



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, May 08, 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**

#### 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 Shadowglen Phase 2 Section 22, seventy (70) lots on 13.72 acre, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor Tx..  
**Applicant:** Kimley-Horn & Associates. **Owner:** SG Land Holdings, LLC. Scott Dunlop,  
Assistant  
Development  
Director

- |   |   |
|---|---|
| 2. Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2, Section 23A, eighty-four (84) lots on 21.76 acres, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> SG Land Holdings, LLC. | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 3. Consideration, discussion, and possible action on denying a Concept Plan for Las Entradas North, eighty-three (83) lots on 104.6 acres, more or less, located near US Hwy 290 East and Gregg Manor Road, Manor, TX. <b>Applicant:</b> Kimley-Horn & Associates. <b>Owner:</b> Las Entradas Development Corporation   | Scott Dunlop,<br>Assistant<br>Development<br>Director |

## PUBLIC HEARINGS

- |   |   |
|---|---|
| 4. <u>Public Hearing and First Reading:</u> Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2). <b>Applicant:</b> Capital Area Youth Soccer Association <b>Owner:</b> Capital Area Youth Soccer Association | Scott Dunlop,<br>Assistant<br>Development<br>Director |
|---|---|

## REGULAR AGENDA

- |   |   |
|---|---|
| 5. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the April 10, 2019 Regular Meeting.  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 6. Consideration, discussion, and possible action on Final Plat for Arnhamn Subdivision, eight (8) lots on 20.01 acre, more or less, located at 11811 Arnhamn Lane, Manor, TX. <b>Applicant:</b> SW Engineers, Inc. <b>Owner:</b> L4S, LLC  | Scott Dunlop,<br>Assistant<br>Development<br>Director |
| 7. Consideration, discussion, and possible action on Final Plat for Manor Commons SE Commercial Lots 12A and 12B, two (2) lots on 3.26 acres, more or less, located near N. FM 973 and Ring Road, Manor, TX. <b>Applicant:</b> ALM Engineering, Inc. <b>Owner:</b> Greenview Development 973, LP. | 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, May 03, 2019, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Lluvia Tijerina  
City Secretary 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)*



AGENDA ITEM NO. 1

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2 Section 22, seventy (70) lots on 13.72 acre, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor Tx.

Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

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### BACKGROUND/SUMMARY:

This plat has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Plat

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny a Final Plat for Shadowglen Phase 2 Section 22, seventy (70) lots on 13.72 acre, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor Tx.

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



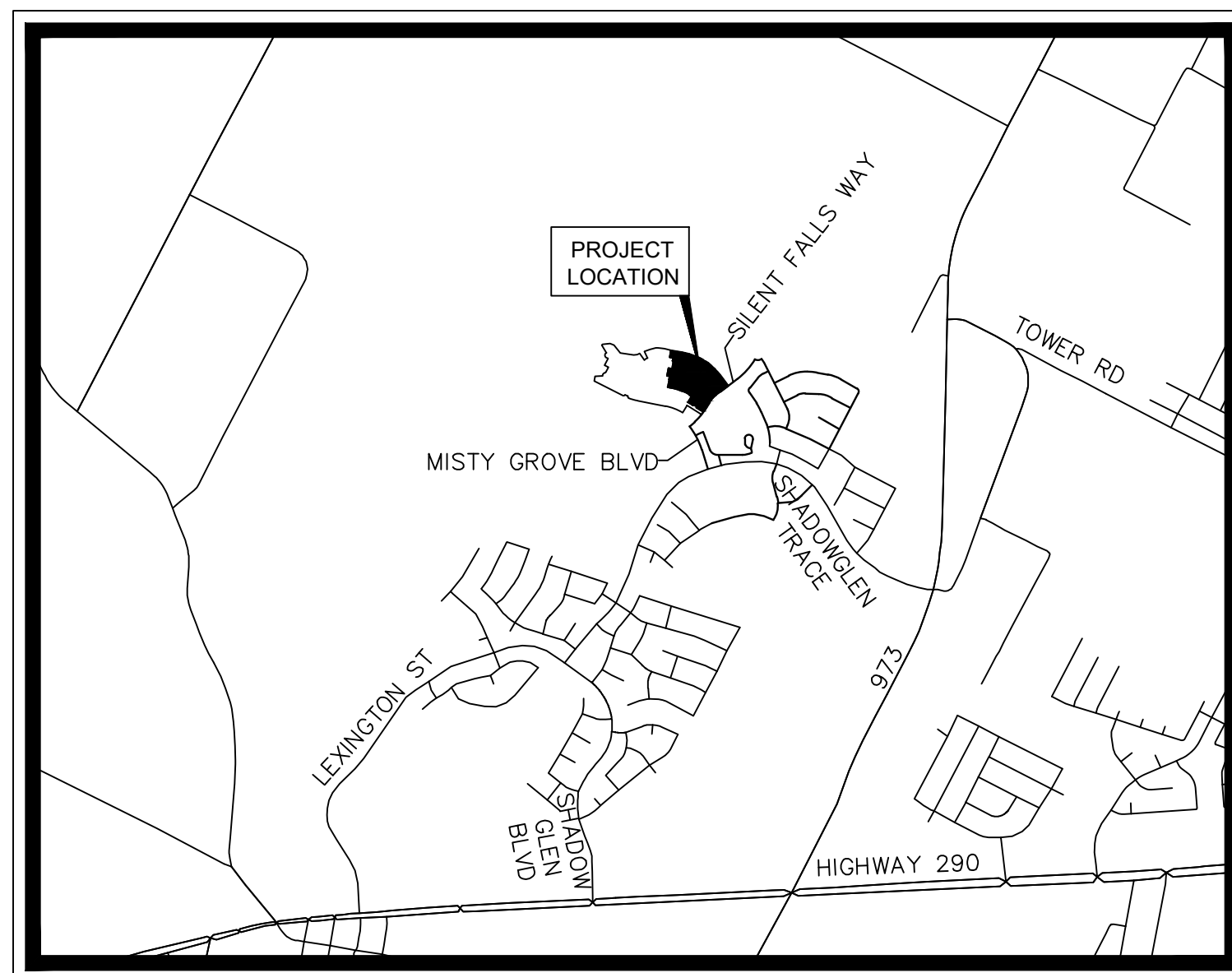
# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.



VICINITY MAP

SCALE: 1" = 2,000'

## SHADOWGLEN PHASE 2 SECTION 22

13.719 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR ETJ, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 92614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

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

**Kimley»Horn**

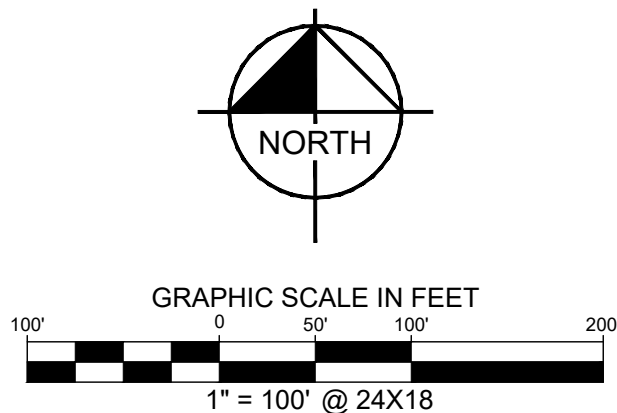
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	MAV	JGM	FEB. 2019	069254501	1 OF 4

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°23'54"	545.00'	203.54'	S42°59'50"W	202.36'
C2	89°35'56"	25.00'	39.09'	S77°15'58"W	35.23'
C3	90°13'57"	15.00'	23.62'	N12°49'05"W	21.26'
C4	89°46'03"	15.00'	23.50'	S77°10'55"W	21.17'
C5	3°26'42"	1029.99'	61.93'	N59°39'25"W	61.92'
C6	90°00'00"	15.00'	23.56'	N34°12'30"W	21.21'
C7	42°54'17"	800.00'	599.06'	N57°45'21"W	585.16'
C8	21°23'54"	705.00'	263.30'	N42°59'50"E	261.77'
C9	24°43'15"	500.00'	215.73'	S59°21'47"E	214.06'
C11	7°29'05"	1304.97'	170.47'	S75°27'57"E	170.35'
C12	0°28'22"	1304.97'	10.77'	N78°58'19"W	10.77'
C13	90°00'00"	15.00'	23.56'	N55°47'30"E	21.21'
C14	87°50'12"	15.00'	23.00'	S33°07'36"E	20.81'
C15	90°00'00"	15.00'	23.56'	S55°47'30"W	21.21'
C16	90°00'00"	25.00'	39.27'	S81°18'13"E	35.36'
C17	90°00'00"	25.00'	39.27'	N08°41'47"E	35.36'
C18	90°00'00"	15.00'	23.56'	N81°18'13"W	21.21'
C19	90°00'00"	15.00'	23.56'	N08°41'47"E	21.21'
C20	86°55'20"	15.00'	22.76'	N89°32'10"E	20.64'
C21	86°55'20"	15.00'	22.76'	N03°32'30"W	20.64'
C22	2°52'22"	980.00'	49.14'	N59°22'15"W	49.13'
C23	96°18'33"	25.00'	42.02'	N09°46'47"W	37.25'
C24	15°06'36"	455.00'	119.99'	N45°55'47"E	119.65'
C25	82°17'15"	25.00'	35.90'	S85°22'17"E	32.90'
C26	14°58'05"	845.00'	220.75'	N51°42'43"W	220.12'
C27	3°30'21"	455.00'	27.84'	S36°37'19"W	27.84'
C28	26°07'51"	15.00'	6.84'	S23°51'26"W	6.78'



**SHADOWGLEN PHASE 2  
SECTION 22**  
13.719 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
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PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

**GENERAL INFORMATION:**  
TOTAL ACREAGE.....13.719 ACRES  
TOTAL LINEAR FEET OF ROW.....2,418'  
LINEAR FOOT OF 50' ROW.....2,418'  
ACREAGE OF ROW.....2.676 ACRES  
NUMBER OF SINGLE FAMILY LOTS.....69  
ACREAGE OF SINGLE FAMILY LOTS.....10.861 ACRES  
NUMBER OF NON-RESIDENTIAL LOTS.....1  
ACREAGE OF NON-RESIDENTIAL LOTS.....0.182 ACRES  
TOTAL NUMBER OF LOTS.....70

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MAV	JGM	FEB. 2019	069254501	2 OF 4

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S78°53'41"E	52.34'	L21	N71°43'25"W	50.00'	L41	N51°02'02"E	52.87'
L2	S76°06'44"E	55.58'	L22	N72°55'33"W	48.52'	L42	N38°57'58"W	51.49'
L3	S72°44'31"E	55.58'	L23	N75°20'36"W	48.52'	L43	N48°36'19"W	52.01'
L4	S69°22'18"E	55.58'	L24	N77°45'40"W	48.52'	L44	N53°09'23"W	52.01'
L5	S66°00'04"E	55.58'	L25	N79°10'18"W	15.52'	L45	N57°42'26"W	52.01'
L6	S62°37'51"E	55.58'	L26	N79°12'30"W	12.37'	L46	N62°15'30"W	52.01'
L7	S59°15'38"E	55.58'	L27	N10°47'30"E	130.00'	L47	N66°48'34"W	52.01'
L8	S55°53'25"E	55.58'	L28	N79°12'30"W	6.13'	L48	N71°21'38"W	52.01'
L9	S52°31'11"E	55.58'	L29	N10°47'30"E	50.00'	L49	N75°54'42"W	52.01'
L10	S49°08'58"E	55.58'	L30	N79°12'30"W	45.00'	L50	S49°16'17"E	12.36'
L11	S45°46'45"E	55.58'	L31	N10°47'30"E	125.00'	L51	S57°56'04"E	4.98'
L12	S42°24'32"E	55.58'	L32	S79°12'30"E	60.00'	L52	S71°37'35"E	7.79'
L13	S39°02'19"E	55.58'	L33	N10°47'30"E	110.00'	L53	N57°56'04"W	0.37'
L14	N58°04'26"W	50.00'	L34	N30°09'12"E	8.36'	L54	S36°28'45"E	8.22'
L15	N57°56'04"W	33.46'	L35	N10°47'30"E	50.00'	L55	S48°45'35"W	95.56'
L16	N30°09'12"E	112.93'	L36	N79°12'30"W	57.74'	L56	S36°38'02"E	166.58'
L17	N52°34'33"W	50.11'	L37	S79°12'30"E	29.23'	L57	S78°01'24"E	243.44'
L18	N57°46'33"W	45.36'	L38	S37°25'27"W	54.82'	L58	N85°06'35"W	57.21'
L19	N65°18'53"W	45.36'	L39	N38°53'23"E	59.52'			
L20	N71°17'25"W	48.38'	L40	N42°56'16"E	5.62'			

LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK

**NOTE:** See Sheet 3 of 4 for typical Setback Detail

The State of California §  
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 13.719 acre tract of land in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under document number 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said, 13.719 acre tract having been approved for subdivision, pursuant to the public notification and hearing provision of Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, and designated herein as Shadowglen Phase 2, SECTION 22 of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 13.719 acre of land of said in accordance with the attached map or plat to be know as Shadowglen Phase 2, Section 22 and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day \_\_\_\_\_, \_\_\_\_.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 2392 Morse Avenue  
Irvine, California 93614

The State of California §  
County of Orange §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation.

\_\_\_\_\_  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Orange  
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated \_\_\_\_\_ recorded as Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas and the deed of trust lien dated \_\_\_\_\_ and recorded as \_\_\_\_\_ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

International Bank of Commerce

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

The State of Texas §  
County of Travis §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of the International Bank of Commerce, on behalf of said bank.

\_\_\_\_\_  
Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Travis  
The State of Texas

The State of Texas §  
County of Travis §

I, Patrick M. Hudson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering stand point and complies with the engineering related portion of the City of Manor, Texas Subdivision Ordinance, and is true and correct to the best of my knowledge.

This site is located in the Wilbarger Creek Watershed.

The 100-year flood plain is contained within the drainage lot as shown hereon. No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

\_\_\_\_\_  
Patrick M. Hudson, P.E.  
Registered Professional Engineer No. 129233  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road  
Avalon IV, suite 300  
Austin, Texas 78759

The State of Texas §  
County of Bexar §

I, John G. Mosier, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was prepared from an actual survey made on the ground under my direction and supervision.

\_\_\_\_\_  
John G. Mosier  
Registered Professional  
Land Surveyor No. 6330  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166

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Kimley-Horn and Associates, Inc.  
All rights reserved

Water and Wastewater:

The tract of land shown hereon is within the boundaries of Wilbarger Creek Municipal Utility District (M.U.D.) No. 1 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date \_\_\_\_\_ M.U.D. Engineer \_\_\_\_\_

The State of Texas §  
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- All lot corners are monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA".
- Public sidewalks built to City of Manor standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor or Travis County standards unless otherwise specified and approve by the City of Manor or Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Wilbarger Creek Municipal Utility District No. 1 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
- Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the City of Austin Environmental Criteria Manual.
- All streets in the subdivision shall be constructed to City of Manor and Travis County Urban Street Standards. All streets will be constructed with curb and gutter.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lot except as approved by Travis County and the City of Manor.
- 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.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)  
Front Yard - 25' for regular lots, 20' for irregular lots  
Side Yard - 5'  
Street Side Yard - 15'  
Rear Yard - 10'
- All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designed as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document No.2003066593 of the Official Public Records of Travis County, These lots will be "owned and Maintained by the Homeowners Association.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
- Parkland for 69 residential units has been satisfied with this plat.
- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- The Covenants, Conditions and Restrictions associated with this subdivision are recorded under Document number 2003066593 of the Official Public Records of Travis County, Texas.
- Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount of existing at undeveloped status by ponding or other approved methods.

City of Manor Acknowledgments

This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. \_\_\_\_\_ day of \_\_\_\_\_.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

William Myers, Chairperson Lluvia Tijerina, City Secretary

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date. \_\_\_\_\_ day of \_\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

Rita G. Jonse, Mayor Lluvia Tijerina, City Secretary

The State of Texas §  
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

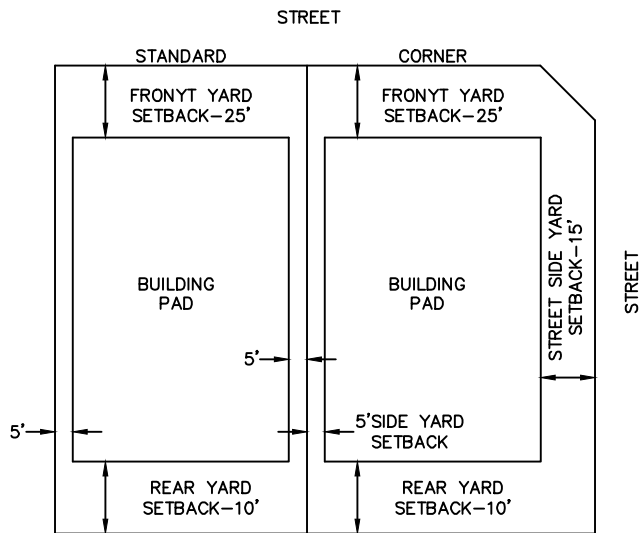
The State of Texas §  
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



TYPICAL SETBACK DETAIL  
NOT TO SCALE

**SHADOWGLEN PHASE 2  
SECTION 22  
13.719 ACRES**  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

**OWNER/DEVELOPER:**  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

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" = 100'	MAV	JGM	FEB. 2019	069254501	3 OF 4

DWG NAME: K:\S\A\_SURVEY\SHADOWGLEN DEVELOPMENT\SHADOWGLEN PH-22\PLAT.DWG PLOTTED BY: VILLARREAL, MIGUEL 3/25/2019 1:37 PM LAST SAVED 3/18/2019 7:25 AM



A METES AND BOUNDS  
DESCRIPTION OF A  
13.719 ACRE TRACT OF LAND

BEING a 13.719 acre (597,563 square feet) tract of land situated in the William Sandford Survey No. 70, Abstract No. 743, City of Manor, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the southeasterly right-of-way line of Silent Falls Way (90 feet wide) also being the point of tangent of a curve and the northwesterly corner of that certain 11.608 acre tract of land described in instrument to Manor Independent School District in Document No. 2011045968 of the Official Public Records of Travis County;

THENCE, North 26°39'57" West, 105.40 feet crossing said Silent Falls Way to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of-way line of Silent Falls Way for a point of curvature and the POINT OF BEGINNING of therein described tract;

THENCE, along the northwesterly right-of-way line of said Silent Falls Way, the following three (3) courses and distances:

- South 32°28'00" West, 74.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the right, a central angle of 3°30'21", a radius of 455.00 feet, a chord bearing and distance of South 36°37'19" West, 27.84 feet, and a total arc length of 27.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of a compound curve;
- in a southwesterly direction, along a tangent compound curve to the right, a central angle of 15°06'36", a radius of 455.00 feet, a chord bearing and distance of South 45°55'47" West, 119.65 feet, and a total arc length of 119.99 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of a compound curve;

THENCE, departing the northwesterly right-of-way line of said Silent Falls Way and crossing said Parcel 2, the following six (6) courses and distances:

- in a northwesterly direction, along a tangent compound curve to the right, a central angle of 82°17'15", a radius of 25.00 feet, a chord bearing and distance of North 85°22'17" West, 32.90 feet, and a total arc length of 35.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of a compound curve;
- in a northwesterly direction, along a tangent reverse curve to the left, a central angle of 14°58'05", a radius of 845.00 feet, a chord bearing and distance of North 51°42'43" West, 220.12 feet, and a total arc length of 220.75 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 30°48'15" East, 134.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- in a southeasterly direction, along a non-tangent curve to the right, a central angle of 2°52'22", a radius of 980.00 feet, a chord bearing and distance of South 59°22'15" East, 49.13 feet, and a total arc length of 49.14 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- South 57°56'04" East, 205.68 feet to a point of curvature;
- in a southeasterly direction, along a tangent curve to the right, a central angle of 96°18'33", a radius of 25.00 feet, a chord bearing and distance of South 9°46'47" East, 37.25 feet, and a total arc length of 42.02 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of-way line of said Silent Falls Way;

THENCE, along the northwesterly right-of-way line of said Silent Falls Way, the following two (2) courses and distances:

- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 3°30'21", a radius of 455.00 feet, a chord bearing and distance of South 36°37'19" West, 27.84 feet, and a total arc length of 27.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of tangency;
- North 32°28'00" East, 74.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;

THENCE, departing the northwesterly right-of-way line of said Silent Falls Way and crossing said Parcel 2, the following forty-four (44) courses and distances:

- in a southwesterly direction, along a tangent curve to the right, a central angle of 89°35'56", a radius of 25.00 feet, a chord bearing and distance of South 77°15'58" West, 35.23 feet, and a total arc length of 39.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 57°56'04" West, 94.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 90°13'57", a radius of 15.00 feet, a chord bearing and distance of North 12°49'05" West, 21.26 feet, and a total arc length of 23.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 58°04'26" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- in a southwesterly direction, along a non-tangent curve to the right, a central angle of 89°46'03", a radius of 15.00 feet, a chord bearing and distance of South 77°10'55" West, 21.17 feet, and a total arc length of 23.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 57°56'04" West, 33.46 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 3°26'42", a radius of 1029.99 feet, a chord bearing and distance of North 59°39'25" West, 61.92 feet, and a total arc length of 61.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 30°09'12" East, 112.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 52°34'33" West, 50.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 57°46'33" West, 45.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 65°18'53" West, 45.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 71°11'725" West, 48.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 71°43'25" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 72°55'33" West, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 75°20'36" West, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 77°45'40" West, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 79°10'18" West, 15.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 79°12'30" West, 12.37 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 79°12'30" West, 6.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 79°12'30" West, 45.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 79°12'30" East, 60.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a direction, along a tangent curve to the left, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 34°12'30" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 79°12'30" West, 57.74 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 10°47'30" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 79°12'30" East, 194.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 78°53'41" East, 52.34 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 76°06'44" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 72°44'31" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 69°22'18" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 66°00'04" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 62°37'51" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 59°15'38" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 55°53'25" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 52°31'11" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 49°08'58" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 45°46'45" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 42°24'32" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 39°02'19" East, 55.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 36°28'45" East, 251.74 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of-way line of Silent Falls Way for the easterly corner of herein described tract;

THENCE, along the northwesterly right-of-way line of said Silent Falls Way, the following three (3) courses and distances:

- South 53°41'47" West, 277.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a southwesterly direction, along a tangent curve to the left, a central angle of 21°23'54", a radius of 545.00 feet, a chord bearing and distance of South 42°59'50" West, 202.36 feet, and a total arc length of 203.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- South 32°28'00" West, 80.82 feet to the POINT OF BEGINNING and containing 13.719 acres of land in Travis County, Texas.

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City of Manor Subdivision Variances:

- An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
- The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
- Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
- All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
- The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
- Lots shall not be required to face a similar lot across the street.
- Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
- The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
- The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- A development plan and report shall be submitted with the filing of each final plat.
- Revoked by Cotton Holding.
- A walkway/bicycle path system shall be submitted with the filing of each final plat.
- A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

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

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 8330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 16	0.157	6,849
BLOCK A LOT 17	0.157	6,848
BLOCK A LOT 18	0.163	7,088
BLOCK A LOT 19	0.172	7,480
BLOCK A LOT 20	0.236	10,263
BLOCK B LOT 1	0.182	7,918
BLOCK B LOT 2	0.160	6,958
BLOCK B LOT 3	0.169	7,372
BLOCK B LOT 4	0.169	7,372
BLOCK B LOT 5	0.169	7,372
BLOCK B LOT 6	0.169	7,372
BLOCK B LOT 7	0.160	6,987
BLOCK B LOT 8	0.181	7,906
BLOCK C LOT 9	0.154	6,702
BLOCK C LOT 10	0.158	6,878
BLOCK C LOT 11	0.158	6,878
BLOCK C LOT 12	0.153	6,676
BLOCK C LOT 13	0.149	6,503
BLOCK C LOT 14	0.175	7,615
BLOCK C LOT 15	0.178	7,772
BLOCK C LOT 16	0.196	8,543
BLOCK C LOT 17	0.163	7,109
BLOCK C LOT 18	0.139	6,060
BLOCK C LOT 19	0.134	5,846
BLOCK C LOT 20	0.153	6,679
BLOCK D LOT 1	0.164	7,148
BLOCK D LOT 2	0.149	6,485
BLOCK D LOT 3	0.157	6,833
BLOCK D LOT 4	0.157	6,833
BLOCK D LOT 5	0.157	6,833
BLOCK D LOT 6	0.157	6,833
BLOCK D LOT 7	0.157	6,833
BLOCK D LOT 8	0.157	6,833
BLOCK D LOT 9	0.157	6,833
BLOCK D LOT 10	0.160	6,950
BLOCK D LOT 11	0.169	7,369
BLOCK D LOT 12	0.134	5,830
BLOCK D LOT 13	0.135	5,891
BLOCK D LOT 14	0.162	7,041
BLOCK D LOT 15	0.149	6,482

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 16	0.151	6,566
BLOCK D LOT 17	0.157	6,849
BLOCK D LOT 18	0.164	7,135
BLOCK D LOT 19	0.167	7,266
BLOCK D LOT 20	0.161	7,018
BLOCK D LOT 21	0.163	7,115
BLOCK D LOT 22	0.161	7,005
BLOCK D LOT 23	0.190	8,257
BLOCK E LOT 8	0.171	7,452
BLOCK F LOT 50	0.163	7,097
BLOCK F LOT 51	0.138	6,018
BLOCK F LOT 52	0.138	6,010
BLOCK F LOT 53	0.138	6,002
BLOCK F LOT 54	0.143	6,219
BLOCK F LOT 55	0.147	6,422
BLOCK F LOT 56	0.147	6,422
BLOCK F LOT 57	0.147	6,422
BLOCK F LOT 58	0.147	6,422
BLOCK F LOT 59	0.147	6,422
BLOCK F LOT 60	0.147	6,422
BLOCK F LOT 61	0.147	6,422
BLOCK F LOT 62	0.147	6,422
BLOCK F LOT 63	0.147	6,422
BLOCK F LOT 64	0.147	6,422
BLOCK F LOT 65	0.147	6,422
BLOCK F LOT 66	0.146	6,358
BLOCK F LOT 67	0.138	5,999
BLOCK F LOT 68	0.182	7,936
BLOCK F LOT 69	0.138	6,000
BLOCK F LOT 70	0.138	6,000
ROW	2.676	116,549

SHADOWGLEN PHASE 2  
SECTION 22  
13.719 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale 1" = 100'	Drawn by MAV	Checked by JGM	Date FEB. 2019	Project No. 069254501	Sheet No. 4 OF 4

DWG NAME: K:\SNA\_SURVEY\SHADOWGLEN DEVELOPMENT\SHADOWGLEN PH-22-PLAT.DWG PLOTTED BY: VILLARREAL, MIGUEL 3/25/2019 1:39 PM LAST SAVED 3/18/2019 7:25 AM



AGENDA ITEM NO. 2

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Final Plat for Shadowglen Phase 2, Section 23A, eighty-four (84) lots on 21.76 acres, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

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### BACKGROUND/SUMMARY:

This plat has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Plat

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny a Final Plat for Shadowglen Phase 2, Section 23A, eighty-four (84) lots on 21.76 acres, more or less, located near Misty Grove Boulevard and Silent Falls Way, Manor, TX.

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

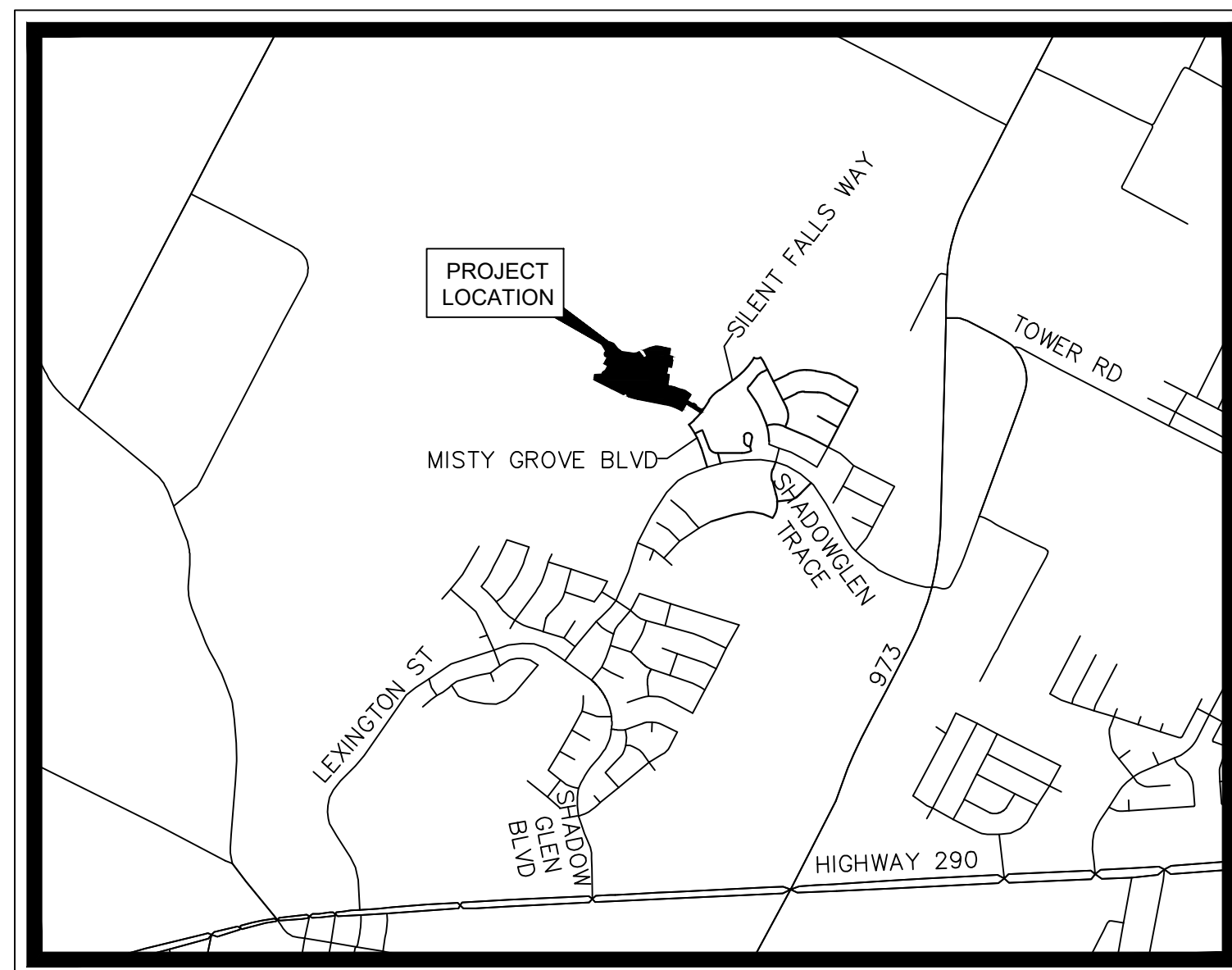
# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.



VICINITY MAP

SCALE: 1" = 2,000'

## SHADOWGLEN PHASE 2 SECTION 23A

21.760 ACRES

OUT OF A CALLED 276.88 ACRE PARCEL 2 CONVEYED TO SG  
LAND HOLDINGS LLC

DOC. NO. 2012217281, OPRTC

WILLIAM SANDERFORD SURVEY NO. 70, ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

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

**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" = 2000'	MAV	JGM	FEB. 2019	069254501	1 OF 4



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S30°48'15"W	134.01'	L33	S79°10'18"E	15.52'
L2	N23°20'08"E	1.27'	L34	S77°45'40"E	48.52'
L3	N67°14'32"W	50.00'	L35	S75°20'36"E	48.52'
L4	N06°29'21"E	82.14'	L36	S72°55'33"E	48.52'
L5	N88°24'42"E	123.77'	L37	S71°43'25"E	50.00'
L6	N26°52'41"E	91.56'	L38	S71°17'25"E	48.38'
L7	N63°07'19"W	70.00'	L39	S65°18'53"E	45.36'
L8	N26°52'41"E	120.57'	L40	S57°46'33"E	45.36'
L9	N45°46'08"E	14.82'	L41	S52°34'33"E	50.11'
L10	N83°06'00"E	123.44'	L42	S30°09'12"W	112.93'
L11	S65°21'25"E	71.81'	L43	S57°56'04"E	33.46'
L12	N83°48'44"E	53.69'	L44	S58°04'26"E	50.00'
L13	N67°53'33"E	41.91'	L45	S57°56'04"E	94.80'
L14	S37°35'17"E	132.31'	L46	S32°28'00"W	74.83'
L15	N27°45'14"W	117.08'	L47	S58°44'00"E	94.97'
L16	N67°53'33"E	98.88'	L48	S23°26'41"W	99.74'
L17	N76°06'41"E	95.36'	L49	N10°47'30"E	55.71'
L18	N86°08'10"E	33.78'	L50	N55°15'23"E	55.66'
L19	S81°41'34"E	60.38'	L51	N73°43'24"E	56.53'
L20	S79°12'30"E	50.00'	L52	S31°50'48"W	98.42'
L21	S79°12'30"E	105.05'	L53	S76°43'56"E	56.81'
L22	S10°47'30"W	120.00'	L54	N21°34'45"E	79.54'
L23	S79°12'30"E	57.74'	L55	S20°33'44"W	77.81'
L24	S10°47'30"W	50.00'	L56	N24°29'40"E	80.29'
L25	S10°47'30"W	110.00'	L57	N32°03'23"E	12.15'
L26	N79°12'30"W	60.00'	L58	S30°39'12"W	23.78'
L27	S10°47'30"W	125.00'	L59	N30°00'04"E	32.67'
L28	S79°12'30"E	45.00'	L60	S69°29'07"E	51.31'
L29	S10°47'30"W	50.00'	L61	S81°49'49"E	316.30'
L30	S79°12'30"E	6.13'	L62	N54°15'14"E	184.86'
L31	S10°47'30"W	130.00'	L63	N10°47'30"E	1.31'
L32	S79°12'30"E	12.37'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	96°18'33"	25.00'	42.02'	N09°46'47"W
C2	2°52'22"	980.00'	49.14'	N59°22'15"W
C3	20°00'42"	845.00'	295.13'	N69°12'06"W
C4	9°50'53"	855.02'	146.96'	N74°17'03"W
C5	92°41'45"	25.00'	40.45'	N23°00'44"W
C6	92°21'31"	25.01'	40.31'	S70°41'24"W
C7	80°42'18"	50.00'	70.43'	N38°32'44"E
C8	52°01'12"	15.00'	13.62'	N52°53'17"E
C9	149°20'45"	50.00'	130.33'	N14°40'15"W
C10	9°50'03"	350.00'	60.07'	N57°19'44"E
C11	90°00'00"	15.00'	23.56'	S34°12'30"E
C12	3°26'42"	1029.99'	61.93'	S59°39'25"E
C13	89°46'03"	15.00'	23.50'	N77°10'55"E
C14	90°13'57"	15.00'	23.62'	S12°49'05"E
C15	89°35'55"	25.00'	39.09'	N77°15'59"E
C16	3°30'21"	455.00'	27.84'	S36°31'19"W
C18	21°16'26"	1005.00'	373.16'	N68°34'17"W
C19	16°05'10"	1200.00'	336.91'	S71°09'55"E
C20	8°30'40"	300.00'	44.56'	S27°35'28"W
C21	8°24'07"	300.00'	43.99'	N27°38'44"E
C22	77°20'49"	325.00'	438.74'	S62°07'05"W
C23	16°05'10"	1000.00'	280.76'	S71°09'55"E

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C24	4°23'19"	325.00'	24.89'	S60°55'40"E
C25	87°49'46"	15.00'	22.99'	N20°34'45"W
C26	92°19'13"	15.00'	24.17'	N69°29'45"E
C27	91°37'55"	15.00'	23.99'	S22°28'50"E
C28	88°28'24"	15.00'	23.16'	S67°34'20"W
C29	91°06'43"	15.00'	23.85'	N22°06'41"E
C30	88°07'35"	15.00'	23.07'	N68°10'31"E
C31	97°52'07"	15.00'	25.62'	S23°37'13"E
C32	84°28'20"	15.00'	22.11'	S65°40'51"W
C33	85°36'41"	15.00'	22.41'	N15°55'40"W
C34	52°01'12"	15.00'	13.62'	N84°44'36"W
C35	21°24'35"	50.00'	18.68'	S79°57'05"W
C36	113°17'05"	50.00'	98.86'	S63°21'20"E
C37	52°01'12"	15.00'	13.62'	S32°43'24"E
C38	90°00'00"	15.00'	23.56'	S71°52'41"W
C39	52°01'12"	15.00'	13.62'	N89°07'56"W
C40	194°02'25"	50.00'	169.33'	S18°07'19"E
C41	284°02'25"	50.00'	247.87'	S31°16'00"W
C42	32°06'00"	15.00'	8.40'	S52°14'47"E
C43	57°44'26"	15.00'	15.12'	N05°25'32"W
C44	32°53'37"	15.00'	8.61'	S56°06'28"E
C45	59°46'30"	15.00'	15.65'	S81°55'17"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C46	37°00'51"	15.00'	9.69'	N41°50'34"E
C47	43°10'32"	15.00'	11.30'	S86°19'45"W
C48	51°37'13"	15.00'	13.51'	N88°55'56"W
C49	68°38'07"	15.00'	17.97'	N44°53'26"W
C50	28°35'35"	300.00'	149.71'	S86°29'43"W
C51	57°46'09"	15.00'	15.12'	N71°54'26"E
C52	295°32'17"	60.00'	309.49'	S10°47'30"W
C53	57°46'09"	15.00'	15.12'	N50°19'26"W
C54	57°46'09"	15.00'	15.12'	N71°54'26"E
C55	295°32'17"	60.00'	309.49'	S10°47'30"W
C56	33°38'51"	15.00'	8.81'	N38°15'47"W

**SHADOWGLEN PHASE 2**  
**SECTION 23A**  
**21.760 ACRES**  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

NOTE: See Sheet 3 of 4 for typical Setback Detail

GENERAL INFORMATION:	
TOTAL ACRES	21.760 ACRES
TOTAL LINEAR FEET OF ROW	4.153'
LINEAR FOOT OF 50' ROW	4.153'
ACREAGE OF ROW	4.860 ACRES
NUMBER OF SINGLE FAMILY LOTS	83
ACREAGE OF SINGLE FAMILY LOTS	15.830 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	1
ACREAGE OF NON-RESIDENTIAL LOTS	1.070 ACRES
TOTAL NUMBER OF LOTS	84

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" = 100'	MAV	JGM	FEB. 2019	069254501	2 OF 4

DWG NAME: K:\SNA SURVEY\SHADOWGLEN DEVELOPMENT\SHADOWGLEN 23A PLAT.DWG PLOTTED BY: VILLARREAL, MIGUEL 3/25/2019 1:06 PM LAST SAVED 3/25/2019 12:58 PM



The State of California §  
County of Orange §

Know all men by these presents:

Whereas, SG Land Holdings LLC, the owner of a 21.760 acre tract of land in the William Sanderford Survey No. 70, Abstract No. 743, Travis County, Texas, and being a portion of that certain called 267.88 acre tract, conveyed to SG Land Holdings LLC, as recorded under document number 2012217281, Official Public Records of Travis County Texas, and do hereby subdivide said, 21.760 acre having been approved for subdivision, pursuant to the public notification and hearing provision of Chapter 212 and 232 of the Local Government Code.

Now, therefore, know all men by these presents: that the undersigned owner of the land shown on this plat, and designated herein as Shadowglen Phase 2, Section 23A of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 21.760 acre of land of said in accordance with the attached map or plat to be know as Shadowglen Phase 2, Section 23A and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: 2392 Morse Avenue  
Irvine, California 93614

The State of California §  
County of Orange §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_, on behalf of said corporation.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Orange  
The State of California

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated \_\_\_\_\_ recorded as Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas and the deed of trust lien dated \_\_\_\_\_ recorded as \_\_\_\_\_ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

International Bank of Commerce

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

The State of Texas §  
County of Travis §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of the International Bank of Commerce, on behalf of said bank.

Notary Public  
Notary Registration Number \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
County of Travis  
The State of Texas

The State of Texas §  
County of Travis §

I, Patrick M. Hudson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering stand point and complies with the engineering related portion of the City of Manor, Texas Subdivision Ordinance, and is true and correct to the best of my knowledge.

This site is located in the Wilbarger Creek Watershed.

The 100-year flood plain is contained within the drainage lot as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0485J, Travis County, Texas, dated August 18, 2014.

Patrick M. Hudson, P.E.  
Registered Professional Engineer No. 129233  
Kimley-Horn and Associates, Inc.  
10814 Jollyville Road  
Avallon IV, suite 300  
Austin, Texas 78759

The State of Texas §  
County of Bexar §

I, John G. Mosier, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was prepared from an actual survey made on the ground under my direction and supervision.

John G. Mosier  
Registered Professional  
Land Surveyor No. 6330  
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
Ph. 210-541-9166

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Water and Wastewater:

The tract of land shown hereon is within the boundaries of Wilbarger Creek Municipal Utility District (M.U.D.) No. 1 and said M.U.D. has water and wastewater service available upon completion of facilities by the developer.

Date \_\_\_\_\_ M.U.D. Engineer \_\_\_\_\_

The State of Texas §  
County of Travis §

Commissioners Court Resolution

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The owner(s) obligation to construct the improvement to County standards and to post the fiscal security to secure such construction is a continuing obligation binding the owner(s) and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.

General Notes:

- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- All lot corners are monumented with a 1/2-inch iron rod with a plastic cap stamped "KHA".
- Public sidewalks built to City of Manor standards, are required along all streets within this subdivision, these sidewalks shall be in place prior to the lot being occupied, failure to construct the required sidewalks may result in the withholding of certificates of occupancy. Building permits, or utility connections by the covering body or utility company.
- Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor or Travis County standards unless otherwise specified and approve by the City of Manor or Travis County.
- No lot in this subdivision shall be occupied until connection is made to the Wilbarger Creek Municipal Utility District No. 1 Water and Wastewater System.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Manor and Travis County standards.
- Erosion controls are required for all construction on individual lots, including detached single family in accordance with Section 1.4.0 of the City of Austin Environmental Criteria Manual.
- All streets in the subdivision shall be constructed to City of Manor and Travis County Urban Street Standards. All streets will be constructed with curb and gutter.
- Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
- The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
- No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lot except as approved by Travis County and the City of Manor.
- 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.
- Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.
- A Travis County Development Permit is required prior to site development of any lots in the subdivision.
- Lot Setback Requirements: (SEE SETBACK DETAIL)  
Front Yard - 25' for regular lots, 20' for irregular lots  
Side Yard - 5'  
Street Side Yard - 15'  
Rear Yard - 10'
- All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designed as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document No.2003066593 of the Official Public Records of Travis County, These lots will be "owned and Maintained by the Homeowners Association.
- Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
- All drainage easements on private property shall be maintained by the owner or his/her assigns.
- Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.
- Parkland for 83 residential units has been satisfied with this plat.
- Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- The Covenants, Conditions and Restrictions associated with this subdivision are recorded under Document number 2003066593 of the Official Public Records of Travis County, Texas.
- Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount of existing at undeveloped status by ponding or other approved methods.

City of Manor Acknowledgments

This subdivision is located within the Extra Territorial Jurisdiction of the City of Manor as of this date. \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date. \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

William Myers, Chairperson \_\_\_\_\_ Lluvia Tijerina, City Secretary \_\_\_\_\_

Accepted and authorized for record by the City Council of the City of Manor, Texas, on this the date. \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_

Rita G. Jonse, Mayor \_\_\_\_\_ Lluvia Tijerina, City Secretary \_\_\_\_\_

The State of Texas §  
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'Clock \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

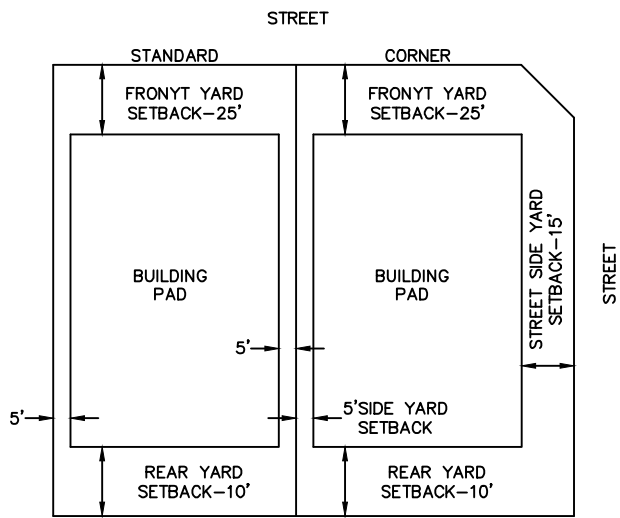
The State of Texas §  
County of Travis §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



TYPICAL SETBACK DETAIL  
NOT TO SCALE

**SHADOWGLEN PHASE 2  
SECTION 23A  
21.760 ACRES**  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: PATRICK HUDSON, P.E.

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<b>Kimley»Horn</b>					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216			FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com		
Scale 1" = 100'	Drawn by MAV	Checked by JGM	Date FEB. 2019	Project No. 069254501	Sheet No. 3 OF 4

DWG NAME: K:\SNA\_SURVEY\SHADOWGLEN DEVELOPMENT\SHADOWGLEN 23A PLAT.DWG PLOTTED BY: VILLARREAL, MIGUEL 3/25/2019 1:07 PM LAST SAVED 3/25/2019 12:58 PM



A METES AND BOUNDS  
DESCRIPTION OF A  
21.760 ACRE TRACT OF LAND

BEING a 21.760 acre (947,887 square feet) tract of land situated in the William Sandford Survey No. 70, Abstract No. 743, City of Manor, Travis County, Texas; being a portion of that certain 276.88 acre Parcel 2 described in instrument to SG Land Holdings LLC in Document No. 2012217281 of the Official Public Records of Travis County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found on the southeasterly right-of-way line of Silent Falls Way (90 feet wide) also being the point of tangent of a curve and the northwesterly corner of that certain 11.608 acre tract of land described in instrument to Manor Independent School District in Document No. 2011045968 of the Official Public Records of Travis County;

THENCE, North 85°12'45" West, 104.44 feet crossing said Silent Falls Way to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of-way line of Silent Falls Way for a point of curvature and the POINT OF BEGINNING of therein described tract;

THENCE, departing the northwesterly right-of-way line of said Silent Falls Way and crossing said Parcel 2, the following thirteen (13) courses and distances:

- In a northwesterly direction along a non-tangent curve to the left, a central angle of 96°18'33", a radius of 25.00 feet, a chord bearing and distance of North 9°46'47" West, 37.25 feet, and a total arc length of 42.02 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;
- North 57°56'04" West, 205.68 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the left, a central angle of 2°52'22", a radius of 980.00 feet, a chord bearing and distance of North 59°22'15" West, 49.13 feet, and a total arc length of 49.14 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 30°48'15" West, 134.01 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the left, a central angle of 20°00'42", a radius of 845.00 feet, a chord bearing and distance of North 69°12'06" West, 293.64 feet, and a total arc length of 295.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 79°12'30" West, 166.65 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 79°12'30" West, 297.14 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent curve to the right, a central angle of 9°50'53", a radius of 855.02 feet, a chord bearing and distance of North 74°17'03" West, 146.78 feet, and a total arc length of 146.96 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northwesterly direction, along a tangent compound curve to the right, a central angle of 92°41'45", a radius of 25.00 feet, a chord bearing and distance of North 23°00'44" West, 36.18 feet, and a total arc length of 40.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 23°20'08" East, 1.27 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 67°14'32" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southwesterly direction, along a non-tangent curve to the right, a central angle of 92°21'31", a radius of 25.01 feet, a chord bearing and distance of South 70°41'24" West, 36.09 feet, and a total arc length of 40.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 83°07'16" West, 517.16 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the easterly line of that certain 200.38 acre tract of land described in instrument to the City of Manor in Document No. 2012141817 of the Official Public Records of Travis County;

THENCE, North 6°29'21" East, 82.14 feet along the easterly lines of said 200.38 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the easterly line of said 200.38 acre tract and crossing said Parcel 2, the following eight (8) courses and distances:

- North 88°24'42" East, 123.77 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 80°42'18", a radius of 50.00 feet, a chord bearing and distance of North 38°32'44" East, 64.75 feet, and a total arc length of 70.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent reverse curve to the left, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 52°53'17" East, 13.16 feet, and a total arc length of 13.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 26°52'41" East, 81.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 83°07'19" West, 70.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 26°52'41" East, 120.57 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northwesterly direction, along a non-tangent curve to the right, a central angle of 149°20'45", a radius of 50.00 feet, a chord bearing and distance of North 14°40'15" West, 96.44 feet, and a total arc length of 130.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 29°59'42" West, 147.39 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly line of said 200.38 acre tract of land;

THENCE, along the southeasterly line of said 200.38 acre tract, the following seven (7) courses and distances:

- North 45°46'08" East, 14.82 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 83°06'00" East, 123.44 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 65°21'25" East, 71.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 38°28'39" East, 161.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 82°37'42" East, 220.67 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 83°48'44" East, 53.69 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 67°53'33" East, 41.91 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly line of said 200.38 acre tract and crossing said Parcel 2, the following three (3) courses and distances:

- South 37°35'17" East, 132.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a northeasterly direction, along a non-tangent curve to the right, a central angle of 9°50'03", a radius of 350.00 feet, a chord bearing and distance of North 57°19'44" East, 60.00 feet, and a total arc length of 60.07 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 27°45'14" West, 117.08 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner on the southeasterly line of said 200.38 acre tract of land;

THENCE, along the southeasterly line of said 200.38 acre tract, the following two (2) courses and distances:

- North 67°53'33" East, 98.88 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 76°06'41" East, 95.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the most easterly – southeasterly corner of said 200.38 acre tract of land;

THENCE, departing the southeasterly line of said 200.38 acre tract and crossing said Parcel 2, the following thirty-three (33) courses and distances:

- North 86°08'10" East, 33.78 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 81°41'34" East, 60.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 105.05 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 57.74 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 34°12'30" East, 21.21 feet, and a total arc length of 23.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 110.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- North 79°12'30" West, 60.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 125.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 45.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 6.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 10°47'30" West, 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°12'30" East, 12.37 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 79°10'18" East, 15.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 77°45'40" East, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 75°20'36" East, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 72°55'33" East, 48.52 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 71°43'25" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 71°17'25" East, 48.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 65°18'53" East, 45.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 57°46'33" East, 45.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 52°34'33" East, 50.11 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 30°09'12" West, 112.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the right, a central angle of 9°32'42", a radius of 1029.99 feet, a chord bearing and distance of South 59°39'25" East, 61.92 feet, and a total arc length of 61.93 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 57°56'04" East, 33.46 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 89°46'03", a radius of 15.00 feet, a chord bearing and distance of North 77°10'55" East, 21.17 feet, and a total arc length of 23.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 58°04'26" East, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southeasterly direction, along a non-tangent curve to the left, a central angle of 90°13'57", a radius of 15.00 feet, a chord bearing and distance of South 12°49'05" East, 21.26 feet, and a total arc length of 23.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- South 57°56'04" East, 94.80 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
- in a northeasterly direction, along a tangent curve to the left, a central angle of 89°35'55", a radius of 25.00 feet, a chord bearing and distance of North 77°15'59" East, 35.23 feet, and a total arc length of 39.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of-way line of said Silent Falls Way;

THENCE, along the northwesterly right-of-way line of said Silent Falls Way, the following two (2) courses and distances:

- South 32°28'00" West, 74.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
- in a southwesterly direction, along a non-tangent curve to the right, a central angle of 3°30'21", a radius of 455.00 feet, a chord bearing and distance of South 36°37'19" West, 27.84 feet, and a total arc length of 27.84 feet to the **POINT OF BEGINNING** and containing 21.760 acres of land in Travis County, Texas, as shown in the document saved in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

City of Manor Subdivision Variances:

- An aerial photograph may be submitted at the preliminary plat stage rather than a tree survey.
- An inventory of significant trees that identifies the number of significant trees by category (trees 18 inches in caliper and larger and trees between 8 and 18 inches in caliper) to remain during construction and the number of significant trees in each category designated shall be submitted with construction plans.
- The number of replacement trees that will be installed, without the identification of the particular location at which the replacement trees shall be installed, shall be submitted with construction plans.
- Significant cottonwood, hackberry or mesquite trees removed shall be replaced at a rate of 50% per caliper inch with an approved hardwood tree. All other significant trees must be replaced at the ratios defined in the City's Subdivision Ordinance.
- All drainage improvements shall be designed in accordance with the City of Austin's Drainage Criteria Manual ("DCM"), as currently amended, save and except: (i) those provisions of the DCM set out in Section 41(b)(i) of the City of Manor Ordinance No. 195; (ii) Paragraph 1.2.6 of the DCM; (iii) Paragraph 2.2.1.A and 2.2.1.E of the DCM; and (iv) any other provisions of the DCM that would cause the flood plain delineation to be different from the 100-year Floodplain established by FEMA. The location of the 100-year Floodplain shall be the location established by FEMA.
- The lot size, height and placement, lot coverage, parking, and landscaping for each lot shall be as set forth in the minimum development standards for lots within the Master Land Plan and outside the corporate boundaries of the City of as set forth in the P.U.D. Variances for lots within the P.U.D. and the corporate boundaries of the City.
- Lots shall not be required to face a similar lot across the street.
- Side lot lines shall not be required to project away from the front lot line at approximately right angles to street lines and radial to curved street lines.
- The area within the City's Territorial Jurisdiction Zoned District " O-S" shall satisfy the City's Parkland Dedication requirements for all land shown within the P.U.D. plan or on the Master Land Plan shall be dedicated to the City or to a Municipal Utility District.
- The area of non-rectangular lots shall be provided with the filing of a final plat.

Applicable P.U.D. Variances from City of Manor Development Standards:

- Single-family residential lots in the property shall have a minimum of 6,000 sq. ft., and ten percent (10%) of the lots in the property to have a minimum of 5,000 sq. ft.
- Single-family residential lots in the property shall have a minimum of 50 feet of width along the front property line, except as otherwise approved by the City of Manor.
- Single-family residential lots in the property shall have a minimum setback from the front of each lot of twenty (20) feet.
- Single-family residential lots in the property shall have a minimum setback from the sides of each lot of five (5) feet.
- Single-family residential lots in the property shall have a minimum setback from the rear of each lot of ten (10) feet.
- The clubhouse and related permitted structures in the space shall have a maximum height of three (3) stories or fifty (50) feet.
- A development plan and report shall be submitted with the filing of each final plat.
- Revoked by Cotton Holding.
- A walkway/bicycle path system shall be submitted with the filing of each final plat.
- A LOMR shall be submitted prior to final platting of any lot located within the present 100-year Floodplain.
- Single-family residential lots have been granted a variance from the minimum lot widths as shown on the preliminary plat.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1	0.216	9,394
BLOCK A LOT 2	0.199	8,669
BLOCK A LOT 3	0.183	7,982
BLOCK A LOT 4	0.179	7,786
BLOCK A LOT 5	0.172	7,500
BLOCK A LOT 6	0.172	7,500
BLOCK A LOT 7	0.172	7,500
BLOCK A LOT 8	0.172	7,500
BLOCK A LOT 9	0.172	7,500
BLOCK A LOT 10	0.172	7,500
BLOCK A LOT 11	0.178	7,745
BLOCK A LOT 12	0.194	8,429
BLOCK A LOT 13	0.191	8,327
BLOCK A LOT 14	0.191	8,319
BLOCK A LOT 15	0.197	8,591
BLOCK C LOT 1	0.229	9,975
BLOCK C LOT 2	0.201	8,749
BLOCK C LOT 3	0.197	8,577
BLOCK C LOT 4	0.179	7,800
BLOCK C LOT 5	0.179	7,800
BLOCK C LOT 6	0.179	7,800
BLOCK C LOT 7	0.179	7,800
BLOCK C LOT 8	0.179	7,800
BLOCK C LOT 21	0.174	7,560
BLOCK C LOT 22	0.184	7,993
BLOCK C LOT 23	0.185	8,039
BLOCK C LOT 24	0.184	8,005
BLOCK C LOT 25	0.186	8,095
BLOCK C LOT 26	0.184	8,010
BLOCK C LOT 27	0.182	7,916
BLOCK C LOT 28	0.182	7,916
BLOCK C LOT 29	0.182	7,916
BLOCK C LOT 30	0.182	7,916
BLOCK C LOT 31	0.182	7,916
BLOCK C LOT 32	0.183	7,970
BLOCK C LOT 33	0.186	8,108
BLOCK C LOT 34	0.186	8,108
BLOCK C LOT 35	0.229	9,965
BLOCK E LOT 1	0.288	12,554
BLOCK E LOT 2	0.208	9,049

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 3	0.210	9,166
BLOCK E LOT 4	0.213	9,298
BLOCK E LOT 5	0.186	8,086
BLOCK E LOT 6	0.186	8,081
BLOCK E LOT 7	0.200	8,702
BLOCK E LOT 9	0.172	7,500
BLOCK E LOT 10	0.172	7,500
BLOCK E LOT 11	0.171	7,443
BLOCK E LOT 12	0.235	10,240
BLOCK F LOT 8	0.213	9,267
BLOCK F LOT 71	0.165	7,200
BLOCK F LOT 72	0.165	7,200
BLOCK F LOT 73	0.199	8,689
BLOCK F LOT 74	0.201	8,748
BLOCK F LOT 75	0.190	8,255
BLOCK F LOT 76	0.185	8,077
BLOCK F LOT 78	0.241	10,507
BLOCK F LOT 79	0.226	9,834
BLOCK F LOT 80	0.226	9,850
BLOCK F LOT 81	0.255	11,099
BLOCK F LOT 82	0.222	9,690
BLOCK F LOT 83	0.193	8,415
BLOCK F LOT 84	1.070	46,591
BLOCK F LOT 92	0.294	12,786
BLOCK F LOT 93	0.179	7,785
BLOCK F LOT 94	0.186	8,091
BLOCK F LOT 95	0.186	8,100
BLOCK F LOT 96	0.186	8,100
BLOCK F LOT 97	0.186	8,100
BLOCK F LOT 98	0.186	8,100
BLOCK F LOT 99	0.223	9,709
BLOCK H LOT 1	0.200	8,702
BLOCK H LOT 2	0.172	7,500
BLOCK H LOT 3	0.172	7,500
BLOCK H LOT 4	0.172	7,500
BLOCK H LOT 5	0.175	7,636
BLOCK H LOT 6	0.228	9,940
BLOCK H LOT 7	0.207	9,013
BLOCK H LOT 8	0.172	7,500
BLOCK H LOT 9	0.172	7,500

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK H LOT 10	0.172	7,500
BLOCK H LOT 11	0.172	7,500
BLOCK H LOT 12	0.198	8,616
LOT 4	21.760	947,887
ROW	4.860	211,690

SHADOWGLEN PHASE 2  
SECTION 23A  
21.760 ACRES  
OUT OF A CALLED 276.88 ACRE PARCEL 2  
CONVEYED TO SG LAND HOLDINGS LLC  
DOC. NO. 2012217281, OPRTC  
WILLIAM SANDERFORD SURVEY NO. 70,  
ABSTRACT NO. 743  
CITY OF MANOR, TRAVIS COUNTY, TEXAS

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" = 100'	MAV	JGM	FEB. 2019	069254501	4 OF 4

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

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
LAND SURVEYOR NO. 8330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166  
CONTACT: GREG MOSIER, R.P.L.S.

OWNER/DEVELOPER:  
SG LAND HOLDINGS, LLC  
2392 MORSE AVENUE  
IRVINE, CALIFORNIA 93614  
PH: (949) 241-8414  
CONTACT: RUSS ALLISON



AGENDA ITEM NO. 3

### AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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#### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on denying a Concept Plan for Las Entradas North, eighty-three (83) lots on 104.6 acres, more or less, located near US Hwy 290 East and Gregg Manor Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Las Entradas Development Corporation

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#### BACKGROUND/SUMMARY:

This plat has not been approved by our engineers.

PRESENTATION: ☐ YES ☒ NO

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

Plan

Plan Changes

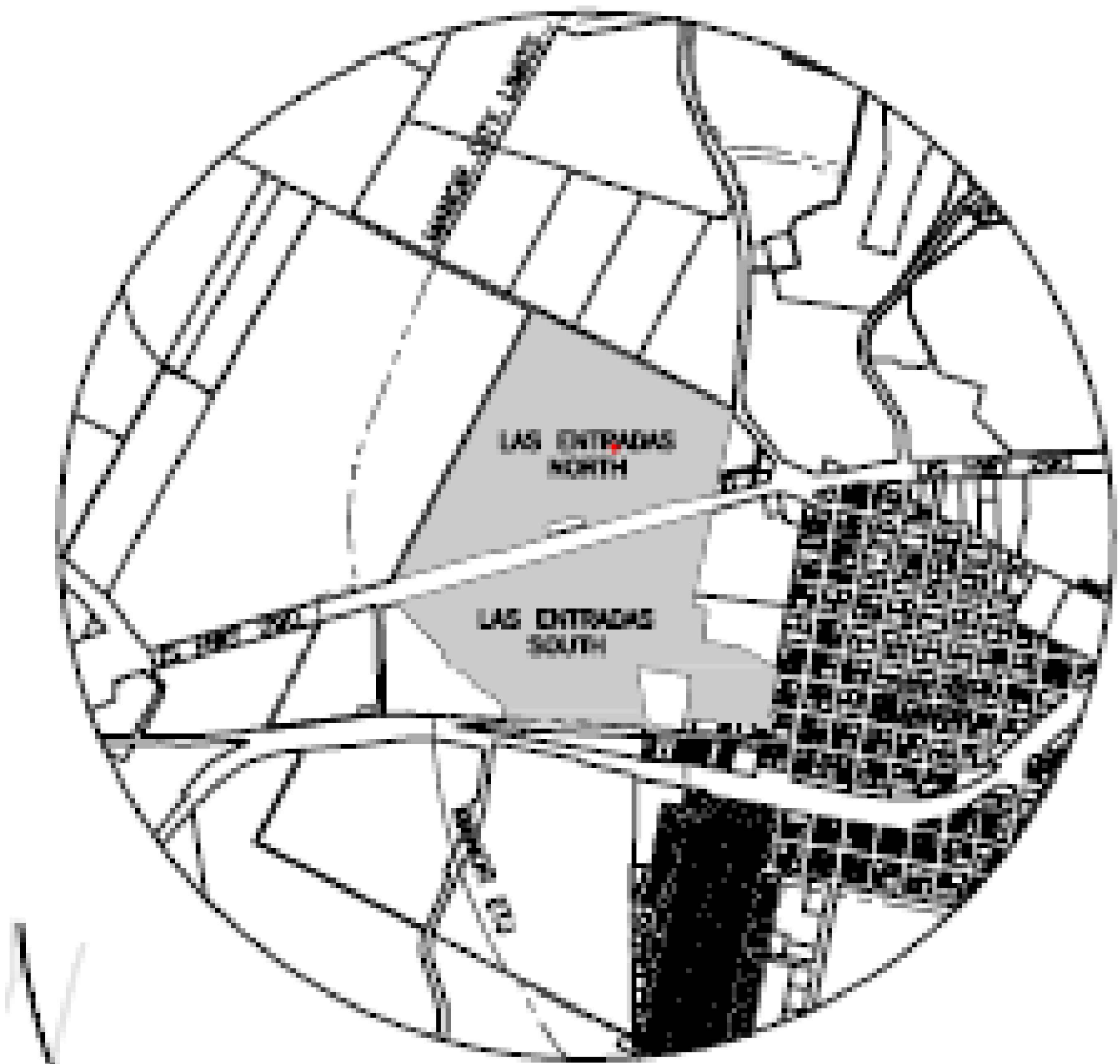
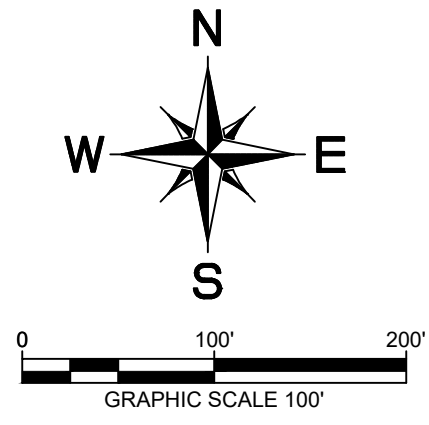
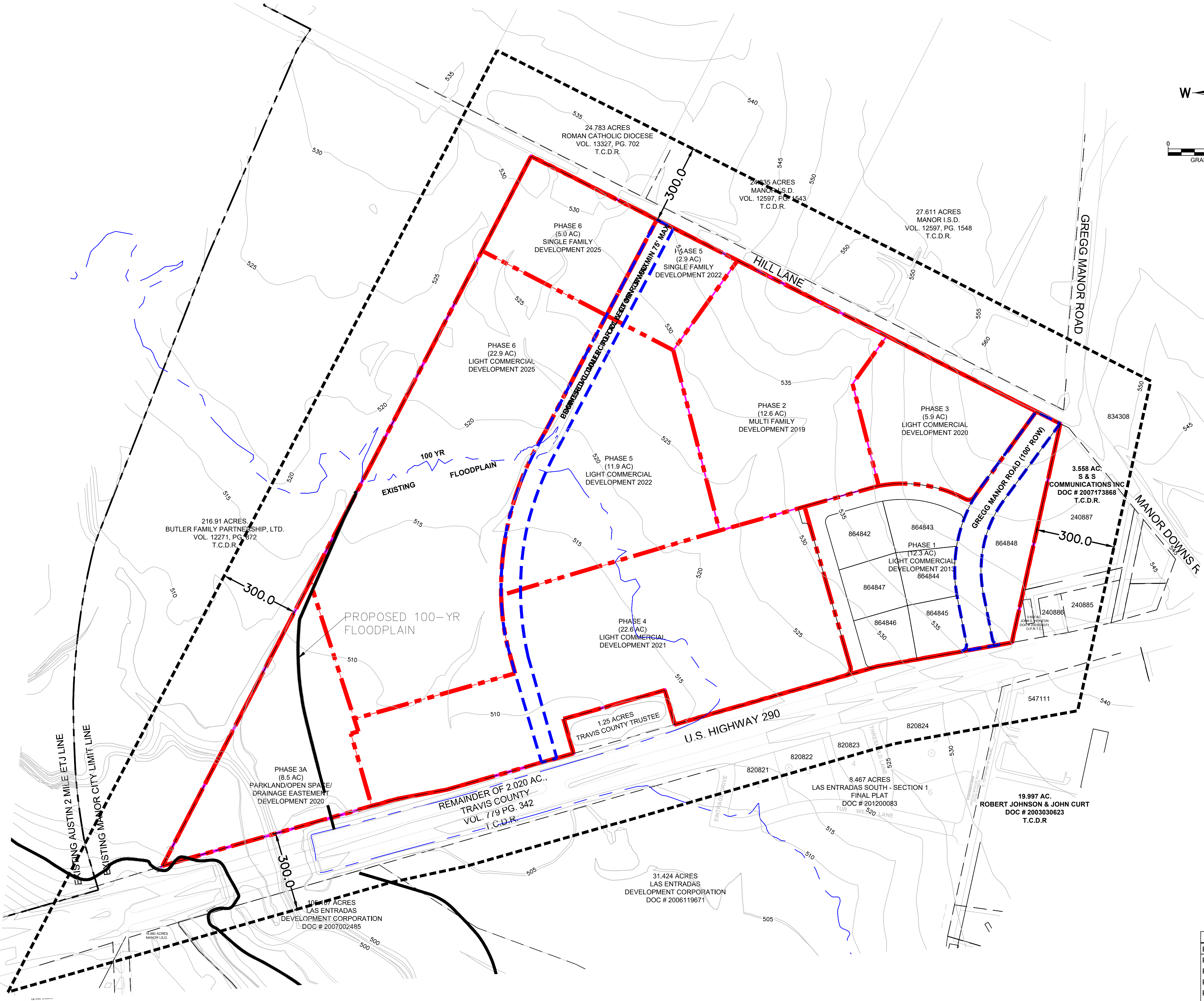
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#### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission deny a Concept Plan for Las Entradas North, eighty-three (83) lots on 104.6 acres, more or less, located near US Hwy 290 East and Gregg Manor Road, Manor, TX.

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





LOCATION MAP  
1" = 2000'

SITE SUMMARY

PROJECT NAME: LAS ENTRADAS NORTH  
SITE ADDRESS: NORTHWEST OF THE INTERSECTION OF  
US HIGHWAY 290 AND GREGG MANOR ROAD,— MANOR, TX.  
CURRENT ZONING: C-1 (LIGHT COMMERCIAL) AND R-1/R-2 (SINGLE FAMILY RESIDENTIAL)  
PROPOSED ZONING: C-1 (LIGHT COMMERCIAL), R-3 (MULTI FAMILY)

RECORD OWNER: LAS ENTRADAS DEVELOPMENT CORPORATION  
9900 HIGHWAY 290 EAST  
MANOR, TEXAS 78653  
PHONE (512) 327-7415  
FAX (512) 327-5819

OWNER'S AGENT: DANNY BURNETT

ENGINEER: KIMLEY-HORN  
10814 JOLLYVILLE ROAD BUILDING 4 SUITE 300  
AUSTIN, TEXAS 78759  
PHONE (512)782-0587

SURVEYOR: KIMLEY-HORN  
10814 JOLLYVILLE ROAD BUILDING 4 SUITE 300  
AUSTIN, TEXAS 78759  
PHONE (512)782-0587

LEGAL DESCRIPTION: 104.80 TOTAL ACRES OUT OF JAMES MANOR  
SURVEY NO. 40, ABSTRACT 546

FLOODPLAIN: 100 YEAR FLOODPLAIN BASED ON FEMA  
FLOODPLAIN MAP 48453C0480H DATED  
SEPTEMBER 26, 2008, COMMUNITY #481027

PROPOSED 100 YEAR FLOODPLAIN SHOWN  
PER APPROVED CLOMR (CASE NO.  
08-06-0480R).

LEGEND

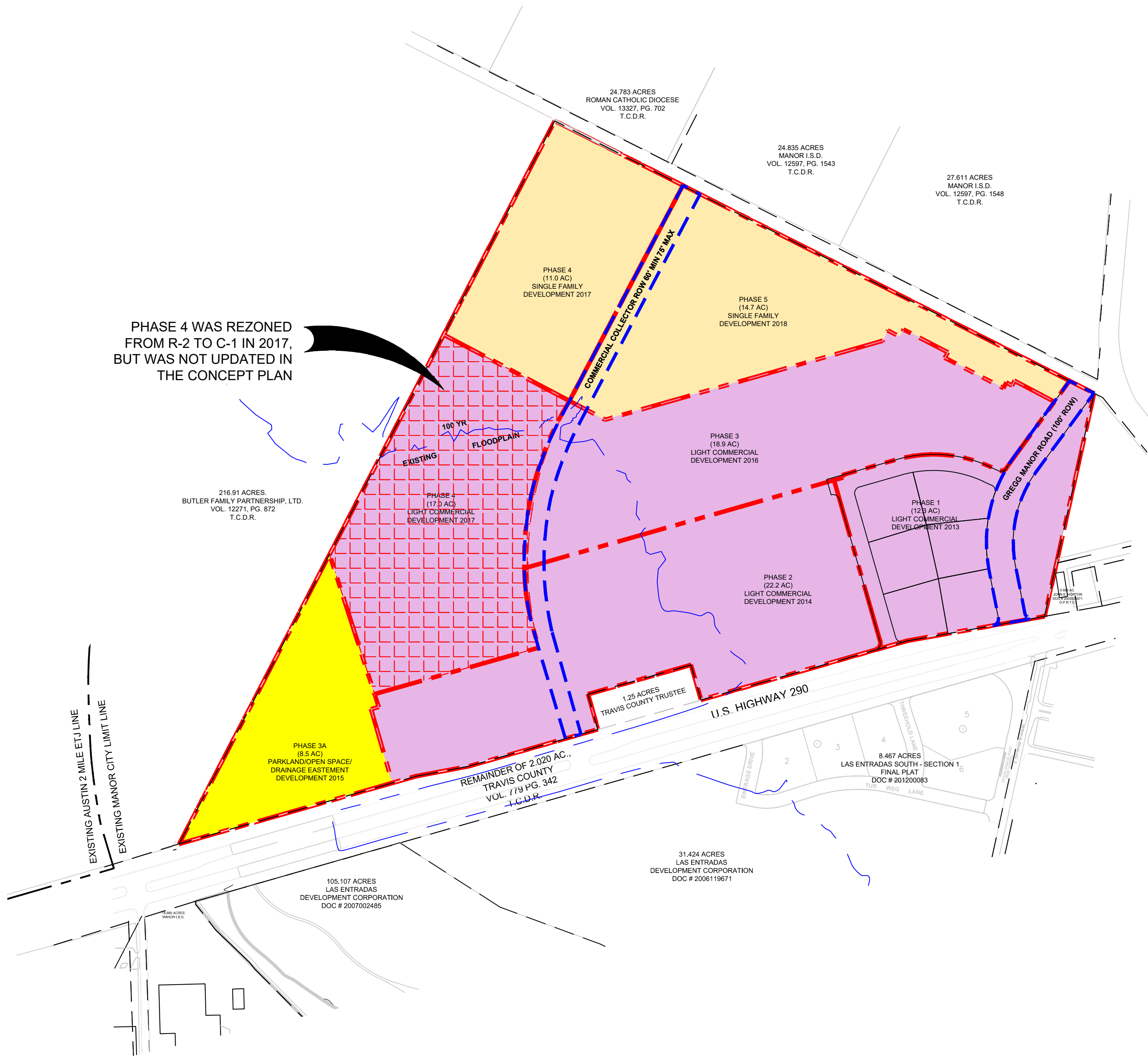
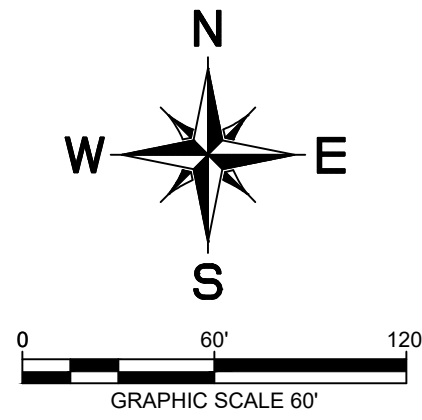
- CONCEPT PLAN BOUNDARY
- - - PHASE LINE
- - - RIGHT-OF-WAY

LAS ENTRADAS NORTH CONCEPT PLAN			
PHASE	LAND USE	ACRES	NO. LOTS
Phase 1	Light Commercial (C-1)	12.3	7
Phase 2	Multi Family Residential (R-3)	7.3	1
Phase 3	Light Commercial (C-1)	4.1	3
Phase 3	Single Family Residential (R-2)	1.4	8
Phase 3A	Parkland/Open Space/Drainage Easement (R-	8.5	1
Phase 4	Light Commercial (C-1)	22.4	11
Phase 5	Light Commercial (C-1)	14.3	7
Phase 5	Single Family Residential (R-2)	6.5	37
Phase 6	Light Commercial (C-1)	22.2	11
Phase 6	Single Family Residential (R-2)	5.6	32
Total		104.6	
Total LUE's		1076	

LAS ENTRADAS NORTH - CONCEPT PLAN AMENDMENT  
ORIGINAL PLAN APPROVED 08/14/13  
Manor, Texas  
April 19

Kimley»Horn  
10814 Jollyville Road  
Building IV, Suite 300  
Austin, Texas 78759  
512-418-1771  
State of Texas Registration No. F-928

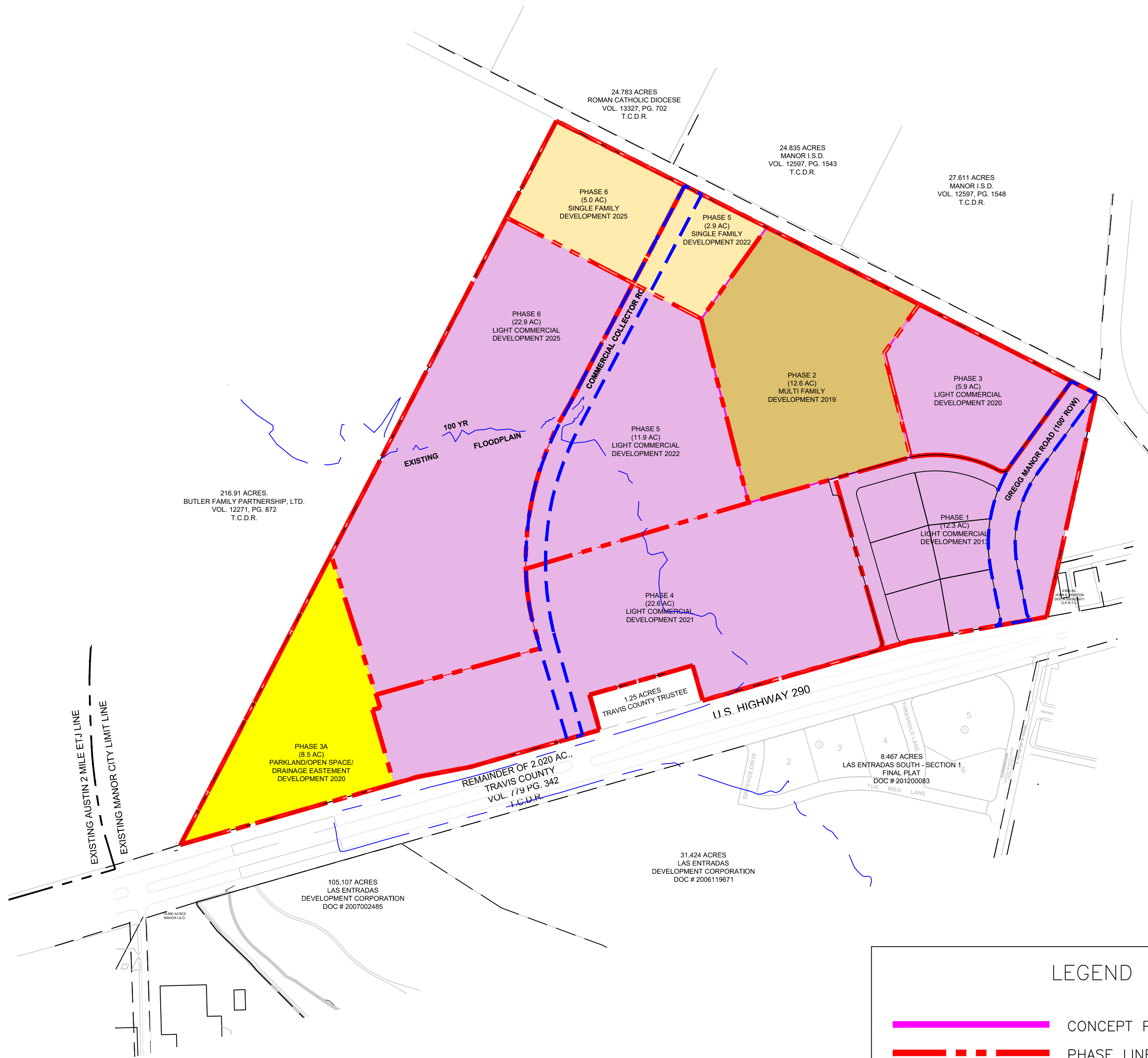




EXISTING CONCEPT PLAN

LAS ENTRADAS NORTH CONCEPT PLAN - EXISTING			
PHASE	LAND USE	ACRES	NO. LOTS
Phase 1	Light Commercial (C-1)	12.3	7
Phase 2	Light Commercial (C-1)	22.2	5
Phase 3	Light Commercial (C-1)	18.9	10
Phase 3A	Parkland/Open Space/Drainage Easement	8.5	1
Phase 4	Light Commercial (C-1)	17.0	8
Phase 4	Single Family Residential (R-2)	11.0	52
Phase 5	Single Family Residential (R-2)	14.7	70
	Total	104.6	

LAS ENTRADAS NORTH - LAND USE COMPARISON			
LAND USE	Existing Acres	Proposed Acres	Delta
Light Commercial (C-1)	70.4	75.6	5.2
Multi Family Residential (R-3)	0	12.6	12.6
Parkland/Open Space/Drainage Easement (R-1)	8.5	8.5	0
Single Family Residential (R-2)	25.7	7.9	-17.8
Total	104.6	104.6	



PROPOSED CONCEPT PLAN

LAS ENTRADAS NORTH CONCEPT PLAN - PROPOSED			
PHASE	LAND USE	ACRES	NO. LOTS
Phase 1	Light Commercial (C-1)	12.3	7
Phase 2	Multi Family Residential (R-3)	12.6	1
Phase 3	Light Commercial (C-1)	5.9	3
Phase 3A	Parkland/Open Space/Drainage Easement (R-1)	8.5	1
Phase 4	Light Commercial (C-1)	22.6	13
Phase 5	Light Commercial (C-1)	11.9	7
Phase 5	Single Family Residential (R-2)	2.9	14
Phase 6	Light Commercial (C-1)	22.9	13
Phase 6	Single Family Residential (R-2)	5	24
	Total	104.6	

LEGEND	
	CONCEPT PLAN BOUNDARY
	PHASE LINE
	RIGHT-OF-WAY
	LIGHT COMMERCIAL (C-1)
	SINGLE FAMILY RESIDENTIAL (R-2)
	MULTI FAMILY RESIDENTIAL (R-3)
	PARKLAND/OPEN SPACE/DRAINAGE EASEMENT (R-1)

# LAS ENTRADAS NORTH - CONCEPT PLAN AMENDMENT COMPARISON

Manor, Texas  
April 19

**Kimley»Horn**  
10814 Jollyville Road  
Building IV, Suite 300  
Austin, Texas 78759  
512-418-1771  
State of Texas Registration No. F-928



## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 2019

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

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### AGENDA ITEM DESCRIPTION:

Public Hearing and First Reading: Consideration, discussion, and possible action on a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2).

Applicant: Capital Area Youth Soccer Association Owner: Capital Area Youth Soccer Association

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### BACKGROUND/SUMMARY:

This area was annexed into the city in 2017 and zoned interim agricultural. The owner has proposed renovations to the existing building on the property. Alterations require that the property come into conformance with our development codes, which includes a zoning category that matches the use. This property is owned by the Capital Area Youth Soccer Association (CAYSA) and C-2 Medium Commercial allows for outdoor recreation. The zoning category is also appropriate because the property and area to be zoned has frontage on US Hwy 290 E.

PRESENTATION: ☐ YES ☒ NO

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

Letter of Intent  
Rezoning Map  
Area Map  
Notice Letter  
Mailing Labels

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission conduct a public hearing.

It is City staff's recommendation that the Planning Commission approve a Rezoning Request for Capital Area Youth Soccer Association for 1.39 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154, and being located at 15209 E. US Hwy 290, Manor, TX. from Agricultural (A) to Medium Commercial (C-2).

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



Capitol Area Youth Soccer Association  
P.O. Box 352  
Manor, TX 78653  
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

## **Zoning Change for 15209 E.US HWY, 290, Manor, Texas 78653**

Director of Development Services,

This is a request to change the zoning for the 1.39 acres on the Northwest corner of our property from A: Agricultural to C-2: Medium Commercial. This property is leased to our state association, South Texas Youth Soccer Association (STYSA) and has been since 2001. STYSA, a 501C3 organization, has submitted a request for a remodel permit and has been told the zoning has to be changed. We have been annexed in conjunction with an agreement we have with the City of Manor to build a treatment plant on five acres of our property which is currently under design to serve the Kimbro project.

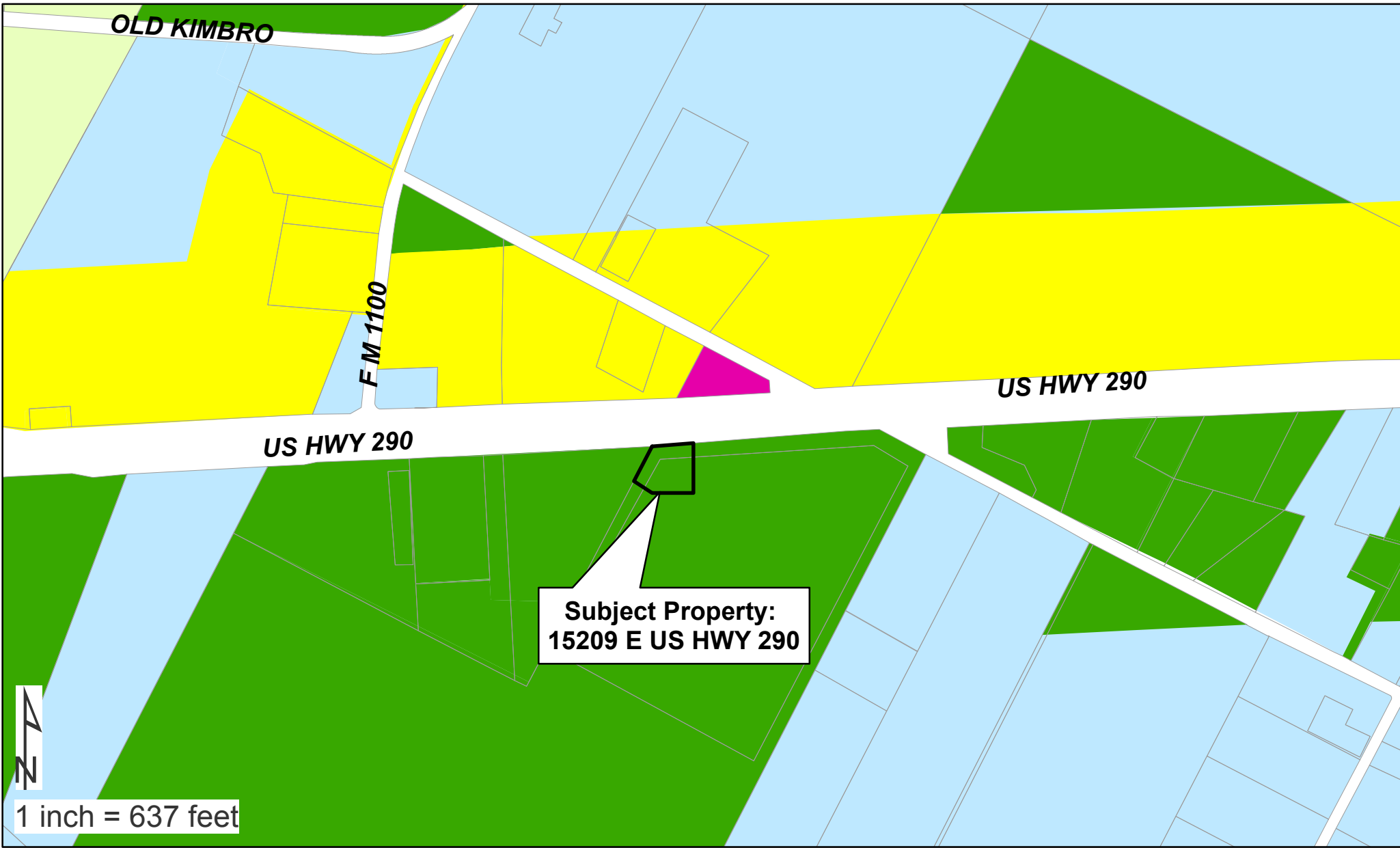
This zoning class has been recommended by Scott Dunlop, AICP Assistant Development Director for Manor. Included are signed letters from the neighbors within the 300-foot arc of the proposed site.

We respectfully submit this request and ask your help in expediting this request.

James Borders

VP Facilities CAYSA  
512-797-7634 cell  
512-363-5000 work





**Proposed Zoning:**  
**Medium Commercial (C-2)**

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

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







April 24, 2019

RE: 15209 E. US Hwy 290 Rezoning

Dear Property Owner:

The City of Manor Planning and Zoning Commission and City Council will be conducting public hearings to consider a rezoning request for 15209 E. US Hwy 290. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

**Public Hearing: Consideration, discussion and possible action on a rezoning request for 1.39 acre of land out of the A.C. Caldwell Survey No. 52, Abstract 154, locally known as 15209 E. US Hwy 290, from Agricultural (A) to Medium Commercial (C-2).**

The Planning and Zoning Commission will convene at 6:30PM on May 8, 2019 at 105 E. Eggleston St. in the City Council Chambers.

The City Council will convene at 7:00PM on May 15, 2019 at 105 E. Eggleston St. in the City Council Chambers.

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

Sincerely,

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

ABS 456 SUR 64 KIMBRO L ACR 9.60 (1-D-1)

Property	15108 Voelker LN Manor TX, 78653 Ging, David
Owner	15108 Voelker LN Manor, TX 78653-4538

ABS 154 SUR 52 CALDWELL A C ACR 2.0

Property	15201 Voelker LN Manor, TX 78653 Schultz, Terry L & Audrey K
Owner	15201 Voelker LN Manor, TX 78653-4521

ABS 154 SUR 52 CALDWELL A C ACR 10.143

Property	15105 E US Hy 290 Manor, TX 78653 JM Assets LP
Owner	4203 Spinnaker CV Austin, TX 78713-5130

ABS 154 SUR 52 CALDWELL A C ACR 1.496

Property	15300 Voelker LN Manor, TX 78653 KMCA LTD
Owner	1912 N Main ST Taylor, TX 76574-1824



Capitol Area Youth Soccer Association  
P.O. Box 352  
Manor, TX 78653  
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Subject: Zoning Change 15209 E US HWY 290

Neighbors,

This is to notify and seek your support for a zoning change for the Northwest corner 1.39 acres of our property. We have been annexed into the City of Manor and currently are zoned Agriculture with the front 35 acres a 501-C3 non profit designation and the remaining under Wildlife management. Our state office, South Texas Youth Soccer Association (STYSA), leases this corner of our property and has since 2001. They are remodeling their building and the City is requiring a zoning change on the 1.39 acres to C-2 Medium Commercial, the same as the tire shop, in order to grant the Building Permit.

It is our goal to submit to the Planning Commission seeking their approval so that the City Council can approve it on the May 8th meeting.

As part of the process , you will be sent official notification of the meeting at which this will be voted on.

If you have no objection, we would ask that you sign this letter so it can be presented with the packet requesting the zoning change.

Respectfully,  
James Borders  
VP Facilities CAYSA.  
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290

Daniel Gutierrez date 4-9-2019

Address: 15300 Voelker Lane Manor TX 78653

KMC LTD  
1912 N MAIN ST  
TAYLOR, TEXAS; 76574-1824



Capitol Area Youth Soccer Association  
P.O. Box 352  
Manor, TX 78653  
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

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Respectfully,  
James Borders  
VP Facilities CAYSA.  
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290

Terry L. Schultz date 6 MAR 19  
Address: 15201 VOELKER LN MANOR

TERRY L & AUDREY K SCHULTZ  
15201 VOELKER LANE  
MANOR, TEXAS; 78653-4521



Capitol Area Youth Soccer Association  
P.O. Box 352  
Manor, TX 78653  
phone: (512) 302-4580 fax: (512) 302-0686 email: admin@caysa.org

Subject: Zoning Change 15209 E US HWY 290

Neighbors,

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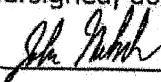
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As part of the process , you will be sent official notification of the meeting at which this will be voted on.

If you have no objection, we would ask that you sign this letter so it can be presented with the packet requesting the zoning change.

Respectfully,  
James Borders  
VP Facilities CAYSA.  
512-797-7634

I/we, the undersigned, do not object to the zoning change at 15209 E US HWY. 290



date 4/9/2019

Address: 15125 E US Hwy 290 Manor TX 78653

A-A-A Storage  
HWY290, LLC  
By: John Muhich  
President



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 MINUTES**

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**Wednesday, April 10, 2019**

**6:30 p.m.**

**Manor City Hall – Council Chambers  
105 E. Eggleston Street**

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### **COMMISSIONERS**

#### **PRESENT:**

Place 1: Julie Leonard  
Place 3: Gil Burrell  
Place 4: Mike Burke  
Place 6: Keith Miller  
Place 7: Bill Myers, Chairperson

#### **ABSENT:**

Place 2: Jacob Hammersmith  
Place 5: Lian Stutsman, Vice-Chair

### **CITY STAFF PRESENT:**

Scott Dunlop – Assistant Development Director

### **REGULAR SESSION – 6:33 P.M.**

With a quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was called to order by Chairperson Myers at 6:33 p.m. on Wednesday, April 10, 2019, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

### **PUBLIC COMMENTS**

No one appeared to speak at this time.

## REGULAR AGENDA

### **1. Consideration, discussion, and possible action on the Planning and Zoning Commission Minutes of the March 13, 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 Commissioner Burrell, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve the March 13, 2019 Planning Commission meeting minutes. The motion carried unanimously.

### **2. Consideration, discussion, and possible action on a Final Plat for Shadowglen Phase 2, Section 17, seventy eight (78) lots on 20 acres, more or less, located near Shadowglen Trace and Arbor Hill Cove, Manor, TX. Applicant: Stantec. Owner: SG Land Holdings.**

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 Burrell, and seconded by P&Z Commissioner Leonard, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve the Final Plat for Shadowglen Phase 2, Section 17. The motion carried unanimously.

### **3. Consideration, discussion, and possible action on a Preliminary Plan for Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC**

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 Leonard, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted four (4) For and one (1) Against to approve the Preliminary Plan for Bois D'Arc Road Subdivision. The motion carried.

### **4. Consideration, discussion, and possible action on a Final Plat for Bois D'Arc Road Subdivision, fourteen (14) lots on 20 acres, more or less, located at 14870 Bois D'Arc Road, Manor, TX. Applicant: Southwest Engineers, Inc. Owner: L4S, LLC**

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

A resident, who did not record the name on a speaker card, spoke in opposition to the project and the types of uses that could be allowed. Additionally the spoke against the project due to increased stormwater runoff and septic pollution.

**MOTION:** Upon a motion made by P&Z Commissioner Burke, and seconded by P&Z Commissioner Miller, the Planning and Zoning Commission voted three (3) For and two (2) Against to approve the Final

Plat for Bois D’Arc Road Subdivision. The motion failed.

Staff reminded the Planning Commission that State law requires approval of subdivision plats that meet the city’s code.

**MOTION:** Upon a motion made by P&Z Commissioner Burrell, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against to recall their previous motion. The motion carried unanimously.

**MOTION:** Upon a motion made by P&Z Commissioner Burrell, and seconded by P&Z Commissioner Burke, the Planning and Zoning Commission voted five (5) For and none (0) Against to approve a Final Plat for Bois D’Arc Road Subdivision. The motion carried unanimously.

## **ADJOURNMENT**

The Regular Session of the Manor Planning and Zoning Commission adjourned at 6:58 p.m. on Wednesday, April 10, 2019.

These minutes approved by the Planning and Zoning Commission on the 8<sup>th</sup> day of May, 2019

**APPROVE:**

**ATTEST:**

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Bill Myers,  
Chairperson

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Scott Dunlop,  
Assistant Development Director





## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 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 Arnhamn Subdivision, eight (8) lots on 20.01 acre, more or less, located at 11811 Arnhamn Lane, Manor, TX. Applicant: SW Engineers, Inc. Owner: L4S, LLC

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### BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This area was annexed into the city in 2017 and subsequently zoned to R-1 Single Family. The plat will create 8 lots on 20 acres.

PRESENTATION: ☐ YES ☒ NO

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

Plat

Engineer Comments

Approval Letter

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### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a Final Plat for Arnhamn Subdivision, eight (8) lots on 20.01 acre, more or less, located at 11811 Arnhamn Lane, Manor, TX.

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

# *11811 ARNHAMN SUBDIVISION*

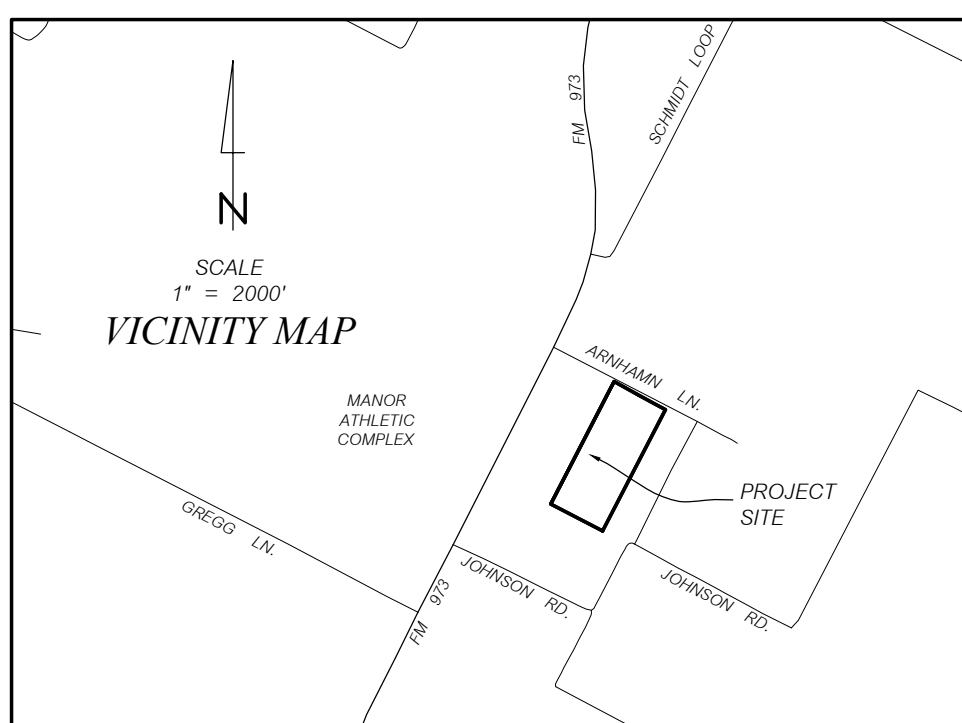
## *CONSUMER PROTECTION NOTICE FOR HOMEBUYERS*

*IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.*

*THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.*

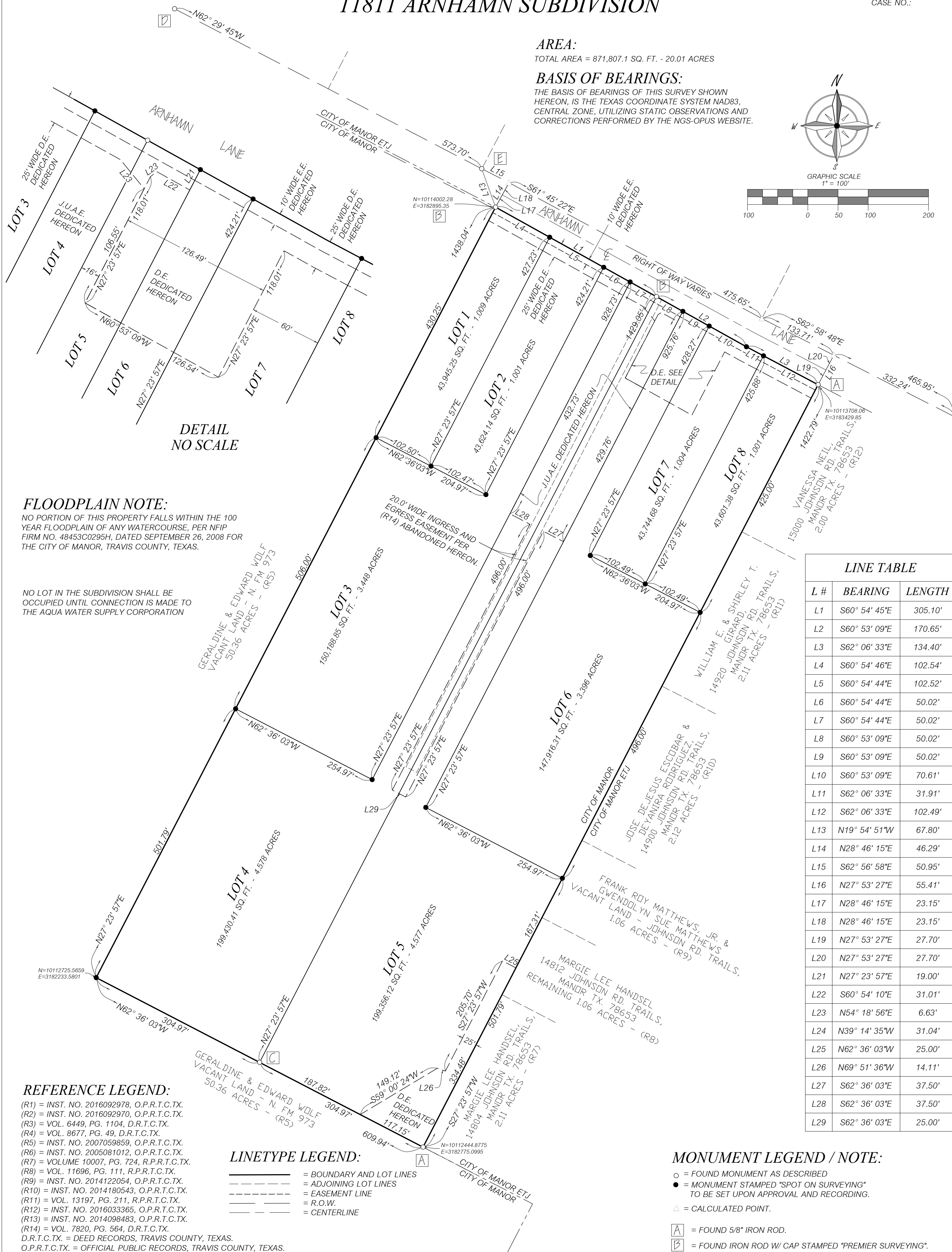
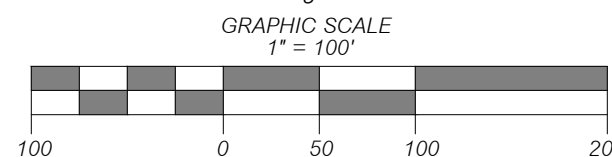
*THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.*

*DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.*








TOTAL AREA = 871,807.1 SQ. FT. - 20.01 ACRES

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN  
HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83,  
CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND  
CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.



LINE TABLE		
L #	BEARING	LENGTH
L1	S60° 54' 45"E	305.10'
L2	S60° 53' 09"E	170.65'
L3	S62° 06' 33"E	134.40'
L4	S60° 54' 46"E	102.54'
L5	S60° 54' 44"E	102.52'
L6	S60° 54' 44"E	50.02'
L7	S60° 54' 44"E	50.02'
L8	S60° 53' 09"E	50.02'
L9	S60° 53' 09"E	50.02'
L10	S60° 53' 09"E	70.61'
L11	S62° 06' 33"E	31.91'
L12	S62° 06' 33"E	102.49'
L13	N19° 54' 51"W	67.80'
L14	N28° 46' 15"E	46.29'
L15	S62° 56' 58"E	50.95'
L16	N27° 53' 27"E	55.41'
L17	N28° 46' 15"E	23.15'
L18	N28° 46' 15"E	23.15'
L19	N27° 53' 27"E	27.70'
L20	N27° 53' 27"E	27.70'
L21	N27° 23' 57"E	19.00'
L22	S60° 54' 10"E	31.01'
L23	N54° 18' 56"E	6.63'
L24	N39° 14' 35"W	31.04'
L25	N62° 36' 03"W	25.00'
L26	N69° 51' 36"W	14.11'
L27	S62° 36' 03"E	37.50'
L28	S62° 36' 03"E	37.50'
L29	S62° 36' 03"E	25.00'

○ = FOUND MONUMENT AS DESCRIBED  
● = MONUMENT STAMPED "SPOT ON SURVEYING"  
TO BE SET UPON APPROVAL AND RECORDING.  
△ = CALCULATED POINT.

- |   |   |
|---|---|
|  | = FOUND 5/8" IRON ROD.                                    |
|  | = FOUND IRON ROD W/ CAP STAMPED "PREMIER SURVEYING".      |
|  | = FOUND 1/2" IRON ROD, DAMAGED, "SOS" MONUMENT TO BE SET. |
|  | = FOUND TxDOT BRASS CAPPED R.O.W. MONUMENT.               |
|  | = FOUND IRON ROD WITH CAP STAMPED "WATSON SURVEYING".     |



GENERAL NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
3. ACCESS TO ARNHAMN ROAD FROM LOTS 3-6 IN THIS SUBDIVISION IS RESTRICTED TO ONE POINT WITHIN THE JOINT USE ACCESS EASEMENT AS DEDICATED AND SHOWN HEREON.
4. A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG THE RIGHTS OF WAYS DEDICATED BY THIS PLAT.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. THE DEVELOPER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
9. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
10. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
11. SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
12. LOTS 1-8 ARE PROPOSED TO BE RESIDENTIAL SINGLE FAMILY DEVELOPMENT (R1 ZONING).
13. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE AQUA WATER SUPPLY CORPORATION.

AQUA WATER SUPPLY CORPORATION:

AS OF THE DATE INDICATED BELOW, AQUA WATER SUPPLY CORPORATION HAS NOT AGREED TO PROVIDE WATER SUPPLY SERVICE TO THIS SUBDIVISION BECAUSE THE SUBDIVISION HAS NOT COMPLIED WITH THE TARIFF OF AQUA WATER SUPPLY CORPORATION, INCLUDING SPECIFICALLY THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS. UNDER THE AQUA TARIFF, RETAIL WATER SERVICE IS NOT AVAILABLE TO ANY LOT IN A SUBDIVISION THAT IS NOT IN COMPLIANCE WITH ALL OF SUCH RULES AND REGULATIONS, INCLUDING THE PAYMENT OF APPLICABLE FEES. NO LOT IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE RETAIL WATER SERVICE FROM AQUA'S DISTRIBUTION SYSTEM UNTIL THE SUBDIVISION FULLY COMPLIES WITH ALL OF THE PROVISIONS OF AQUA'S TARIFF, INCLUDING THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS.

ALAN DAVID MCMURRY  
GENERAL MANAGER  
AQUA WATER SUPPLY CORPORATION

DATE: \_\_\_\_\_

TRAVIS COUNTY ON-SITE SEWAGE FACILITY PROGRAM NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTE WATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR MAY AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED TO AND APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. ALL DEVELOPMENT IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF CHAPTER 48-TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES.
6. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTE WATER PROGRAM, AND/OR LOT OWNERS.
7. THE ON-SITE SEWAGE FACILITIES SERVING THE LOTS IN THIS SUBDIVISION MUST BE PROFESSIONALLY DESIGNED.

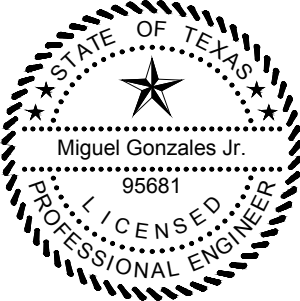
DATE

TRAVIS COUNTY HEALTH DEPARTMENT

ENGINEER'S CERTIFICATION:

I, MIGUEL GONZALES JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFIP FIRM NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR THE CITY OF MANOR, TRAVIS COUNTY, TEXAS.

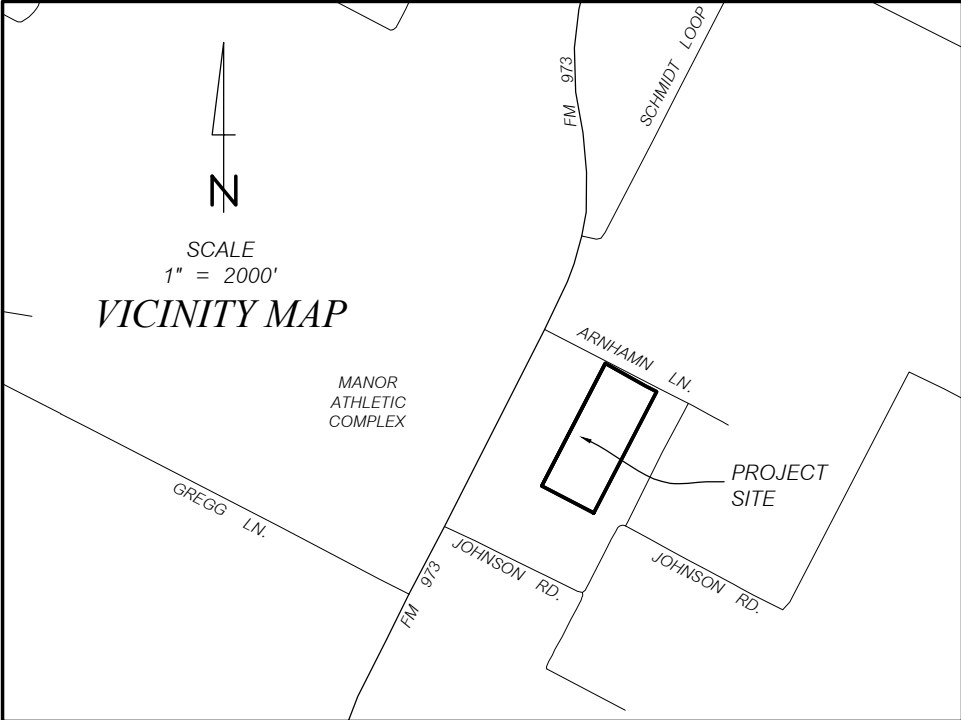
MIGUEL GONZALES JR. - P.E. 95681  
SOUTHWEST ENGINEERS, INC.  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX. 78610  
TEXAS FIRM NO.: F-1909



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

SCOTT A. HAHN - RPLS NO. 6375  
SPOT ON SURVEYING, INC  
614 JERRYS LANE  
BUDA, TX. 78610  
TEXAS FIRM NO.: 10193894



11811 ARNHAMN SUBDIVISION

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOWN ALL MEN BY THESE PRESENTS:

THAT L4S, LLC BEING THE OWNER(S) OF THAT CERTAIN 10.037 AND 9.894 ACRE TRACTS OF LAND OUT OF THE GREENBURY GATES SURVEY, ABSTRACT NO. 315, A-20, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEEDS AS RECORDED AS DOCUMENTS NO'S. 2016092970 AND 2016092978, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 19.931 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS :

(11811 ARNHAMN SUBDIVISION)

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

DATE

P.O. BOX 27791  
AUSTIN, TEXAS 78755

STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

DATE

NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

SIGNATURE BLOCKS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVIOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

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

DANA DEBEAUVIOR, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS



Date: Monday, January 21, 2019

Gabriel Hovdey  
Southwest Engineers  
205 Cimarron Park Loop, Suite B  
Buda 78610  
gabe.hovdey@swengineers.com

Permit Number 2018-P-1170-FP  
Job Address: 11811 Arnham Lane, Manor, TX. 78653

Dear Gabriel Hovdey,

The first submittal of the 11811 Arnham Lane Final Plat (*Final Plat*) submitted by Southwest Engineers and received on April 01, 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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(iii), a location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(iv), identification and location of proposed uses and reservations for all lots within the subdivision should be shown on the final plat.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(3)(i), true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.
8. The Engineer's Certification should include the floodplain note. An example note will be provided. The subdivision is located in FEMA panel 48453C0295H effective 9/26/2008.
9. The Planning and Zoning Chairperson is William Myers. The City Secretary is Lluvia Tijerina.
10. Remove the by deputy signature block located below the subdivision note.
11. Add the County Clerk signature block underneath the Commissioner's Court Note. A copy will be provided.
12. The joint use access easement should be extended to the end of the property line of Lots 3 and 6 as was shown on the approved preliminary plat.
13. Drainage easements should be shown on the final plat as were shown on the approved preliminary plat.
14. All easements shown on the approved preliminary plat should be shown on the final plat.
15. A note should be added to the plat stating that no lot in the subdivision shall be occupied until connection is made to the Aqua Water Supply Corporation.

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

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

Thank you,



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



March 28, 2019

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

RE: Final Plat 20-Acre Tract, Arnhamn Lane, Manor, TX  
11811 Arnhamn Lane  
Manor, TX 78653  
2018-P-1170-FP  
0641-002-16

Dear Ms. Gray:

Below please find our responses to the comments dated January 21<sup>st</sup> 2019.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(ii), the date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

**Comment Response: The north arrow has been corrected in the vicinity map. Please refer to the revised Final Plat, sheet 1 and 3, for comment compliance and approval.**

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(iii), a location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.

**Comment Response: The location map has been updated and scaled 1" = 2000' as suggested. Please refer to the attached revised Final Plat, sheet 1 and 3, for comment compliance and approval.**

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(1)(iv), identification and location of proposed uses and reservations for all lots within the subdivision should be shown on the final plat.

**Comment Response: A note has been provided on the Final Plat under the General Notes section note no. 12. Please refer to the revised Final Plat, on sheet 3, for comment compliance and approval.**

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(2)(iv), Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.



**Comment Response:** The location of City Limit lines and the outer border of the City's ETJ are now depicted on the final plat (3 different places) as the subdivision boundary is contiguous to the border line. Please refer to the attached updated Final Plat, on sheet 2.

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

**Comment Response:** Comment noted, this has been updated accordingly. Please refer to the attached revised Final Plat for comment compliance and approval.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."

**Comment Response:** Please refer to the revised Final Plat, on sheet 3. A note has been provided on the Final Plat under the General Notes section, note no. 11.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

**Comment Response:** Please see the attached tax certificates showing all taxes have been paid for the year 2018.

8. The Engineer's Certification should include the floodplain note. An example note will be provided. The subdivision is located in FEMA panel 48453C0295H effective 9/26/2008.

**Comment Response:** The floodplain note has been added in the Engineer's Certification statement. Please refer to the updated Final Plat, sheet 3, for comment compliance and approval.

9. The Planning and Zoning Chairperson is William Myers. The City Secretary is Lluvia Tijerina.

**Comment Response:** Comment noted. The names of Mr. Myers and Ms. Tijerina have been updated on the Final Plat, sheet 3, for comment compliance and approval.

10. Remove the by deputy signature block located below the subdivision note.

**Comment Response:** Comment noted. The deputy signature block has been removed.

11. Add the County Clerk signature block underneath the Commissioner's Court Note. A copy will be provided.

**Comment Response:** Comment noted. The signature block has been added to the revised Final Plat for comment compliance and approval.

12. The joint use access easement should be extended to the end of the property line of Lots 3 and 6 as was shown on the approved preliminary plat.

**Comment Response:** The final plat has been updated to show the extension of joint use access easement to the end of the property line as shown on the preliminary plat.



13. Drainage easements should be shown on the final plat as were shown on the approved preliminary plat.

**Comment Response: Drainage easements that were shown on the preliminary plat are shown on the Final Plat.**

14. All easements shown on the approved preliminary plat should be shown on the final plat.

**Comment Response: The Final Plat shows all easements that are shown on the approved preliminary plat.**

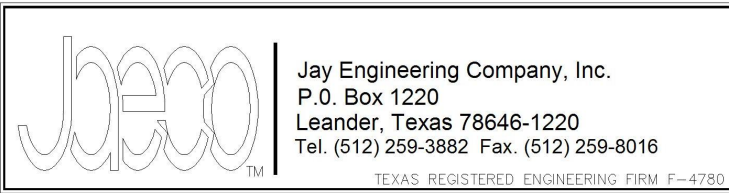
15. A note should be added to the plat stating that no lot in the subdivision shall be occupied until connection is made to the Aqua Water Supply Corporation.

**Comment Response: This note has been provided on the Final Plat under the General Notes section. Please refer to the revised Final Plat, note no. 13 on sheet 3, for comment compliance and approval.**

If you have any questions or require additional information, please do not hesitate to contact me or Gabriel Hovdey at (512) 312-4336.

Respectfully Submitted,

Albert Gutierrez  
Project Engineer



Date: Wednesday, April 24, 2019

Gabriel Hovdey  
Southwest Engineers  
205 Cimarron Park Loop, Suite B  
Buda 78610  
gabe.hovdey@swengineers.com

Permit Number 2018-P-1170-FP  
Job Address: 11811 Arnham Lane, Manor 78653

Dear Gabriel Hovdey,

We have conducted a review of the final plat for the above-referenced project, submitted by Gabriel Hovdey and received by our office on April 01, 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. 7

## AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 8, 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 Manor Commons SE Commercial 12A and 12B, two (2) lots on 3.26 acres, more or less, located near N FM 973 and Ring Road, Manor, TX. Applicant: ALM Engineering. Owner: Greenview Development 973, LP.

---

### 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 Summary

Engineer Comments

Approval Letter

---

### STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning Commission approve a final plat for Manor Commons SE Commercial 12A and 12B, two (2) lots on 3.26 acres, more or less, located near N FM 973 and Ring Road, Manor, TX.

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



December 7, 2018

Re: Engineers Summary  
Manor Commons SE Commercial  
Lot 12A and Lot 12B, Block A  
Final Plat &  
Wastewater Improvement Plans

To Whom It May Concern,

The submitted Wastewater Construction Plans contain the improvements that must be completed with the platting of Lot 12B in order to provide wastewater service for the lots 1-4, Block A. These plans comply with the approved preliminary plan regarding the extension of wastewater service. These improvements will also extend service to Lot 12A. Water service is already available for Lot 12A and 12B, from a 12" water line stub to Lot 12B and an 8" water line stub to Lot 12A. Lots 1-4, Block A will have water service extended along FM 973 when they are ready to be platted.

A LOMR is currently being prepared to reflect the grading improvements completed under the approved CLOMR. It is the owners intent to record the plat after the LOMR has been approved.

No impervious cover is proposed with this construction. The limits of construction are less than 1 acre so a SWWWP is not being submitted at this time.

If you have any questions please contact me at (512) 431-9600.

Sincerely,

Matt Mitchell, P.E.



12-7-2018

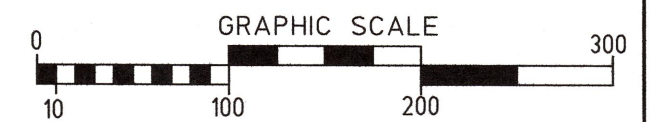


# FINAL PLAT ESTABLISHING LOT 12A AND LOT 12B MANOR COMMONS SE COMMERCIAL

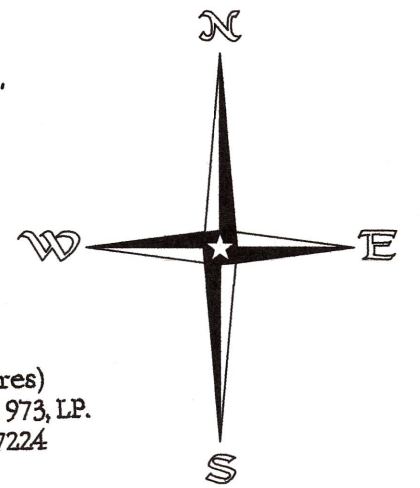
PREPARED: JANUARY 31, 2019

(32.869 Acres)  
Terrell Timmermann  
Volume 7335 Page 455

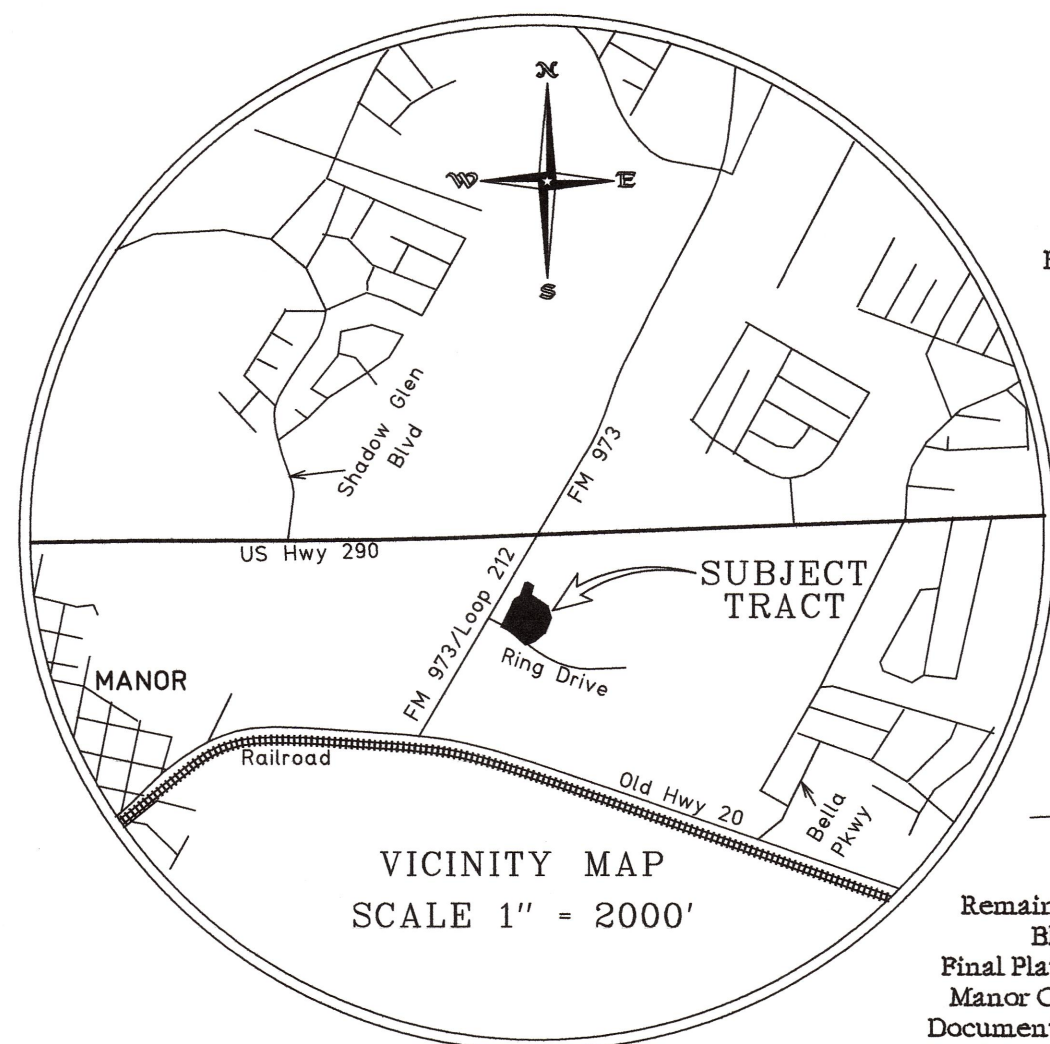
(26.136 Acres)  
Remainder  
Butler Family Partnership, Ltd.  
Volume 12271 Page 872



SCALE: 1" = 100'



- Legend
- ◊ ½" Capped Iron Rod Found imprinted "Holt Carson, Inc."
  - ⊗ Capped Iron Rod Found as noted
  - Concrete Highway Monument Found
  - \* ½" Capped Iron Rod Set imprinted "Holt Carson, Inc."
  - Proposed 6' Concrete Sidewalk
  - (Record Bearing and Distance)



## LOT SUMMARY

Total Number of Lots = 2  
Lot 12A = 1.2907 Acres = 56,222 Square Feet  
Lot 12B = 1.9733 Acres = 85,957 Square Feet  
Total Area = 142,179 Square Feet = 3.264 Acres  
Lot 12A and Lot 12B Commercial

BEARING BASIS:  
Orientation for this survey is based upon the State Plane Coordinate System (4203 - Texas Central Zone) Combined Scale Factor 0.99992587. All distances shown hereon are surface values.

NAVD1988 Elevations shown hereon are based upon post processed static GPS observations.

Site Benchmark (BM#1) Cut triangle on top of concrete curb in Northerly right-of-way of Ring Drive, near the Southwest corner of subject lot:

North: 10,100,770.9'  
East: 3,177,823.9'  
NAVD 1988 Elevation: 506.60 ft.

OWNER/SUBDIVIDER: Greenview Development 973, LP  
501 Vale Street  
Austin, Texas 78746

ENGINEER: ALM ENGINEERING, INC.  
2525 Wallingwood Dr., Ste. 600  
Austin, Texas 78746

SURVEYOR: HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704

(82.254 Acres)  
Remainder  
Terrell Timmermann  
Volume 11208 Page 824

LOOP 212 A.K.A. F.M. HIGHWAY 973  
(R.O.W. VARIES)

(Remainder of 39.15 Acres)  
Greenview Development 973, LP.  
Document No. 2005187773

Remainder of Tract D  
(0.76 Acre)  
Atmos Gas Line Easement  
Document No. 2017023573

10' Landscape Easement  
per Document No. \_\_\_\_\_

15' Wastewater Easement  
per Document No. \_\_\_\_\_

(Remainder of 39.15 Acres)  
Greenview Development 973, LP.  
Document No. 2005187773

North: 10,101,204.43'  
East: 3,178,052.88'

North: 10,100,893.91'  
East: 3,177,942.73'

LOT 12B  
BLOCK A  
1.9733 ACRES

LOT 12A  
BLOCK A  
1.2907 ACRES

PLACE OF BEGINNING

North: 10,100,577.62'  
East: 3,178,094.04'

(Remainder of 39.15 Acres)  
Greenview Development 973, LP.  
Document No. 2005187773

(Remainder of 39.15 Acres)  
Greenview Development 973, LP.  
Document No. 2005187773

(Remainder of 3.62 Acres)  
Greenview Development 973, LP.  
Document No. 2006207224

(Remainder of 3.017 Acres)  
Greenview Development 973, LP.  
Document No. 2009176562

(Remainder of 3.62 Acres)  
Greenview Development 973, LP.  
Document No. 2006207224

(Remainder of 250 Acres)  
Greenview Development 973, LP.  
Document No. 2005187926

(10.000 Acres)  
Odeen Hibbs  
Document No. 2002010174

GREENBURY BATES  
SURVEY NO. 83  
ABSTRACT NO. 315

LOT 9  
LDG COMMONS AT MANOR VILLAGE  
DOCUMENT NO. 201800236

(Remainder of 104.61 Acres)  
Greenview Development Greenbury, LP.  
Document No. 2005237215

HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990

email: hci@austin.rr.com  
Texas Licensed Surveying Firm Registration No. 10050700



## OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

KNOW ALL MEN BY THESE PRESENTS:

That, Greenview Development 973, LP, acting by and through its president, Barth Timmermann, owner of 3.264 acres of land out of the Greenbury Gates Survey No. 63, Abstract No. 315, in the City of Manor, Travis County, Texas, and being a portion of that certain (39.15 acre) tract of land as conveyed to Greenbury Development 973, LP by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas; said tract having been approved for pursuant to the Public Notification and Hearing Provision of Chapter 212.015 of the Local Government Code, said 3.264 acre tract of land pursuant to Chapter 26, of the Manor City Code and Chapter 212 of the Local Government Code as amended and in accordance with the tract as shown hereon, to be known as

**FINAL PLAT ESTABLISHING LOT 12A AND LOT 12B  
MANOR COMMONS SE COMMERCIAL**

and do hereby dedicate to the Public the use of all streets and easements shown on said plat, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_.

Barth Timmermann, President  
501 Vale Street  
Austin, Texas 78746

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_, did personally appear Barth Timmermann, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

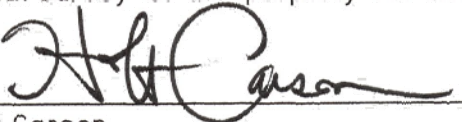
Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I, Holt Carson, am authorized by the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the Survey related portions of the City of Manor, Texas Subdivision Ordinance, is true and correct and was prepared from an actual survey of the property on the ground under my direct supervision.

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



2-01-2019


Date

## ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

This property is located in Zone "X", areas determined to be outside of the 0.2% annual chance floodplain, as shown on FEMA Letter of Map Revision (L.O.M.R.) \_\_\_\_\_ dated \_\_\_\_\_ for FIRM Panel No. 48453C0485J, Travis County, Texas dated August 18, 2014.

  
Matthew Mitchell P.E. No. 83335  
ALM ENGINEERING, INC.  
2525 Wallingwood Drive, Suite 600  
Austin, Texas 78756  
(512) 457-0344



2-4-2019

Date

**FINAL PLAT ESTABLISHING  
LOT 12A AND LOT 12B  
MANOR COMMONS SE COMMERCIAL**

PREPARED: JANUARY 31, 2019

## GENERAL NOTES:

- 1.) Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
- 2.) All water and wastewater construction must be inspected by the City of Manor
- 3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
- 4.) Prior to construction, a site development permit must be obtained from the City of Manor.
- 5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
- 6.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- 7.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.

## ZONING NOTE:

PUD - Planned Unit Development

## LEGAL DESCRIPTION:

DESCRIPTION OF 3.264 ACRES OF LAND OUT OF THE CALVIN BARKER SURVEY NO. 38, ABSTRACT NO. 58, IN TRAVIS COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN (39.15 ACRE) TRACT OF LAND AS CONVEYED TO GREENVIEW DEVELOPMENT 973, L.P. BY DEED RECORDED IN DOCUMENT NO. 2005187773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found in the curving Northerly right-of-way line of Ring Drive, same being a point in the interior of that certain (39.15 acre) tract of land as conveyed to Greenview Development 973, L.P. by deed recorded in Document No. 2005187773 of the Official Public Records of Travis County, Texas, also being the Southwest corner of Lot 7, Block A, Manor Commons SE Commercial, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. \_\_\_\_\_ of the Official Public Records of Travis County, Texas and the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE continuing through the interior of said (39.15 acre) tract and leaving the Southwest corner of said Lot 7, with the Northerly right-of-way line of Ring Drive, the followin four (4) courses:

- 1.) Along a curve to the right with a radius of 958.00 ft. for an arc length of 31.47 ft. and which chord bears, N 50 deg. 28'05" W 31.47 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency;
- 2.) N 45 deg. 46'30" W 9.52 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a non-tangent point of curvature;
- 3.) Along a curve to the left with a radius of 1045.00 ft. for an arc length of 234.13 ft. and which chord bears, N 50 deg. 25'07" W 233.64 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 4.) Continuing along a curve to the left with a radius of 1045.00 ft. for an arc length of 50.59 ft. and which chord bears, N 58 deg. 12'10" W 50.59 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the Southwest corner of the herein described tract, from which a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." found at a point of tangency in the Northerly right-of-way line of Ring Drive bears, N 63 deg. 38'59" W 147.31 ft. (chord bearing and distance);

THENCE leaving the Northerly right-of-way line of Ring Drive and continuing through the interior of said (39.15 acre) tract, the following six (6) courses:

- 1.) N 23 deg. 02'40" E 173.71 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) N 24 deg. 02'38" E 115.03 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of curvature;
- 3.) Along a curve to the right with a radius of 55.00 ft. for an arc length of 46.20 ft. and which chord bears, N 48 deg. 06'24" E 44.85 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of reverse curvature;
- 4.) Along a curve to the left with a radius of 30.00 ft. for an arc length of 26.11 ft. and which chord bears, N 47 deg. 14'21" E 25.29 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at a point of tangency;
- 5.) N 22 deg. 18'31" E 121.71 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for the most Northerly or Northwest corner of the herein described tract;
- 6.) S 67 deg. 41'27" E 30.00 ft. to a 1/2" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the Westerly line of Lot 7, Block A, Manor Commons SE Commercial, and being an angle corner of the herein described tract;

THENCE with the Westerly lines of said Lot 7 and continuing through the interior of said (39.15 acre) tract, the following six (6) courses:

- 1.) S 11 deg. 46'09" W 80.93 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) S 56 deg. 33'28" E 202.80 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 3.) S 17 deg. 02'05" E 120.13 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 4.) S 23 deg. 27'19" W 121.27 ft. to a 1/2" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 5.) S 23 deg. 27'19" W 121.08 ft. to a 1/2" iron rod found with a plastic cap imprinted "Holt Carson, Inc.";
- 6.) S 41 deg. 48'33" W 117.07 ft. to the PLACE OF BEGINNING and containing 3.264 acres of land.

## CURVE DATA

(C1)

Δ= 12°50'14"  
R= 1045.00'  
T= 117.56'  
C= 233.64'  
A= 234.13'  
CB= N50°25'07"W

(C2)

Δ= 1°52'57"  
R= 958.00'  
T= 15.74'  
C= 31.47'  
A= 31.47'  
CB= N50°28'05"W

(C3)

Δ= 2°46'26"  
R= 1045.00'  
T= 25.30'  
C= 50.59'  
A= 50.59'  
CB= N58°12'10"W

(C4)

Δ= 8°05'00"  
R= 1045.00'  
T= 73.84'  
C= 147.31'  
A= 147.43'  
CB= N63°38'59"W

(C5)

Δ= 90°25'44"  
R= 25.00'  
T= 25.19'  
C= 35.49'  
A= 39.46'  
CB= S22°28'37"E

(C6)

Δ= 48°07'32"  
R= 55.00'  
T= 24.56'  
C= 44.85'  
A= 46.20'  
CB= N48°06'24"E

(C7)

Δ= 49°51'39"  
R= 30.00'  
T= 13.94'  
C= 25.29'  
A= 26.11'  
CB= N47°14'21"E

## NUMBERED COURSES

L2	N 67°41'29" W - 78.00'
L1	N 45°46'30" W - 9.52'

## CITY OF MANOR ACKNOWLEDGMENTS

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

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, A.D.

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 \_\_\_\_\_, 20\_\_, A.D.

Approved:

Attest:

Rita Jonse, Mayor

Lluvia Tijerina, City Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

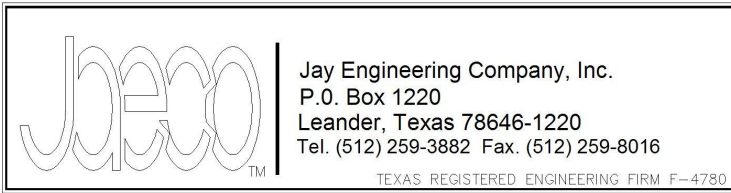
BY: \_\_\_\_\_  
Deputy

**HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
email: hci@austin.rr.com**

Texas Licensed Surveying Firm Registration No. 10050700

A 919002 (12B) PAGE 2 OF 2





Date: Friday, January 18, 2019

Matt Mitchell  
ALM Engineering, Inc.  
1705 S Capital of TX Hwy  
Austin 78746  
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP  
Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor, TX. 78653

Dear Matt Mitchell,

The first submittal of the Lot 12A and 12B, Block A, Manor Commons SE Commercial Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on February 04, 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. An existing sidewalk is shown along Ring Road along the two lots. Has the sidewalk been constructed?
2. Document numbers should be labeled for all easements.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

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".

1/18/2019 1:59:38 PM  
Lot 12A and 12B, Block A, Manor Commons SE  
Commercial Final Plat  
2018-P-1167-FP  
Page 2

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





February 4, 2019

Re: Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor, TX. 78653

## Engineer Review

1. An existing sidewalk is shown along Ring Road along the two lots. Has the sidewalk been constructed?  
RESPONSE: These sidewalks have not been constructed and are now labeled as proposed.

2. Document numbers should be labeled for all easements.

RESPONSE: All document numbers that are available have been added and blanks added so that numbers can be entered once recorded.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(d)(2)(v), certification from all applicable taxing authorities that all taxes due on the property have been paid.

RESPONSE: The certificate has been uploaded.

If you have any questions please contact me at (512) 431-9600.

Sincerely,

Matt Mitchell, P.E.



2-4-2019



Date: Friday, March 1, 2019

Matt Mitchell  
ALM Engineering, Inc.  
1705 S Capital of TX Hwy  
Austin 78746  
almeng@sbcglobal.net

Permit Number 2018-P-1167-FP

Job Address: Lot 12A and 12B, Block A, Manor Commons SE Commercial, Manor 78653

Dear Matt Mitchell,

We have conducted a review of the final plat for the above-referenced project, submitted by Matt Mitchell and received by our office on February 04, 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.