOCK S			
LOT 54 THROUGH LOT 59	TUFF ROAD	CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068
BLOCK W			
LOT 22 THROUGH LOT 46	ROSCINA ROAD	CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068
LOT 47 THROUGH LOT 50	RIPRAP DRIVE	CONTINENTAL HOMES OF TEXAS, L.P.	DOC. NO. 2015058068

JOSE GONZALEZ BENITEZ

LEGAL	ADDRESS
11.487 ACRES DOC. NO. 2005178512 O.P.R.T.C.T.	12301 JOHNSON ROAD

YVONNE & ANNETT CASTRO

LEGAL	ADDRESS
12.011 ACRES DOC. NO. 2016014003 O.P.R.T.C.T.	JOHNSON ROAD

PEDRO & PATRICIA NUNEZ

LEGAL	ADDRESS
LOT 4 KIMBRO CREEK ESTATES SECTION ONE DOC. NO. 200200072 O.P.R.T.C.T. DEED: DOC. NO. 2004071293 O.P.R.T.C.T.	12300 JOHNSON ROAD

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE ROAD  
SUITE 101  
AUSTIN TEXAS 78757  
OFFICE: 512.374.9722  
scott@baselinelandsurveyors.net

FINAL PLAT  
STONEWATER NORTH  
PHASE 3

File: S:\pro\Stonewater North\Dwg\Phase 3 Final Plat.dwg
Scale (Hor.): 1"=100'
Date: 01/04/19
Drawn By: JSL
Checked By: RLW
Revision 1:
Revision 2:
Revision 3:





Date: Wednesday, November 28, 2018

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N Capital of Texas Hwy, Ste. 315  
Austin TX 78731  
peggy.carrasquillo@ktcivil.com

Permit Number 2018-P-1155-FP  
Job Address: 12103 Johnson Road, Manor, TX. 78653

Dear Peggy Carrasquillo,

The first submittal of the Stonewater North Phase 3 Final Plat (*Final Plat*) submitted by Kitchen Table Civil Solutions and received on February 12, 2019, 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. The PUE partial release and final plat are currently being reviewed by the City Attorney's office. This may result in additional comments.
2. Clearly show the lot for Phase 2 on Sheet 1. The information and tables shown where Phase 2 is located should be moved to Sheet 2 in order for Phase 2 to clearly be shown.
3. Note that if the construction of all improvements needed to serve the subdivision is not complete prior to the filing of the final 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.

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,



11/28/2018 4:34:57 PM  
Stonewater North Phase 3 Final Plat  
2018-P-1155-FP  
Page 2

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

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





January 4<sup>th</sup>, 2019

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

Permit Number 2018-P-1155-FP  
Job Address: 12103 Johnson Road, Manor, TX 78653

Dear Ms. Gray,


Please accept this letter as our formal response to the review comments dated November 28<sup>th</sup>, 2018. The comments are listed below with our responses in bold.

1. The PUE partial release and final plat are currently being reviewed by the City Attorney's office. This may result in additional comments.  
**Response: Please see uploaded email from Veronica Rivera approving the PUE partial release document provided that the year is changed to 2019 on pages 1 and 2. The revised document has also been uploaded.**
2. Clearly show the lot for Phase 2 on Sheet 1. The information and tables shown where Phase 2 is located should be moved to Sheet 2 in order for Phase 2 to clearly be shown.  
**Response: Per correspondence with this reviewer, the "69.21 ACRE" label has been moved near the legend for clarity.**
3. Note that if the construction of all improvements needed to serve the subdivision is not complete prior to the filing of the final 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: Comment noted. Financial assurance will be posted for the completion of the remainder of the improvements prior to the recordation of the final plat.**

END OF REPORT

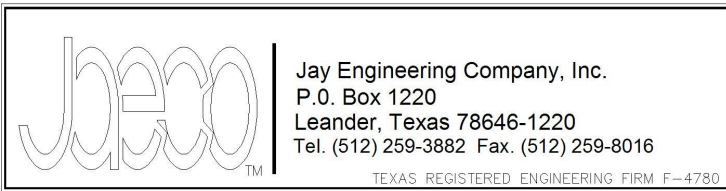
These responses, along with the attachments should provide the necessary information to clear most if not all of the comments received on November 28<sup>th</sup>, 2018. Please contact me with any questions or if you need additional information. You may contact me at (512) 758-7474 or by email at [peggy.carrasquillo@kctcivil.com](mailto:peggy.carrasquillo@kctcivil.com).

Sincerely,

  
Peggy M. Carrasquillo, P.E.







Date: Tuesday, January 29, 2019

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N Capital of Texas Hwy, Ste. 315  
Austin TX 78731  
peggy.carrasquillo@ktcivil.com

Permit Number 2018-P-1155-FP  
Job Address: 12103 Johnson Road, Manor 78653

Dear Peggy Carrasquillo,

The subsequent submittal of the Stonewater North Phase 3 Final Plat submitted by Kitchen Table Civil Solutions and received on February 12, 2019, 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. The PUE partial release and final plat are currently being reviewed by the City Attorney's office. This may result in additional comments.~~
- ~~2. Clearly show the lot for Phase 2 on Sheet 1. The information and tables shown where Phase 2 is located should be moved to Sheet 2 in order for Phase 2 to clearly be shown.~~
- ~~3. Note that if the construction of all improvements needed to serve the subdivision is not complete prior to the filing of the final 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.~~
- 4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 23(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid. A new tax certificate for 2018 taxes should be submitted.**

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.

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.

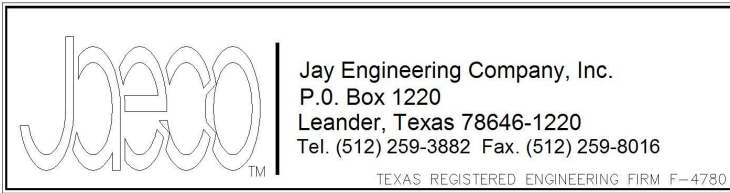
Thank you,





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





Date: Tuesday, February 12, 2019

Peggy Carrasquillo  
Kitchen Table Civil Solutions  
6805 N Capital of Texas Hwy, Ste. 315  
Austin TX 78731  
peggy.carrasquillo@kctcivil.com

Permit Number 2018-P-1155-FP  
Job Address: 12103 Johnson Road, Manor 78653

Dear Peggy Carrasquillo,

We have conducted a review of the final plat for the above-referenced project, submitted by Peggy Carrasquillo and received by our office on February 12, 2019, 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: March 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on 1-year extension request for the Shadowview Commercial Section 3 Final Plat. Applicant: Kimley-Horn & Associates. Owner: Cottonwood Holdings LTD

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### BACKGROUND/SUMMARY:

This plat was approved on March 8, 2017. According to the Manor Downs Road Closure Agreement, the developer before recording this plat had to construct Hill Lane and Manor Downs, have the roads accepted by the city and execute and record the deed conveying abandoned sections of ROW to the developer. Construction plans have been approved but no construction has begun in the two years. The developer seeks to obtain further assurances for their EntradaGlen PID before construction because the proposed enhancements to the ROW (shared use path, landscaping, width) are potentially reimbursable through the PID if the City Council approves it. When the Council formed the PID, they conditioned bonds being released on the construction of Hill Lane, meaning no money would be approved for the PID until Hill Lane was constructed. Our current ordinance allows for Final Plats to be valid for 1 year with a 1 year extension at P&Z's approval. State law says permits are valid for 2 years so we follow state law until we amend our subdivision ordinance. This plat has reached 2 years which would have been the maximum allowed under our code. We are considering in the amended code to have permits valid for 2 years with a 1 year extension at P&Z's approval.

PRESENTATION: ☐ YES ☒ NO

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

Extension Letter

Plat

Manor Downs Closure Agreement Letter

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### STAFF RECOMMENDATION:

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





March 1, 2019

City of Manor  
Attn: Scott Dunlop, AICP  
105 Eggleston Street  
Manor, Texas 78653

**Re:    *Extension Request for Plat Recordation***  
***Shadowview Commercial Section 3 – Hill Lane Final Plat***

Dear Mr. Dunlop,

On behalf of the Owner of the above referenced project, we hereby request an extension for final plat recordation. The final plat was approved by the Planning and Zoning commission on March 8, 2017. Pursuant to the City of Manor's Code of Ordinances, Section 24(f), the final plat was to be recorded within 12 months of Commission approval (March 8, 2018). However, due to the Public Improvement District (PID) being negotiated between the City and Developer, the plat has not yet been recorded.

It's Kimley-Horn's understanding that the City of Manor intends to amend the Code of Ordinances to follow state law which allows for permits/approvals to be valid for two years. Under this scenario, the final plat would expire March 8, 2019 with the potential option for up to a one-year extension.

Kimley-Horn respectfully requests for the Commission to consider approving a one-year extension under the anticipated changes to the City of Manor's Code of Ordinances.

Thank you in advance for your consideration of this request.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "R. J. Smith".

Robert J. Smith, P.E.  
Associate  
TBPE F-928



**VICINITY MAP**

1" = 2000'

HILL LN.

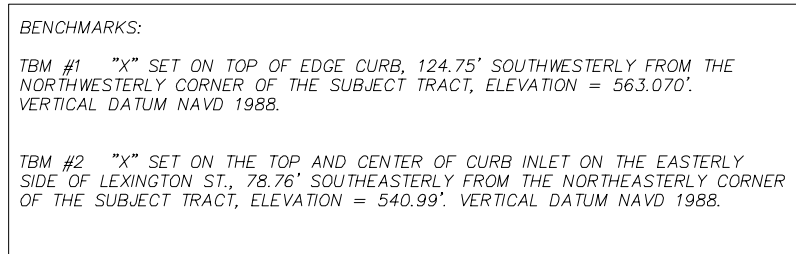
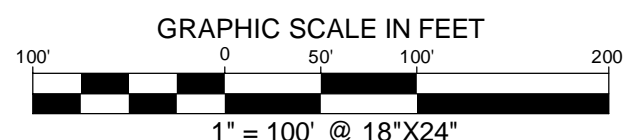
GREGG MANOR

LEXINGTON ST.


HWY 290

SITE

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°54'29"	515.00'	187.93'	N18°15'36"E	186.88'
C2	2°47'33"	760.00'	37.04'	N58°40'42"E	37.04'
C3	83°38'44"	25.00'	36.50'	N18°19'07"E	33.34'
C4	76°34'04"	15.00'	20.05'	N79°29'46"W	18.59'
C5	2°47'13"	696.00'	33.86'	S58°40'24"W	33.85'
C6	29°30'37"	757.00'	389.89'	S73°16'03"W	385.60'
C7	29°30'37"	757.00'	389.89'	N73°16'03"E	385.60'
C8	84°17'44"	15.00'	22.07'	S43°30'55"W	20.13'
C9	31°11'33"	425.31'	231.55'	S14°00'05"E	228.70'
C10	9°08'46"	489.31'	78.11'	S02°59'36"E	78.03'
C11	84°06'17"	15.00'	22.02'	N40°41'05"W	20.09'
C12	21°52'52"	757.00'	289.10'	S74°08'51"E	287.34'
C13	91°55'15"	15.00'	24.06'	S17°14'47"E	21.57'
C14	59°16'57"	693.00'	717.03'	N87°09'07"E	685.47'
C15	9°02'27"	540.00'	85.21'	S28°05'51"E	85.12'



# LEGEND

IRSC	○	1/2" IRON ROD W/ "KHA" CAP SET
IRF	●	1/2" IRON ROD FOUND
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS		
P.O.B.		POINT OF BEGINNING
T.B.M.		BENCH MARK
PUE		PUBLIC UTILITY EASEMENT
SL		SETBACK LINE
530		PROPOSED CONTOURS (BASED ON NAVD 88)
- - - - -		SIDEWALK
		AREA TO BE VACATED

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. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

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

SUBDIVISION PLAT ESTABLISHING

BEING 16.726 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 AND WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 742, BEING A PORTION OF 3.056 ACRES TRACT CONVEYED TO COTTONWOOD HOLDING, LTD., AS RECORDED IN VOLUME 12266, PAGE 1144, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF 3.566 ACRES TRACT CONVEYED TO COTTONWOOD HOLDING, LTD., AS RECORDED UNDER DOCUMENT NO. 2015140596, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DWG NAME: K:\SNA SURVEY\069241705-SHADOWVIEW SEC3\DWG\KIMLEY-HORN PLATREV. SHADOWVIEW COMMERCIAL 5-11-17.DWG PLOTTED BY ARAUJO-CRUZ, ROBERTO 5/16/2017 7:05 AM LAST SAVED 5/16/2017 7:05 AM





August 16, 2017

Peter A. Dwyer  
Cottonwood Holdings, Ltd.  
9900 HWY 290 East  
Manor, Texas 78653

RE: ShadowView Commercial Section 3 Construction Plans and Final Plat;  
Abandonment of a portion of Manor Downs

Dear Pete:

This letter sets for the agreement between the City of Manor (the “City”) and Cottonwood Holdings (the “Developer”), collectively the “Parties”, regarding the closure, abandonment, and conveyance of the portion of Manor Downs described as “Manor Downs Rd to be Closed & Conveyed” in **Exhibit A** attached hereto and incorporated herein for all purposes (the “ROW”) and the approval of construction plans and final plat for ShadowView Commercial Section 3 (“Section 3”). The improvements described herein are being constructed pursuant to the Addendum to Development Agreement for the ShadowGlen Subdivision between the Parties dated May 23<sup>rd</sup>, 2014 and to comply with the City’s Thoroughfare Plan. The Developer will be required to construct the extension of Hill Lane from Gregg Manor eastward to a new intersection of Lexington Street. This Hill Lane extension requires the realignment of a portion of Manor Downs, and the modification of the intersection of Gregg Manor Road and Hill Lane in accordance with the approved construction plans (the “New Roads”) in connection with development of Section 3 and to install roadways consistent with the City’s Thoroughfare Plan. Construction of the New Roads will result in safer travel ways for vehicular and pedestrian traffic. In order to realign Manor Downs, the ROW and the Remainder Tract (described in the following paragraph) will need to be closed and abandoned and the New Roads shown in **Exhibit B** constructed and dedicated to the City. The Developer has requested that the ROW, which is the portion of Manor Downs located immediately adjacent to the Developer’s property on both sides of the ROW, be conveyed to the Developer in exchange for dedication of the New Roads to the City, and has provided the City with an appraisal of the land subject to this transaction that shows that the City will receive land of greater value than the land to be conveyed to the Developer.

In addition, a portion of Manor Downs located outside of the Developer’s property will be surplus and not needed after the New Roads are constructed and accepted by the City, identified as The Remainder Tract Subject to Possible Future Assignment, as generally shown on **Exhibit A** (the “Remainder Tract”). The City desires that the Developer assign any interest the Developer may have in the Remainder Tract to two adjacent property owners (the “Assignment”), so that the City will have the ability to convey the Remainder Tract to the adjacent property owners as determined appropriate by the City in the future.



The Parties desire to address the sequence of events related to approval of the construction plans and final plat for Section 3, the construction and dedication of the New Roads, and the closure, abandonment, and conveyance of the ROW to ensure that the New Roads are constructed and completed before the ROW is abandoned and conveyed.

The following sequence of events will govern this transaction:

1. The parties enter into this letter agreement.
2. The City Council approves an ordinance in a form substantially similar to that set forth in **Exhibit C** authorizing the closure, abandonment, and conveyance of the ROW to the Developer (the "Ordinance"); provided that such the abandonment and conveyance of the ROW will not occur and the deed conveying the ROW to the Developer (the "Deed") may not be signed and recorded in the real property records until the New Roads are constructed in accordance with the approved construction plans and applicable City regulations and accepted by the City and the Assignment is executed and recorded in the real property records.
3. The City will approve the construction plans for Section 3; provided that the construction plans address the sequencing of the construction of the New Roads, the closure and demolition of the portion of Manor Downs, the detouring and transition of traffic onto the New Roads, including traffic controls and a traffic control plan that is satisfactory to the City Engineer's office.
4. The Planning and Zoning Commission will conditionally approve the final plat for Section 3 (the "Final Plat"), with approval being contingent upon the following to occur, which will be referred to as the "Conditions Precedent": a) the New Roads being constructed in accordance with the approved construction plans and applicable City ordinances and accepted by the City; b) the closure, abandonment, and conveyance of the ROW becoming effective as provided in the Ordinance; and c) the Assignment and the Deed being executed and recorded in the real property records. The Final Plat will not be signed or recorded in the real property records until the Conditions Precedent have occurred.
5. The Developer will design, construct, complete, and obtain City acceptance of the New Roads in accordance with the approved construction plans and applicable regulations.
6. Upon City acceptance of the New Roads and delivery of the fully executed Assignment to the City, the City shall execute and record the Deed and the Assignment in the real property records.
7. After execution and recording of the Assignment and the Deed in the real property records, the City shall sign the Final Plat and cause it to be recorded in the real property records.



The Developer shall cause the contractor that installs the New Roads to carry a commercial general liability insurance policy, written by a company reasonably acceptable to the City and licensed to do business in Texas, with a combined single limit of not less than one million and No/100 Dollars (\$1,000,000.00), which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. Such insurance coverage shall specifically name the City as an additional-insured. This insurance coverage shall cover all perils arising from the activities of contractor, its officers, directors, employees, agents or contractors, relative to this construction of the New Roads and to the installation of the New Roads. A true copy of each policy or a certificate of insurance evidencing such coverage shall be delivered to the City within thirty (30) days from the Effective Date of this Agreement.

The Developer shall further, in the Developer's written agreement with the contractor, cause the contractor to indemnify, defend, and hold harmless the City and its officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property which arises from or is in any manner caused by the construction or installation of the New Roads. A copy of such executed agreement shall be delivered to the City before the Developer or contractor begins work on the construction of the New Roads.

The parties will cooperate to cause the events set forth in this letter agreement and the Ordinance to be accomplished.

Sincerely,



Thomas Bolt, City Manager

AGREED:

Cottonwood Holdings, Ltd.  
a Texas limited partnership

By: Cottonwood General Partner, L.C.  
a Texas limited liability company, as General Partner

---

Name: Peter A. Dwyer  
Title: President

8/17/2017



**LEGAL DESCRIPTION**  
**0.197 OF AN ACRE OF LAND**

0.197 of an acre of land being all situated in William Standerford Survey No. 69, Abstract No. 742, City of Manor, Travis County, Texas, being a portion of the Gregg Manor Rd. (100' R.O.W.) and the Manor Downs Rd. (R.O.W. Varies); said 0.197 of an acre being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found on the easterly right of way line of Gregg Manor Rd., being the westerly line of that certain Lot 1, Block A, St. Mary Magdalene Episcopal Church Subdivision, according to the map or plat thereof recorded in Document No. 2014080057, Plat Records of Travis County, Texas;

**THENCE**, southwesterly, along the common boundary line of said Lot 1 and easterly right of way line of Gregg Manor Road, and along the arc of a curve to the left having a radius of 532.96 feet, a central angle of 01°11'11", an arc length of 11.04 feet, and chord bearing: South 03°56'55" West, 11.04 feet, to a point marking the common corner of said Lot 1 and that certain 181.445 acres tract described as Tract 1 of 1, Cottonwood Holdings, Ltd., as recorded in Volume 12266, Page 1144 of the Official Public Records of Travis County, Texas, for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, southeasterly, continuing along the common boundary line of said 181.445 acres tract and easterly right of way line of Gregg Manor Road, and along the arc of a curve to the left having a radius of 532.96 feet, a central angle of 26°38'43", an arc length of 247.85 feet and chord bearing: South 09°42'07" East, 245.62 feet, to a point located in the northerly right of way line of Manor Downs Rd.;

**THENCE**, into the Manor Downs Rd. and Gregg Manor Road, the following courses:

Northwesterly, along the arc of a curve to the right having a radius of 693.00 feet, a central angle of 05°38'11", an arc length of 68.17 feet and chord bearing: North 66°01'30" West, 68.15 feet to a point;

North 63°12'24" West, a distance of 36.25 feet to a point;

Northwesterly, along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 91°55'15", an arc length of 24.06 feet and chord bearing: North 17°14'47" West, 21.57 feet to a point;

Northeasterly, along the arc of a curve to the left having a radius of 515.00 feet, a central angle of 20°54'29", an arc length of 187.93 feet and chord bearing: North 18°15'36" East, 186.89 feet to a point;

North 89°55'50" East, a distance of 1.07 feet to the **POINT OF BEGINNING** and containing 0.197 of an acre (8,565 square feet) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983.



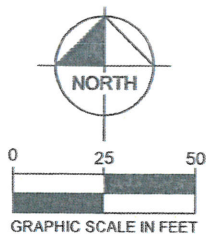


*Roberto A. Araujo-Cruz* 7/20/17  
Roberto A. Araujo-Cruz  
Registered Professional Land Surveyor No. 6653  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166  
roberto.araujo-cruz@kimley-horn.com



*P*





MANOR INDEPENDENT  
SCHOOL DISTRICT  
27.4043 ACRES  
VOL. 12597, PG. 1548

25' PUE & BL  
DOC. #201400143  
O.P.R.T.C.T.

PROTESTANT EPISCOPAL  
CHURCH OF DIOCESE, TX  
(LOT 1, BLOCK A,  
ST. MARY MAGDALENE  
EPISCOPAL CHURCH  
SUBDIVISION)  
23.00 ACRES  
DOC. # 2014080057

P.O.C.  
IRF

N89°55'50"E  
1.07'

P.O.B.

15' PUE  
DOC. #201400143

WILLIAM STANDERFORD SURVEY  
No. 69, ABSTRACT No. 742

$\Delta = 20^\circ 54' 29''$   
R=515.00'  
L=187.93'  
CB=N18°15'36"E  
C=186.89'

$\Delta = 26^\circ 38' 43''$   
R=532.96'  
L=247.85'  
CB=S9°42'07"E  
C=245.62'

PORTION OF 181.445 ACRES  
(TRACT 1 OF 1)  
COTTONWOOD HOLDING, LTD.  
VOL. 12266, PG. 1144

GREGG MANOR RD.  
(100' R.O.W.)

0.197 ACRES  
8,565 SQ. FT.

$\Delta = 91^\circ 55' 15''$   
R=15.00'  
L=24.06'  
CB=N17°14'47"W  
C=21.57'

MANOR DOWNS RD.  
(R.O.W. VARIES)

15' WATERLINE ESMT  
VOL. 12617, PG. 1980  
(TO BE VACATED)

$\Delta = 5^\circ 38' 11''$   
R=693.00'  
L=68.17'  
CB=N66°01'30"W  
C=68.15'

LEGEND

$\Delta$  = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
R.O.W. = RIGHT OF WAY

*Roberto A. Araujo-Cruz*  
ROBERTO A. ARAUJO-CRUZ  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6653  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
roberto.araujo-cruz@kimley-horn.com



NOTES:

Basis of bearings is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983.

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	APS	RAAC	7/18/2017	069241705	1 OF 1

*P*



**LEGAL DESCRIPTION**  
**0.563 OF AN ACRE OF LAND**

0.563 of an acre of land being all situated in James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, and being a portion of the Manor Downs Rd. (R.O.W. Varies); said 0.563 of an acre being more particularly described as follows:

**COMMENCING** at a found concrete monument marking the intersection of the northerly right of way line of U.S. Highway 290 East (R.O.W. Varies) with the westerly right of way line of Manor Downs Rd., and same being the northeasterly corner of that certain 0.583 acre tract conveyed to K-N Corporation as recorded in Document No. 2001211467 of the Official Public Records of Travis County, Texas;

**THENCE**, North 39°38'34" West, leaving the U.S. Highway 290 East and along the common boundary line of said 0.583 acres tract and westerly right of way line of Manor Downs Road, a distance of 241.68 feet, to a point marking the common corner of that certain 3.566 acre tract conveyed to Cottonwood Holding, LTD, as recorded in Document No. 2015140596, Official Public Records of Travis County, Texas, and that certain 0.736 acre tract conveyed to Doan Xuan, ET AL, as recorded in Document No. 2016079366, Official Public Records of Travis County, Texas, for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, North 38°21'13" West, continuing common boundary line of said 3.566 acres tract and the westerly right of way line of Manor Downs Road, a distance of 384.50 feet, to a point;

**THENCE**, leaving the westerly right of way line of Manor Downs Road and into the Manor Downs Road, the following courses:

South 63°12'24" East, a distance of 7.67 feet to a point;  
Easterly, along the arc of a curve to the left having a radius of 757.00 feet, a central angle of 11°20'27", an arc length of 149.84 feet and chord bearing: South 68°52'38" East, 149.59 feet to a point located in the easterly right of way line of Manor Downs Road, and same being the westerly line of that certain 3.056 acre tract conveyed to Cottonwood Holdings, Ltd., as recorded in Volume 12266, Page 1144, Official Public Records of Travis County, Texas;

**THENCE**, South 38°21'13" East, along the common boundary line of said 3.056 acres tract and the easterly right of way line of Manor Downs Road, a distance of 245.39 feet to a point;

**THENCE**, South 49°16'18" West, leaving the easterly right of way line of Manor Downs Road and crossing the Manor Downs Road, a distance of 79.27 feet to the **POINT OF BEGINNING** and containing 0.563 of an acre (24,518 square feet) of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983.

P



*Roberto A. Araujo-Cruz* 7/20/17  
Roberto A. Araujo-Cruz  
Registered Professional Land Surveyor No. 6653  
Kimley-Horn and Associates, Inc.  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166  
roberto.araujo-cruz@kimley-horn.com



*P*



MANOR DOWN RD.  
(VARIABLE R.O.W.)

S63°12'24"E  
7.67'

$\Delta=11^{\circ}20'27''$   
R=757.00'  
L=149.84'  
CB=S68°52'38"E  
C=149.59'

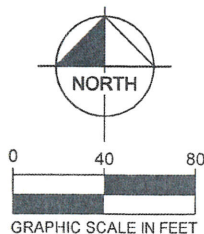
REMAINDER OF 181.445 ACRES  
(TRACT 1 OF 1)  
COTTONWOOD HOLDINGS LTD.  
VOL.12266, PG.1144

JAMES MANOR  
SURVEY No. 40,  
ABSTRACT No. 546

3.566 ACRES  
COTTONWOOD HOLDING, LTD  
Doc. No. 2015140596

#### LEGEND

$\Delta$  = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING



0.563 ACRES  
24,518 SQ. FT.

N38°21'13"W 384.50'

P.O.B.

15' WATERLINE ESMT  
VOL.12617, PG. 1980  
(TO BE VACATED)

3.056 ACRES  
COTTONWOOD  
HOLDING, LTD.  
VOL. 12266, PG. 1144

S49°16'18"W  
79.27'

0.736 ACRES  
DOAN XUAN, ET AL  
DOC.#2016079366

0.583 ACRES  
K-N CORPORATION  
(BETH ANDREA  
SAWYER & THOM  
MARK)  
DOC.#2001211467

MANOR DOWNS RD.  
(R.O.W. VARIES)

P.O.C.  
CONCRETE  
MONUMENT

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



*Roberto A. Araujo-Cruz*  
ROBERTO A. ARAUJO-CRUZ  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6653  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
roberto.araujo-cruz@kimley-horn.com

7/20/17

#### NOTES:

Basis of bearings is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983.

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 80'	APS	RAAC	7/18/2017	069241706	1 OF 1





## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 13, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on 1-year extension request for the Las Entradas-Gregg Manor Road Final Plat. Applicant: Kimley-Horn & Associates. Owner: Cottonwood Holdings LTD

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### BACKGROUND/SUMMARY:

This plat was approved on September 13, 2017 and expires September 13, 2019. The developer has approved construction plans for the roadway but has not begun construction because they are seeking more assurances about their EntradaGlen PID from the City Council before they move forward. This is because a portion of the PID bonds will be used for enhancements to the roadway. Our current subdivision ordinance allows for permits to be valid for 1 year with a 1 year extension possible at P&Z's approval. State law allows permits to be valid for 2 years so we've followed state law until our code can be amended. This plat has reached the maximum time under our current ordinance before it could expire even with an extension. We are considering in the amended code to have permits be valid for 2 years with a 1 year extension at P&Z's approval.

PRESENTATION: ☐ YES ☒ NO

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

Extension Letter

Plat

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### STAFF RECOMMENDATION:

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





March 1, 2019

City of Manor  
Attn: Scott Dunlop, AICP  
105 Eggleston Street  
Manor, Texas 78653

**Re:    *Extension Request for Plat Recordation  
Las Entradas - Gregg Manor Road Final Plat***

Dear Mr. Dunlop,

On behalf of the Owner of the above referenced project, we hereby request a one-year extension for final plat recordation. The final plat was approved by the Planning and Zoning commission on September 13, 2017. Pursuant to the City of Manor's Code of Ordinances, Section 24(f), the final plat was to be recorded within 12 months of Commission approval (September 13, 2018). However, due to the Public Improvement District (PID) being negotiated between the City and Developer, the plat has not yet been recorded.

It's Kimley-Horn's understanding that the City of Manor intends to amend the Code of Ordinances to follow state law which allows for permits/approvals to be valid for two years. Under this scenario, the final plat would expire September 13, 2019 with the potential option for up to a one-year extension.

Kimley-Horn respectfully requests for the Commission to consider approving a one-year extension under the anticipated changes to the City of Manor's Code of Ordinances.

Thank you in advance for your consideration of this request.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "R. J. Smith".

Robert J. Smith, P.E.  
Associate  
TBPE F-928



LEGEND	
IRSC	○ 1/2" IRON ROD W/ "KHA" CAP SET
IRFC	● 1/2" IRON ROD FOUND W/CAP
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS	
P.O.B.	POINT OF BEGINNING
T.B.M.	BENCH MARK
-530-	PROPOSED CONTOURS (BASED ON NAVD 88)
- - - - -	SIDEWALK

**BENCHMARKS:**

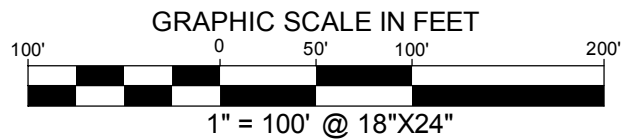
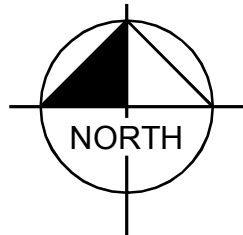
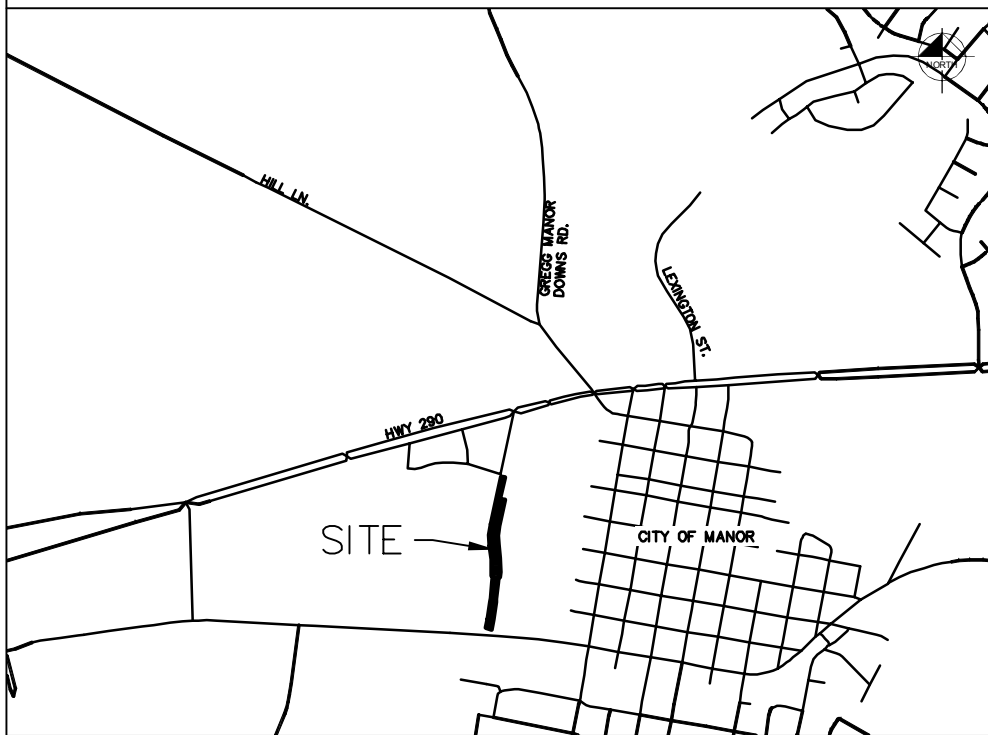
TBM #1- "MAG NAIL" ON TOP OF THE CONCRETE APPROXIMATELY 210' NORTHEAST OF THE NORTHEASTERLY CORNER OF THE SUBJECT TRACT.  
N=10,101,740.43'  
E=3,170,809.34'  
ELEVATION = 536.17'  
VERTICAL DATUM NAVD 1988  
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM  
NAD 1983 TEXAS CENTRAL ZONE.

TBM #2- 1/2 INCH IRON ROD APPROXIMATELY 117' NORTHEAST OF THE SOUTHERLY CORNER OF THE SUBJECT TRACT.  
N=10,100,707.29'  
E=3,170,520.68'  
ELEVATION = 522.97'  
VERTICAL DATUM NAVD 1988  
HORIZONTAL DATUM TEXAS STATE PLANE COORDINATE SYSTEM  
NAD 1983 TEXAS CENTRAL ZONE.

THIS SITE IS LOCATED IN THE GILLELAND 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. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**VICINITY MAP**



LAS ENTRADAS SOUTH  
SECTION 1  
DOC.# 201200083  
O.P.R.T.C.T.

EXISTING  
GREGG MANOR ROAD  
(VARIABLE R.O.W.)

CITY OF MANOR, TEXAS  
DOC.# 2005078669  
O.P.R.T.C.T.

JOHNSON ROBERT J &  
CURT D. JOHNSON  
DOC.# 2003030623  
20.00 ACRES  
O.P.R.T.C.T.

WATER UTILITY EASEMENT  
DOC.# 2012044055  
O.P.R.T.C.T.

LAS ENTRADAS DEVELOPMENTS  
DOC.# 2006119671  
39.891 ACRES  
O.P.R.T.C.T.

30' WATERLINE EASEMENT AND  
RIGHT OF WAY  
DOC.# 2002188193  
O.P.R.T.C.T.

Δ=19°59'11"  
R=645.00'  
L=224.99'  
CB=N2°19'24"E  
C=223.85'

TBM #2

LAS ENTRADAS DEVELOPMENTS  
DOC.# 2007002485  
105.170 ACRES  
O.P.R.T.C.T.

N7°40'11"W  
140.56'

Δ=13°12'02"  
R=555.00'  
L=127.87'  
CB=N1°04'10"W  
C=127.59'

N5°31'51"E  
43.64'

N80°24'18"W  
15.04'

N5°31'51"E  
68.33'

LIONS CLUB OF  
MANOR INC.  
DOC.# 2012084132  
6.018 ACRES  
O.P.R.T.C.T.

N5°30'59"E  
169.05'

N3°33'06"E  
31.33'

10' PUE

N9°37'11"E  
180.64'

15' ACCESS AND  
LANDSCAPE  
EASEMENT

N8°45'37"E  
97.78'

N: 10099776.24  
E: 3170523.13

N71°19'30"W  
60.91'

S77°41'00"E  
40.00'

N12°19'00"E  
506.89'

S12°14'46"W  
229.42'

S82°04'57"E  
49.87'

N: 10101111.45  
E: 3170718.41

S12°19'00"W  
281.30'

PROPOSED  
GREGG MANOR ROAD  
2.807 ACRES  
(122,263 SQ. FT.)  
(VARIABLE R.O.W.)

Δ=19°59'11"  
R=555.00'  
L=193.60'  
CB=S2°19'24"W  
C=192.62'

AWSM INVESTMENTS LLC.  
DOC.# 2017030906  
29.982 ACRES  
O.P.R.T.C.T.

S7°40'11"E  
140.56'

Δ=13°12'02"  
R=645.00'  
L=148.60'  
CB=S1°04'10"E  
C=148.28'

S5°31'51"W  
113.02'

S5°30'59"W  
167.77'

S3°33'06"W  
34.02'

S9°37'11"W  
182.73'

N85°52'15"W  
15.01'

DAISY & BARRS GREAL  
VOL.7614, PG.327  
O.P.R.T.C.T.

PARSONS STREET (OLD HWY. 20)  
(VARIABLE R.O.W.)

**Kimley»Horn**

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
801 CHERRY STREET, UNIT 11  
SUITE 950  
FORT WORTH, TEXAS 76102  
PH: 817-335-6511  
CONTACT: JAMES PAUL WARD, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10194040

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

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

OWNER:  
AWSM INVESTMENTS, LLC  
3929 VANEZIA VIEW  
LEANDER, TEXAS, 78641  
CONTACT: JIGNESH PATEL

OWNER:  
LIONS CLUB OF MANOR INC.  
8819 LONE TREE DR.  
MANOR, TEXAS, 78653  
CONTACT: \_\_\_\_\_

OWNER:  
MANOR 214 MANAGEMENT LLC.,  
CONTACT: BEN RUSSELL EPPRIGH, JR.

SUBDIVISION PLAT ESTABLISHING

**LAS ENTRADAS-GREGG  
MANOR ROAD**

BEING 2.807 ACRES OF LAND, LOCATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, BEING A PORTION OF 39.891 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2006119671, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 105.170 ACRES TRACT CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION AS RECORDED UNDER DOCUMENT NO. 2007002485, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF 29.982 ACRES TRACT CONVEYED TO DEMPSEY BUCHANAN LIMITED PARTNERSHIP, AS RECORDED UNDER DOCUMENT NO. 2009213208, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF 6.018 ACRES TRACT CONVEYED TO LIONS CLUB OF MANOR INC, AS RECORDED UNDER DOCUMENT NO. 2012084132, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**LAS ENTRADAS-GREGG MANOR ROAD GENERAL INFORMATION:**

TOTAL ACREAGE.....2.807 ACRES  
ACREAGE OF PROPOSED 90' ROW.....1.892 ACRES  
ACREAGE OF PROPOSED 75' ROW.....0.773 ACRES  
ACREAGE OF PROPOSED 60' ROW.....0.142 ACRES