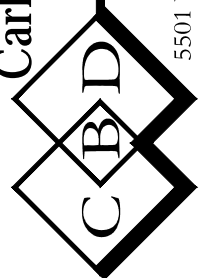
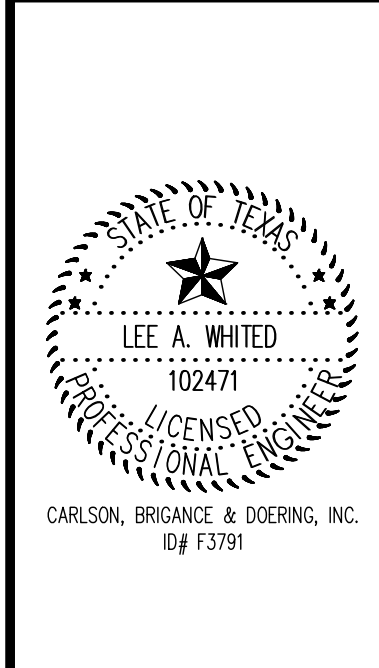


DESIGNED BY:	DRAFTED BY:
LAW	CMC
DATE	
REVISION	

**Carlson, Brigrance & Doering, Inc.**  
 Civil Engineering ♦ Surveying  
  
 Main Office: 5301 West Williams Cannon Dr., Austin, Texas 78750  
 North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
 Phone No. (512) 280-5160  
 www.cbdi.com

SHEET NAME: **PROPOSED FM 973 & ARNHAMN LANE INTERSECTION**  
 JOB NAME: **HOLLEY SMITH MANOR TTA**  
 PROJECT: **HOLLEY SMITH DEVELOPMENT PLAN**



DATE	MAY 2023
JOB NUMBER	5411.1
SHEET	1 OF 1

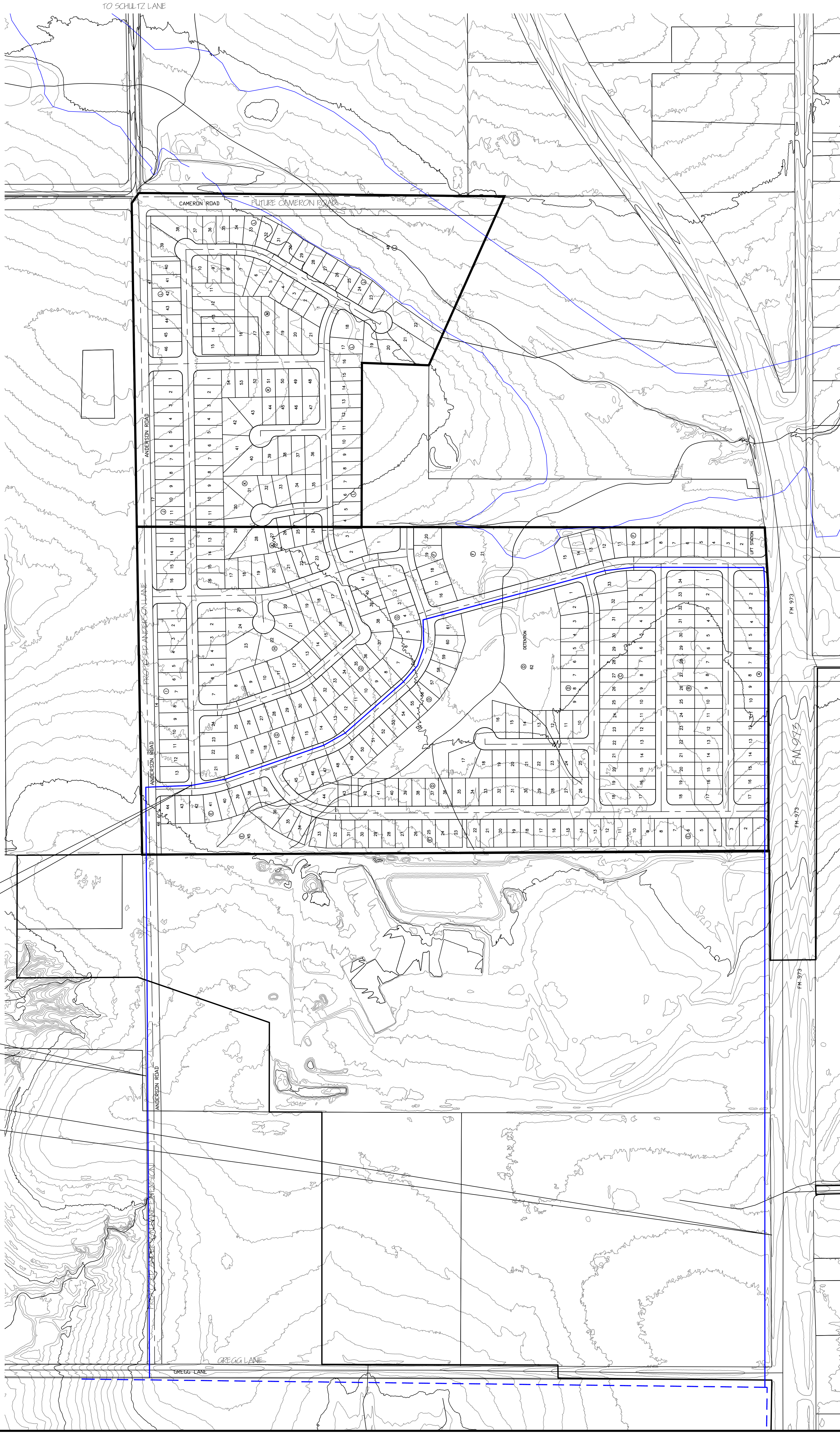
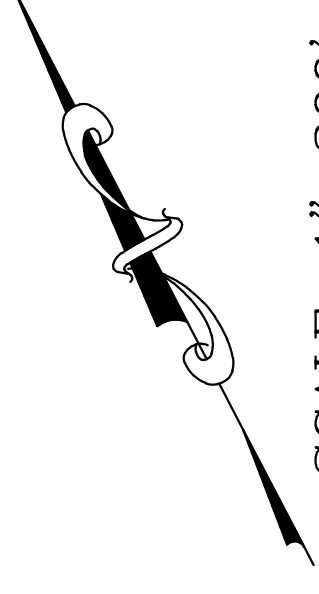
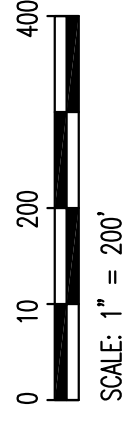


# HOLLEY SMITH MANOR TRACT

## WATER EXHIBIT

SECURE CCM CHANGE TO BE INCLUDED IN MANOR WATER SERVICE AREA:  
TIE TO MANOR WATER LINES AT GREGG LANE AND FM 975 AND CREATE  
A LOOP THROUGH THE SITE.

SCALE: 1" = 200'



**CBD**  
Civil Engineering  
5501 West William Carlson  
Phone No. (512) 280-5160 • Fax No. (512) 280-5165  
Austin, Texas 78748  
Surveying  
FIRM ID #F3791  
Carlson, Brigrance & Doering, Inc.

DESIGNED BY: CRB	DRAWN BY: JSL	DATE: JULY 2021
SHEET: WATER EXHIBIT		

JOB NAME: HOLLEY SMITH MANOR TRACT	PROJECT: PRELIMINARY CONCEPT
JOB NUMBER: 4612 HOLLEY	SHEET: 1 OF 1



GENERAL NOTES:

- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF MANOR URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF MANOR UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE MANOR WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF MANOR. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF MANOR & TRAVIS COUNTY. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS.
- DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF MANOR TRANSPORTATION CRITERIA MANUAL.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF MANOR LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF MANOR STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: JAVA DRIVE, ESPRESSO DRIVE, AVINGER LANE, WEIZENBOCK LANE, KUMBEACHER DRIVE, LEIPZIGER DRIVE, SCHNEIDER DRIVE, PILSENER PASS, FREIGEST DRIVE, GRAND AVENUE PARKWAY, AND THE SUBDIVISION SIDE OF FARM TO MARKET ROAD 1325/BURNET ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PEDERNALES ELECTRIC HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. MANOR ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF MANOR LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE MANOR ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF MANOR LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. MANOR ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF MANOR AND TRAVIS COUNTY.
- PARKLAND DEDICATION IS REQUIRED PER TITLE 25 AND TITLE 30 OF THE CITY CODE PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS LOT 56 BLOCK "T". THE LOT SHALL BE DEDICATED TO THE CITY OF MANOR UPON ANNEXATION FOR ALL PURPOSES. PUBLIC RECREATION EASEMENTS WILL BE PROVIDED ON LOT 56 "T" AT THE TIME OF FINAL PLAT. LOT 56 SATISFIES THE PARKLAND DEDICATION REQUIREMENTS FOR 369 SINGLE-FAMILY LOTS THE PARK DEVELOPMENT FEE WILL BE SATISFIED BY CONSTRUCTION OF AMENITIES AND/OR FEE-IN-LIEU THEREOF PRIOR TO FINAL PLAT APPROVAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE GROSS SITE AREA OF EACH LOT PURSUANT TO THE CITY OF MANOR LAND DEVELOPMENT CODE.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:
 

CAMERON ROAD	BIRD HOLLOW LANE	HOLLOW COVE
ANDERSON ROAD	HOLLOW CREEK DRIVE	FEN HOLLOW PLACE
STEEP HOLLOW DRIVE	GRAND HOLLOW DRIVE	GLORY HOLLOW COURT
WEST ARNHAM LANE	TREE HOLLOW DRIVE	LITTLE HOLLOW LANE
FISHBONE HOLLOW DRIVE	BULBOUS HOLLOW WAY	NARROW HOLLOW DRIVE
HOLLOW GLEN PASS	HOLLOW VALLEY LANE	
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:
 

CAMERON ROAD	BIRD HOLLOW LANE	HOLLOW COVE
ANDERSON ROAD	HOLLOW CREEK DRIVE	FEN HOLLOW PLACE
STEEP HOLLOW DRIVE	GRAND HOLLOW DRIVE	GLORY HOLLOW COURT
WEST ARNHAM LANE	TREE HOLLOW DRIVE	LITTLE HOLLOW LANE
FISHBONE HOLLOW DRIVE	BULBOUS HOLLOW WAY	NARROW HOLLOW DRIVE
HOLLOW GLEN PASS	HOLLOW VALLEY LANE	

- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
 

WATER & WASTEWATER - CITY OF MANOR  
ELECTRIC - BLUE BONNET ENERGY  
GAS - ATMOS ENERGY
- TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF MANOR LAND DEVELOPMENT CODE.
- LOT 51, 52 & 53 BLOCK "A"; LOT 19 BLOCK "B"; LOT 19 BLOCK "C"; LOT 11 BLOCK "D"; LOT 10 BLOCK "E"; LOTS 55, 56 & 57 BLOCK "F"; LOT 14 BLOCK "J" AND LOTS 41 & 42 BLOCK "L" SHALL BE MAINTAINED BY THE OWNER AND OR REPRESENTATIVE OF THE SUBDIVISION. UPON ANNEXATION FOR ALL PURPOSES BY THE CITY OF MANOR, LOT 56 BLOCK "T" WILL BE DEDICATED TO THE CITY OF MANOR AND THE CITY SHALL BEGIN MAINTAINING IT. NO RESIDENTIAL USES ARE ALLOWED ON THESE AFOREMENTIONED LOTS.

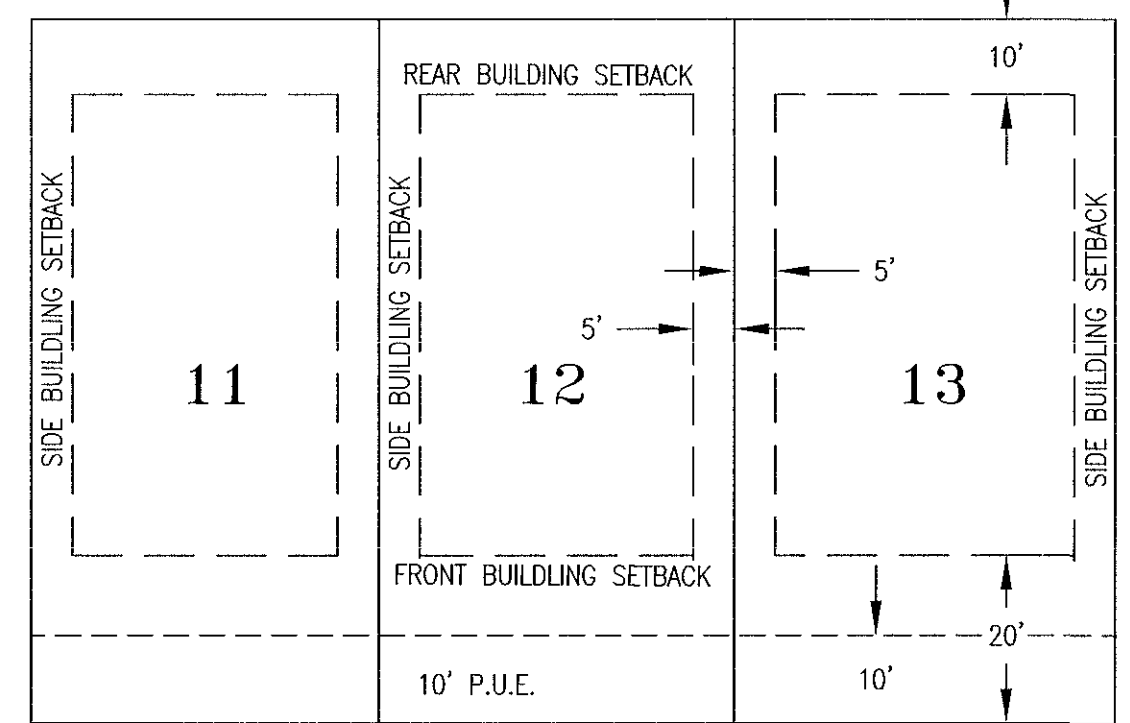
**STREET STANDARDS CHART**

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION
CAMERON ROAD	1,684 LF	VARIES	40' FACE TO FACE	4.0'	MAJOR ARTERIAL
ANDERSON ROAD	4,088 LF	70'	40' FACE TO FACE	4.0'	UNDIVIDED COLLECTOR
STEEP HOLLOW DRIVE	1,681 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
WEST ARNHAM LANE	889 LF	80'	40' FACE TO FACE	4.0'	RESIDENTIAL
FISHBONE HOLLOW DRIVE	2,135 LF	60'	40' FACE TO FACE	4.0'	RESIDENTIAL
HOLLOW GLEN PASS	1,064 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
BIRD HOLLOW LANE	631 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
HOLLOW CREEK DRIVE	1,025 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
GRAND HOLLOW DRIVE	2,025 LF	80'	40' FACE TO FACE	4.0'	RESIDENTIAL
TREE HOLLOW DRIVE	2,411 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
BULBOUS HOLLOW WAY	847 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
HOLLOW VALLEY LANE	1,197 LF	60'	40' FACE TO FACE	4.0'	RESIDENTIAL
HOLLOW COVE	124 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
FEN HOLLOW PLACE	295 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
GLORY HOLLOW COURT	317 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
LITTLE HOLLOW LANE	816 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL
NARROW HOLLOW DRIVE	741 LF	50'	30' FACE TO FACE	4.0'	RESIDENTIAL

- TOTAL LINEAR FOOTAGE OF STREETS: 6,163 LF
- THE PRELIMINARY PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF MANOR LAND DEVELOPMENT CODE.
- MULTI-FAMILY LOT 63 BLOCK "B", COMMERCIAL LOT 62 BLOCK "B" AND LOT 1 BLOCK "T" COMMERCIAL LOT, WILL PROVIDE ITS OWN WATER QUALITY FACILITIES.
- A MINIMUM OF THREE (3) OFF STREET PARKING SPOTS IS REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE THREE SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON THE MULTI-FAMILY AND COMMERCIAL LOTS.
- LOTS IN TRAVIS COUNTY 2-MILE EXTRA TERRITORIAL JURISDICTIONAL SHALL BE SUBJECT TO COMPLIANCE TO RESIDENTIAL LOT SUBDIVISIONS IN CHAPTER 30-2-232 OF THE LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS (6' WIDE) BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG FARM TO MARKET ROAD 973 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG FARM TO MARKET ROAD 973 IS SUBJECT TO APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

**Curve Table**

Curve #	Length	Radius	DELTA	Chord Direction	Chord Length
C1	282.38	2764.79	5°51'07"	S24°12'52"W	282.26

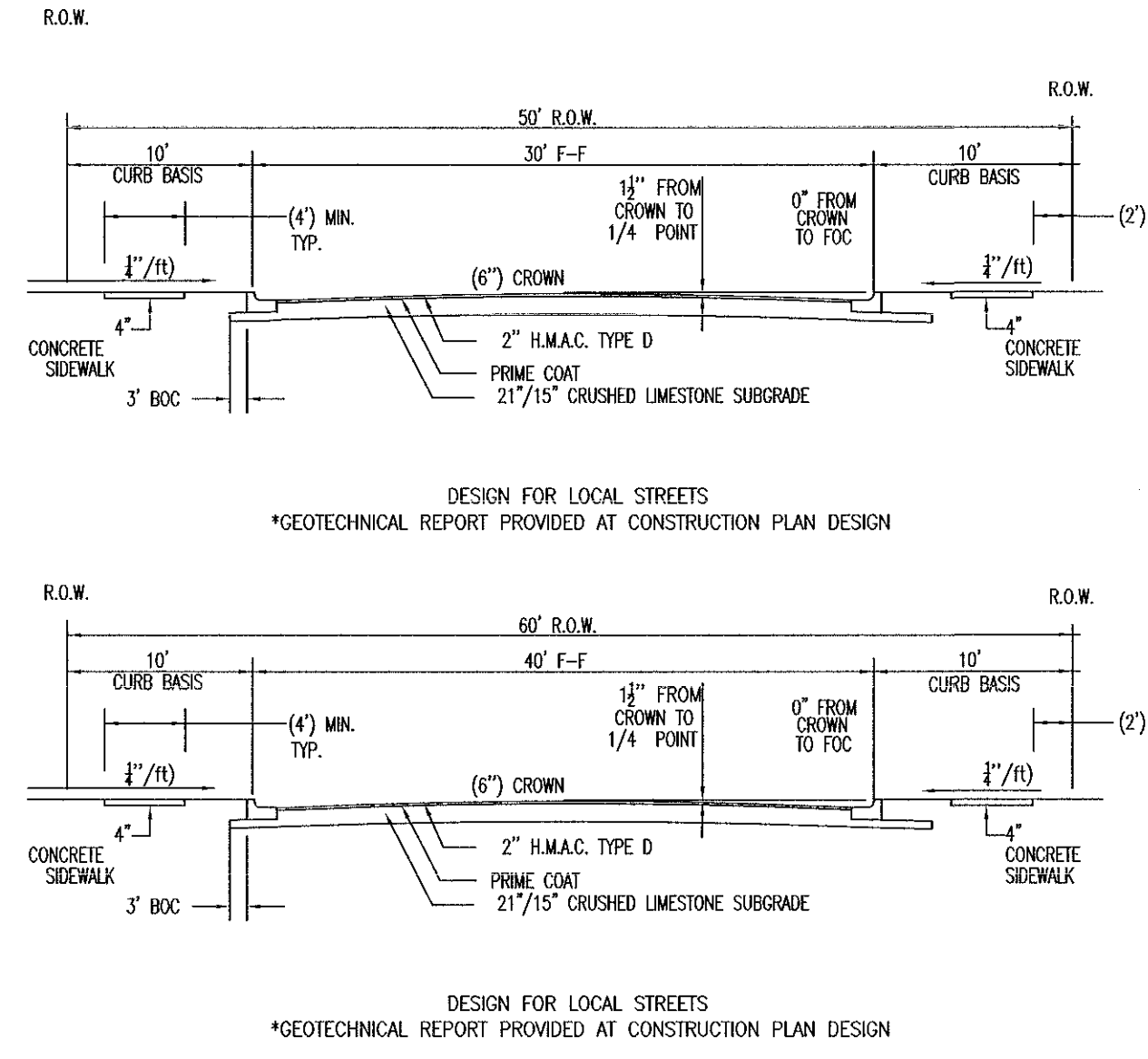


**BUILDING SETBACK DETAIL**  
N.T.S.

NOTES:  
1. THERE SHALL BE A 10' P.U.E. ALONG ALL STREETS  
2. THERE SHALL BE A 10 FT REAR SETBACK, A 5 FT SIDE SETBACK AND A 20 FT FRONT SETBACK FOR ALL LOTS WITHIN THIS SUBDIVISION.

- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF MANOR RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. MANOR ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- THE CITY'S ENVIRONMENTAL CRITERIA MANUAL (ECM) SECTIONS 2.4.1.D AND 2.4.2.C STATE, IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
- PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY MANOR ENERGY DURING MAINTENANCE AND REPAIRS.
- THE EXISTING STRUCTURE SHALL BE REMOVED PRIOR TO FINAL PLAT AND SAID REMOVAL SHALL COMPLY WITH ALL NECESSARY PERMITTING REQUIREMENTS.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF MANOR LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. MITIGATION/ENHANCEMENT OF CEF BUFFER AREAS WILL BE ACCOMPLISHED THROUGH PLANTING OF NATIVE TREE AND SHRUB SPECIES AND HYDROMULCHED WITH NATIVE GRASS SPECIES COMPLIANT WITH 609S SPECIFICATION. MITIGATION FOR TEMPORARY CONSTRUCTION WITHIN THE SETBACK SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS.
- LOT 1 BLOCK "T" COMMERCIAL LOT, LOT 62 BLOCK "B" COMMERCIAL LOT AND LOT 63 BLOCK "B" MULTIFAMILY LOT WILL EACH BE REQUIRED TO PROVIDE A BIOFILTRATION WATER QUALITY POND ON THE LOT AND DEDICATE THAT AREA AS CEF SETBACK AREA.
- FOR THE PORTION OF THE PROPERTY WITHIN TRAVIS COUNTY, A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- THIS SITE IS SUBJECT TO THE CITY OF MANOR'S VOID AND WATER FLOW MITIGATION RULES.

FLOOD PLAN NOTE:  
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0255J & 48453C0266J WILLIAMSON & TRAVIS COUNTIES, TEXAS DATED AUGUST 18, 2014.



**CITY OF MANOR ACKNOWLEDGEMENTS**

THIS PRELIMINARY 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 COUNCIL ON THIS THE \_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

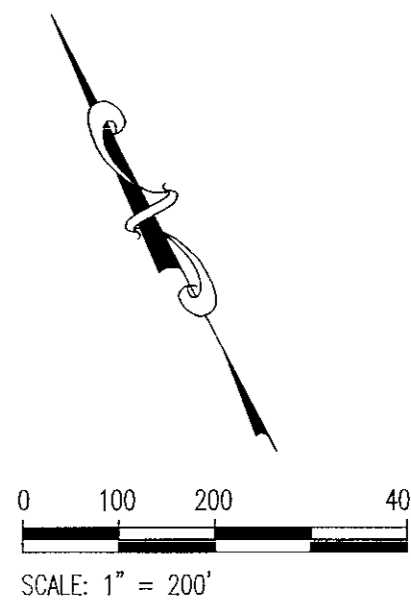
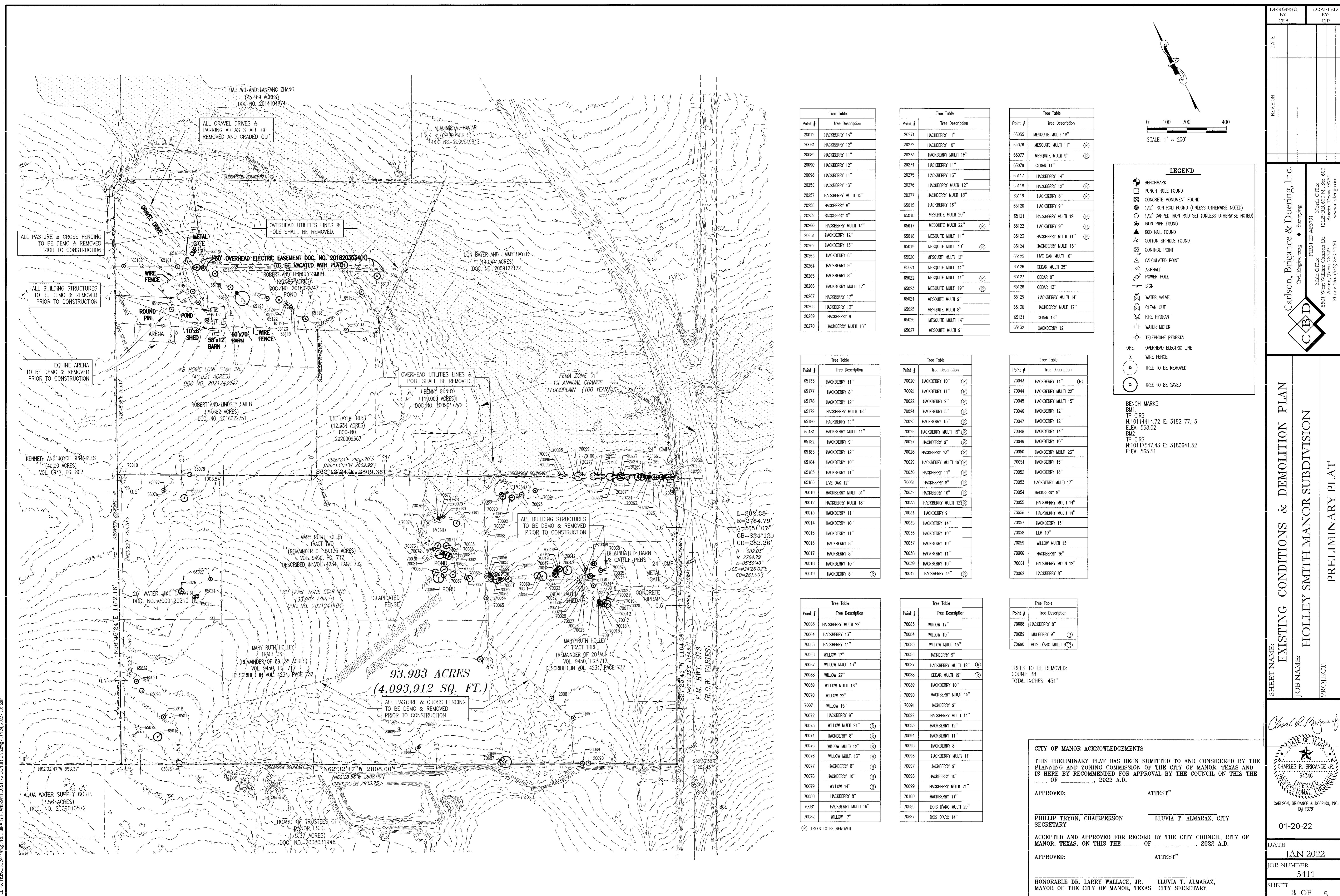
PHILIP TRYON, CHAIRPERSON SECRETARY \_\_\_\_\_ LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

HONORABLE DR. LARRY WALLACE, JR. \_\_\_\_\_ LLUVIA T. ALMARAZ, MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

DESIGNED BY: CRB	DRAFTED BY: CJP
DATE	
REVISION	
<b>Carlson, Brigrance &amp; Doering, Inc.</b> Civil Engineering & Surveying FIRM ID #19791 Main Office: 12190 North Office, 600 5501 West Plano Dr., Austin, Texas 78750 Phone No. (512) 286-5160 www.cbdring.com	
<b>OVERALL PRELIMINARY PLAN</b> <b>HOLLEY SMITH MANOR SUBDIVISION</b> <b>PRELIMINARY PLAT</b>	
SHEET NAME: OVERALL PRELIMINARY PLAN JOB NAME: HOLLEY SMITH MANOR SUBDIVISION PROJECT: PRELIMINARY PLAT	
APPROVED: _____ ATTEST: _____ DATE: JAN 2022 JOB NUMBER: 5411 SHEET: 2 OF 5	



**LEGEND**

- ⊕ BENCHMARK
- PUNCH HOLE FOUND
- ▣ CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- IRON PIPE FOUND
- ▲ 600 NAIL FOUND
- ⋄ COTTON SPINDLE FOUND
- ⊗ CONTROL POINT
- △ CALCULATED POINT
- ASPHALT
- POWER POLE
- SIGN
- WATER VALVE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- TREE TO BE REMOVED
- TREE TO BE SAVED

**BENCH MARKS**  
 BM1:  
 TP CIRS  
 N:10114414.72 E: 3182177.13  
 ELEV: 558.02  
 BM2:  
 TP CIRS  
 N:10117547.43 E: 3180641.52  
 ELEV: 565.51

**Tree Table**

Point #	Tree Description
20012	HACKBERRY 14"
20081	HACKBERRY 12"
20089	HACKBERRY 11"
20090	HACKBERRY 12"
20096	HACKBERRY 11"
20256	HACKBERRY 13"
20257	HACKBERRY MULTI 15"
20258	HACKBERRY 8"
20259	HACKBERRY 9"
20260	HACKBERRY MULTI 13"
20261	HACKBERRY 12"
20262	HACKBERRY 13"
20263	HACKBERRY 8"
20264	HACKBERRY 9"
20265	HACKBERRY 8"
20266	HACKBERRY MULTI 17"
20267	HACKBERRY 17"
20268	HACKBERRY 13"
20269	HACKBERRY 9
20270	HACKBERRY MULTI 18"

**Tree Table**

Point #	Tree Description
20271	HACKBERRY 11"
20272	HACKBERRY 10"
20273	HACKBERRY MULTI 18"
20274	HACKBERRY 11"
20275	HACKBERRY 13"
20276	HACKBERRY MULTI 12"
20277	HACKBERRY MULTI 18"
65015	HACKBERRY 16"
65016	MESQUITE MULTI 20"
65017	MESQUITE MULTI 22"
65018	MESQUITE MULTI 11"
65019	MESQUITE MULTI 10"
65020	MESQUITE MULTI 12"
65021	MESQUITE MULTI 11"
65022	MESQUITE MULTI 11"
65023	MESQUITE MULTI 19"
65024	MESQUITE MULTI 9"
65025	MESQUITE MULTI 8"
65026	MESQUITE MULTI 14"
65027	MESQUITE MULTI 9"

**Tree Table**

Point #	Tree Description
65055	MESQUITE MULTI 18"
65076	MESQUITE MULTI 11"
65077	MESQUITE MULTI 9"
65078	CEDAR 11"
65117	HACKBERRY 14"
65118	HACKBERRY 12"
65119	HACKBERRY 8"
65120	HACKBERRY 9"
65121	HACKBERRY MULTI 12"
65122	HACKBERRY 9"
65123	HACKBERRY MULTI 11"
65124	HACKBERRY MULTI 16"
65125	LIVE OAK MULTI 10"
65126	CEDAR MULTI 35"
65127	CEDAR 8"
65128	CEDAR 13"
65129	HACKBERRY MULTI 14"
65130	HACKBERRY MULTI 17"
65131	CEDAR 16"
65132	HACKBERRY 12"

**Tree Table**

Point #	Tree Description
65133	HACKBERRY 11"
65177	HACKBERRY 8"
65178	HACKBERRY 12"
65179	HACKBERRY MULTI 16"
65180	HACKBERRY 11"
65181	HACKBERRY MULTI 11"
65182	HACKBERRY 9"
65183	HACKBERRY 12"
65184	HACKBERRY 10"
65185	HACKBERRY 11"
65186	LIVE OAK 12"
70010	HACKBERRY MULTI 31"
70012	HACKBERRY MULTI 18"
70013	HACKBERRY 11"
70014	HACKBERRY 10"
70015	HACKBERRY 11"
70016	HACKBERRY 8"
70017	HACKBERRY 8"
70018	HACKBERRY 10"
70019	HACKBERRY 8"

**Tree Table**

Point #	Tree Description
70020	HACKBERRY 10"
70021	HACKBERRY 11"
70022	HACKBERRY 9"
70024	HACKBERRY 8"
70025	HACKBERRY 10"
70026	HACKBERRY MULTI 19"
70027	HACKBERRY 9"
70028	HACKBERRY 12"
70029	HACKBERRY MULTI 19"
70030	HACKBERRY 11"
70031	HACKBERRY 8"
70032	HACKBERRY 10"
70033	HACKBERRY MULTI 12"
70034	HACKBERRY 9"
70035	HACKBERRY 14"
70036	HACKBERRY 10"
70037	HACKBERRY 10"
70038	HACKBERRY 11"
70039	HACKBERRY 10"
70042	HACKBERRY 14"

**Tree Table**

Point #	Tree Description
70043	HACKBERRY 11"
70044	HACKBERRY MULTI 22"
70045	HACKBERRY MULTI 15"
70046	HACKBERRY 12"
70047	HACKBERRY 12"
70048	HACKBERRY 14"
70049	HACKBERRY 10"
70050	HACKBERRY MULTI 23"
70051	HACKBERRY 15"
70052	HACKBERRY 18"
70053	HACKBERRY MULTI 17"
70054	HACKBERRY 9"
70055	HACKBERRY MULTI 14"
70056	HACKBERRY MULTI 14"
70057	HACKBERRY 15"
70058	ELM 10"
70059	WILLOW MULTI 15"
70060	HACKBERRY 16"
70061	HACKBERRY MULTI 12"
70062	HACKBERRY 8"

**Tree Table**

Point #	Tree Description
70063	HACKBERRY MULTI 22"
70064	HACKBERRY 13"
70065	HACKBERRY 11"
70066	WILLOW 17"
70067	WILLOW MULTI 13"
70068	WILLOW 27"
70069	WILLOW MULTI 16"
70070	WILLOW 22"
70071	WILLOW 15"
70072	HACKBERRY 9"
70073	WILLOW MULTI 21"
70074	HACKBERRY 8"
70075	WILLOW MULTI 12"
70076	WILLOW MULTI 13"
70077	HACKBERRY 8"
70078	HACKBERRY 10"
70079	WILLOW 14"
70080	HACKBERRY 8"
70081	HACKBERRY MULTI 16"
70082	WILLOW 17"

**Tree Table**

Point #	Tree Description
70083	WILLOW 17"
70084	WILLOW 10"
70085	WILLOW MULTI 15"
70086	HACKBERRY 9"
70087	HACKBERRY MULTI 12"
70088	CEDAR MULTI 19"
70089	HACKBERRY 10"
70090	HACKBERRY MULTI 15"
70091	HACKBERRY 9"
70092	HACKBERRY MULTI 14"
70093	HACKBERRY 12"
70094	HACKBERRY 11"
70095	HACKBERRY 8"
70096	HACKBERRY MULTI 11"
70097	HACKBERRY 9"
70098	HACKBERRY 10"
70099	HACKBERRY MULTI 21"
70100	HACKBERRY 11"
70686	BOIS D'ARC MULTI 29"
70687	BOIS D'ARC 14"

**Tree Table**

Point #	Tree Description
70688	HACKBERRY 8"
70689	MULBERRY 9"
70690	BOIS D'ARC MULTI 9"

TREES TO BE REMOVED:  
 COUNT: 38  
 TOTAL INCHES: 451"

⑤ TREES TO BE REMOVED

**CITY OF MANOR ACKNOWLEDGEMENTS**

THIS PRELIMINARY 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 COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PHILLIP TRYON, CHAIRPERSON LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

HONORABLE DR. LARRY WALLACE, JR. LUVIA T. ALMARAZ, MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

DESIGNED BY: CRB  
 DRAFTED BY: CJP

REVISION: \_\_\_\_\_

SHEET NAME: EXISTING CONDITIONS & DEMOLITION PLAN  
 JOB NAME: HOLLEY SMITH MANOR SUBDIVISION  
 PROJECT: PRELIMINARY PLAT

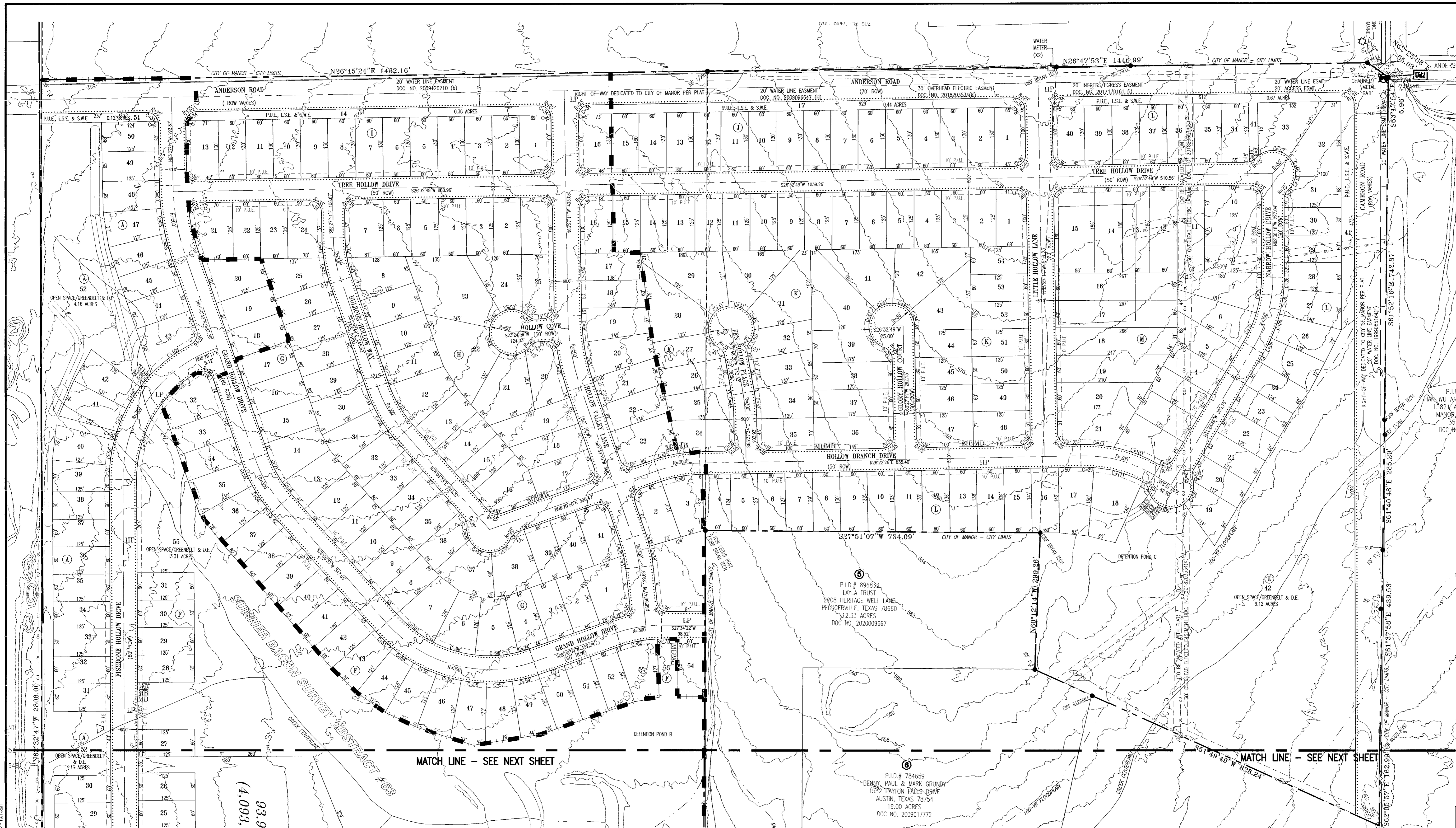
CHARLES R. BRIGANCE & DOERING, INC.  
 Civil Engineering & Surveying  
 FIRM ID #F3791  
 Main Office: 5501 Westpark Dr., Austin, Texas 78750  
 North Office: 12100 N. Loop West, Suite 600, Austin, Texas 78750  
 Phone No. (512) 280-5160  
 www.cbrd.com

STATE OF TEXAS  
 CHARLES R. BRIGANCE & DOERING, INC.  
 LICENSED PROFESSIONAL ENGINEER  
 64346  
 ID# F3791

01-20-22

DATE: JAN 2022  
 JOB NUMBER: 5411  
 SHEET: 3 OF 5

FILE PATH: \\C:\Users\jacob\OneDrive\Documents\EXISTING CONDITIONS.dwg - Jan 24, 2022 - 10:38am

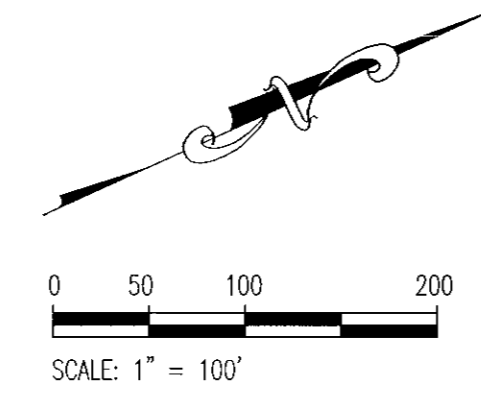


FILE PATH: J:\CADD\5411\PRELIMINARY PLANS\5411-1\PRELIMINARY PLANS.dwg - Jan 24, 2022 - 10:15:30m

93.9  
4.093,

MATCH LINE - SEE NEXT SHEET

MATCH LINE - SEE NEXT SHEET



LEGEND			
□	CONCRETE MONUMENT SET	17	LOT NUMBER
●	IRON PIPE FOUND	(A)	BLOCK NUMBER
○	IRON ROD FOUND	---	BUILDING SETBACK LINE
○	IRON ROD SET	---	EASEMENT LINE
WL ESMT.	WATER LINE EASEMENT	---	SIDEWALK LOCATION
WW ESMT.	WASTEWATER EASEMENT	---	ADJACENT PROPERTY OWNER
P.U.E.	PUBLIC UTILITY EASEMENT	---	CREEK CENTERLINE
L.E.	LANDSCAPE EASEMENT	---	100 YEAR FLOODPLAIN
D.E.	DRAINAGE EASEMENT	①	
D.A.E.	DRAINAGE ACCESS EASEMENT		
A.E.	ACCESS EASEMENT		
S.W.E.	SIDEWALK EASEMENT		

**CITY OF MANOR ACKNOWLEDGEMENTS**

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APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

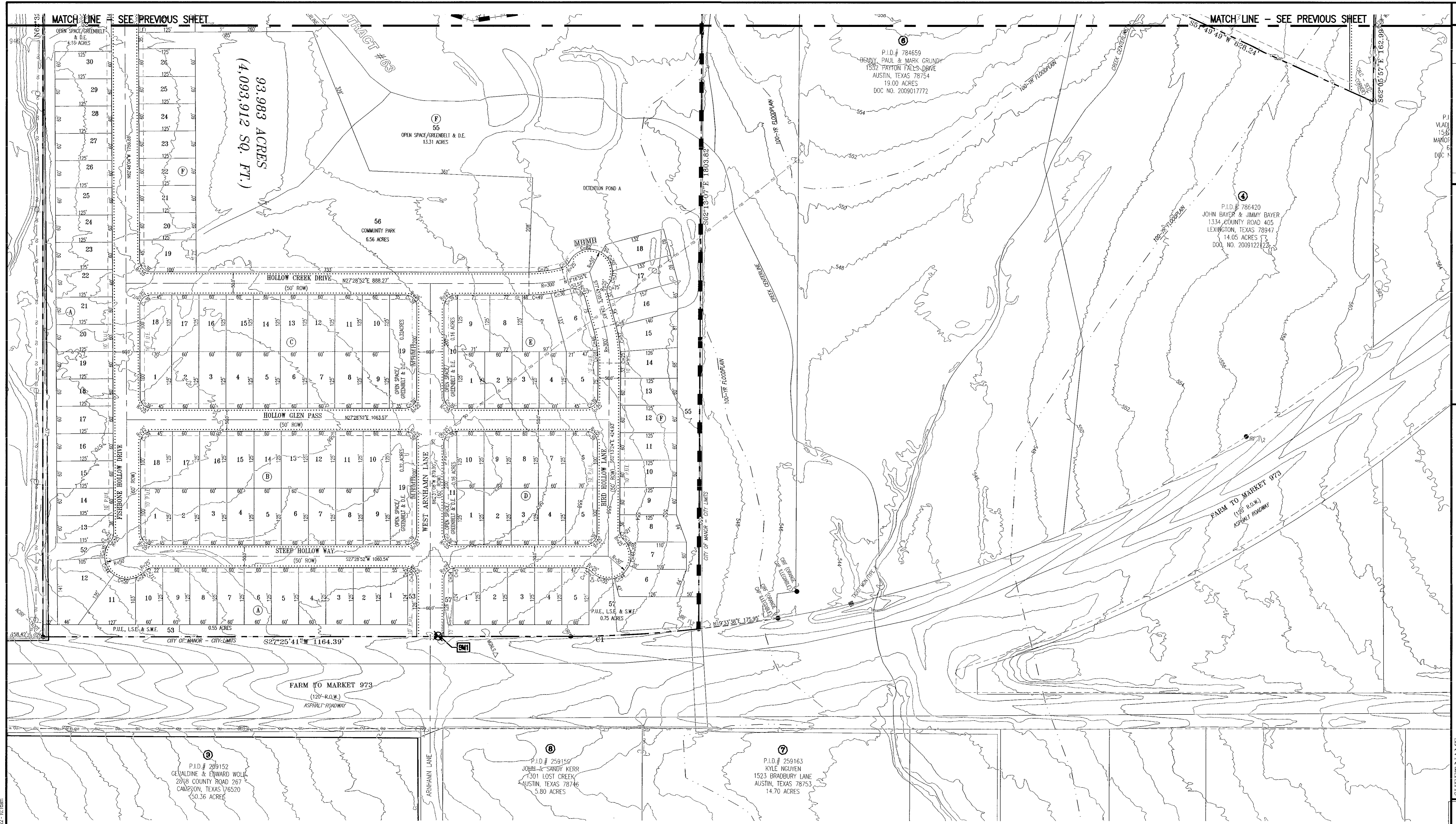
PHILLIP TRYON, CHAIRPERSON SECRETARY LLIUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

HONORABLE DR. LARRY WALLACE, JR. LLIUVIA T. ALMARAZ, MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

DESIGNED BY: CRB	DRAFTED BY: CJP
DATE:	
REVISION:	
<b>PRELIMINARY PLAN (1 OF 2)</b> <b>HOLLEY SMITH MANOR SUBDIVISION</b> <b>PRELIMINARY PLAN</b>	
SHEET NAME: PRELIMINARY PLAN (1 OF 2) JOB NAME: HOLLEY SMITH MANOR SUBDIVISION PROJECT: PRELIMINARY PLAN	
CARLSON, BRIGRANCE & DOERING, INC. 107 F3791	
01-20-22	
DATE: JAN 2022 JOB NUMBER: 5411 SHEET: 4 OF 5	



FILE PATH: J:\AG303411\PRELIMINARY PLANS\411\PRELIMINARY PLANS.dwg - Jan 24, 2022 - 10:18 AM

MATCH LINE SEE PREVIOUS SHEET

MATCH LINE - SEE PREVIOUS SHEET

93,983 ACRES  
(4,093,912 SQ. FT.)

55  
OPEN SPACE/GREENBELT & D.E.  
13.31 ACRES

56  
COMMUNITY PARK  
6.56 ACRES

P.I.D.# 784659  
BENNY PAUL & MARK GRUNDY  
1532 PAYTON PALMS DRIVE  
AUSTIN, TEXAS 78754  
19.00 ACRES  
DOC NO. 200901772

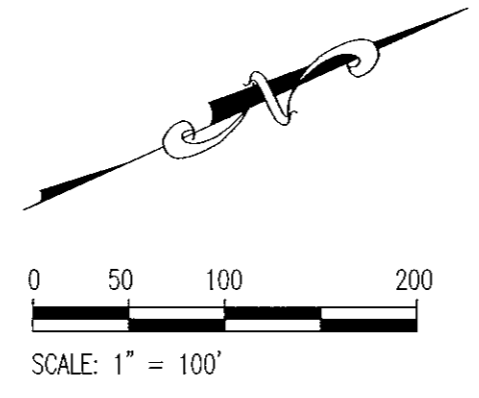
P.I.D.# 786420  
JOHN BAYER & JIMMY BAYER  
1334 COUNTY ROAD 405  
LEXINGTON, TEXAS 78947  
14.05 ACRES  
DOC NO. 2009122122

P.I.D.# 289152  
GEOFFREY & EDWARD WOLF  
2838 COUNTY ROAD 267  
CANEYON, TEXAS 79520  
50.36 ACRES

P.I.D.# 259150  
JOHN & SANDY KERR  
301 LOST CREEK  
AUSTIN, TEXAS 78746  
5.80 ACRES

P.I.D.# 259163  
KYLE NGUYEN  
1523 BRADBURY LANE  
AUSTIN, TEXAS 78753  
14.70 ACRES

LEGEND			
□	CONCRETE MONUMENT SET	17	LOT NUMBER
●	IRON PIPE FOUND	(A)	BLOCK NUMBER
○	IRON ROD FOUND	---	BUILDING SETBACK LINE
○	IRON ROD SET	---	EASEMENT LINE
WL ESMT.	WATER LINE EASEMENT	---	SIDEWALK LOCATION
WW ESMT.	WASTEWATER EASEMENT	---	ADJACENT PROPERTY OWNER
P.U.E.	PUBLIC UTILITY EASEMENT	---	CREEK CENTERLINE
L.E.	LANDSCAPE EASEMENT	---	100 YEAR FLOODPLAIN
D.E.	DRAINAGE EASEMENT		
D.A.E.	DRAINAGE ACCESS EASEMENT		
A.E.	ACCESS EASEMENT		
SW.E.	SIDEWALK EASEMENT		



DESIGNED BY:	DRAFTED BY:
CRB	CJP
DATE:	REVISION:

**Carlson, Brigrance & Doering, Inc.**  
Civil Engineering & Surveying

**C&B&D**

Head Office: 5501 West Anderson Dr., Austin, Texas 78750  
Phone No. (512) 280-5160  
www.cbding.com

SHEET NAME: PRELIMINARY PLAN (2 OF 2)  
JOB NAME: HOLLEY SMITH MANOR SUBDIVISION  
PROJECT: PRELIMINARY PLAT

**CITY OF MANOR ACKNOWLEDGEMENTS**

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS AND IS HERE BY RECOMMENDED FOR APPROVAL BY THE COUNCIL ON THIS THE \_\_\_\_ OF \_\_\_\_\_, 2022 A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

PHILIP TRYON, CHAIRPERSON SECRETARY  
LLUVIA T. ALMARAZ, CITY SECRETARY

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APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

HONORABLE DR. LARRY WALLACE, JR., MAYOR OF THE CITY OF MANOR, TEXAS  
LLUVIA T. ALMARAZ, CITY SECRETARY

*Charles R. Brigrance*

CARLSON, BRIGRANCE & DOERING, INC.  
07/3791

01-20-22

DATE: JAN 2022  
JOB NUMBER: 5411  
SHEET: 5 OF 5