

PRELIMINARY PLAT FOR PRESIDENTIAL GLEN COMMERCIAL CITY OF MANOR, TRAVIS COUNTY, TEXAS

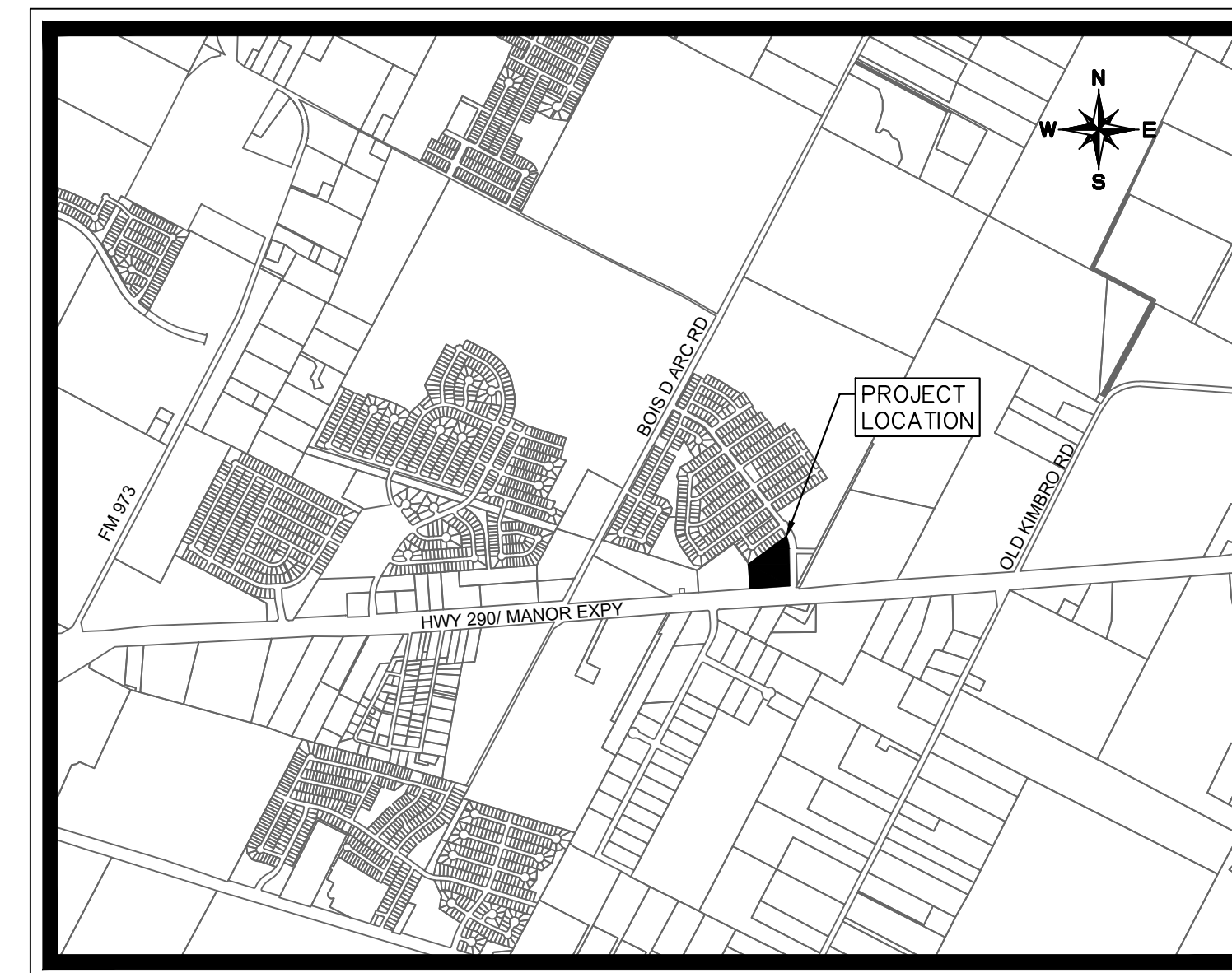
Plotted By: Costly, Megan Date: January 25, 2021 01:55:48pm File Path: K:\AUS_CIV\06924744-Presidential Glen Commercial\Cad\Preliminary\PlanSheets\Cover_Sheet.dwg
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ENGINEER / SURVEYOR
Kimley»Horn

10814 JOLLYVILLE ROAD STATE OF TEXAS
BUILDING 4, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: KEVIN J. BURKS, P.E.

OWNER/DEVELOPER

WEST ELGIN DEVELOPMENT CORPORATION
9900 HWY 290 EAST
MANOR, TX 78653
PH. (512) 327-7415
CONTACT: DANNY BURNETT



VICINITY MAP
SCALE: 1" = 2,000'

OCTOBER 2020

SHEET INDEX

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LEGAL DESCRIPTION
BEING LOT 1 OF BLOCK KK WITHIN PRESIDENTIAL GLEN PHASE
1A, SITUATED IN TRAVIS COUNTY, TEXAS. DOC NO. 200700238

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF
MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY:
HONORABLE MAYOR DR. LARRY WALLACE JR.
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT 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 OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY:
PHILIP TRYON, CHAIRPERSON

Kimley»Horn

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10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



01/25/2021

KHA PROJECT 06924744
DATE JANUARY 2021
SCALE: AS SHOWN
DESIGNED BY: JMW
DRAWN BY: JMW
CHECKED BY: KJB

COVER SHEET

PRESIDENTIAL GLEN
COMMERCIAL
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER

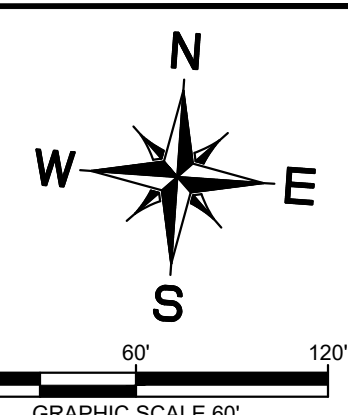
1

REVISIONS

DATE

BY

BLOCK	LOT	PROPERTY ID	DE ID	PROPERTY OWNER NAME(S)	STREET ADDRESS	ROAD	MAILING ADDRESS
A	11	756180	0239770402	JOHN RECTOR	13204 JOHN RECTOR ST	MANOR, TX 78653	
A	10	756181	0239770403	STEVEN & LUCRETIA CANNON	13200 JOHN RECTOR ST	MANOR, TX 78653	
A	9	756184	0239770404	TRIFANY WOOD	19401 TAYSHAS ST	MANOR, TX 78653	
A	8	756185	0239770405	ROSALINA ARREOLA	251 MEADOWOOD LN	SONOMA, CA 95476	
A	7	756186	0239770406	SILVY SHALTON SANCHEZ	19409 TAYSHAS ST	MANOR, TX 78653	
A	6	756183	0239770407	EMMA J SCOTT & JOHN J SPENCER JR	19413 TAYSHAS ST	MANOR, TX 78653	
A	5	756188	0239770408	NICHOLE & ALTON HUNTER	19417 TAYSHAS ST	MANOR, TX 78653	
A	4	756189	0239770409	GLENN & CRISTINA POWELL	19421 TAYSHAS ST	MANOR, TX 78653	
A	3	756190	0239770410	MALIHAN & AVIBO SUDA	19425 TAYSHAS ST	MANOR, TX 78653	
A	2	756191	0239770411	WYNDEL & DENIS R SMITH	19429 TAYSHAS ST	MANOR, TX 78653	
A	1	756192	0239770412	ERNESTO JR RAMIREZ & ELVIA L CAMPOS	19433 TAYSHAS ST	MANOR, TX 78653	
B	12	756179	0239770401	STEFFON & KENDRICK	13208 JOHN RECTOR ST	MANOR, TX 78653	
B	11	756080	0239750430	MARY ANN & NORMAN EBARNETT	19345 W T GALLAWAY ST	MANOR, TX 78653	
B	10	756079	0239750429	DAVID & ALICE L GILBERT	19341 W T GALLAWAY ST	MANOR, TX 78653	
B	9	756078	0239750428	HELEN BAILEY TORRES	19337 W T GALLAWAY ST	MANOR, TX 78653	
B	8	756077	0239750427	TAUDINE POPOOLA	3817 GILMAS PATH	PHILADELPHIA, PA 19104	
B	7	756076	0239750426	TROY A MILLER	19329 W T GALLAWAY ST	MANOR, TX 78653	
B	6	756075	0239750425	PATRICIA VALDIVIA	19325 W T GALLAWAY ST	MANOR, TX 78653	
B	5	756074	0239750424	PEDRO DIAZ	19321 W T GALLAWAY ST	MANOR, TX 78653	
B	4	756073	0239750423	ALEXANDRA & SIBONE F MEDRANO CHAPA	19317 W T GALLAWAY ST	MANOR, TX 78653	
B	3	756072	0239750422	RODELMO REYES	19313 W T GALLAWAY ST	MANOR, TX 78653	
B	2	756071	0239750421	SOUTHWEST PROPERTY ASSETS LLC	500 ROUND ROCK AVE STE.	ROUND ROCK, TX 78664	
B	1	756070	0239750420	PAUL R JANETZ	19305 W T GALLAWAY ST	MANOR, TX 78653	
C	12	756069	0239750419	BONNEY E & JANITA J MCGOWEN	19301 W T GALLAWAY ST	MANOR, TX 78653	
C	11	756068	0239750418	RONALD & MARY WRIGHT & MYRON BOLDEN	13200 NELSON HOUSER ST	MANOR, TX 78653	
C	10	756067	0239750417	JUSTIN R WHITE	13204 NELSON HOUSER ST	MANOR, TX 78653	
C	9	756066	0239750416	ROSELIND REYNOLDS	13208 NELSON HOUSER ST	MANOR, TX 78653	
C	8	756065	0239750415	LACY AVON & MICHAEL JONEZ	13212 NELSON HOUSER ST	MANOR, TX 78653	
C	7	756167	0239770308	MATTHEW S DELEON	1205 W BUSA DR	SM TAYLOR, AZ 85143	
C	6	756166	0239770307	VALERIA LYN WASSON	19404 TAYSHAS ST	MANOR, TX 78653	
C	5	756165	0239770306	HABIB ENTERPRISES LLC	PO BOX 27241	AUSTIN, TX 78756	
C	4	756164	0239770305	RYAN & STEPHANIE ANN ANDREWS	19412 TAYSHAS ST	MANOR, TX 78653	
C	3	756163	0239770304	BEAU & RUBIE SALINAS	19416 TAYSHAS ST	MANOR, TX 78653	
C	2	756162	0239770303	SEKWAN & YOUNGIA YANG	210 LEE BARTON DR UNIT 201	AUSTIN, TX 78704	
C	1	756161	0239770302	MAMADOU BOBO DIALL	16428 TAYSHAS ST	MANOR, TX 78653	
D	15	756083	0239770309	IREA FAMIL TRUST	13278 CALLE AURORA	CAMARILLO, CA 93909	
D	14	756118	0239750601	MANUEL TORRES	19400 W T GALLAWAY ST	MANOR, TX 78653	
D	13	756119	0239750602	LORENA CASANOVA & GUADALUPE C PINEIRO	19340 W T GALLAWAY ST	MANOR, TX 78653	
D	12	756120	0239750603	JACOB ANTHONY ORTEGA	19336 W T GALLAWAY ST	MANOR, TX 78653	
D	11	756121	0239750604	BRIGETTA S SMITH & LARRY W BURTON JR	19332 W T GALLAWAY ST	MANOR, TX 78653	
D	10	756122	0239750605	ROSA MARTINEZ	19328 W T GALLAWAY ST	MANOR, TX 78653	
D	9	756123	0239750606	JULIAN ESTRADA & MARIA CARROEN DE ESTRADA	19324 W T GALLAWAY ST	MANOR, TX 78653	
D	8	756124	0239750607	JOSE SANTIAGO & BRENDA MORANNA REYES SEGUNDO	19320 W T GALLAWAY ST	MANOR, TX 78653	
D	7	756125	0239750608	SUMNER L & ISRAEL BALL	19316 W T GALLAWAY ST	MANOR, TX 78653	
D	6	756126	0239750609	CHARLES N & BRANDI C DELOACH	19312 W T GALLAWAY ST	MANOR, TX 78653	
D	5	756127	0239750610	VALERIA LYN WASSON	19308 W T GALLAWAY ST	MANOR, TX 78653	
D	4	756128	0239750611	MIGUEL & MARIA MEDINA	13201 NELSON HOUSER ST	MANOR, TX 78653	
D	3	756143	0239750612	HECTOR D HERNANDEZ RANGGEL & NANCY Y DANIDA OROZCO	19413 JAMES MANOR ST	MANOR, TX 78653	
D	2	756144	0239750613	KEVIN MICHAEL MCLUE & BRITANNY BAMBER	19409 JAMES MANOR ST	MANOR, TX 78653	
D	1	756145	0239750614	CHELI CLEMONS	19405 JAMES MANOR ST	MANOR, TX 78653	
E	30	756140	0239750624	ANGEL R ROCHE	19401 JAMES MANOR ST	MANOR, TX 78653	
E	29	756139	0239750623	DAVID GOMEZ MEDRANO & DERRICK ALLEN HAYS	19333 JAMES MANOR ST	MANOR, TX 78653	
E	28	756138	0239750622	JOSHUA HRENEL	19329 JAMES MANOR ST	MANOR, TX 78653	
E	27	756137	0239750621	TERRICA & JOSE JR REYES	19325 JAMES MANOR ST	MANOR, TX 78653	
E	26	756136	0239750620	ERNESTO JAMES & BLANCA VILLEGAS AQUINO LURQUIZA	19321 JAMES MANOR ST	MANOR, TX 78653	
E	25	756135	0239750619	JORDAN CANNON	19317 JAMES MANOR ST	MANOR, TX 78653	
E	24	756134	0239750618	HERWOOD RAY WEBB	19313 JAMES MANOR ST	MANOR, TX 78653	
E	23	756133	0239750617	JOSE BASILIO & ALVA E SOTELJO	19309 JAMES MANOR ST	MANOR, TX 78653	
KK	1	754684	0239750435	WEST ELGIN DEVELOPMENT CORP	BOSS D ARC RD	MANOR, TX 78653	
KK	2	754685	0239750436	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
KK	3	840483	0239770602	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
N/A	N/A	711113	0234700396	ZALARAM LLC	E US 290 HWY EB	DOVER, DE 19901	
N/A	N/A	756184	0239770404	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
N/A	N/A	711112	0234700395	ZALARAM LLC	30 CHADWICK DR	DOVER, DE 19901	
N/A	N/A	814602	0237750101	MANOR BUSINESS CENTER LTD	148 CEDAR HILLS DR	ELGIN, TX 78623	
N/A	N/A	236931	0234700374	BLUEBONNET ELECTRIC COOPERATIVE INC	E US HWY 290	PLANO, TX 75026	
N/A	N/A	236932	0234700375	BLUEBONNET ELECTRIC COOPERATIVE INC	E US HWY 290	PLANO, TX 75026	
N/A	N/A	236593	0234700202	TERRILL TIMMERMANN FARMS LP	501 VALE STREET	AUSTIN, TX 78746	



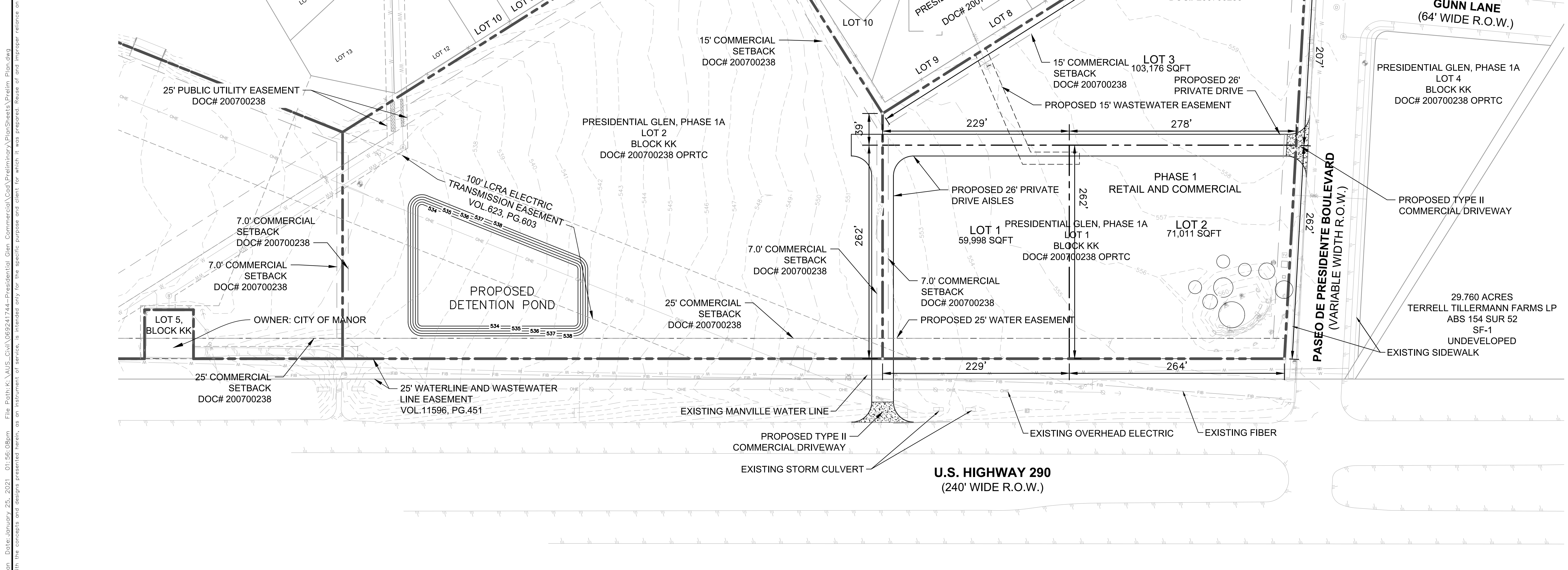
LEGEND

- PROPERTY LINE
- (X) BLOCK NUMBER
- 1 LOT NUMBER
- A SETBACK DESIGNATION

Lot #	Zoning	Proposed Land Use	Acres
Lot 1	C2	Commercial	1.38
Lot 2	C2	Commercial	1.63
Lot 3	C2	Commercial	2.37

THIS SITE IS LOCATED IN THE WILLBARGER CREEK WATERSHED.
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARY OF THE
 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE
 RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE
 DATE 08/18/2014, TRAVIS COUNTY, TEXAS AND INCORPORATED
 AREAS.

NO.	REVISIONS	DATE	BY



10.4591 ACRES
 WEST ELGIN DEVELOPMENT CORP
 ABS 154 SUR 52
 SF-1
 UNDEVELOPED

GUNN LANE
 (64' WIDE R.O.W.)

PRESIDENTIAL GLEN, PHASE 1A
 LOT 4
 BLOCK KK
 DOC# 200700238 OPRTC

PROPOSED TYPE II
 COMMERCIAL DRIVEWAY

29.760 ACRES
 TERRELL TILLERMANN FARMS LP
 ABS 154 SUR 52
 SF-1
 UNDEVELOPED

EXISTING SIDEWALK

10.01 ACRES
 MANOR BUSINESS CENTER LTD
 ABS 154 SUR 52
 UNDEVELOPED

2.73 ACRES
 ZALARAM LLC
 LOT 2 BLOCK 5
 UNDEVELOPED

1.134 ACRES
 BLUEBONNET ELECTRIC
 COOPERATIVE INC
 ABS 154 SUR 52
 WAREHOUSE

0.306 ACRES
 BLUEBONNET ELECTRIC
 COOPERATIVE INC
 ABS 154 SUR 53
 OFFICE

Kimley»Horn

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 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

01/25/2021

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
069241744	JANUARY 2021	AS SHOWN	JMW	JMW	KJB

PRELIMINARY PLAN

PRESIDENTIAL GLEN COMMERCIAL
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
2

Plotted By: Costly, Megan Date: January 25, 2021 01:56:08pm File Path: \\VAUS_CIVIL\069241744- Presidential Glen Commercial\Coa Preliminary\PlanSheets\Prelim Plan.dwg
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