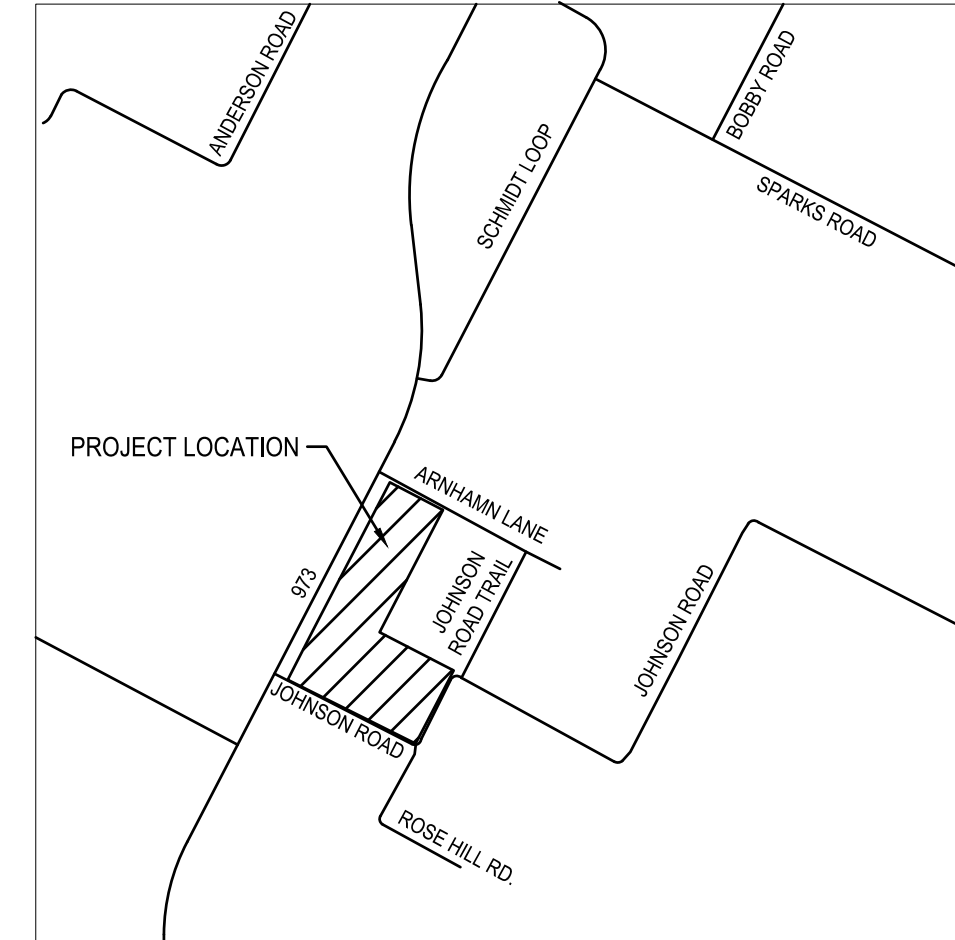
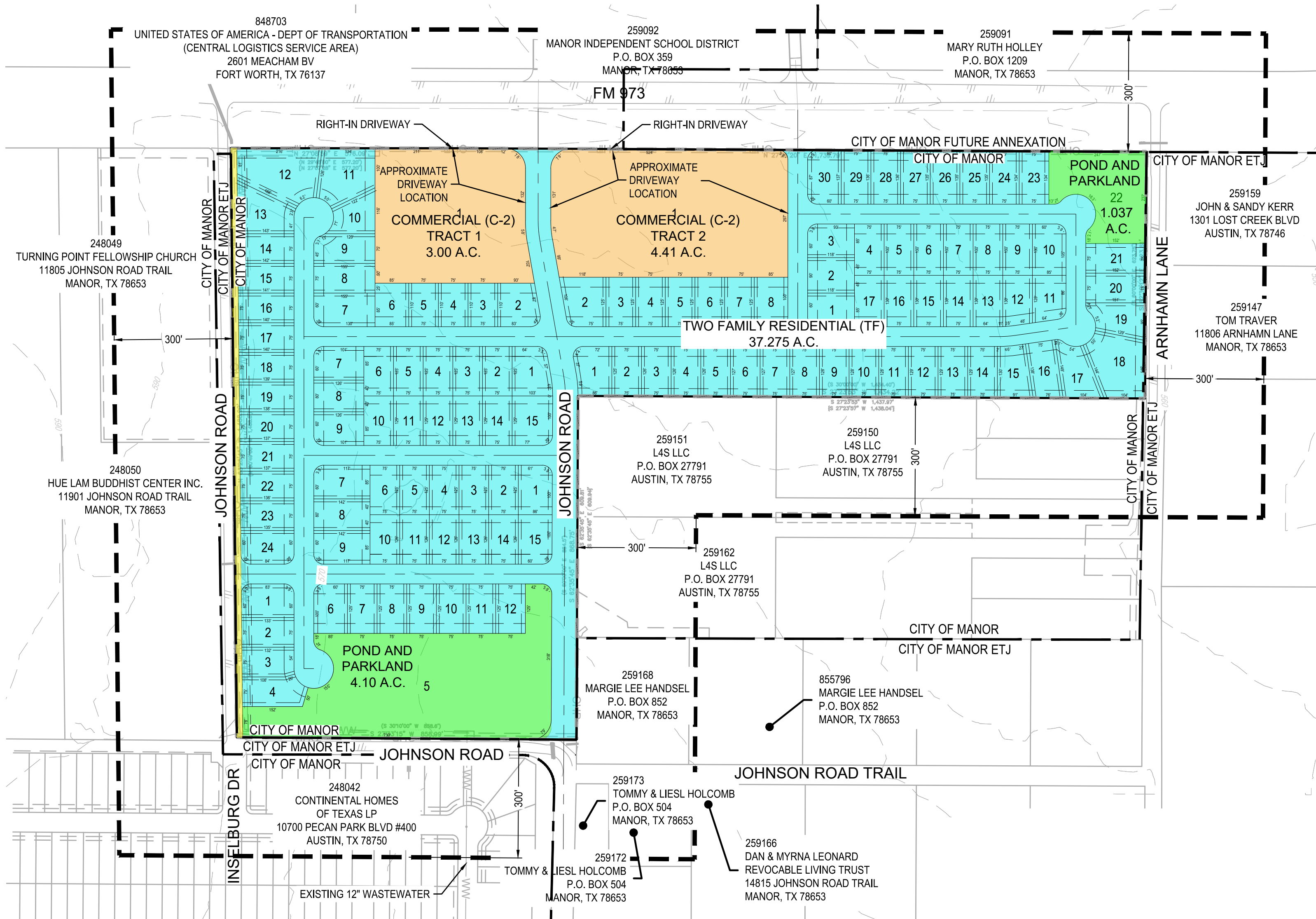
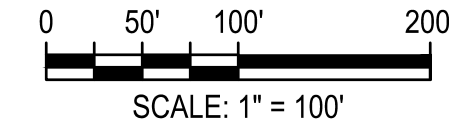
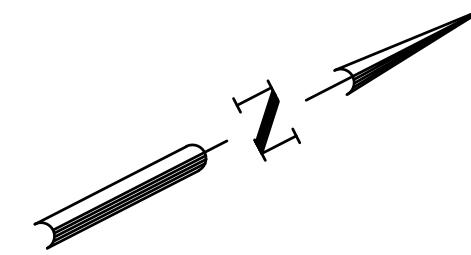


PALOMINO CONCEPT PLAN

DATE PREPARED: NOVEMBER 11, 2020



LOCATION MAP
SCALE: 1" = 2000'

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 234 UNITS (117 LOTS)	37.275 AC
	COMMERCIAL (C-2) 2 LOTS	7.41 AC
	PARKLAND	5.137 AC
	RIGHT OF WAY DEDICATION	0.513 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 (DUPLX) - 117
-COMMERCIAL (TRACT 1) - 7
-COMMERCIAL (TRACT 2) - 62

WATER LUE'S: -RESIDENTIAL (DUPLX) - 234
-COMMERCIAL (RETAIL) - 7
-COMMERCIAL (GAS) - 62

TRAFFIC GENERATION (VPD): -RESIDENTIAL (DUPLX) - 2,273
-COMMERCIAL (TRACT 1) - 5,462
-COMMERCIAL (TRACT 2) - 3,107

CITY OF MANOR ACKNOWLEDGEMENTS

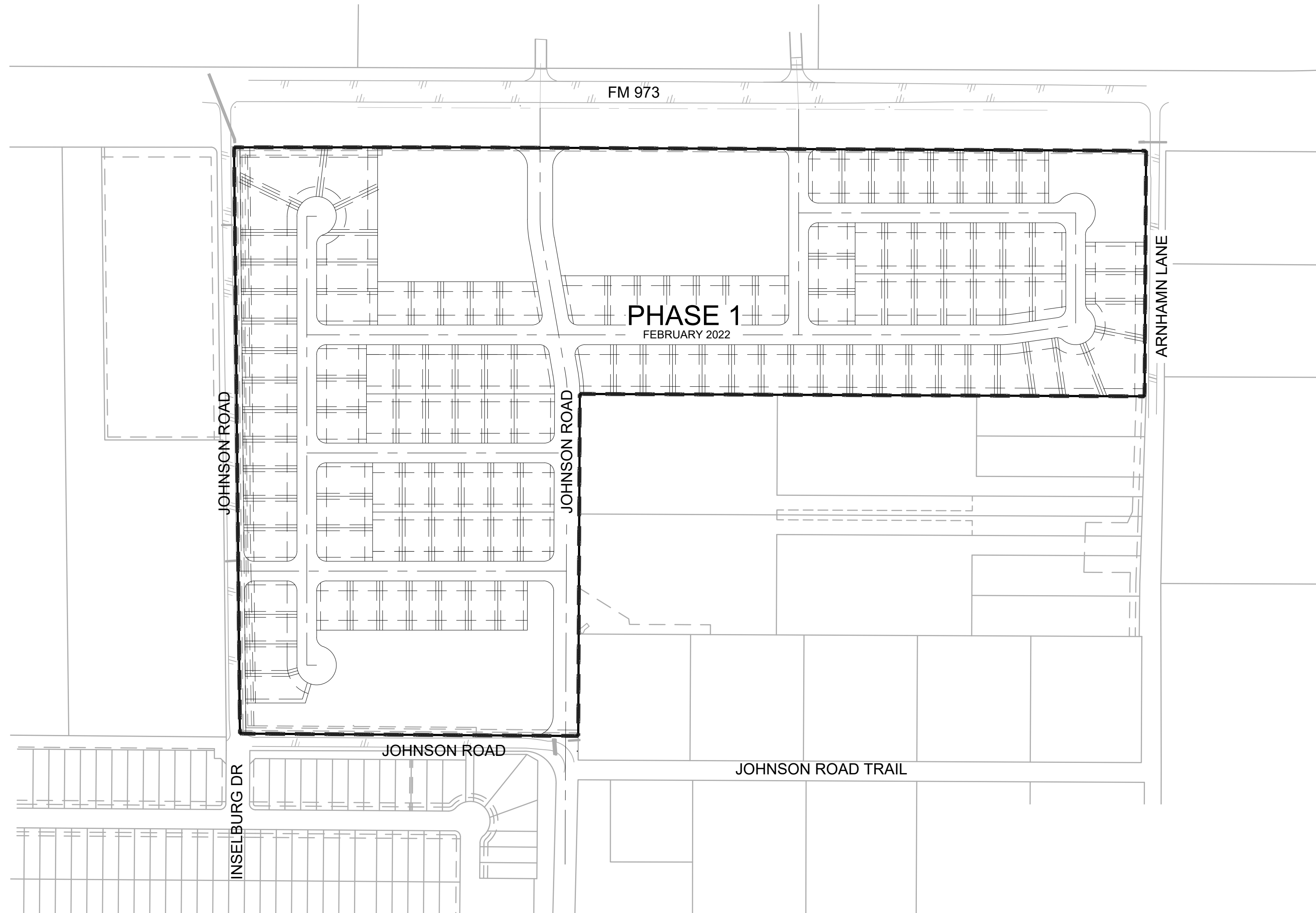
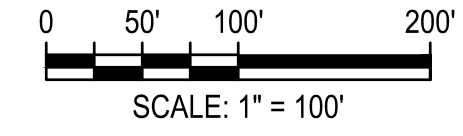
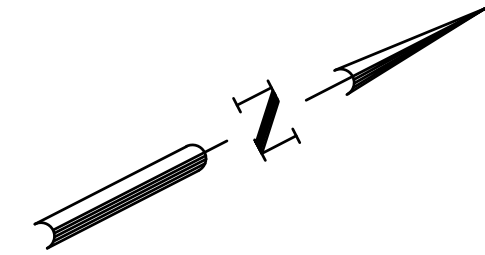
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE __ DAY OF ____, 20__ A.D.

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

MANOR WOLF PHASING PLAN



■ ■ PHASING LIMIT
PH 1 = 234 UNITS (117 LOTS)

NOTE: THE CONSTRUCTION OF THIS SUBDIVISION
WILL BE COMPLETED IN ONE PHASE