

CITY OF  
**MANOR**  
EST. ★ 1872  
TEXAS

**AGENDA**  
**MANOR PLANNING AND ZONING COMMISSION**  
**105 E. EGGLESTON ST.**  
**MANOR, TEXAS 78653**  
**AUGUST 12, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR  
BRIAN WINKLER – COMMISSIONER  
VACANT - COMMISSIONER  
WILLIAM MYERS – COMMISSIONER

ZINDIA PIERSON – VICE CHAIR  
TODD SHANER – COMMISSIONER  
SIMON GOODSON – COMMISSIONER

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

**SWEAR IN ADRIANA ROJAS TO PLANNING AND ZONING COMMISSION**

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

JULY 8, 2015

**2.**

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – ABCOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**
- B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 5, NINETY TWO (92) SINGLE FAMILY LOTS ON 17 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**
- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 7, FORTY THREE (43) SINGLE FAMILY LOTS ON 7 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP**

- D. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 2, ONE HUNDRED EIGHTEEN (118) SINGLE FAMILY LOTS ON 36 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
  
- E. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH REVISED PHASES 1 – 5, TWO HUNDRED THIRTY ONE (231) SINGLE FAMILY LOTS ON 69 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER RD. MANOR, TX. AGENT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
  
- F. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT FOR 206 EAST WHEELER, TWO (2) SINGLE FAMILY LOTS ON .38 ACRES MORE OR LESS. APPLICANT/OWNER: GERMAINE SWENSON. STAFF: SCOTT DUNLOP

3. ADJOURN

**ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, AUGUST 7, 2015, BEFORE 5 P.M.**

\_\_\_\_\_  
**FRANCES AGUILAR**  
CITY SECRETARY

*This Facility is 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 Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.*

**IN THE NAME AND BY THE AUTHORITY OF**

**THE STATE OF TEXAS**

**Oath of Office**

I, Adriana Rojas, do solemnly swear, that I will faithfully execute the duties of Planning Commissioner for the City of Manor, Texas. I will to the best of my ability preserve, protect, and defend the Constitution and the laws of the United States, the State of Texas and the Charter and Ordinances of the City of Manor, so help me God.

ADRIANA ROJAS

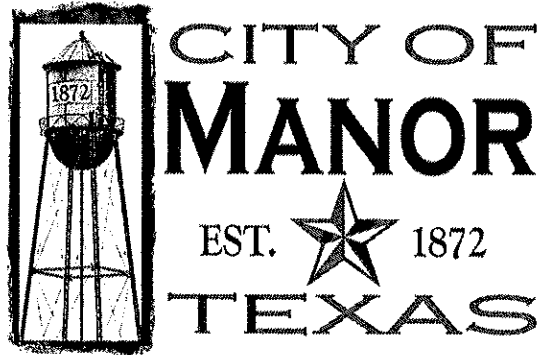
1872

EST.

**Sworn to and subscribed** before me by affiant on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Scott Dunlop  
Witness  
Manor, Texas

**1**



**MINUTES  
MANOR PLANNING AND ZONING COMMISSION  
105 E. EGGLESTON ST.  
MANOR, TEXAS 78653  
JULY 8, 2015, 6:30 P.M.**

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MARY ANN PARKER – CHAIR (A)  
BRIAN WINKLER – COMMISSIONER (P)  
JEFFERY LEWIS – COMMISSIONER (P)  
WILLIAM MYERS – COMMISSIONER (P)

ZINDIA PIERSON – VICE CHAIR (A)  
TODD SHANER – COMMISSIONER (P)  
SIMON GOODSON – COMMISSIONER (P)

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

COMMISSIONER LEWIS ANNOUNCED A QUORUM WAS PRESENT AND CALLED THE MEETING TO ORDER AT 6:36 PM

**SWEAR IN TODD SHANER TO PLANNING AND ZONING COMMISSION**

COMMISSIONER LEWIS SWORE COMMISSIONER SHANER TO PLANNING AND ZONING COMMISSION

**CONSENT AGENDA:**

**1. APPROVE MINUTES:**

JUNE 10, 2015

**MOTION TO APPROVE THE JUNE MINUTES BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO APPROVE.**

**2.**

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP**

- B.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 5, NINETY TWO (92) SINGLE FAMILY LOTS ON 17 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 7, FORTY THREE (43) SINGLE FAMILY LOTS ON 7 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP
- D.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR STONEWATER PHASE 2, ONE HUNDRED EIGHTEEN (118) SINGLE FAMILY LOTS ON 36 ACRES MORE OR LESS, LOCATED ON FM 973 AND TOWER ROAD. APPLICANT: DOUCET AND ASSOCIATES. OWNER: CONTINENTAL HOMES OF TEXAS. STAFF: SCOTT DUNLOP

**MOTION TO POSTPONE AGENDA ITEMS 2 A, B, C, AND D BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO POSTPONE.**

- 3.** DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDED UNIFORM SIGN PLAN FOR SHADOWGLEN MEDICAL TOWER. APPLICANTS: TEXAS CUSTOM SIGNS AND HAT TRICK DEVELOPMENT. OWNER: ARISE CAPITAL INVESTMENTS. STAFF: SCOTT DUNLOP

**MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO APPROVE.**

- 4.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR LOT 8, BLOCK 16 TOWN OF MANOR, LOCALLY KNOWN AS 505 EAST BURTON STREET. APPLICANT: LUKE TURMAN. STAFF: SCOTT DUNLOP

**MOTION TO APPROVE BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER SHANER. 5 – 0 TO APPROVE.**

**MOTION TO ADJOURN BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER MYERS. 5 – 0 TO ADJOURN AT 6:55 PM.**

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**MARY ANN PARKER**  
CHAIRPERSON

*This Facility is 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 Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.*

**2**

**A**



**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1320

Leander, TX 78646

(512) 259-3882

Fax 259-8010

Texas Registered Engineering Firm P-4780

February 11, 2016

Mr. Tom Bolt  
Director of Development Services  
City of Manor  
P.O. Box 387  
Manor, TX 78853

Re: First Construction Plan and Final Plat Review for  
Shadowglen Phase 2, Section 20 Subdivision  
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

**CONSTRUCTION PLANS**

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI - the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

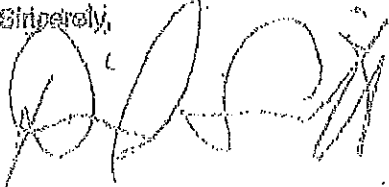
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

Mr. Tom Bell  
February 11, 2016  
Page 2 of 2

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Smith", written over a faint, dotted-line signature.

David T. Smith, P.E.

DTS/s

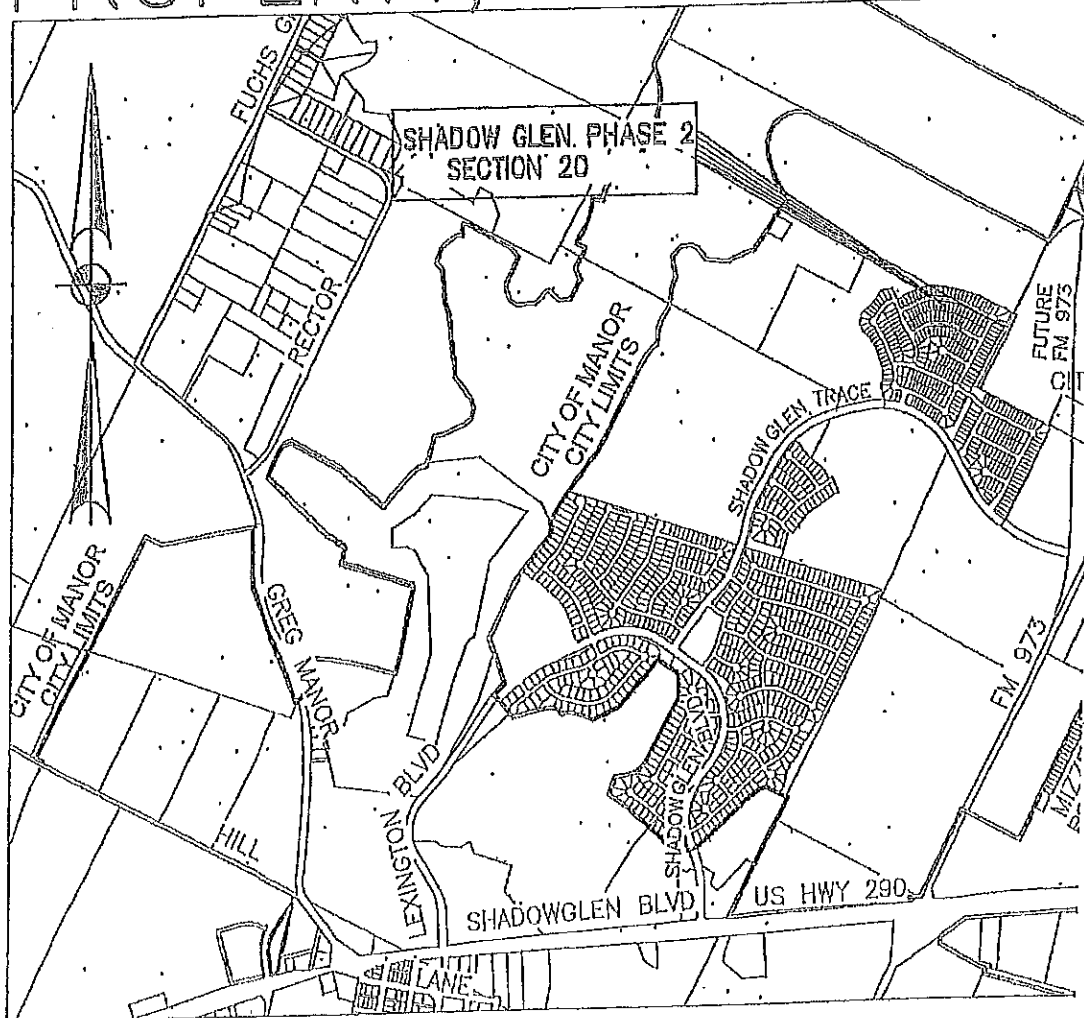
Copy: Jamie Burke, AECOM

PN: 100-078-10

JACO

OR EXTENT OF DEVELOPMENT  
NEARBY LAND USES THAT ARE  
NEIGH

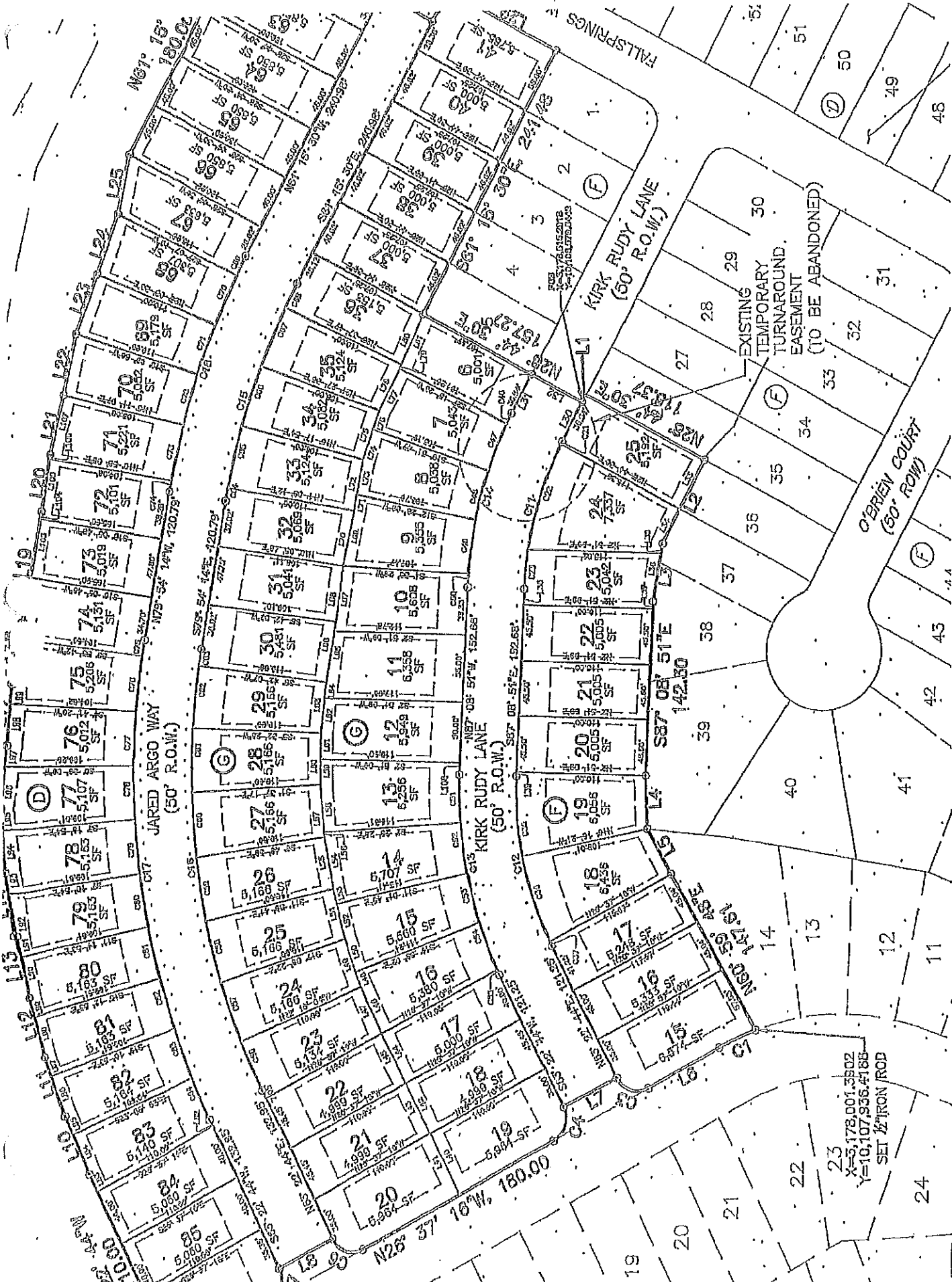
THIS CAN AFFECT THE  
COUNTY REQUIRES THIS NOTICE  
IT IS NOT A STATEMENT OR  
THE PROPERTY, THE SUBDIVISION



COM

SERVICES, INC.  
STREET, SUITE 600  
TEXAS, 78701  
COM.COM  
NO. F-3580

VICINITY MAP  
SCALE: 1" = 2000'



23  
 X=5,178.001,3502  
 Y=10,107,936.4185  
 SET 1/2 IRON ROD

24  
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**B**

JAY ENGINEERING COMPANY, INC.  
P.O. Box 1220 (512) 259-3882  
Leander, TX 78648 Fax 259-8016

May 21, 2015

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

Re: Stonewater Subdivision Phase 5  
First Final Plat Application Submittal  
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 5 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

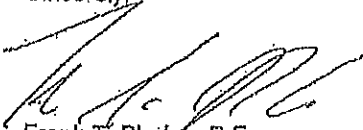
1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248058 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. 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 must be shown on the plat.
6. The open space lot along FM973 is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. Subdivision construction plans must be approved prior to final plat approval.

Mr. Tom Bolt  
May 21, 2015  
Page 2 of 2

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

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

Sincerely,



Frank T. Phelan, P.E.

FTP/JCP

PN 100-726-10

JDECO



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

Doucetengineers.com

June 25, 2015

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

Re: Comment Response to David Smith's [Jay Engineering]  
First Final Plat Review for Stonewater Subdivision Phase 5 to the City of Manor, Texas -  
May 21, 2015.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/21/2015, regarding the project listed above:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

***Response: The plat has been updated to include the address of the owner of record on sheet 01.***

2. The ownership of parcel 248058 needs to [be] verified as required in Section 24 (c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.

***Response: Parcel 248058 is not within the 300 feet of the Founders Ridge boundary thus not required to be documented on the plat.***

3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.

***Response: Payment to Manville Water Supply Corporation has been submitted and awaiting on feasibility study by MWSC engineer.***





4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.

***Response: Email correspondence showing proof of new street name approved by Travis County 911 addressing has been included with this submittal.***

5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. 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 must be shown on the plat.

***Response: Plat now includes the City of Manor ETJ line as shown on sheet 02.***

6. The open space lot along FM973 is not numbered as required in Section 24(c)(4)(iv) of Subdivision 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

***Response: The open space lot along FM973 has been numbered to 11 on Block 5 as shown on sheet 02.***

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

***Response: Acknowledged.***



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

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

**END OF COMMENTS**

Sincerely,

Vincent D. Musat, P.E., LEED AP BD+C  
Senior Project Engineer  
Doucet & Associates, Inc.  
TBPE Firm # 3937

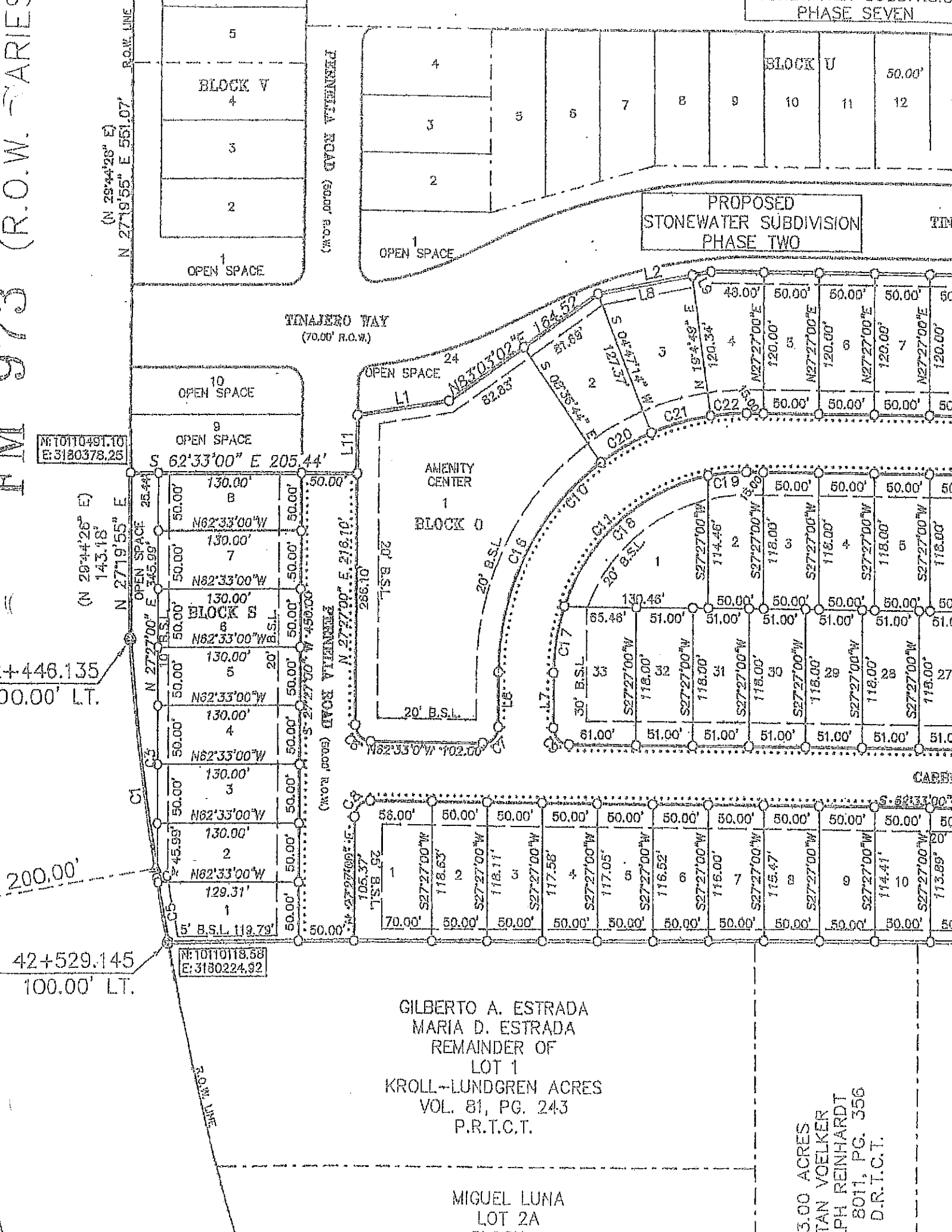
Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

Enclosures:

-Documentation from 911 Addressing regarding street names

PLANNED (R.O.W. VARIES)

STONEWATER SUBDIVISION  
PHASE SEVEN



(N 29°44'28" E)  
N 2719'55" E 551.07'

(W 70' R.O.W.)  
PINAR ROAD

TINAJERO WAY  
(70.00' R.O.W.)

PROPOSED  
STONEWATER SUBDIVISION  
PHASE TWO

N: 10110491.10  
E: 3180378.25

(N 29°44'26" E)  
143.18'  
N 2719'55" E

+446.135  
00.00' LT.

200.00'

42+529.145  
100.00' LT.

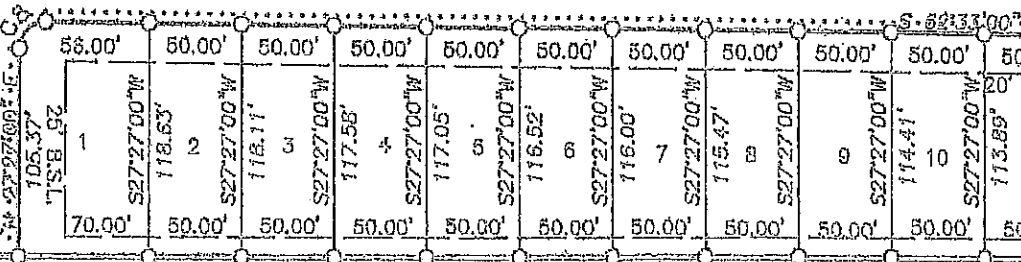
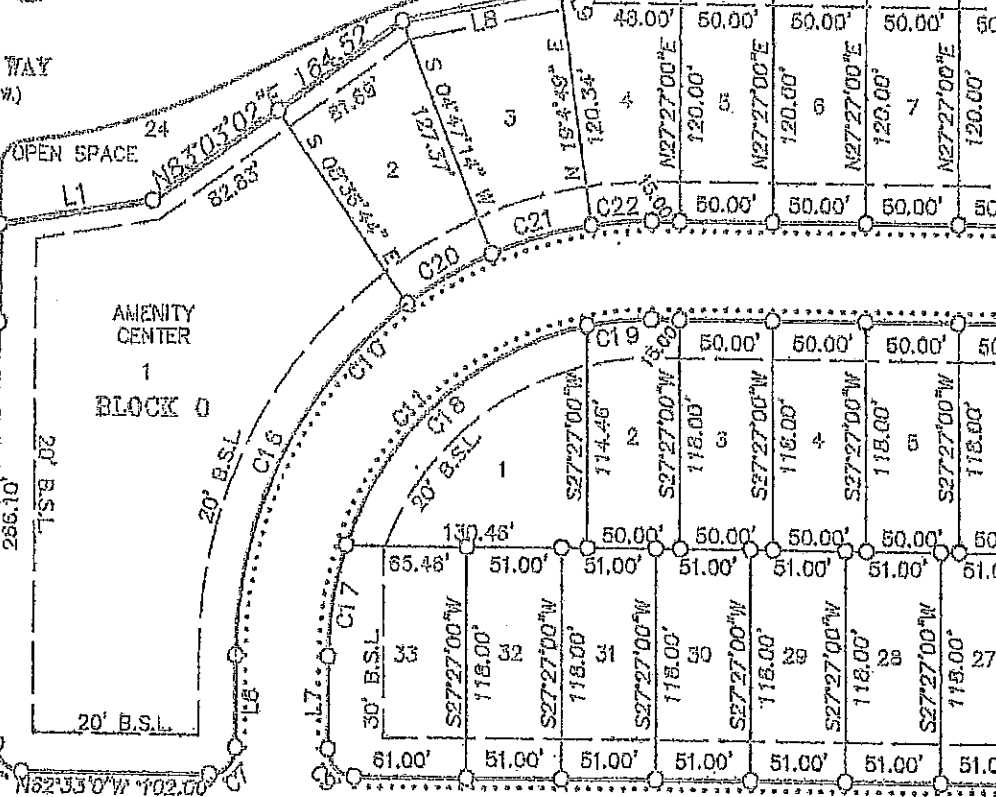
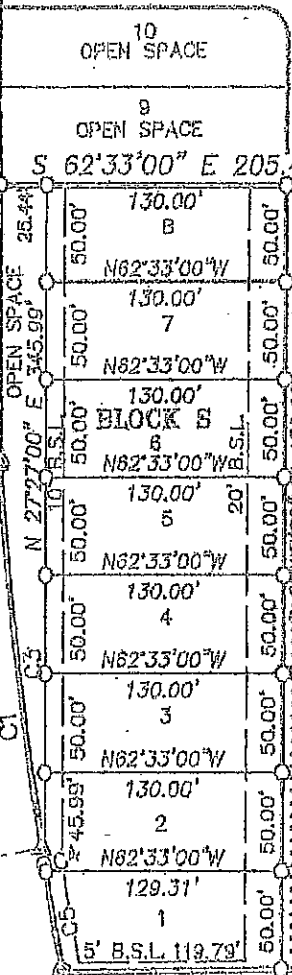
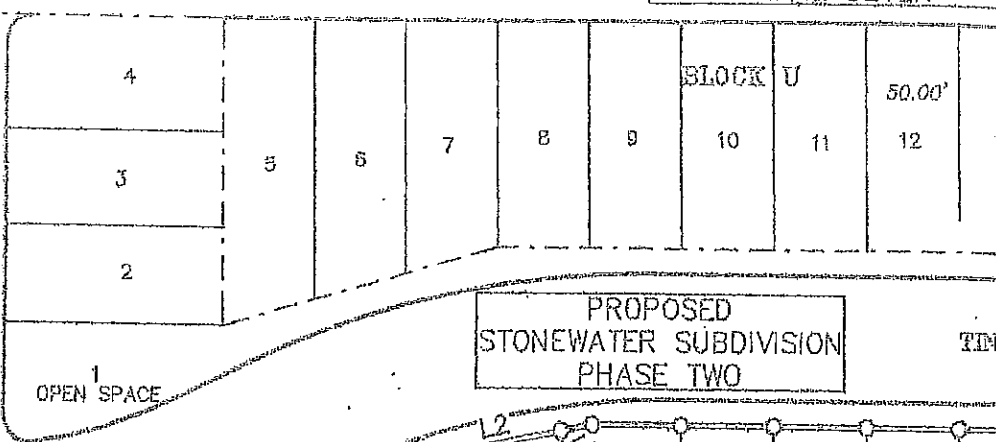
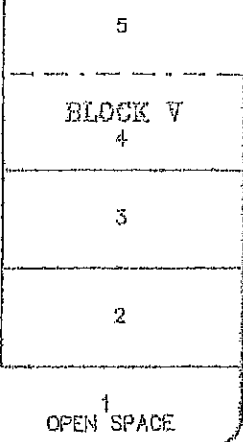
N: 10110118.58  
E: 3180224.92

ROW LINE

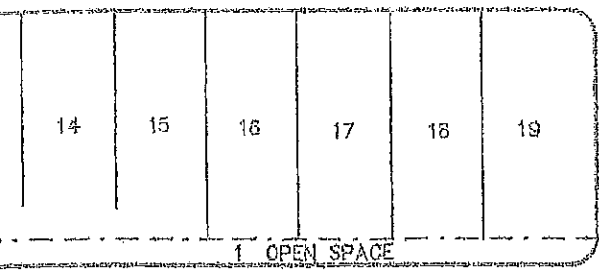
GILBERTO A. ESTRADA  
MARIA D. ESTRADA  
REMAINDER OF  
LOT 1  
KROLL-LUNDGREN ACRES  
VOL. 81, PG. 243  
P.R.T.C.T.

MIGUEL LUNA  
LOT 2A

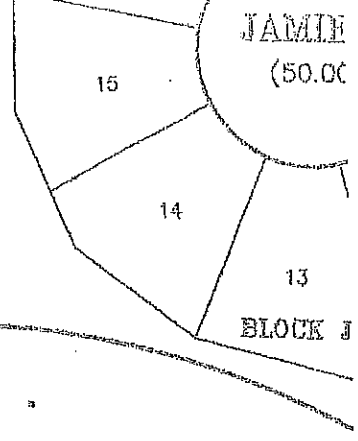
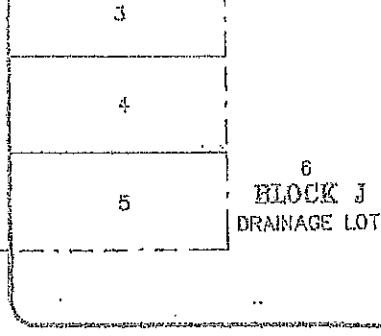
3.00 ACRES  
TAN VOELKER  
PH REINHARDT  
8011, PG. 356  
D.R.T.C.T.



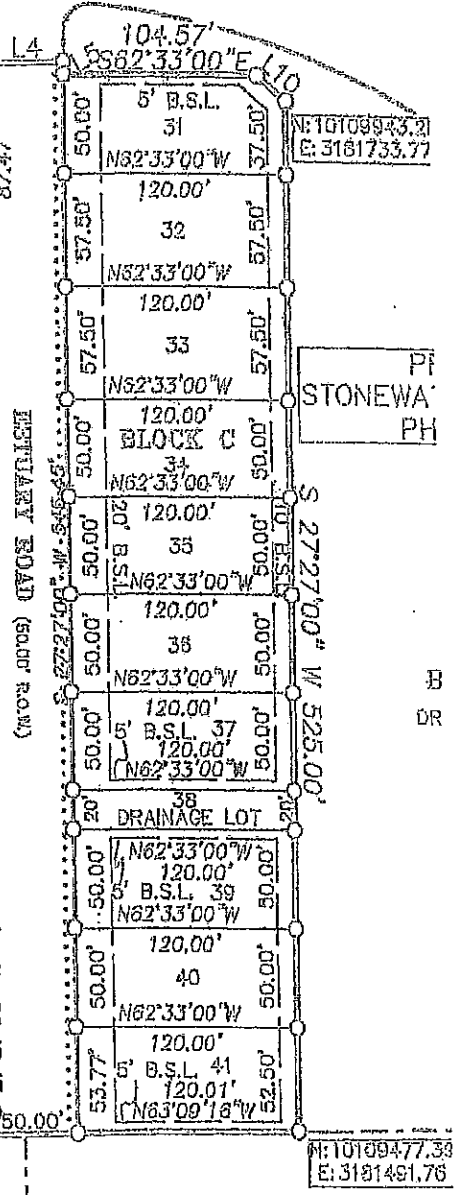
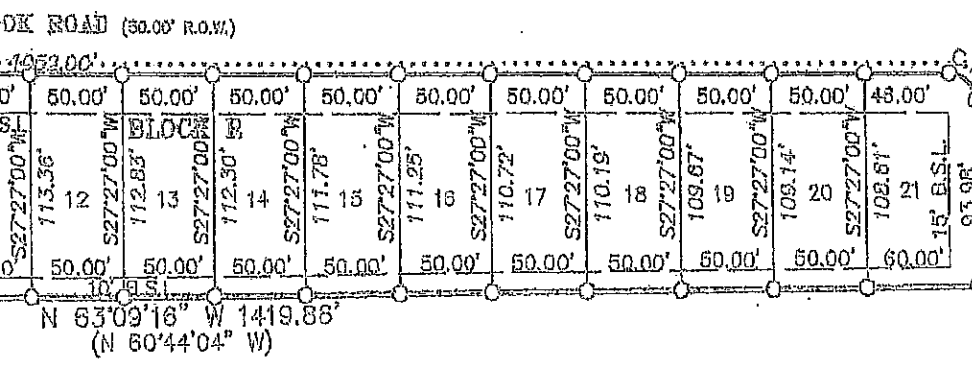
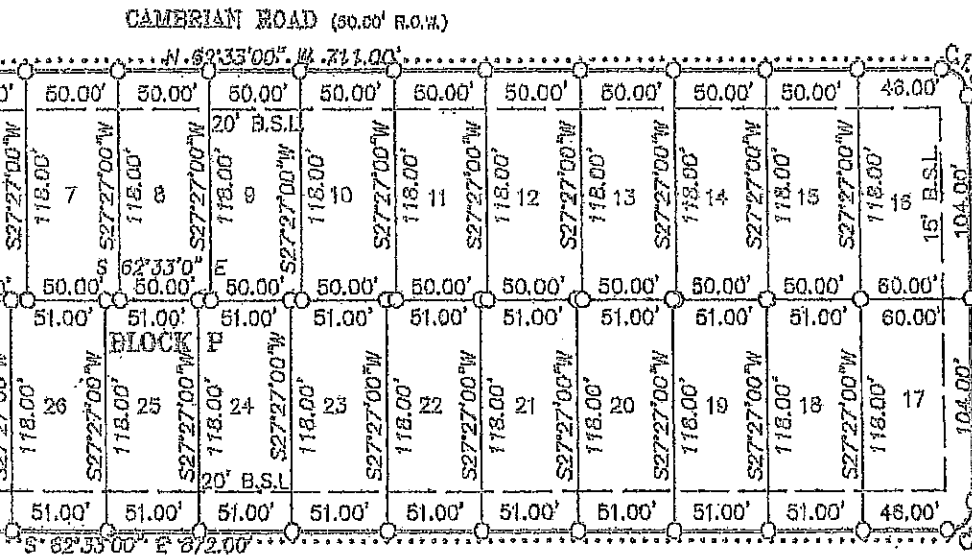
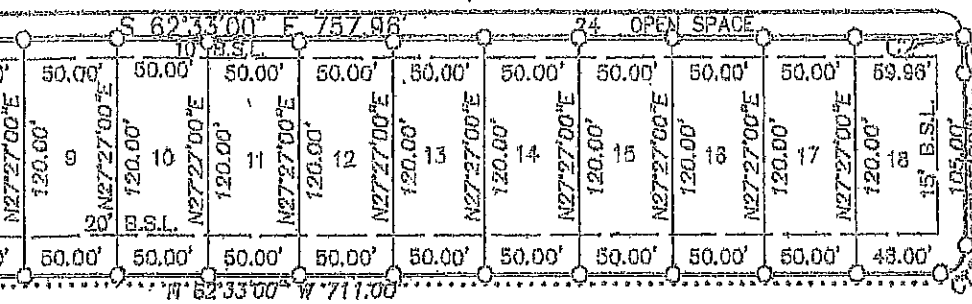
ANDERSON ROAD (50.00' R.O.W.)



(GOOD ROW)



HERO WAY (64.00' R.O.W.)



LOT 2  
BLOCK A  
RESUBDIVISION OF  
KST/VOELKER TRACT  
VOELKER WELDING  
& CONSTRUCTION, INC.  
DOC. NO. 2002252813  
O.P.R.T.C.T.

22.78 ACRES  
KENNETH TUMLINS  
SUANNA TUMLINS  
DOC. NO. 2001041  
O.P.R.T.C.T.

**C**

May 21, 2015

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

Re: Stonewater Subdivision Phase 7  
First Final Plat Application Submittal  
City of Manor

Dear Mr. Bolt:

The Stonewater Subdivision, Phase 7 Final Plat submitted by Doucet & Associates and received by our office May 14, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.
2. The ownership of parcel 248069 needs to be verified as required in Section 24(c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.
3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.
4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263 B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.
5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. 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 must be shown on the plat.
6. The drainage lot on Esker Road is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.
7. The open space lot within the block is not designated and numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

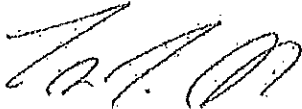
Mr. Tom Bolt  
May 21, 2015  
Page 2 of 2

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

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

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

Sincerely,



Frank T. Phelan, P.E.

FTP/JCP

PN 100-725-10

JDECO



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

Doucetengineers.com

June 25, 2015

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

Re: Comment Response to David Smith's [Jay Engineering]  
First Final Plat Review for Stonewater Subdivision Phase 7 to the City of Manor, Texas -  
May 21, 2015.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/21/2015, regarding the project listed above:

1. Plat does not contain the addresses of the owner of record as required by Section 24(c)(1)(ii) of Subdivision Ordinance 263 B. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract must be shown on the plat.

***Response: The plat has been updated to include the address of the owner of record on sheet 01.***

2. The ownership of parcel 248069 needs to [be] verified as required in Section 24 (c)(1)(v) of Subdivision Ordinance 263 B. The owner's names and property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat of deed references as determined by the most recent tax rolls must be shown on the plat.

***Response: Parcel 248069 is not within the 300 feet of the Founders Ridge boundary thus not required to be documented on the plat.***

3. Proof of fee payment to Manville Water Supply Corporation must be provided as required in Section 24(c)(1)(viii) of Subdivision Ordinance 263 B.

***Response: Payment to Manville Water Supply Corporation has been submitted and awaiting on feasibility study by MWSC engineer.***

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



4. Proof of new street name approval by Travis County 911 addressing was not submitted as required in Section 24(c)(1)(xi) of Subdivision Ordinance 263B. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final plat are not duplicated within the County.

***Response: Email correspondence showing proof of new street name approved by Travis County 911 addressing has been included with this submittal.***

5. Plat does not include the city limits line as required in Section 24(c)(2)(iv) of Subdivision Ordinance 263 B. 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 must be shown on the plat.

***Response: Plat now includes the City of Manor ETJ line as shown on sheet 02.***

6. The drainage lot on Esker Road is not numbered as required by Section 24(c)(4)(iv) of Subdivision Ordinance 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

***Response: The drainage lot on Esker Road has been numbered 6 in Block J as shown on sheet 02.***

7. The open space lot within the block is not designated and numbered as required by Section 24(c)(4)(iv) of Subdivision 263 B. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances and dimensions for front, rear and side lot lines must be shown on the plat.

***Response: The open space lot within the block has been numbered to 9 of Block V as shown on sheet 02.***

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

***Response: Acknowledged.***

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



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

**END OF COMMENTS**

Sincerely,

Vincent D. Musa, P.E., LEED AP BD+C  
Senior Project Engineer  
Doucet & Associates, Inc.  
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

Enclosures:

STA: 42+232.420  
105.99' LT.

2+232.420  
100.00' RT.

VOCABLE TRUST  
NO. 2007212966  
O.P.R.T.C.T.

# FM 973 (R.O.W. VARIES)

R.O.W. LINE

(N 29°44'28" E) 200.43'  
(S 29°44'28" W) 493.82'  
R.O.W. LINE

N: 10110802.59  
E: 3180539.24

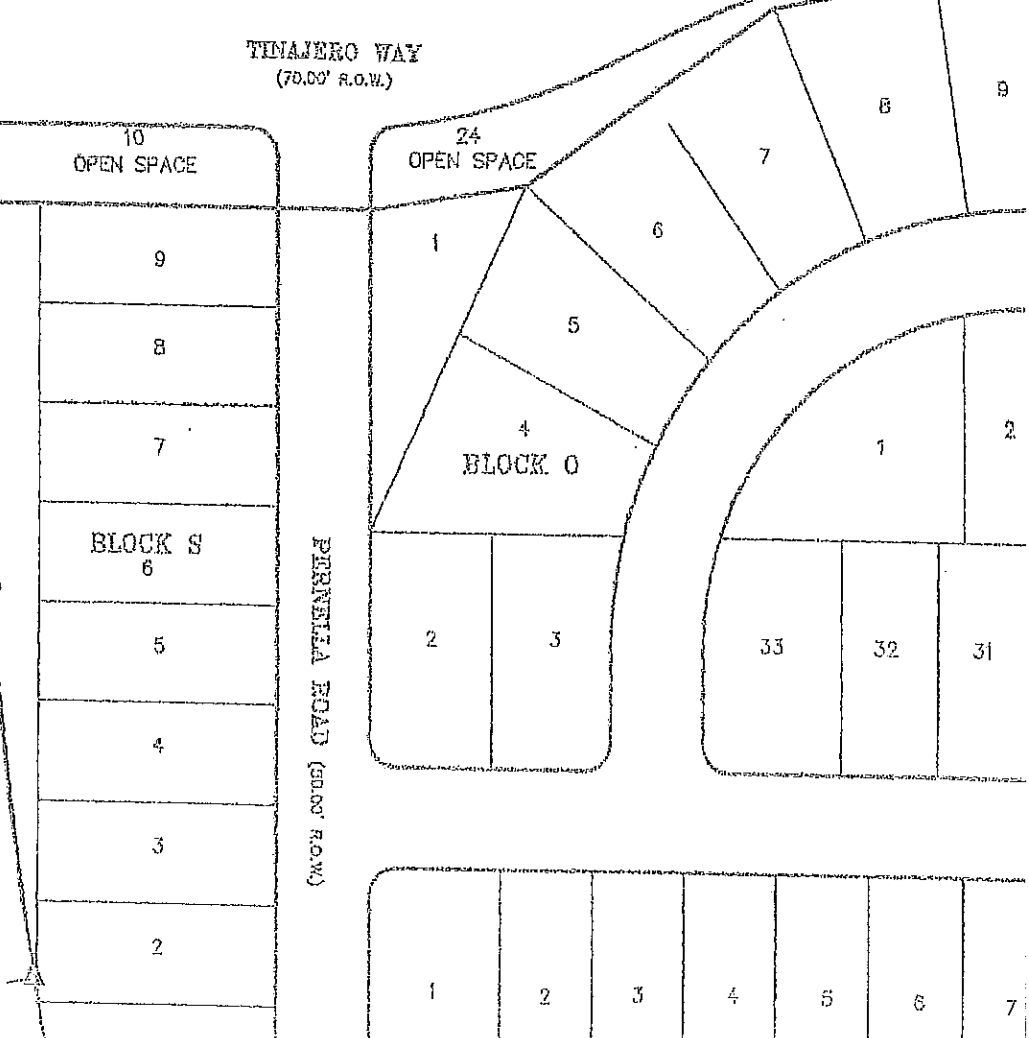
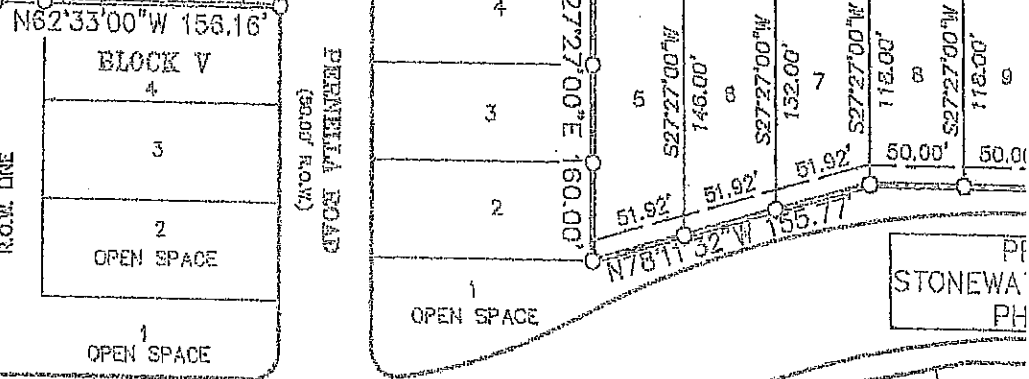
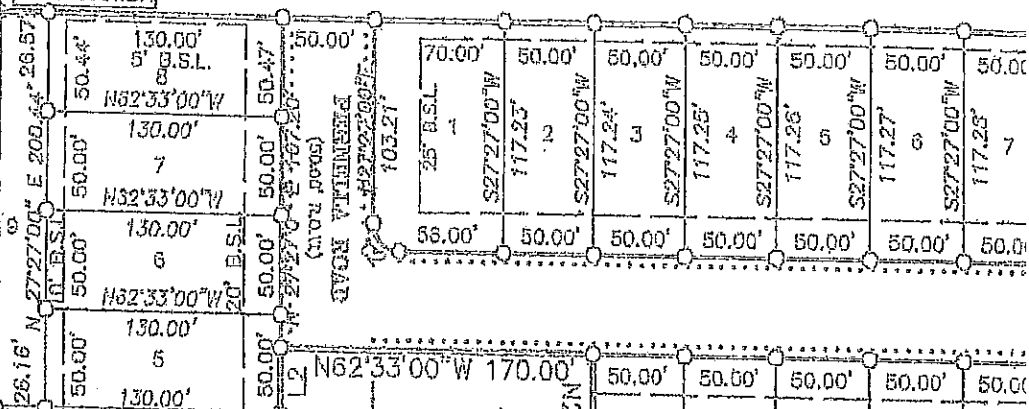
N: 10110980.65  
E: 3180631.27

2+394.427  
00.00' RT.

STA: 42+446.135  
100.00' LT.

42+508.698  
100.00' RT.

200.00'

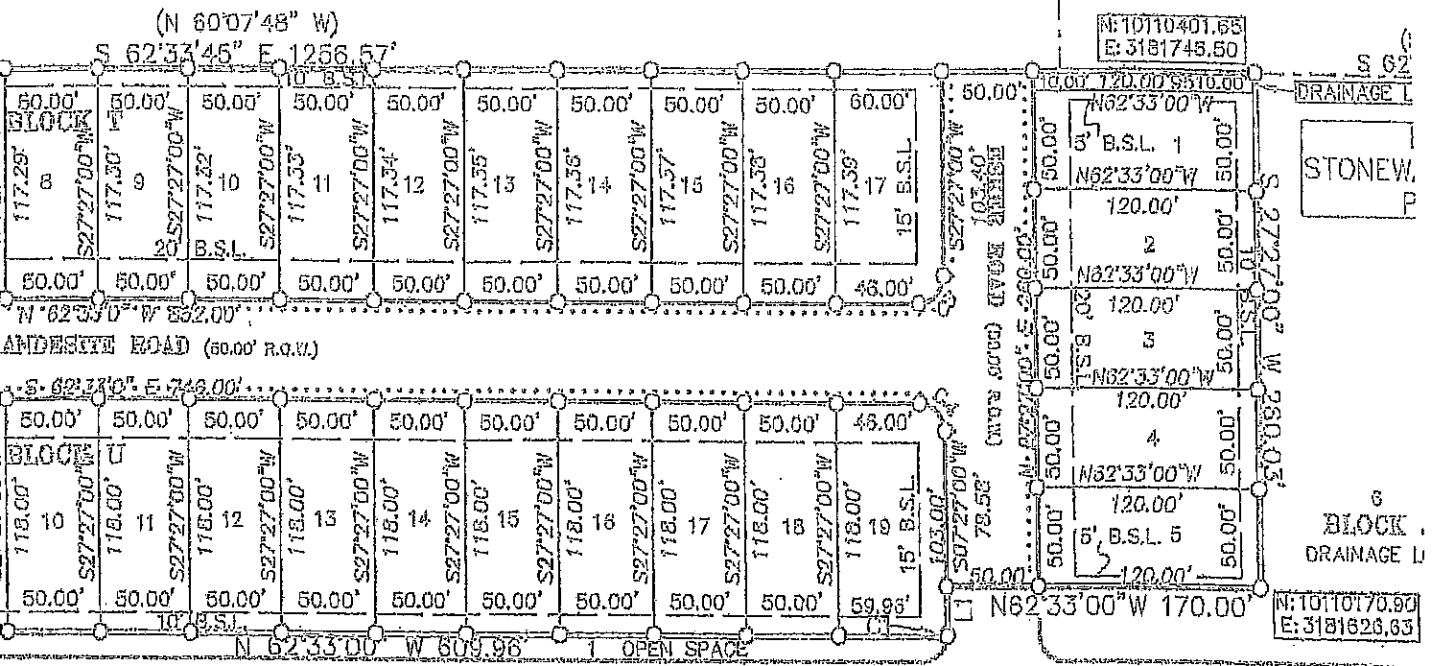


TIMAJERO WAY  
(70.00' R.O.W.)

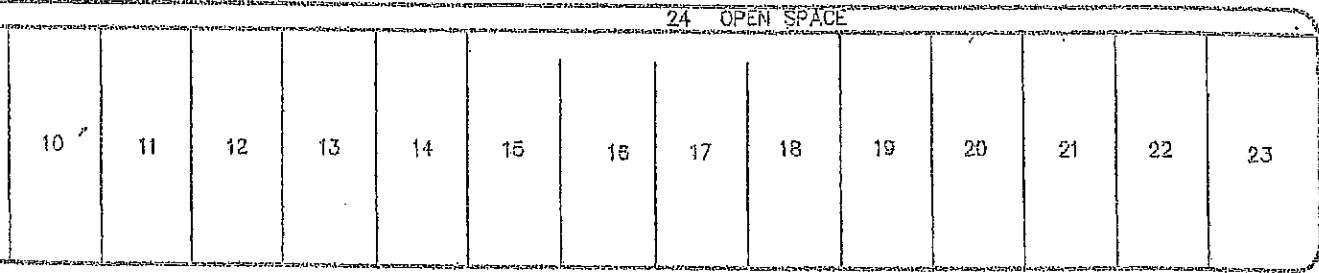
PERNILLA ROAD (900.00' R.O.W.)

PERNILLA ROAD (900.00' R.O.W.)

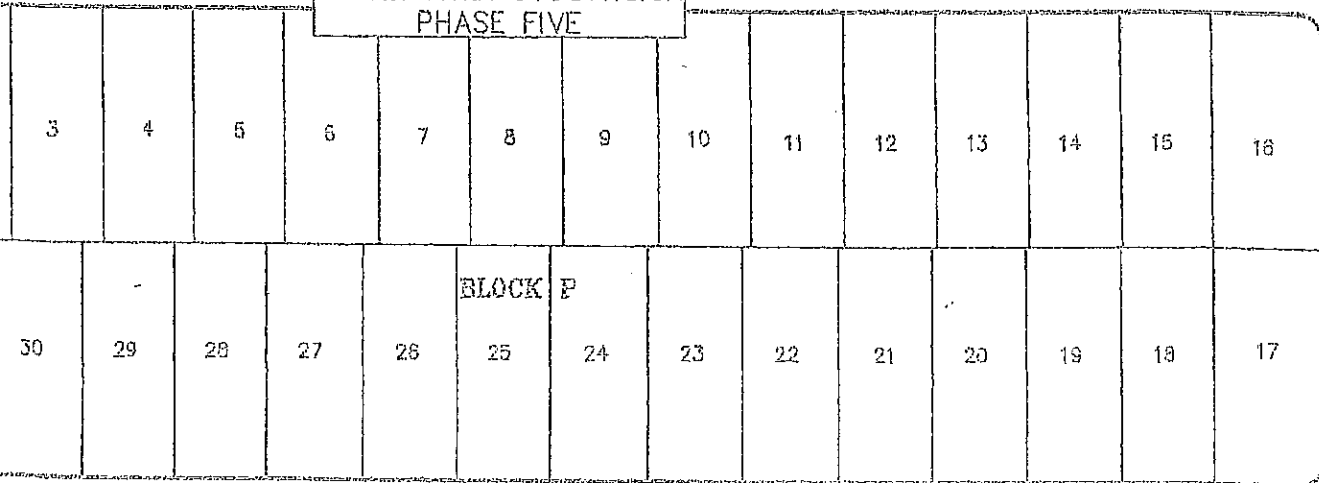
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PH



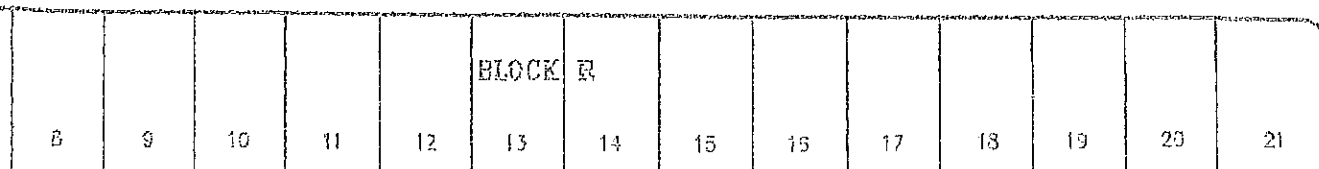
PROPOSED  
SUBDIVISION  
PHASE TWO



PROPOSED  
STONEWATER SUBDIVISION  
PHASE FIVE



CARBROOK ROAD (50.00' R.O.W.)



**D**



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

DoucetandAssociates.com

June 23, 2015

City of Manor  
Development Services Department  
105 E. Eggleston St.  
Manor, Texas 78653  
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Stonewater Subdivision: Phase 2 - Final Plat Revision Submittal

Dear Mr. Bolt:

Please accept the enclosed documents for review of the Stonewater Subdivision: Phase 2 Final Plat revisions. The revisions to the Stonewater Phase 2 Final Plat are summarized as follows:

- Lot 9, Block S was previously a part of Stonewater Phase 5 but is now included in Stonewater Phase 2
- Lot 2, Block V & Lot 9, Block S were both residential lots but are now Open Space Lots.

Find the following documents enclosed for your review:

1. Fee for Final Plat Revision Review
2. (2) Two full sized copies of the Stonewater Phase 2 Final Plat

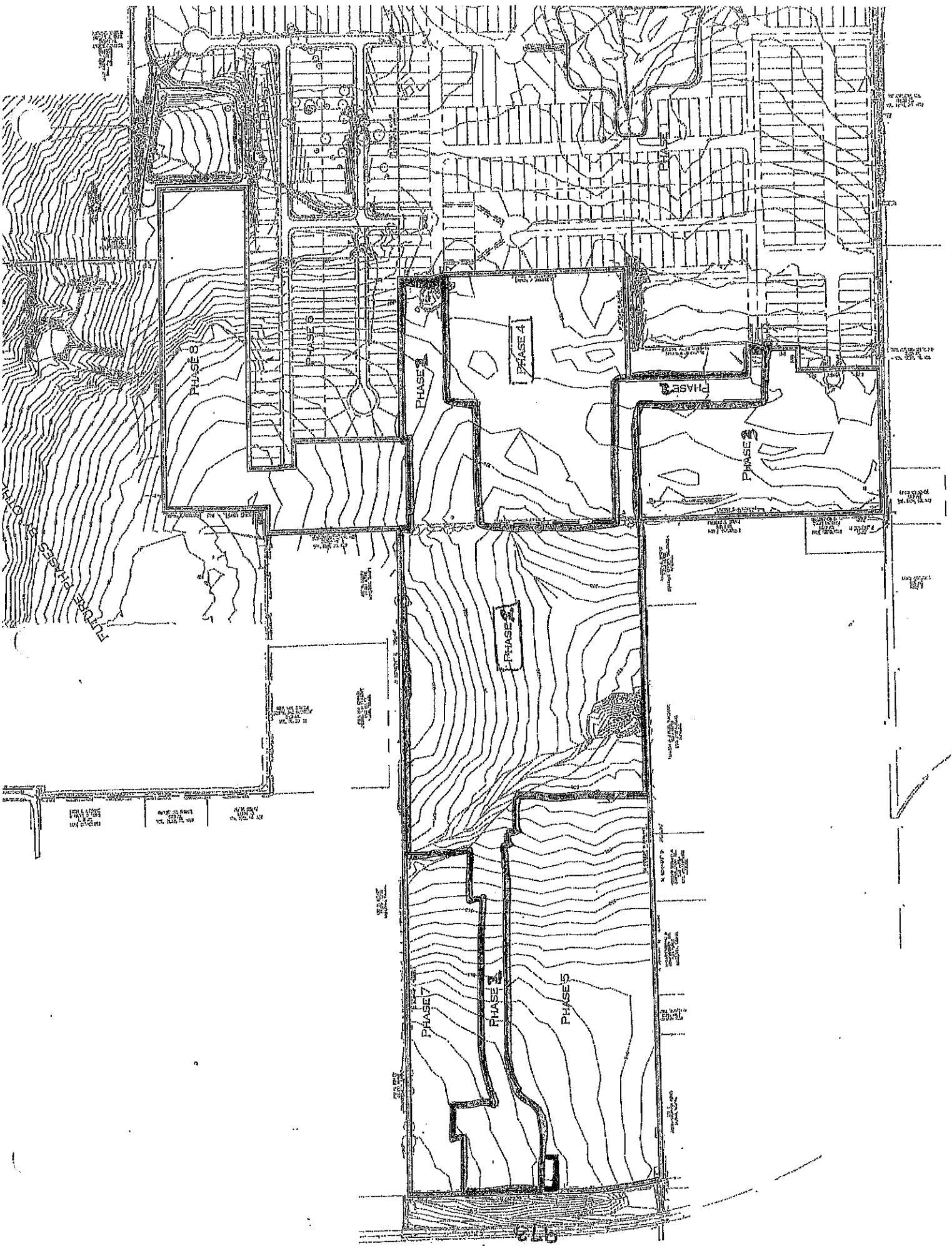
An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

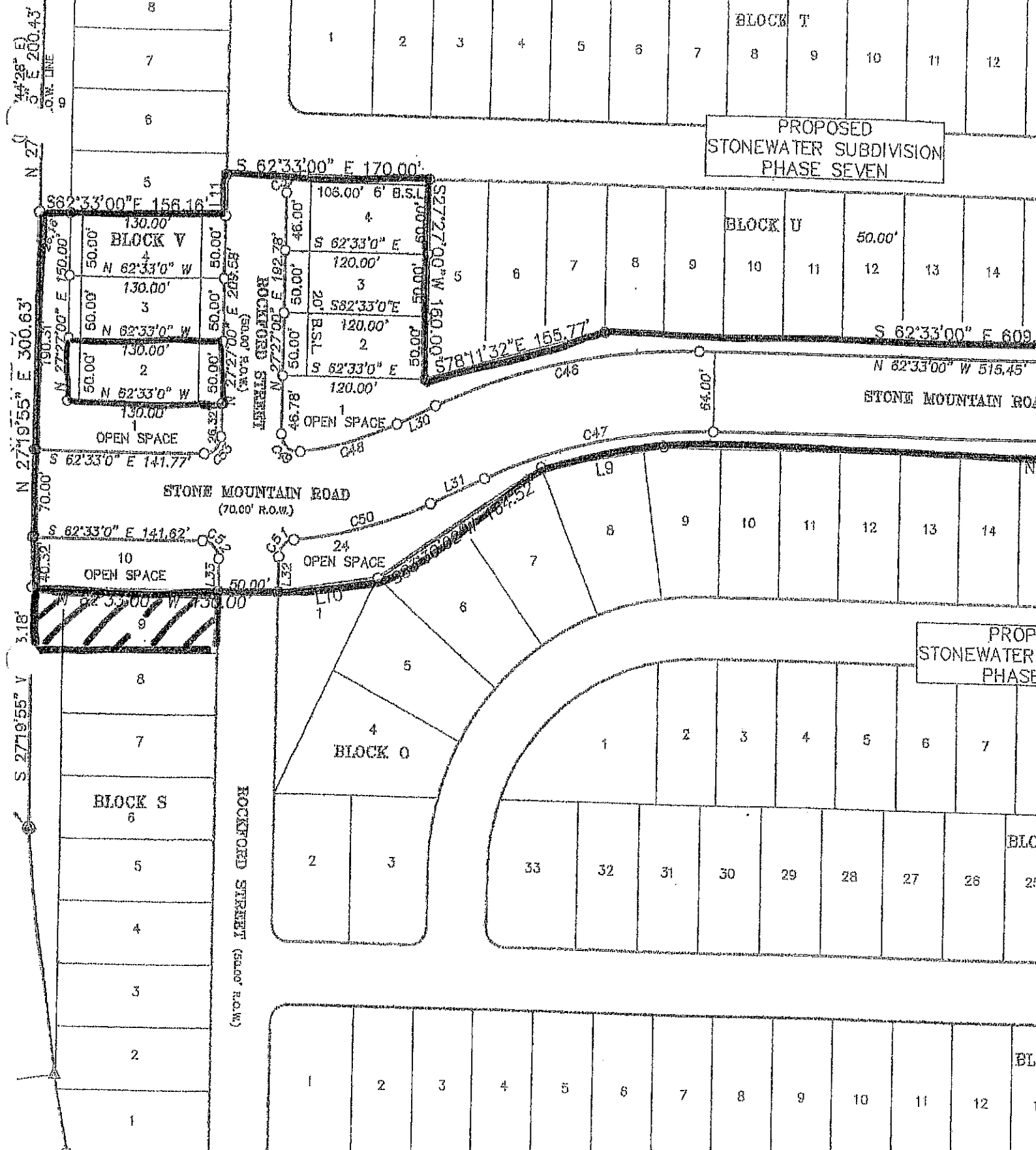
Sincerely,

A handwritten signature in black ink, appearing to read 'Hanna Lupico', written in a cursive style.

Hanna Lupico, EIT  
Engineer Associate  
Doucet & Associates, Inc.

TBPE Firm # 3937  
State of Texas Surveying Firm Certification # 10105800





PROPOSED  
STONEWATER SUBDIVISION  
PHASE SEVEN

BLOCK U

BLOCK T

STONE MOUNTAIN ROAD

PROPOSED  
STONEWATER  
PHASE

HOOKFORD STREET (70.00' R.O.W.)

STONE MOUNTAIN ROAD  
(70.00' R.O.W.)

BLOCK O

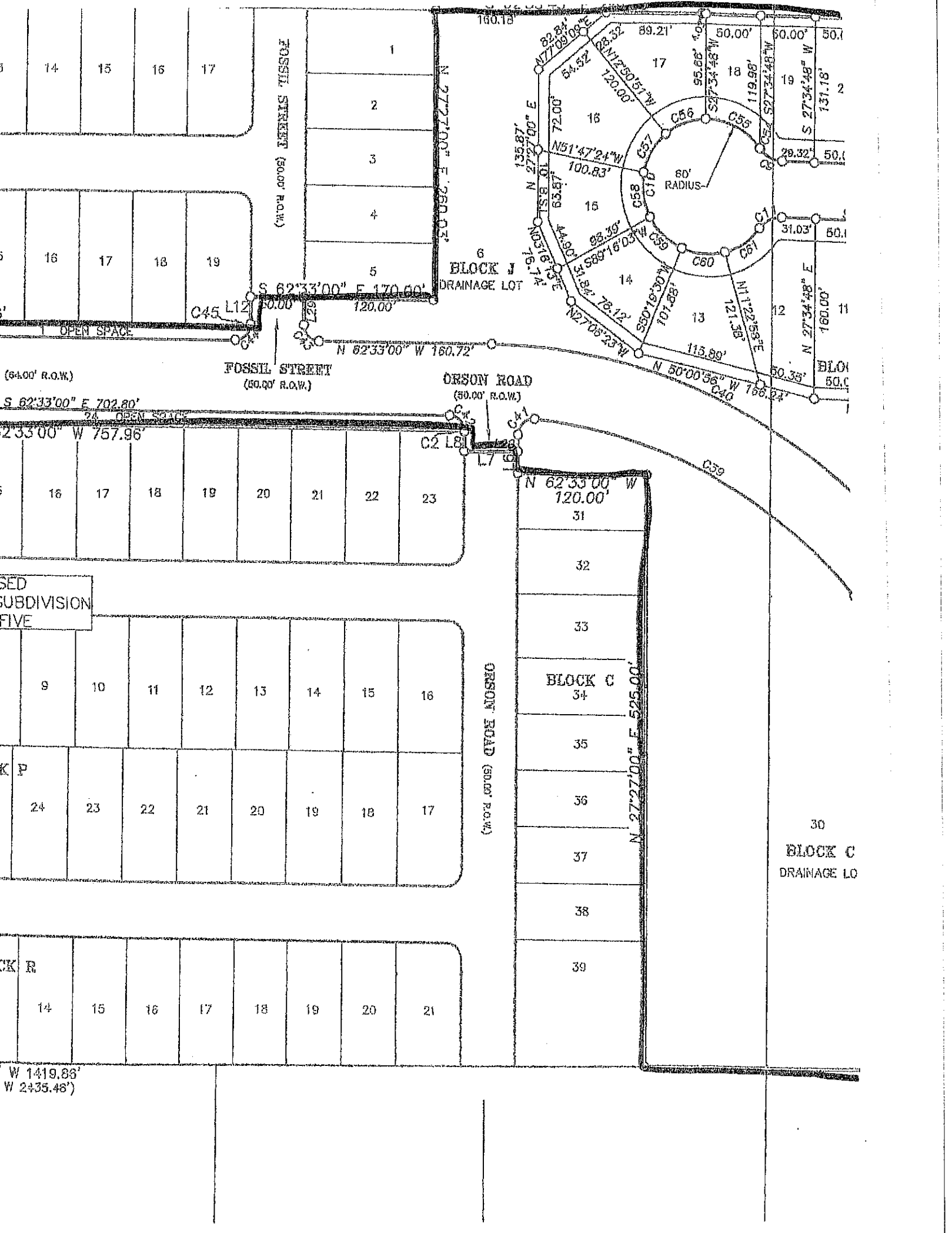
BLOCK S

BLOCK V

STA: 42+529.145  
100.00' LT.

REMAINDER OF  
LOT 1  
KROLL-LUNDGREN ACRES  
VOL. 81, PG. 243  
P.R.T.C.T.





(50.00' R.O.W.) FOSSIL STREET

BLOCK J DRAINAGE LOT

ORSON ROAD (50.00' R.O.W.)

FOSSIL STREET (50.00' R.O.W.)

(64.00' R.O.W.)

S 62°33'00" E 702.80'

233.00' W 757.96'

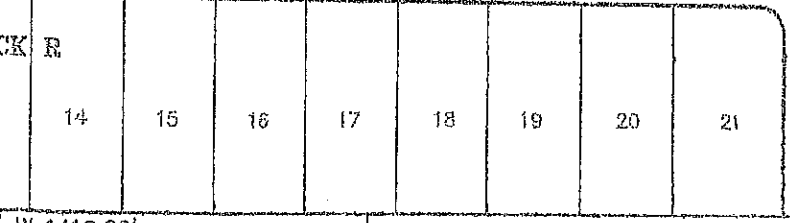
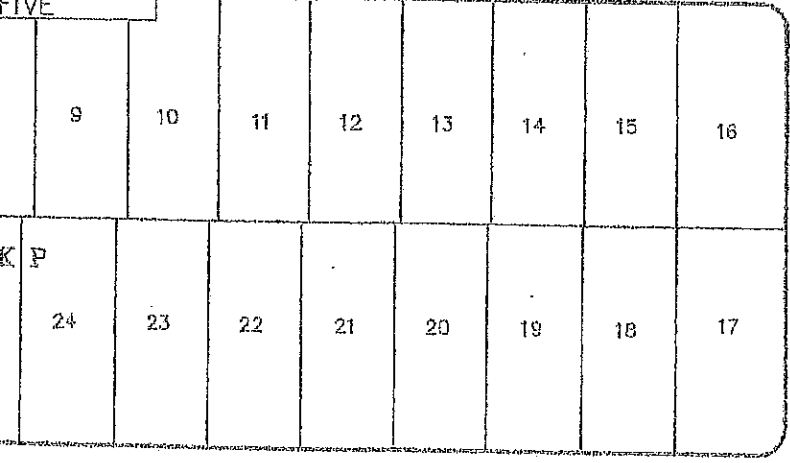
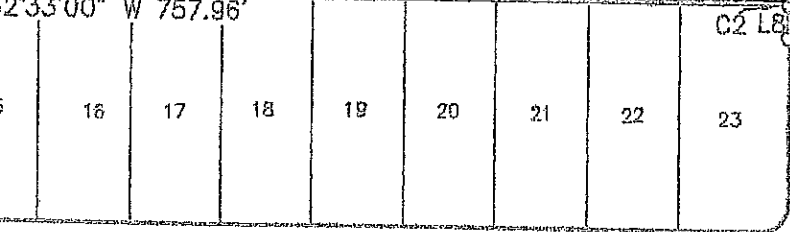
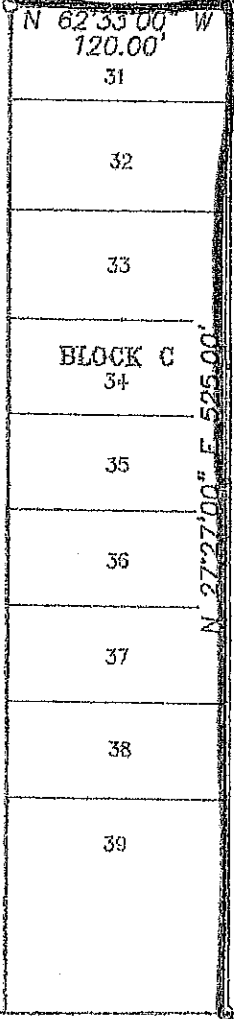
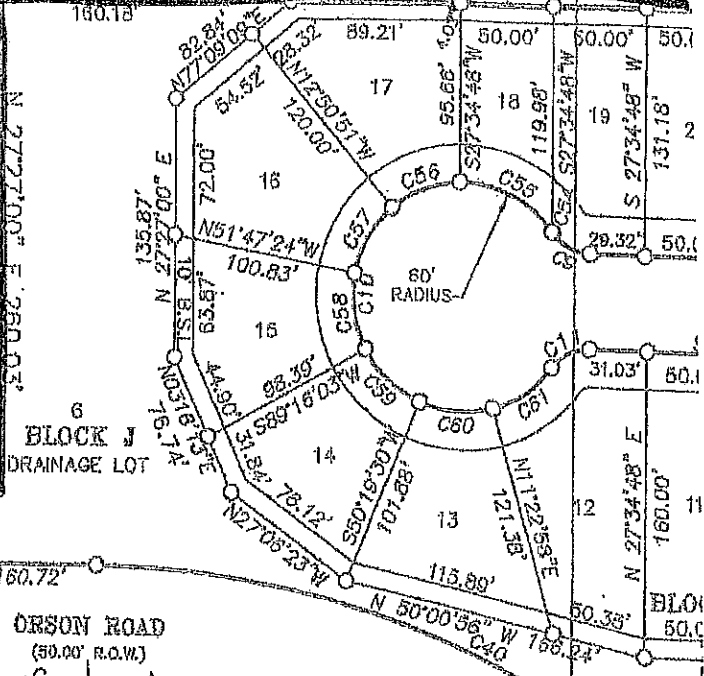
SED SUBDIVISION FIVE

BLOCK C

BLOCK C DRAINAGE LOT

CK R

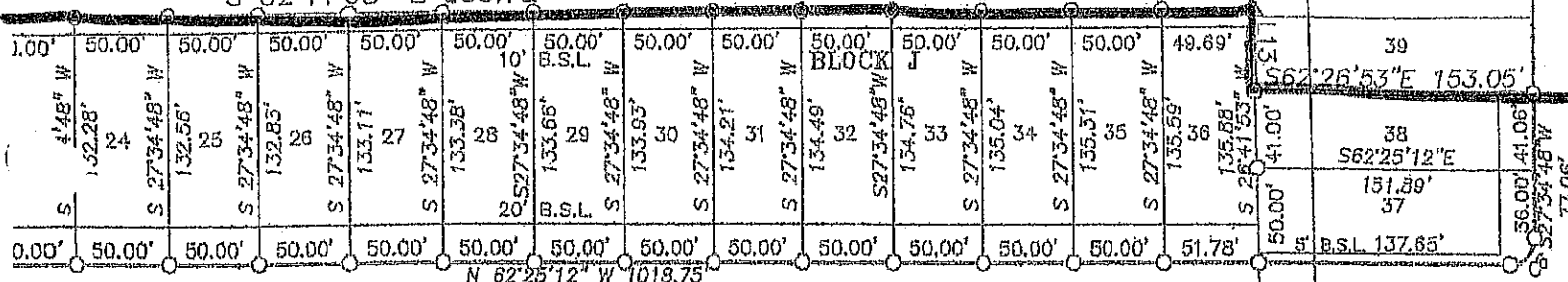
W 1419.86'  
W 2435.48')



(S 60°18'22" E 954.44')  
S 62°44'08" E 953.72'

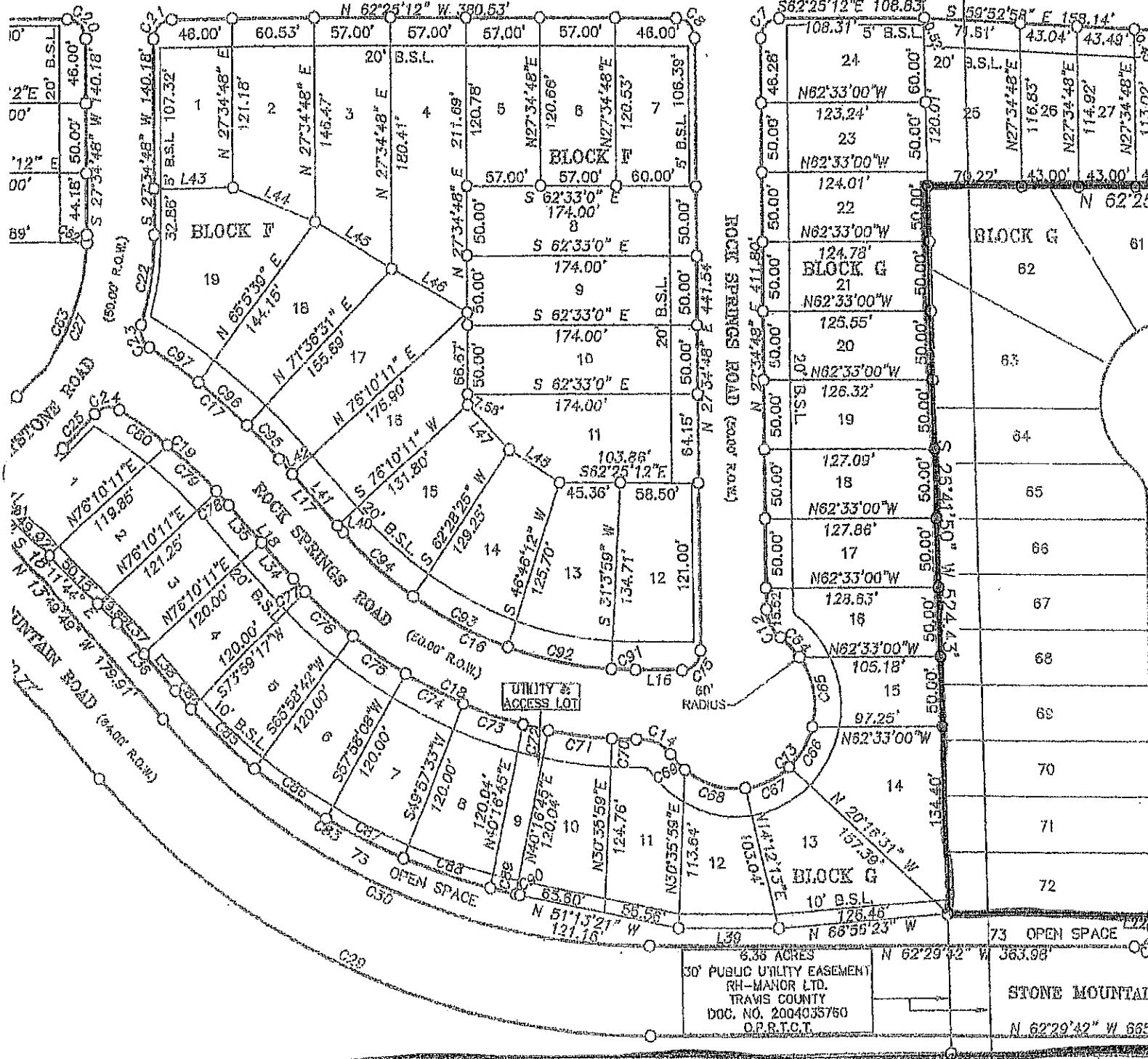
DOC. NO. 2004035760  
O.P.R.T.C.T.

40



AIR DRIVE (50.00' R.O.W.)

JAMIE DRIVE

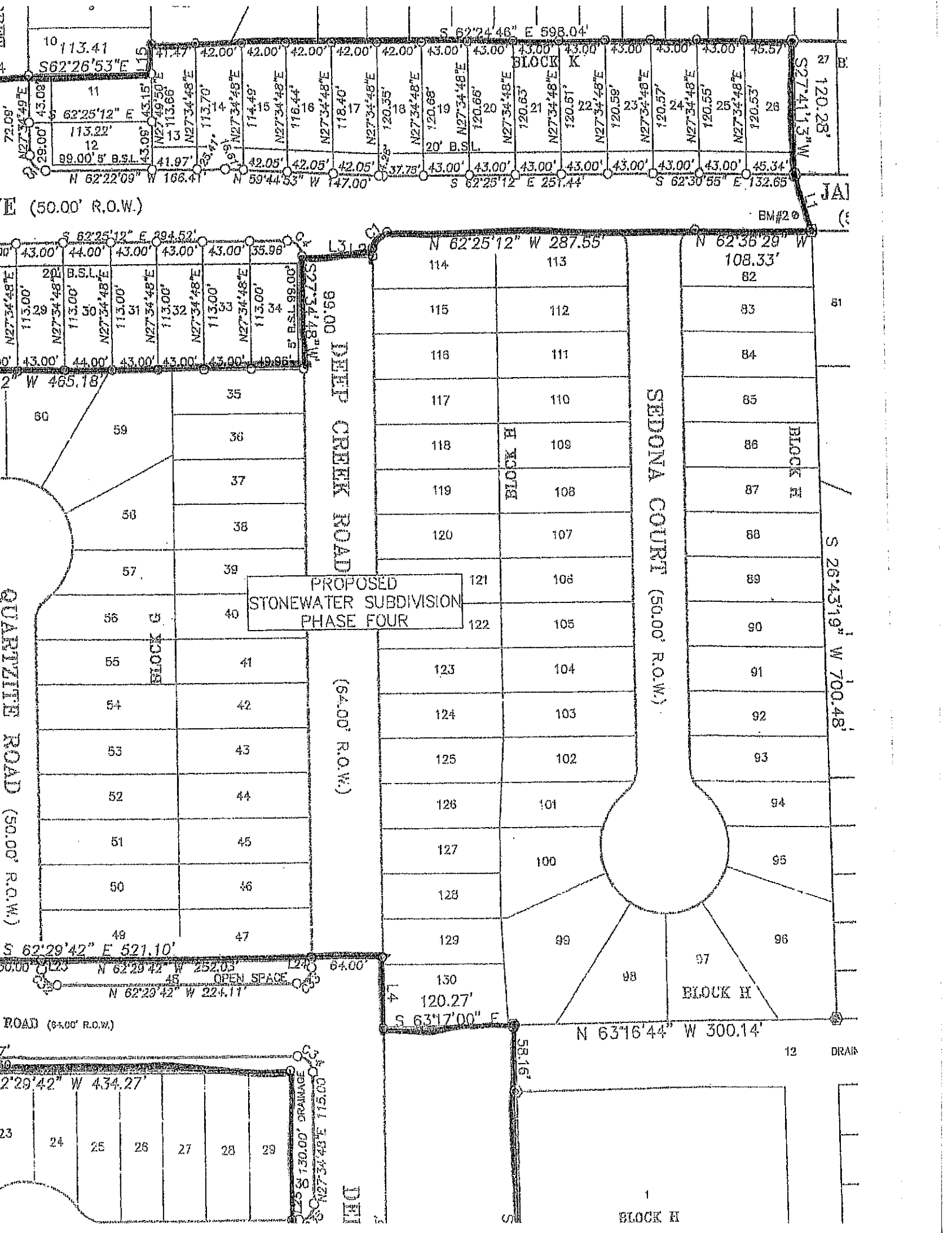


(S 60°18'22" E 954.44')  
(N 60°44'04" W)

STONE MOUNTAIN  
N 62°29'42" W 563.98'

BLOCK C  
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S 62°24'46" E 598.04'

10 113.41  
 S 62°26'53" E 151.47  
 11 62°25'12" E 113.22'  
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PROPOSED  
 STONEMASTER SUBDIVISION  
 PHASE FOUR

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ROAD (64.00' R.O.W.)  
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N 63°16'44" W 300.14'  
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**E**



7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[DoucetandAssociates.com](http://DoucetandAssociates.com)

June 25, 2014

City of Manor  
Development Services Department  
105 E. Eggleston St.  
Manor, Texas 78653  
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

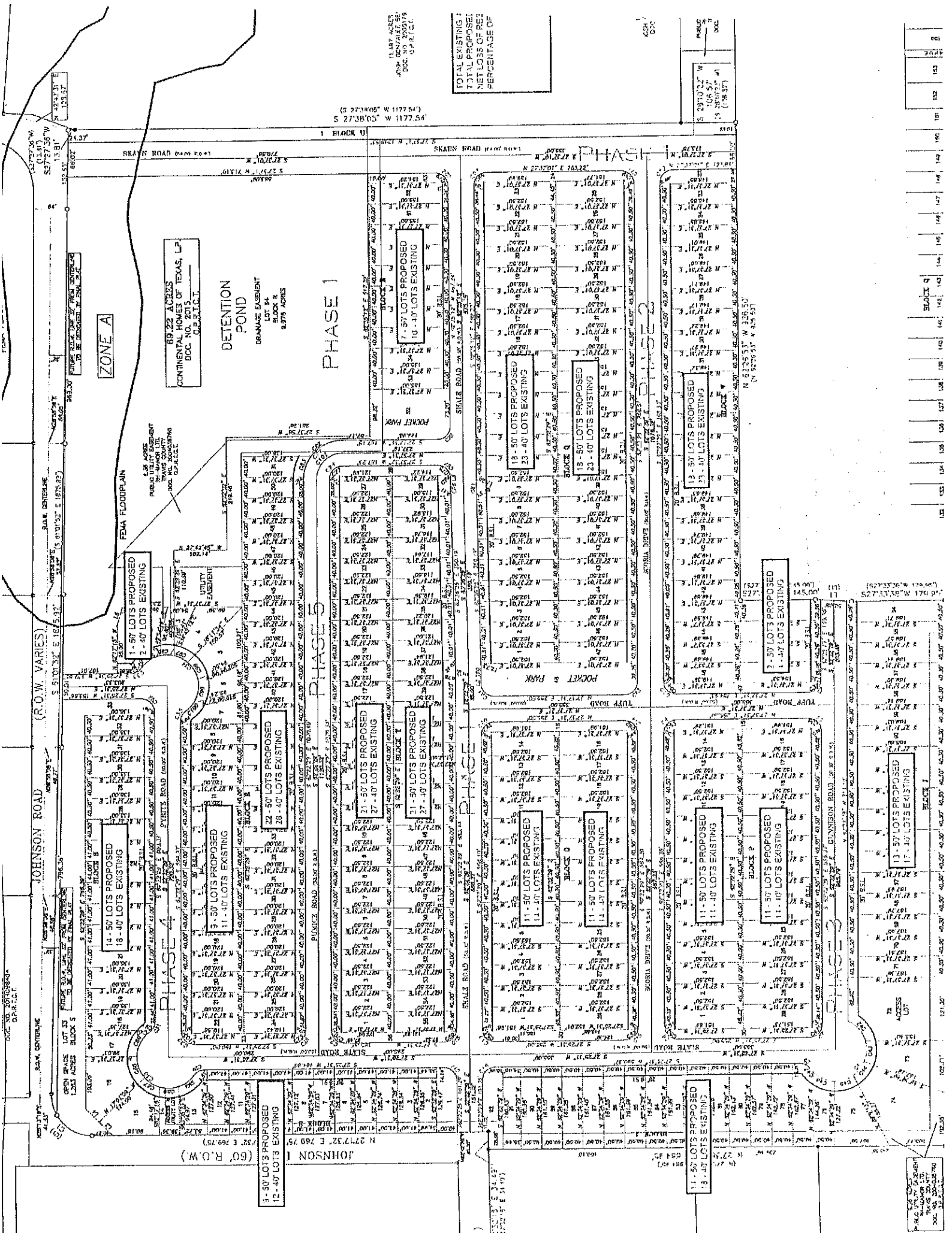
A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.



**ZONE A**  
69.22 ACRES  
CONTINENTAL HOMES OF TEXAS, LP  
DOC. NO. 2015  
OP. R.I.C.T.

**DETENTION POND**  
DRAINAGE ELEMENT  
BLOCK 3  
9.976 ACRES

**PHASE 1**

7-59 LOTS PROPOSED  
10-40 LOTS EXISTING

13-50 LOTS PROPOSED  
23-40 LOTS EXISTING

13-50 LOTS PROPOSED  
23-40 LOTS EXISTING

7-59 LOTS PROPOSED  
11-40 LOTS EXISTING

1-50 LOTS PROPOSED  
2-40 LOTS EXISTING

22-50 LOTS PROPOSED  
28-40 LOTS EXISTING

21-50 LOTS PROPOSED  
27-40 LOTS EXISTING

21-50 LOTS PROPOSED  
27-40 LOTS EXISTING

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17-40 LOTS EXISTING

14-50 LOTS PROPOSED  
16-40 LOTS EXISTING

9-50 LOTS PROPOSED  
11-40 LOTS EXISTING

1-50 LOTS PROPOSED  
12-40 LOTS EXISTING

11-50 LOTS PROPOSED  
13-40 LOTS EXISTING

11.07 ACRES  
40% CENTRAL 50'  
DOC. NO. 2003175  
O.P.R.I.C.T.

TOTAL EXISTING  
TOTAL PROPOSED  
NET LOSS OF RES  
PERCENTAGE OF

40%  
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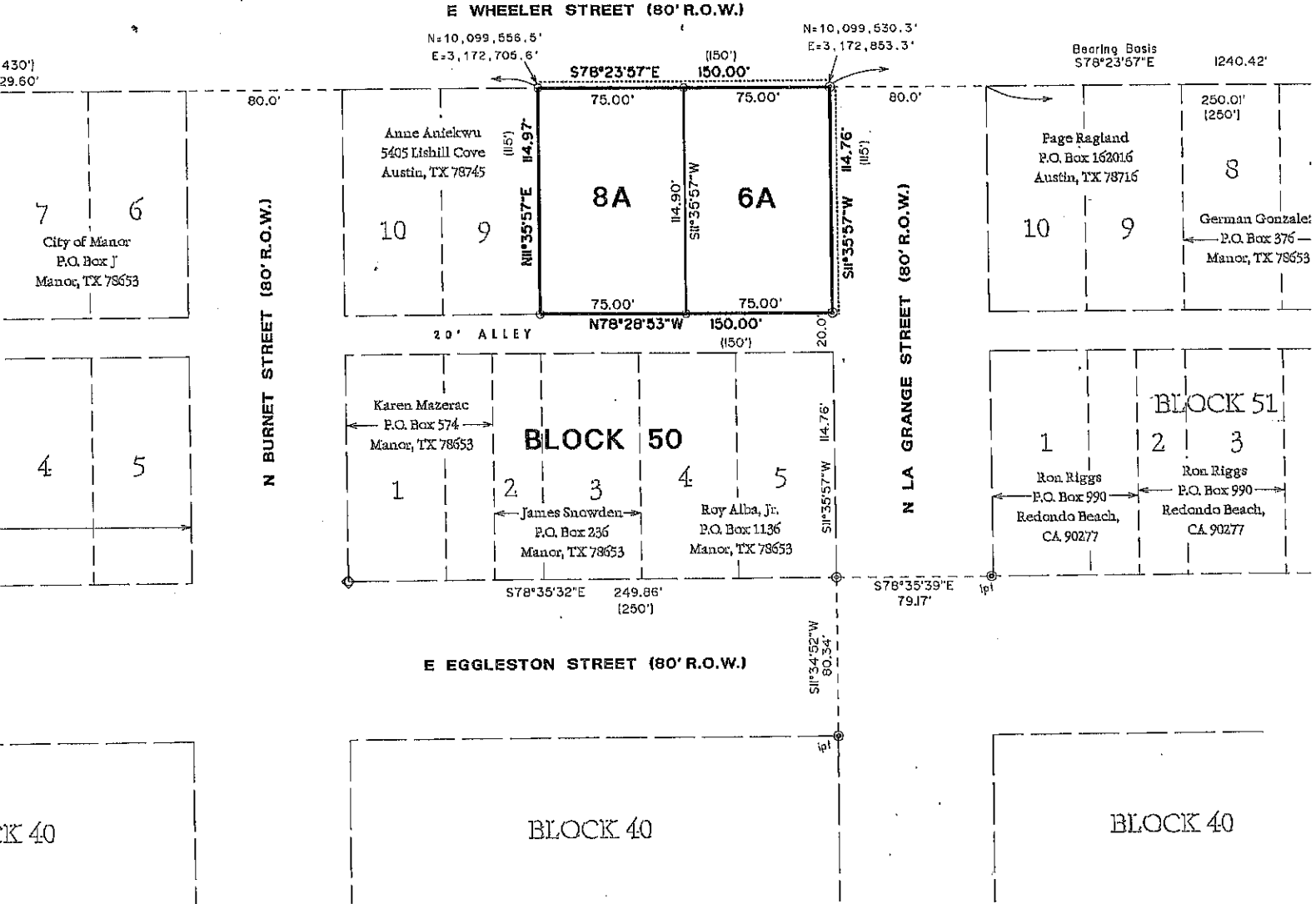
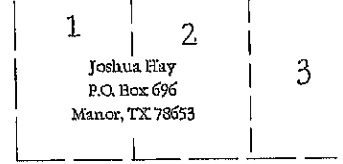
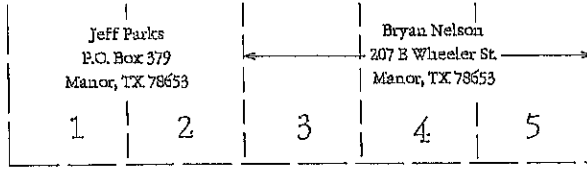
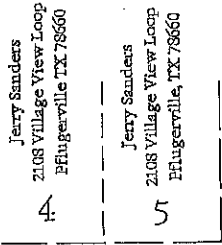
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**F**

BLOCK 60

BLOCK 59



WARRANTY DEEDS:  
 of Lot 6, Lot 7 and Lot 8, Block 50, Town of Manor,  
 according to the map or plat thereof recorded in Volume V Page 796  
 County, Texas, and as conveyed to me by Warranty Deed recorded  
 in the Official Public Records of Travis County, Texas,  
 in accordance with the attached map or plat to be known as

**WARRANTY DEED OF  
 LOTS 6, 7 AND 8  
 BLOCK 50  
 TOWN OF MANOR**

with all restrictions heretofore granted, and not released.  
 \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D.,  
 2015, did personally appear Germaine Swenson, known to me to be the person whose  
 name is subscribed to the foregoing instrument of writing, and she acknowledged before  
 me that she executed the same for the purposes and considerations therein expressed.

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

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

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