



Julie Leonard, Vice-Chair, Place 1
Jacob Hammersmith, Place 2
Philip Tryon, Chairperson, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Place 5
Cecil Meyer, Place 6
LaKasha Small, Place 7

**PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
AGENDA**

Via Telephone/Video Conference

Tuesday, July 14, 2020

6:30 p.m.

Manor City Hall – Council Chambers
105 E. Eggleston Street

NOTICE IS HEREBY GIVEN in accordance with an order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission will conduct this meeting by video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the COVID-19. There will be no public access to the location described above.

This meeting will be live streamed on Facebook live.

You can access the meeting at <https://www.facebook.com/cityofmanor/>

Instructions for Public Speaking:

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

Upon receiving instructions to join Zoom meeting the following rules will apply:

- Speakers addressing non-agenda related items under public comments must address their comments to the Chairperson rather than to individual Commission Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Comments will be taken from the audience participating in the Zoom meeting 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 register and submit the speaker card following the instructions for public speaking above. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.**

REGULAR AGENDA

1. Consideration, discussion, and possible action on a Short Form Final Plat for Manor RV Addition, four (4) lots on 30.86 acres, more or less and located at 13119 US Hwy 290 East, Manor, TX. **Applicant:** Kimley-Horn & Associates **Owner:** Laureate Wealth Management

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 Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, July 10, 2020, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
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 lalmaraz@cityofmanor.org



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 14, 2020

PREPARED BY: Scott Dunlop, Assistant Development Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for Manor RV Addition, four (4) lots on 30.86 acres, more or less and located at 13119 US Hwy 290 East, Manor, TX. Applicant: Kimley-Horn & Associates
Owner: Laureate Wealth Management

BACKGROUND/SUMMARY:

PRESENTATION: YES NO

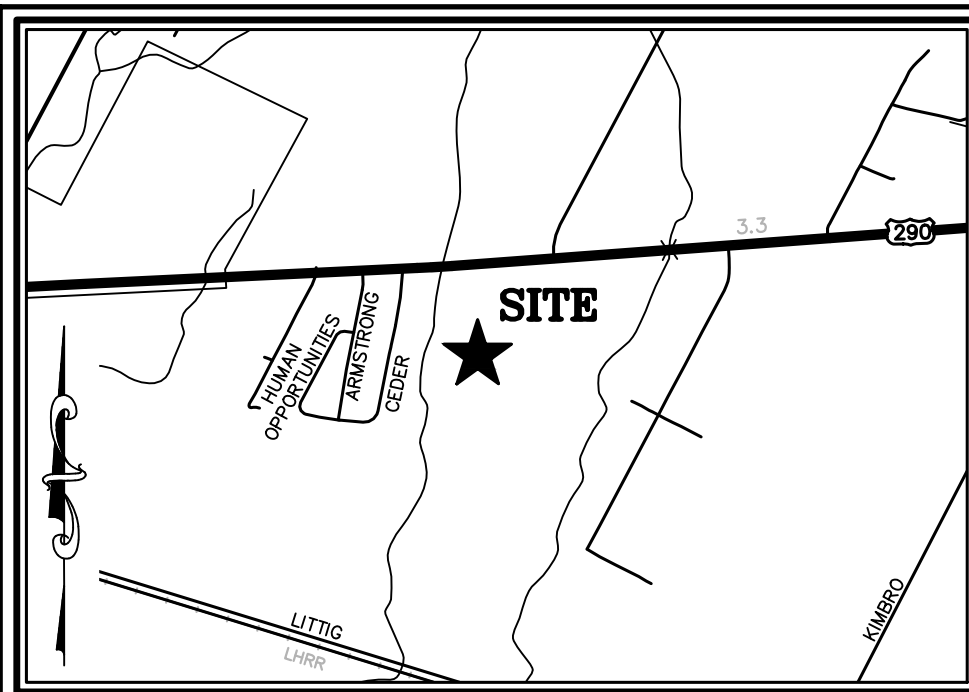
ATTACHMENTS: YES (IF YES, LIST IN ORDER TO BE PRESENTED) NO

Plat

STAFF RECOMMENDATION:

It is City staff's recommendation that the Planning and Zoning Commission deny a Short Form Final Plat for Manor RV Addition, four (4) lots on 30.86 acres, more or less and located at 13119 US Hwy 290 East, Manor, TX.

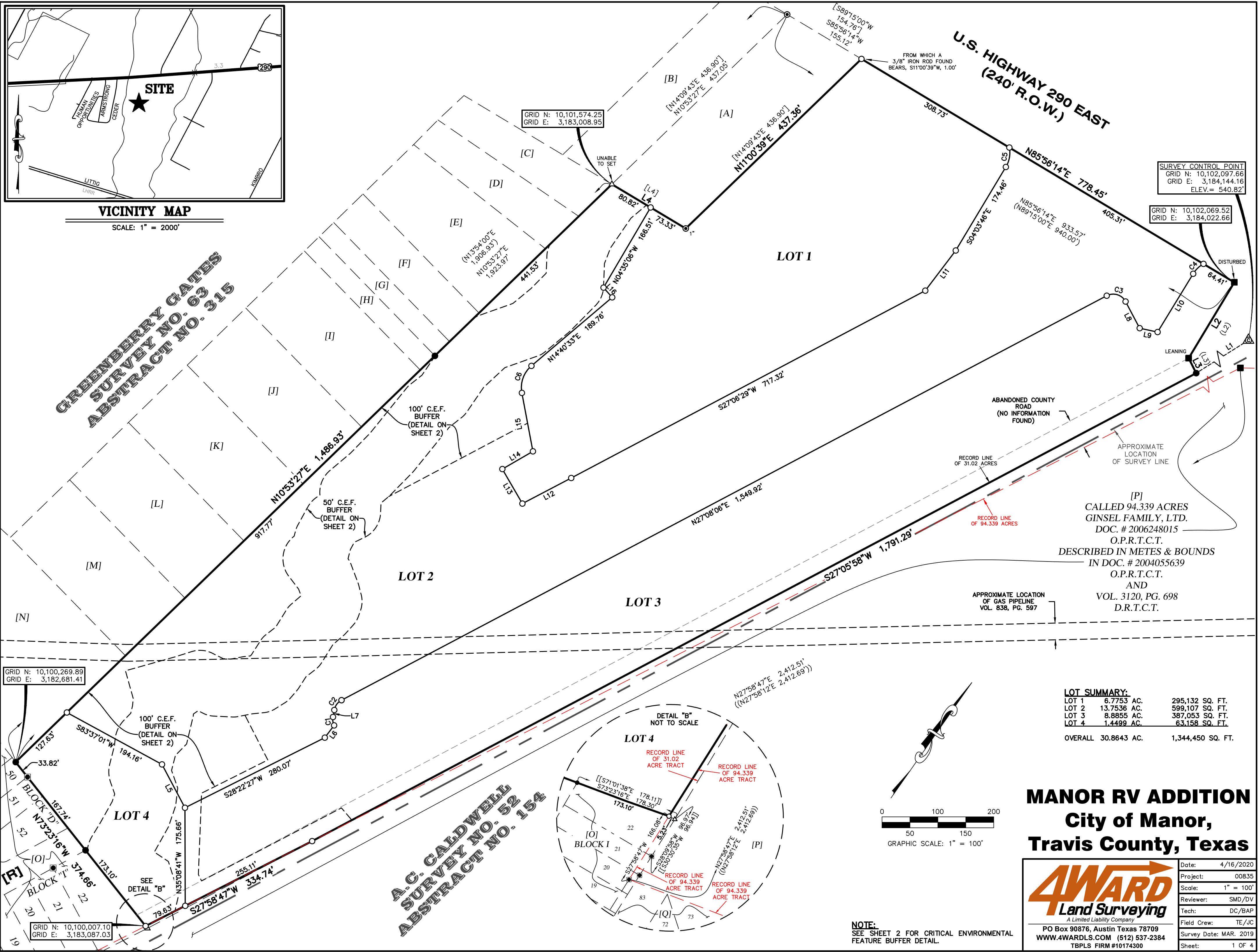
PLANNING & ZONING COMMISSION: RECOMMENDED APPROVAL DISAPPROVAL NONE



VICINITY MAP

SCALE: 1" = 2000'

**GREENBERRY GATES
SURVEY NO. 63
ABSTRACT NO. 315**



SURVEY CONTROL POINT
GRID N: 10,102,097.66
GRID E: 3,184,144.16
ELEV. = 540.82'

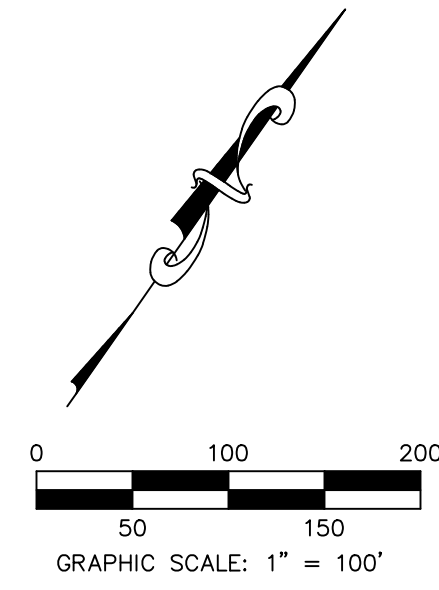
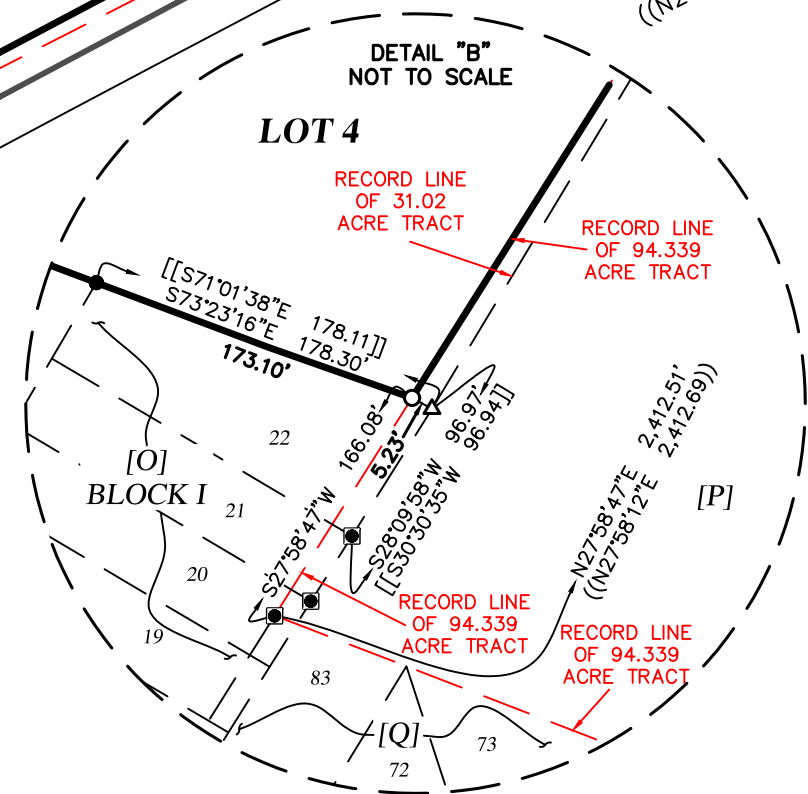
GRID N: 10,102,069.52
GRID E: 3,184,022.66

[P]
CALLED 94.339 ACRES
GINSEL FAMILY, LTD.
DOC. # 2006248015
O.P.R.T.C.T.
DESCRIBED IN METES & BOUNDS
IN DOC. # 2004055639
O.P.R.T.C.T.
AND
VOL. 3120, PG. 698
D.R.T.C.T.

LOT SUMMARY:

LOT 1	6.7753 AC.	295,132 SQ. FT.
LOT 2	13.7536 AC.	599,107 SQ. FT.
LOT 3	8.8855 AC.	387,053 SQ. FT.
LOT 4	1.4499 AC.	63,158 SQ. FT.
OVERALL	30.8643 AC.	1,344,450 SQ. FT.

**A.C. CALDWELL
SURVEY NO. 52
ABSTRACT NO. 154**



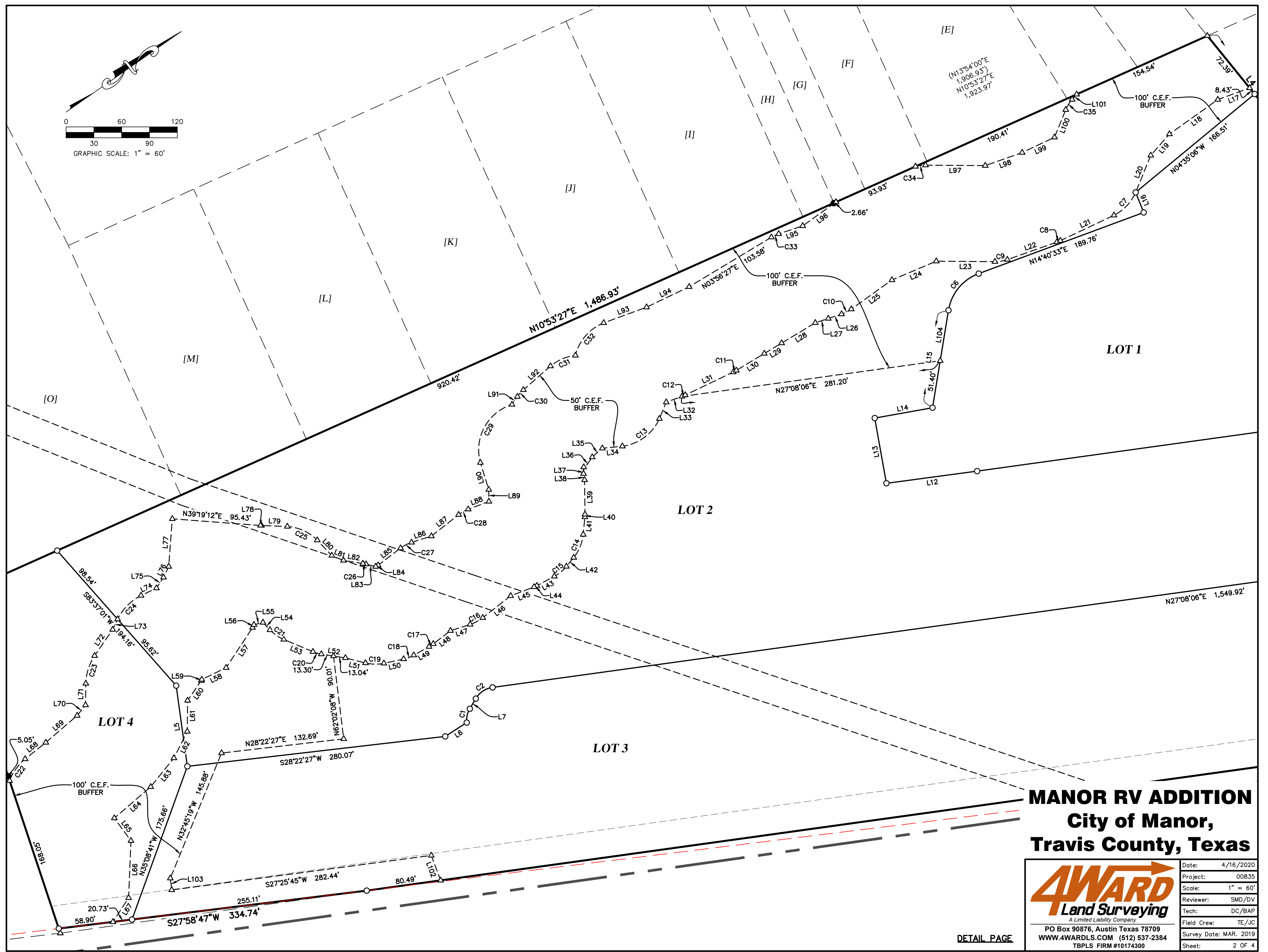
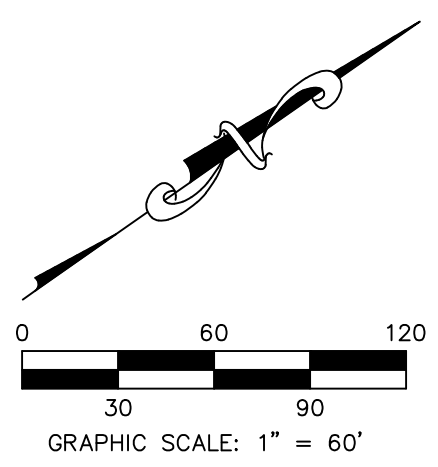
NOTE:
SEE SHEET 2 FOR CRITICAL ENVIRONMENTAL
FEATURE BUFFER DETAIL.

MANOR RV ADDITION
City of Manor,
Travis County, Texas



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

Date: 4/16/2020
Project: 00835
Scale: 1" = 100'
Reviewer: SMD/DV
Tech: DC/BAP
Field Crew: TE/JC
Survey Date: MAR. 2019
Sheet: 1 OF 4

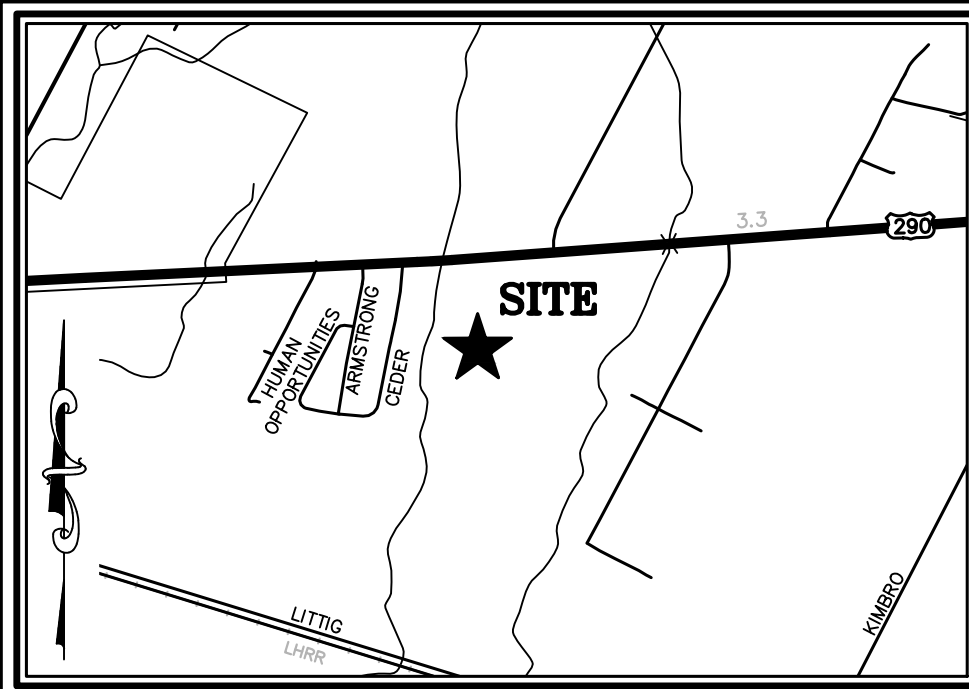


MANOR RV ADDITION
City of Manor,
Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	4/16/2020
Project:	00835
Scale:	1" = 60'
Reviewer:	SMD/DV
Tech:	DC/BAP
Field Crew:	TE/JC
Survey Date:	MAR. 2019
Sheet:	2 OF 4

DETAIL PAGE



VICINITY MAP

SCALE: 1" = 2000'

[A]
CALLED 1.50 ACRES
GREYSTONE HOLDINGS, LLC
DOC. # 2005016761
O.P.R.T.C.T.

[B]
CALLED 1.002 ACRES
DANIEL PEREZ
DOC. # 2012110051
O.P.R.T.C.T.
CELIA ENRIQUEZ-FELIPE
DOC. # 2015030029

[C]
CALLED 1.0 ACRE
HILARIA REYES
VOL. 11799, PG. 26
R.P.R.T.C.T.

[D]
CALLED 0.50 ACRE
AMY G. & JOSEPH CARLOS DELEON
DOC. # 2008194463
O.P.R.T.C.T.

[E]
CALLED 1.00 ACRE
FRANK D. MUNIZ
VOL. 12117, PG. 263
R.P.R.T.C.T.
DESCRIBED IN METES & BOUNDS
IN VOL. 2958, PG. 888
D.R.T.C.T.

[F]
CALLED .50 ACRE
JOSE GUADALUPE & SONI HERNANDEZ
DOC. # 2002181992
O.P.R.T.C.T.
DESCRIBED ON MAP/PLAT
IN DOC. # 2003291901
O.P.R.T.C.T.

[G]
CALLED 0.25 ACRE
LUPE HERNANDEZ
DOC. # 2003291901
O.P.R.T.C.T.

[H]
CALLED 0.25 ACRE
ANSELMA & SAN JUANA CASTRO
VOL. 13218, PG. 4385
R.P.R.T.C.T.
SHOWN ON MAP/PLAT IN
DOC. #2003291901, O.P.R.T.C.T.

[I]
CALLED 1.0 ACRE
PABLO R. & ANA M. MIJARES
DOC. # 2014174956
O.P.R.T.C.T.

[J]
CALLED 1.0 ACRE
JESSE & BARBARA ROBERTSON
VOL. 8731, PG. 506
R.P.R.T.C.T.

[K]
CALLED 1.0 ACRE
AGUSTER POWELL
VOL. 5086, PG. 1826,
D.R.T.C.T.

[L]
CALLED 0.998 ACRE
RAFAEL HERNANDEZ AND
SAMIRA CARDONA
DOC. # 2019081857
O.P.R.T.C.T.

[M]
CALLED 1.0004 ACRES
TIMOTHY W. WALKER, SR.
DOC. # 2019011268
O.P.R.T.C.T.

[N]
CALLED 3.020 ACRES
FAUSTINO CANAMERO CARDERO
DOC. # 2018099283
O.P.R.T.C.T.

[O]
BELL FARMS PHASE TWO-A
DOC. #200700061
O.P.R.T.C.T.

[P]
CALLED 94.339 ACRES
GINSEL FAMILY, LTD.
DOC. # 2006248015
O.P.R.T.C.T.
DESCRIBED IN
DOC. # 2004055639
O.P.R.T.C.T.
AND
VOL. 3120, PG. 698
D.R.T.C.T.

[Q]
BLOCK C
FINAL PLAT OF
CARRIAGE HILLS
SECTION THREE
DOC. # 201000127
O.P.R.T.C.T.

[R]
**CARILLON WAY
(50' R.O.W.)**

LINE #	DIRECTION	LENGTH
L1	S22°46'41"W	217.43'
L2	S03°55'51"E	158.46'
L3	S61°43'23"E	30.06'
L4	N85°57'43"E	154.15'
L5	S62°51'54"E	87.86'
L6	N02°14'01"E	27.52'
L7	N24°30'55"W	12.72'
L8	S62°51'54"E	53.92'
L9	N67°09'32"E	32.85'
L10	N03°36'12"W	122.31'
L11	S02°12'36"W	90.24'
L12	S27°19'48"W	98.72'
L13	N65°07'58"W	71.48'
L14	N24°52'02"E	63.33'
L15	N45°42'43"W	106.51'
L16	N76°49'36"W	23.35'
L17	S14°54'50"W	36.59'
L18	S00°29'19"E	64.07'
L19	S13°42'01"E	30.55'
L20	S32°46'48"E	43.15'
L21	S09°40'15"W	64.00'
L22	S15°32'45"W	56.64'
L23	S35°26'57"W	63.27'
L24	S12°00'13"W	51.90'
L25	S00°37'07"E	53.95'
L26	S16°38'36"W	15.04'
L27	S16°38'35"W	14.76'
L28	S03°56'27"W	42.35'
L29	S03°56'28"W	21.86'
L30	S03°56'28"W	35.27'
L31	S09°23'28"W	57.50'
L32	S14°52'51"W	18.11'
L33	S32°31'12"E	19.26'
L34	S29°13'21"W	21.71'
L35	S06°14'14"E	14.46'

LINE #	DIRECTION	LENGTH
L36	S20°31'17"E	17.27'
L37	S68°08'20"E	4.73'
L38	S59°44'08"E	5.73'
L39	S55°35'59"E	37.22'
L40	S52°43'54"E	2.77'
L41	S49°39'32"E	19.08'
L42	S15°28'22"E	12.41'
L43	S06°54'24"W	21.35'
L44	S10°08'42"W	3.38'
L45	S14°17'04"W	26.96'
L46	S03°07'54"E	38.33'
L47	S17°17'11"W	22.19'
L48	S02°16'22"E	23.34'
L49	S05°44'49"W	18.86'
L50	S22°52'00"W	21.85'
L51	S49°11'11"W	22.35'
L52	S44°00'52"W	26.34'
L53	S57°47'48"W	34.19'
L54	S81°41'33"W	10.99'
L55	S20°51'49"W	10.12'
L56	S29°29'51"E	3.34'
L57	S21°39'08"E	51.85'
L58	S09°15'28"W	29.13'
L59	S29°34'57"E	1.51'
L60	S20°25'56"E	25.88'
L61	S54°20'00"W	33.50'
L62	S28°15'36"E	31.99'
L63	S16°07'16"E	39.86'
L64	S05°43'40"E	51.76'
L65	N88°39'59"E	30.27'
L66	S52°37'45"E	61.68'
L67	S21°54'04"E	30.93'
L68	N03°33'37"W	28.50'
L69	N05°43'39"W	44.59'
L70	N16°07'16"W	14.48'

LINE #	DIRECTION	LENGTH
L71	N54°19'58"W	23.35'
L72	N20°25'58"W	34.24'
L73	N29°34'56"W	12.46'
L74	N09°15'29"E	18.47'
L75	N21°39'09"W	13.90'
L76	N29°29'50"W	12.91'
L77	N50°40'44"W	51.62'
L78	N33°13'02"E	1.01'
L79	N37°18'20"E	27.92'
L80	N81°41'32"E	22.79'
L81	N57°47'48"E	13.72'
L82	N44°00'52"E	21.18'
L83	N49°11'12"E	10.66'
L84	N05°44'48"E	3.04'
L85	N02°16'23"W	30.40'
L86	N17°17'10"E	22.48'
L87	N03°07'54"W	37.37'
L88	N14°17'33"E	23.83'
L89	N55°36'00"W	12.81'
L90	N72°16'06"W	30.47'
L91	N20°31'16"W	10.27'
L92	N06°14'14"W	38.86'
L93	N14°52'52"E	49.19'
L94	N09°23'29"E	50.98'
L95	N16°38'35"E	27.33'
L96	N00°37'07"W	44.18'
L97	N35°26'57"E	64.44'
L98	N15°32'46"E	42.28'
L99	N09°40'14"E	38.57'
L100	N32°46'49"W	32.05'
L101	N13°42'00"W	7.44'
L102	N75°35'25"W	28.74'
L103	N61°43'21"W	12.71'
L104	N45°42'43"W	55.12'

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.52'	25.00'	35°34'11"	N42°18'00"W	15.27'
C2	22.54'	25.00'	51°39'01"	N01°18'36"E	21.78'
C3	39.27'	25.00'	90°00'00"	N72°08'06"E	35.36'
C4	25.86'	50.00'	29°38'20"	N11°12'59"E	25.58'
C5	36.16'	50.00'	41°26'06"	S24°46'49"E	35.38'
C6	53.75'	51.00'	60°23'16"	N15°31'05"W	51.30'
C7	34.72'	49.98'	39°48'27"	S11°33'40"E	34.03'
C8	4.05'	38.83'	5°58'18"	S12°52'47"W	4.05'
C9	13.66'	39.46'	19°50'15"	S25°30'03"W	13.59'
C10	11.87'	39.21'	17°20'34"	S08°00'05"W	11.82'
C11	3.72'	39.52'	5°23'48"	S06°34'00"W	3.72'
C12	3.73'	40.01'	5°20'25"	S12°34'27"W	3.73'
C13	52.04'	50.98'	58°29'06"	S01°39'05"E	49.81'
C14	27.21'	48.97'	31°50'06"	S32°33'47"E	26.86'
C15	16.90'	45.93'	21°04'49"	S04°22'28"E	16.80'
C16	15.47'	45.66'	19°24'42"	S07°04'48"W	15.40'
C17	5.51'	39.11'	8°04'01"	S00°58'17"W	5.50'
C18	11.77'	39.24'	17°11'07"	S14°18'02"W	11.72'
C19	19.93'	45.69'	24°59'44"	S35°56'59"W	19.77'
C20	9.40'	39.79'	13°32'10"	S50°54'01"W	9.38'
C21	18.16'	45.55'	22°50'52"	S69°44'48"W	18.04'
C22	29.12'	55.56'	30°02'03"	N19°22'13"W	28.79'
C23	31.79'	57.21'	31°50'07"	N37°25'34"W	31.38'
C24	36.52'	57.21'	36°34'32"	N10°09'45"W	35.90'
C25	36.29'	50.00'	41°35'21"	N59°29'50"E	35.50'
C26	3.53'	39.55'	5°07'01"	N46°11'20"E	3.53'
C27	13.40'	39.52'	19°25'58"	N07°27'13"E	13.34'
C28	11.92'	39.65'	17°13'27"	N05°35'09"E	11.87'
C29	78.84'	51.40'	87°52'51"	N26°27'48"W	71.34'
C30	9.83'	39.04'	14°25'46"	N13°22'35"W	9.81'
C31	29.66'	50.85'	33°24'58"	N11°46'20"E	29.24'
C32	48.32'	50.99'	54°17'47"	N13°57'11"W	46.53'
C33	8.65'	39.89'	12°25'34"	N10°09'59"E	8.63'
C34	10.87'	39.62'	15°42'44"	N27°35'41"E	10.83'
C35	13.05'	39.70'	18°49'53"	N23°11'01"W	12.99'

LINE #	DIRECTION	LENGTH
[L2]	N01°15'00"W	168.40'
[L3]	S60°00'00"E	30.00'
[L4]	N89°15'00"E	154.76'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000079893396.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0485J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND		
●	PROPERTY LINE	
○	EXISTING PROPERTY LINES	
○	1/2" IRON ROD FOUND (UNLESS NOTED)	
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	
○	1/2" IRON PIPE FOUND (UNLESS NOTED)	
○	IRON ROD WITH "POINT LINE RPLS 1587" CAP FOUND	
●	CALCULATED POINT	
■	TXDOT TYPE I CONCRETE MONUMENT FOUND	
△	SURVEY CONTROL POINT	
DOC. #	DOCUMENT NUMBER	
VOL./PG.	VOLUME, PAGE	
R.O.W.	RIGHT-OF-WAY	
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS	
(.....)	RECORD INFORMATION PER DOC. #1999148737	
[.....]	RECORD INFORMATION PER DOC. # 2005016761	
[[.....]]	RECORD INFORMATION PER DOC. #200700061	
([.....])	RECORD INFORMATION PER DOC. #2004055639	

**MANOR RV ADDITION
City of Manor,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 4/16/2020
Project: 00835
Scale: N/A
Reviewer: SMD/DV
Tech: DC/BAP
Field Crew: TE/JC
Survey Date: MAR. 2019
Sheet: 3 OF 4

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS, THAT JEREMY BOYNTON, FOUNDER OF LAUREATE WEALTH MANAGEMENT, BEING OWNER OF ALL PORTIONS OF 30.8643 ACRES (1,344,450 SQUARE FEET), MORE OR LESS, LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 31.02 ACRE TRACT CONVEYED TO ELISE WIER IN DOC. NO. 1999148737, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 30.8643 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

MANOR RV ADDITION

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

IN WITNESS WHEREOF, THE OWNERS OF THE LAND BEING PLATTED, LAUREATE WEALTH MANAGEMENT, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

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

JEREMY BOYNTON, FOUNDER
LAUREATE WEALTH MANAGEMENT
460 NORTH MAIN STREET
SUITE 304
GLEN ELLYN, IL 60137

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019 BY JEREMY BOYNTON, FOUNDER OF LAUREATE WEALTH MANAGEMENT, IN THE CAPACITY STATED AND ON BEHALF OF SAID ENTITIES.

NOTARY PUBLIC, STATE OF TEXAS

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF MANOR CURRENT ZONING ORDINANCE.
9. THE 31.02 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1999148737, DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = ±70'. IT IS NOT CLEAR IF THE SUBJECT TRACT WAS EVER SURVEYED ON THE GROUND. THE CALLS AROUND THE TRACT IN THE FIELD DO NOT MATCH THE RECORD TRACT UP TO 30' ON SOME SIDES.

ENGINEER'S CERTIFICATION:

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

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

ANDREW EVANS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 90927
KIMLEY-HORN AND ASSOCIATES, INC.
FIRM #928
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 300
AUSTIN, TEXAS 78759

SURVEYOR'S CERTIFICATION:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

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

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

_____ DAY OF _____, 201____.

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

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

APPROVED:

ATTEST:

WILLIAM MYERS, CHAIRPERSON

LLUVIA TIJERINA, CITY SECRETARY

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

_____ DAY OF _____, 201____.

APPROVED:

ATTEST:

RITA JONSE, MAYOR

LLUVIA TIJERINA, CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

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

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

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

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

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

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

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

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

MANOR RV ADDITION
City of Manor,
Travis County, Texas

 <p>4WARD Land Surveying <small>A Limited Liability Company</small></p> <p>PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300</p>	Date:	4/16/2020
	Project:	00835
	Scale:	N/A
	Reviewer:	SMD/DV
	Tech:	DC/BAP
	Field Crew:	TE/JC
	Survey Date:	MAR. 2019
Sheet:	4 OF 4	