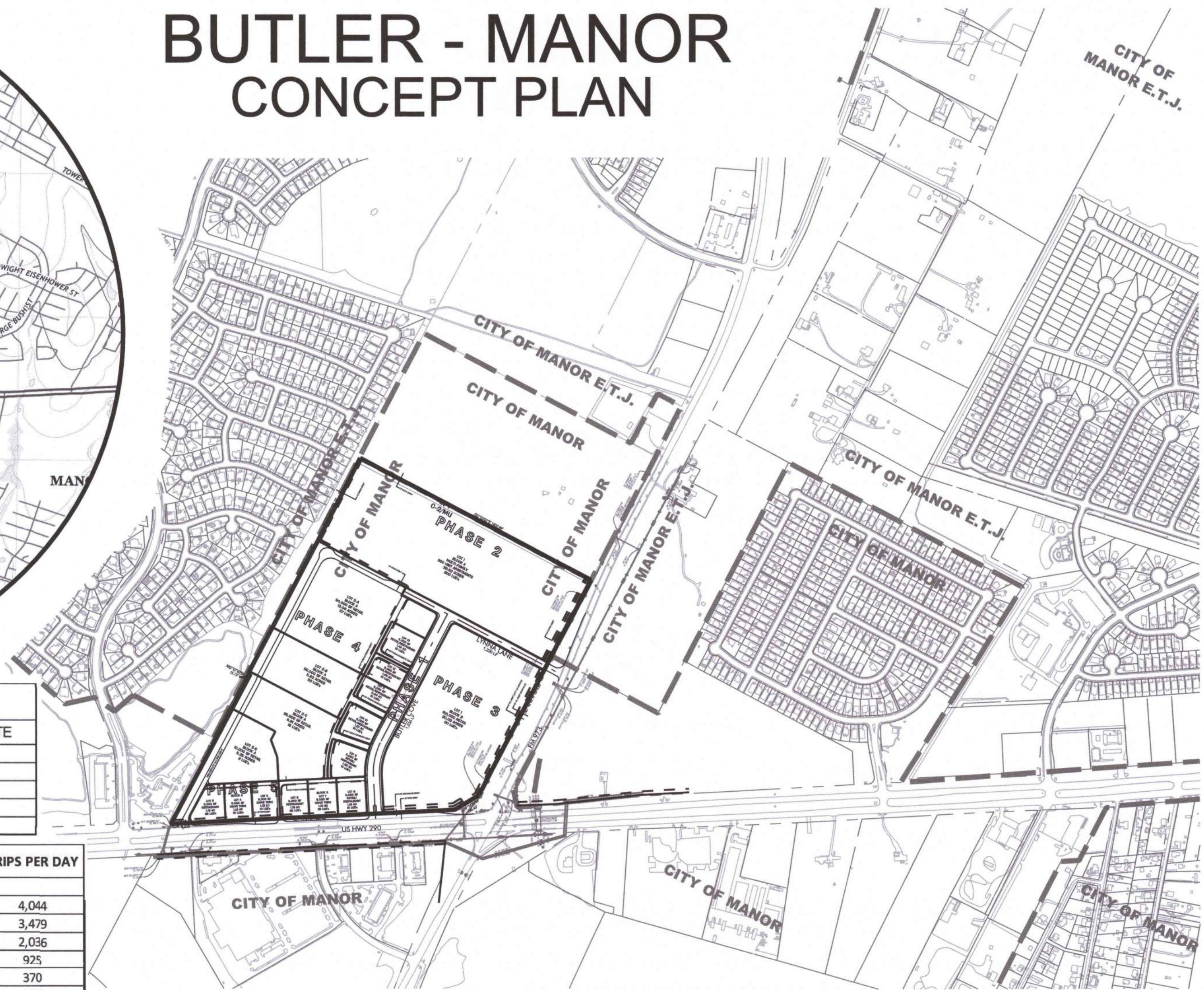
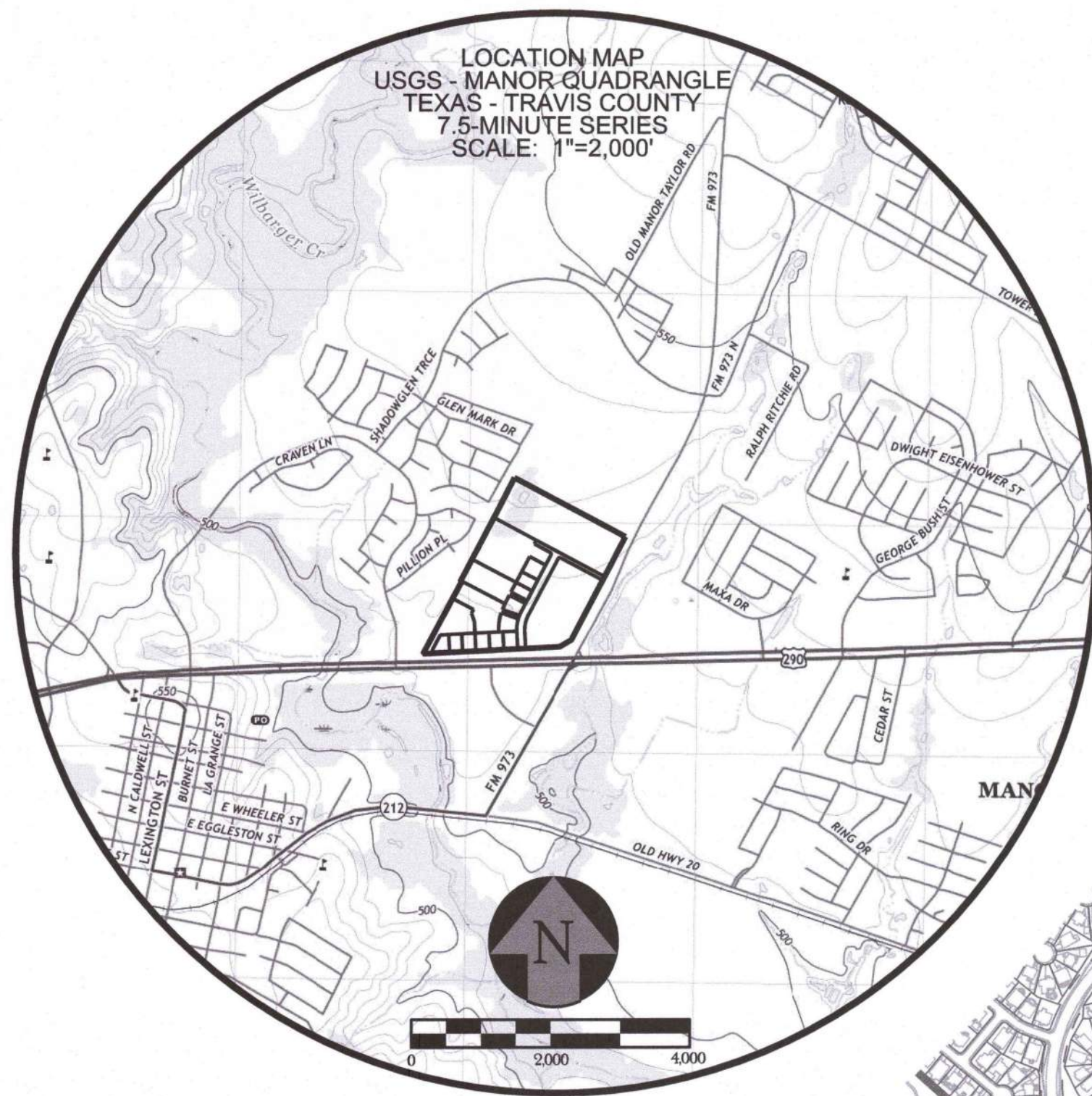


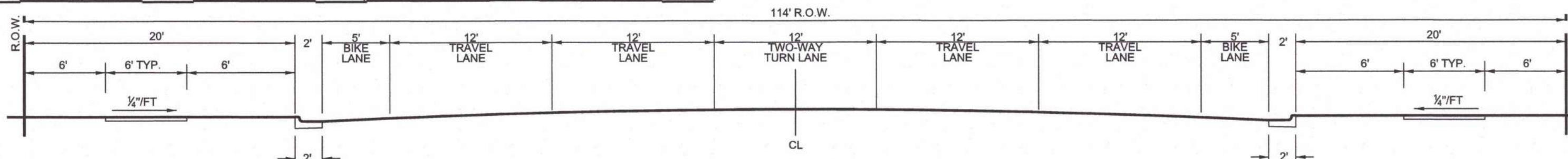
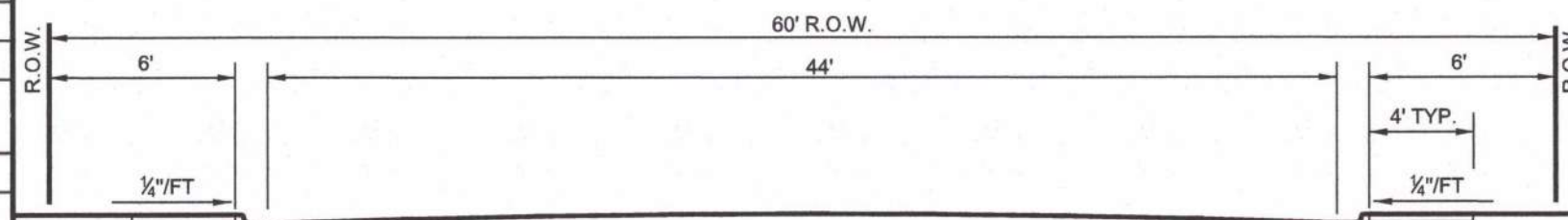
# BUTLER - MANOR CONCEPT PLAN



## PHASING PLAN

PHASE	LOT/BLOCK	ESTIMATED COMPLETION DATE
1	BUTLER COVE/LYNNA LANE/UTILITIES	JULY 2023
2	LOT 1 / BLOCK A	JUNE 2024
3	LOT 1 / BLOCK B	DECEMBER 2023
4	LOT 2A-2D / BLOCK A	JUNE 2025
5	LOT 3-13 / BLOCK A	JUNE 2025

LOT	AREA (AC)	PROPOSED LAND USE	DENSITY SF/UNITS	LUE'S	TRIPS PER DAY
<b>BLOCK A</b>					
LOT 1	26.52	MULTI-FAMILY	600	300	4,044
LOT 2A	12.08	RETAIL	94,000 SF	57	3,479
LOT 2B	5.92	RETAIL	55,000 SF	33	2,036
LOT 2C	6.91	RETAIL	25,000 SF	15	925
LOT 2D	5.25	RETAIL	10,000 SF	6	370
LOT 3	1.15	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 4	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,252
LOT 5	1.13	FAST FOOD DRIVE THRU	5,000 SF	10	2,337
LOT 6	1.19	SIT DOWN RESTAURANT	5,000 SF	25	536
LOT 7	1.19	FAST FOOD DRIVE THRU	5,000 SF	25	2,337
LOT 8	1.19	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 9	1.36	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 10	1.27	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 11	0.94	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 12	1.05	RETAIL/RESTAURANT	5,000 SF	10	360
LOT 13	1.44	RETAIL/RESTAURANT	5,000 SF	10	360
<b>BLOCK B</b>					
LOT 1	20.03	RETAIL	150,000 SF	90	5,552
ROW	5.40				
<b>Total</b>	<b>95.15</b>			<b>656</b>	<b>26,564</b>



Note:  
According to the FEMA LOMA Revalidation letter dated January 15, 2020, there is no FEMA floodplain located on the subject property.

### CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MAOR, 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 \_\_\_\_\_



**BUTLER - MANOR**  
E US 290 & 13100 N FM 973  
OVERALL CONCEPT PLAN



OWNER: 40AC TRACT:  
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT  
C/O: BUTLER FAMILY PARTNERSHIP, LTD

**LJA Engineering, Inc.**  
7500 Riatio Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
FRN-F-1386

DEVELOPER/OWNER:  
BUTLER FAMILY PARTNERSHIP, LTD.  
ATTN: MATT HARRIS  
P.O. BOX 9190  
78720-9190  
(737) 207-8676  
mharris@caplowright.com

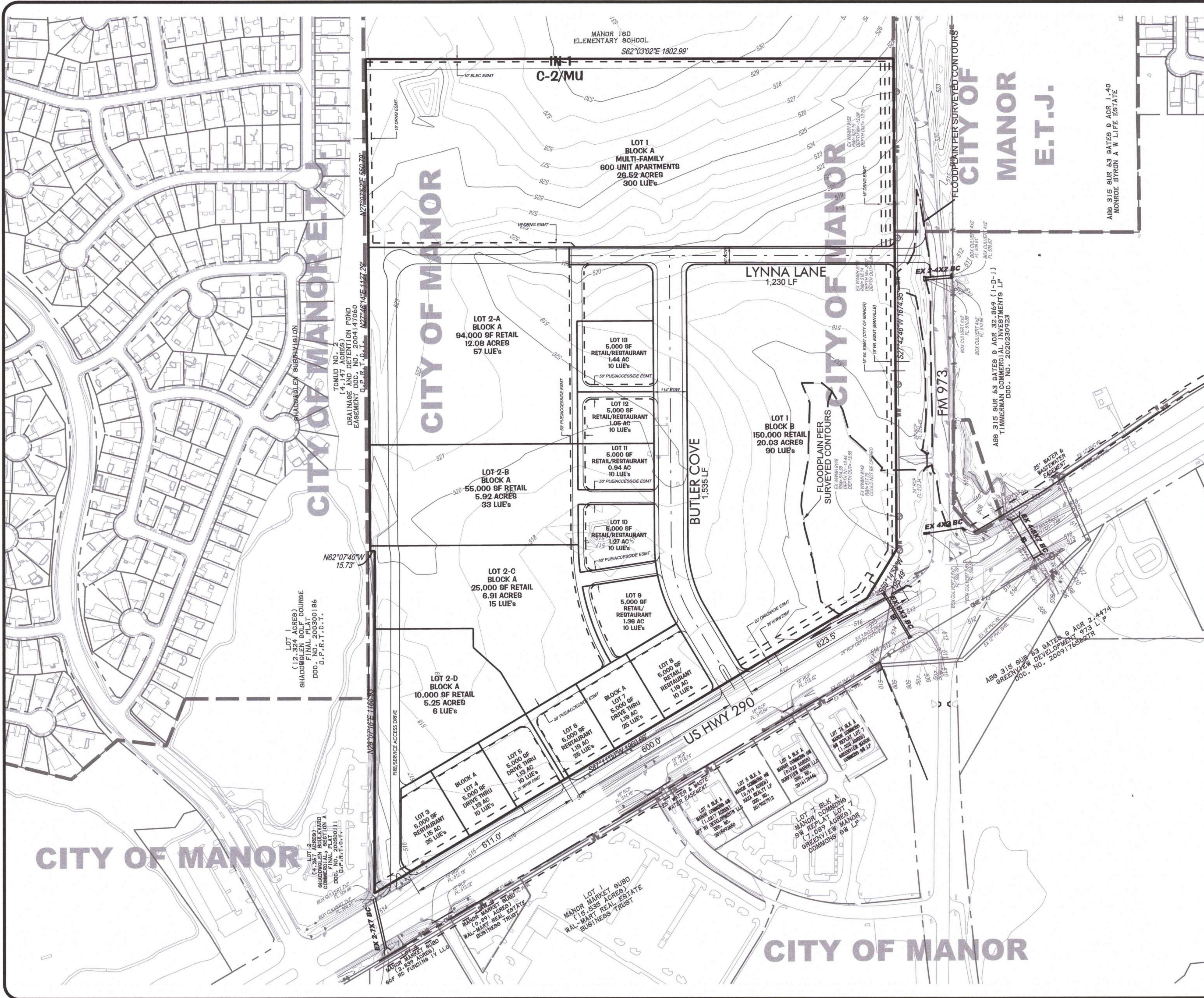
SURVEYOR:  
LAND DESIGN SERVICES, INC.  
11000 W HIGHWAY 28  
LIBERTY HILL, TX 78642  
(512) 238-7901

JOB NUMBER:  
A512-1004

SHEET NO.

1

OF 2 SHEETS



**BUTLER - MANOR**  
 E US 290 & 13100 N FM 973  
 200 SCALE CONCEPT PLAN



**LJA Engineering, Inc.**  
 7500 Riata Boulevard  
 Building II, Suite 100  
 Austin, Texas 78735  
 Phone 512.439.4700  
 FRN-1-1886

**DEVELOPER/OWNER:**  
 BUTLER FAMILY PARTNERSHIP, LTD.  
 ATTN: MATT HARRIS  
 P.O. BOX 9190  
 AUSTIN, TX 78766-9190  
 mharris@caplightwright.com

**SURVEYOR:**  
 LAND DESIGN SERVICES, INC.  
 ATTN: JAMES W. HARRIS  
 10809 W. HIGHWAY 29  
 AUSTIN, TX 78758  
 (512) 238-7001

**OWNER 40AC TRACT:**  
 BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT  
 C/O: BUTLER FAMILY PARTNERSHIP, LTD.

**JOB NUMBER:**  
 A512-1004

**SHEET NO.**  
**2**

**OF 2 SHEETS**