



September 30, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

Re: Heritage Tree Removal

Please accept this Heritage Tree Removal Letter along with the accompanying drainage report and tree survey for the Manor Downs Industrial project. The proposed project is located at Hill Lane, Manor, Texas 78653 within the City of Manor City Limits. The site is currently undeveloped and is approximately 146.92 acres. The proposed preliminary plat consists of six individual lots zoned IN-2 for Heavy Industrial use, one lot to be dedicated as parkland to the City of Manor, right of way dedication to the City of Manor for Murray Dalfen Drive, a public roadway, and right of way dedication to Travis County for Hill Lane Roadway. The project includes necessary improvements for access, drainage, and utilities.

One of necessary drainage improvements for the project is Pond 1 in Site Plan B, with permit number 2025-P-1728-SP. This pond detains flows from Site Plan B draining towards POA B, see the drainage area map exhibits in the drainage report for the location of POA B. Without this pond or a decreased footprint, drainage flows would increase to POA B resulting in a negative impact to downstream and adjacent properties. The placement options for this pond is limited due to the 100'-150' Atmos Gas Easement with document number 2024118970. This easement takes up a majority of the eastern portion of Site Plan B. To provide the adequate sizing for detention and avoiding encroachment on the Atmos easement, Pond 1 requires the removal of heritage tree 5019, a 29" Pecan tree, per the tree survey performed by 4ward Survey on April 23rd 2021. The removal of this heritage tree is consistent with the City of Manor code Sec. 15.03.048 – Appeals C.8, Prevents the construction of utility or drainage facilities that may not feasibly be rerouted due to physical constraints.

We kindly request that the City of Manor accept this appeal due to the required pond for this project.

A handwritten signature in blue ink that reads "Maggie Carrion".

Maggie Carrion
Assistant Project Manager
Bowman