

#	Parcel Number	Owners	Owner Address	City, State Zip
1	756012	RESIDENTIAL GLEN LTD	ATTN PETE DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
2	236658	TIMBERMAN PROPERTIES INC	115 PARKWAY BLVD	AUSTIN, TX 78753-2027
3	756084	WEST EGIN DEVELOPMENT CORP	ATTN PETER A DWYER-9900 US HIGHWAY 290 E	MANOR, TX 78653-9720
4	236913	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
5	814602	MANOR BUSINESS CENTER LTD	262 FM 1441	MIRAMAR, FL 33023-6530
6	236668	MEGACENTER MANOR LLC	% PATRICIO URETA-7451 RIVIERA BLVD STE 1	MIRAMAR, FL 33023-6530
7	236915	SERAFIN LEASING CO LP	12804 BELTEX RD	MANOR, TX 78653-4510
8	236916	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 204	ALLETOWN, PA 18106-9012
9	236917	VERSUM MATERIALS US LLC	7350 TILGHMAN ST # 204	ALLETOWN, PA 18106-9012
10	236918	CHEM ELEVEN PRODUCTS	STE 1-200-6300 BRIDGE POINT PKWY	AUSTIN, TX 78730-5073
11	236919	AIR LIQUIDE ELECTRONICS US LP	% PROPERTY TAX DEPT-9811 KATY FREEWAY STE 100	HOUSTON, TX 77024-1274
12	236920	DANAR GOOD	510 S CONGRESS AVE STE 108	AUSTIN, TX 78704-1287
13	236900	FLINTROCK OFFICE SUITES LLC	1700 POCO BUENO CT	SPICEWOOD, TX 78669-4300
14	795891	JIMENEZ ANTHONY	13424 PINE NEEDLE ST	MANOR, TX 78653-5406
15	795891	GINBEY LOGAN	13425 PINE NEEDLE ST	MANOR, TX 78653-5406
16	795893	MARSHALL BRIAN	13420 PINE NEEDLE ST	MANOR, TX 78653-5406
17	795893	VASQUEZ GUADALUPE T	13421 PINE NEEDLE ST	MANOR, TX 78653-5406
18	795894	MALDONADO BENITO	13416 PINE NEEDLE ST	MANOR, TX 78653-5406
19	795895	SALEEM SHAHAD	13417 PINE NEEDLE ST	MANOR, TX 78653-5406
20	795895	MYNAR MISTY	13436 HARRY S TRUMAN DR	MANOR, TX 78653-2077
21	795888	MANZANARES JONATHAN PEREZ ETAL	13413 PINE NEEDLE ST	MANOR, TX 78653-5406
22	795896	BAKER WILLIE	13408 PINE NEEDLE ST	MANOR, TX 78653-5406
23	795897	TABOUE SARI AL	13409 PINE NEEDLE ST	MANOR, TX 78653-5406
24	795897	MWANGI KENETH N & JESSICA MWANGI	13404 PINE NEEDLE ST	MANOR, TX 78653-5406
25	795886	ALMANZA MANUEL CHIMAL & NANCY FUENTES VASQUEZ	13405 PINE NEEDLE ST	MANOR, TX 78653-5406
26	795898	SALAZAR J CARMEN & VANESSA	13400 PINE NEEDLE ST	MANOR, TX 78653-5406
27	795885	WELCH JIM	13401 PINE NEEDLE ST	MANOR, TX 78653-5406
28	795889	TAMEZ IDA	13324 PINE NEEDLE ST	MANOR, TX 78653-5403
29	795884	CLARK KENNETH R	13325 PINE NEEDLE ST	MANOR, TX 78653-5403
30	795884	LI ZHITU & FUY WANG	10615 WINCHELSEA DR	AUSTIN, TX 78750-4033
31	795883	SPILLING KAREN COX	APT 701-700 MANORVIEW FLYWAY	EDINBURG, TX 78141-4183
32	795801	CHEN YUN CHIAU	2 TIMBERFIELD WAY	PITTSFORD, NY 14534-2162
33	795882	SUNIGA ELIZABETH C & JOSEPH ANTHONY	13317 PINE NEEDLE ST	MANOR, TX 78653-5403
34	795882	JRIBALBA	13312 PINE NEEDLE ST	MANOR, TX 78653-5403
35	795881	MEADOR JEANNETTE	13313 PINE NEEDLE ST	MANOR, TX 78653-5403
36	795881	GADEER SABRA & ALTAMASH ZIA	13308 PINE NEEDLE ST	MANOR, TX 78653-5403
37	795880	RODRIGUEZ CLAUDIA I	13309 PINE NEEDLE ST	MANOR, TX 78653-5403

#	Parcel Number	Owners	Owner Address	City, State Zip
39	795904	CHANDIO RIDABA C & MUHAMMAD L	13304 PINE NEEDLE ST	MANOR, TX 78653-5403
40	795879	HRYNIWICZ BRIANA NICHOLE	13305 PINE NEEDLE ST	MANOR, TX 78653-5403
41	795905	GADEER RASHID J & NOOH	13300 PINE NEEDLE ST	MANOR, TX 78653-5403
42	795879	VADQUEZ MARIO A & GRACIELA	13301 PINE NEEDLE ST	MANOR, TX 78653-5403
43	795906	RAMIREZ GILBERT	13240 PINE NEEDLE ST	MANOR, TX 78653-5407
44	795926	ROMERO CHRISTINA	13237 PINE NEEDLE ST	MANOR, TX 78653-5407
45	795907	NEW COURTNEY	13236 PINE NEEDLE ST	MANOR, TX 78653-5407
46	795925	PEREZ JESUS M TORRES	13233 PINE NEEDLE ST	MANOR, TX 78653-5407
47	795908	PEREZ GARCIA FERMIN	13232 PINE NEEDLE ST	MANOR, TX 78653-5407
48	795924	TREVINO ERIC	13229 PINE NEEDLE ST	MANOR, TX 78653-5407
49	795909	CASTANEDA GUILLERMO SR	13228 PINE NEEDLE ST	MANOR, TX 78653-5407
50	795923	HARRIS PATRICK DEVON	13225 PINE NEEDLE ST	MANOR, TX 78653-5407
51	795910	CARRILLO JUAN	13224 PINE NEEDLE ST	MANOR, TX 78653-5407
52	795922	MARTINEZ ROSA M	13221 PINE NEEDLE ST	MANOR, TX 78653-5407
53	795911	CONTINENTAL HOMES OF TEXAS LP	10700 PECAN PARK BLVD STE 400	AUSTIN, TX 78750-1447
54	795912	WARNE TARA ANN & CHRISTOPHER MATTHEW WARNE	13217 PINE NEEDLE ST	MANOR, TX 78653-5407
55	795912	MORALES JORGE	13216 PINE NEEDLE ST	MANOR, TX 78653-5407
56	795920	FITZGERALD MICHAEL P	13213 PINE NEEDLE ST	MANOR, TX 78653-5407
57	795913	ESPINOSA CAIN	13212 PINE NEEDLE ST	MANOR, TX 78653-5407
58	795919	OCAMPO MANUEL	13209 PINE NEEDLE ST	MANOR, TX 78653-5407
59	795914	REED MOISE KWAME & NICOLE	13208 PINE NEEDLE ST	MANOR, TX 78653-5407
60	795918	DIALLO MAMADOU MOUSSA	3316 FALCONERS WAY	PFLUGERVILLE, TX 78660-7825
61	795915	LOPEZ RITA CEDILLO	13204 PINE NEEDLE ST	MANOR, TX 78653-5407
62	795917	REYES RITA R	13201 PINE NEEDLE ST	MANOR, TX 78653-5407
63	730645	DELEON JAIME ROBERTO	12917 CARILLON WAY	MANOR, TX 78653-5194
64	730646	MONTES PABLO & ANDREA MONTES	12921 CARILLON WAY	MANOR, TX 78653-5194
65	730647	CASTRO JOHNNY C JR & MARIBEL CASTRO	12925 CARILLON WY	MANOR, TX 78653-5194
66	730648	PERRY BRANDON	12929 CARILLON WAY	MANOR, TX 78653-5194
67	730649	AROS JOE & SUSIE	12933 CARILLON WAY	MANOR, TX 78653-5194
68	730650	POWELL JUSTIN LEE	12937 CARILLON WAY	MANOR, TX 78653-5194
69	730651	BAKER KELLY ANNE	PO BOX 10933	AUSTIN, TX 78766-1933
70	730652	GONZALES VALENCIA DAVID	13005 CARILLON WAY	MANOR, TX 78653-5195
71	730615	YU IYI & PHINGA YA	2905 ISAAC PRYOR DR	AUSTIN, TX 78749-1753
72	730555	ALBARACIN STEVEN M & ZHANNA A	13015 WEDDING DR	MANOR, TX 78653-5189
73	730554	UPSHUR DIIONNE I & RALEIGH C	13020 WEDDING	MANOR, TX 78653-5189
74	236864	MANOR RV PARK LLC	460 N MAIN ST STE 304	GLEN ELYN, IL 60137-5176

**LEGEND**

ZONING DISTRICTS	ACREAGE	DENSITY	UNITS
TH RESIDENTIAL	30.4 ACRES	12 DU/AC	365 UNITS
MF-2 RESIDENTIAL	20.8 ACRES	25 DU/AC	520 UNITS
C-2 COMMERCIAL	33.0 ACRES		
<b>TOTAL</b>	<b>84.2 ACRES</b>	<b>10.5 DU/AC</b>	<b>885 UNITS</b>

--- MANOR CITY LIMITS  
--- STREAMS CATEGORIZED AS (R4SBC) & (R5UBH)  
--- WETLANDS CATEGORIZED AS (PUBHH)

PARCEL	PHASE	APRX. LUE'S	APRX. TRIPS
1	1(2023)	82	>2,000 (3,000)
2	4(2024)	144	>2,000 (10,290)
3	2(2023)	218	>2,000 (2,748)
4	3(2024)	262	>2,000 (3,428)



**SEC Planning, LLC**  
Austin, Texas

LAND PLANNING  
LANDSCAPE ARCHITECTURE  
COMMUNITY BRANDING

4201 W. Farmer Lane Bldg A Suite 220  
Austin, TX 78757  
T 512-246-7903  
F 512-246-7783  
www.secplanning.com  
Email: info@secplanning.com

**OWNER:**  
MANOR OPPORTUNITY FUND, LLC  
83 Renfield Drive  
Renfield, NJ 08540

**CONCEPT PLAN**  
GINSEL TRACT  
MANOR, TEXAS

Issue Date: 10/17/2022

Revisions:

1.	
2.	
3.	
4.	
5.	

Drawn By: GJ,TW  
Reviewed By: GJ

Project No.  
210105-MAOF

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN 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 \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

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

CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

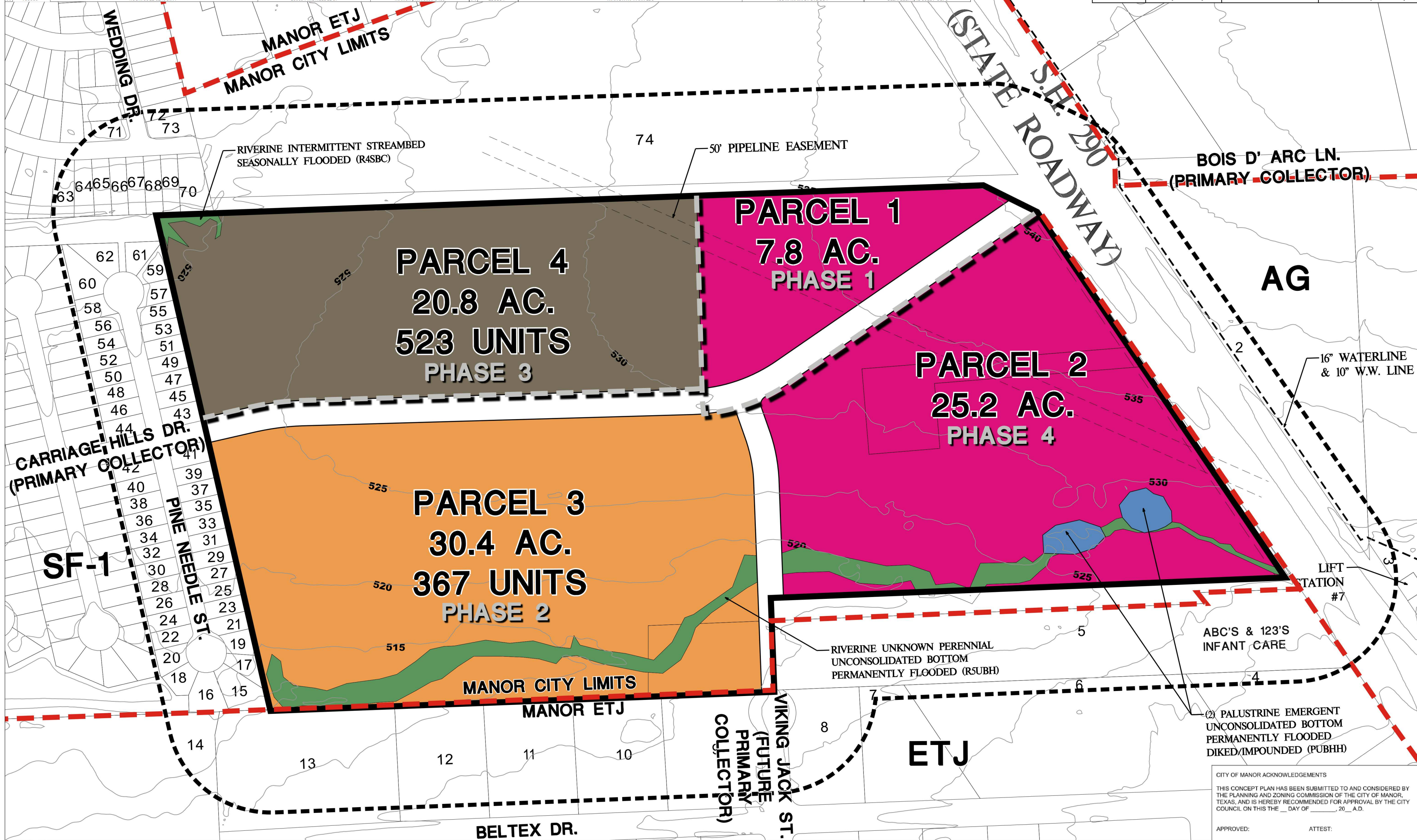
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR OF THE CITY OF MANOR, TEXAS \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

2 OF 2

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**NOTES:**

- 1.) PLAN HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH COMPOSITE ZONING ORDINANCE AND SUBDIVISION ORDINANCE
- 2.) FLOOD HAZARD AREAS PER: FEMA 48453C0485J

