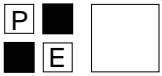
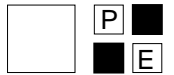




# PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL                      CIVIL                      TRANSPORTATION



2205 W. PARMER LANE, SUITE #201, AUSTIN, TEXAS 78727

512.238.6422    FAX 512.258.8095    [PSCE@PSCEINC.COM](mailto:PSCE@PSCEINC.COM)    REGISTERED FIRM F-4951

December 09, 2021

Mr. Scott Dunlop  
Interim City Manager, Development Services Director  
City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Reference: Specific Use Permit –ABS 154 SUR 52 CALDWELL A C ACR 11.354 (1-D-1) Letter of Intent

Dear Mr. Dunlop:

We are submitting the following request for a Specific Use Permit for an 11.541 acres parcel located at 13105 FM 1100, Manor, TX 78653. The purpose of the Specific Use Permit would be to allow the future development of a 14,020sf commercial general retail building, three diesel MPDs, and six regular MPDs.

The intent of the Specific Use Permit is broaden the type of retail construction that can occur on this site. Currently, as proposed, the property is located at the intersection of FM1100 and U.S. Highway 290; the northern property line is bordered by Voelker Lane.

Should the proposed Specific Use Permit occur, a gas station, convenience store, and retail space will comprise the development. Access for the site is proposed from one proposed driveway off of FM 1100, and from a second proposed driveway off of U.S. Highway 290.

This Letter of Intent is included with the associated application, mailing labels, tax map, and current deed. Thank you for taking the time to read my correspondence. Should you encounter any questions or concerns, please do not hesitate to contact our office. PSCE, Inc. can be reached at 512-238-6422, or by email at [psce@psceinc.com](mailto:psce@psceinc.com).

Sincerely,

Sarah Corona, Office Manager  
Professional StruCIVIL Engineers, Inc.