

LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER: OKRA LAND INCORPORATED
9505 JOHNNY MORRIS ROAD
AUSTIN, TEXAS 78724
PHONE: 512-466-4782

ACREAGE: 113.415 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 62

DATE PREPARED: 12/20/2023

NUMBER OF BLOCKS: 11

NUMBER OF LOTS: 325
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF
NEW STREETS: 19,566 LF

BENCHMARK: THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON GPS
SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING USER SERVICE (OPUS)
FOR CHAPARRAL CONTROL POINT "CH92".

4" ALUMINUM DISK SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
N 10110371.83
E 3180273.95

ELEVATION = 590.42'
VERTICAL DATUM: NAVD 88 (GEOID 18)
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING
3500 McCALL LANE
AUSTIN, TEXAS 78744
TBPES FIRM NO. 10124500
PHONE: (512) 443-1724

ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPES NO. F-17756
PHONE (737) 484-0880
STEPHEN R. JAMISON, P.E.

LAND USE SUMMARY TABLE	
LOT TYPE	NO. LOTS
SINGLE FAMILY	309
COMMERCIAL	1
OPEN SPACE / LANDSCAPE / DRAINAGE	15
TOTAL	325

- COMMON OWNERSHIP LOTS
 LOT 3 BLOCK A
 LOT 13 BLOCK B
 LOT 2 BLOCK F
 LOT 13 BLOCK C
 LOT 17 BLOCK D
 LOT 25 BLOCK E
 LOT 26 BLOCK E
 LOT 22 BLOCK G
 LOT 25 BLOCK I
 LOT 26 BLOCK E
 LOT 1 BLOCK J
 LOT 1 BLOCK K
 LOT 37 BLOCK K
 LOT 24 BLOCK M

ESTIMATED TIMING OF PHASES
 PHASE 1 - 08/01/23, DEPENDENT ON PERMIT APPROVAL
 PHASE 2 - 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
 PHASE 3 - 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

RETAIL/COMMERCIAL (LOT 1 BLOCK F) TRAFFIC COUNT = 11,738 TRIPS/DAY

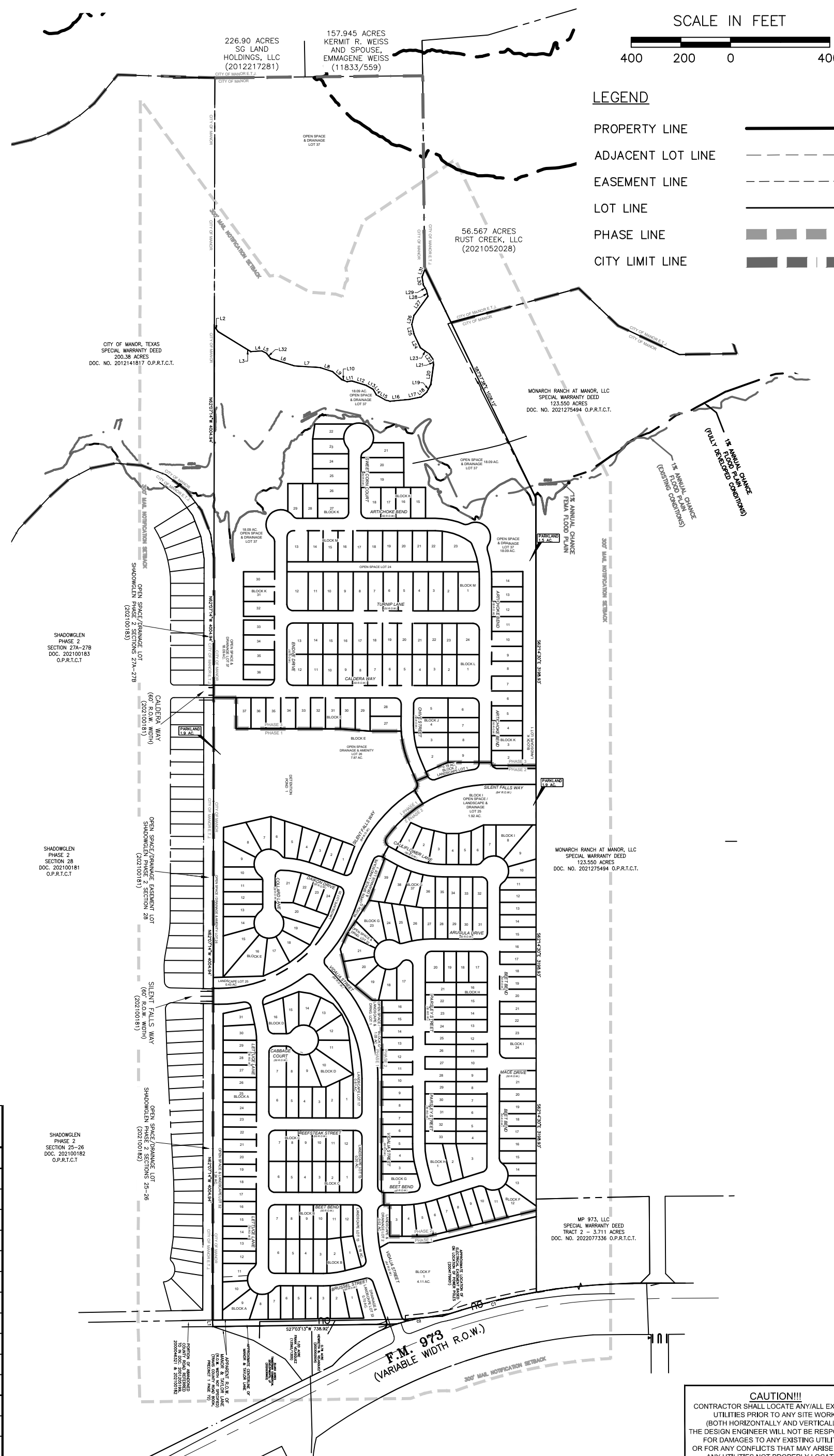
WATER CALCULATIONS (Per COA Criteria)				
Single Family:				
Peak Hour	309 LUEs	x	3.5 people	x 900 gal/person/day = 973350 gpd = 675.9 gpm
Peak Day	309 LUEs	x	3.5 people	x 530 gal/person/day = 573195 gpd = 398.1 gpm
Fire Demand	1000 gpm	for	1 HR	
Commercial:				
Peak Hour	30 LUEs	x	3.5 people	x 900 gal/person/day = 94880 gpd = 65.9 gpm
Peak Day	30 LUEs	x	3.5 people	x 530 gal/person/day = 55873 gpd = 38.8 gpm
Fire Demand	4500 gpm	for	2 HR	(No Sprinkler)
Fire Demand	2250 gpm	for	2 HR	(With Sprinkler & 50% Reduction)
Total:				
Peak Hour	339 LUEs	x	3.5 people	x 900 gal/person/day = 1068230 gpd = 741.8 gpm
Peak Day	339 LUEs	x	3.5 people	x 530 gal/person/day = 629068 gpd = 436.9 gpm
Fire Demand	4500 gpm	for	2 HR	(No Sprinkler)
Fire Demand	2250 gpm	for	2 HR	(With Sprinkler & 50% Reduction)

WASTEWATER CAPACITY CALCULATIONS				
	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS				
Retail / Commercial	50,000.0 sf	0.000602 LUE/unit	30	105.42
Single-Family	309.0 lots	1 LUE/unit	309	1,081.50
Multi-family	0.0 units	0.70000 LUE/unit	0	0.00
TOTAL EQUIVALENT POPULATION			339	1,186.92
Average Dry Weather Flow, gpd	70 gpd/cap			83,084.52
Average Dry Weather Flow, gpm				57.70
Peak Flow Factor				3.75
Peak Flow, gpd				311,632.03
Maximum Dry Weather Flow, gpm				216.4
Service Area, ac				136.34
Inflow/Infiltration, gpd	750 gpd/ac			102,256.50
Maximum Wet Weather Flow, gpd				413,888.53
Net Maximum Wet Weather Flow, gpm				287.4
Minimum Flow Factor				0.21
Minimum Dry Weather Flow, gpd				17,190.39
Minimum Dry Weather Flow, gpm				11.94

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN				
	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	309	2,426,651	55.708	49.1%
COMMERCIAL	1	179,085	4.111	3.6%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,475,178	33.865	29.9%
R.O.W. / STREETS*		859,445	19.730	17.4%
TOTAL	325	4,940,358	113.415	100.0%

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FOC-FOC) FT	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK CLEAR ZONE (FT)	SIDEWALK (FT)	SIDEWALK LOCATION	DESIGN SPEED
VIDALIA STREET	64	44	CURB & GUTTER	1626	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
LETTUCE LANE	50	30	CURB & GUTTER	1630	LOCAL	Optional	4	BOTH SIDES	30
BEET STREET	50	30	CURB & GUTTER	2682	LOCAL	Optional	4	BOTH SIDES	30
BEEF STEAK STREET	50	30	CURB & GUTTER	4333	LOCAL	Optional	4	BOTH SIDES	30
CABBAGE COURT	50	30	CURB & GUTTER	165	LOCAL	Optional	4	BOTH SIDES	30
COLLARD COVE	50	30	CURB & GUTTER	601	LOCAL	Optional	4	BOTH SIDES	30
PARSLEY STREET	50	30	CURB & GUTTER	1009	LOCAL	Optional	4	BOTH SIDES	30
PARSLEY COVE	50	30	CURB & GUTTER	485	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	173	LOCAL	Optional	4	BOTH SIDES	30
SILENT FALLS WAY	64	44	CURB & GUTTER	1728	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
ARTICHOKE WAY	50	30	CURB & GUTTER	2438	LOCAL	Optional	4	BOTH SIDES	30
GREEN BEAN DRIVE	50	30	CURB & GUTTER	419	LOCAL	Optional	4	BOTH SIDES	30
CALDERA WAY	50	30	CURB & GUTTER	1099	LOCAL	Optional	4	BOTH SIDES	30
TURNIP LANE	50	30	CURB & GUTTER	825	LOCAL	Optional	4	BOTH SIDES	30
SWEET CORN COURT	50	30	CURB & GUTTER	353	LOCAL	Optional	4	BOTH SIDES	30

OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM

**OKRA SUBDIVISION
CONCEPTUAL PLAN - OVERALL**

JCE
 MANOR, TEXAS 78653

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 CHRISTINE A. POTTS
 on 05/15/2024

Christine A. Potts

STATE OF TEXAS
 CHRISTINE A. POTTS
 99351
 LICENSED PROFESSIONAL ENGINEER

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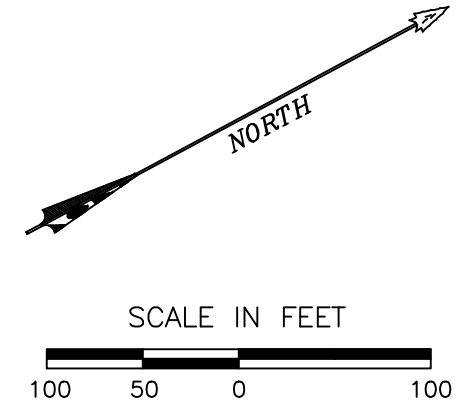
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 Revision 1: Revision 2: Revision 3: Revision 4:

SHEET
 01 of 07

CAUTION!!!
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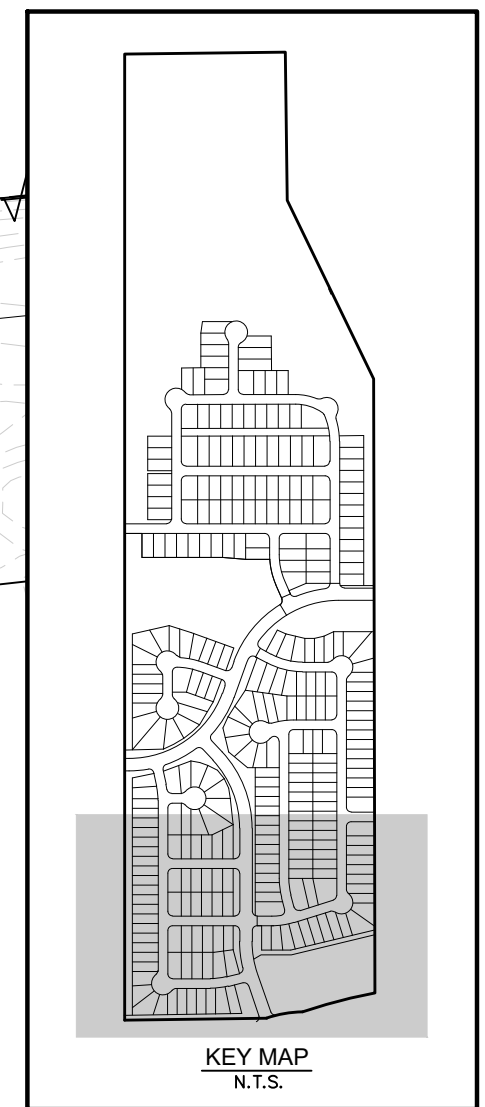
OKRA SUBDIVISION CONCEPTUAL PLAN

MATCH LINE SHEET 2 OF 4

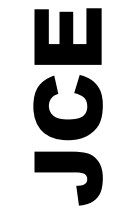


LEGEND

PROPERTY LINE	———
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	———
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬



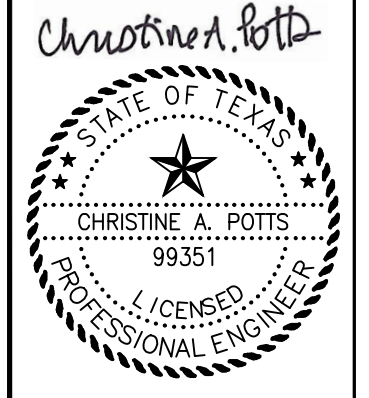
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**OKRA SUBDIVISION
CONCEPTUAL PLAN - SHEET 1 OF 4**

MANOR, TEXAS 78653

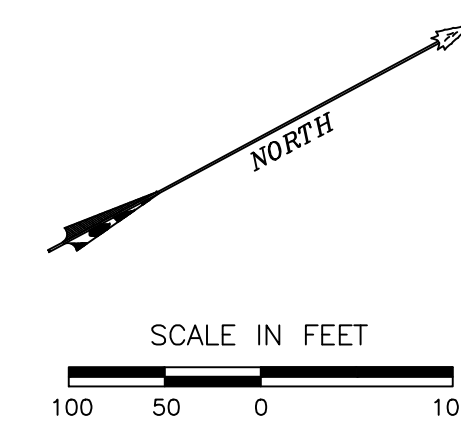
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OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

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ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	—————
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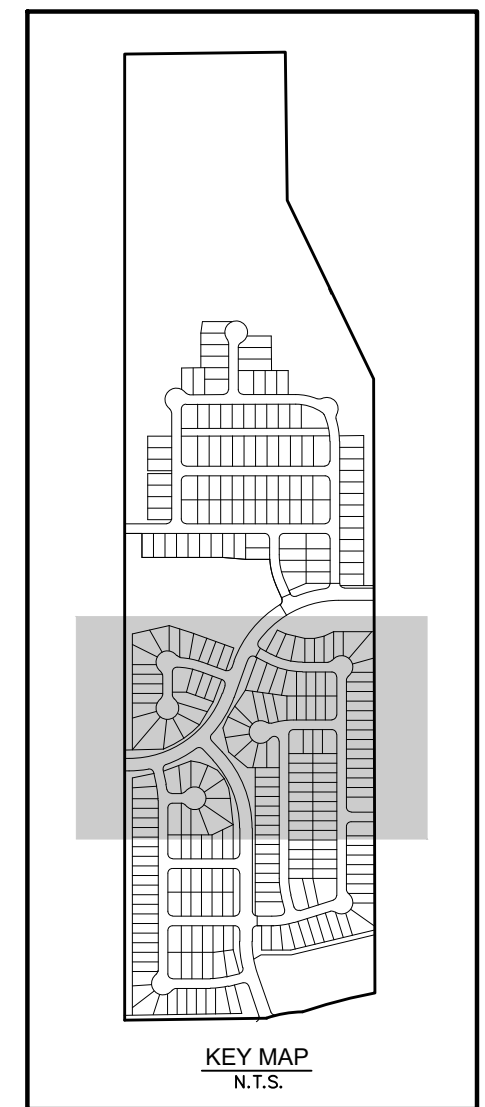


PARKLAND
1.9 AC.

BLOCK I
OPEN SPACE /
LANDSCAPE &
DRAINAGE
LOT 25
1.92 AC.

MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 2021275494
O.P.R.T.C.T.

MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 2021275494
O.P.R.T.C.T.



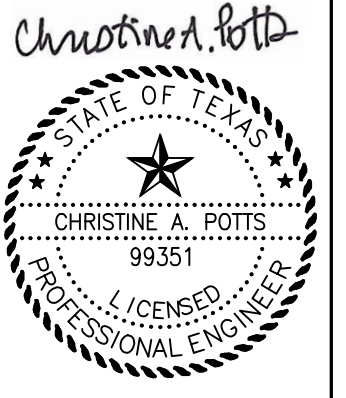
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**OKRA SUBDIVISION
CONCEPTUAL PLAN - SHEET 2 OF 4**

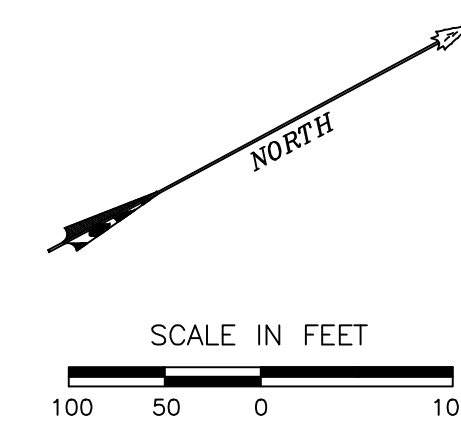
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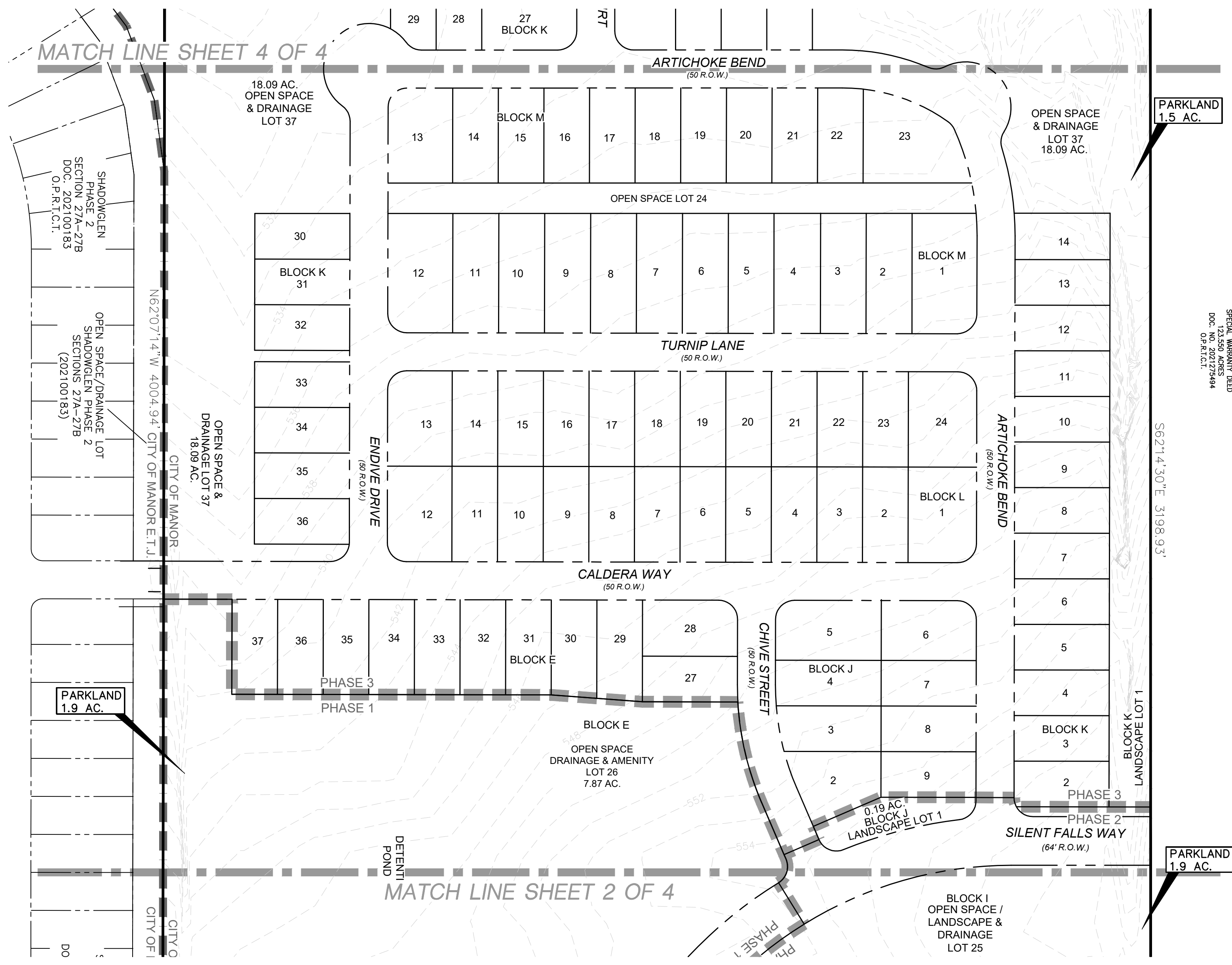
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OKRA SUBDIVISION CONCEPTUAL PLAN

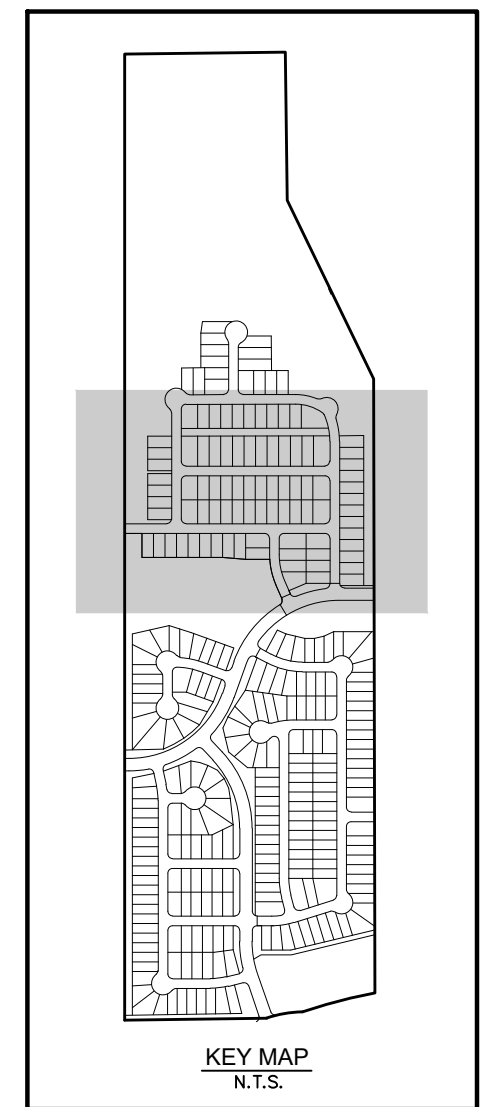


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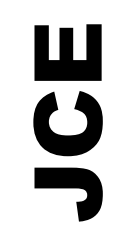
PROPERTY LINE	—
ADJACENT LOT LINE	- - - -
EASEMENT LINE	- · - · -
LOT LINE	—
PHASE LINE	▬▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬▬



MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021021275494
O.P.R.T.C.T.



JAMISON CIVIL ENGINEERING LLC
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**OKRA SUBDIVISION
CONCEPTUAL PLAN - SHEET 3 OF 4**

MANOR, TEXAS 78653

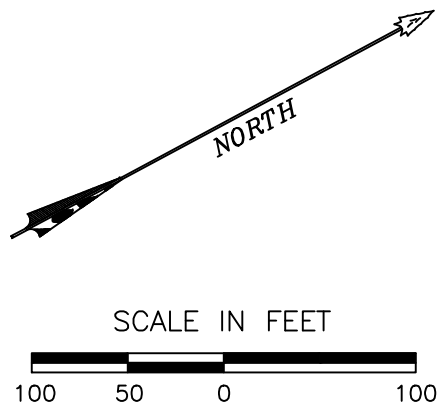
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Christine A. Potts

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OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬

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**OKRA SUBDIVISION
CONCEPTUAL PLAN - SHEET 4 OF 4**

MANOR, TEXAS 78653

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 on 05/15/2024

Christine A. Potts

CITY OF MANOR
 N62°07'14"W 4004.94'

CITY OF MANOR
 CITY OF MANOR E.T.J.

56.567 ACRES
 RUST CREEK, LLC
 (2021052028)

CITY OF MANOR E.T.J.
 CITY OF MANOR

S87°57'38"E 1026.12'

18.09 AC.
 OPEN SPACE
 & DRAINAGE
 LOT 37

MONARCH RANCH AT MANOR, LLC
 SPECIAL WARRANTY DEED
 123,550 ACRES
 DOC. NO. 2021275494
 O.P.R.T.C.T.

OPEN SPACE
 & DRAINAGE
 LOT 37
 18.09 AC.

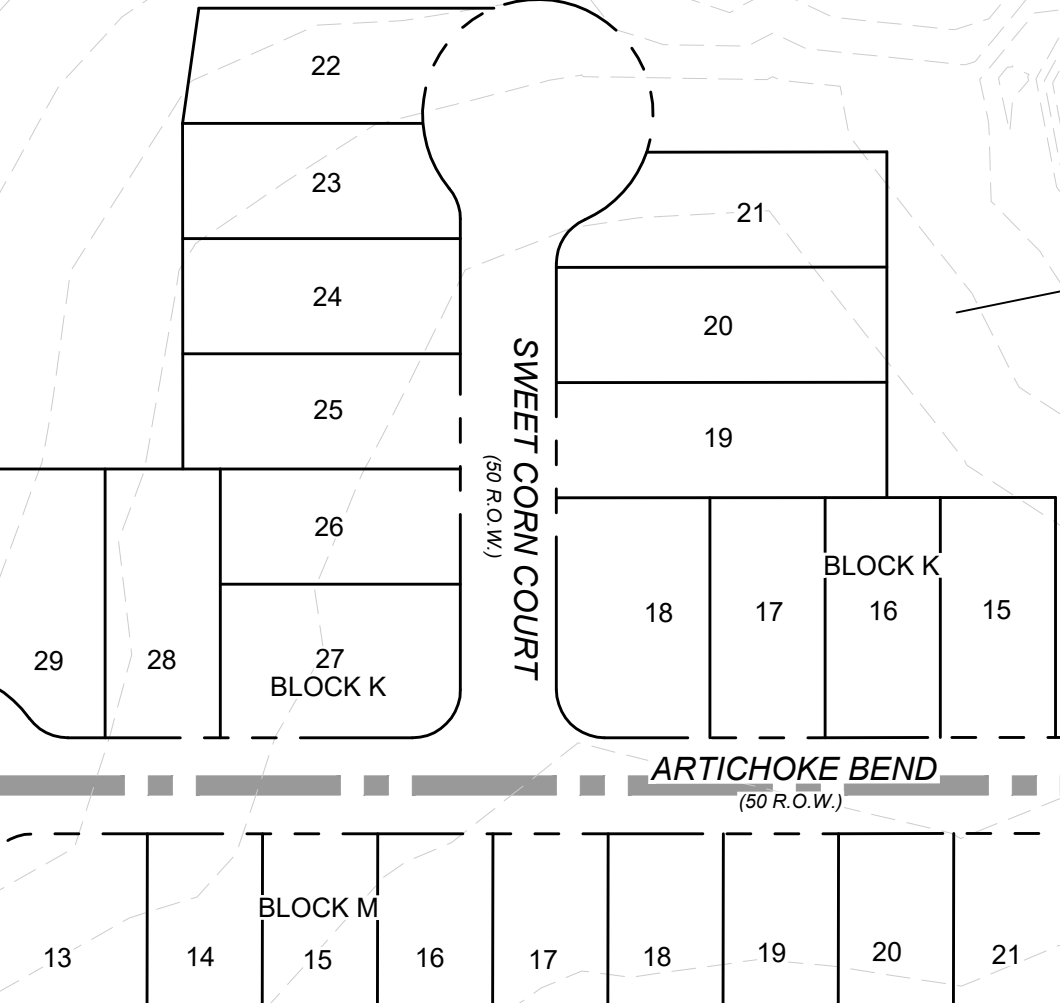
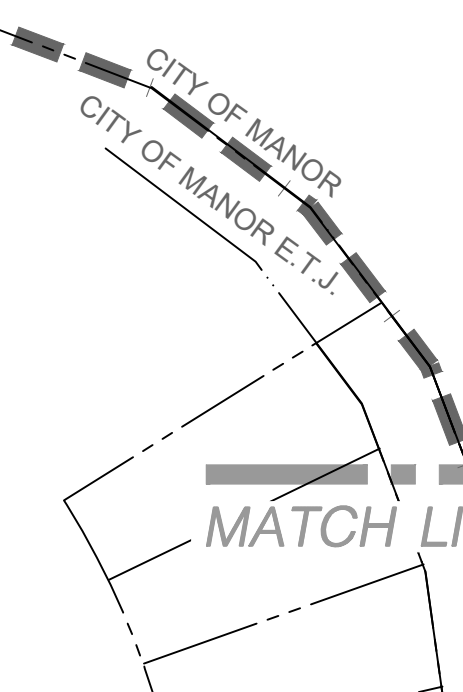
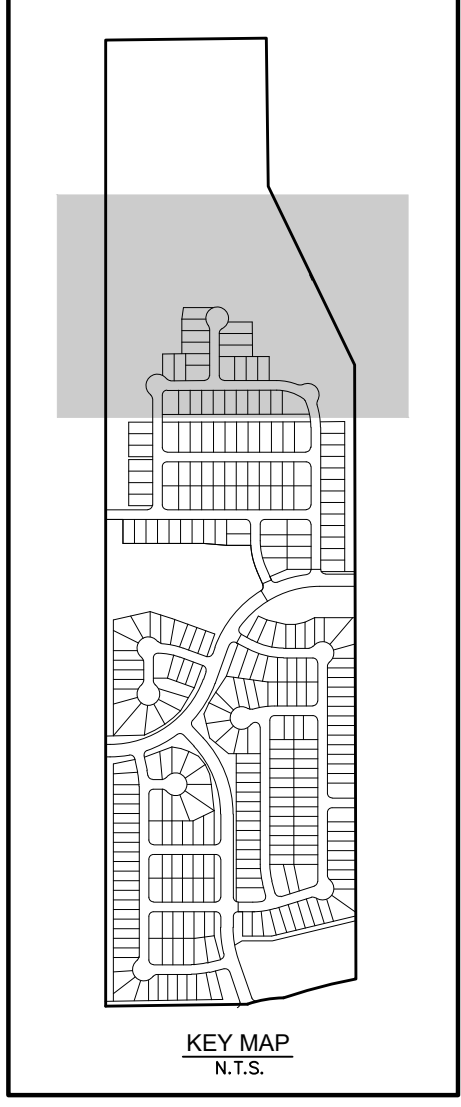
PARKLAND
 1.5 AC.

CITY OF MANOR, TEXAS
 SPECIAL WARRANTY DEED
 200.38 ACRES
 DOC. NO. 2012141817
 O.P.R.T.C.T.

MATCH LINE SHEET 3 OF 4
 & DRAINAGE
 LOT 37

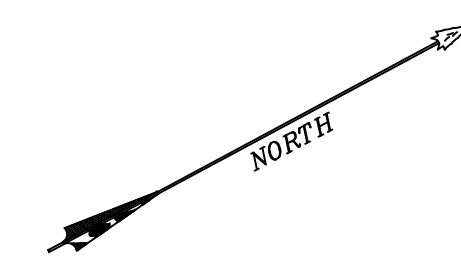
ARTICHOKE BEND
 (50 R.O.W.)

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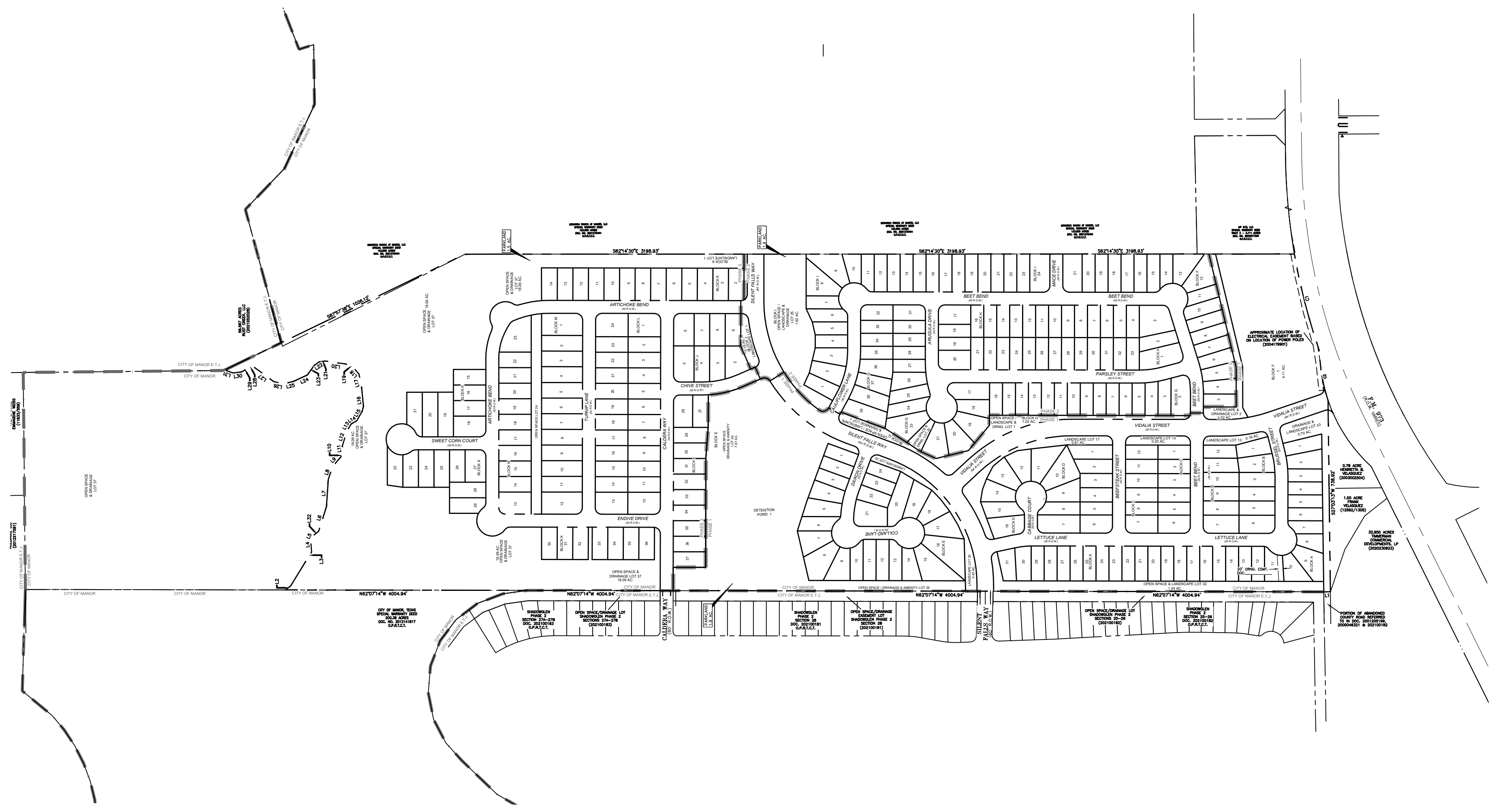
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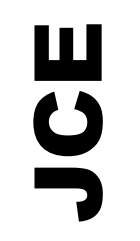
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
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OKRA SUBDIVISION
CONCEPTUAL PLAN - PHASING PLAN
 MANOR, TEXAS 78653

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CITY OF MANOR ACKNOWLEDGEMENTS

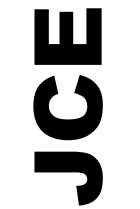
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.

APPROVED: _____ ATTEST:
FELIX PAIZ, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20____ A.D.

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

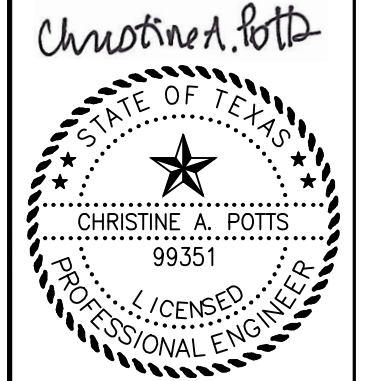
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**OKRA SUBDIVISION
CONCEPTUAL PLAN - NOTES**

MANOR, TEXAS 78653

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