

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

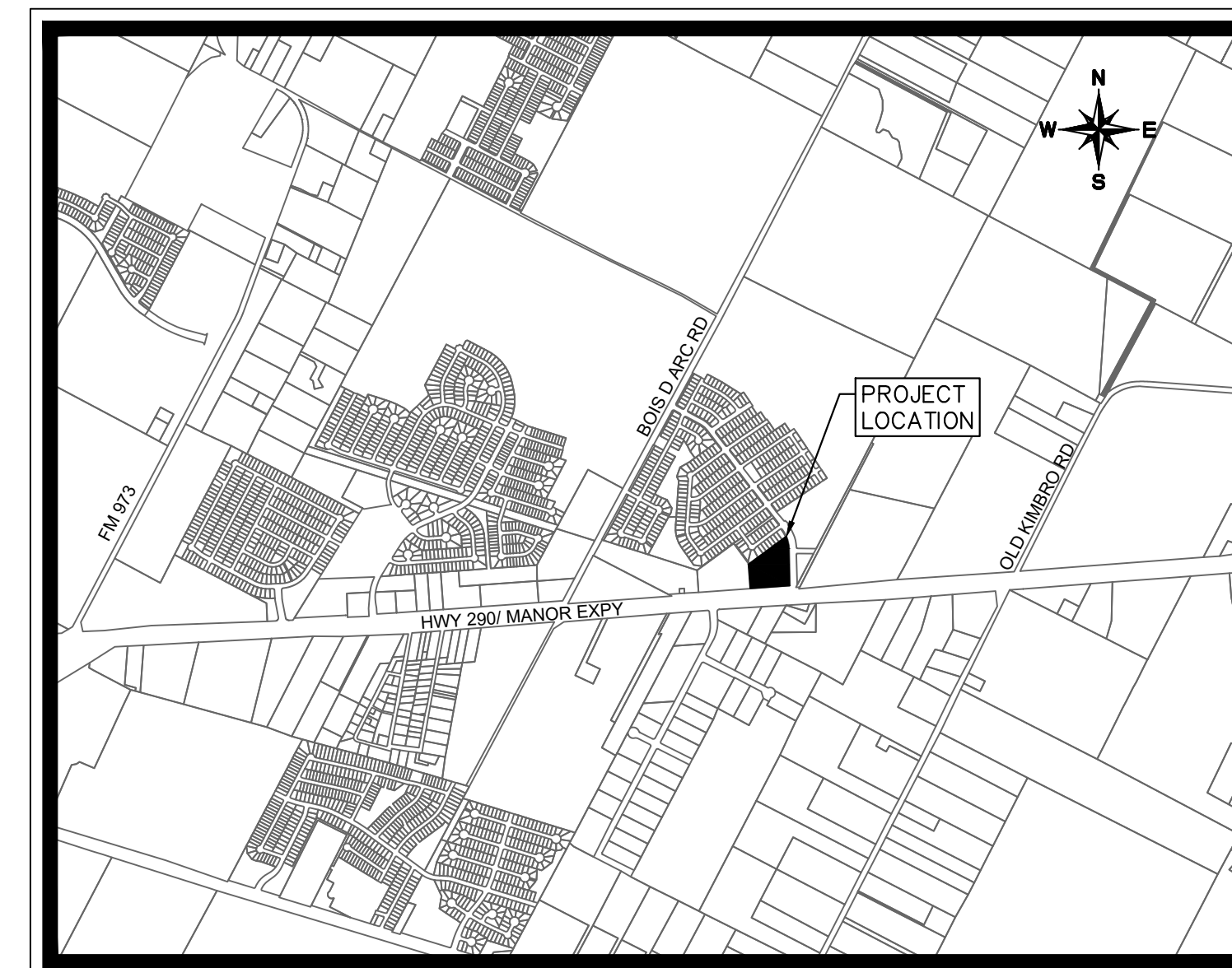
Plotted By: Costly, Megan Date: January 25, 2021 01:55:48pm File Path: K:\AUS\_CIV\06924744-Presidential Glen Commercial\Cad\Preliminary\PlanSheets\Cover\_Sheet.dwg  
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ENGINEER / SURVEYOR  
**Kimley»Horn**

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

Sheet Number	Sheet Title
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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

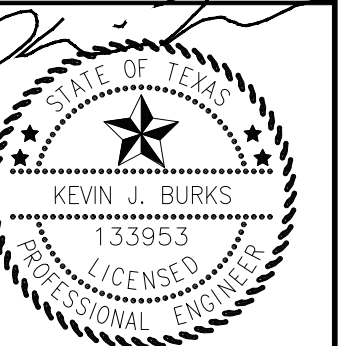
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR  
APPROVAL BY THE CITY OF COUNCIL.

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

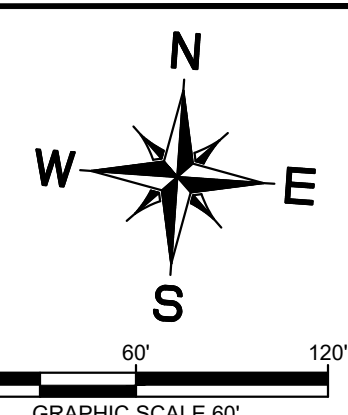
PRESIDENTIAL GLEN  
COMMERCIAL  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

1

No.	REVISIONS	DATE	BY

BLOCK	LOT	PROPERTY ID	DE ID	PROPERTY OWNER NAME(S)	STREET ADDRESS	ROAD	MAILING ADDRESS
A	11	756180	0239770402	JOHN RECTOR ST	13204 JOHN RECTOR ST	MANOR, TX 78653	
A	10	756181	0239770403	JOHN RECTOR ST	13200 JOHN RECTOR ST	MANOR, TX 78653	
A	9	756182	0239770404	TAYSHAS ST	19420 TAYSHAS ST	MANOR, TX 78653	
A	8	756183	0239770405	TAYSHAS ST	251 MEADOWOOD LN	SONOMA, CA 95476	
A	7	756184	0239770406	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653	
A	6	756185	0239770407	TAYSHAS ST	19413 TAYSHAS ST	MANOR, TX 78653	
A	5	756186	0239770408	TAYSHAS ST	19417 TAYSHAS ST	MANOR, TX 78653	
A	4	756187	0239770409	TAYSHAS ST	19421 TAYSHAS ST	MANOR, TX 78653	
A	3	756188	0239770410	TAYSHAS ST	19425 TAYSHAS ST	MANOR, TX 78653	
A	2	756189	0239770411	TAYSHAS ST	19429 TAYSHAS ST	MANOR, TX 78653	
A	1	756190	0239770412	TAYSHAS ST	19433 TAYSHAS ST	MANOR, TX 78653	
B	12	756179	0239770401	JOHN RECTOR ST	13208 JOHN RECTOR ST	MANOR, TX 78653	
B	11	756080	0239750430	W T GALLAWAY ST	19345 W T GALLAWAY ST	MANOR, TX 78653	
B	10	756079	0239750429	W T GALLAWAY ST	19341 W T GALLAWAY ST	MANOR, TX 78653	
B	9	756078	0239750428	W T GALLAWAY ST	19337 W T GALLAWAY ST	MANOR, TX 78653	
B	8	756077	0239750427	W T GALLAWAY ST	3817 GILMAS PATH	PHILADELPHIA, PA 19104	
B	7	756076	0239750426	W T GALLAWAY ST	19329 W T GALLAWAY ST	MANOR, TX 78653	
B	6	756075	0239750425	W T GALLAWAY ST	19325 W T GALLAWAY ST	MANOR, TX 78653	
B	5	756074	0239750424	W T GALLAWAY ST	19321 W T GALLAWAY ST	MANOR, TX 78653	
B	4	756073	0239750423	W T GALLAWAY ST	19317 W T GALLAWAY ST	MANOR, TX 78653	
B	3	756072	0239750422	W T GALLAWAY ST	19313 W T GALLAWAY ST	MANOR, TX 78653	
B	2	756071	0239750421	W T GALLAWAY ST	500 ROUND ROCK AVE STE.	ROUND ROCK, TX 78664	
B	1	756070	0239750420	W T GALLAWAY ST	19309 W T GALLAWAY ST	MANOR, TX 78653	
C	12	756069	0239750419	W T GALLAWAY ST	19305 W T GALLAWAY ST	MANOR, TX 78653	
C	11	756068	0239750418	W T GALLAWAY ST	13200 NELSON HOUSER ST	MANOR, TX 78653	
C	10	756067	0239750417	W T GALLAWAY ST	13204 NELSON HOUSER ST	MANOR, TX 78653	
C	9	756066	0239750416	W T GALLAWAY ST	13208 NELSON HOUSER ST	MANOR, TX 78653	
C	8	756065	0239750415	W T GALLAWAY ST	13212 NELSON HOUSER ST	MANOR, TX 78653	
C	7	756167	0239770308	TAYSHAS ST	1205 W BUSA DR	SM TAY, TX 78143	
C	6	756166	0239770307	TAYSHAS ST	19404 TAYSHAS ST	MANOR, TX 78653	
C	5	756165	0239770306	TAYSHAS ST	PO BOX 27241	AUSTIN, TX 78756	
C	4	756164	0239770305	TAYSHAS ST	19412 TAYSHAS ST	MANOR, TX 78653	
C	3	756163	0239770304	TAYSHAS ST	19416 TAYSHAS ST	MANOR, TX 78653	
C	2	756162	0239770303	TAYSHAS ST	210 LEE BARTON DR UNIT 201	AUSTIN, TX 78704	
C	1	756161	0239770302	TAYSHAS ST	16428 TAYSHAS ST	MANOR, TX 78653	
D	15	756083	0239750433	ROSA LINDA REYNOSO	13228 W T GALLAWAY ST	MANOR, TX 78653	
D	14	756082	0239750432	ROSA LINDA REYNOSO	19400 W T GALLAWAY ST	MANOR, TX 78653	
D	13	756081	0239750431	LORENA CASANOVA & GUADALUPE C PINEIRO	19340 W T GALLAWAY ST	MANOR, TX 78653	
D	12	756080	0239750430	JACOB ANTHONY ORTEGA	19336 W T GALLAWAY ST	MANOR, TX 78653	
D	11	756079	0239750429	BRIGETTA S SMITH & LARRY W BURTON JR	19332 W T GALLAWAY ST	MANOR, TX 78653	
D	10	756078	0239750428	ROSA MARTINEZ	19328 W T GALLAWAY ST	MANOR, TX 78653	
D	9	756123	0239750607	JULIAN ESTRADA & MARIA CARROEN DE ESTRADA	19324 W T GALLAWAY ST	MANOR, TX 78653	
D	8	756122	0239750606	ERICK FLORES	19320 W T GALLAWAY ST	MANOR, TX 78653	
D	7	756121	0239750605	SUMNER L & ISRAEL BALL	19316 W T GALLAWAY ST	MANOR, TX 78653	
D	6	756120	0239750604	CHARLES N & BRANDI C DELGACH	19312 W T GALLAWAY ST	MANOR, TX 78653	
D	5	756119	0239750603	KEVIN MICHAEL MCCLUE & BRITANNY BAMBER	19308 W T GALLAWAY ST	MANOR, TX 78653	
D	4	756118	0239750602	CHELI CLEMONS	19304 JAMES MANOR ST	MANOR, TX 78653	
D	3	756117	0239750601	ANGEL R ROCHE	19300 JAMES MANOR ST	MANOR, TX 78653	
D	2	756116	0239750600	DAVID GOMEZ MEDRANO & DERRICK ALLEN HAYS	19296 JAMES MANOR ST	MANOR, TX 78653	
D	1	756115	0239750599	TERECA & JOSE JR REYES	19292 JAMES MANOR ST	MANOR, TX 78653	
E	26	756136	0239750626	ERNESTO JAMES & BLANCA VILLEGAS AQUINO LURQUIZA	19321 JAMES MANOR ST	MANOR, TX 78653	
E	25	756135	0239750625	JORDAN CANNON	19317 JAMES MANOR ST	MANOR, TX 78653	
E	24	756134	0239750624	HERWOOD RAY WEBB	19313 JAMES MANOR ST	MANOR, TX 78653	
E	23	756133	0239750623	JOSE BASILIO & ALVA E SOTELO	19309 JAMES MANOR ST	MANOR, TX 78653	
KK	2	756084	0239750434	WEST ELGIN DEVELOPMENT CORP	BOSS D ARC RD	MANOR, TX 78653	
KK	1	756083	0239750433	WEST ELGIN DEVELOPMENT CORP	PASEO DE PRESIDENTE BLVD	MANOR, TX 78653	
N/A	N/A	71111	0234703936	ZALARAM LLC	30 CHADWICK DR	DOVER, DE 19901	
N/A	N/A	71112	0234703935	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	236933	0234703937	BLUEBONNET ELECTRIC COOPERATIVE INC	PO BOX 260888	PLANO, TX 75026	
N/A	N/A	236937	0234703937	BLUEBONNET ELECTRIC COOPERATIVE INC	PO BOX 260888	PLANO, TX 75026	
N/A	N/A	236959	0234703920	TERRELL TIMMERMAN FARMS LP	501 VALE STREET	AUSTIN, TX 78746	



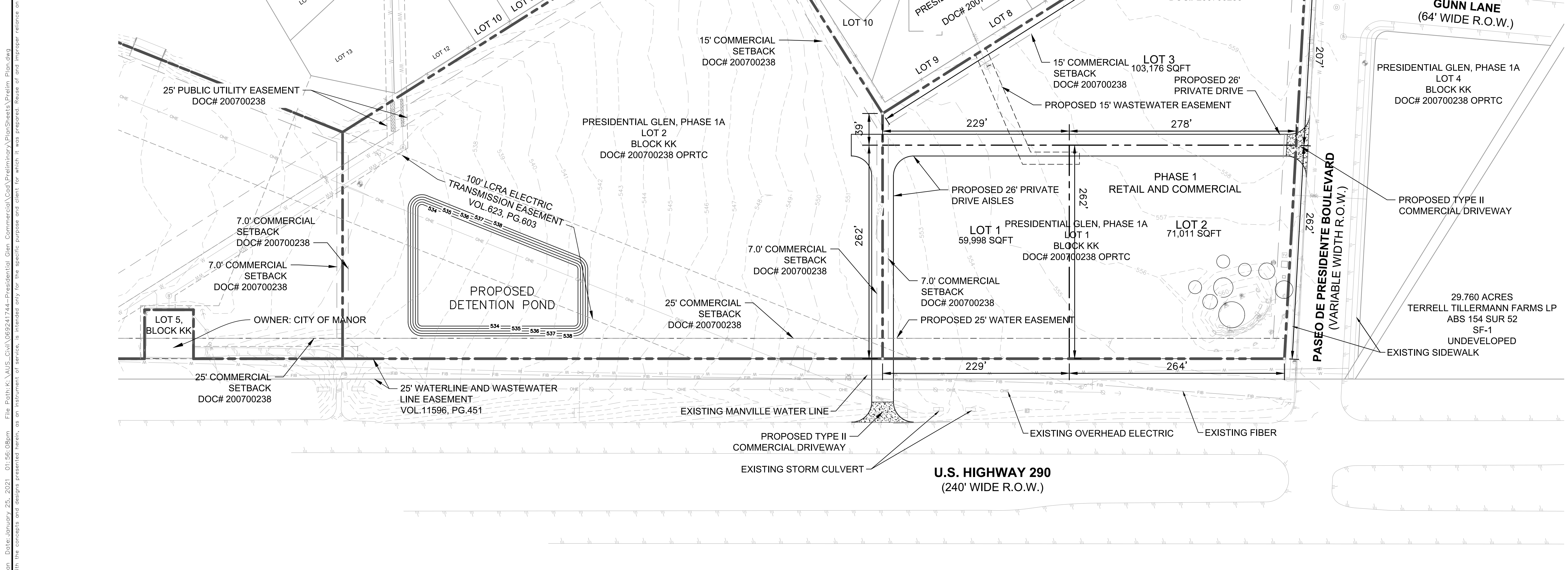
**LEGEND**

- 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

29.760 ACRES  
 TERRELL TILLERMAN FARMS LP  
 ABS 154 SUR 52  
 SF-1  
 UNDEVELOPED  
 EXISTING SIDEWALK

U.S. HIGHWAY 290  
 (240' WIDE R.O.W.)

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

Professional Engineer Seal for Kevin J. Burks, License No. 133953, State of Texas, dated 01/25/2021.

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

**PRESIDENTIAL GLEN COMMERCIAL**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

**PRELIMINARY PLAN**

SHEET NUMBER  
**2**