

OWNER:

IDEA PUBLIC SCHOOLS
2115 W. PIKE BLVD.
WESLACO, TEXAS 78596
CONTACT: WYATT TRUSCHEIT
PH: (956) 377-8000

DEVELOPER:

PROJECT MANAGEMENT
SERVICES, INC.
1822 W. BRAKER LANE, STE.
81734
AUSTIN, TEXAS 78758
CONTACT: PETER HAYES
PH: (512) 989-7045

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
CONTACT: SHAUNA WEAVER, P.E.
STACEY WEICHERT, P.E.
PH: (210) 375-9000

SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
10801 NORTH MOPAC EXPRESSWAY
BLDG. 3, SUITE 200
AUSTIN, TX 78759
CONTACT: VALERIE ZURCHER, R.P.L.S.
PH: (512) 454-8711

SITE INFORMATION:

1 LOT, K-12 SCHOOL

PHASE 1: ~80,300 SF

STUDENTS: 635

WATER LUE: 16 (3" DOMESTIC METER INSTALLED)

SEWER LUE: 5

TRAFFIC VOLUME (TRIPS PER DAY): 1,175

OPENING FALL 2021

PHASE 2: ~27,100 SF

STUDENTS: 896

WATER LUE: NO ADDITIONAL METER/WATER LUE

SEWER LUE: 7

TRAFFIC VOLUME (TRIPS PER DAY): 1,658

OPENING FALL 2023

FULL BUILD: ~107,400 SF

TOTAL STUDENTS: 1,531

TOTAL WATER LUE: 16 TOTAL SEWER LUE: 12

TOTAL TRAFFIC VOLUME (TRIPS PER DAY): 2,833

NOTES:

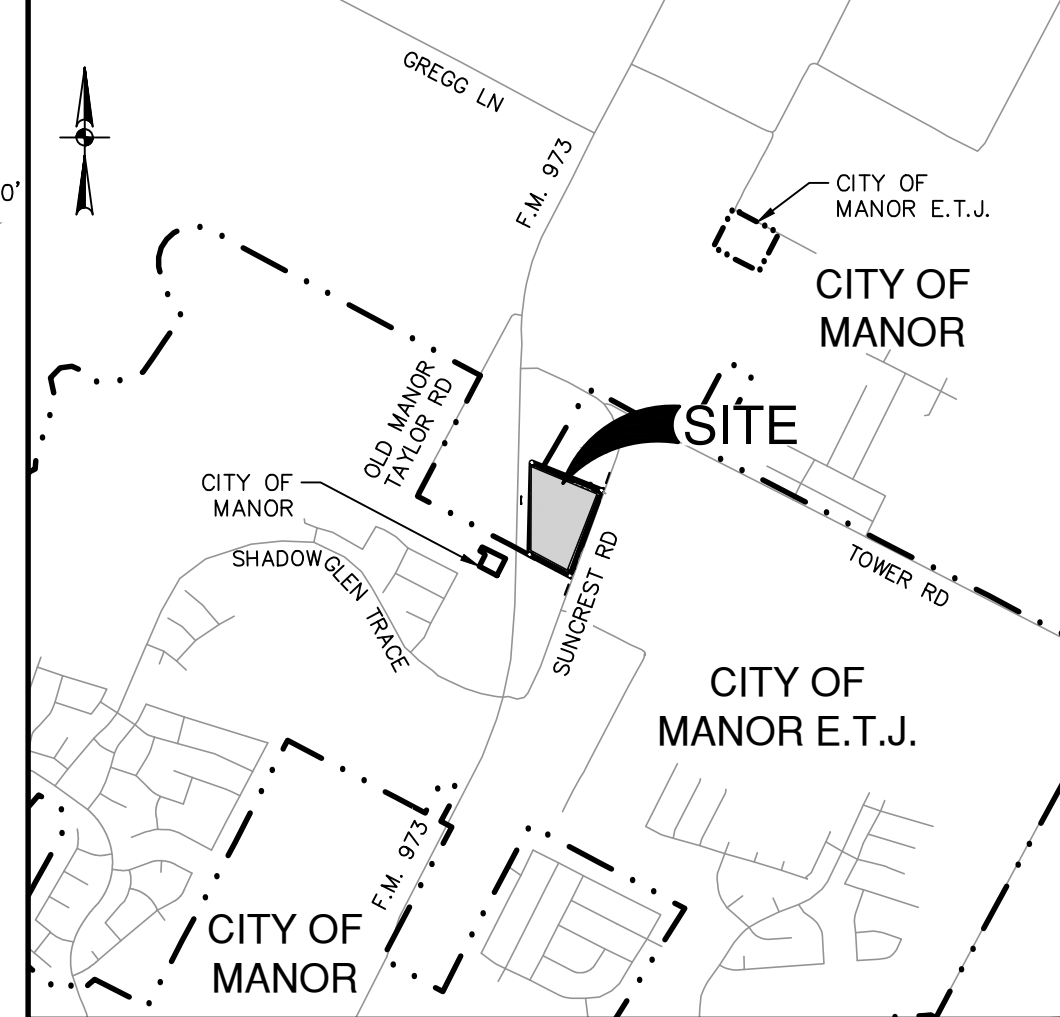
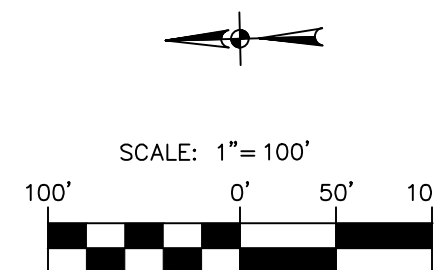
1. THE PROPERTY REFERENCED ON THIS PLAT IS CONSIDERED CITY OF MANOR.
2. THERE ARE NO PARKS, PUBLIC FACILITIES OR OTHER COMMONLY OWNED AREAS ASSOCIATED WITH THIS PLAT.
3. ALL BUILDING SETBACKS TO COMPLY WITH CITY'S ZONING ORDINANCE.

LEGEND:

- — — — — PROPERTY LINE
- — — — — PROPERTY LINE (ADJACENT)
- · — · — · — CITY LIMITS LINE
- — — — — FM EXISTING WASTEWATER FORCE MAIN
- — — — — OHE EXISTING OVERHEAD ELECTRIC
- — — — — 877 EXISTING CONTOURS
- — — — — FEMA FLOOD BOUNDARY
- · — · — · — SIDEWALK LOCATION
- — — — — CHANNEL CENTERLINE

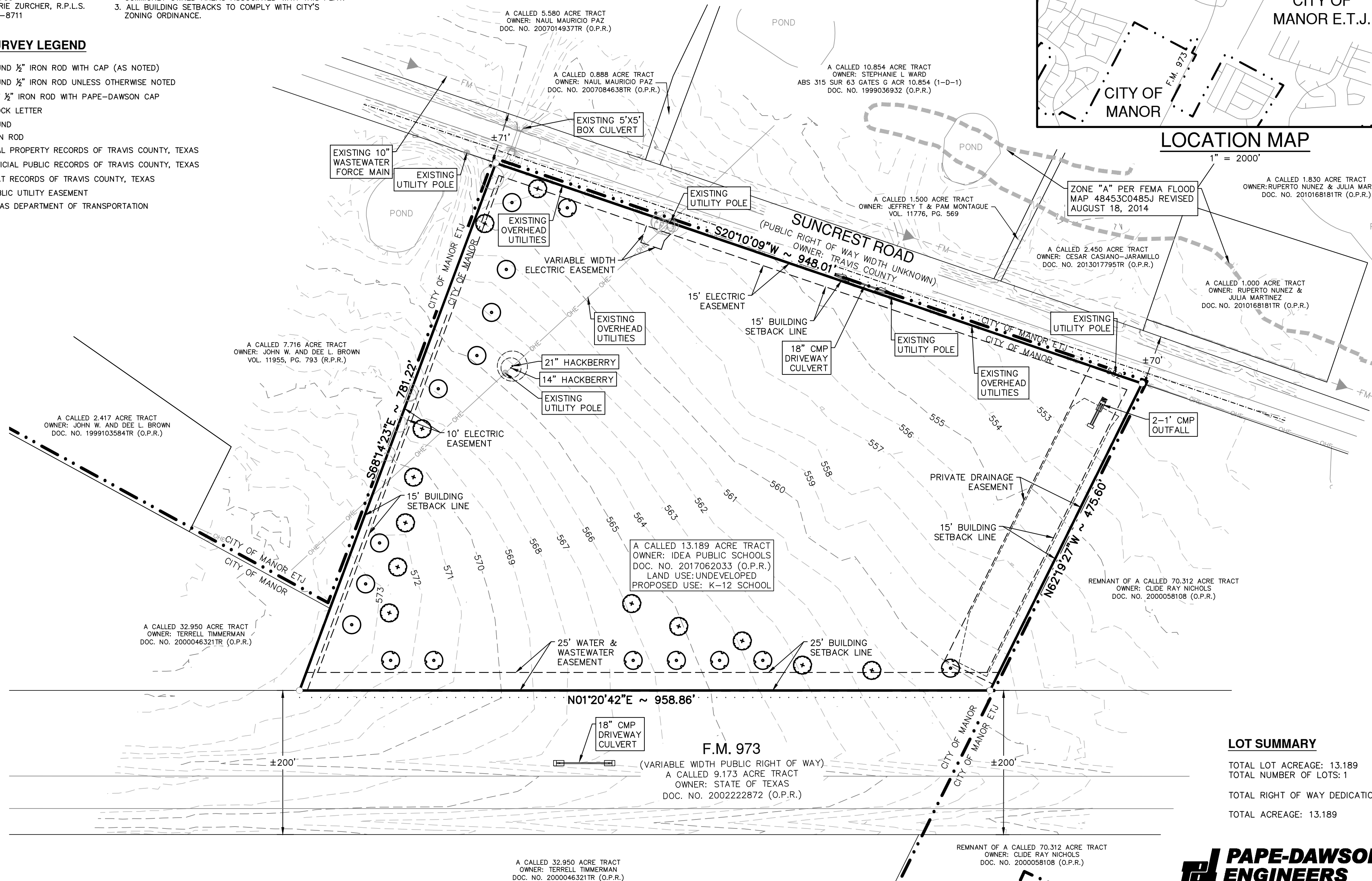
PRELIMINARY PLAT OF IDEA - MANOR

- SIGNIFICANT TREE CRITICAL ROOT ZONE (TREE TO BE PRESERVED)
- SIGNIFICANT TREE CRITICAL ROOT ZONE (TREE TO BE REMOVED)
- ⊕ PROPOSED TREE CRITICAL ROOT ZONE (2" QUERCUS VIRGINIANA/SOUTHERN LIVE OAK)
- ⊕ PROPOSED TREE CRITICAL ROOT ZONE (2" TAXODIUM DISTICHUM/BALD CYPRESS)
- ⊕ PROPOSED TREE CRITICAL ROOT ZONE (2" ULMUS CRASSIFOLIA/CEDAR ELM)



SURVEY LEGEND

- FOUND 1/2" IRON ROD WITH CAP (AS NOTED)
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- "A" BLOCK LETTER
- FD. FOUND
- I.R. IRON ROD
- (R.P.R.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- (O.P.R.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- (P.R.) PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- (TXDOT) TEXAS DEPARTMENT OF TRANSPORTATION



NOTES:

REPLACEMENT TREES REQUIRED FOR REMOVAL OF 21" HACKBERRY (TOTAL 42" NEW TREES) AND 14" HACKBERRY (TOTAL 14" NEW TREES) SHOWN. PROPOSED TREES SHOWN MAY BE ADJUSTED TO COORDINATE WITH FINAL SITE LAYOUT.

DATE OF PLAT PREPARATION: MAY 15, 2020

DATE OF APPLICATION SUBMITTAL: MAY 15, 2020

SHEET 1 OF 2



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPLS FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Civil Job No. 11175-00; Survey Job No. 11175-01

IDEA - MANOR

**PRELIMINARY PLAT
OF
IDEA - MANOR**

FIELD NOTES
FOR

A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 55.312 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN RECORDED IN DOCUMENT NO. 2000046321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS. SAID 13.189 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING AT A ½" IRON ROD FOUND ON A POINT IN THE EAST RIGHT-OF-WAY LINE OF F.M. 973, SAID POINT BEING THE SOUTHWEST CORNER OF SAID REMNANT PORTION, SAME BEING THE SOUTHEAST CORNER OF A CALLED 9.173 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AS F.M. 973, A VARIABLE WIDTH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 200222872 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A POINT IN THE NORTH LINE OF A REMNANT PORTION OF A CALLED 70.312 ACRE TRACT CONVEYED TO CLIDE RAY NICHOLS RECORDED IN DOCUMENT NO. 2000058108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE N 01°20'42" E, WITH THE WEST LINE OF SAID REMNANT PORTION OF A 55.312 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 973, A DISTANCE OF 958.86 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOR THE NORTHWEST CORNER HEREOF;

THENCE S 68°14'23" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 973, THROUGH THE INTERIOR OF SAID REMNANT PORTION OF A 55.312 ACRE TRACT, AT A DISTANCE OF 121.53 FEET PASSING AN IRON ROD WITH CAP MARKED "PROPERTY CORNER" FOUND AT THE SOUTHWEST CORNER OF A CALLED 7.716 ACRE TRACT CONVEYED TO JOHN W. AND DEE L. BROWN IN VOLUME 11955, PAGE 793 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING THE NORTHEAST ELL CORNER OF SAID 55.312 ACRE TRACT, CONTINUING WITH A NORTH LINE OF SAID 55.312 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 7.716 ACRE TRACT, A TOTAL DISTANCE OF 781.22 FEET TO AN IRON ROD WITH CAP MARKED "PROPERTY CORNER" FOUND AT THE SOUTHEAST CORNER OF SAID 7.716 ACRE TRACT, SAME BEING AN EAST CORNER OF SAID 55.312 ACRE TRACT, ALSO BEING A POINT IN THE WEST MARGIN OF SUNCREST ROAD FOR THE NORTHEAST CORNER HEREOF;

THENCE S 20°10'09" W, WITH THE EAST LINE OF SAID 55.312 ACRE TRACT, SAME BEING THE WEST MARGIN OF SAID SUNCREST ROAD, A DISTANCE OF 948.01 FEET TO AN IRON ROD WITH CAP MARKED "RPLS 1753" FOUND AT THE SOUTHEAST CORNER OF SAID 55.312 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID REMNANT PORTION OF A 70.312 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 62°19'27" W, DEPARTING THE WEST MARGIN OF SAID SUNCREST ROAD, WITH THE SOUTH LINE OF SAID 55.312 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID REMNANT PORTION OF SAID 70.312 ACRE TRACT, A DISTANCE OF 475.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.189 ACRES IN TRAVIS COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MAP PREPARED BY PAPE-DAWSON ENGINEERS, INC. UNDER JOB NUMBER 59033-16.

STATE OF TEXAS
COUNTY OF HIDALGO

WHEREAS, WYATT TRUSCHEIT, THE OWNER OF A REMNANT PORTION OF A CALLED 55.312 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN RECORDED IN DOCUMENT NO. 2000046321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENBURY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 315 IN TRAVIS COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT OF THE PUBLIC NOTIFICATION & HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "IDEA - MANOR" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES 13.189 ACRES OF SAID LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "IDEA - MANOR" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED; SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY OF _____, 20____ A.D.

WYATT TRUSCHEIT
CHIEF FINANCIAL OFFICER
IDEA PUBLIC SCHOOLS
2115 W. PIKE BLVD.
WESLACO, TEXAS 78596
(956) 377-6000

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____

DAY OF _____, _____

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222

ENGINEER'S CERTIFICATION

I, SHAUNA L. WEAVER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48453C0485J, TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014, COMMUNITY #481027.

SHAUNA L. WEAVER
REGISTERED PROFESSIONAL ENGINEER NO. 89512

WATER AND WASTEWATER:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF PRESIDENTIAL GLEN M.U.D. AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER.

DATE _____ KENNETH SCHROEDER, PE., M.U.D. ENGINEER
SCHROEDER ENGINEERING CO.

CITY OF MANOR ACKNOWLEDGEMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE
_____, DAY OF _____, 20____.

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
_____, DAY OF _____, 20____ A.D.

APPROVED: _____ ATTEST: _____
PHILIP TRYON, 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: _____
HONORABLE DR. LARRY WALLACE JR., LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVIOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M., IN

THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVIOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PLAT PREPARATION: MAY 15, 2020

DATE OF APPLICATION SUBMITTAL: MAY 15, 2020

SHEET 2 OF 2