



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, December 6, 2022

Donald Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1489-FP
Job Address: NW corner of the intersection of US 290 & FM 973, Manor, TX. 78653

Dear Donald Sansom,

The first submittal of the Manor Crossing Final Plat (*Final Plat*) submitted by LJA Engineering and received on April 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The proposed uses and reservations for all lots should be provided on the final plat.~~
- ~~2. The owner's NAMES and property lines of all property within three hundred (300) feet of the subdivision boundary shall be provided on the final plat.~~
- ~~3. 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.~~
- ~~4. ROW widths should be provided for US 290 and FM 973. The City does not accept ROWs being shown as varies on final plats.~~
- ~~5. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~
- ~~6. Performance and maintenance bonds for public infrastructure installed with the project is required.~~
- 7. Provide document numbers for all easements shown on the final plat. The plat cannot be recorded without the document numbers.**
- 8. The P&Z Chairperson's name needs to be update. LaKesha Small is the new Chairperson.**

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

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

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

Pauline Gray, P.E.
Lead AES
GBA

January 27, 2023

City of Manor
C/O Pauline Gray, P.E.
GBA – City of Manor Engineer
1500 County Road 269
Leander, TX 78641

RE: Manor Crossing – Final Plat
City of Manor Permit Number 2022-P-1489-FP
Update #1
LJA Project #A512-1004

Dear Pauline,

We have provided below our responses to the engineering review comments dated December 6, 2022, regarding the *Manor Crossing Final Plat (2022-P-1489-FP)* and attached hereto the updated plat incorporating the edits and additions you requested.

1. The proposed uses and reservations for all lots should be provided on the final plat.

***LJA Response:** We have added to Sheet 5 of the plat the note below describing the proposed uses for all lots, as requested.*

THE PROPOSED USE OF LOTS 1A and 1B OF BLOCK A IS RESIDENTIAL. THE PROPOSED USE OF ALL OTHER LOTS IS COMMERCIAL.

2. The owner's NAMES and property lines of all property within three hundred (300) feet of the subdivision boundary shall be provided on the final plat.

***LJA Response:** We have added to the plat the lot lines and the owners' names of all property within 300 feet of the subdivision's boundary, as requested. Sheet 5 contains the ownership information.*

3. 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.

***LJA Response:** We have attached hereto documentation from Travis County 911 Addressing and Scott Moore confirming the acceptance of the proposed street names, Manor Crossing Blvd. and Manor Commerce Blvd.*

4. ROW widths should be provided for US 290 and FM 973. The City does not accept ROWs being shown as varies on final plats.

***LJA Response:** The surveyor has added to the plat the ROW widths for US 290 and FM 973.*

As requested, he also removed "ROW Varies" from the plat.

5. If the construction of all improvements needed to serve the subdivision is not completed prior to filing the plat for recordation, the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.

***LJA Response:** The Owner acknowledges this requirement for the recordation of the final plat. The Owner intends to request the City's recordation of the plat upon completing the construction of the project's public improvements.*

6. Performance and maintenance bonds for public infrastructure installed with the project are required.

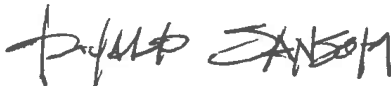
***LJA Response:** The Owner acknowledges this requirement and has instructed the Contractor to include the City of Manor as an additional obligee through a dual obligee rider to the bonds.*

7. Provide document numbers for all easements shown on the final plat. The plat cannot be recorded without the document numbers.

***LJA Response:** The Owner acknowledges this requirement and will provide the recordation numbers for the proposed easements prior to requesting the City's recordation of the plat.*

Please contact me at (512) 684-6028 or dsansom@lja.com if you have any questions or need any additional information to complete your review of the updated plat.

Sincerely,
LJA ENGINEERING, INC.



Don Sansom, P.E.
Senior Project Manager

Attachments:

1. Updated Plat (also submitted digitally)
2. Documentation of Approved Street Names from Travis County 911 Addressing and the City of Manor.

cc: Joe Longaro
Matt Harriss

Attachment 2

Documentation of Approved Street Names From Travis County 911 Addressing and the City of Manor

From: Huerta, Dolores <Dolores.Huerta@austintexas.gov>
Sent: Thursday, January 19, 2023 4:02 PM
To: Don Sansom <dsansom@lja.com>
Cc: Eva Wong <ewong@lja.com>; Hrncir, Jacqueline <Jacqueline.Hrncir@austintexas.gov>
Subject: RE: Street Names for the Manor Crossing Subdivision (C1362303)

[EXTERNAL EMAIL]

Hello,

MANOR COMMERCE BLVD has been reserved for your project. MANOR COMMERCE BLVD replaced LYNNA JUNE LN.



COMMUNICATIONS
& TECHNOLOGY
MANAGEMENT

Dolores Huerta

Geospatial Data Services

O: 512-974-6437

dolores.huerta@austintexas.gov

My Office Hours: M-F: 8:30a-5p

From: Scott Moore <smoore@manortx.gov>
Sent: Friday, December 9, 2022 12:18 PM
To: Joseph Longaro <joe@ldcatx.com>; Matt Harriss <mharriss@capitolwright.com>
Cc: Dr. Christopher Harvey <drcjharvey@manortx.gov>
Subject: Street Naming - Approval

Joe/Matt,

Good afternoon. I have an update from the City of Austin regarding the street naming for the Butler Tract. See below the support we received for the acceptance of the street name from the department's supervisor:

First off, I want to thank you for your patience in this matter. After speaking with Jacquie and Roxanne this week, *we have made an exception for Manor Crossing BLVD and Manor XING*. If that works, please let us know which one you would like for us to reserve for this project.

This is how the streets will be represented in our street data, applications, and street signs:
MANOR CROSSING BLVD (Street Type = BLVD)
MANOR XING (Street Type = XING)

Please let me know which name you would like to utilize and we'll request the approval of the street's name today.

Scott



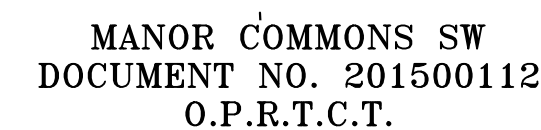
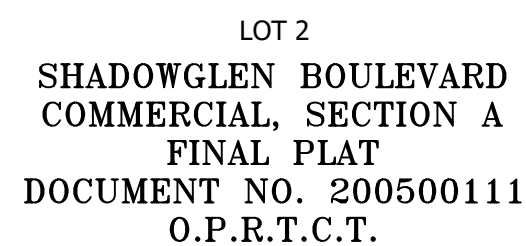
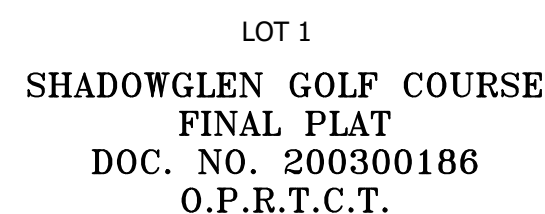
City Manager
T. (512) 272-5555 ext. 8290
T. (512) 215-8290 *Direct*
C. (512) 595-2906
F. (512) 272-8636
www.manortx.gov



DRAWING PATH: K:\2104... I A B I T I E R M A N O B P I A D W G SHEET PLOT SIZE: ARCH E III I BLEED C / 8.00 X 21.00 INCHES) LAST SAVED: 1/17/2023 2:6 PM PLOT DATE: 1/19/2023 3:57 PM

DRAWING NAME:
LJA BUTLER MANOR
PLAT

SHEET
02 of 05



THAT 13100 FM 973 INC., AS THE OWNER OF 68.497 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021284527 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND CORRECTED IN DOCUMENT NO. 2022099322 OF SAID O.P.R.T.C.T., AND THAT GCP XXI, LTD., AS THE OWNER OF 14.715 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021352611 OF SAID O.P.R.T.C.T., AND THAT GCP XXII, LTD. AS THE OWNER OF 11.842 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021284527 OF SAID O.P.R.T.C.T. ALL SITUATED IN THE GREENBUSH COUNTRY SUBDIVISION ABSTRACT NO. 31 IN TRAVIS COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

EDWARD S. BUTLER, PRESIDENT
13100 FM 973, INC., A TEXAS CORPORATION
10095 E. HWY 290
MANOR, TEXAS 78653

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____,
PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME
(AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION
THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MY COMMISSION EXPIRES: _____

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER DEPARTMENT FOR REVIEW.
3. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
4. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF MANOR FOR REVIEW.
6. THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF MANOR'S ZONING ORDINANCE.
9. WATER AND WASTEWATER SERVICE FOR THE SITE IS TO BE PROVIDED BY THE CITY OF MANOR.
10. NO OBJECTS INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
11. THE CITY OF MANOR IS NOT OBLIGATED TO EXTEND PUBLIC WATER LINES TO SERVE THIS SITE.
12. A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES IS HEREBY DEDICATED ALONG ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT..
13. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____
14. THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203), COMBINED ADJUSTMENT FACTOR OF 1.00007552.
15. THE PROPOSED USE OF LOTS 1A AND 1B OF BLOCK A IS RESIDENTIAL. THE PROPOSED USE OF ALL OTHER LOTS IS COMMERCIAL.

(1)	MICKEY JONATHAN MOLAD AND RACHEL MOLAD DOC. NO. 2019101145 O.P.R.T.C.T.	(18)	TODD CURTIS PHILLIPS AND SAMANTHA ANNETTE PHILLIPS DOC. NO. 2019102715 O.P.R.T.C.T.
(2)	SONNY WILLIS AND APRIL ANN WILLIS DOC. NO. 2017099702 O.P.R.T.C.T.	(19)	AKINYEMI P. AJAI AND PRISCILLA O. AJAI DOC. NO. 2015158192 O.P.R.T.C.T.
(3)	REALTRON, INC. DOC. NO. 2017130630 O.P.R.T.C.T.	(20)	JENNIFER WHITE AND MICHAEL WHITE DOC. NO. 2011092329 O.P.R.T.C.T.
(4)	PHILLIP P. EWING AND IRMA EWING DOC. NO. 2008164019 O.P.R.T.C.T.	(21)	MAYRA HERNANDEZ DOC. NO. 2016213982 O.P.R.T.C.T.
(5)	ARTURO SANCHEZ AND SAN JUANA PEREZ FABELA DOC. NO. 2006012722 O.P.R.T.C.T.	(22)	JANE A. HUNTER AND PAMELA B. RICHARDS DOC. NO. 2010032604 O.P.R.T.C.T.
(6)	LAMONT RANDLE AND SHARLA M. RANDLE DOC. NO. 2016037415 O.P.R.T.C.T.	(23)	CORETTA LYNN BELL-SEXTON DOC. NO. 2012517969 O.P.R.T.C.T.
(7)	THOMAS MULLEN AND AMANDA MULLEN DOC. NO. 2021203233 O.P.R.T.C.T.	(24)	MICHAEL JONES AND LINDSAY JONES DOC. NO. 2015120819 O.P.R.T.C.T.
(8)	HUMBERTO SUAREZ DOC. NO. 2018112646 O.P.R.T.C.T.	(25)	WILLIE KENDRICK AND CARMEN MARIA KENDRICK DOC. NO. 2013099245 O.P.R.T.C.T.
(9)	MICHAEL MANKER AND LAUREN MANKER DOC. NO. 2009133992 O.P.R.T.C.T.	(26)	SHADOWGLEN GOLF LP DOC. NO. 200300186 O.P.R.T.C.T.
(10)	MARILYN D. MCARTHUR DOC. NO. 2005179608 O.P.R.T.C.T.	(27)	ASC MEDICAL 8 HOLDINGS, LLC DOC. NO. 2017185894 O.P.R.T.C.T.
(11)	GARY L. STIGGERS DOC. NO. 2005095902 O.P.R.T.C.T.	(28)	SCF RC FUNDING IV, LLC DOC. NO. 2020010327 O.P.R.T.C.T.
(12)	WILLIAMS WESLEY TAYLOR, JR. AND JERY ANN TAYLOR DOC. NO. 2005219351 O.P.R.T.C.T.	(29)	WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T.
(13)	MAURA HAYES AND TERRENCE HAYES, III DOC. NO. 2020075198 O.P.R.T.C.T.	(30)	WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T.
(14)	CARMEN ACOSTA AND RODOLFO ACOSTA DOC. NO. 2016104274 O.P.R.T.C.T.	(31)	CFT NV DEVELOPMENTS, LLC DOC. NO. 2015092650 O.P.R.T.C.T.
(15)	BRETT R. BENEDETH DOC. NO. 2014111027 O.P.R.T.C.T.	(32)	HAZA REALTY LP DOC. NO. 2019027912 O.P.R.T.C.T.
(16)	DAISY PRIETO AND SALVADOR U. FLORES DOC. NO. 2017113767 O.P.R.T.C.T.	(33)	SURFVIEW MANOR, LLC DOC. NO. 2016178446 O.P.R.T.C.T.
(17)	ASPAZIA BITA DOC. NO. 2020239772 O.P.R.T.C.T.	(34)	GREENVIEW MANOR COMMONS SW LP (AS PER TCAD)

BY _____
DEPUTY



MANOR CROSSING

DRAWING NAME:	LJA BUTLER MANOR PLAT
JOB NUMBER:	21-044
DATE:	11/01/2022
SCALE:	1" = 100'
DRAWN BY:	KWONG, JIMMY BUTLER
CHECKED BY:	HAS FIELDBOOK: 14/411
PARTY CHIEF:	AM
Tech:	JRM
Fwf:	N/A
FIELDNOTE FILE PATH:	
REVISIONS	
DATE	DESCRIPTION



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, February 27, 2023

Donald Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1489-FP

Job Address: NW corner of the intersection of US 290 & FM 973, Manor 78653

Dear Donald Sansom,

The subsequent submittal of the Manor Crossing Final Plat submitted by LJA Engineering and received on April 06, 2023, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The proposed uses and reservations for all lots should be provided on the final plat.~~
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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

Pauline Gray, P.E.
Lead AES
GBA

March 9, 2023

City of Manor
C/O Pauline Gray, P.E.
GBA – City of Manor Engineer
1500 County Road 269
Leander, TX 78641

RE: Manor Crossing – Final Plat
City of Manor Permit Number 2022-P-1489-FP
Update #2
LJA Project #A512-1004

Dear Pauline,

We have prepared and uploaded to the City of Manor the attached revised final plat for the Manor Crossing property. We have revised the plat to provide additional public drainage and utility easements conforming to the updated designs of the project's proposed drainage, water, wastewater, and dry utility improvements. We have also added two plat notes.

Added and Modified Easements:

- Added 10-foot public utility easements along portions of the project's internal access drives; and
- Combined drainage, water, and wastewater easement along the Hwy 290 frontage of Lot 1, Block B (conforming to the revised alignments of the project's proposed water and wastewater in this area).

Added Plat Notes:

12. All ten (10) foot public utility easements shown hereon are permitted to have surface parking and landscaping. No buildings, permanent structures, or light poles are permitted.
16. For Lots 3-8, Block A, monument signs are permitted within 15' of the north right-of-way of US Highway 290 E (within the 25' water and wastewater easement). Any and all costs associated with any damage of the monument sign due to the City of Manor's repair or replacement of the water and/or wastewater line shall be at the sole cost of the landowner of said lot.

Please contact me at (512) 684-6028 or dsansom@lja.com if you have any questions or need any additional information to complete your review of the revised final plat.

Sincerely,
LJA ENGINEERING, INC.



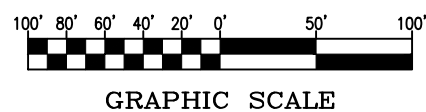
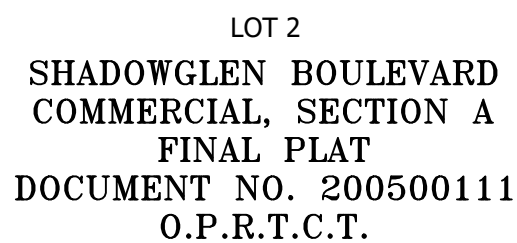
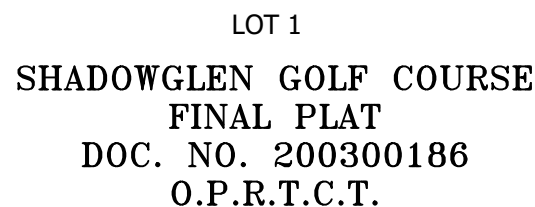
Don Sansom, P.E.
Senior Project Manager

Pauline Gray, P.E.
March 9, 2023
Page 2 of 2

Attachments:

1. Revised Plat (also submitted digitally)

cc: Joe Longaro
Matt Harriss

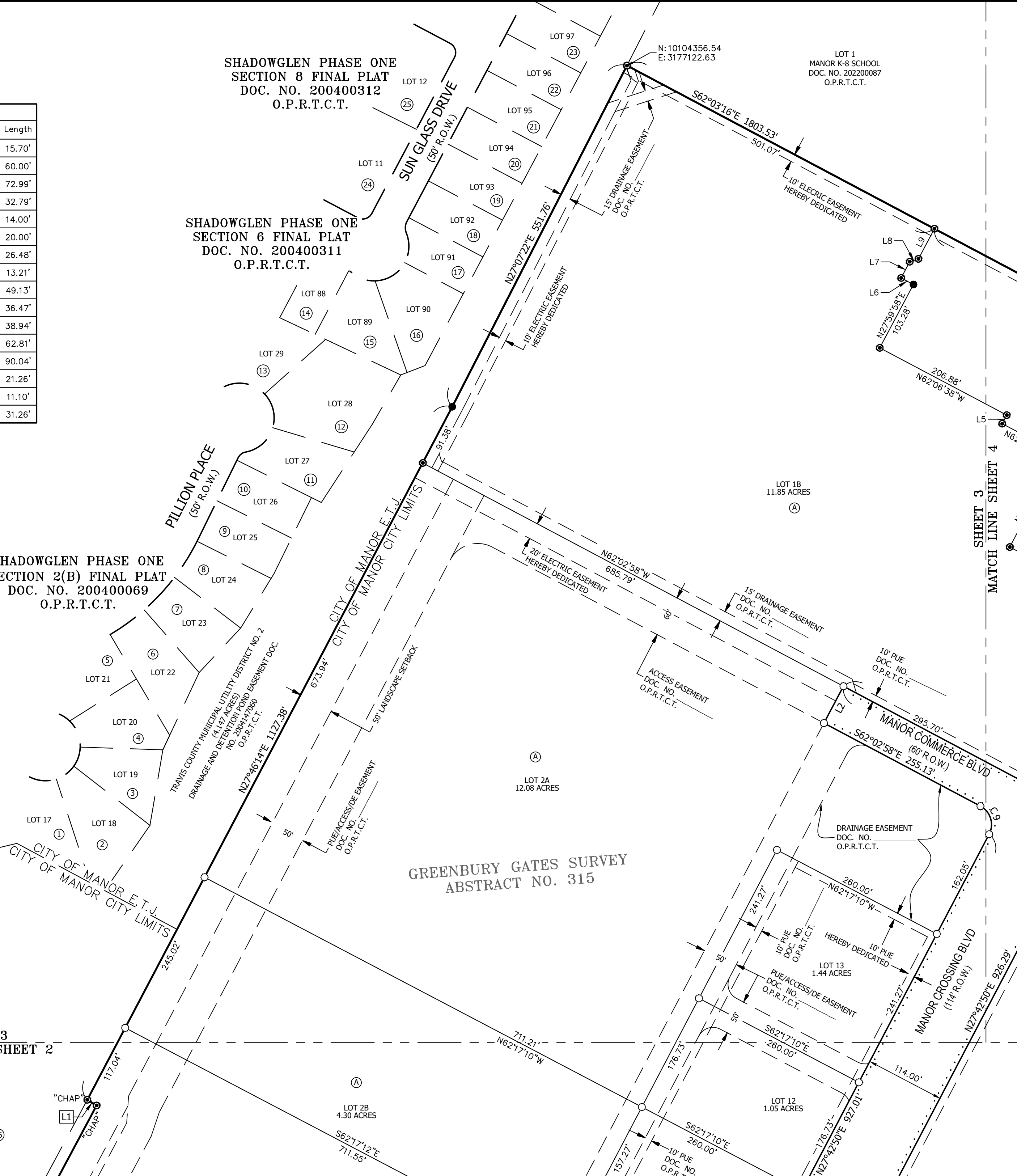


					REVISIONS
				DATE	DESCRIPTION
PROJECT NAME: LJA BUTLER MANOR					
JOB NUMBER: 21-044					
DATE: 11/01/2022		SCALE: 1" = 100'			
DRAWING FILE PATH:H:\21044 - LJA BUTLER					
MANOR\CADD\DWG\LJA BUTLER MANOR PLAT.DWG					
FIELDNOTE FILE PATH:					
N/A					
		RPLS: FWF	TECH: JRM	PARTY-CHIEF: AM	
CHECKED BY: HAS		FIELDBOOK: 14/411			
DRAWING NAME: LJA BUTLER MANOR PLAT					



Line Table		
Line #	Direction	Length
L1	N58° 52' 47"W	15.70'
L2	S27° 57' 02"W	60.00'
L3	N28° 11' 50"E	72.99'
L4	N70° 10' 45"E	32.79'
L5	N27° 53' 22"E	14.00'
L6	N62° 06' 38"W	20.00'
L7	N27° 53' 22"E	26.48'
L8	N71° 55' 47"E	13.21'
L9	N27° 53' 22"E	49.13'
L10	N18° 45' 28"E	36.47'
L11	N04° 03' 25"E	38.94'
L12	N87° 11' 04"E	62.81'
L13	N87° 11' 04"E	90.04'
L14	N17° 10' 08"W	21.26'
L15	S17° 03' 02"E	11.10'
L16	S27° 43' 40"W	31.26'

GREENBURY GATES SURVEY
ABSTRACT NO. 315



LSI LANDESIGN  SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 7842
TRPELS FIRM NO. 10001800
512-238-7901

MANOR CROSSING

DRAWING NAME:		PROJECT NAME: LJA BUTLER MANOR	
LJA BUTLER MANOR PLAT		JOB NUMBER: 21-044	
SCALE: 1" = 100'		DATE: 11/01/2022	
DRAWING FILE PATH: K:\21044 - LJA BUTLER MANOR\DWG			
FIELDNOTE FILE PATH:			
N/A			
RPLS: FWF	TECH: JRM	PARTYCHIEF: AM	
CHECKED BY: WAS	FILED BY: JRM	DATE: 11/01/2022	
SHEET		REVISIONS	
03 of 05		DATE	DESCRIPTION

LOT 1
MANOR K-8 SCHOOL
DOC. NO. 202200087
O.P.R.T.C.T.

(A)

LOT 1
MANOR K-8 SCHOOL
DOC. NO. 202200087
O.P.R.T.C.T.

Ⓐ

MONROE OZIE SR. FAMILY TRUST
REMAINDER (27.4 ACRES)
VOL. 5278, PG. 1904
D.R.T.C.T.

TIMMERMAN COMMERCIAL
/ INVESTMENTS, LP
TRACT 5 (31.889 ACRES)
DOC. NO. 2020230923
O.P.R.T.C.T.

LSI LANDESIGN★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPTEL FIRM NO. 10001800
512-238-7901

MANOR CROSSING

[illegible]

PROJECT NAME: LJA BUTLER MANOR	
JOB NUMBER: 21-044	
DATE: 11/01/2022	SCALE: 1" = 100'
DRAWING FILE PATH: K:\21044 - LJA BUTLER MANOR\CAD\DWG\SJLJA BUTLER MANOR PLAT.DWG	
FIELDNOTE FILE PATH: N/A	
PREPARED BY: JRM	TECH: JRM
CHECKED BY: HAS	FIELDBOOK: 14.1/11
	PARTYCHIEF: AM

SHEET
04 of 05

DRAWING PATH: K:\21044- LJA BUTLER MANOR\CADD\DWGS\LJA BUTLER MANOR PLAT.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 3/7/2023 10:35 AM PLOT DATE: 3/7/2023 10:38 AM

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT 13100 FM 973 INC., AS THE OWNER OF 68.497 ACRES OF LAND RECORDED IN DOCUMENT NO. 2021284527 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.) AND CORRECTED IN DOCUMENT NO. 2022099322 OF SAID O.P.R.T.C.T., AND THAT GCP XXXI, LTD., AS THE OWNER OF 14.715 ACRES OF LAND RECORDED IN DOCUMENT NO. 2022135261 OF SAID O.P.R.T.C.T., AND THAT GCP XXXII, LTD., AS THE OWNER OF 11.842 ACRES OF LAND RECORDED IN DOCUMENT NO. 2022135262 OF SAID O.P.R.T.C.T., ALL SITUATED IN THE GREENBURY GATES SURVEY, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

MANOR CROSSING

EDWARD S. BUTLER, PRESIDENT
13100 FM 973, INC., A TEXAS CORPORATION
10095 E. HWY 290
MANOR, TEXAS 78653

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC--STATE OF _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

NAME (TITLE)
GCP XXXI GP, LLC, GENERAL PARTNER
GCP XXXI, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251-1235

THE STATE OF TEXAS §
THE COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC--STATE OF _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

NAME (TITLE)
GCP XXXII GP, LLC, GENERAL PARTNER
GCP XXXII, LTD.
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251-1235

THE STATE OF TEXAS §
THE COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____DAY OF _____, 20____, PERSONALLY APPEARED, _____ AND _____, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC--STATE OF _____
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

PLAT NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEMS.
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MANOR AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS AND SHALL BE SUBMITTED TO THE CITY OF MANOR, WATER DEPARTMENT FOR REVIEW.
- ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF MANOR FOR REVIEW.
- THE PROPERTY OWNER OR ASSIGNS SHALL MAINTAIN ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF MANOR'S ZONING ORDINANCE.
- WATER AND WASTEWATER SERVICE FOR THE SITE IS TO BE PROVIDED BY THE CITY OF MANOR.
- NO OBJECTS INCLUDING BUILDINGS, ACCESSORY BUILDINGS, FENCING OR LANDSCAPING SHALL BE ALLOWED TO BE PLACED OR ERECTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR.
- THE CITY OF MANOR IS NOT OBLIGATED TO EXTEND PUBLIC WATER LINES TO SERVE THIS SITE.
- ALL TEN (10) FOOT PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE PERMITTED TO HAVE SURFACE PARKING AND LANDSCAPING. NO BUILDINGS, PERMANENT STRUCTURES, OR LIGHT POLES ARE PERMITTED.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, 20____.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203), COMBINED ADJUSTMENT FACTOR OF 1.00007552.
- THE PROPOSED USE OF LOTS 1A AND 1B OF BLOCK A IS RESIDENTIAL. THE PROPOSED USE OF ALL OTHER LOTS IS COMMERCIAL.
- FOR LOTS 3–8, BLOCK A, MONUMENT SIGNS ARE PERMITTED WITHIN 15' OF THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 290 E (WITHIN THE 25' WATER AND WASTEWATER EASEMENT). ANY AND ALL COSTS ASSOCIATED WITH ANY DAMAGE OF THE MONUMENT SIGN DUE TO THE CITY OF MANOR'S REPAIR OR REPLACEMENT OF THE WATER AND/OR WASTEWATER LINE SHALL BE AT THE SOLE COST OF THE LANDOWNER OF SAID LOT.

OWNERSHIP TABLE			
①	MICKY JONATHAN MOLAD AND RACHEL MOLAD DOC. NO. 2019101145 O.P.R.T.C.T.	⑱	TODD CURTIS PHILLIPS AND SAMANTHA ANNETTE PHILLIPS DOC. NO. 2019102715 O.P.R.T.C.T.
②	SONNY WILLIS AND APRIL ANN WILLIS DOC. NO. 2017099702 O.P.R.T.C.T.	⑲	AKINYEMI P. AJAI AND PRISCILLA O. AJAI DOC. NO. 2015158192 O.P.R.T.C.T.
③	REALTRON, INC. DOC. NO. 2017130630 O.P.R.T.C.T.	⑳	JENNIFER WHITE AND MICHAEL WHITE DOC. NO. 2011092329 O.P.R.T.C.T.
④	PHILLIP P. EWING AND IRMA EWING DOC. NO. 2008164019 O.P.R.T.C.T.	㉑	MAYRA HERNANDEZ DOC. NO. 2016213982 O.P.R.T.C.T.
⑤	ARTURO SANCHEZ AND SAN JUANA PEREZ FABELA DOC. NO. 2006012722 O.P.R.T.C.T.	㉒	JANE A. HUNTER AND PAMELA B. RICHARDS DOC. NO. 2010032604 O.P.R.T.C.T.
⑥	LAMONT RANDLE AND SHARLA M. RANDLE DOC. NO. 2016037415 O.P.R.T.C.T.	㉓	CORETTA LYNN BELL-SEXTON DOC. NO. 2022157969 O.P.R.T.C.T.
⑦	THOMAS MULLEN AND AMANDA MULLEN DOC. NO. 2021203233 O.P.R.T.C.T.	㉔	MICHAEL JONES AND LINDSAY JONES DOC. NO. 2015120819 O.P.R.T.C.T.
⑧	HUMBERTO SUAREZ DOC. NO. 2018112646 O.P.R.T.C.T.	㉕	WILLIE KENDRICK AND CARMEN MARIA KENDRICK DOC. NO. 2013099245 O.P.R.T.C.T.
⑨	MICHAEL MANKER AND LAUREN MANKER DOC. NO. 2009133992 O.P.R.T.C.T.	㉖	SHADOWGLEN GOLF LP DOC. NO. 200300186 O.P.R.T.C.T.
⑩	MARILYN D. MCARTHUR DOC. NO. 2005179608 O.P.R.T.C.T.	㉗	ASC MEDICAL 8 HOLDINGS, LLC DOC. NO. 2017185894 O.P.R.T.C.T.
⑪	GARY L. STIGGERS DOC. NO. 2005095902 O.P.R.T.C.T.	㉘	SCF RC FUNDING IV, LLC DOC. NO. 2020010327 O.P.R.T.C.T.
⑫	WILLIAMS WESLEY TAYLOR, JR. AND JERY ANN TAYLOR DOC. NO. 2005219351 O.P.R.T.C.T.	㉙	WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T.
⑬	MAURA HAYES AND TERRENCE HAYES, III DOC. NO. 2020075198 O.P.R.T.C.T.	㉚	WAL-MART REAL ESTATE BUSINESS TRUST DOC. NO. 201300149 O.P.R.T.C.T.
⑭	CARMEN ACOSTA AND RODOLFO ACOSTA DOC. NO. 2016104274 O.P.R.T.C.T.	㉛	CFT NV DEVELOPMENTS, LLC DOC. NO. 2015092650 O.P.R.T.C.T.
⑮	BRETT R. BENEDETH DOC. NO. 2014111027 O.P.R.T.C.T.	㉜	HAZA REALTY LP DOC. NO. 2019027912 O.P.R.T.C.T.
⑯	DAISY PRIETO AND SALVADOR U. FLORES DOC. NO. 2017113767 O.P.R.T.C.T.	㉝	SURFVIEW MANOR, LLC DOC. NO. 2016178446 O.P.R.T.C.T.
⑰	ASPAZIA BITA DOC. NO. 2020239772 O.P.R.T.C.T.	㉞	GREENVIEW MANOR COMMONS SW LP (AS PER TCAD)

ENGINEER’S CERTIFICATION:

THAT I, DONALD SANSOM, P.E, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF MANOR, TEXAS.

THE TRACT SHOWN HEREON DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0485J DATED AUGUST 18, 2014 PURSUANT TO FEMA LETTER DATED JANUARY 15TH, 2020.

DONALD SANSOM, P.E. NO. 60300
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
TBPELS FIRM REGISTRATION NO. 1386

LAND SURVEYOR’S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803 DATE _____

LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

APPROVED: _____ ATTEST: _____
LAKESHA SMALL, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

APPROVED: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D. AT ____ O’CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O’CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

MANOR CROSSING

REVISIONS		DATE	DESCRIPTION
PROJECT NAME: LJA BUTLER MANOR	JOB NUMBER: 21-044	DATE: 11/01/2022	SCALE: 1" = 100'
DRAWING FILE: PATH\K121044 - LJA BUTLER MANOR\DWG\LJA BUTLER MANOR PLAT.DWG	FIELDNOTE FILE: PATH: N/A	RPLS: FWF	TECH: JRM
CHECKED BY: HAS	FIELDBOOK: 14/411	PARTYCHIEF: AM	
DRAWING NAME: LJA BUTLER MANOR PLAT			