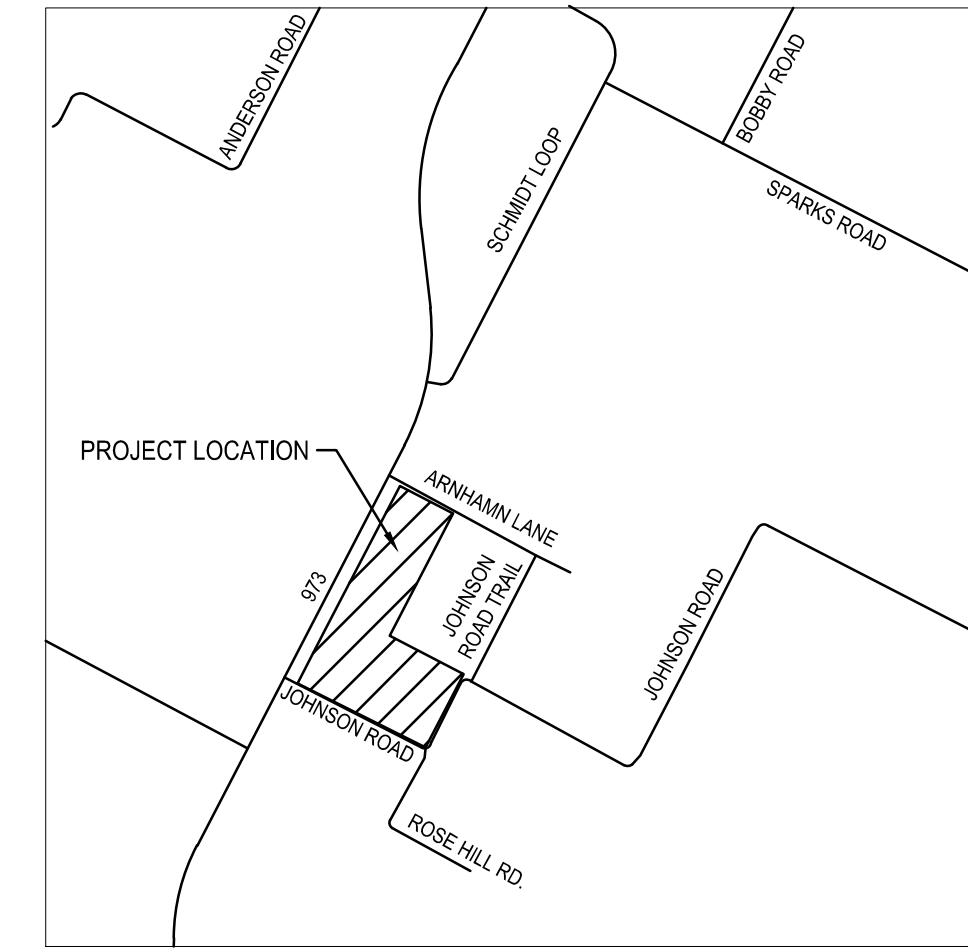
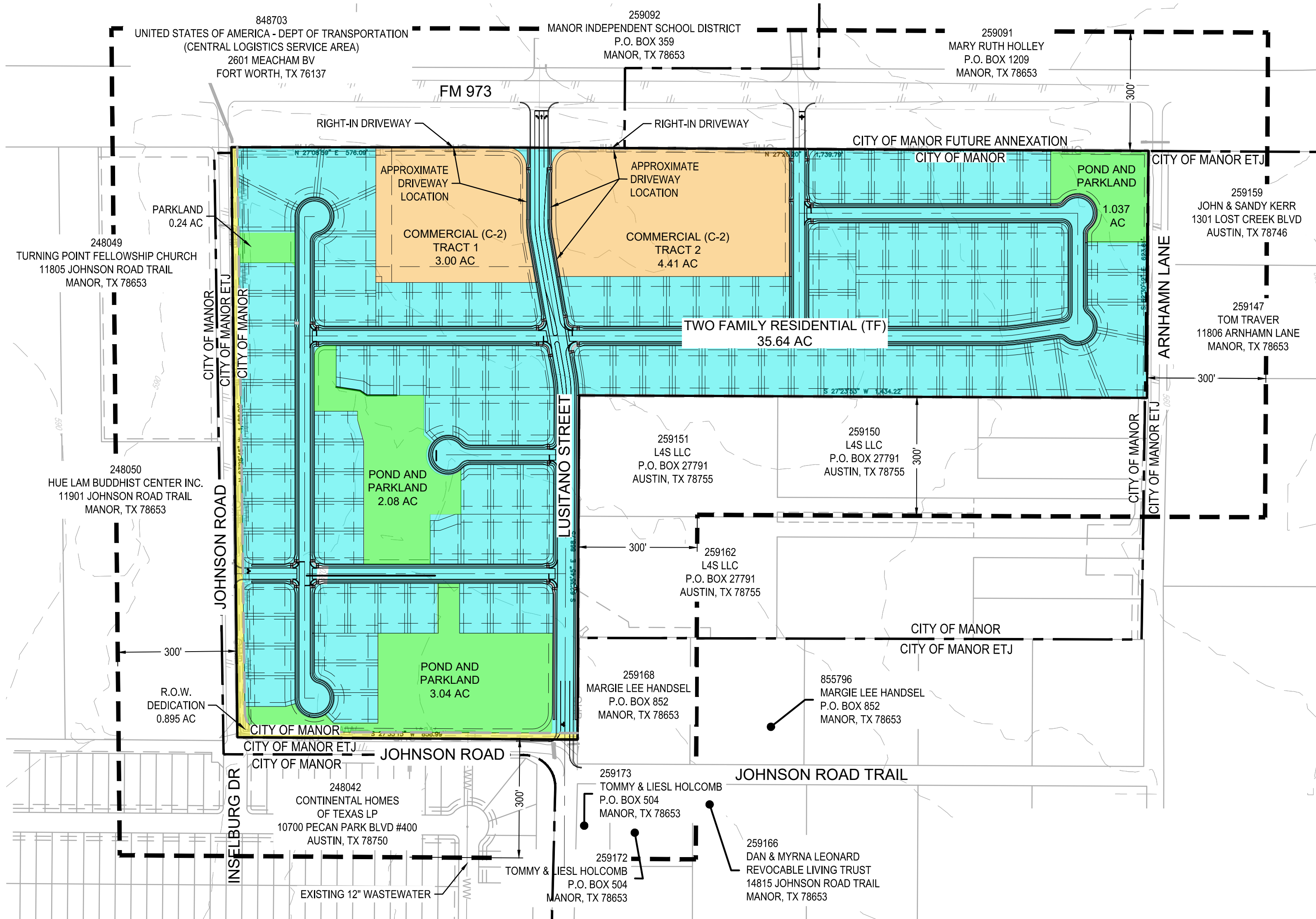
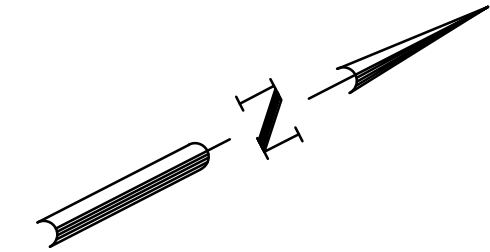


# PALOMINO CONCEPT PLAN

DATE REVISED: DECEMBER 13, 2021



LOCATION MAP  
SCALE: 1" = 2000'

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 224 UNITS (112 LOTS)	35.640 AC
	COMMERCIAL (C-2) 2 LOTS	7.408 AC
	PARKLAND 4 LOTS	6.397 AC
	RIGHT OF WAY DEDICATION	0.895 AC
	300' PROPERTY SETBACK	
	JURISDICTIONAL BOUNDARY	

**OWNER:** GERALDINE & EDWARD WOLF  
2868 COUNTY ROAD 267  
CAMERON, TEXAS 76520

**DEVELOPER:** D.R. HORTON  
10700 PECAN PARK BOULEVARD, 4TH FLOOR  
AUSTIN, TEXAS 78750  
(512) 533-1468

**ENGINEER:** BGE, INC., TBPE F-1046  
101 W LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TEXAS 78728  
(512) 879-0400

**PROJECT INFORMATION:**

**WASTEWATER LUE'S:**  
-RESIDENTIAL (DUPEX) - 112  
-COMMERCIAL (TRACT 1) - 7  
-COMMERCIAL (TRACT 2) - 62

**WATER LUE'S:**  
-RESIDENTIAL (DUPEX) - 224  
-COMMERCIAL (RETAIL) - 7  
-COMMERCIAL (GAS) - 62

**TRAFFIC GENERATION (VPD):**  
-RESIDENTIAL (DUPEX) - 2,202  
-COMMERCIAL (TRACT 1) - 5,462  
-COMMERCIAL (TRACT 2) - 3,107

**CITY OF MANOR ACKNOWLEDGEMENTS**

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CHAIRPERSON CITY SECRETARY

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY