



February 15, 2022

Salt and Pepper Development
C/O Bruce Raney
601 Quail Valley Drive
Georgetown, Texas 78626
512.585.6346 BruceR@SaltAndPepperDevelopment.com

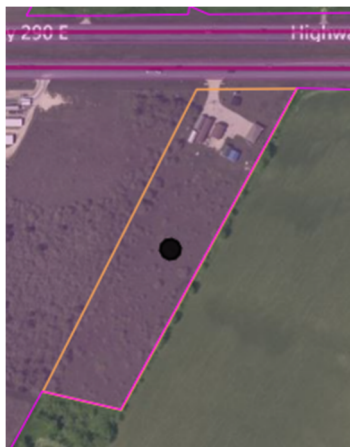
RE: 16023 US-290, Elgin, Texas 78621

To Whom It May Concern:

Henderson Professional Engineers is under contract with Salt and Pepper Development on the property located at 16023 US-290, Elgin, Texas 78621 for the Re-Zoning application from AG- Agricultural to GO- General Office. The legal description of the property is: Lot 16 Bluebonnet Park. The 4.7874-acre tract of land is shown in Travis County Appraisal District records as 773142, inside the corporate limits of Manor, Texas. The City of Manor application requires a deed showing ownership, proof of signatory authority, ownership authorization for HPE to represent them as an agent, several exhibits to show zoning categories of surrounding properties and a letter outlining the proposal for rezoning. It is important to note that re-zoning is a proposal and this could be changed and may be entirely different than this vision. This proposal cannot be conditionally approved for the rezoning.

The City of Manor requires information to be submitted to the development services department no less than 4 weeks before the first available Planning and Zoning Commission meeting. Those meetings are held on the second Wednesday of each Month. Based on our history of re-zoning applications in the area, the Planning and Zoning commission will then make a recommendation to the City Council to approve or deny the rezoning application. The City Council meets on the first and third Wednesday of each month and must hear the rezoning case and hold a public hearing twice prior to final approval. Based on the best available written data, it is possible that the re-zoning may be approved within 90 days from the date of the conveyance of the land and the application submittal to the city.

In my career, I have personally been involved in numerous re-zoning and re-platting projects within the Hill Country area. I am very familiar with the process in Manor, Texas and have a great working relationship with the City staff of Manor, Texas. I have a high degree of confidence that the rezoning from Ag-Agricultural to GO-General Office will be approved. The property is outlined in yellow below:



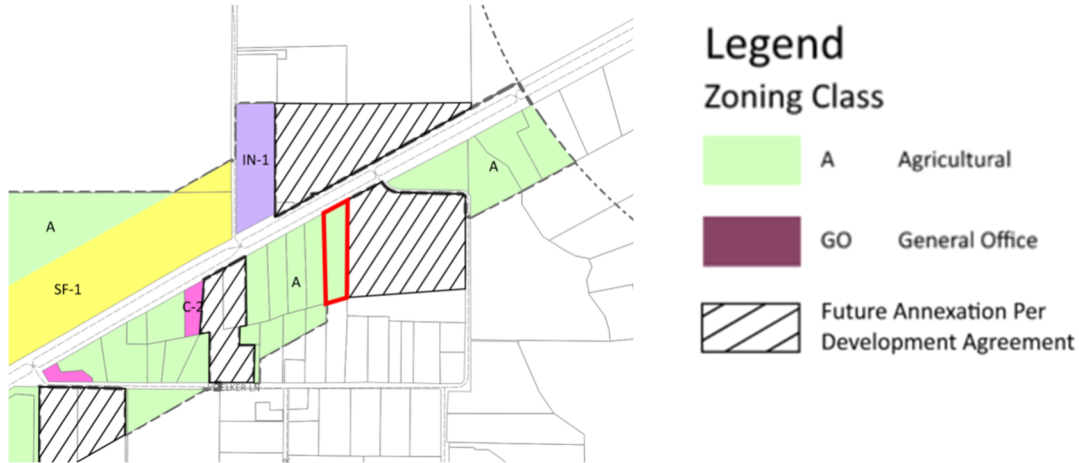
www.hendersonpe.com | 512.350.6228 | 600 Round Rock West Drive, Suite 604, Round Rock, TX 78681
PELS Firm F-22208 | WBE210166 | HUB 1853873845300

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HPE

Civil Engineering

The project site is currently zoned A (Agricultural). The existing roads and utilities (water, sewer and power) will serve the new commercial development. The current zoning of the surrounding areas is:



The City of Manor Code of Ordinances provides the regulations for the jurisdiction of this development at this time. The Code of Ordinances, Chapter 14, indicates that General Office should provide large office complexes to support the community as a whole and to provide regional employment opportunities. This site, located along an arterial roadway and can provide for transitional uses between neighborhoods and more intensive commercial regional activities.

Should you need additional information please do not hesitate to contact me at Jen@HendersonPE.com or 512.350.6228.

Respectfully,



Jen Henderson, P.E.
President
Henderson Professional Engineers, LLC

JH/