



December 21, 2022

## City of Manor Development Services

### Notification for a Subdivision Short Form Final Plat

Project Name: Buena Vida Short Form Final Plat  
Case Number: 2022-P-1453-SF  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Buena Vida Subdivision located at 12234 Ballerstedt Road, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Short Form Final Plat with variance for the Buena Vida Subdivision, one (1) lot on 1.28 acres, more or less, and being located at 12234 Ballerstedt Road, Manor, TX.**

***Applicant: I.T Gonzalez Engineers***

***Owner: Gerald Jaimes***

Variance Request: 29.59 feet lot width at public right-of-way

Code Requirement: 60.00 feet lot width at public right-of-way (Ch. 10, Ex. A, Art. III, Sec 45(b) (9))

The Planning and Zoning Commission will meet at 6:30PM on January 11, 2023 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

BUENA VIDA SUBDIVISION

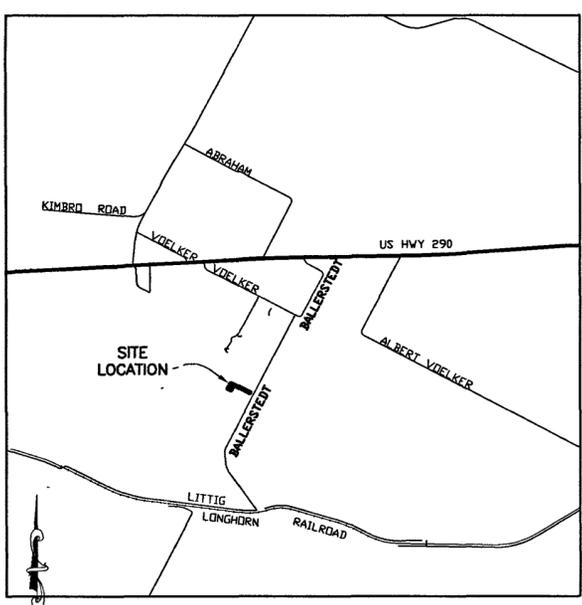
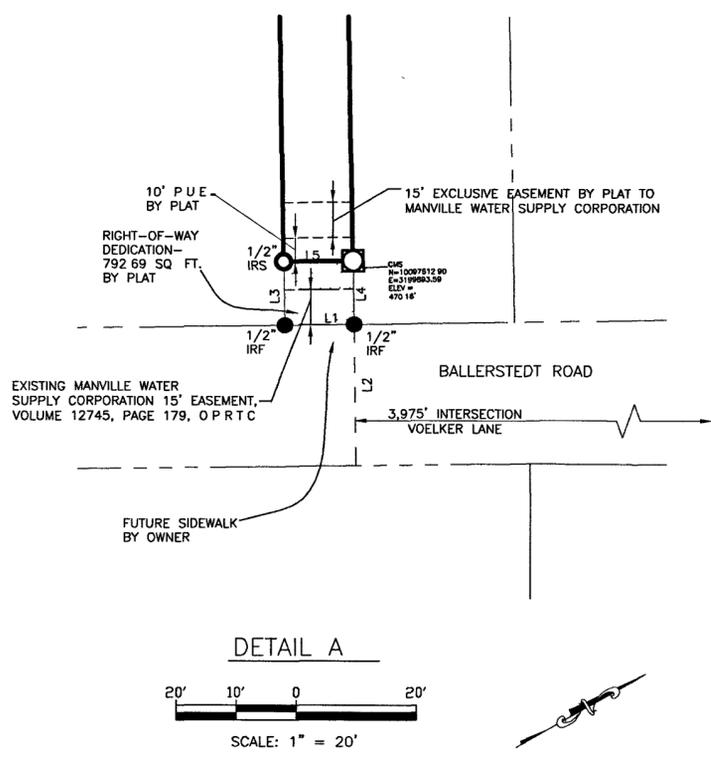
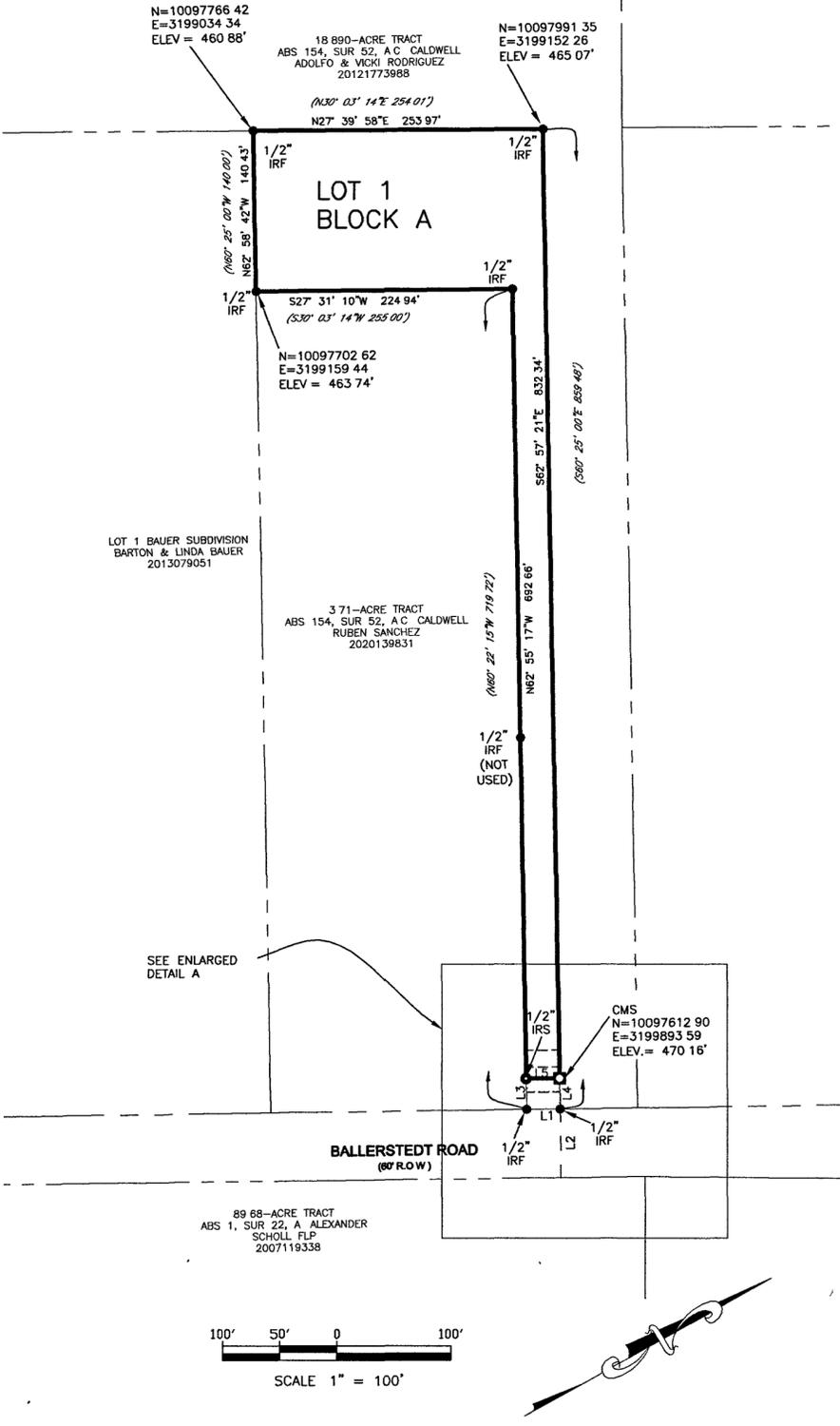
NOTE:  
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- (xxx) PER RECORD
- IRON ROD FOUND
- IRON ROD SET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- ..... FUTURE SIDEWALK BY OWNER
- - - - PROPOSED EASEMENT LINE
- ▭ RIGHT-OF-WAY DEDICATION BY PLAT
- ⊙ CONCRETE MONUMENT SET (CMS)
- P.U.E. PUBLIC UTILITY EASEMENT
- - - - PROPERTY CORNER ROW TIE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LOT SIZE			LAND USE
LOT No.	SQ. FT.	ACRES	
LOT 1	55,759	1.28	SINGLE-FAMILY RESIDENTIAL
TOTAL	55,759	1.28	

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S27°18'50"W	29.39'
(L1)	(S29°35'00"W)	(29.59')
L2	S62°41'10"E	60.05'
L3	N62°55'17"W	26.98'
L4	S62°57'21"E	26.98'
L5	S27°18'50"W	29.38'



LOCATION MAP  
1"=2000

Manville W.S.C. Easement by Plat

Grantor shall have the right to use the surface of the Easement Tract for those purposes which do not conflict with Grantee's subsurface use but shall keep the easement tract free and clear of buildings, landscaping, trees, fences or walls, commercial signage, and entry-way monument signs. In the event Grantor installs a driveway over and across the easement herein granted, all Manville lines beneath the said driveway shall be sleeved at Grantor's expense. Grantor shall not construct any obstruction on the easement property, and any improvement made by Grantor must comply with all applicable municipal or other governmental ordinances, codes, and engineering guidelines. Grantor shall obtain Grantee's permission and approval prior to the start of construction of improvements.

In the event that the surface condition of the Easement Tract is disturbed as a result of any maintenance, repair, or construction activities by Grantee or its agents, employees or contractors, within the easement, Grantee shall be responsible to restore the easement property arising from such disturbance. In the event Grantee is required to remove or alter unauthorized surface improvements within the easement, Grantee shall have no responsibility for repair or restoration of the easement property arising from such disturbance. Grantee shall be solely responsible for performing all maintenance and repair of the Facilities and agrees to maintain all the Facilities in a good condition and repair at all times. Grantee has full responsibility for the improvement and maintenance of the easement property. Grantee is authorized to remove and relocate vegetation fences or other improvements on the easement property or along its boundary lines when necessary, in the judgment of Grantee, to construct, maintain, repair, remove or replace the Facilities. Grantee shall not be required to repair or replace to their original condition any landscaping, vegetation, driveways, parking areas or other improvements on the Easement Property that are or may be damaged in connection with the placement, construction, installation, replacement, repair, maintenance, relocation, removal or operation of the permitted Facilities within the easement.

