



**AGENDA
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
DECEMBER 9, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR
BRIAN WINKLER – COMMISSIONER
ADRIANA ROJAS – COMMISSIONER
WILLIAM MYERS – COMMISSIONER

ZINDIA PIERSON – VICE CHAIR
TODD SHANER – COMMISSIONER
VACANT – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CONSENT AGENDA:

1. APPROVE MINUTES:

NOVEMBER 10, 2015

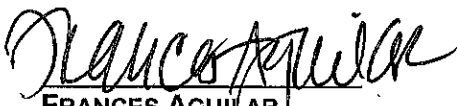
2.

- 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 – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
- B.** 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
- C.** DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC AND TOWER ROAD. AGENT: KIMLEY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

- D. DISCUSS AND POSSIBLE RECOMMENDATION UPON A REZONING REQUEST FOR 146 ACRES AT THE SE CORNER FM 973 AND BRENHAM ST; PORTIONS OF THE CALVIN BAKER SUR. NO. 38, JAMES MANOR SUR. NO. 39 AND 40, JAMES H. MANNING SUR. NO. 37; TRAVIS COUNTY APPRAISAL DISTRICT IDS# 227196, 227197, 227198, 227199, 227211 FROM SINGLE FAMILY RESIDENTIAL - 1 (R-1) DISTRICT ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP
- E. DISCUSS AND POSSIBLE ACTION UPON A CONCEPT PLAN FOR LAGOS MASTER PLANNED COMMUNITY; 146 ACRES AT THE SE CORNER FM 973 AND BRENHAM ST; PORTIONS OF THE CALVIN BAKER SUR. NO. 38, JAMES MANOR SUR. NO. 39 AND 40, JAMES H. MANNING SUR. NO. 37; TRAVIS COUNTY APPRAISAL DISTRICT IDS# 227196, 227197, 227198, 227199, 227211. APPLICANT: KIMLEY-HORN ASSOCIATES. OWNER: 706 DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR BLOCK 44, LOT 7, LOCALLY KNOW AS 204 W. EGGLESTON. APPLICANT: VERONICA DONLEY. STAFF: SCOTT DUNLOP
4. DISCUSSION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE SHADOWVIEW UNIFORM SIGN PLAN. APPLICANT: DANNY BURNET. STAFF: SCOTT DUNLOP
5. DISCUSSION AND POSSIBLE RECOMMENDATION TO REZONE 13.34 OUT OF THE JAMES MANOR SURVEY NO. 39, ABSTRACT 528, JAMES MANOR SURVEY NO. 40 ABSTRACT 546, AND CALVIN BARKER SURVEY NO. 38, ABSTRACT 58; LOCALLY KNOWN AS 11817 MURCHISON STREET, FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO INSTITUTIONAL (I). APPLICANT. MANOR INDEPENDENT SCHOOL DISTRICT. STAFF: SCOTT DUNLOP


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.

1



**MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
NOVEMBER 10, 2015, 6:30 P.M.**

MARY ANN PARKER – CHAIR (P)
BRIAN WINKLER – COMMISSIONER (A)
ADRIANA ROJAS – COMMISSIONER (A)
WILLIAM MYERS – COMMISSIONER (P)

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

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CHAIRPERSON PARKER ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:33 PM

CONSENT AGENDA:

1. APPROVE MINUTES:

OCTOBER 14, 2015

MOTION TO APPROVE THE OCTOBER 14TH MINUTES BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER PIERSON. 4 – 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 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

- C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL HEIGHTS PHASE 1, ONE HUNDRED THIRTEEN (113) SINGLE FAMILY LOTS ON 30 ACRES MORE OR LESS, LOCATED AT BOIS D'ARC AND TOWER ROAD. AGENT: KIMLEY-HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP

MOTION TO POSTPONE AGENDA ITEMS 2 A, B, AND C TO DECEMBER 9TH BY COMMISSIONER MYERS, SECONDED BY COMMISSIONER PIERSON. 4 – 0 TO POSTPONE

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SETBACK WAIVER FOR BLOCK 51, LOT 9, LOCALLY KNOWN AS 302 EAST WHEELER. APPLICANT: SARA DOMINGUEZ. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER SHANER, SECONDED BY COMMISSIONER PIERSON. 4 – 0 TO APPROVE.

4. ADJOURN

MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER SHANER. 4 – 0 TO ADJOURN.

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 1220 (512) 259-3882
Leander, TX 78648 Fax 259-8016
Texas Registered Engineering Firm F-4780

February 11, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78663

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, 2015 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, 2015
Page 2 of 2

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Smith', with a stylized flourish at the end.

David T. Smith, P.E.

DTS/s

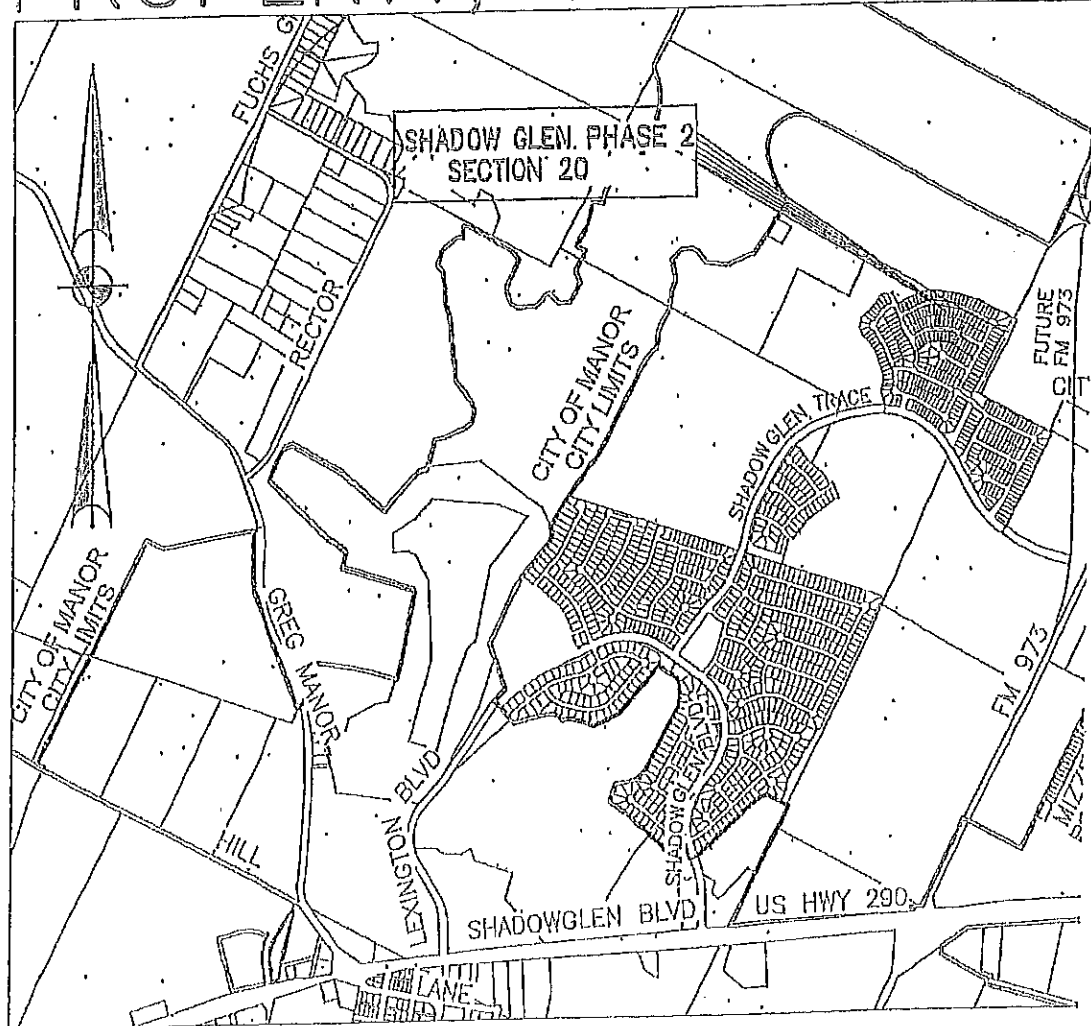
Copy: Jamie Burke, AECOM

PN: 100-670-10

JACO

OR EXTENT OF DEVELOPMENT
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NEIGH

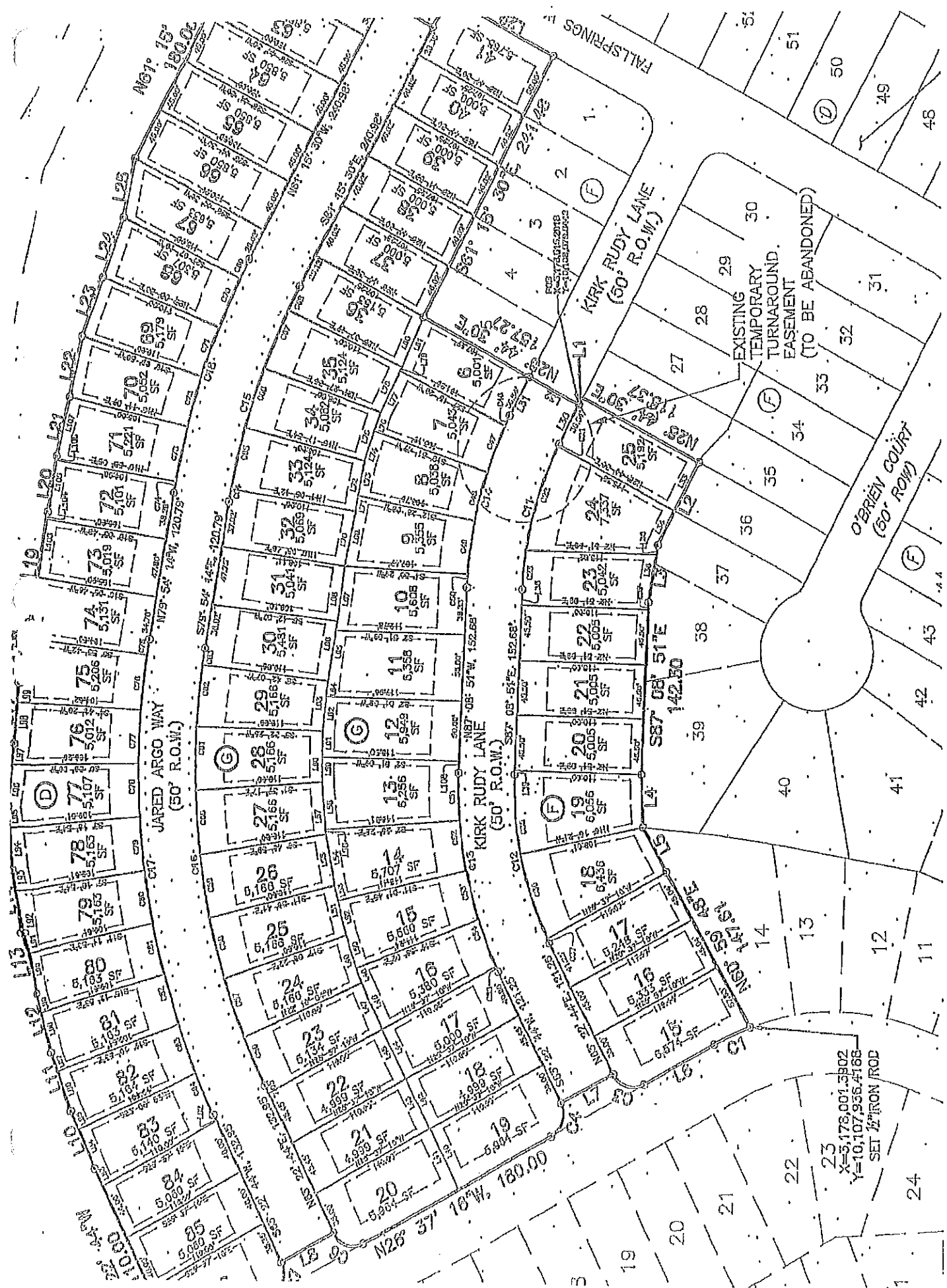
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THE PROPERTY, THE SUBDIV'



COM

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

VICINITY MAP
SCALE: 1" = 2000'



X=5,178,001.3802
Y=10,107,936.4188
SET 1/2" IRON ROD

B



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

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.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

September 11, 2015

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

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

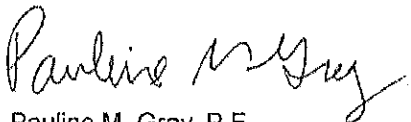
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

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

Sincerely,

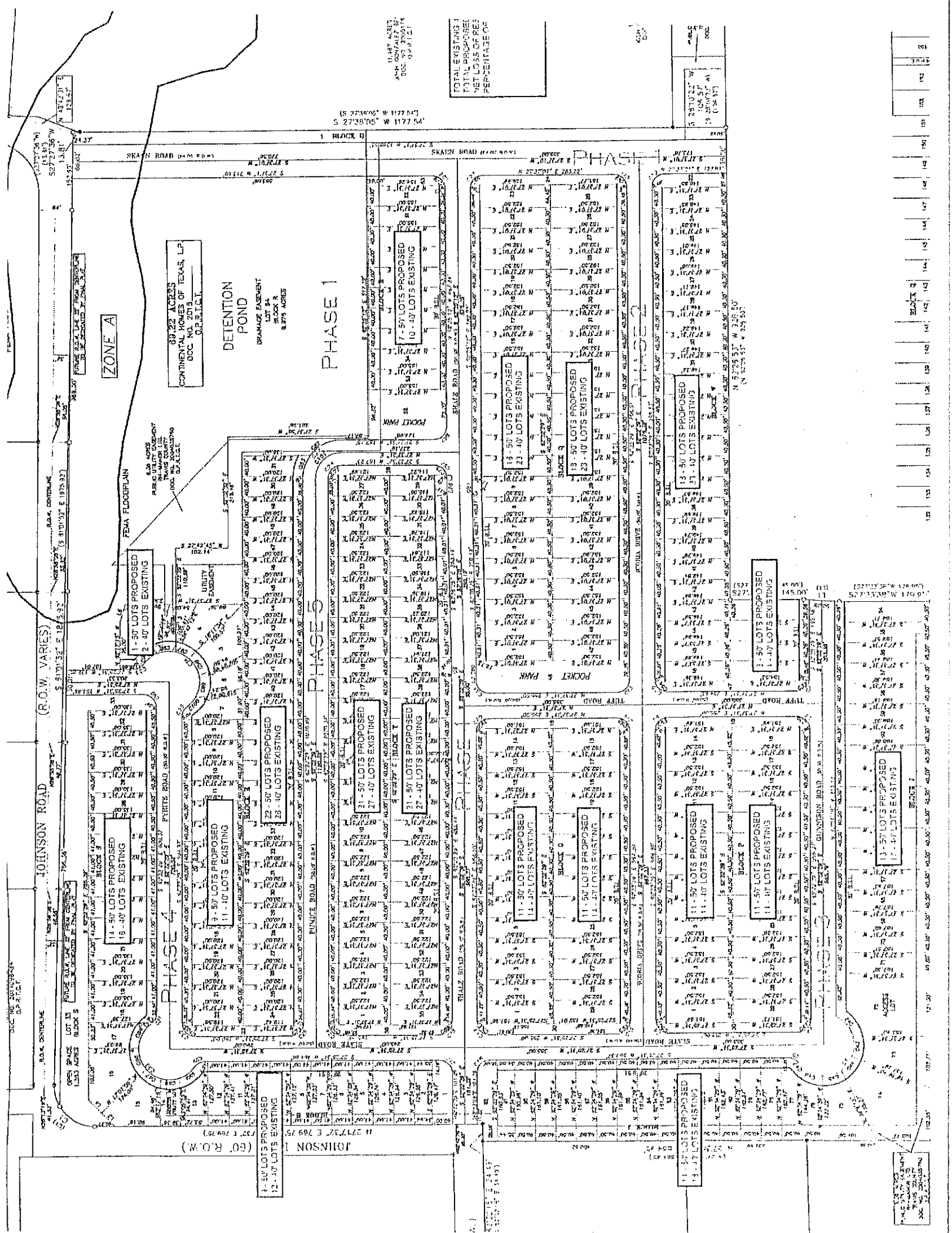


Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering

PN 100-721-10



C

October 1, 2015

Mr. Robert J. Smith, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road
Avallon IV, Suite 300
Austin, TX 78759

Re: First Final Plat Review for
Presidential Heights – Phase 1
City of Manor, Texas

Dear Mr. Smith:

The first submittal of the Presidential Heights – Phase 1 Final Plat prepared by Kimley-Horn and Associates, Inc. received by our office on September 10, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

1. The location map on the plat is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263B. 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') must be shown on the plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
2. Note that the Construction Plans for all required improvements will have to be approved before Final Plat approval pursuant to Section 24(h)(1)(iii) of Subdivision Ordinance 263B.
3. The Subdivision Final Plat Application shows fees calculated for a total of 113 Lots, but the plat shows 116 total lots.
4. Documentation on 911 Addressing approval of new street names is not provided 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.
5. No right of way widths are shown for the proposed streets. Section 24(c)(4)(i) requires that the location, bearing, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be shown.
6. Section 24(c)(4)(ii) requires that complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) be provided.
7. Block E Lot 20 is missing dimensions. Section 24(c)(4)(v) requires the use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use.
8. Letters from electric utility providers were not submitted with the proposed Plat as required in Section 24(c)(5)(ii) of Subdivision Ordinance 263B. The developer must furnish letters

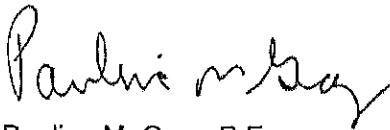
from non-City utilities certifying their approval of utility easements and the utility's intent to serve the property.

9. No deed restrictions were submitted with the plat. Deed restrictions are required in Section 24(d)(2)(iv) of Subdivision Ordinance 263B.

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

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Tom Bolt, City of Manor
Scott Dunlop, City of Manor

PN: 100-710-10



November 6, 2015

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

RE: Presidential Heights Phase I -First Final Plat Review

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by Jay Engineering Company, Inc. The original comments have also been included below for reference.

1. The location map on the plat is not to scale as required in Section 24(c)(1)(iii) of Subdivision Ordinance 263B. 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') must be shown on the plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.

Response: Location map has been revised to feature a 1" = 2,000' scale and includes a minimum radius of one mile of the site.

2. Note that the Construction Plans for all required improvements will have to be approved before Final Plat approval pursuant to Section 24(h)(1)(iii) of Subdivision Ordinance 263B.

Response: Acknowledged.

3. The Subdivision Final Plat Application shows fees calculated for a total of 113 Lots, but the plat shows 116 total lots

Response: This subdivision includes 116 total lots. Therefore, the correct Subdivision Final Plat fee equates to \$6,390. The previous paid fee totaled \$6,270. Therefore, \$120 will be paid for this difference prior to approval. The corrected page from the Plat Application has been included with this submittal as an attachment.

4. Documentation on 911 Addressing approval of new street names is not provided 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: Documentation from Dolores Huerta with the 911 Addressing Office is provided with this submittal. This email provides the 8 street names reserved for Presidential Heights Phase 1.

5. No right of way widths are shown for the proposed streets. Section 24(c)(4)(i) requires that the location, bearing, distances, widths, purposes and approved names of proposed streets, alleys, easements and rights of way to be shown.

Response: Right of way widths have been added to the proposed streets.

6. Section 24(c)(4)(ii) requires that complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) be provided.

Response: Curve table added to Sheet 3.

7. Block E Lot 20 is missing dimensions. Section 24(c)(4)(v) requires the use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use.

Response: Dimensions have been added to Block E Lot 20.

8. Letters from electric utility providers were not submitted with the proposed Plat as required in Section 24(c)(5)(ii) of Subdivision Ordinance 263B. The developer must furnish letters from non-City utilities certifying their approval of utility easements and the utility's intent to serve the property.

Response: Utility service letters have been obtained and are included as attachments to this submittal. Service letters have been provided by: Bluebonnet Electric, AT&T, Time Warner Cable and Presidential Glen MUD.

9. No deed restrictions were submitted with the plat. Deed restrictions are required in Section 24(d)(2)(iv) of Subdivision Ordinance 263B.

Response: Draft Master Covenant is provided with this submittal.

Please contact me at 512-418-1771 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Robert J. Smith, P.E.
Associate

Percentage of Total Loss	
100%	100%
50%	50%
25%	25%
12.5%	12.5%
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 is relevant.

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30%	100%
20%	100%
10%	100%
5%	100%
0%	100%

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 of a mansion, smiling down at a little, beautiful
 boy, who is sitting on a small, green, wooden
 chair, and she is saying, "I love you, little boy."

Percentage of Total Firms

By Size	By Industry
Large	10%
Medium	20%
Small	70%

Relative to the Total Firms

By Size	By Industry
Large	10%
Medium	20%
Small	70%

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Let's discuss supply & demand

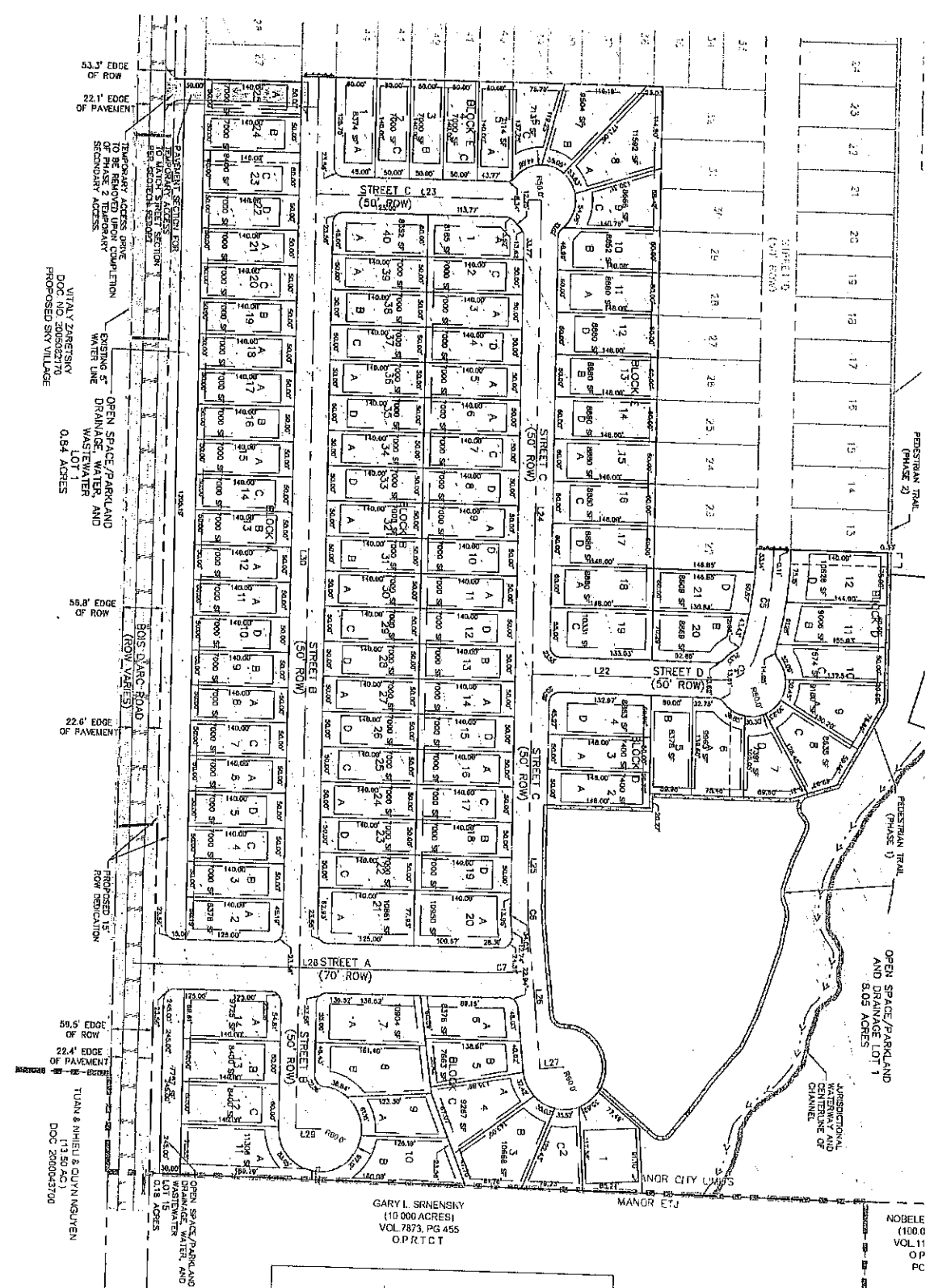
By contrast, Chen Shengping thinks Taiwan will also support participation in the APEC.

[illegible]

as well as part of a programme not subjected to scrutiny by any preposed regulatory body, published by a body that has not been established or authorised in the way that Social and Food Laws are. The Agency may not inspect the samples on the Agreement Free harvests, these harvests are not subject to any such inspection and the Scientific and

[illegible]

state were completed
 to test all the 2 years listed in the completed
 study. Failure to provide all relevant records on
 health records.



LINE TABLE		LINE LENGTH	BEARING
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LINE	DESCRIPTION	AMOUNT
1	LINE TABLE	

CURVE TABLE

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	83.35'	154.02'	S20°51'34"W	120.76'	135°02'20"	157.92'
C2	804.29'	11.29'	S44°01'14"W	11.25'	0°48'15"	5.64'
C3	477.66'	33.25'	N22°08'16"E	33.22'	72°51'18"	36.50'
C4	50.00'	63.95'	S61°01'45"W	58.96'	75°13'18"	58.50'
C6	502.66'	155.88'	S36°01'36"W	155.23'	17°45'53"	78.56'
C6	300.00'	31.42'	N24°05'24"E	31.40'	6°00'00"	15.72'
C7	550.00'	97.28'	N65°49'37"W	57.26'	5°58'02"	28.67'

NOTE:
ALL LOTS TO
ALONG STREET

BUILDING
SCALE: 1" = 10'

BUILDING
SCALE: 1"=1'

NOBELE
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VOL 11
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PC

ADJACENT PROPERTY OWNERS

[illegible]

D

November 9, 2015

City of Manor
Attn: Scott Dunlop
505 Barton Springs Road
Austin, Texas 78704

**Re: *Lagos Master Planned Community
Planned Unit Development – Letter of Intent
SE corner of FM 973 and Blake Manor Road
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Lagos Master Planned Community is located at the southeast corner of FM 973 and Blake Manor Road in Manor, Texas and Travis County. The existing property is approximately 700 undeveloped acres. The site consists of approximately 146 acres within the City of Manor's jurisdiction, with the remainder residing in the City of Austin.

The proposed development intends to provide single family housing in the style of a lakefront community. The majority of the proposed single family residences will be located next to ponds and lakes to offer a better living experience than a typical subdivision. In addition to the single family lots, multi-family apartment units, retail lots, restaurants, public parks, and other amenities are included in the scope of the development. Manor ISD has been coordinating to construct a new elementary school in the Lagos property as well.

A typical zoning classification is not conducive to providing this variety of uses in an efficient or aesthetically pleasing manner. In order to adequately and responsibly meet the needs of the citizens of Manor, the Lagos property is undergoing the rezoning process, in order to be classified as a Planned Unit Development (PUD). PUD zoning allows for a more flexible and fluid community as well as a better dispersion of uses throughout the proposed development.

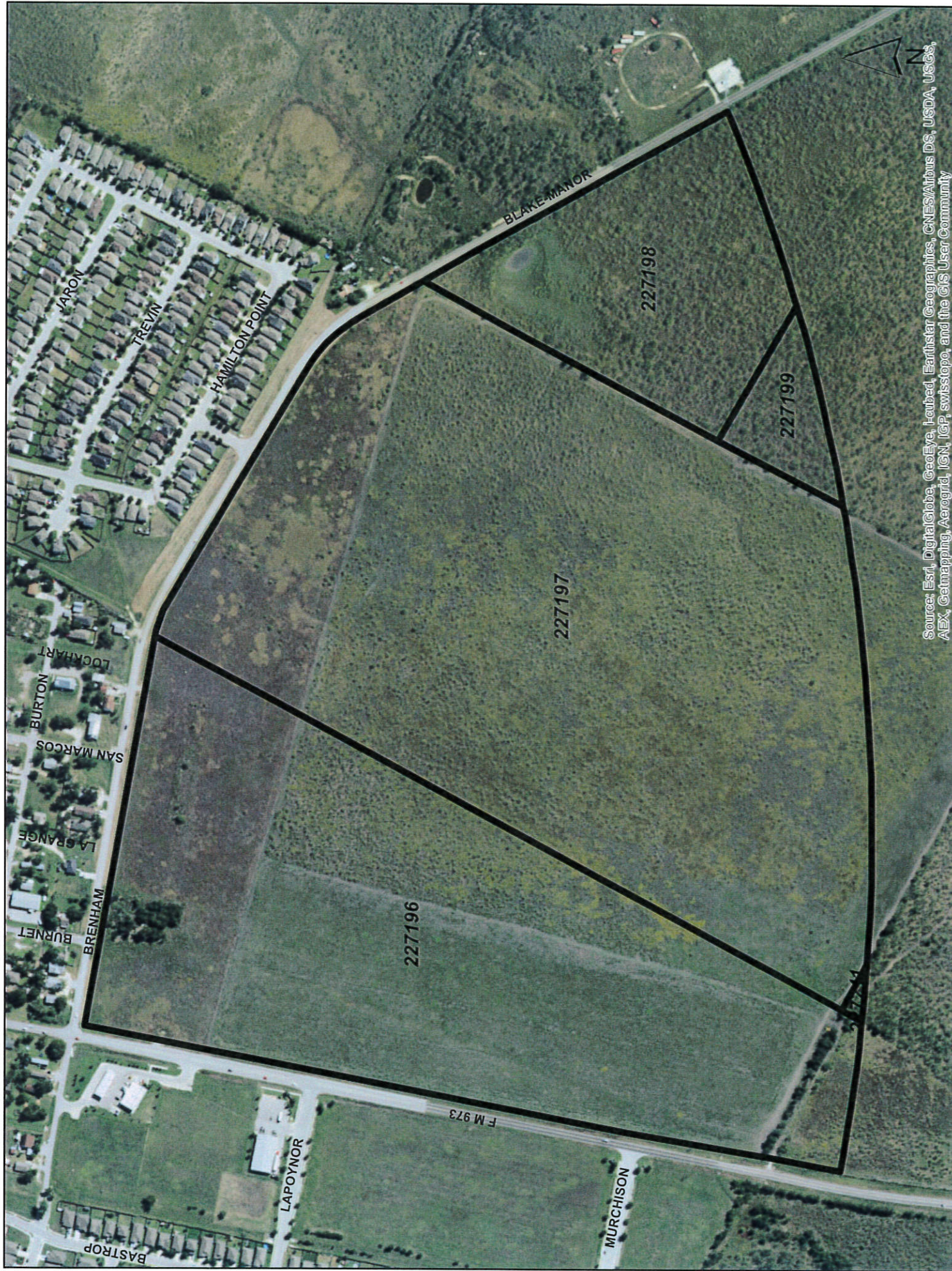
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

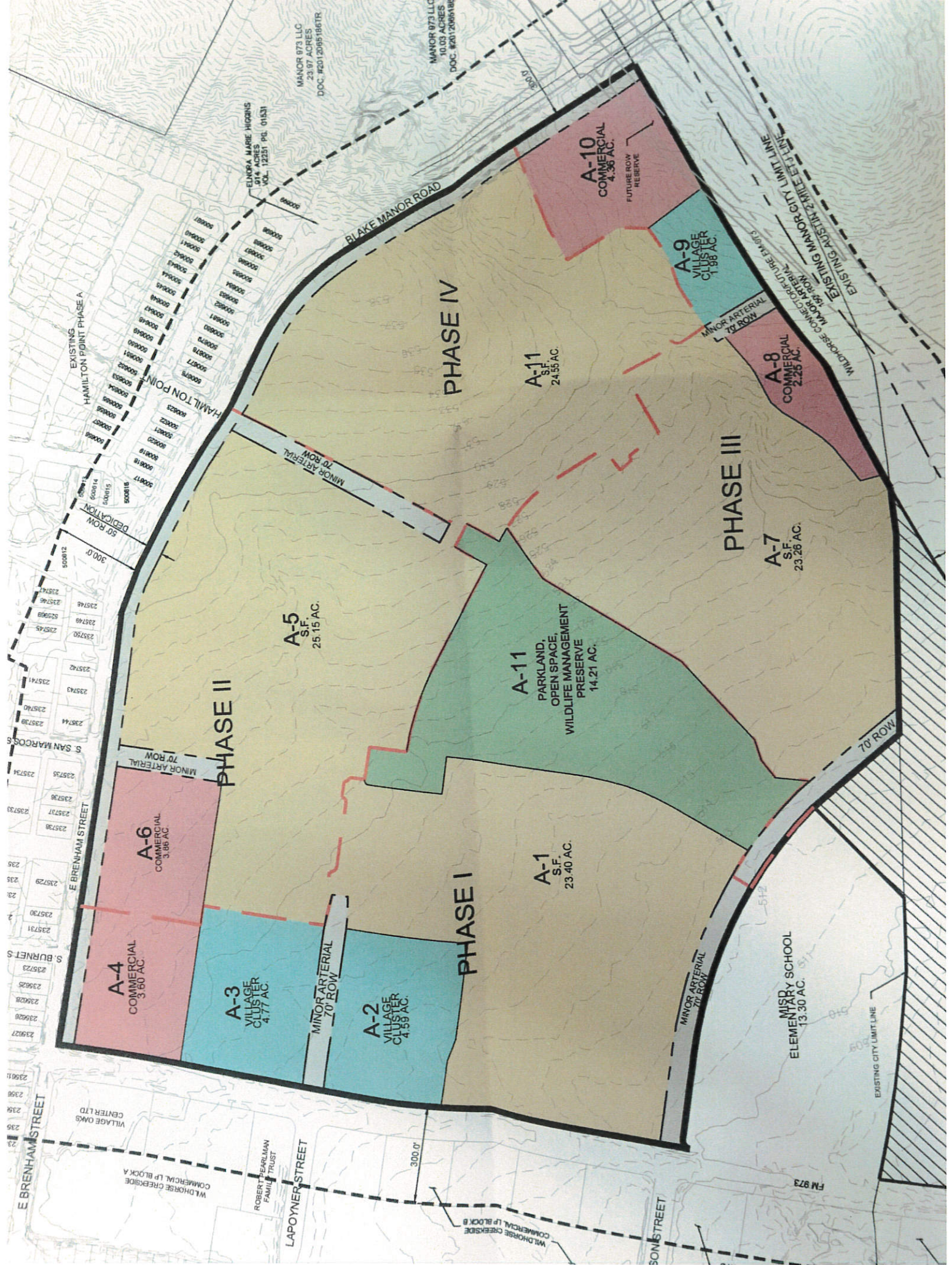
KIMLEY-HORN AND ASSOCIATES, INC.

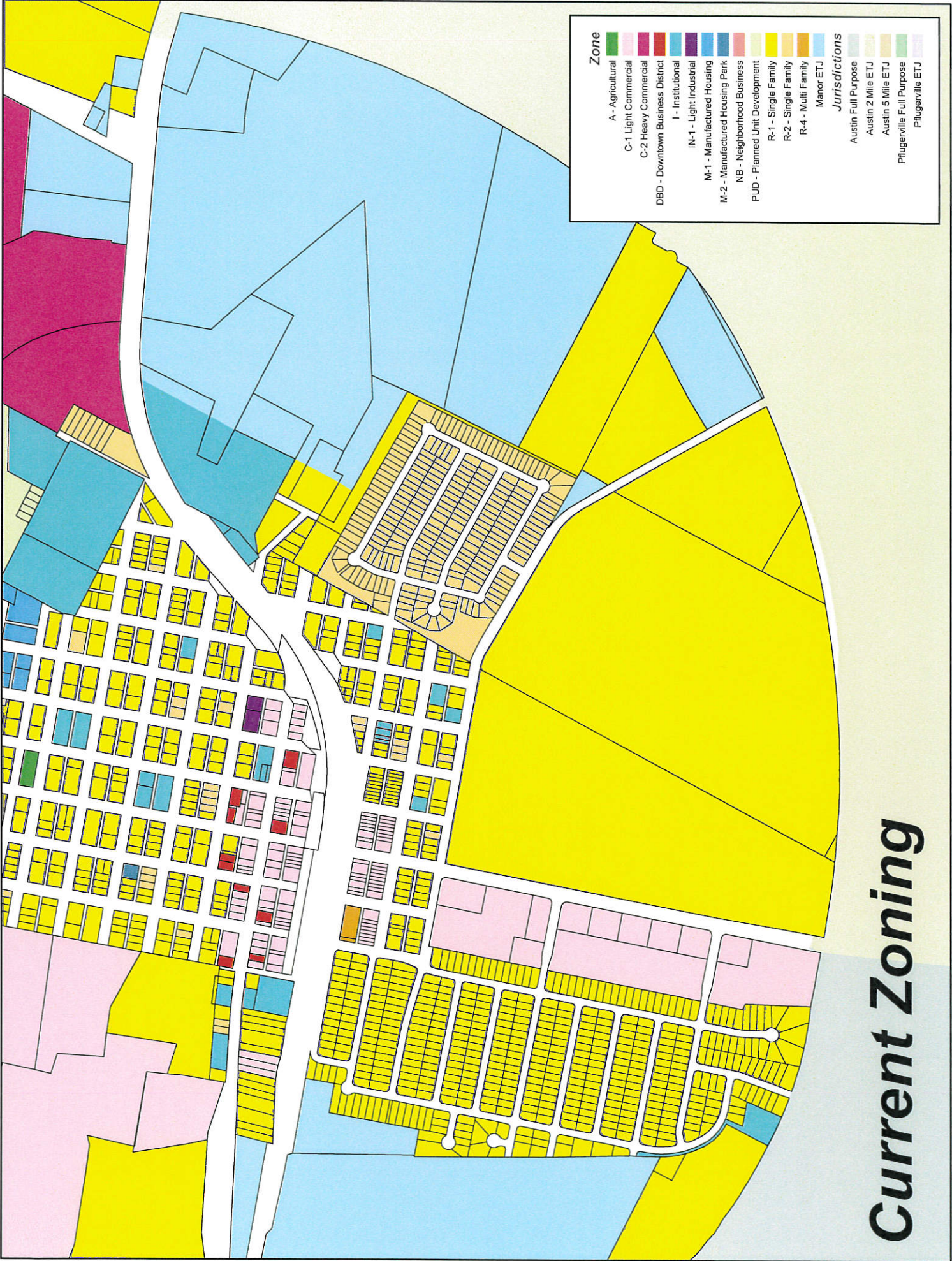


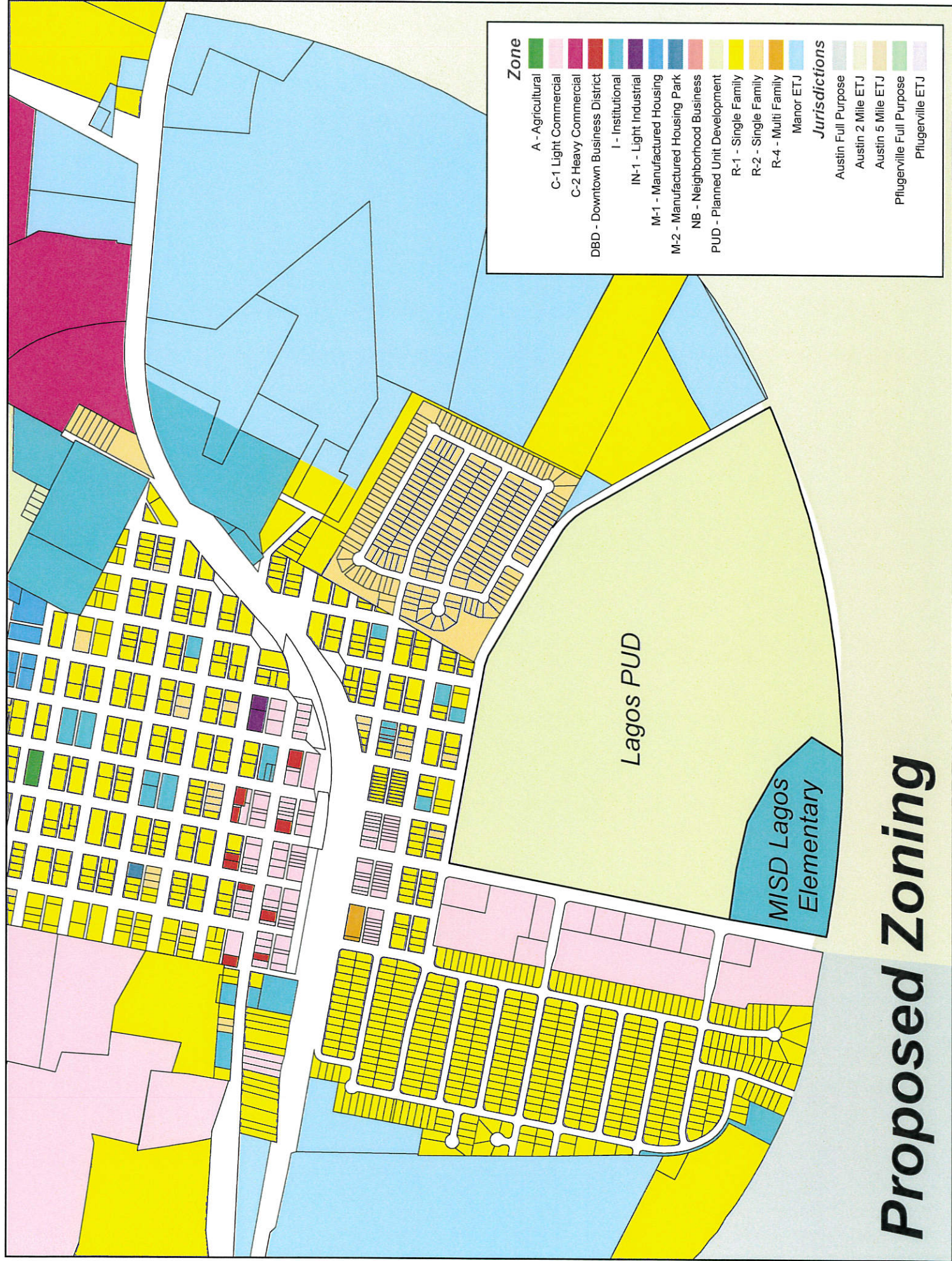
Robert J. Smith, P.E.
Senior Project Manager



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community







E

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

November 30, 2015

Robert J. Smith, P.E.
Kimley-Horn and Associates, Inc.
10814 Jollyville Road, Avallon IV, Suite 300
Austin, Texas 78759

Re: First Concept Plan Review for
Lagos Master Planned Community
City of Manor, Texas

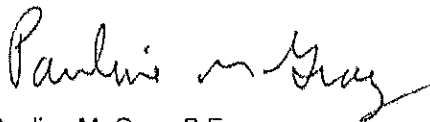
Dear Mr. Smith:

The Lagos Master Planned Community Concept Plan, submitted by Kimley-Horn and Associates, Inc. and received by our office on November 9, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The location map on the concept plan is not to the correct scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.
2. The future FM 973 50' R.O.W. dedication to TXDOT should be shown on the concept plan.
3. The R.O.W. dedication width for Blake Manor Road should be shown on the concept plan.
4. Section 21(c)(1) requires that the surveyor name, address and phone number be shown on the concept plan.
5. The date the concept plan was revised and/or prepared is required to be shown on the concept plan per Section 21(c)(2).
6. Section 21(c)(8)(ii) requires that the estimated traffic volume to be generated by all proposed development other than single family residential be shown on the concept plan.

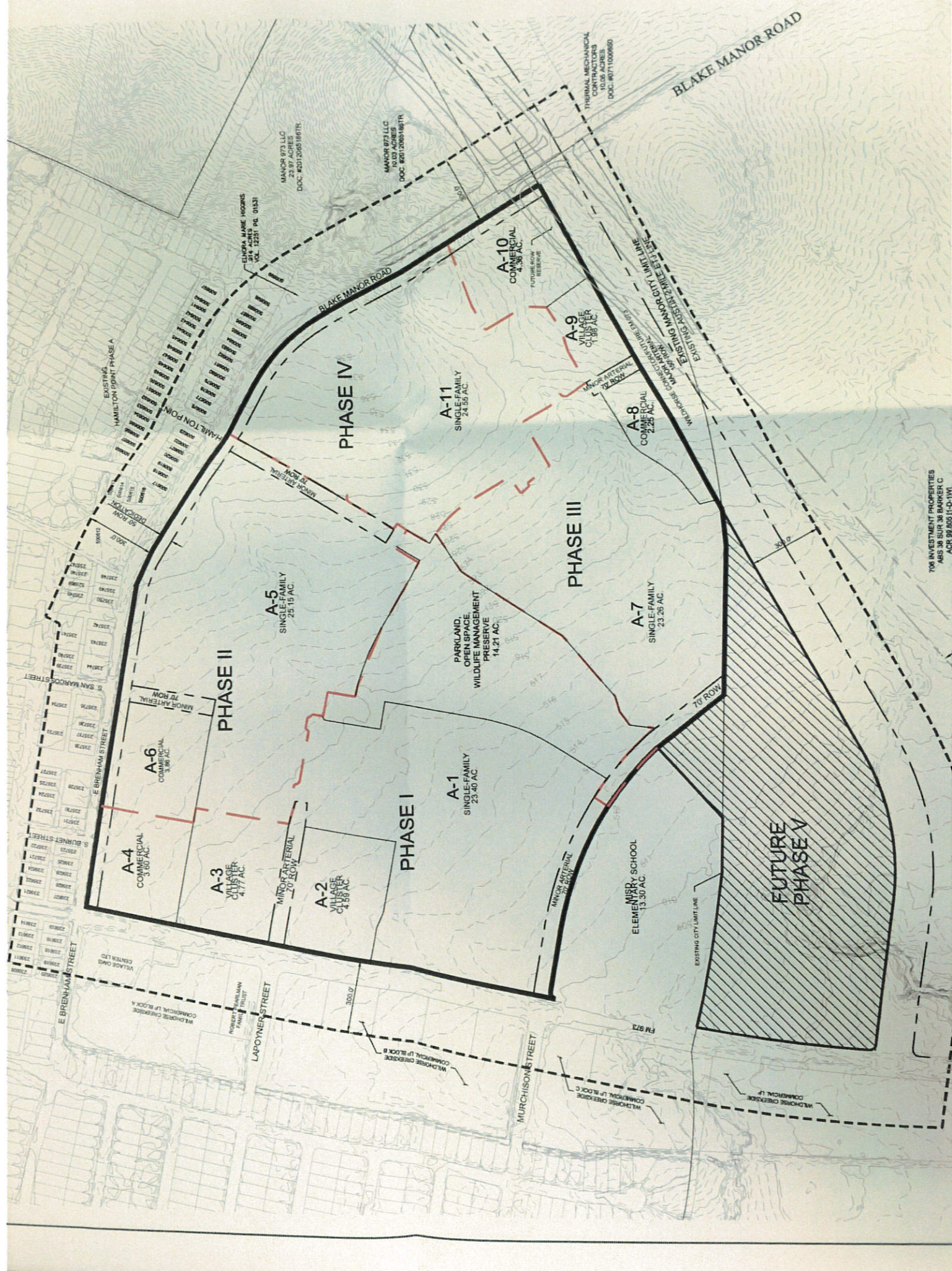
The Concept Plan does not meet the minimum informational requirements of Subdivision Ordinance 263 and is therefore administratively incomplete. Additional comments may be generated as requested information is provided. A comment response letter, indicating how each comment has been addressed, must be included with a resubmitted plan. Review of this submittal does not constitute a verification of 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,



Pauline M. Gray, P.E.
PMG/s

Cc: Tom Bolt, City of Manor
Scott Dunlop, City of Manor



3

November 30, 2015

To Whom It May Concern:

I would like to build a single family, detached, home on:

Lot 7, Block 44

Address 204 W. Eggleston st.

The lot is standard size for the older City of Manor at 50 ft wide and 115 ft deep.

The current building restrictions reflect the larger (wider) building lots in the newer subdivisions.
Ordinance 185, Section 20 J restricts the minimum setback of a residence to 10 feet on each side.

I am asking for a variance of this restriction to a setback of 5 feet on the East and 5 feet on the west.

Thank you

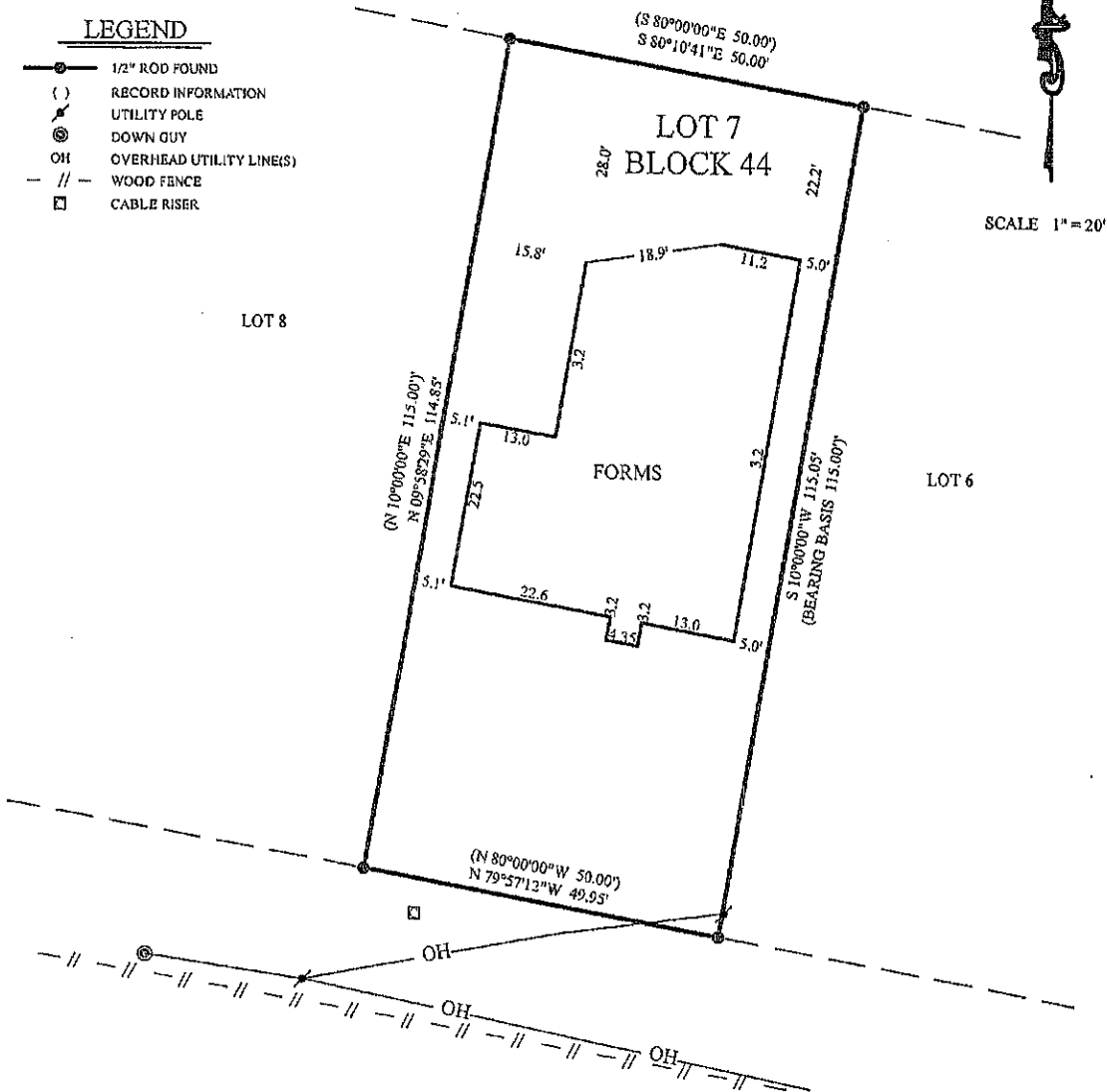
Veronica Donley

Veronica Donley

11/30/15

Date

- LEGEND**
- 1/2" ROD FOUND
 - () RECORD INFORMATION
 - ⊙ UTILITY POLE
 - ⊙ DOWN GUY
 - OH OVERHEAD UTILITY LINE(S)
 - // — WOOD FENCE
 - CABLE RISER



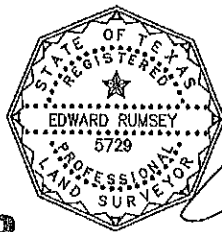
RESTRICTIONS:
 NONE LISTED IN TITLE COMMITMENT.
 SUBJECT TO ACCESS AND CABLE EASEMENT RECORDED IN DOCUMENT 2002110464. (BLANKET TYPE)

SUBDIVISION: THE TOWN OF MANOR

LOT: 7 BLOCK: 44 VOLUME V PAGE 796 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 204 EGGLESTON STREET

CITY: MANOR REFERENCE NAME VERONICA M. DONLEY



ALLSTAR
Land Surveying

9020 ANDERSON MILL RD
 AUSTIN, TEXAS 78729
 (512) 249-8149 PHONE
 (512) 331-5217 FAX
 TOLLS FIRM NO. 10133000

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
CAPITAL TITLE

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
 F.I.R.M. MAP NO.: 48453C0485J
 PANEL: 0485J
 DATED: 08/18/2014
 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE	NOVEMBER 12, 2015
TITLE CO.	CAPITAL TITLE
G.F. NO.	15-223927-WL
JOB NO.	A1105315 - A0813315
FIELDED BY	EDWARD RUMSEY 11/10/2015
CALC. BY	EDWARD RUMSEY 11/11/2015
DRAWN BY	DAMIAN SMITH 11/12/2015
RPLS CHECK	EDWARD RUMSEY 11/12/2015

EGGLETON STREET

EDGE OF ASPHALT (80' R.O.W.)

S 89°40'41" W 150.00'
(EAST 150')

50.00'

GAS VALVE

WATER METER

N 00°20'52" W 115.00'
(SOUTH 115.00')CROSS ST
(80' R.O.W.)

CALDWELL STREET

EDGE OF ASPHALT

115.00'

N 00°19'19" W 20.00'

50.00'

TEL. PED.

S 89°40'41" W 150.04'
(WEST 150')

S 89°40'41" W 150.04'

ALLEY
(20' R.O.W.)

④

⑤

N 00°20'52" W 115.00'

⑥

BLOCK 44

31'6"

13'

N 00°20'52" W 115.00'

REAR

⑦

LEGEND

- ① CALCULATED POINT
- ② 1/2" REBAR FOUND
- ③ 1/2" REBAR SET W/DAP
- ④ STAMPED J.E. GARDEN HPIS 4303
- ⑤ 1/2" PIPE SET (UNLESS NOTED)
- ⑥ 1/2" PIPE FOUND (UNLESS NOTED)
- ⑦ COTTON SPINDLE FOUND
- ⑧ 804 NAIL FOUND
- ⑨ 804 NAIL SET
- ⑩ TREE (SIZE & TYPE NOTED)
- ⑪ FENCE POST FOUND
- ⑫ WOOD FENCE
- ⑬ WIRE FENCE
- ⑭ CHAIN LINK FENCE
- ⑮ PUBLIC UTILITY BASEMENT
- ⑯ DRAINAGE EASEMENT
- ⑰ BUILDING LINE
- ⑱ POWER POLE
- ⑲ OVERHEAD ELECTRIC LINE
- ⑳ DOWN CUY
- (100-157) RECORD GALL

NOTE:
THIS SURVEY WAS DONE WITHOUT BENEFIT
OF A TITLE COMMITMENT.

TO THE OWNERS, LIENHOLDERS AND

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPS, OR OTHER DEFECTS, WHILE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SUCH PROPERTY HAS ADJACENT TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "AC" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48497C 00351, EFFECTIVE JUNE 15, 1993.

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

324 Main Street
Bastrop, Texas 78002
(512) 303-4155
fax (512) 321-2107

REFERENCE TILSON HOME CORP.

O.F. NO. 2

ADDRESS EGGLESTON

LEGAL DESCRIPTION LOT 6, BLOCK 44, TOWN OF MANOR,

BOOK V, PAGES 796 - 798, PLAT RECORDS,

TRAVIS COUNTY, TEXAS

P.L. & M.B.03\TRAVIS\MANOR\B-001-0.10WG

FIELD BOOK. 4-215-67

© 2003 All Rights Reserved by James E. Garon & Associates

Use of this survey for any purposes other than this transaction is prohibited

4



December 2, 2015

Priority Sign
837 Riverfront Drive
Sheboygan, WI 53081
(920)694-1062

To Whom it may concern,

AT&T is proposing white illuminated lettersets on orange background panels for their signage located at 11300 US Highway 290 East, Manor, TX. The colors blue, white, and orange are a registered trademark for all AT&T sites across the country.

Like most national brands, AT&T is one that takes pride in how the brand is being presented and also how that presentation attracts attention in order to run a sustainable business. AT&T relies heavily on their signage to make that impression so that when the need arises customers know where there is an AT&T store. We believe the orange background panel displays that extra pop needed to attract their customers.

Granting the AT&T sign proposal of white illuminated lettersets on the orange background panel will allow their business to be easily detected by their customers from the parking lot, as well as the highway.

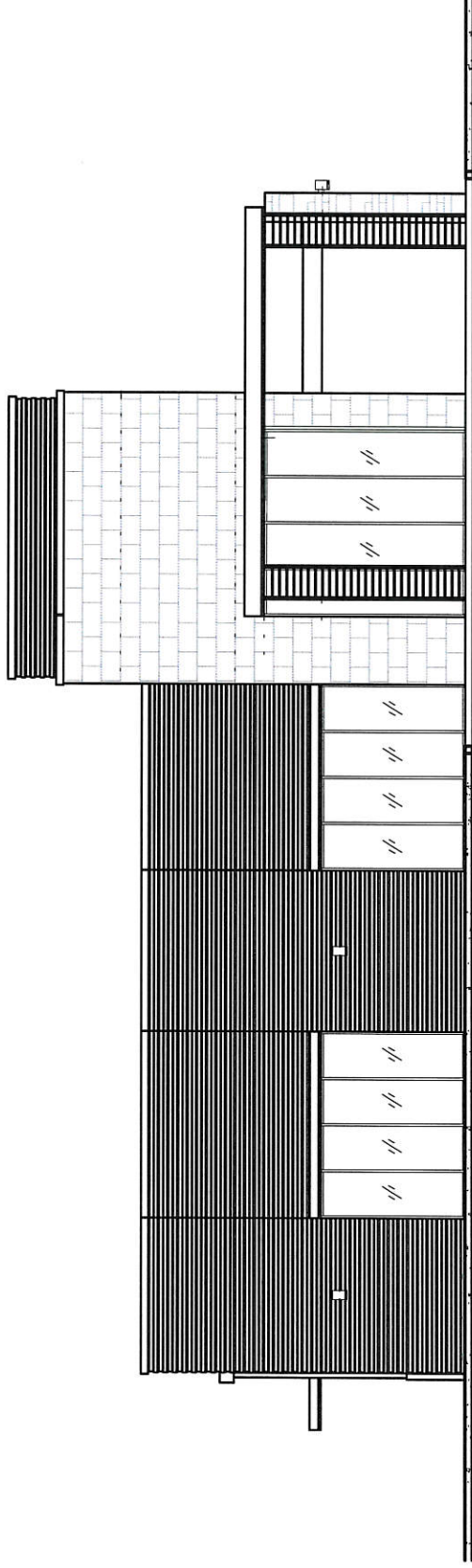
Sincerely,

Tracy Schmid
Priority Sign
(920)694-1091
tschmid@prioritysign.com



at&t

Authorized Retailer



*Addendum and Supplemental Amendment to the
ShadowView USP/CSP for Building 3, Unit 300*

City/State: Manor, TX
Address: 11300 US Highway 290 East
Creation Date: 4/13/2015
Revised: 11/25/2015, 11/30/2015

C44452



prioritysign

SP

Exterior Site Plan



Architect
LEVY
DESIGN

Shadowview Shopping Center

153 Highway 290 E, Shadowview, Georgia 30080 (I-20, 290E)
August 17, 2015

• DWYER REALTY •
CORPORATION



REVISIONS:	1
DATE: 10/1/2015	2
	3
	4

File Location:
Ar\Opt\Con\Colors_Alt&T

Date: 4/13/2015
Designer: SC PM AB

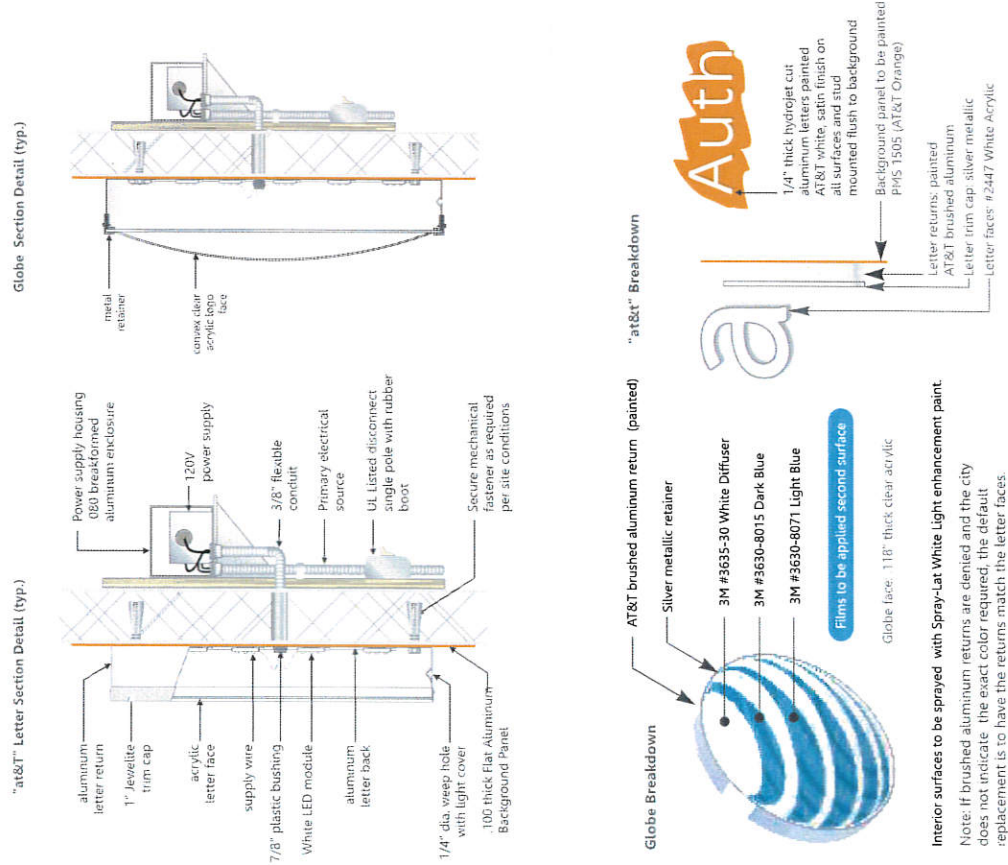
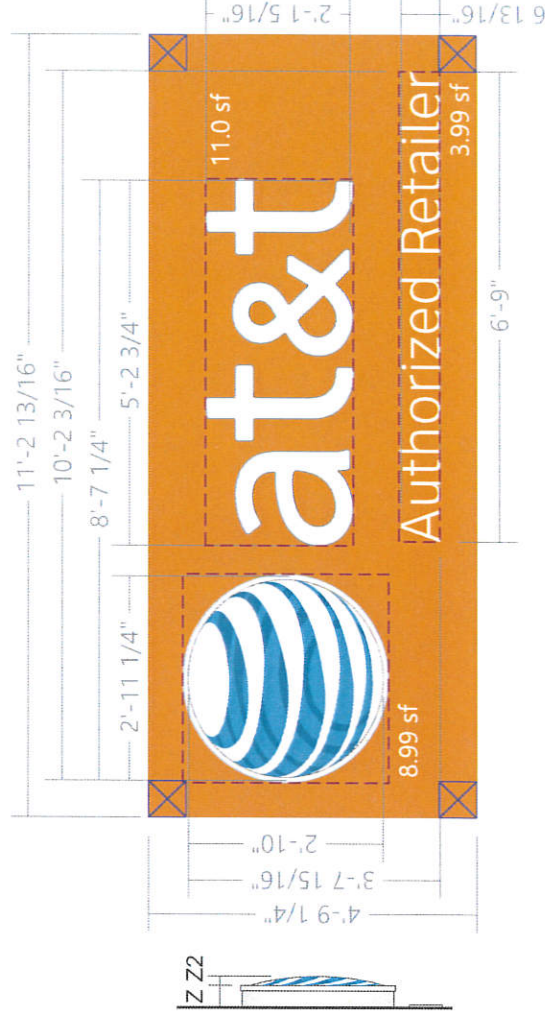
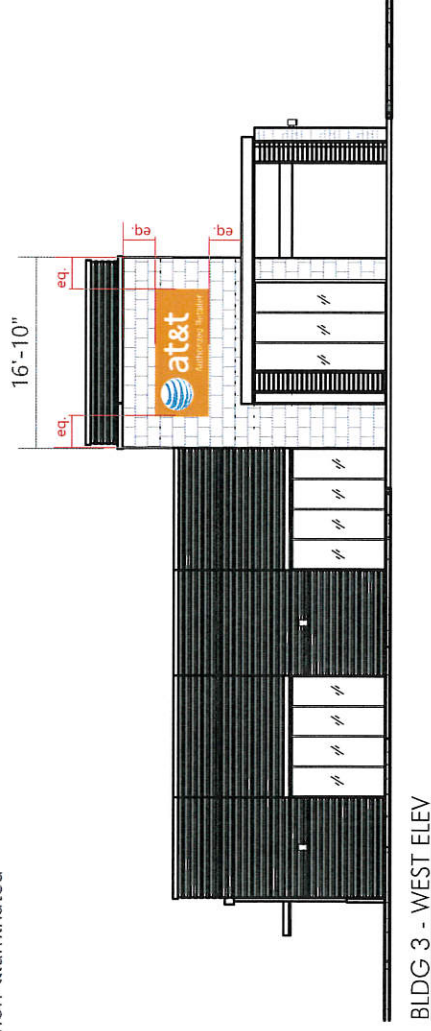
City/State: Manor TX
Address: 11300 US Highway 290 East

Drawing #:
Site Name:

C44452-SP

Remote Illuminated Letterset - White Faces with Flat Background Panel

Remove existing letterset from elevation. Patch and paint facade as required. AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated

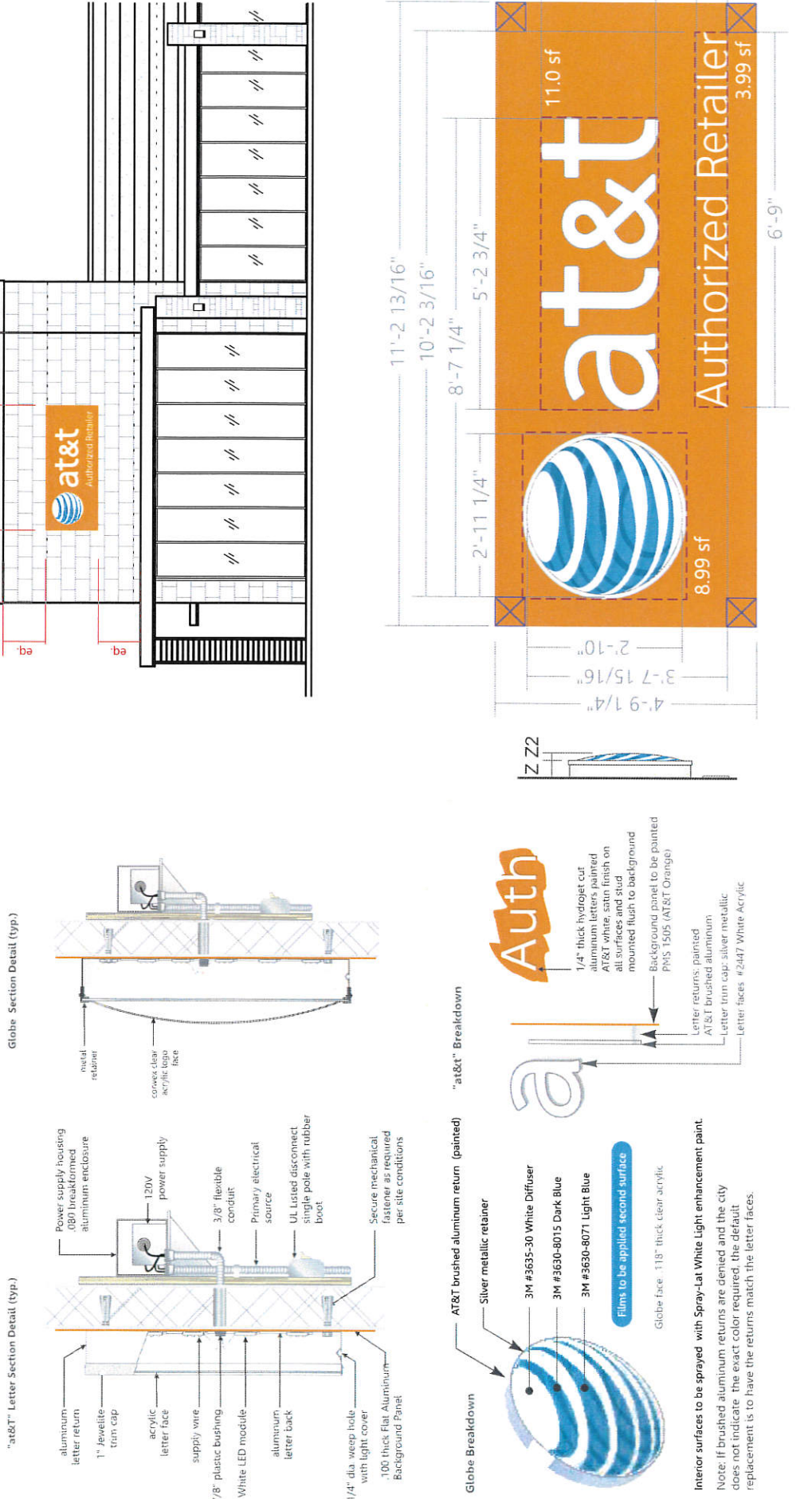


 **C44452-SI**

Drawing #			
Site Name			
Date	4/13/2005	City/State	Marion TX
Designer	SC	PM	AB
Address	13000 US Highway 290 East		
File Location	Arboret_CoolColors_Arta.T		
Revisions:			
1			
2			
3			
4			

Remote Illuminated Letterset - White Faces with Flat Background Panel

Remove existing letterset from elevation. Patch and paint facade as required. AT&T globe and AT&T copy are remote wired illuminated letters. "Authorized Retailer" to be non-illuminated plate letters, stud mounted flush. Entire letterset to be mounted to aluminum backer panel.



Scale: 3/8" = 1' 24 sq. ft.

Revisions:	City/State	Manor TX	Drawing #	C44452-S2
1	Address:	11300 US Highway 290 East	Site Name	
2	Designer:	SC	PM	AB
3	Date:	4-13-2005		
4	File Location:	ArDept C:\cadd\at&t		

S3

Replacement Face - Qty: 2

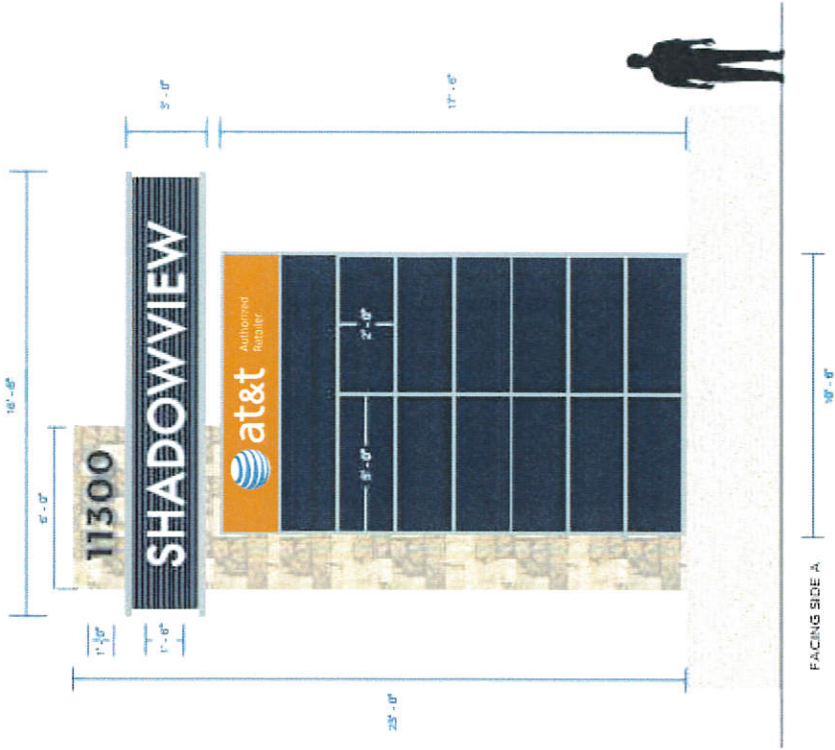
Install (2) new 3/16" thick white polycarbonate faces decorated with first surface vinyl. Background to be 3M3630-84 Tangerine with digitally printed Globe.
Verify dimensions prior to manufacturing.

Color Specifications

3M #3630-84 Tangerine film background with logo area weeded out



The globe should be digitally printed at 600 DPI on a white vinyl carrier (3M #JJ-180-10). Artwork must include the full color globe and gradation displayed here. Standard 3M films and translucent inks are to be utilized to meet the required MCS warranty. The globe graphic should be covered with 3M #8519 clear overlaminates.



Spacing Requirements



Scale | 1/2" = 1'



Revisions

1	
2	
3	
4	

File Location

Ar/Dept	Communications
---------	----------------

Date

4-13-2005

Designer

SC

PM

AB

City/State

Manoir TX

Address

11300 US Highway 290 East

Drawing #

C44452-S3

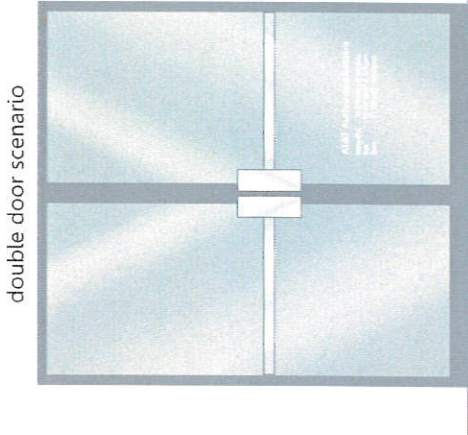
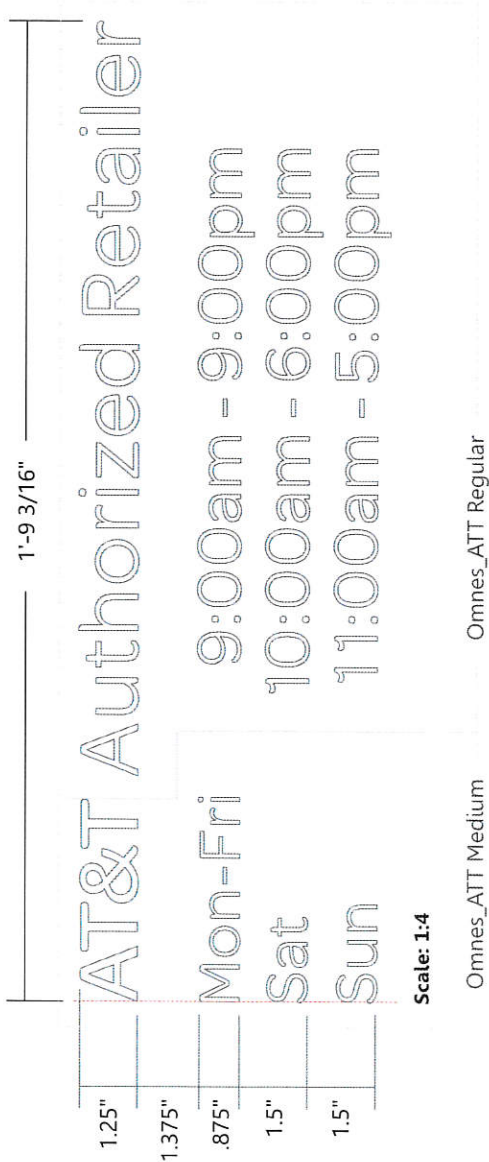
Site Name

-

S4

Door Vinyl (First Surface)

Apply new 3M #7725-10 White vinyl as shown. Store hours must be verified prior to manufacture. NOTE: Double door applications to be installed on right hand door only.



Scale: 1:16



prioritysign

Revisions

1	
2	
3	
4	

File Location:

At&T_Cons_Cons_AT&T

Date: 4-13-2005

Designer: SC PM AB

City/State: Manor TX

Address: 11310 US Highway 290 East

Drawing #:

C44452-S4

Site Name:

SHADOWVIEW CENTER

11300 HWY 290 E.
MANOR, TX 78653

Prepared for
Developer, ShadowGlen Development Corporation
by:



F/P: 512-394-5421 512-369-3048 3608 Chapman Ln. Austin TX, 78744 www.CNDsigns.com

CLIENT: SHADOWVIEW SHOPPING CENTER
11300 HWY 290 E MANOR, TEXAS 78653
JOB #: 150111 - V10
DATE: 07/28/2015
SALESPERSON: NICKY BLANTON
DESIGNER: AF
PM: SHELIA K.
CLIENT APPROVAL:

LANDLORD APPROVAL:



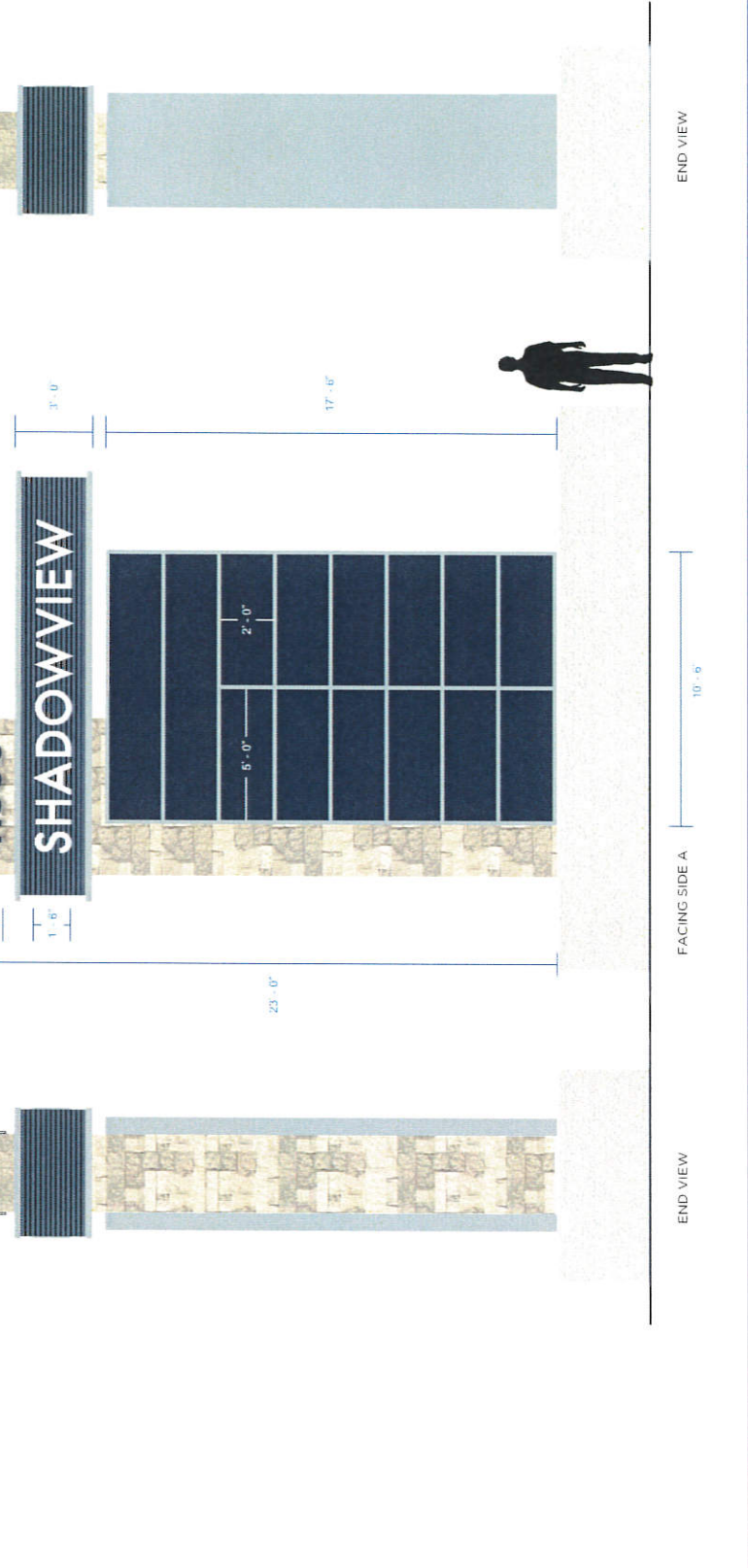
3608 CHAPMAN LN.
AUSTIN TEXAS 78744
512 394 5421
512 369 3048
WWW.CNDSIGNS.COM

A / Multi-tenant Pylon Sign

1/4" x 1"

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED MULTI-TENANT PYLON SIGN W/ PUSH THRU ACRYLIC CABINETS TO UL SPECIFICATIONS.

- 050 ALUMINUM CABINET W/ WELDED 2" SQ. ALUMINUM FRAME FINISHED MP 07538 GRAY/BEARD
- TENANT PANELS FINISHED MP 13446 INDIAN TEAL 3/4" PUSH THRU ACRYLIC (WHITE)
- ILLUMINATION LED (WHITE)
- HEADER PANEL FINISHED MP 08066 LAPP LAKE FIRST SURFACE BLACK OPAQUE VINYL STRIPE DETAIL HEADER ACCENT FINISHED MP 07538 GRAY/BEARD
- 1/2" WHITE ACRYLIC FCO COPY
- STONE COLUMN FACADE TO MATCH EXISTING
- ALUMINUM BASE WITH FAUX STUCCO TEXTURE FINISHED MP 2650 GARBO SILVER
- 1/2" ACRYLIC ADDRESS NUMBER STUD-MOUNTED TO COLUMN



All artwork, layouts, & designs are property and for the SOLE USE OF CND SIGNS. CND SIGNS retains rights to all its artwork designs and layouts until further arrangements are made in a written contractual agreement.

CND SIGNS does not warrant its products for unauthorized reproduction of its designs, when we discover a design has been phased, re-created or reproduced without appropriate permissions.






CND SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires: Line, Ground, Neutral. TEL: 1888-1-REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711. 1-800-403-6599. WEBSITE: WWW.LICENSE STATE TX.US/COMPLAINTS

CLIENT:
SHADOWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 78653

JOB #: 400005 - V8

DATE: 07/28/2015

SALESPERSON:
NICKY BLANTON

DESIGNER: AF

PM: SHELIA K

CLIENT APPROVAL:

LANDLORD APPROVAL:

CND

SIGNS

COMMERCIAL DESIGN & CONSTRUCTION

3608 CHAPMAN LN
AUSTIN TEXAS 78744
512 394 5421
512 369 3048
WWW.CNDSIGNS.COM

All artwork, layouts, & designs are property
and for the SOLE USE OF CND SIGNS.
CND SIGNS retains rights to all its artwork
designs and layouts, until further arrangement
are made to a written contractual agreement.
CND SIGNS does not hesitate to prosecute
for unauthorized reproduction of its designs
when we discover a design has been shared
re-created, or reproduced without
appropriate permissions

B / Wayfinding Sign

1" ± 1"

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.

- 6061 ALUMINUM
- WELDED 2" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAIN WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING

C / Wayfinding Sign

1" ± 1"

FABRICATE AND INSTALL ONE (1) WAYFINDING SIGN TO SPECIFICATIONS.

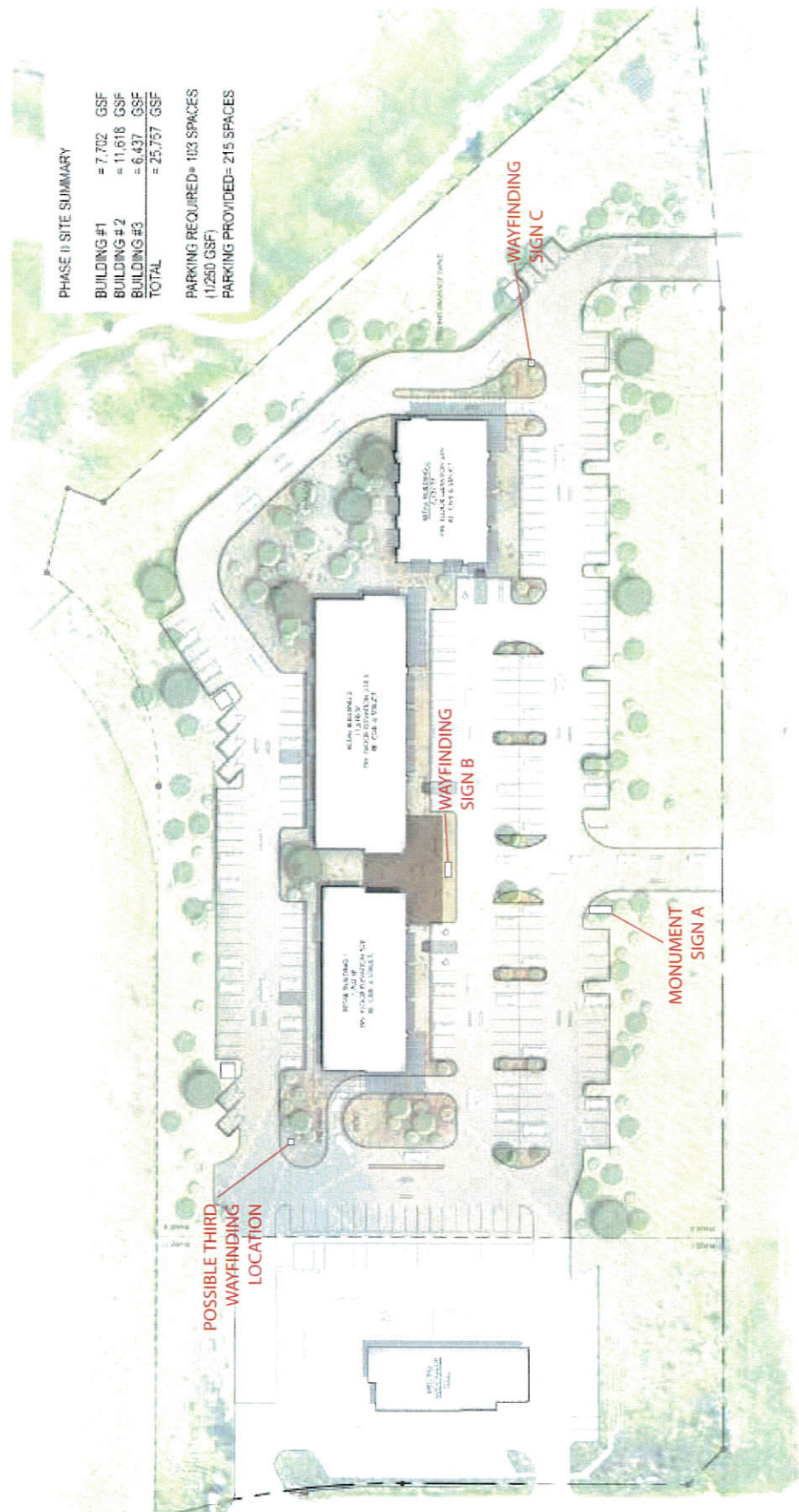
- 6061 ALUMINUM
- WELDED 2" SQ. ALUMINUM FRAME
- 125" ALUMINUM PANELS FINISHED IN MP (BRUSHED ALUMINUM) AND OVERLAIN WITH BLACK OPAQUE VINYL
- STONE FACADE TO MATCH EXISTING BUILDING



Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires: Line, Ground, Neutral

TECL 16581-REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711. 1-800-803-9202. 512-463-6599. WEBSITE: WWW.LICENSE STATE.TX.US/COMPLAINTS

CLIENT: SHADOWVIEW SHOPPING CENTER 11300 HWY 290 E MANOR, TEXAS 78653	
JOB #: 40005 - V8	DATE: 07/28/2015
SALESPERSON: NICKY BLANTON	DESIGNER: AF
PM: SHELLA K	CLIENT APPROVAL:
LANDLORD APPROVAL:	
 CND SIGNS 3608 CHAPMAN LN AUSTIN, TEXAS 78744 512.394.5421 512.369.3048 WWW.CNDSIGNS.COM	



PHASE II SITE SUMMARY

BUILDING #1	= 7,702 GSF
BUILDING #2	= 11,618 GSF
BUILDING #3	= 6,437 GSF
TOTAL	= 25,757 GSF

PARKING REQUIRED= 103 SPACES
 (11250 GSF)
 PARKING PROVIDED= 215 SPACES

All electrical, landscape, & design are property
 and for the SOLE USE OF CND SIGNS.
 CND SIGNS retains right to all the above
 designs and layout, until further arrangement
 are made in a written contractual agreement.
 CND SIGNS does not warrant to provide
 for unapproved reproduction of its designs
 when we discover a design has been placed
 or created, or reproduced without
 appropriate permission.



Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires: Line, Ground, Neutral.
 TECL 16581-REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157, AUSTIN, TEXAS 78711. 1-800-803-9202. 512-463-6599. WEBSITE: WWW.LICENSE STATE.TX.US/COMPLAINTS

CLIENT:
SHADOWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 78653

JOB #: 40005 - V8

DATE: 07/28/2015

SALESPERSON:
NICKY BLANTON

DESIGNER: AF

PM: SHELIA K

CLIENT APPROVAL:

LANDLORD APPROVAL:

CND

SIGNS

1001 W. 11th St. Suite 100

3608 CHAPMAN LN
AUSTIN TEXAS 78744

512.354.5421
512.369.5048

WWW.CNDSIGNS.COM

UL

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CND SIGNS does not warrant its products
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when we discover a design has been shared,
re-created, or reproduced without
appropriate permissions

D / Tenant Sign Example

1/2" = 1'

FABRICATE AND INSTALL ONE (1) SET OF FRONT LIT
ACRYLIC FACE CHANNEL LETTERS TO UL SPECIFICATIONS.

- .090 ALUMINUM BACKER PANEL FINISHED IN MP (90% BLACK)
- .063 ALUMINUM BACKS (WHITE)
- .040 ALUMINUM RETURNS (WHITE)
- ONE INCH TRIMCAP (PER TENANT ART)
- 3/16 PLEX OVERLAID WITH VINYL TO MATCH ARTWORK (PER TENANT ART)
- ILLUMINATION : LED (WHITE)
- LETTERS AND BACKER PANEL TO BE MOUNTED ON A 2" X 7" WIREWAY

NOT TO EXCEED 28"

TENANT

NOT TO EXCEED 24"

E / UNIT NUMBER RTA VINYL

FABRICATE AND INSTALL SIXTEEN (16) SETS OF VINYL

- 1 SET PER SUITE, FRONT AND BACK
- 3" COPY, CENTURY SCHOOLBOOK FONT
- WHITE VINYL, FRONT DOOR; BLACK REFLECTIVE VINYL, BACK DOOR

COPY REQUIRED:

100, 110, 120, 130, 140
200, 210, 220, 230, 240, 250, 260
300, 310, 320, 330

100

3"

100

3"

100

CND SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires: Live, Ground, Neutral.

TECL 16581- REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157 AUSTIN, TEXAS 78711. 1-800-803-9202. 512-463-6599. WEBSITE: WWW.LICENSE.STATE.TX.US/COMPLAINTS

CLIENT:
SHADOWVIEW SHOPPING
CENTER

11300 HWY 290 E
MANOR, TEXAS 78663

JOB #:

40005 - V8

DATE:

07/28/2015

SALESPERSON:

NICKY BLANTON

DESIGNER:

AF

PM:

SHELLA K

CLIENT APPROVAL:

LANDLORD APPROVAL:

CND

SIGNS

THE CND GROUP, L.P.

3608 CHAPMAN LN
AUSTIN TEXAS 78744
512 394 5421
512 369 3048
WWW.CNDSIGNS.COM

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Tenant Sign Example

1/4" = 1'

Architectural rendering of a building facade. A large, three-dimensional 'TENANT' sign is mounted on the upper portion of the building. Below the sign is a grid of windows, some of which are shaded black. The building has a modern, industrial aesthetic with horizontal lines and a flat roof. The rendering is a perspective view from the street level.

Cnd SIGNS DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit. 2. Junction box installed within 6 feet of sign. 3. Three wires. Line, Ground, Neutral. **TECL 16581 - REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION P.O. BOX 12157 AUSTIN, TEXAS 78711. 1-800-803-9202. 512-463-6599. WEBSITE: WWW.LICENSE.STATE.TX.US/COMPLAINTS**

Logos for CND SIGNS, AIA, and other organizations. The logos are arranged in a row at the bottom right of the page.

5



Land Surveyors, Inc.

8333 Cross Park Drive
Austin, Texas 78754
Registered Firm #10015100
Office: 512.374.9722
Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 13.34 ACRES OF LAND OUT OF THE JAMES MANOR SURVEY NUMBER 39, ABSTRACT NUMBER 528, THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NO. 546 AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58; ALL IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 308.68 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2005114143 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap, stamped "RJ" for the easternmost northeast corner of Lot 11, Block C, Wildhorse Creek Commercial; a subdivision of record in Document Number 200500205 of the Official Public Records of Travis County, Texas and being in the west right-of-way line of F.M. 973 (100' R.O.W.);

THENCE South 84°41'35" East, crossing the right-of-way of said F.M. 973 a distance of 100.50 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." in the east right-of-way line of F.M. 973 and being in the west line of said 308.68 acre tract for the POINT OF BEGINNING;

THENCE crossing through the 308.68 acre tract the following seven (7) courses:

1. along a non-tangential curve to the right, having a radius of 25.00 feet, a length of 39.27 feet, a delta angle of 90°00'28" and a chord, which bears North 56°00'33" East a distance of 35.36 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of tangency;
2. South 78°59'13" East a distance of 268.98 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." for a point of curvature;
3. along a tangential curve to the right, having a radius of 1365.00 feet, a length of 883.35 feet, a delta angle of 37°04'43" and a chord which bears South 60°26'51" East a distance of 868.02 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";
4. South 48°05'31" West a distance of 396.94 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";
5. North 87°42'42" West a distance of 225.56 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";
6. North 80°28'03" West a distance of 398.47 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc.";

(P)

7. North $76^{\circ}21'16''$ West a distance of 256.24 feet to a 1/2" rebar set with plastic cap, stamped "Baseline, Inc." in the west line of the 308.68 acre tract and being in the east right-of-way line of F.M. 973;

THENCE along the west line of the 308.68 acre tract and the east right-of-way line of F.M. 973 the following two (2) courses:

1. along a non-tangential curve to the right, having a radius of 5679.58 feet (record: 5679.58 feet), a length of 57.48 feet, a delta angle of $00^{\circ}34'48''$ and a chord which bears North $10^{\circ}42'56''$ East a distance of 57.48 feet to a calculated point, being 50.00 feet left of and perpendicular to Engineer's Centerline Station 39+00.8; from which a TxDOT Type I concrete monument found to bears South $60^{\circ}37'56''$ East a distance of 0.44' and also from which a TxDOT Type I concrete monument found in the west right-of-way line of said F.M. 973, being 50.00' right of and perpendicular to Engineer's Centerline Station 39+00.8 bears North $78^{\circ}59'40''$ West a distance of 100.00 feet (record: 100.00 feet);
2. North $11^{\circ}00'20''$ East (record: North $10^{\circ}35'$ East) a distance of 542.93 feet to the POINT OF BEGINNING.

This parcel contains 13.34 acres of land, more or less, out of the James Manor Survey Number 39, Abstract Number 528, The James Manor Survey Number 40, Abstract Number 546 and the Calvin Barker Survey Number 38, Abstract Number 58; all in Travis County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83 per City of Austin GIS.

Ron P. Wallace 9/3/15
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Manor Elementary School FM 973\Docs\F_Notes\Title Survey 13.34-A6_in.doc

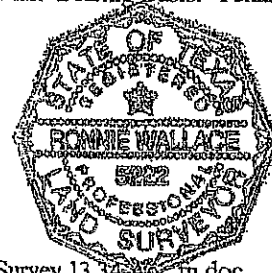


Exhibit A

Page 2 of 3

④

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
6333 CROSS PARK DRIVE
AUSTIN TEXAS 78764
REGISTERED FIRM #10015100
OFFICE: 512.374.0722 FAX: 512.873.8743
FOR - bweidm@earthlink.net

[illegible]

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
1	72.68'	39.27'	90°29'25"	N50°07'31"E	38.35'
2	1245.00'	283.35'	37°04'43"	S20°28'51"E	689.62'
3	8279.55'	81.49'	0°34'40"	N10°42'56"E	97.18'
4	5672.58'				

Registered Professional Land Surveyor
 I, Donnie Wallace, do hereby certify that
 the foregoing is a true and correct copy of the
 original as the same appears in my files.
 Date 16 April 2015

SURVEYOR'S CERTIFICATION

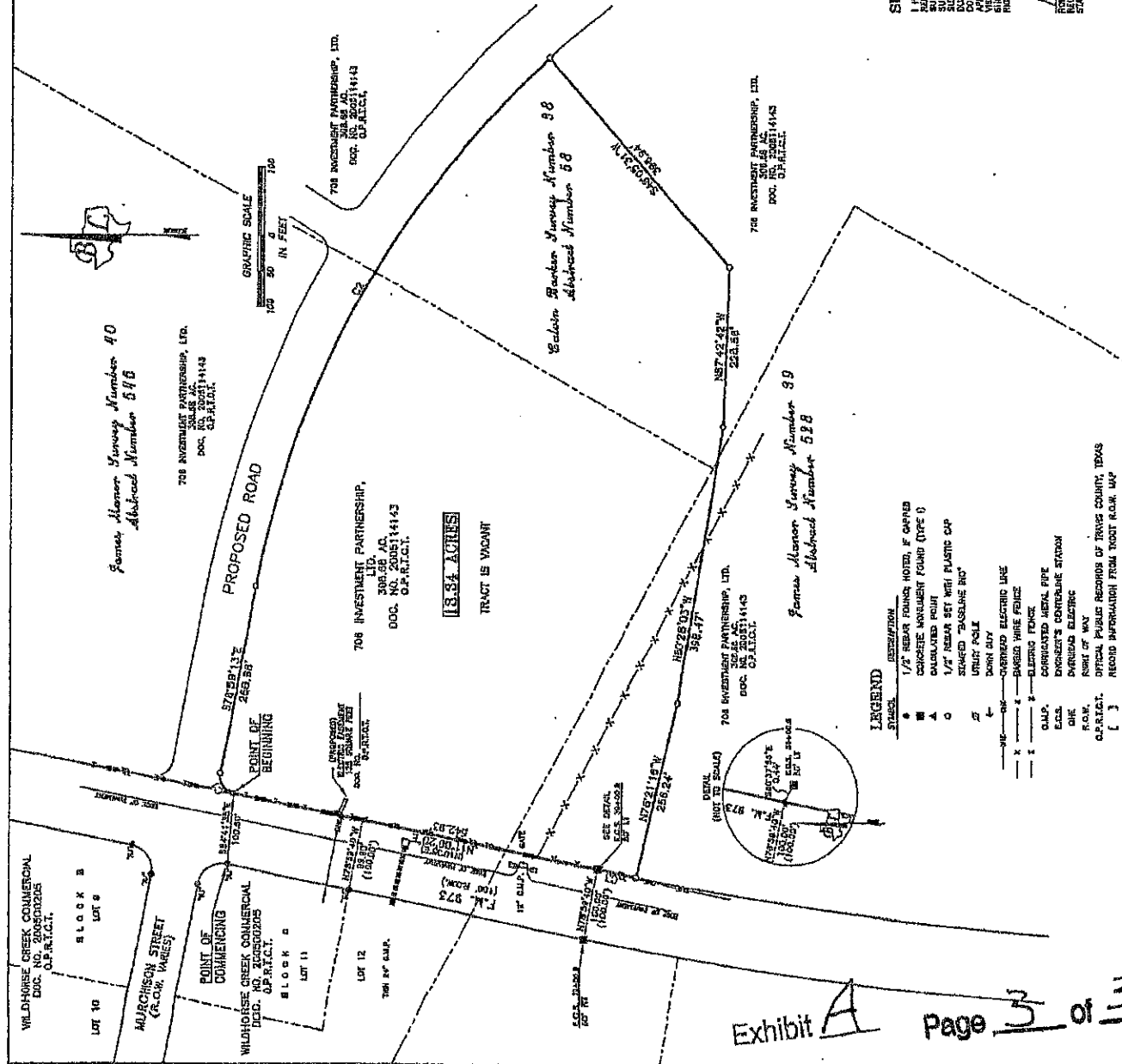
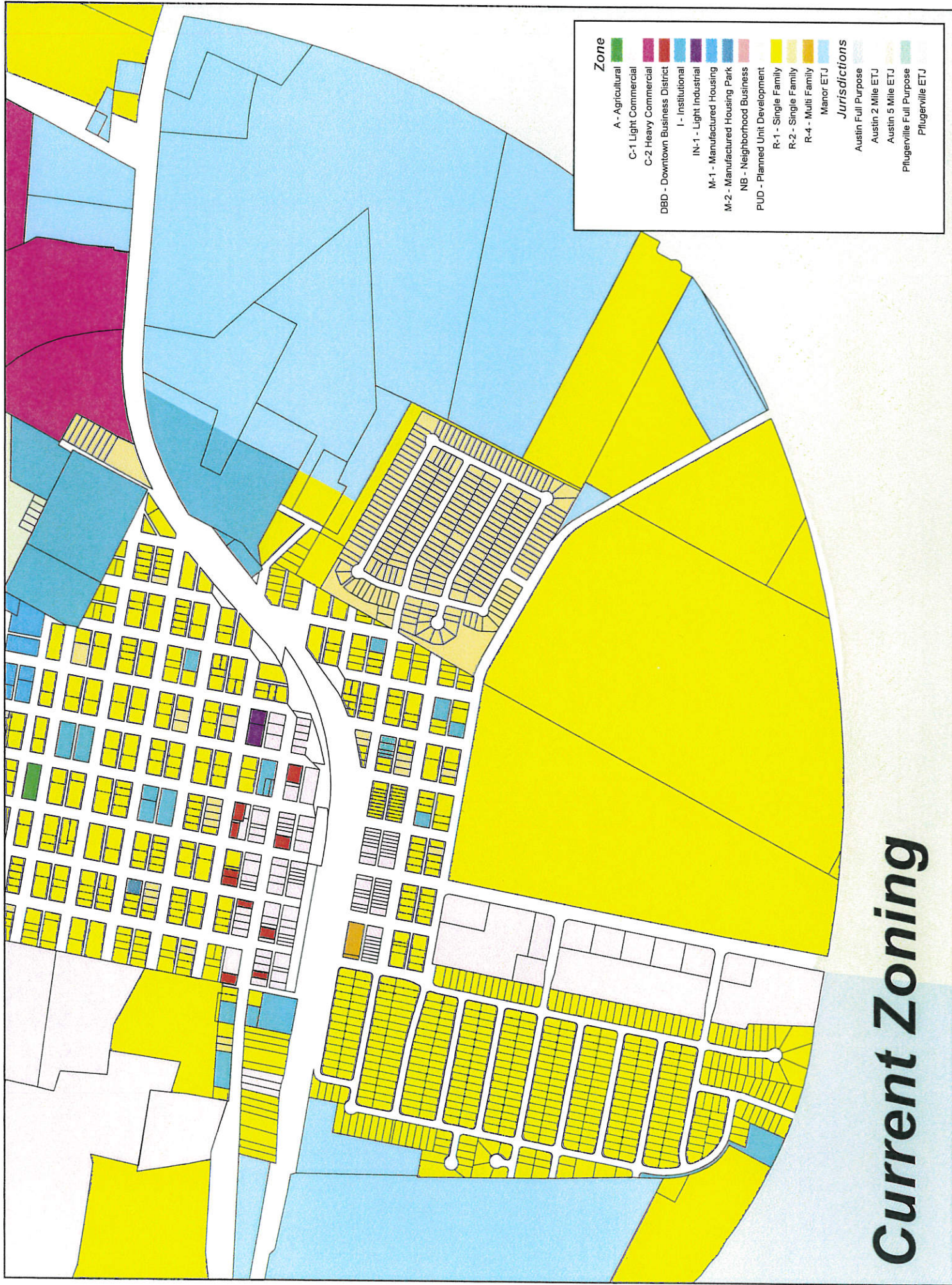


Exhibit A Page 3 of 3

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Current Zoning

