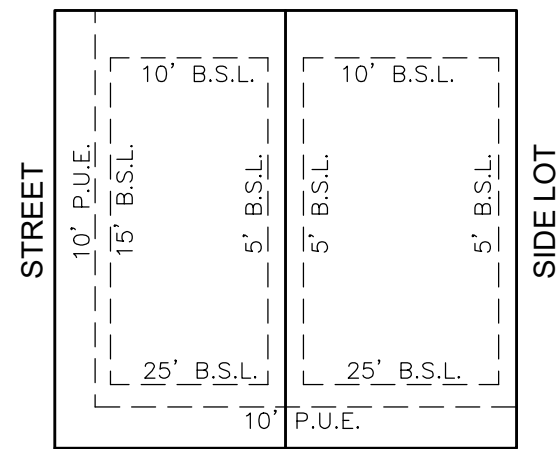


LOCATION MAP
SCALE: 1" = 2000'

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- 01 OVERALL PRELIMINARY PLAT
- 02 PRELIMINARY PLAT - SHEET 1 OF 4
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- 05 PRELIMINARY PLAT - SHEET 4 OF 4
- 06 PRELIMINARY - CURVE TABLE
- 07 PRELIMINARY - LOT AREA
- 08 EXISTING CONDITIONS - OVERALL
- 09 EXISTING CONDITIONS - SHEET 1 OF 4
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- 12 EXISTING CONDITIONS - SHEET 4 OF 4
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- 14 PROPOSED IMPROVEMENTS - SHEET 1 OF 4
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- 16 PROPOSED IMPROVEMENTS - SHEET 3 OF 4
- 17 PROPOSED IMPROVEMENTS - SHEET 4 OF 4



TYPICAL LOT DETAIL
SCALE = N.T.S.

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

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 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 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.

APPROVED: _____ ATTEST: _____

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

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

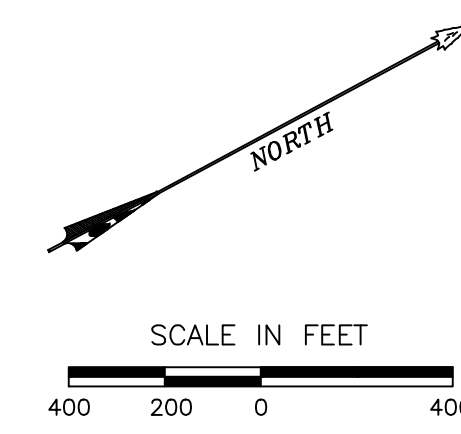
BENCHMARK: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH92".
4" ALUMINUM DISK SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
N 10110371.83
E 3180273.95

ELEVATION = 590.42'
VERTICAL DATUM: NAVD 88 (GEOID 18)

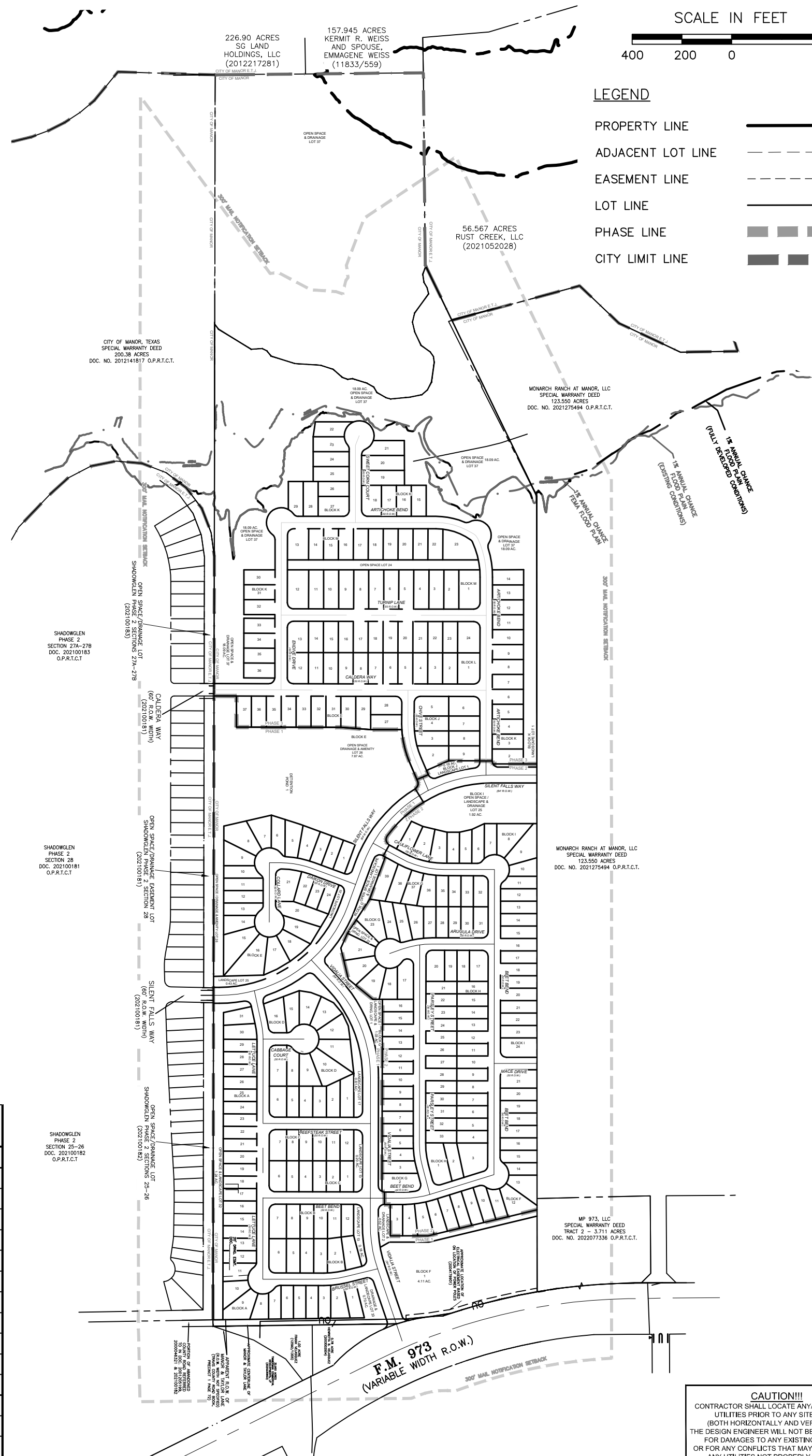
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING
3500 McCALL LANE
AUSTIN, TEXAS 78744
TBPELS FIRM NO. 10124500
PHONE: (512) 443-1724

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

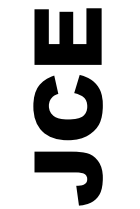


LEGEND

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

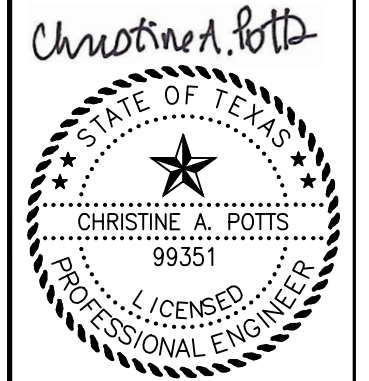


JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM



**OKRA SUBDIVISION
OVERALL PRELIMINARY PLAT**
MANOR, TEXAS 78653

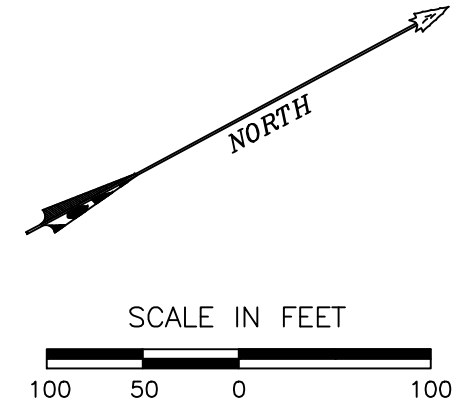
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CHRISTINE A. POTTS
on 05/15/2024



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Date:	Checked By:
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Revision 2:	
Revision 3:	
Revision 4:	

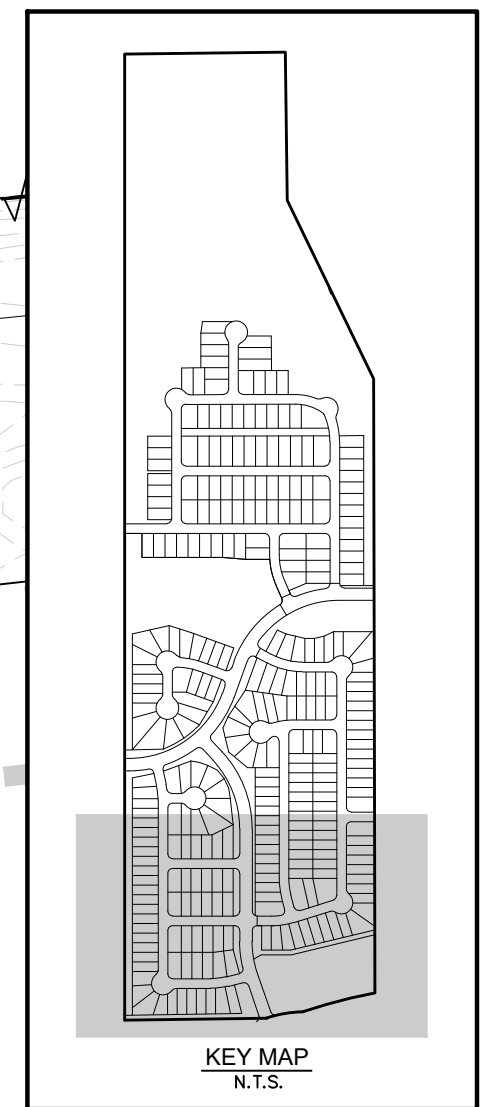
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

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



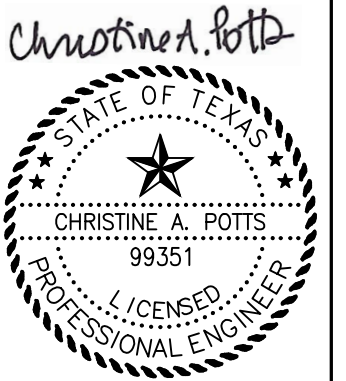
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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 1 OF 4**

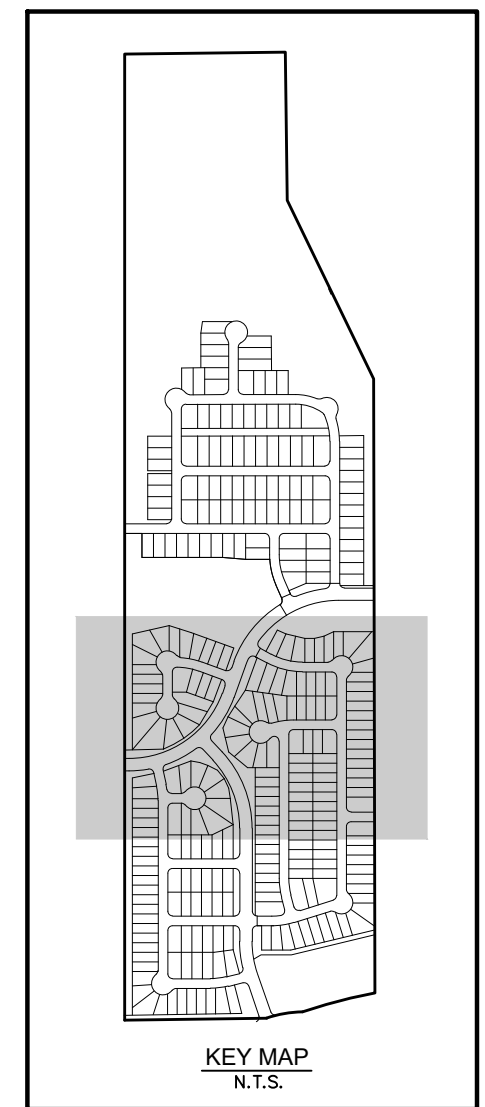
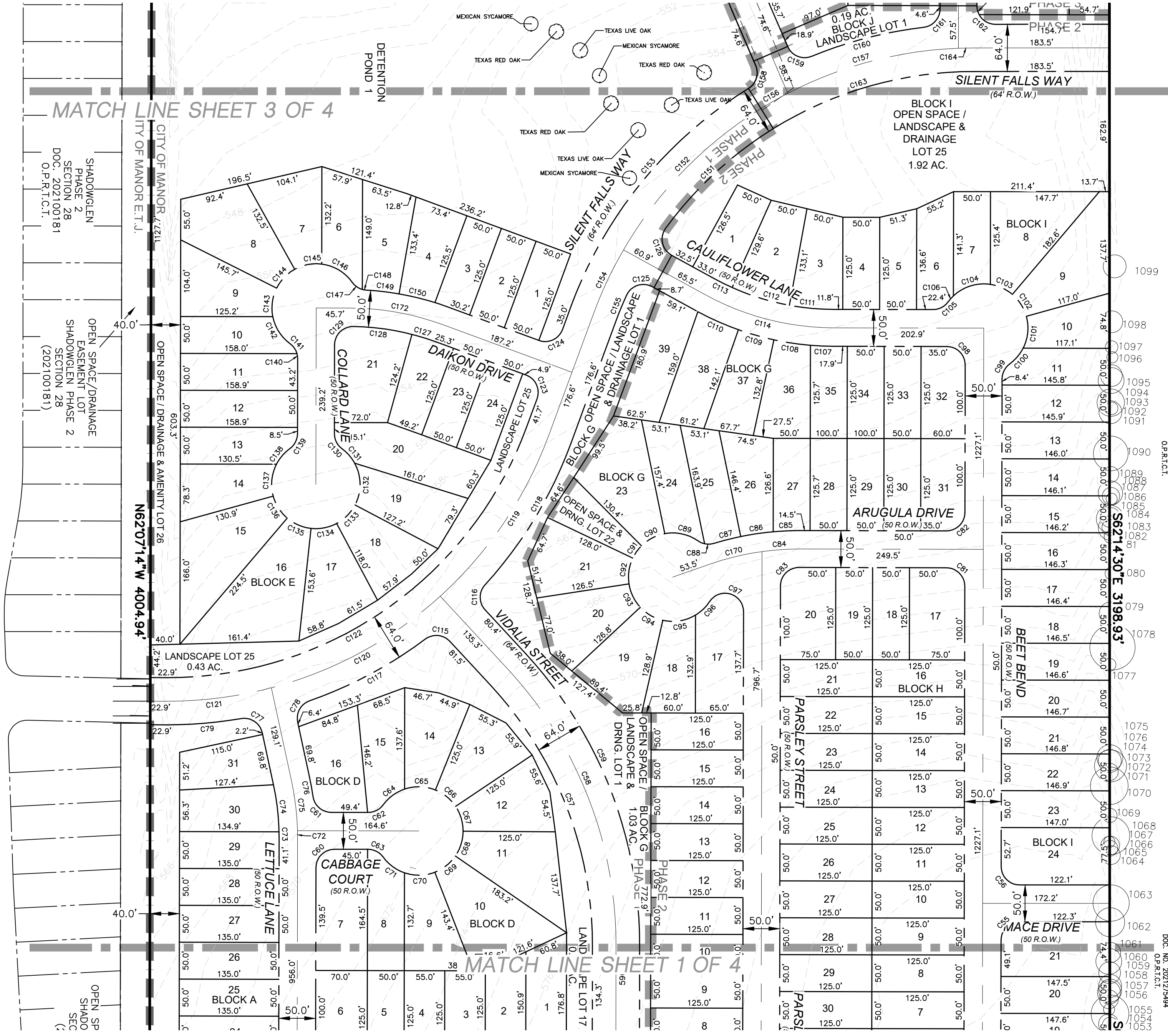
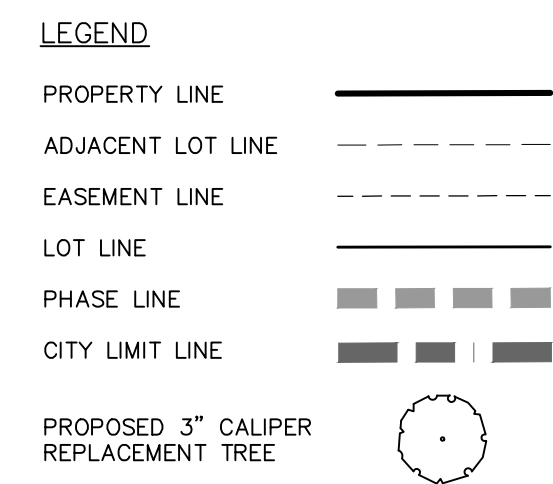
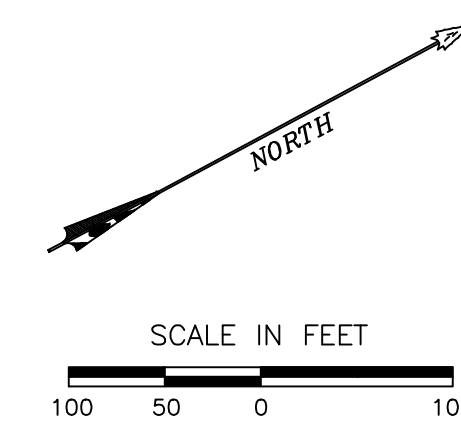
MANOR, TEXAS 78653

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Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

OKRA SUBDIVISION PRELIMINARY PLAT



MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 202175494
O.P.R.T.C.T.

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123,550 ACRES
DOC. NO. 202175494
O.P.R.T.C.T.

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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 2 OF 4**

MANOR, TEXAS 78653

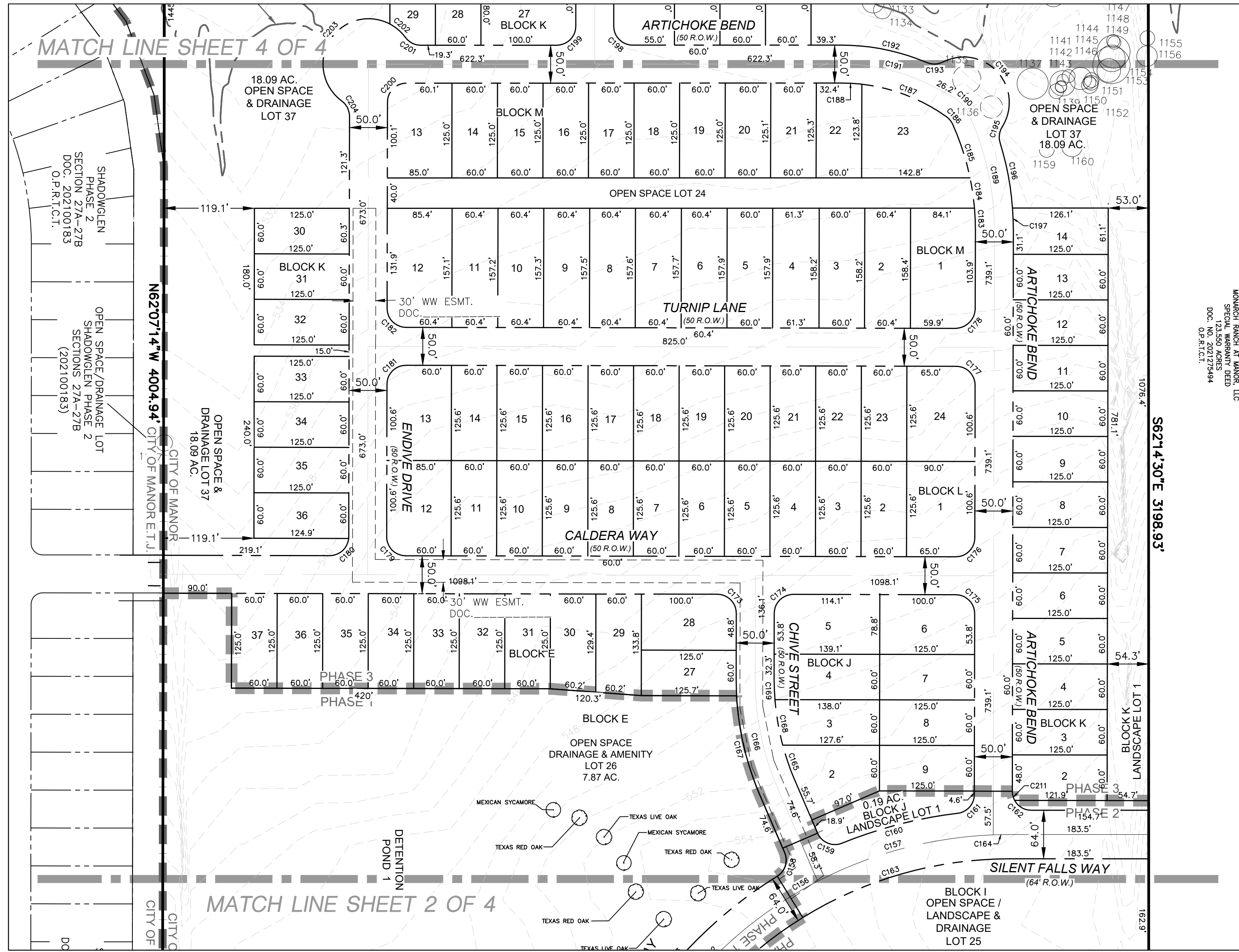
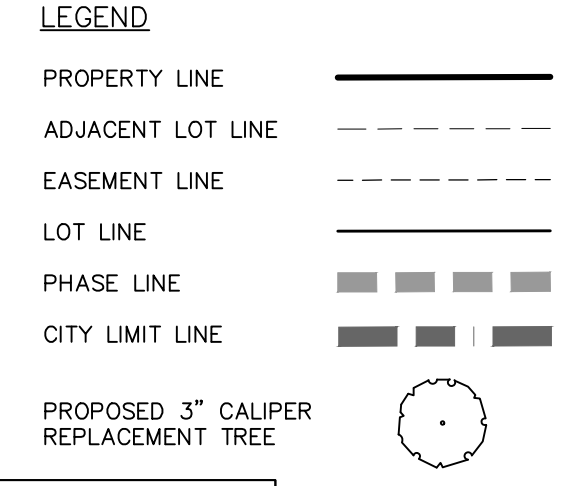
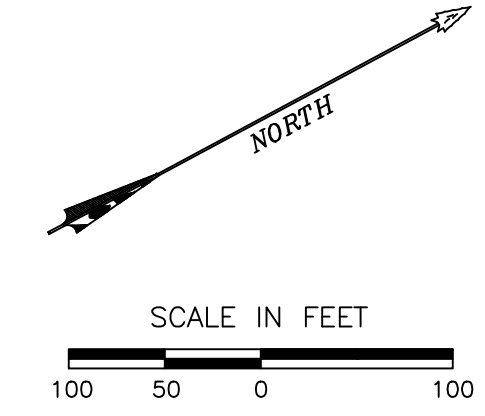
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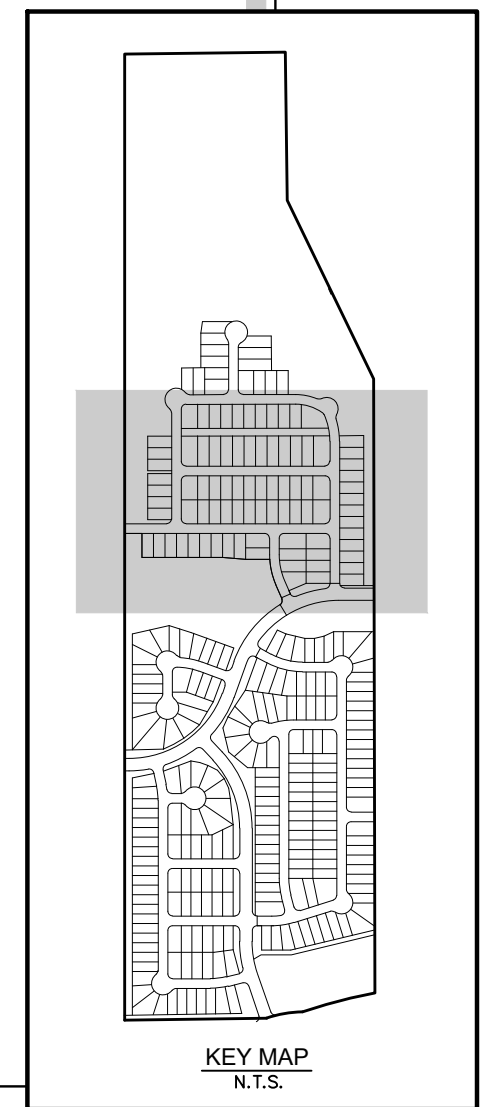
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Revision 2:	
Revision 3:	
Revision 4:	

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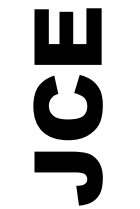
OKRA SUBDIVISION PRELIMINARY PLAT



MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021001834
D.P.R.T.C.T.



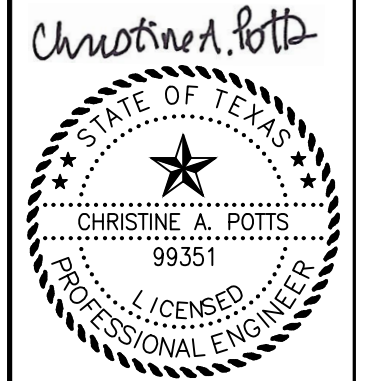
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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 3 OF 4**

MANOR, TEXAS 78653

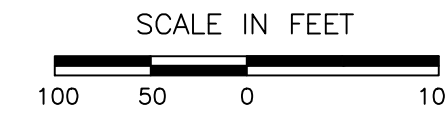
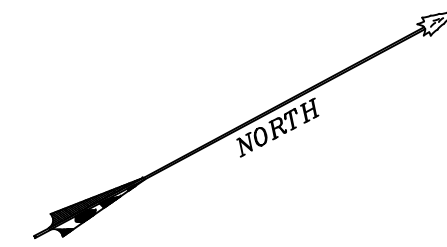
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Revision 3:	
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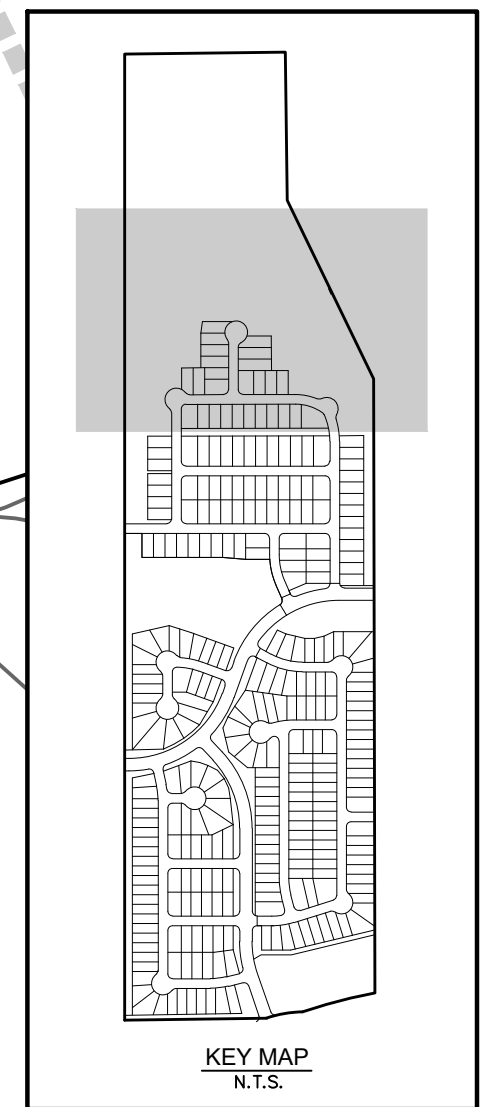
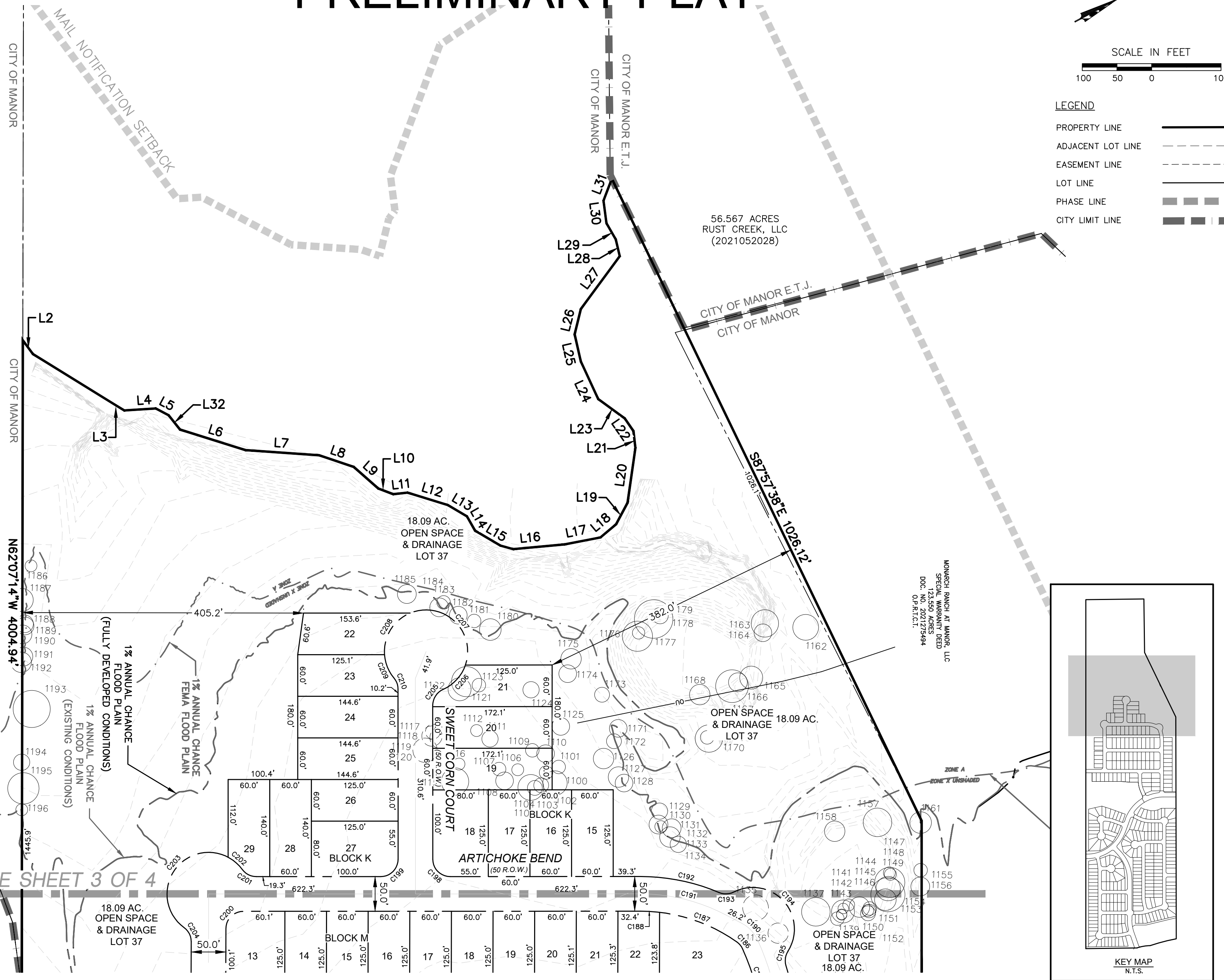
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OKRA SUBDIVISION PRELIMINARY PLAT



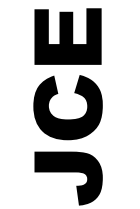
LEGEND

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



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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 4 OF 4**

MANOR, TEXAS 78653

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Date:	Checked By:	Checked By:	Checked By:	Revision 1:
Revision 2:	Revision 3:	Revision 4:	Revision 4:	Revision 4:

OKRA SUBDIVISION PRELIMINARY PLAT

LOT AREAS

BLOCK A	
LOT NO.	AREA (SF)
1	7840
2	8662
3	6626
4	6653
5	6689
6	6725
7	6157
8	6085
9	10698
10	8062
11	8027
12	6750
13	6750
14	6750
15	6750
16	6750
17	6750
18	6750
19	6750
20	6750
21	6750
22	6750
23	6750
24	6750
25	6750
26	6750
27	6750
28	6750
29	6850
30	7941
31	7269
32	54150
33	30386

BLOCK B	
LOT NO.	AREA (SF)
1	7703
2	8881
3	7604
4	7605
5	7605
6	9545
7	9545
8	7605
9	7605
10	7605
11	7439
12	6416
13	7705

BLOCK C	
LOT NO.	AREA (SF)
1	6875
2	6875
3	6875
4	6875
5	6250
6	8616
7	8616
8	6250
9	6875
10	6875
11	6875
12	6875
13	8519

BLOCK D	
LOT NO.	AREA (SF)
1	9012
2	7587
3	6875
4	6875
5	6250
6	8616
7	11379
8	7484
9	8880
10	13260
11	11574
12	9008
13	9162
14	8629
15	8335
16	9927
17	26570

BLOCK E	
LOT NO.	AREA (SF)
1	6250
2	6250
3	6253
4	7910
5	8751
6	7577
7	8677
8	12534
9	9118
10	6962
11	7945
12	7947
13	7442
14	7643
15	14192
16	16012
17	9829
18	8447
19	9115
20	12009
21	11279
22	6792
23	6250
24	6250
25	18718
26	342992
27	7500
28	9094
29	7897
30	7632
31	7500
32	7500
33	7500
34	7500
35	7500
36	7500
37	7500

BLOCK F	
LOT NO.	AREA (SF)
1	179085
2	22569
3	6326
4	6870
5	7447
6	7110
7	6943
8	7104
9	7265
10	7322
11	6123
12	10810
13	9380
14	6008
15	7336
16	7398
17	7392
18	7387
19	7382
20	7376
21	10811

BLOCK G	
LOT NO.	AREA (SF)
1	45044
2	11162
3	6878
4	6409
5	6255
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
13	6250
14	6250
15	6250
16	6250
17	9951
18	7391
19	9579
20	9595
21	9814
22	5402
23	12203
24	7850
25	7805
26	7898
27	6269
28	6250
29	6250
30	6250
31	7366
32	7366
33	6250
34	6250
35	6264
36	8258
37	7999
38	8984
39	10158

BLOCK H	
LOT NO.	AREA (SF)
1	12595
2	7752
3	13790
4	6250
5	6250
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
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24	6250
25	6250
26	6250
27	6250
28	6250
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30	6250
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BLOCK I	
LOT NO.	AREA (SF)
1	7076
2	8687
3	7938
4	6250
5	6541
6	7243
7	6455
8	12090
9	11942
10	6630
11	6776
12	7291
13	7296
14	7302
15	7307
16	7312
17	7318
18	7323
19	7328
20	7334
21	7339
22	7344
23	7350
24	11285
25	83724

BLOCK J	
LOT NO.	AREA (SF)
1	8284
2	9093
3	8025
4	8338
5	10834
6	9719
7	7500
8	7500
9	7500

BLOCK K	
LOT NO.	AREA (SF)
1	2189
2	7488
3	7500
4	7500
5	7500
6	7500
7	7500
8	7500
9	7500
10	7500
11	7500
12	7500
13	7500
14	7636
15	7500
16	7500
17	7500
18	9866
19	10327
20	10327
21	8981
22	7813
23	8149
24	8674
25	8674
26	7500
27	9866
28	8400
29	7917
30	7517
31	7500
32	7500
33	7500
34	7500
35	7500
36	7497
37	788143

BLOCK L	
LOT NO.	AREA (SF)
1	11169
2	7535
3	7535
4	7535
5	7535
6	7535
7	7535
8	7535
9	7535
10	7535
11	7535
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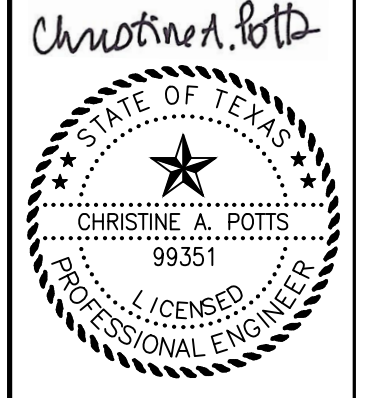
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LOT NO.	AREA (SF)
1	13373
2	9565
3	9491
4	9677
5	9472
6	9534
7	9526
8	9518
9	9510
10	9502
11	9495
12	13276
13	10492
14	7500
15	7500
16	7500
17	7500
18	7500
19	7500
20	7500
21	7500
22	7485
23	13522
24	30784

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 (TX. PE FIRM REG. #F-17756)
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 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM



OKRA SUBDIVISION
 PRELIMINARY - LOT AREA
 MANOR, TEXAS 78653

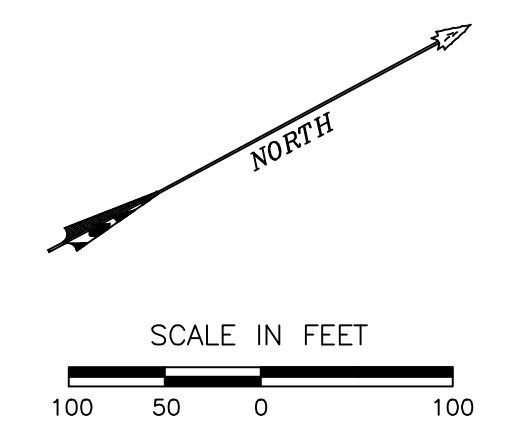
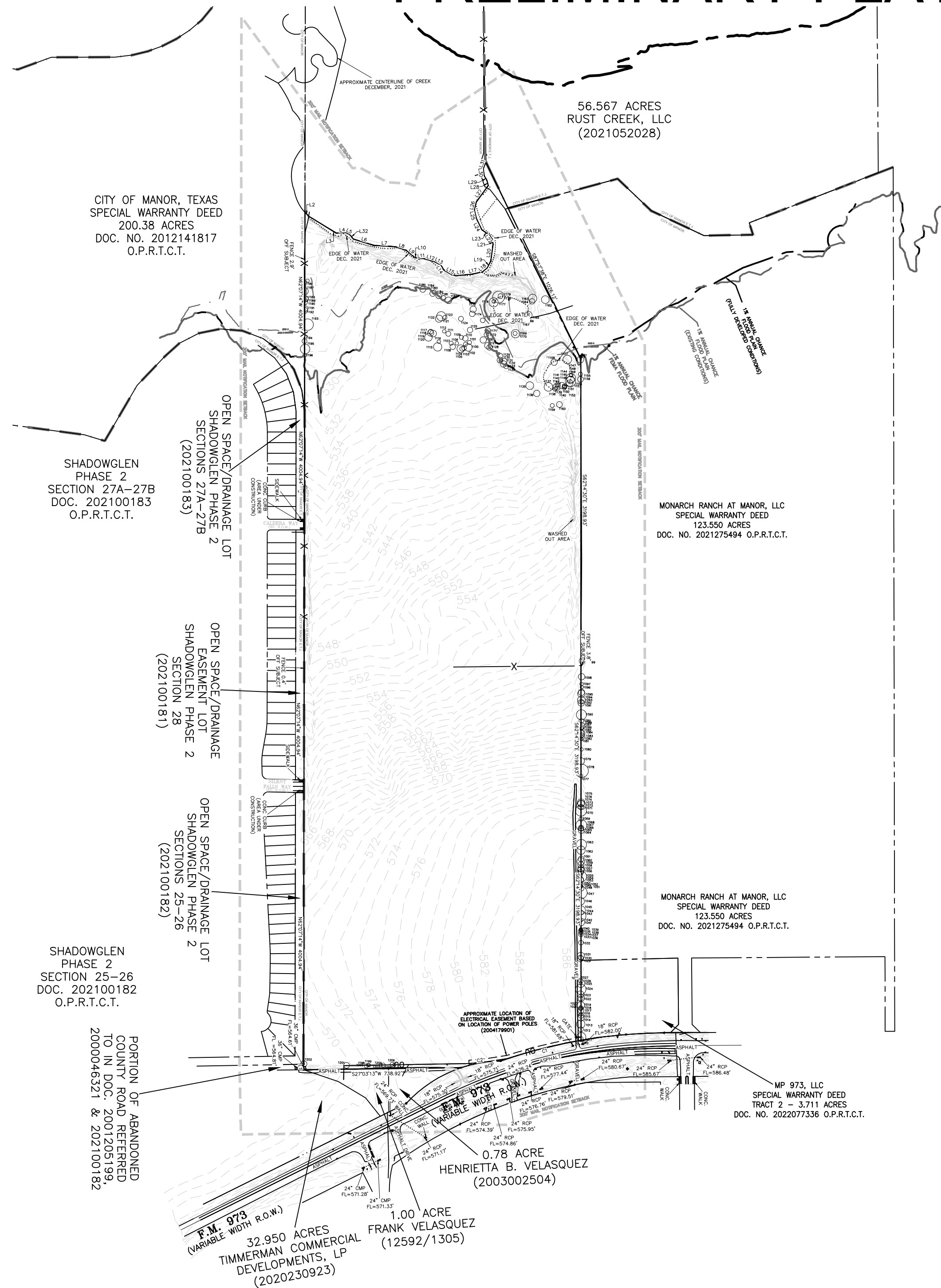
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Scale (Hor.):	Snapshot: PRELIM
Scale (Vert.):	Scale (Vert.):
Date:	Checked By:
Drawn By:	DSP
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

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

BOUNDARY LINE TABLE

TAG NO.	BEARING	LENGTH
L1	N63°23'W	25.82'
L2	N81°32'E	24.47'
L3	N59°31'E	154.72'
L4	N24°14'E	45.69'
L5	N55°47'E	21.00'
L6	N45°17'E	98.71'
L7	N31°44'E	106.97'
L8	N46°36'E	52.57'
L9	N69°09'E	46.82'
L10	N48°39'E	23.13'
L11	N21°27'E	20.89'
L12	N45°00'E	60.89'
L13	N58°24'E	31.80'
L14	N88°19'E	23.62'
L15	N58°24'E	42.40'
L16	N22°30'E	74.42'

BOUNDARY LINE TABLE

TAG NO.	BEARING	LENGTH
L17	N16°45'E	52.54'
L18	N12°05'W	29.48'
L19	N34°10'W	35.25'
L20	N54°02'W	79.81'
L21	N68°52'W	24.57'
L22	S83°13'W	22.03'
L23	S64°00'W	47.52'
L24	N87°01'W	59.98'
L25	N74°53'W	39.93'
L26	N48°22'W	37.63'
L27	N25°51'W	94.35'
L28	N75°23'W	24.76'
L29	S87°48'W	27.11'
L30	N69°33'W	32.80'
L31	N41°33'W	30.63'
L32	N79°17'E	26.15'

BOUNDARY CURVE TABLE

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	389.53'	2391.83'	S13°16'W	N13°16'25"W	W389.10'
C2	191.03'	612.86'	S18°02'W	N18°02'28"W	W90.26'

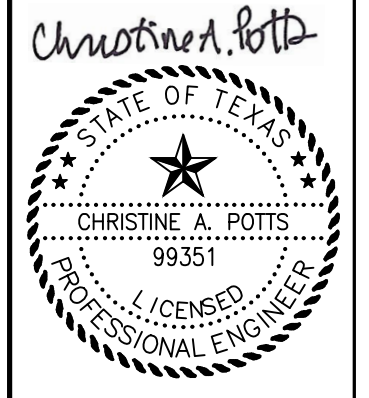
JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM

JCE

**OKRA SUBDIVISION
EXISTING CONDITIONS - OVERALL**

MANOR, TEXAS 78653

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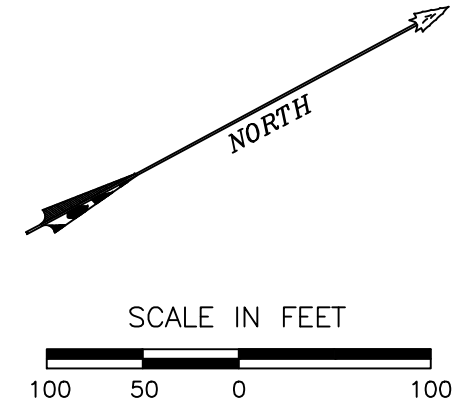
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Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

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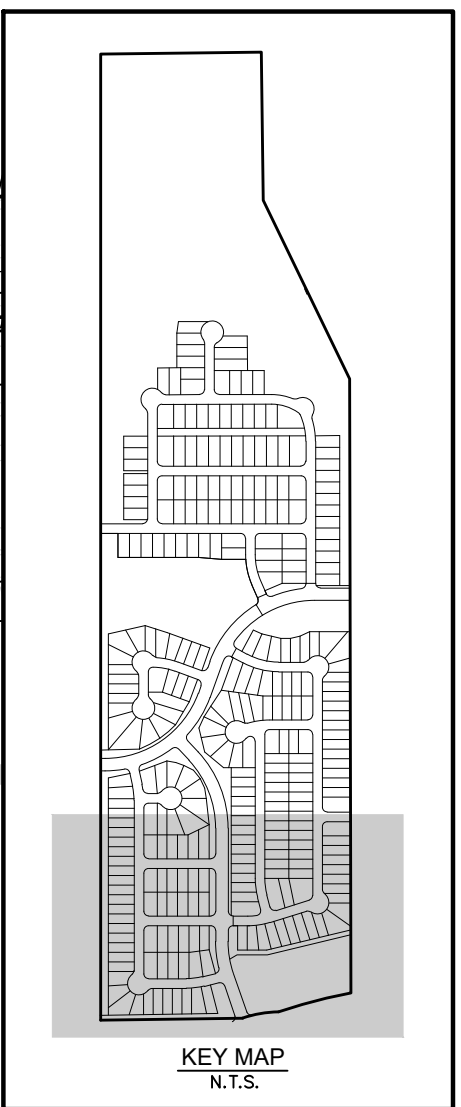
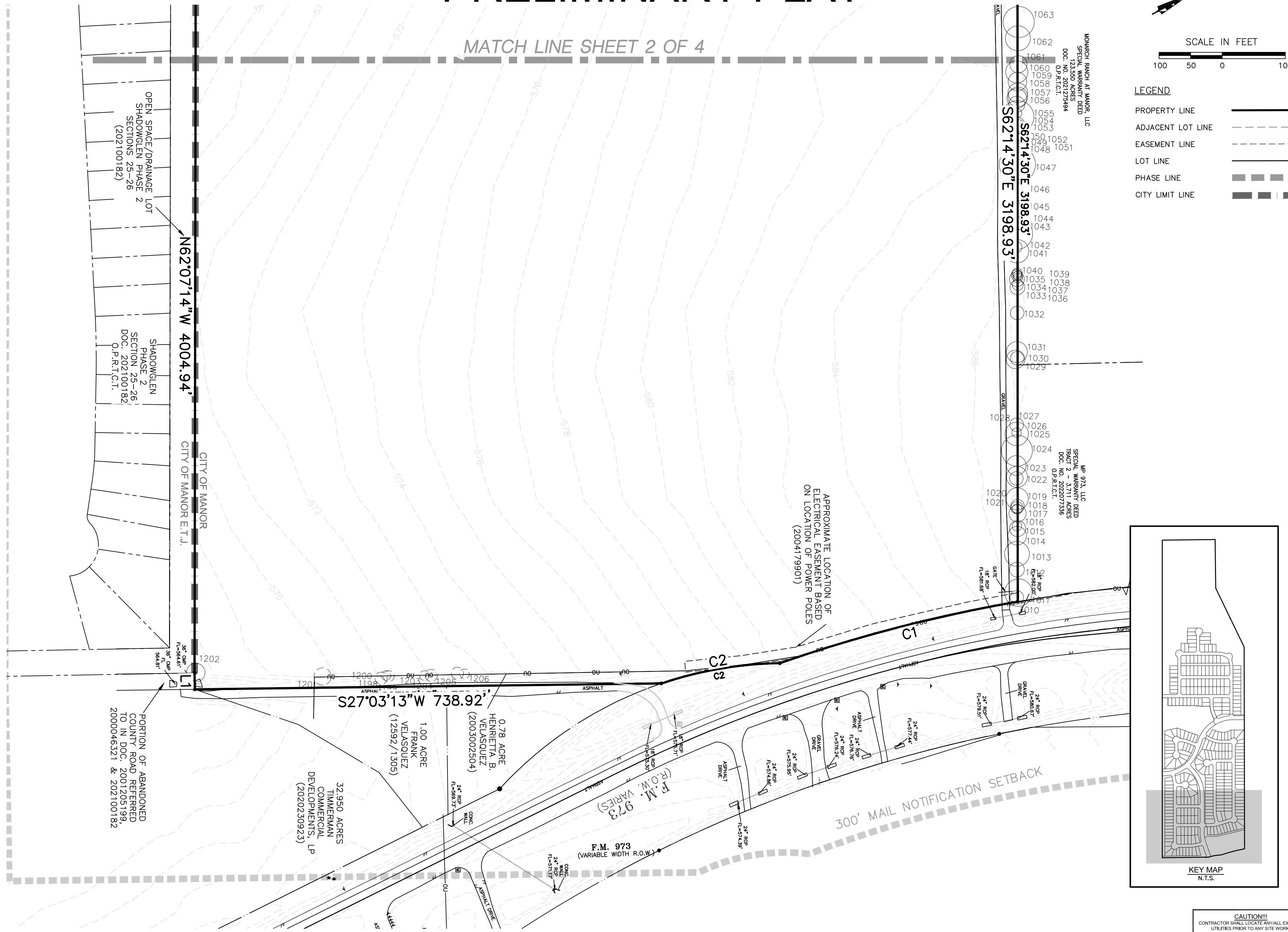
OKRA SUBDIVISION PRELIMINARY PLAT

MATCH LINE SHEET 2 OF 4



LEGEND

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

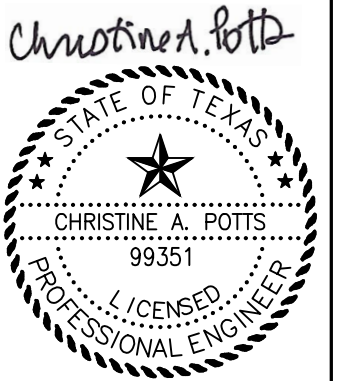


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INFO@JAMISONENG.COM

OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 1 OF 4
MANOR, TEXAS 78653

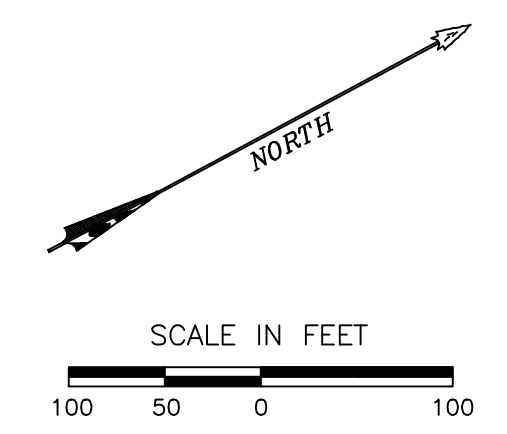
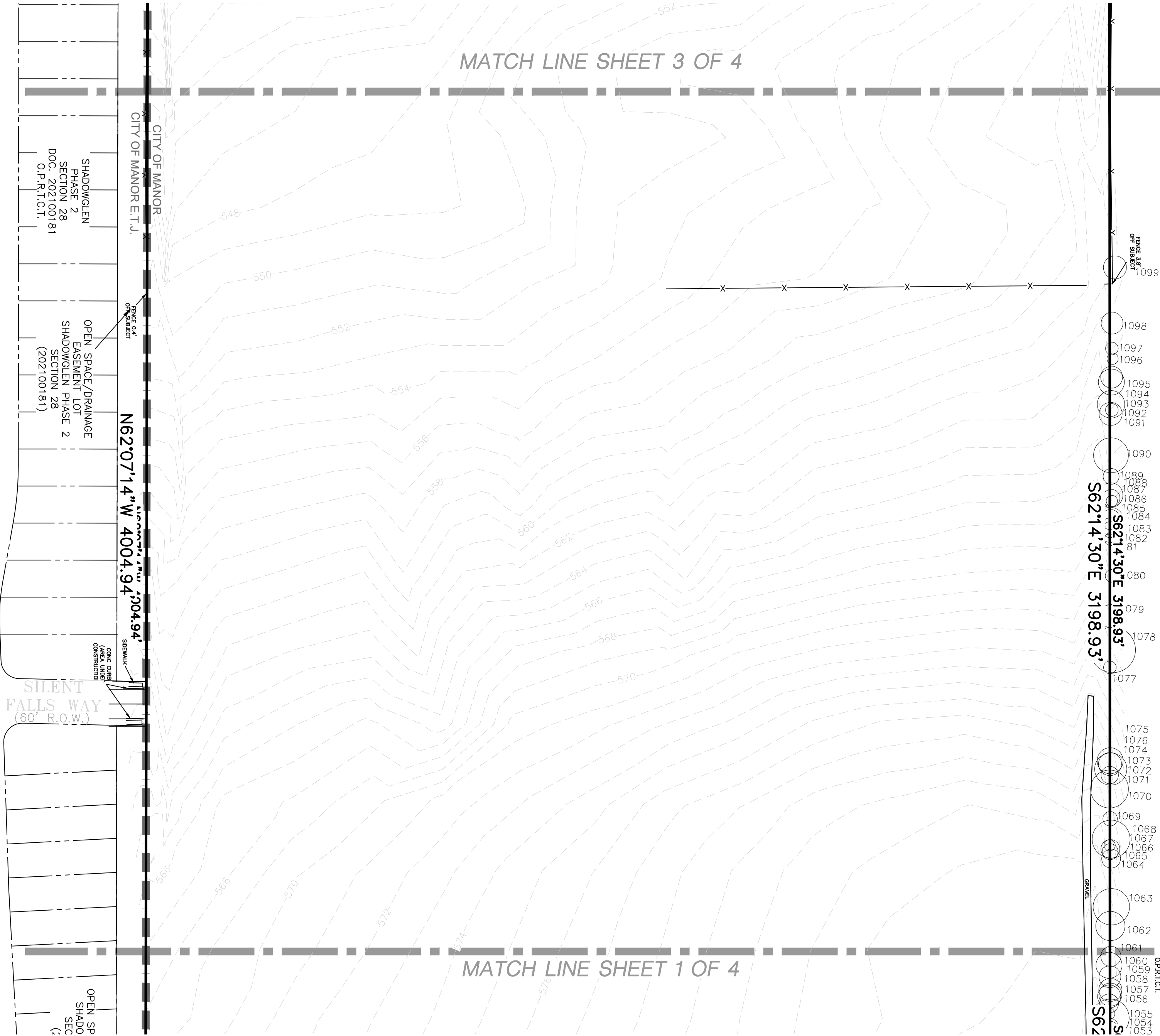
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Revision 1:	Drawn By:	DSP	
Revision 2:	Checked By:		
Revision 3:			
Revision 4:			

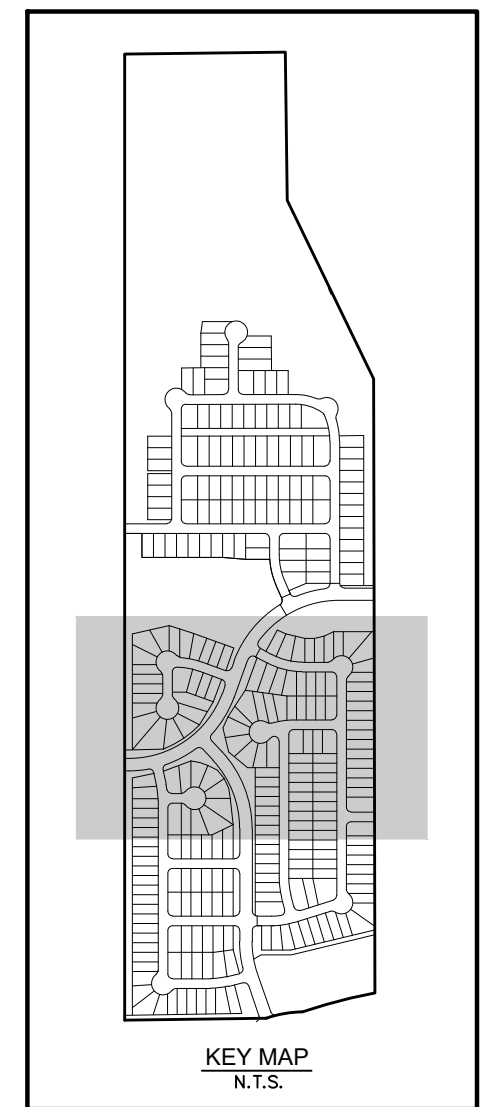
SHEET
09 of 17

OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

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



MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 202175494
O.P.R.T.C.T.

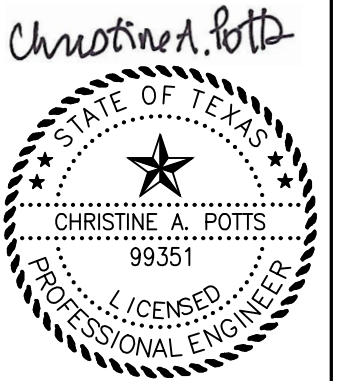
MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 202175494
O.P.R.T.C.T.

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INFO@JAMISONENG.COM

OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 2 OF 4
MANOR, TEXAS 78653

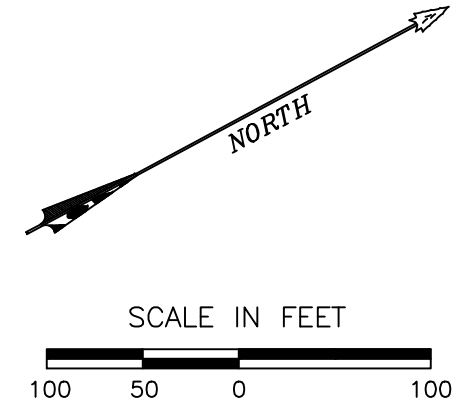
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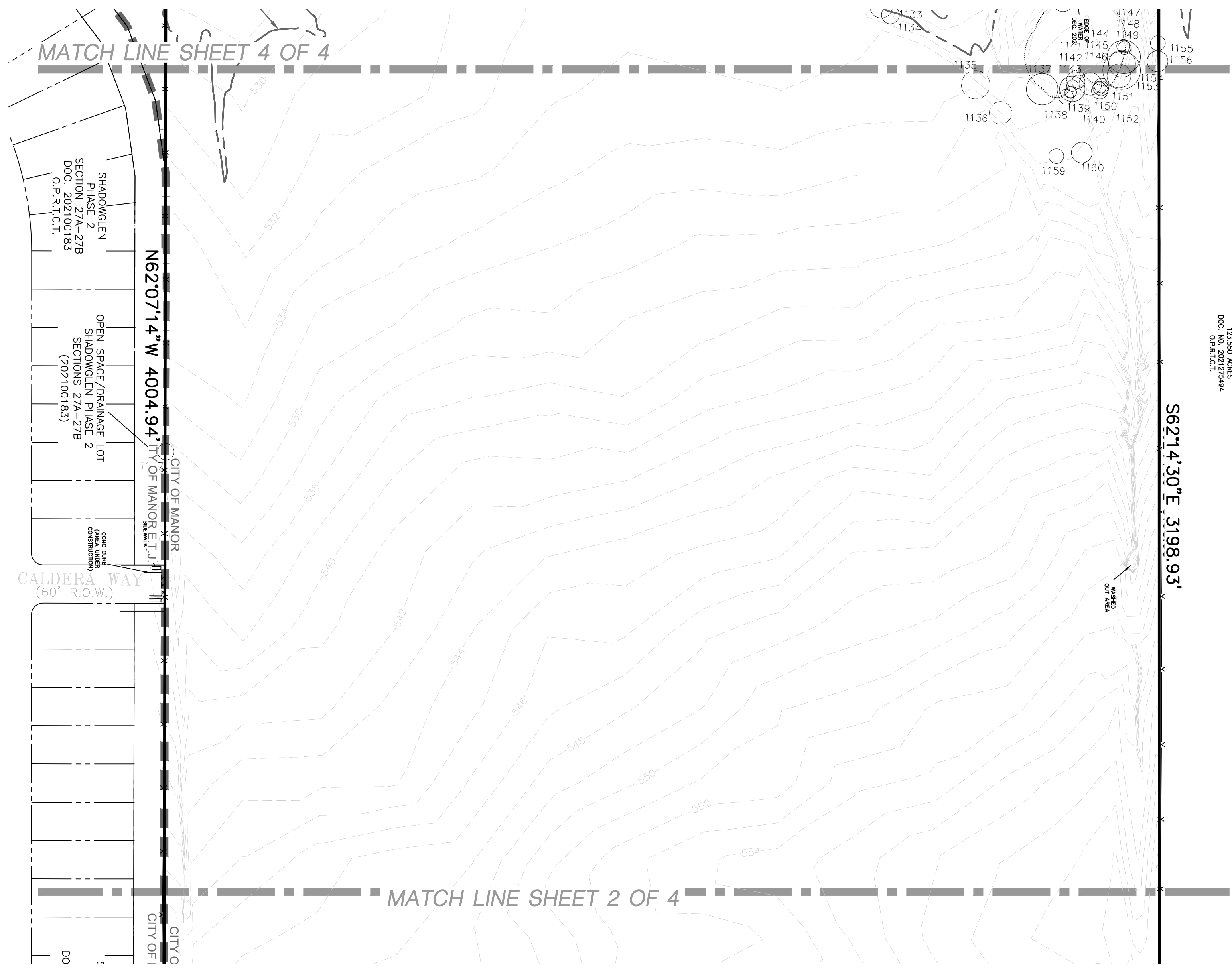
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Job No.:	Scale (Hor.):	Scale (Vert.):
Date:	Checked By:	Drawn By: DSP
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

OKRA SUBDIVISION PRELIMINARY PLAT

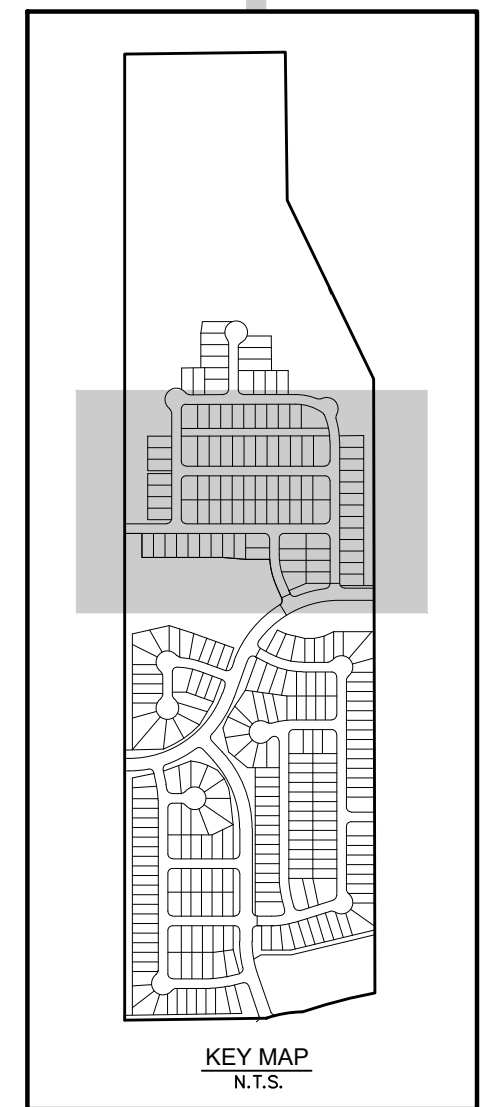


LEGEND

PROPERTY LINE	—
ADJACENT LOT LINE	- - - -
EASEMENT LINE	- · - · -
LOAD LINE	—
PERMIT LINE	—
300' MAIL NOTIFICATION SETBACK	- · - · -



MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021001834
O.P.R.T.C.T.

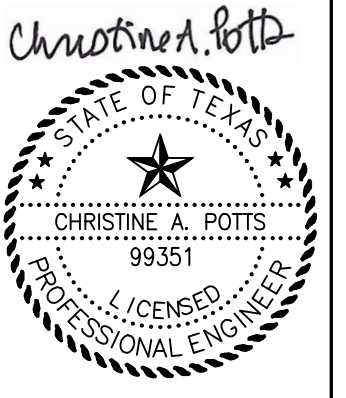


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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

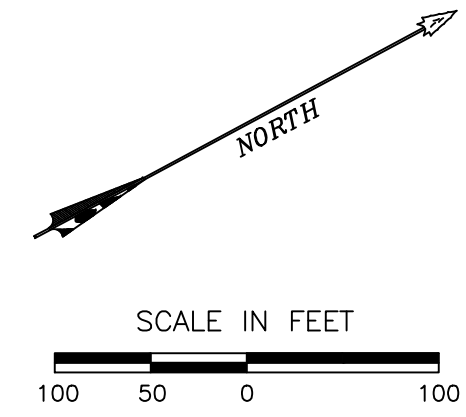
OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 3 OF 4
MANOR, TEXAS 78653

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on 05/15/2024



File:	H:\OKRA TRACT\DWG\PLANS\PRELIMINARY\PRELIMINARY.DWG
Job No.	Snapshot: EXISTING
Scale (Hor.):	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

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

56.567 ACRES
RUST CREEK, LLC
(2021052028)

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

$S87^{\circ}S87'57.38"E$ 1026.12'

MANOR RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123,550 ACRES
DOC. NO. 2021275494
07/11/21

CITY OF MANOR

CITY OF MANOR

CITY OF MANOR
RANGE 24th
of District
 $N6^{\circ}N62^{\circ}07'14"W$ 4004.94'

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

MATCH LINE SHEET 3 OF 4

MAIL NOTIFICATION SETBACK

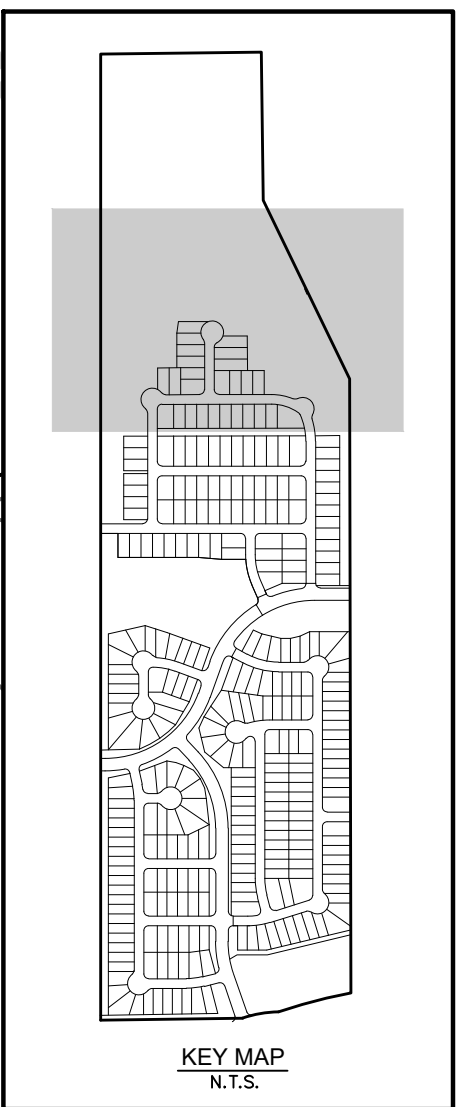
1% ANNUAL CHANCE
FULLY DEVELOPED
FLOOD PLAIN
(EXISTING CONDITIONS)

1% ANNUAL CHANCE
FLOOD PLAIN
(EXISTING CONDITIONS)

1% ANNUAL CHANCE
FLOOD PLAIN
(EXISTING CONDITIONS)

1% ANNUAL CHANCE
FEMA FLOOD PLAIN

CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
200.38 ACRES
DOC. NO. 2012141817
07/11/21

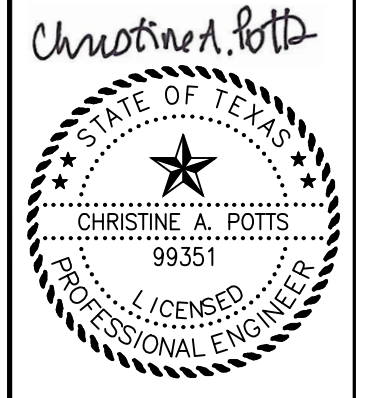


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13812 RESEARCH BLVD. #B-2
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OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 4 OF 4
MANOR, TEXAS 78653

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File:	H:\OKRA TRACT\DWG\PLANS\PRELIMINARY\PRELIMINARY.DWG			
Job No.	Snapshot:	Scale (Hor.):	Scale (Vert.):	Drawn By:
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Revision 1:	Revision 2:	Revision 3:	Revision 4:	

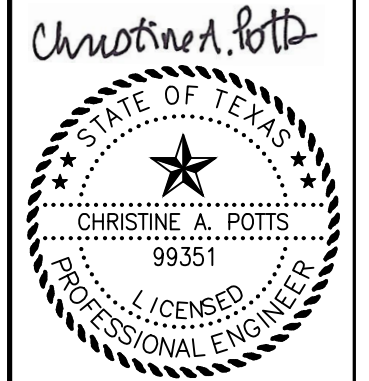
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OKRA SUBDIVISION PRELIMINARY PLAT

JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
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**OKRA SUBDIVISION
EXISTING CONDITIONS - TREE LIST**
 MANOR, TEXAS 78653

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 on 03/13/2024



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KEY	TREE NO.	DIA.	DESCRIPTION
	1010	11"	Hackberry
	1011	22"	Twin Hackberry (17",11")
	1012	12"	Hackberry
	1013	20"	Multi-stem Hackberry (13",9",6")
	1014	15"	Hackberry
	1015	13"	Twin Hackberry (10",7")
	1016	8"	Hackberry
	1017	14"	Twin Hackberry (10",8")
	1018	8"	Hackberry
	1019	10"	Multi-stem Hackberry (6",5",4")
	1020	11"	Hackberry
	1021	18"	Hackberry
	1022	17"	Twin Hackberry (13",8")
	1023	11"	Hackberry
	1024	16"	Multi-stem Hackberry (7",6",5",4",4")
	1025	25"	Multi-stem Hackberry (14",12",10")
	1026	19"	Multi-stem Hackberry (12",8",7")
	1027	8"	Hackberry
	1028	11"	Twin Hackberry (8",6")
	1029	15"	Twin Hackberry (11",9")
	1030	11"	Hackberry
	1031	17"	Twin Hackberry (13",9")
	1032	11"	Twin Hackberry (8",7")
	1033	12"	Twin Hackberry (8",8")
	1034	9"	Hackberry
	1035	12"	Hackberry
	1036	8"	Hackberry
	1037	8"	Hackberry
	1038	9"	Hackberry
	1039	8"	Hackberry
	1040	8"	Hackberry
	1041	19"	Multi-stem Hackberry (12",8",7")
	1042	9"	Hackberry
	1043	25"	Multi-stem Hackberry (16",11",8")
	1044	11"	Hackberry
	1045	21"	Twin Hackberry (15",12")
	1046	17"	Twin Hackberry (12",10")
	1047	29"	Multi-stem Hackberry (12",11",10",8",6")
	1048	13"	Hackberry
	1049	9"	Hackberry
	1050	9"	Hackberry
	1051	11"	Twin Hackberry (8",7")
	1052	8"	Hackberry
	1053	11"	Hackberry
	1054	14"	Hackberry
	1055	26"	Multi-stem Hackberry (11",10",9",6",6")
	1056	8"	Hackberry
	1057	13"	Hackberry
	1058	16"	Hackberry
	1059	16"	Twin Hackberry (12",9")
	1060	16"	Multi-stem Hackberry (10",7",6")
	1061	15"	Hackberry
	1062	18"	Twin Hackberry (14",9")
	1063	14"	Hackberry
	1064	20"	Multi-stem Hackberry (15",6",4")
	1065	25"	Multi-stem Hackberry (15",14",6")
	1066	13"	Hackberry
	1067	11"	Twin Hackberry (8",7")
	1068	13"	Twin Hackberry (9",9")
	1069	8"	Hackberry
	1070	26"	Multi-stem Hackberry (14",14",10")
	1071	10"	Twin Hackberry (7",6")
	1072	26"	Twin Hackberry (21",11")
	1073	12"	Hackberry
	1074	22"	Multi-stem Hackberry (14",9",7")
	1075	16"	Twin Hackberry (12",8")
	1076	18"	Twin Hackberry (13",10")
	1077	9"	Cedar
	1078	31"	Multi-stem Hackberry (16",12",10",9")
	1079	16"	Hackberry
	1080	9"	Hackberry
	1081	9"	Hackberry
	1082	17"	Twin Hackberry (14",6")
	1083	11"	Hackberry
	1084	19"	Twin Hackberry (13",12")
	1085	14"	Twin Hardwood (11",7")
	1086	8"	Hardwood
	1087	12"	Hardwood
	1088	17"	Twin Hardwood (14",6")
	1089	11"	Hardwood
	1090	24"	Twin Hackberry (21",6")
	1091	16"	Twin Hackberry (11",10")
	1092	9"	Twin Hackberry (6",6")
	1093	19"	Twin Hackberry (15",9")
	1094	18"	Twin Hackberry (12",13")
	1095	15"	Twin Hackberry (11",9")

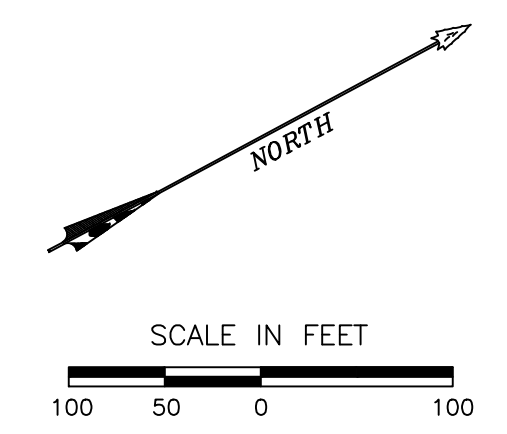
KEY	TREE NO.	DIA.	DESCRIPTION
	1096	8"	Cedar Elm
	1097	9"	Twin Hackberry (7",5")
	1098	15"	Twin Hackberry (11",9")
	1099	16"	Twin Hackberry (11",11")
	1100	18"	Cedar Elm
	1101	10"	Cedar Elm
	1102	10"	Cedar Elm
	1103	11"	Cedar Elm
	1104	11"	Cedar Elm
	1105	19"	Twin Cedar Elm (15",9")
	1106	9"	Cedar Elm
	1107	10"	Cedar Elm
	1108	13"	Twin Cedar Elm (9",8")
	1109	10"	Cedar Elm
	1110	13"	Cedar Elm
	1111	12"	Cedar Elm
	1112	9"	Cedar Elm
	1115	20"	Cedar Elm
	1116	9"	Hackberry
R	1117	16"	Hackberry
R	1118	11"	Hackberry
R	1119	15"	Twin Hackberry (12",7")
R	1120	18"	Hackberry
	1121	22"	Hackberry
	1122	17"	Hackberry
	1123	10"	Hackberry
	1124	12"	Hackberry
	1125	13"	Hackberry
	1126	15"	Hackberry
	1127	15"	Twin Hackberry (10",10")
	1128	13"	Hackberry
	1129	12"	Hackberry
	1130	14"	Hackberry
	1131	9"	Hackberry
	1132	14"	Hackberry
	1133	15"	Hackberry
	1134	12"	Hackberry
R	1135	19"	Twin Cedar (14",11")
R	1136	15"	Hackberry
	1137	21"	Twin Willow (16",10")
	1138	10"	Willow
	1139	8"	Willow
	1140	8"	Willow
	1141	17"	Multi-stem Willow (10",9",5")
	1142	9"	Willow
	1143	9"	Willow
	1144	15"	Multi-stem Willow (9",8",7")
	1145	9"	Willow
	1146	11"	Willow
	1147	10"	Twin Willow (7",6")
	1148	10"	Willow
	1149	16"	Multi-stem Willow (8",6",6",4")
	1150	25"	Multi-stem Willow (9",8",8",7",4",4")
	1151	18"	Multi-stem Willow (8",7",7",5")
	1152	22"	Multi-stem Willow (10",7",6",6",4")
	1153	9"	Willow
	1154	9"	Willow
	1155	10"	Twin Hackberry (7",5")
	1156	14"	Twin Bois d'arc (10",8")
	1157	21"	Twin Cedar Elm (14",14")
	1158	15"	Twin Willow (10",9")
	1159	10"	Hackberry
	1160	14"	Hackberry
	1161	16"	Hackberry
	1162	19"	Twin Ash (13",12")
	1163	20"	Multi-stem Willow (12",8",7")
	1164	13"	Twin Willow (9",8")
	1165	17"	Multi-stem Willow (9",8",8")
	1166	14"	Multi-stem Willow (7",7",7")
	1167	24"	Multi-stem Willow (11",7",7",6",5")
	1168	15"	Twin Willow (8",7",6")
	1169	10"	Ash
	1170	20"	Multi-stem Ash (10",10",9")
	1171	13"	Hackberry
	1172	11"	Hackberry
	1173	11"	Hackberry
	1174	13"	Hackberry
	1175	15"	Hackberry
	1176	22"	Multi-stem Willow (10",9",9",6")
	1177	9"	Willow
	1178	28"	Multi-stem Willow (8",6",6",6",5",5",5")
	1179	12"	Multi-stem Willow (6",6",5")
	1180	16"	Twin Hackberry (11",10")
	1181	10"	Hackberry

KEY	TREE NO.	DIA.	DESCRIPTION
	1182	13"	Hackberry
	1183	10"	Hackberry
	1184	14"	Hackberry
	1185	14"	Hackberry
	1186	9"	Hackberry
	1187	17"	Hackberry
	1188	13"	Hackberry
	1189	13"	Hackberry
	1190	14"	Hardwood
	1191	14"	Hackberry
	1192	15"	Twin Hardwood (10",9")
	1193	27"	Twin Hackberry (19",16")
	1194	12"	Twin Bois d'arc (8",7")
	1195	23"	Twin Hackberry (18",9")
	1196	9"	Twin Hackberry (6",6")
	1197	11"	Twin Hackberry (8",6")
	1198	8"	Cedar Elm
	1199	9"	Cedar Elm
	1200	10"	Twin Cedar Elm (7",6")
	1201	14"	Twin Hackberry (9",9")
	1202	15"	Twin Hackberry (12",5")
	1203	8"	Hackberry
	1204	10"	Hackberry
	1205	10"	Hackberry
	1206	8"	Hackberry

OKRA SUBDIVISION PRELIMINARY PLAT REPLACEMENT TREE CALCULATIONS	
TOTAL INCHES PROTECTED REMOVED:	27
MITIGATION RATIO (8"-18"):	1 TO 1
TOTAL INCHES PROPOSED:	27

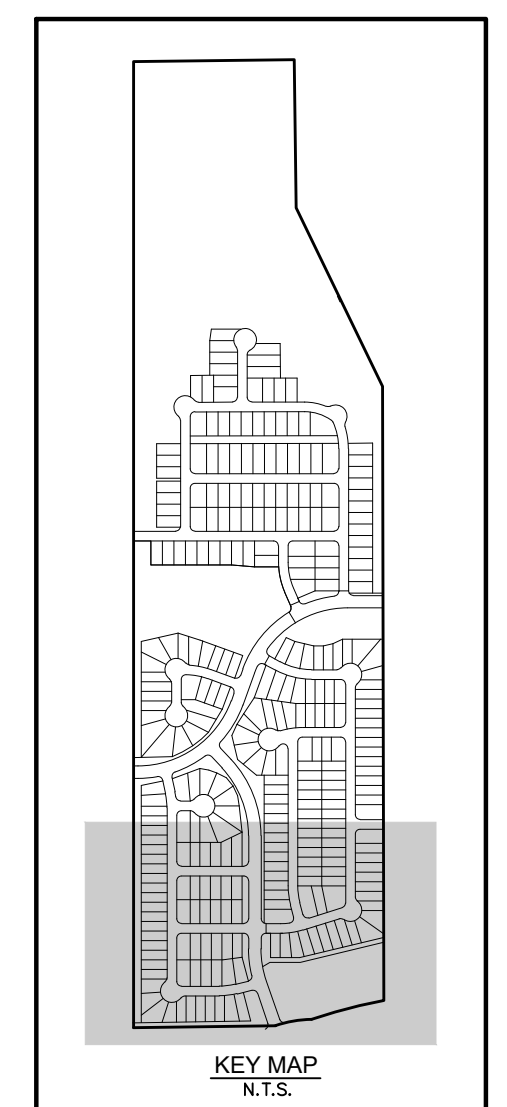
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Date:	Checked By:
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Revision 3:	
Revision 4:	



LEGEND

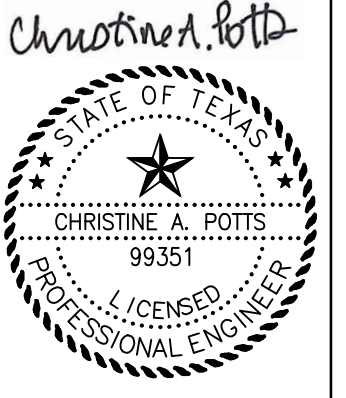
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ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬



JAMISON CIVIL ENGINEERING LLC
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 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
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 INFO@JAMISONENG.COM

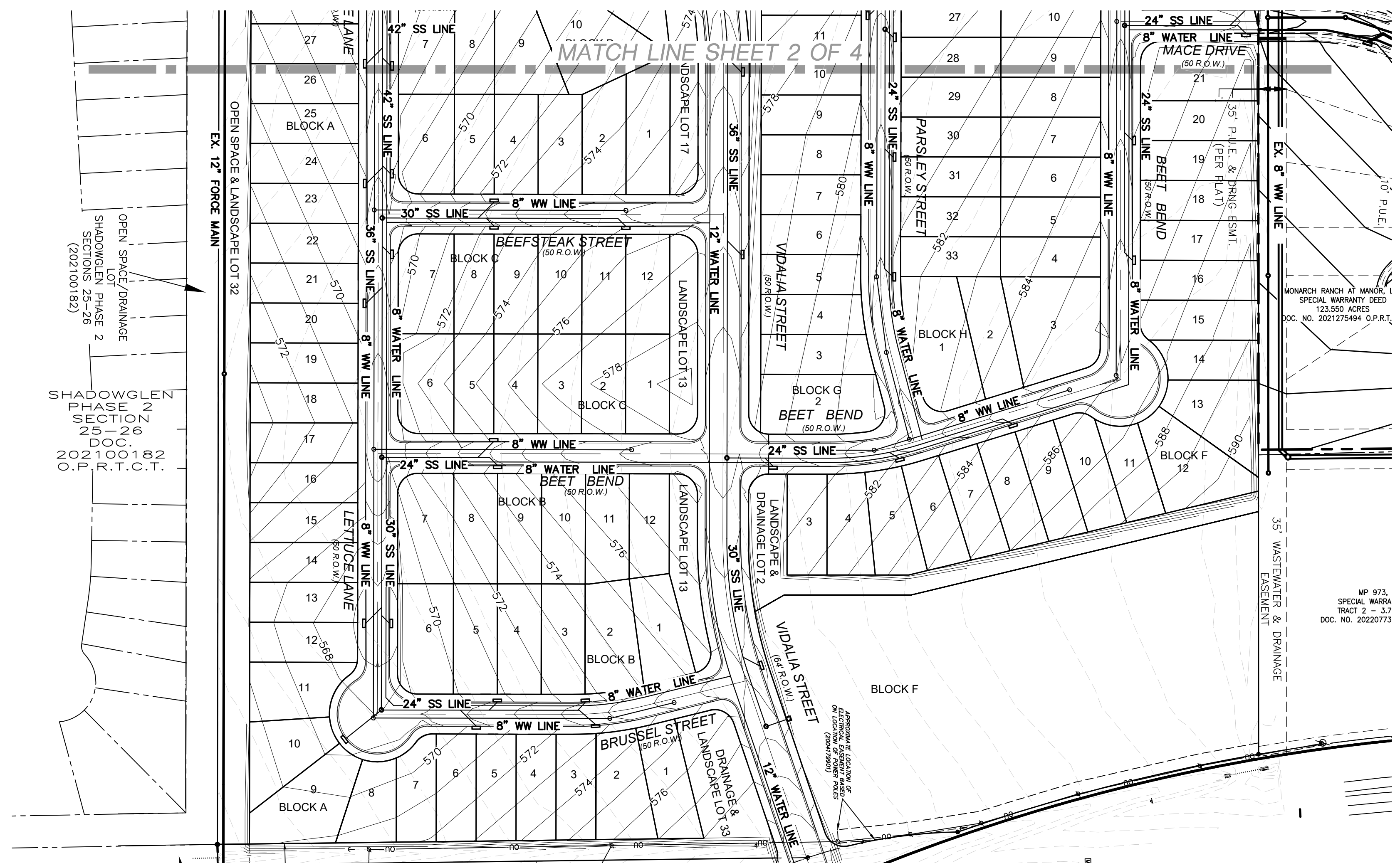
**OKRA SUBDIVISION
 PROPOSED IMPROVEMENTS - SHEET 1 OF 4**

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Job No.:	Scale (Hor.):	Checked By:	
Date:	Revision 1:	Revision 2:	Revision 3:
	Revision 4:		

**SHEET
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SHADOWGLEN PHASE 2
 SECTION 2
 LOTS 1-26
 D.O.C. NO. 200100182
 P.P.R.T.O.C.T.

PORTION OF ABANDONED COUNTY ROAD REFERRED TO IN DOC. 2001205199, 2000046321 & 202100182

APPROXIMATE CENTERLINE OF MANOR & TAYLOR LANE

APPROXIMATE CENTERLINE OF MANOR & TAYLOR LANE (R.O.W. WIDTH NOT SPECIFIED) (TRANS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

1.00 ACRE FRANK VELASQUEZ (12592/1305)

0.78 ACRE HENRIETTA B. VELASQUEZ (2003002504)

32,950 ACRES TIMBERMAN COMMERCIAL DEVELOPMENTS, LP (2020230923)

EX. 12" FORCE MAIN

OPEN SPACE & LANDSCAPE LOT 32

OPEN SPACE/DRAINAGE LOT SHADOWGLEN PHASE 2 SECTIONS 25-26 (202100182)

MONARCH RANCH AT MANOR, I SPECIAL WARRANTY DEED 123.550 ACRES DOC. NO. 2021275494 O.P.R.T.

MP 973, SPECIAL WARRA TRACT 2 - 3.7 DOC. NO. 20220773

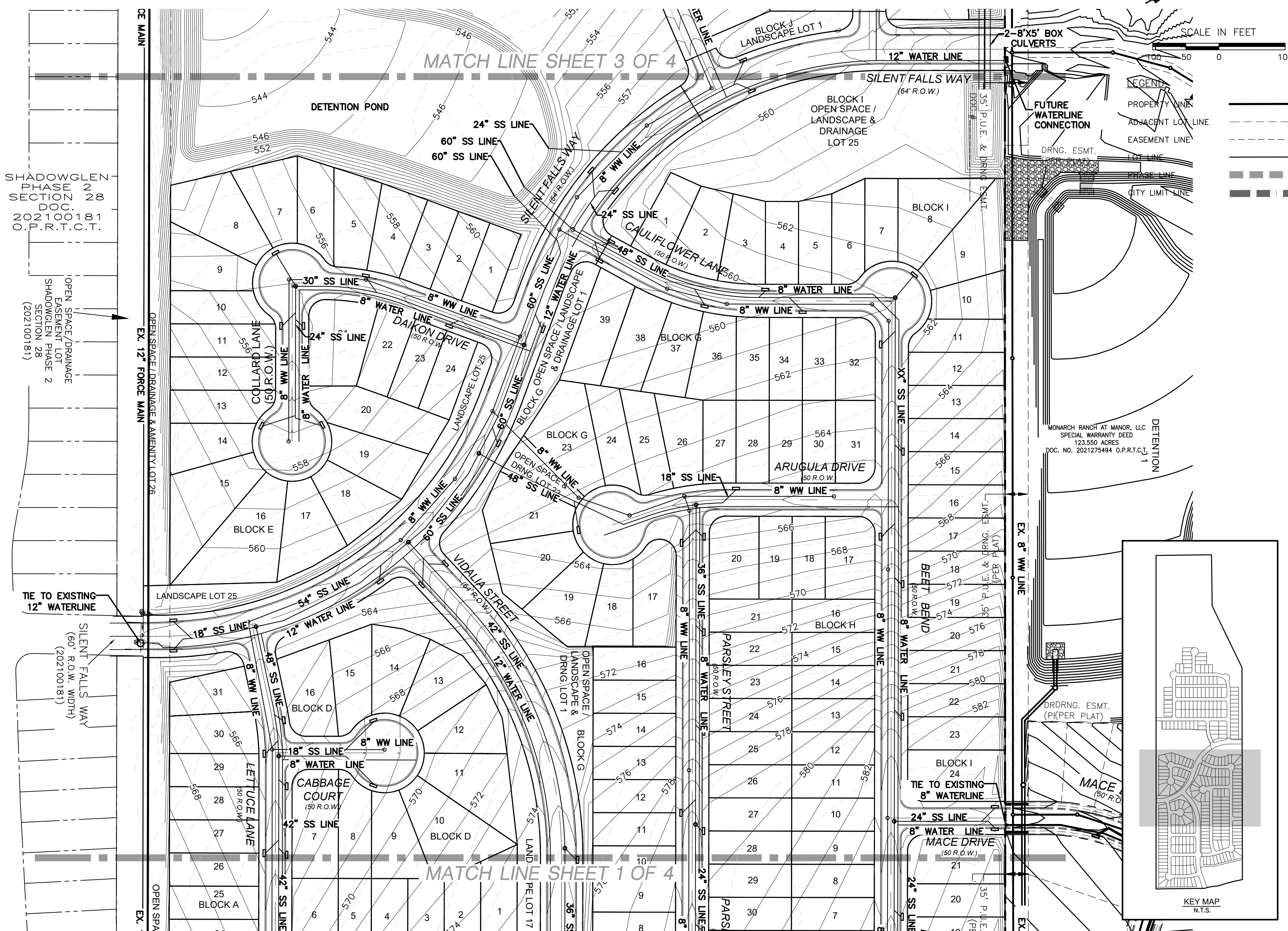
APPROXIMATE CENTERLINE OF MANOR & TAYLOR LANE (R.O.W. WIDTH NOT SPECIFIED) (TRANS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

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
Single-Family	309.0 lots	1 LUE/unit	309
Multi-family	0.0 units	0.70000 LUE/unit	0
		1 LUE = 3.5 cap	339
TOTAL EQUIVALENT POPULATION			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

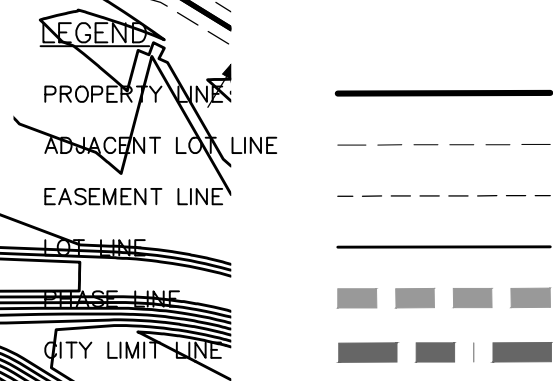
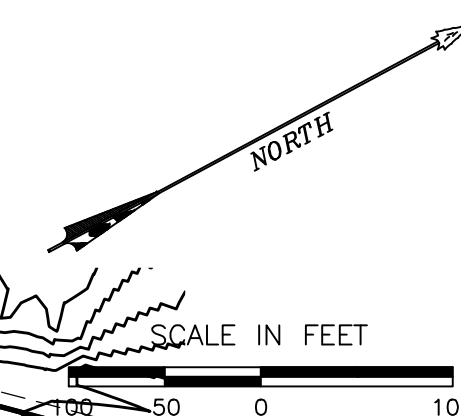


SHADOWGLEN
PHASE 2
SECTION 28
DOC. NO. 202100181
O.P.R.T.C.T.

OPEN SPACE/DRAINAGE
EASEMENT LOT
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

TIE TO EXISTING
12" WATERLINE
SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

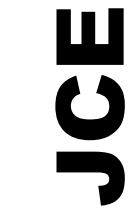
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MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123.550 ACRES
DOC. NO. 2021275494 O.P.R.T.C.T. 1



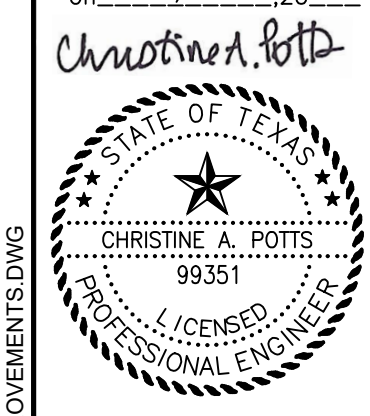
JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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**OKRA SUBDIVISION
PROPOSED IMPROVEMENTS - SHEET 2
OF 4**

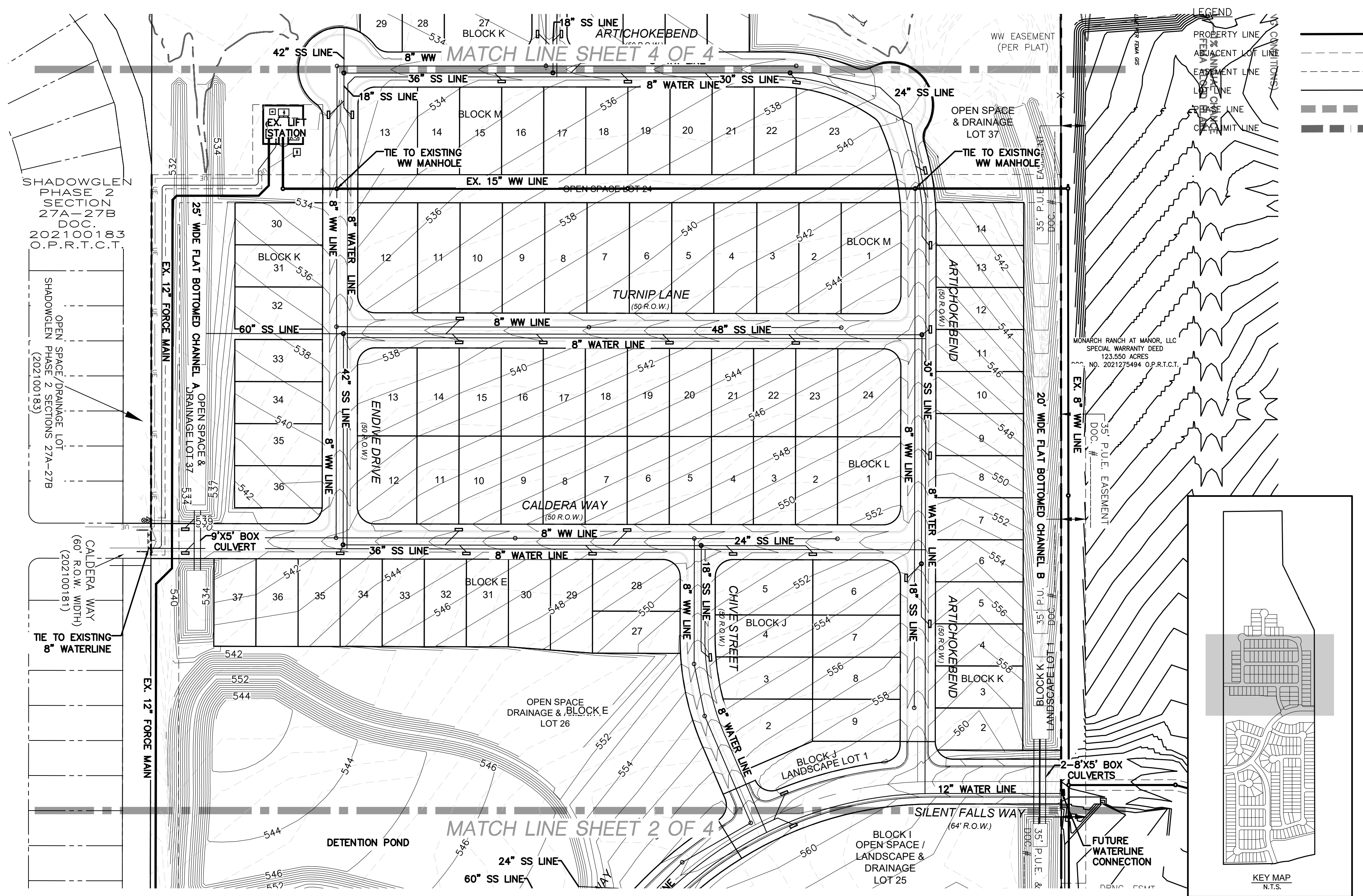
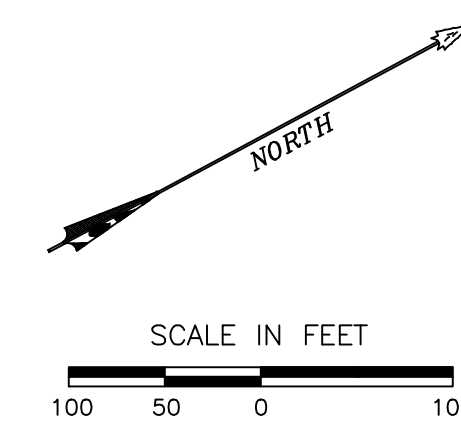
MANOR, TEXAS 78653

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**SHEET
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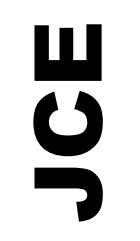
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PROPERTY LINE	---
ADJACENT LOT LINE	---
EASEMENT LINE	---
LOT LINE	---
PHASE LINE	---
CRITICAL LINE	---



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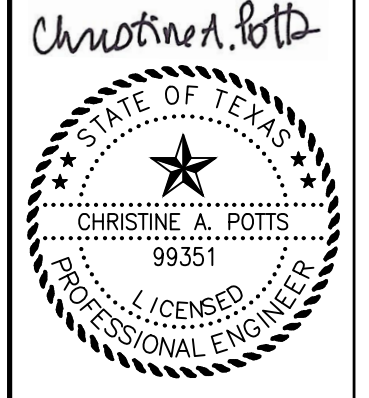
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**OKRA SUBDIVISION
 PROPOSED IMPROVEMENTS - SHEET 3
 OF 4**

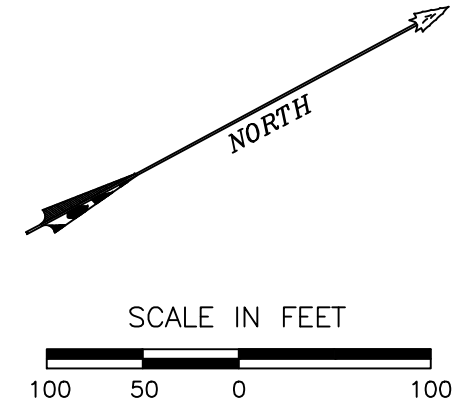
MANOR, TEXAS 78653

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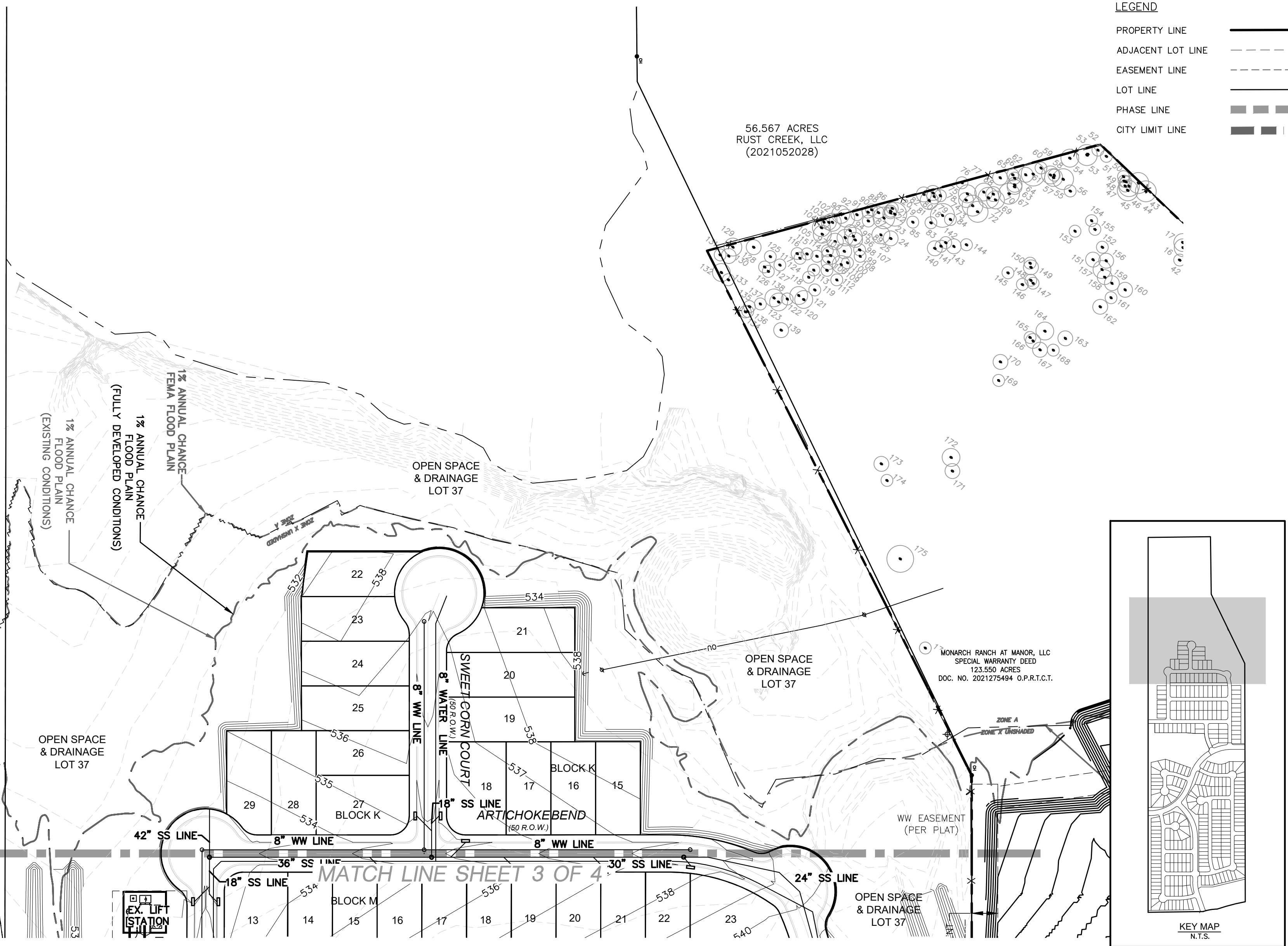
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PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	▬ ▬ ▬ ▬ ▬
CITY LIMIT LINE	▬ ▬ ▬ ▬ ▬

56.567 ACRES
RUST CREEK, LLC
(2021052028)

CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
200.38 ACRES
DOC. NO. 2012141817 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.

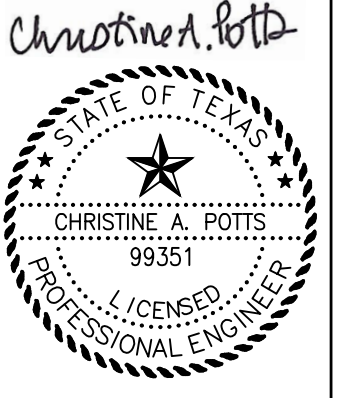


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