

MANOR'S \$1,500,000 TH BIRTHDAY PARTY!



Manor Country Club™

presents

150th Birthday Master Parks Plan

prepared by Robert Battaile • CALEXAS INC

June, 2022

DRAFT COPY
work in progress
Revised 7-13-2022

robert@manorcc.us • robert@manorcountryclub.us

Hi there. I saw a post flash by saying that I “owned” the Country Club. I don’t own it ~ YOU DO.

I own the name right now, but I just got it in order to save it. To keep it from falling into the hands of some nefarious capitalist who wanted to do the same ole same ole. (i.e. charge people a lot of MONEY so they’d feel elitist and better than other people.) [Of course, that’s an overstatement for dramatic purposes.]

The Country Club is all the Parks and all the cool things that WE can put in ‘em. It’s open to City of Manor and all the ETJ’ers. Maybe, if people want to - we can add “value” such as: “Hey everyone, the blackberries are so juicy you won’t believe it.” Note: This is at Timmermann Park Berry Patch. There’s a sign that’s says “one cup per person.”

When I say “are you going to organize the Community Garden?” - that’s not me pawning something off. It’s me saying “hey you. Step up to the plate.” These good things don’t just “happen” - The good news is, that it only takes a HANDFUL of people to start things rolling. Then, they take on a life of their own... long into the future.

Bocce is an amazing sport. Over 2,000 years. Second only to soccer. The league I started in Santa Rosa in 2009 has over 600 players playing 5 nights a week on 5 courts. They’re have a blast.

Why would someone denigrate bocce who has NEVER played it and never even heard the word “bocce” until when? Oddly enough and through no fault of their own, these people now live in the City that has the best courts in 10 nearby states... The Manority Rules! Bocce Courts are the most “innovative” in the entire world. ([page 27](#))

I want 25 sports in our parks. Does anyone really think I want to start 25 leagues and send out emails, make schedules and go to every game? For some vast profit? I mean really.

That’s what Parks AND RECREATION Departments do. That’s why Manor needs one.

Elgin is ahead of us, but not for long elgintx.com/1104/Why-Parks-Matter

So, to recap: YOU are the owners of the Manor Country Club. In effect, we may have over \$1.75 million dollars to work with. I’m hopeful that the City Council Park Committee, and then the City Council will approve the City spending these funds.

If the City Council and Staff don’t want to spend these NON-TAXPAYER funds in our Parks, we can do a petition drive to enact an Initiative to direct the Council to direct the City to spend the money. We need, I think 683 signatures. Note: There are restrictions on what types of actions can and can’t be done in this manner.

The City Council and Staff want good things for the City.

The idea of \$.50 for the Lifetime Membership Fee is another way of “adding value” - picture the 8-year old digging out two quarters (that no one ever uses anymore) ... and maybe he does want a plastic membership card with a low number - so he grabs another \$1.00 and for the rest of eternity - he has a lower membership number in the Manor Country Club than his older sister ever will... LOL.

And of course, any data-driven person can see that MCC is a better deal than SG Country Club. They have one sport and are very expensive. We have tons of sports and are free and close by.

Soccer, ping pong, washers, bocce, miniature golf, disc golf, horseshoes, splash pads, dog runs, LaCrosse, Pickleball, Baseball, Basketball, Shuffleboard, Gocce, Tennis ... etc.

Thanks, *Robert Battaile* Email me at: robert@manorcountryclub.us robert@manorcc.us

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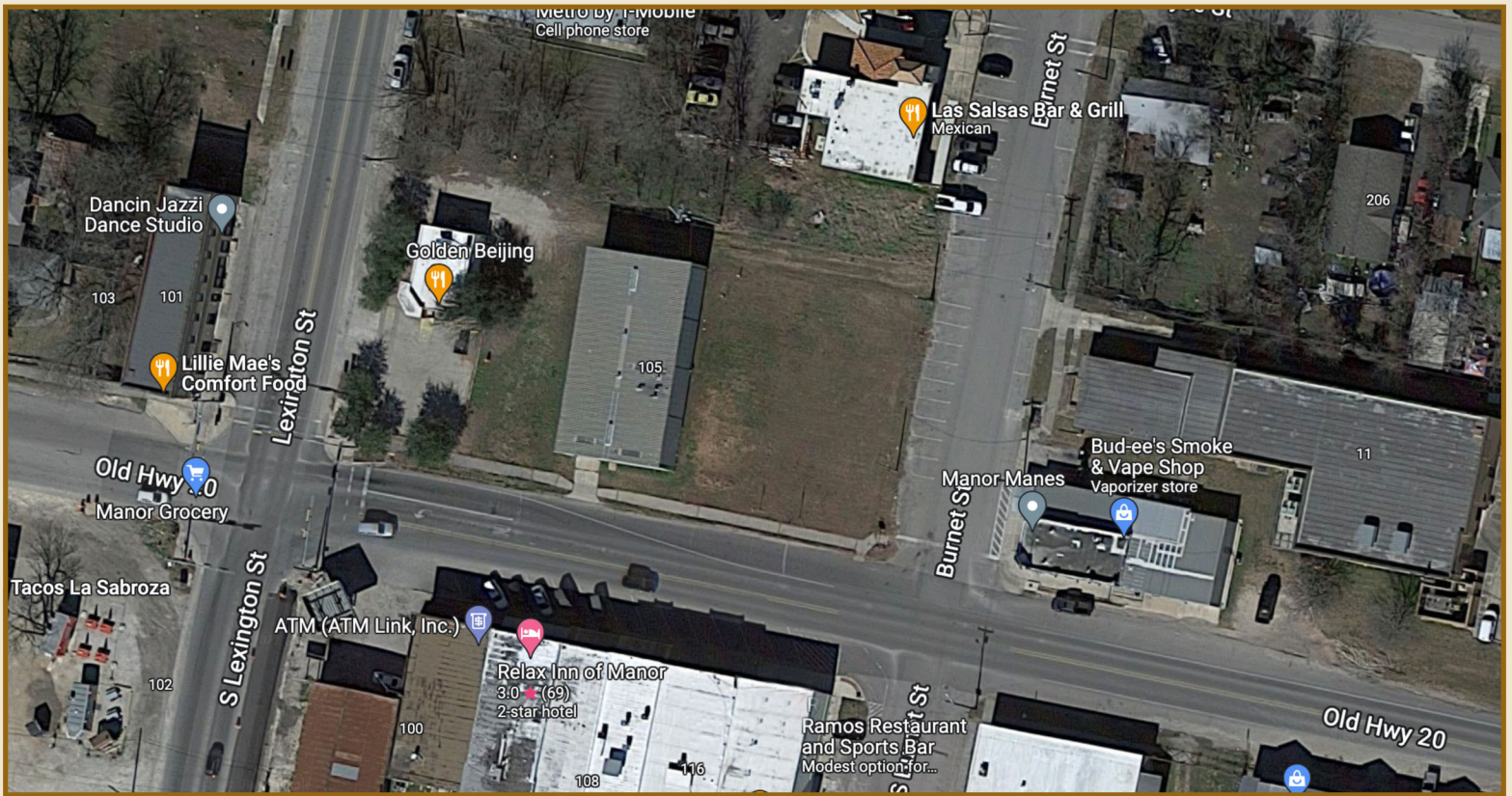
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Addtl Sports and Other Amenities include:

 Junior Soccer, 8 Washers, 2 Ping Pong Tables,
 Drone Flying, Large and Small Dog Runs,
 Multi-fruit Trees, Berry Patch,
 benches, picnic tables, grills, lights...

***NOTE: Use the SLIDER KNOB at the lower RIGHT
of your screen to ZOOM way in.***

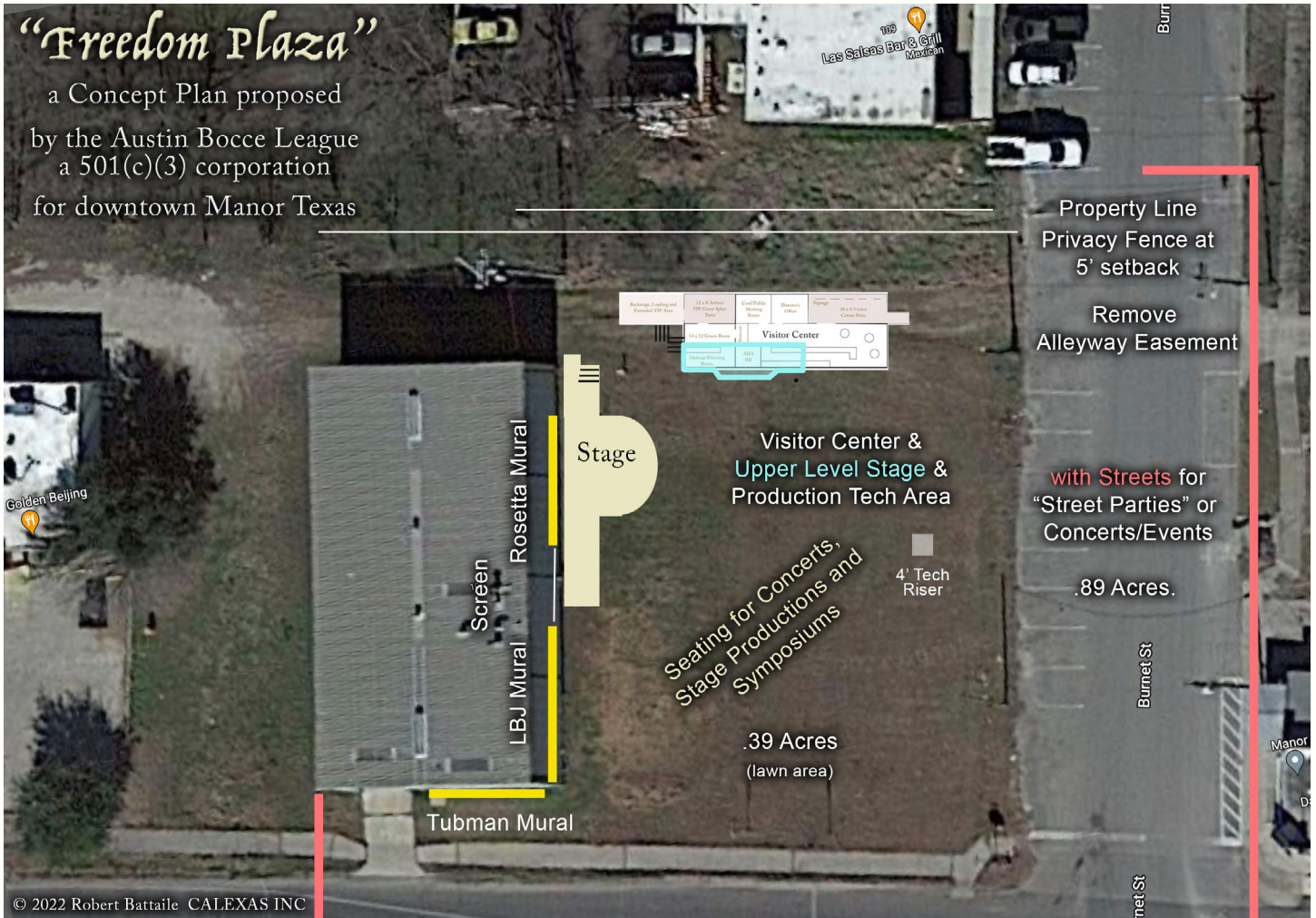
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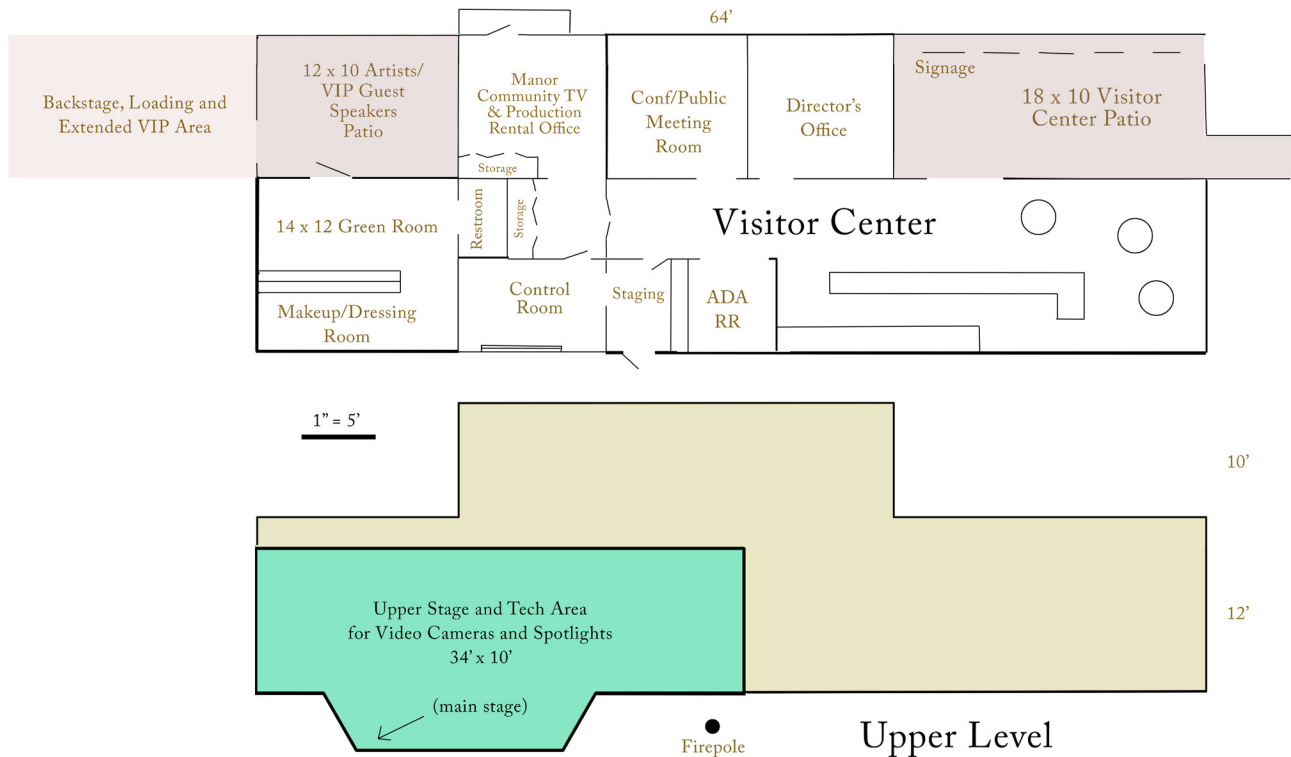
Town Square & Visitor Center

"Freedom Plaza"

a Concept Plan proposed
by the Austin Bocce League
a 501(c)(3) corporation
for downtown Manor Texas

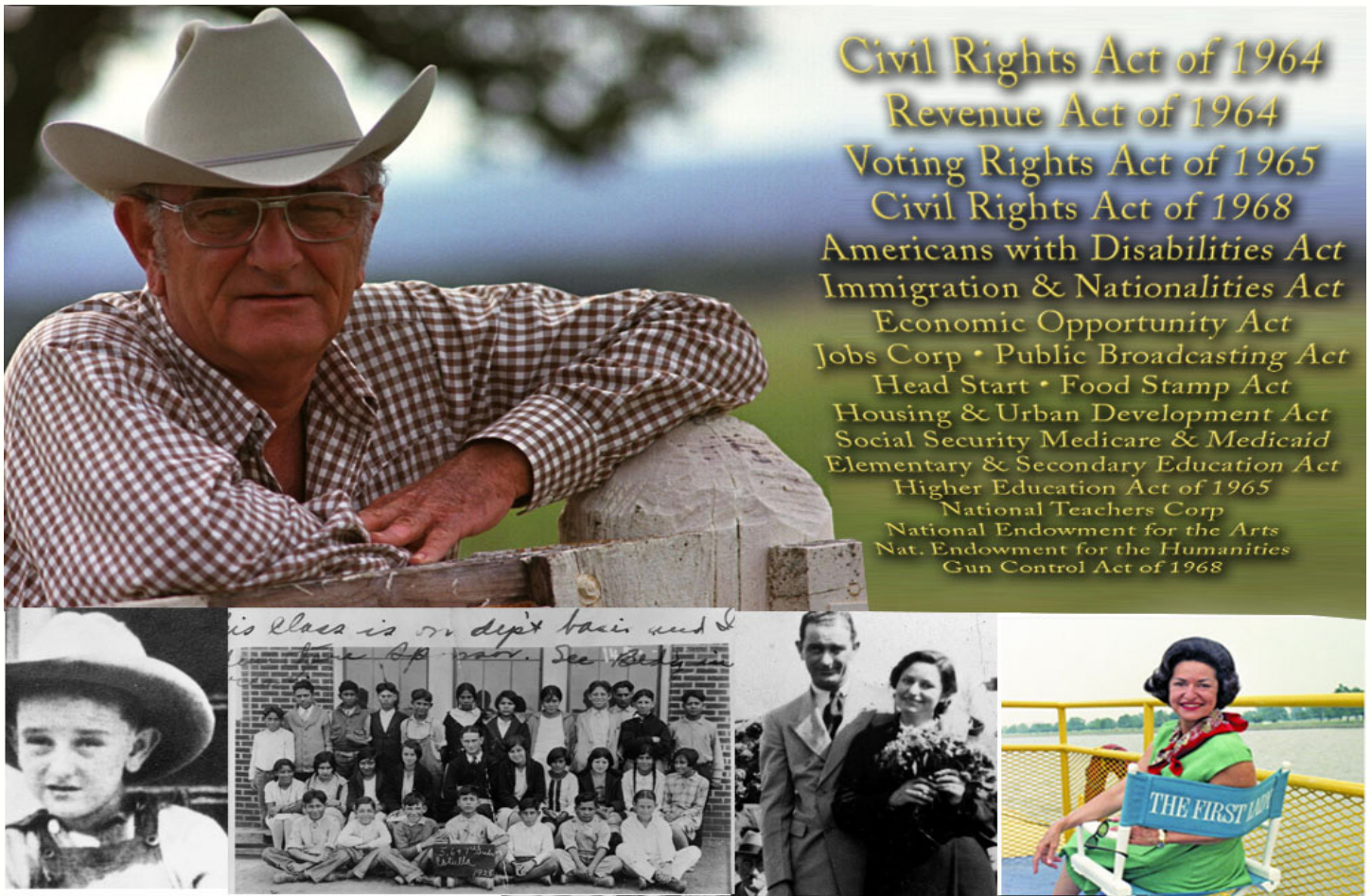


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The Story of the Murals and How They Came About



“Two Teachers”

by Robert Battaile

Lyndon Baines Johnson and Lady Bird have done so much for our country and community that it's impossible to overstate. If you haven't been to the LBJ Museum, you should. He did more in 5 years than we've done in the 60 years since. Maybe?

By getting billboards off the highways, Lady Bird Johnson did more than any other single person to beautify America.

I had the good fortune to go to the Motown Exhibit there at the LBJ Museum a couple of years ago. It was quite immersive and interactive experience. The Museum is always good.

The LBJ Foundation has been quite helpful and supportive of this Murals Project. They have cleared all the photos they have or know of; and the others are comfortably in the Public Domain.

Lower left. He's just as cocky and curious. Next. Young teacher, LBJ in south Texas surrounded by Hispanic children at school. Next. Lifelong Romance. Far right. Lady Bird jumps out of the background in glorious technicolor. The list of achievements takes the mural over the top and into intellectual realms that became reality in a different era... *and calls us now to carry these ideals forward.*



Sister Rosetta Tharpe

I only heard about this woman about 8 weeks ago. As a professional musician and guitarist for 40 years, seems like I should have heard of her. She is a monster. In a good way. Fearless. Over the top. Copied by everyone from Chuck Berry to BB King to Stevie Ray to Scotty Moore (Elvis) to Jimi you-know-who and Eric Clapton and Keith Somebody, etc. How come no one told me?

That's why I want to make it up to her with this mural and a performance stage. Easy lights, sound and cameras and streaming live to the planet... from small town Manor. I like that idea. Let's do it.

Note the orange poster. Rock 'n Roll Hall of Fame. American Masters ON PBS. LBJ started PBS with the Public Broadcasting Act. The Railroad Station in the top left is a recreation of a train station from the Old South of the US. This one is in England. She's playing before a group of hip Brits.

Well guess what? That's like the stations in the south that Harriet Tubman had to walk in front of; when she was out searching/gathering food for the group of 6-10 Freedom Train riders. She could see the wanted poster. She knew it was a lot of money. She couldn't read or write. She had to use her cloak of invisibility. Courage.



How 'bout this? Lower right. Recognize those American Music Icons? a) Rosetta loud and proud. 2) Spellbound at the piano: Duke Ellington. 2) Spellbound at the right: Cab Calloway. Jammin' baby.

(Who is the guy standing in back?)

For Guitarists Only:

https://www.youtube.com/watch?v=gELe5Rj_tXU&list=RDEMca4C9EfYPWaUC0eV3I9ndg&index=2

General public:

music in the air

[youtube.com/watch?v=JeaBNAXfHfQ&list=RDEMca4C9EfYPWaUC0eV3I9ndg&start_radio=1&rv=Qj3f-pujjFis](https://www.youtube.com/watch?v=JeaBNAXfHfQ&list=RDEMca4C9EfYPWaUC0eV3I9ndg&start_radio=1&rv=Qj3f-pujjFis)

Lonesome Road (w big band)

<https://www.youtube.com/watch?v=W2mVcofbhuk&list=RDEMca4C9EfYPWaUC0eV3I9ndg&index=5>

<https://www.youtube.com/watch?v=5fLWel645CM&list=RDEMca4C9EfYPWaUC0eV3I9ndg&index=8>

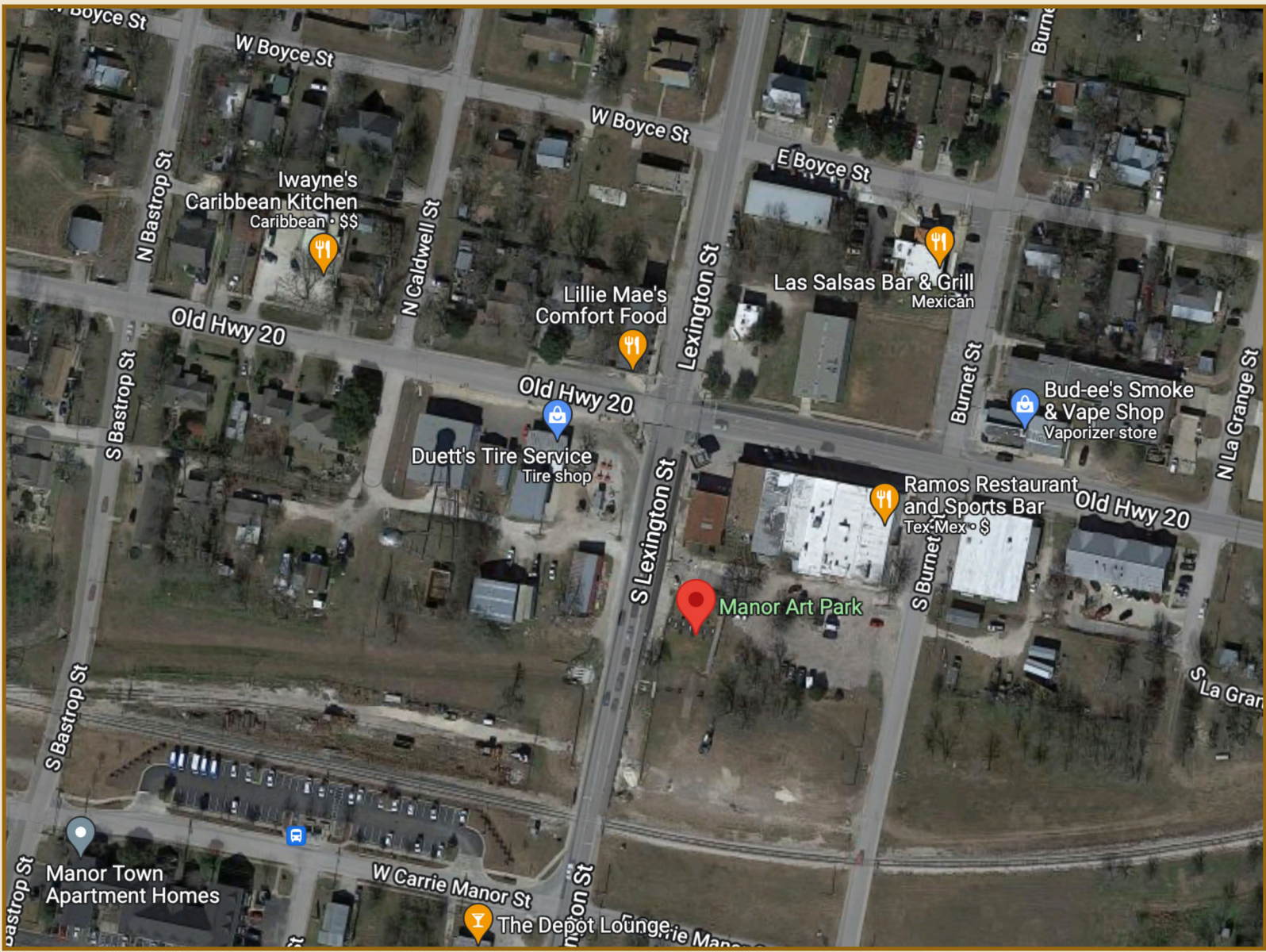
<https://www.youtube.com/watch?v=T4BPUWv7ViM&list=RDEMca4C9EfYPWaUC0eV3I9ndg&index=9>

whole world

<https://www.youtube.com/watch?v=-ZKjwYB2pN0>

<https://www.youtube.com/watch?v=MgUZ-6ADPIs&list=RDEMca4C9EfYPWaUC0eV3I9ndg&index=2>

Hall of fame induction



Art Park

Art Park.

Here is my Concept Plan for Art Park.

(Most of it is currently a dirt lot with nothing in it.)

This new design dovetails nicely with the plan for an “open air” Convention Center built around the Manor Plaza with the Amazing Murals.

I’ve worked in the Event and Hospitality Industries (Hotels, Country Clubs, Meeting Rooms... etc. for many, many years. I won’t tell you how many Powerpoint presentations I tried to stay awake during.

There are lots of different types of events we can do here, but it’s important that our Parks are all spruced up to top notch and stylish functionality.

We have four legs on this table. If they’re not all the same length and strength... this dog won’t hunt. (As Mr. Timmermann has told me several times.)

These are the four legs:

- 1) Downtown Square
- 2) Art Park
- 3) Timmermann Park
- 4) Manor’s Secret Park with its one-mile Howdy Way Nature Trail

We have very nice toll roads that can shuttle bus loads of eager conventioners from all over Austin and the nearby cities. These meetings and conferences will help us generate the revenues to maintain all of our parks.

Remember: We have some \$800,000+ for Parks; and fairly close to \$161,000 for LIGHTS at Tim Park. **(nontaxpayer funds that MUST be spent on Parks)**

ALISON BAYLIS, Regional Urban Ecologist I, Urban & Community Forestry Texas A&M Forest Service sent me these links to CENTRAL TEXAS Fruit and Nut trees. WOW. We have a lot of variety to choose from. I’d like to plant 150 trees for our 150th B-day.

Front: <https://austinenergy.com/.../fruitAndNutGrowingGuide.pdf...>

Back: https://www.austintexas.gov/.../2_8_12_fruit_nut_tree...

I’m getting some estimates and starting the giant spreadsheet.







High tables for the Dart Boards area. Nice for drinks and for laptops.

We could go to our Visitor Center and check out a Board.

Events will have to rent them from us which = \$.

Bench



Straight Sphere
Concrete Bench - 6ft
\$1,277.00



Adroit - Floating -
Rectangular - Concrete
- Bench - (Designer
Series)
\$1,058.00



Artistry - Floating -
Rectangular - Concrete
- Bench - (Designer
Series)
\$984.00

Art Park Goodies



Stage 2 is has rock seating close in.

Lawn seating on blankets and with chairs further out.

These are the solar smart lights. Different style than those for Tim Park.



This future canopy for Stage One is an homage to the Railroad Station that used to be here in the 1800's.

It's also the realization that within 3-5 years, we will have another RR station within one-mile of this spot that will whisk us into downtown Austin!

Our Wrought Iron End-piece will say "Houston and Texas Central Railway."



<---- Future Shade for Chalk Garden?

Fruit Trees for Art Park

Mexican Plum

Jujube

Kumquat

Che

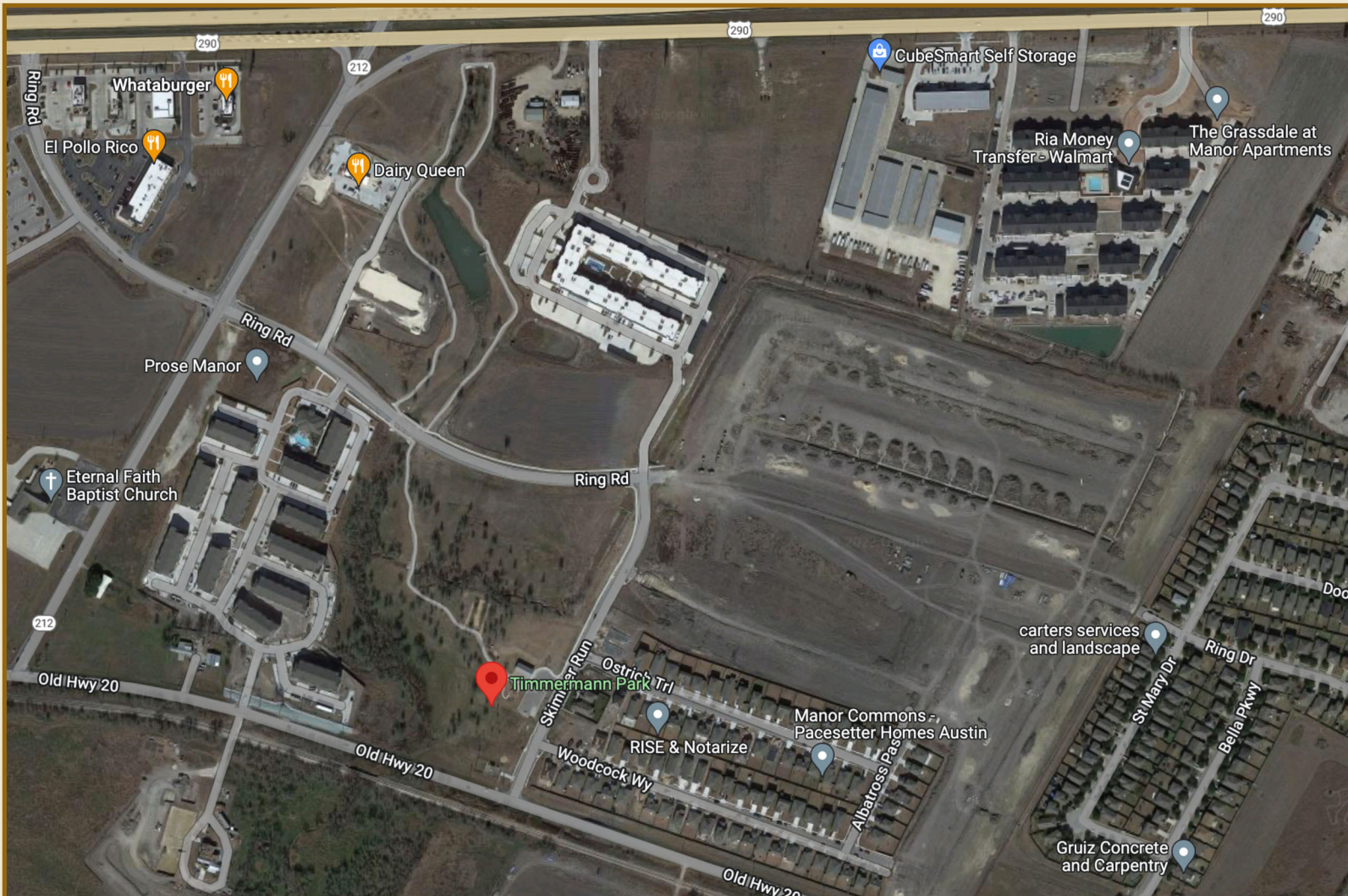
Escarpment Black Cherry

Loquat

Pawpaw

Mulberry





Timmermann Park



MANOR COMMONS PARK / ILLUSTRATIVE PLAN

Manor, TX | Greenview Development | 1 April 2016



I guess this is the Dog Park?



I don't see a single disc basket. Three people in the community have offered to donate an entire 9-hole Disc Golf course which they have re-designed for free (inc all the baskets and concrete tee-sites). These gentlemen are Zach from mintdiscs.com and James from reloaddisccs.com - both are Manor companies. I was going to do all the signage for the cost of materials. Watch the video at <http://bit.ly/ManorDisc>



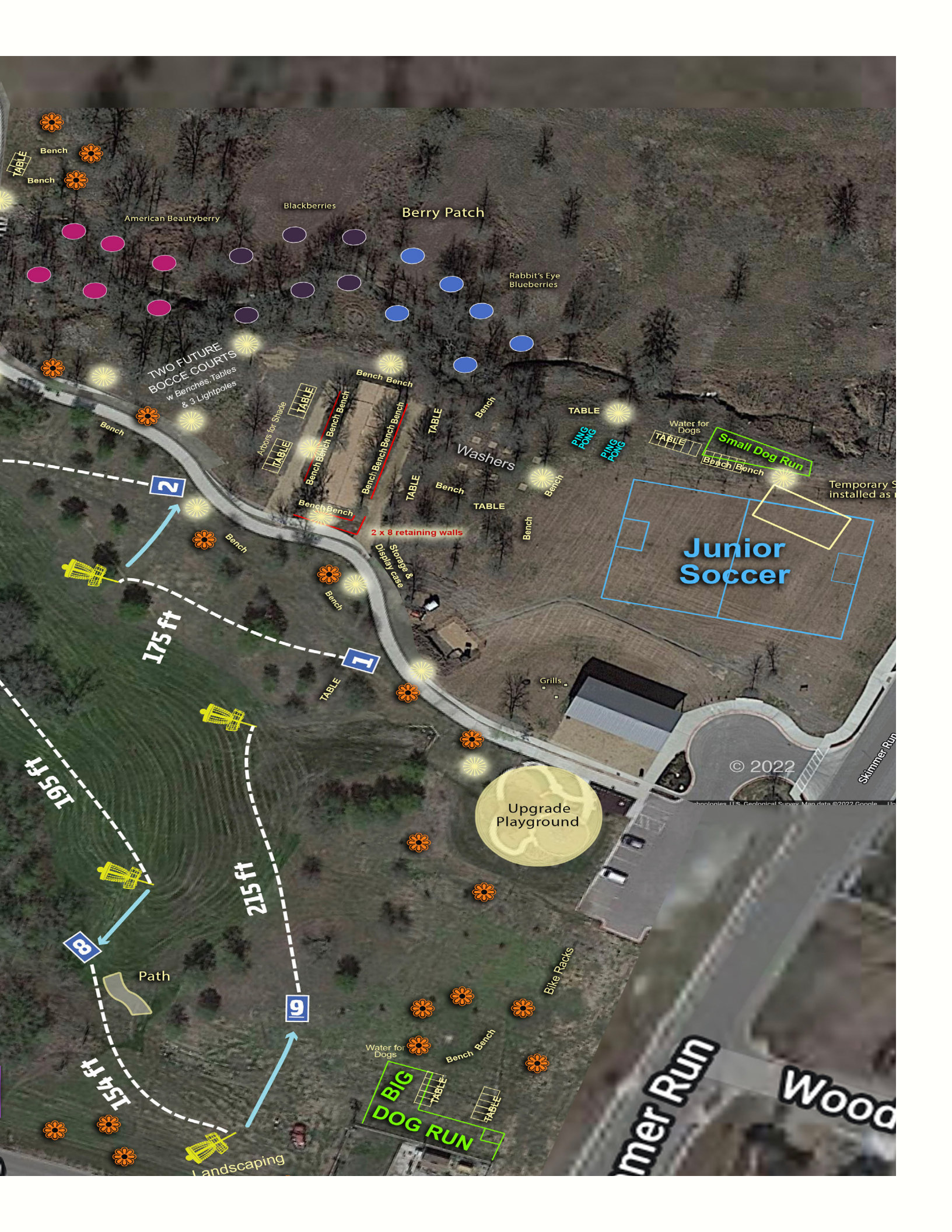
Gee. Wouldn't it be nice to sit down somewhere?
Narrow alley through the trees at the right is Disc Hole #4 ~ my fave.

Timmermann Park Upper Section - North of Ring Road



How about FREE mini-golf right here?





Berry Patch

American Beautyberry

Blackberries

Rabbit's Eye Blueberries

TWO FUTURE BOCCÉ COURTS
w/ Benches, Tables & 3 Lightpoles

Washers

Junior Soccer

Small Dog Run

Upgrade Playground

BIG DOG RUN

2

1

8

9

175 ft

195 ft

215 ft

154 ft

Path

Landscaping

Water for Dogs

Bike Racks

© 2022

Skimmer Run

Wood

Temporary S installed as

Imagery: U.S. Geological Survey, Map data: ©2022 Google, Inc.

290

290

Gas

Pharmacies

Coffee

212

Dairy Queen Fast Food

AYD Waste Services

Common 55+ Apart

Ring Rd

Ring Rd

ZIP LINE

ZIP LINE

ZIP LINE

ZIP LINE



☀ = Multi-fruit or other fruit tree



This will give you a better idea of how the mini-golf suggested for the upper part of Timmermann Park (north of Ring Rd) would look. It's free for everyone to play unless it's rented out by the City for parties or events.

Most cities like to have parks that can generate revenue to help with maintenance costs especially. Perhaps, we'll just have a couple of dozen old putters and a basket of colored balls there for people to use. Otherwise, bring your own from home.

The buildings will be 2-3' tall replicas of our local landmarks. The "fairways" will have bends and angles; plus hills, humps and valleys. Lights are solar powered "smart lights" that have motion detectors and timers. The yellow circles are bollard lights (short ones) for walkways. The orange colored elements are multi-fruit trees, or other trees.

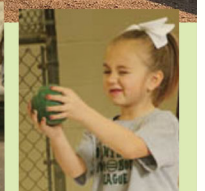
Gocce is bocce played on a miniature golf course. You get extra points or half-points if a ball goes into the cup. Patent pending.



Santa Rosa 2009

Middletown 2019

MANORITY RULES



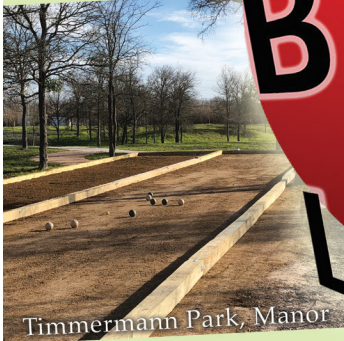
Let's Play Bocce



St. Helena 2000



AUSTIN BOCCE LEAGUE .org



Timmermann Park, Manor





Attachment A: Page 2 of 4

Why Manor's Bocce Courts are the most innovative in the World: (as far as I can tell...)

a) The first public court in the world with a **"moveable" back wall**. Almost anyone can easily change the length of the court to play as the full 90' or 76' or 60' or even as 2 - 45' courts.

The different lengths, center marks and end zones have color-coded markings along the tops of the sidewalls.

b) Multiple **ball holders at each court length**. Balls need to be kept out of the court when they are not in use. This prevents falls and injuries. The ball holders are color-coded to match the scoreboards and court ends (i.e. North is Lemon Grass; and South is Heirloom White)

c) The **world's first "double scoreboard"** designed especially for the new **"Manority Rules"** a unique style of Bocce play which has **a separate game at each end using the entire court!** Games are to Six Points. When one end reaches Six Points; the other end gets one more frame. For our "open games" (Now Weds at 3:30 at Sats at 10 am) we usually draw numbered poker chips to determine the teams, and then "rotate" the teams in between each of the three games. Usually two teams of two at each end.

The scoreboard is unique in its versatility. Clearly visible from both sides and both ends of the court. It can score almost any variation, for instance:

- 1) Red and green;
- 2) Green and White (Best for color blindness issues.)
- 3) Yellow - Red - Green - Blue (4 people get two balls each of one color)

Groups can play as singles or doubles. The scoreboard also has a YR|GB which (like croquet) is the order you throw if playing 4 individuals. Thus, you could score

EIGHT TEAMS on this one scoreboard on just ONE COURT.

4) In Manority Rules, there's no "four-point" scores. A "four" counts as a "3 with an asterisk." The black or white markers are used as the "*" on the scoreboard.

Video Production
by Calexas Inc.

Special Guest
Alex

Thank You

City of Manor

Austin Bocce
League - Manor

Timmermann Park Disc Golf Course 9-Hole Proposal

-  = Disc Golf Basket
-  = Disc Fairway
-  = Tee Box (5' x 10')
Approx
-  = Water Crossing
-  = Next Hole Route

Hole	Par	Distance (Feet)
1	3	175
2	3	200
3	3	235
4	3	195
5	3	126
6	3	205
7	3	195
8	3	153
9	3	215
Total	27	1700 ft

Course Co-Design by
Zach Jansen | CEO Mint Discs
zach@mintdiscs.com

Robert Battaile
battaile@calexas.com





WEEK 3 OF 4



Blackberries - Shawnee, Arapaho and Navaho



Rabbiteye Blueberries - Austin, Brightwell and Powderblue



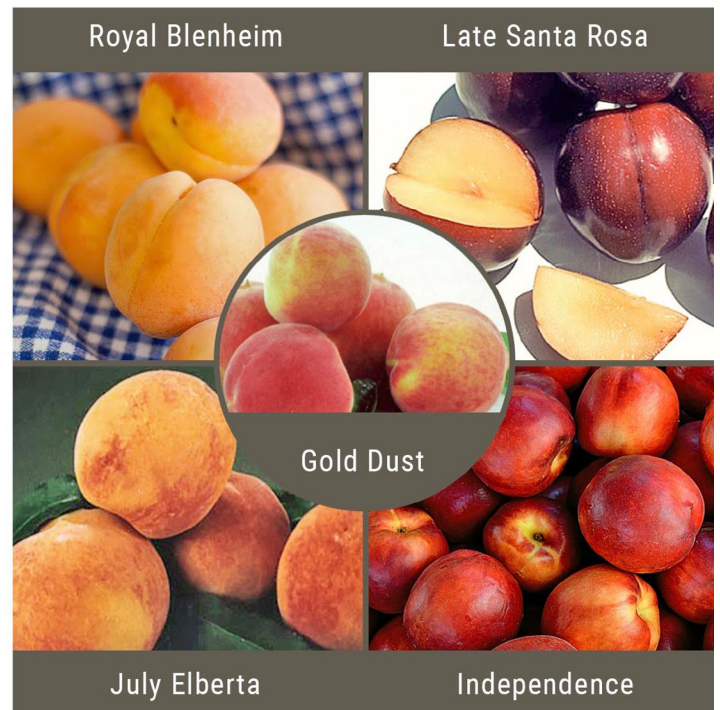
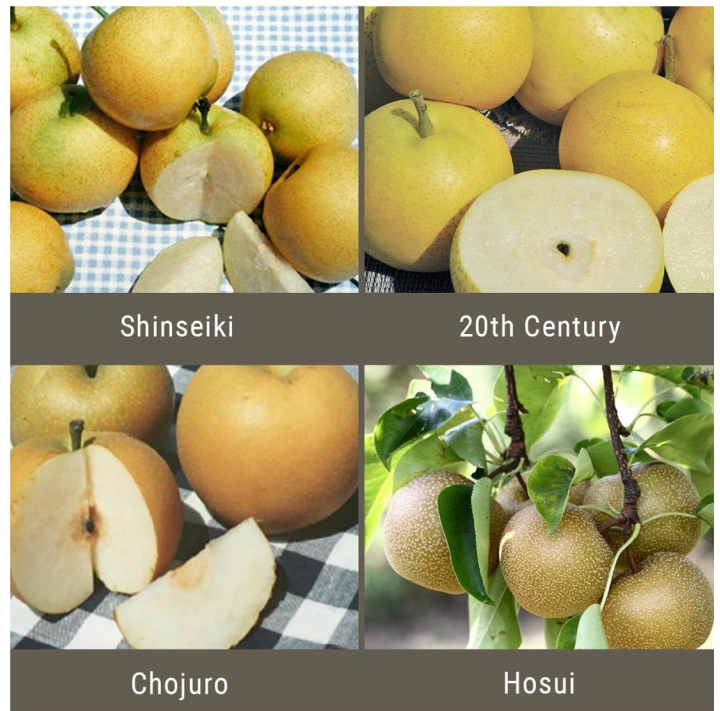
American Beautyberry

Bocce Courts

Timmermann Park Berry Patch

presented by Robert Battaile 4-27-22





These are examples of Multi-fruit trees. 3-4 different varieties are GRAFTED onto the “root stock.”

I'd like to get 150 of these (inc other varieties as well) to put in all of our Parks.
 Cost is probably under \$7,000

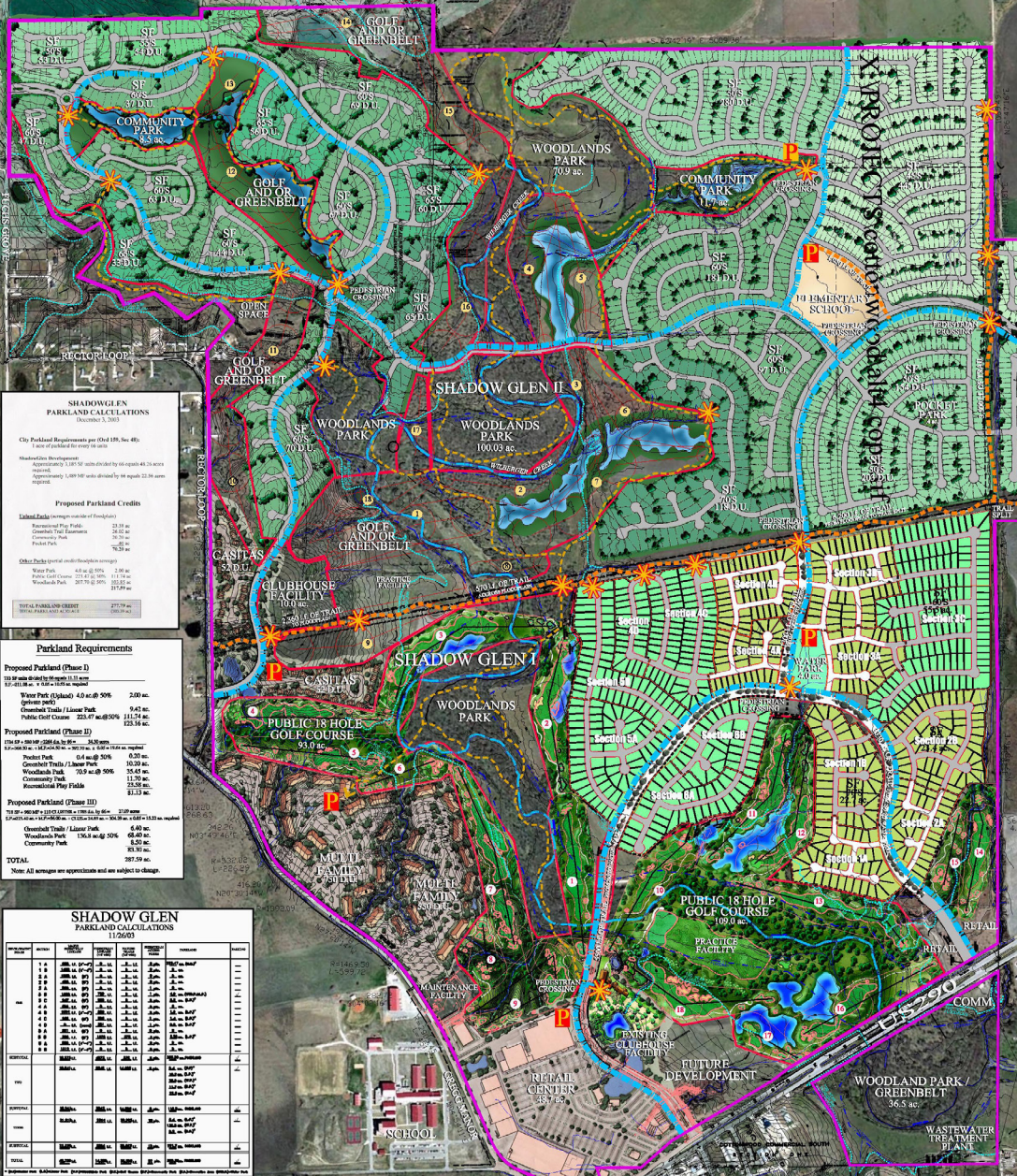
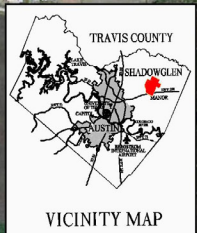
Manor's Secret Park

(psst. It's 200 acres & we've had it since 2003; after 20 years there's a one-mile Nature Trail w nary a parking spot.)





Amenities



SHADOW GLEN PARKLAND CALCULATIONS
November 3, 2015

City Parkland Requirements per Ord 118, Sec. 4B:
1 acre of parkland for every 100 units

Assessment Assumptions:
Approximately 1,187 SF units divided by 100 equals 48.26 acres required.
Approximately 1,887 SF units divided by 100 equals 23.88 acres required.

Proposed Parkland Credits

Recreational Play Fields	23.88 ac.
Community Park	10.00 ac.
Woodlands Park	70.9 ac.
Public Park	76.29 ac.
Other Parks (natural and/or developed)	0 ac.
Total Parkland Credits	181.07 ac.

Parkland Requirements

Proposed Parkland (Phase I)
1,187 units divided by 100 equals 11.87 acres

Play Park (Phase I)	4.0 ac @ 50%	2.00 ac.
Community Park (Phase I)	0.0 ac @ 50%	0.00 ac.
Woodlands Park (Phase I)	70.9 ac @ 50%	35.45 ac.
Public Golf Course (Phase I)	223.87 ac @ 50%	111.94 ac.
Total		150.39 ac.

Proposed Parkland (Phase II)
1,887 units divided by 100 equals 18.87 acres

Play Park (Phase II)	4.0 ac @ 50%	2.00 ac.
Community Park (Phase II)	0.0 ac @ 50%	0.00 ac.
Woodlands Park (Phase II)	70.9 ac @ 50%	35.45 ac.
Public Golf Course (Phase II)	223.87 ac @ 50%	111.94 ac.
Recreational Play Fields	0.0 ac @ 50%	0.00 ac.
Total		150.39 ac.

Proposed Parkland (Phase III)
1,887 units divided by 100 equals 18.87 acres

Play Park (Phase III)	4.0 ac @ 50%	2.00 ac.
Community Park (Phase III)	0.0 ac @ 50%	0.00 ac.
Woodlands Park (Phase III)	70.9 ac @ 50%	35.45 ac.
Public Golf Course (Phase III)	223.87 ac @ 50%	111.94 ac.
Recreational Play Fields	0.0 ac @ 50%	0.00 ac.
Total		150.39 ac.

Note: All acreages are approximate and are subject to change.

LEGEND

- MAJOR PEDESTRIAN LINKAGE (48,730 LF)
A continuous pedestrian path that connects all major destinations on the site with varying degrees of connectivity. The facility is designed consisting of these paths in pedestrian open space, along roadways and vegetation.
- PEDESTRIAN LINKAGE (14,280 LF)
Variable width linkage from approximately 4' to 12' wide. Includes a variety of materials, such as asphalt or concrete. The facility is designed consisting of these paths in pedestrian open space, along roadways and vegetation.
- NATURE TRAIL (36,202 LF)
A continuous pedestrian path that connects all major destinations on the site with varying degrees of connectivity. The facility is designed consisting of these paths in pedestrian open space, along roadways and vegetation.
- PEDESTRIAN ACCESS NODES
Areas intended to connect trail segments. Access and driveway easements will be included in these areas.
- WOODLAND PARK GREENBELT (202.7 ac.)
Natural habitat consisting of wooded areas and native vegetation connecting to major pedestrian access points.
- SHARED PARKING
Where not shown, shared parking may be implemented in areas where appropriate, including residential areas.
- PUBLIC PARKING
Where not shown, public parking will be provided.
- FLOODWAY DELINEATION
- 100 YEAR FLOODPLAIN

- TYPICAL NOTES**
1. Consideration of this Master Plan is subject to change pending upon finalization of all final plan and specifications.
 2. Parkland and proposed pedestrian linkage lengths are approximate and are subject to change pending upon finalization of all final plan and specifications.
 3. A preliminary site plan is provided for reference only. The final plan shall be prepared by the City of Austin and the City of Austin shall be responsible for all final plan and specifications. The City of Austin shall be responsible for all final plan and specifications.
 4. The design of the proposed linkage will be in accordance with Section 7 of the City of Austin Code.
 5. The City of Austin Code Section 7 will be utilized as a guideline for the design and construction of the proposed trail network. The City of Austin shall be responsible for all final plan and specifications.
 6. Shared parking will be implemented in areas where appropriate, including residential areas. The City of Austin shall be responsible for all final plan and specifications.
 7. Appropriate signage will be provided at Pedestrian Access Nodes including trail names and directions. Pedestrian Access Nodes will be implemented in areas where appropriate, including residential areas. The City of Austin shall be responsible for all final plan and specifications.
 8. All recreation paths will be constructed with suitable materials and will be installed and maintained prior to installation of temporary utility.

SHADOW GLEN PARKLAND CALCULATIONS
11/2/2015

Category	Area	Units	Acres	Notes
RECREATION	1	1	4.00	Play Park
RECREATION	2	1	0.00	Community Park
RECREATION	3	1	70.90	Woodlands Park
RECREATION	4	1	223.87	Public Golf Course
RECREATION	5	1	0.00	Recreational Play Fields
TOTAL			150.39	

BECHTOLD RUSSELL
GOLF COURSE ARCHITECTS

MHI
McGUYER HOME BUILDERS, INC.

DWYER REALTY COMPANIES

PLANNED ENVIRONMENTS INC.
LAND PLANNING, LANDSCAPE & GOLF COURSE ARCHITECTURE
2110 WESTLAKE DR. AUSTIN, TX 78716 (512) 474-0866 (512) 474-8429 FAX

SHADOW GLEN I SCORECARD

Area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHADOW GLEN II SCORECARD

Area	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SHADOW GLEN
Time to Live.

PLANNED UNIT DEVELOPMENT
CONCEPTUAL MASTER PLAN

SCALE: 1" = 300'

DATE: 12/17/15

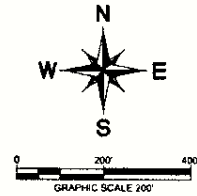
SG Phase 3 103 acres The obsolete \$550/house rate for "in-lieu" park fees is "lost" as in "unrealized receivables" for the Park Funds.

354 lots

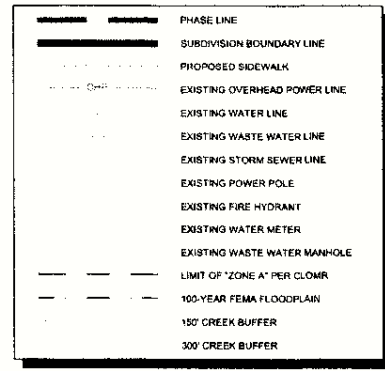
@ 550 = 194,700	} LOST MONEY
@ 1000 = 354,000	
@ 1500 = 531,000	
@ 2000 = 708,000	
	159,300
	336,300
	513,300

NOTES:

1. A 15' ELECTRICAL EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF 2010 SHADOWGLEN LLC AND HISHER ASSIGNS
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER AND WASTEWATER CONNECTION IS MADE TO THE WILBARGER CREEK M.U.D. #1
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
5. LOT SETBACK REQUIREMENTS:
FRONT YARD SETBACK 20' FOR IRREGULARLY SHAPED LOTS
25' FOR ALL OTHER LOTS
SIDE YARD SETBACK 5'
STREET SIDE YARD SETBACK 15'
REAR YARD SETBACK 10'
6. SEE SHEET 5 FOR CURVE, NOTE, AND LOT AREA TABLES.
7. ALL OPEN SPACE AND DRAINAGE EASEMENT LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
8. THE FOLLOWING COMPANIES WILL PROVIDE DRY UTILITY SERVICE FOR THIS PRELIMINARY PLAN:
ELECTRIC: BLUEBONNET ELECTRIC
GAS: ATMOS
TELEPHONE: AT&T
9. ALL STREETS WITHIN THE PRELIMINARY PLAN ARE TO BE PUBLIC.
10. THIS PRELIMINARY PLAN IS LOCATED WITHIN THE CITY OF MANOR ETJ
11. A PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREAS (INUNDATED BY THE 100-YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48433C0485), EFFECTIVE DATE AUGUST 18, 2014.
12. THE GRADE FOR THE FIRE DEPARTMENT ACCESS DOES NOT EXCEED 10 PERCENT.
13. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT RECORDING.
14. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE



LEGEND



APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS:

1. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT. AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
2. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
3. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT SIDE OF EACH LOT OF TWENTY (25) FEET.
4. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE SIDES OF EACH LOT OF FIVE (8) FEET.
5. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
6. THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORES OR FIFTY (50) FEET.
7. A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.
8. A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
9. A L.O.M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
10. SINGLE-FAMILY RESIDENTIAL LOTS HAVE BEEN GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN

TRAVIS COUNTY NOTES:

1. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
2. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR HIKING TRAIL IS ALLOWED IF IT'S LOCATED AT LEAST 80 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
3. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
4. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPP3). THE SWPP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
5. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
6. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TRAVIS COUNTY.
7. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY.

CITY OF MANOR SUBDIVISION VARIANCES:

1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 90% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
5. ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL (DCM), AS CURRENTLY AMENDED, SAVE AND EXCEPT (i) THOSE PROVISIONS OF THE DCM SET OUT IN SECTION 41(b)(i) OF THE CITY OF MANOR ORDINANCE NO. 159, (ii) PARAGRAPH 1.2.8 OF THE DCM, (iii) PARAGRAPH 2.2.1.E OF THE DCM, AND (iv) ANY OTHER PROVISIONS OF THE DCM THAT WOULD CAUSE THE FLOOD PLAIN DELINEATION TO BE DIFFERENT FROM THE 100-YEAR FLOODPLAIN ESTABLISHED BY FEMA. THE LOCATION OF THE 100-YEAR FLOODPLAIN SHALL BE THE LOCATION ESTABLISHED BY FEMA.
6. THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANDSCAPING FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF MANOR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
7. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
8. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
9. THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "O-B" SHALL SATISFY THE CITY'S PARKLAND DEDICATION REQUIREMENTS FOR ALL LAND SHOWN WITHIN

BENCHMARKS

THESE BENCHMARKS ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND SHALL BE RECHECKED AND RECORDED AT THE END OF EACH YEAR. THE BENCHMARKS SHALL BE RECHECKED AND RECORDED AT THE END OF EACH YEAR. THE BENCHMARKS SHALL BE RECHECKED AND RECORDED AT THE END OF EACH YEAR.

No.	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-528

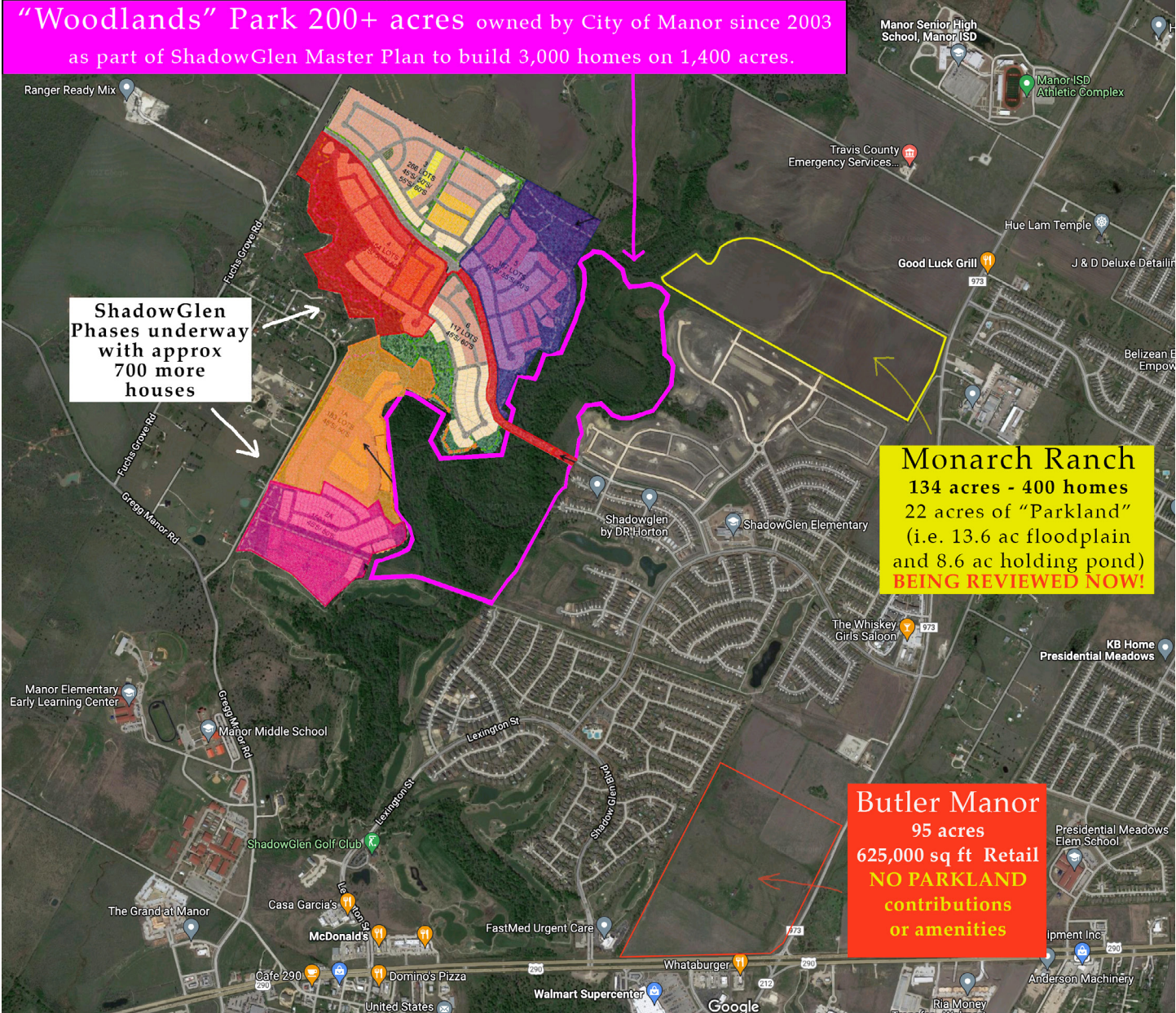


01/07/2022

KHA PROJECT	DATE
069254503	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	AGD
CHECKED BY	JBR

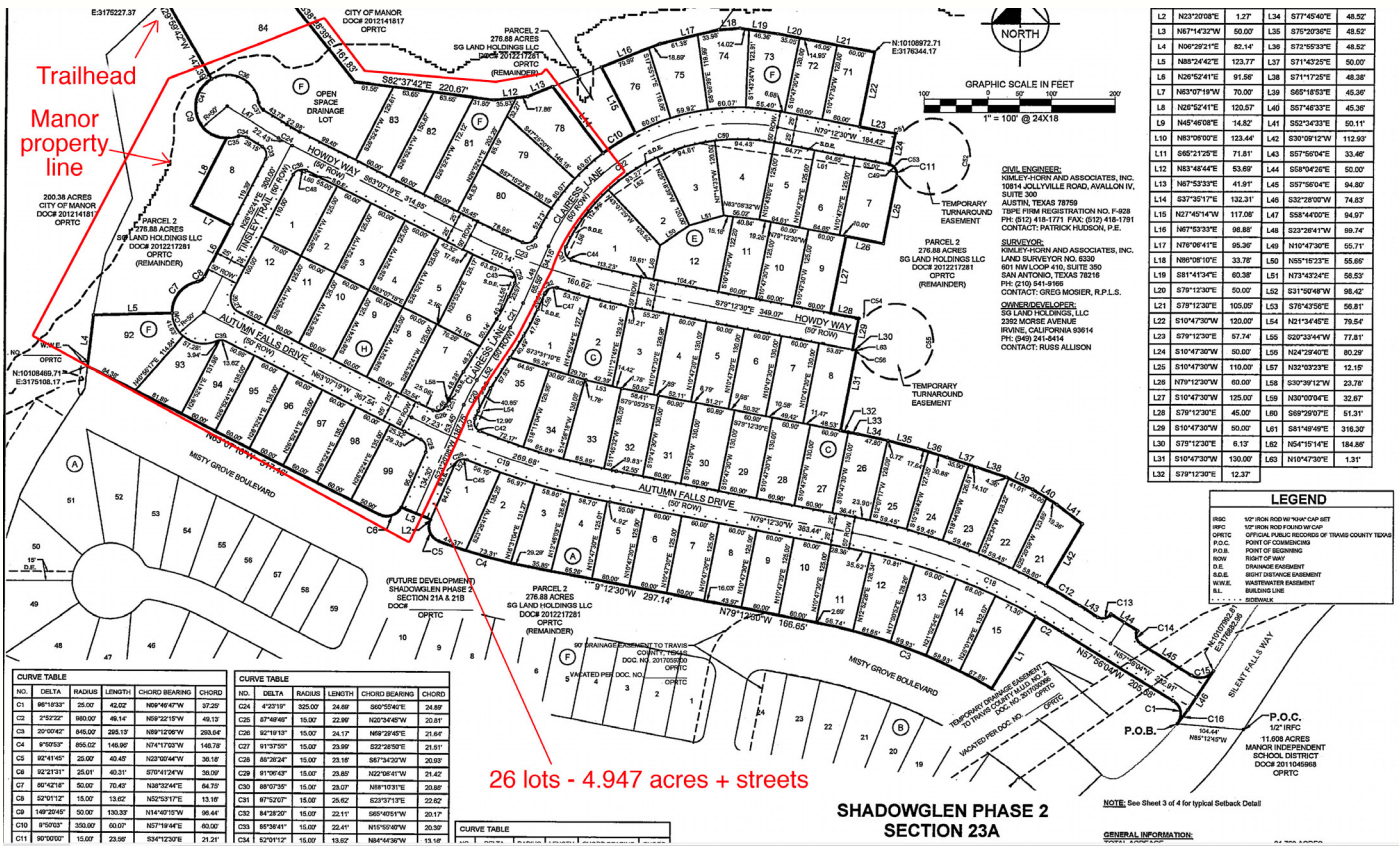
OVERALL PRELIMINARY PLAN

"Woodlands" Park 200+ acres owned by City of Manor since 2003
 as part of ShadowGlen Master Plan to build 3,000 homes on 1,400 acres.



This is the long lost City of Manor Parking Lot!





Looking back towards Howdy.

Looking away. Adios Howdy.

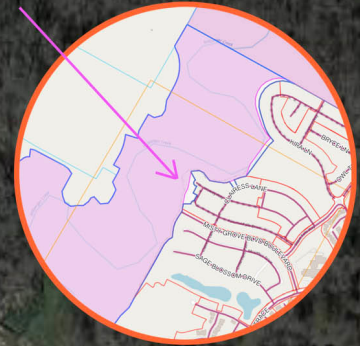
I think this area was bulldozed in error, or the Floodplain redrawn. It is relatively flat and near grade level.

I think this is the edge of the Floodplain

200 Acre City of Manor Park (Not a Nature Preserve)

Misty Grove future extension needs nice entrance to parking lot

This small portion is owned by SG Land Holdings LLC. If the City can't work out an arrangement to use this area. The Parking needs to be moved to the West.



A Grand ENTRANCE ARCH & Display Boards

This lot owned by SG Land Holdings LLC (Developer) could be dedicated to Manor as Parkland. They may still owe some Parkland. They could give us this lot, and the unplatted area to count as 1.5 Parkland acre; and create a much nicer visual park entrance.

SHADOWGLEN PHS 2

This is a Concept Plan designed by Robert Battaile, Calexas Inc. Robert is not affiliated with or an employee of the City of Manor.

Note: Some of this information is from the Travis Central Appraisal District's website and is not 100% guaranteed.

Section 23A

Find

Previous Next

Replace with

- 6. All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed to City of Manor and Travis County standards.
- 7. Erosion controls are required for all construction on individual lots, including detached single family in accordance with 1.4.0 of the City of Austin Environmental Criteria Manual.
- 8. All streets in the subdivision shall be constructed to City of Manor and Travis County Urban Street Standards. Streets shall be constructed with curb and gutter.
- 9. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Manor.
- 10. The subdivision owner/developer as identified on this plan is responsible for posting fiscal surety for the construction of all sidewalks as shown or listed on the plan, whether installed by the owner/developer or individual homebuilders. It is the responsibility of the owner/developer to ensure all sidewalks are ADA compliant unless a waiver has been granted by the Texas Department of Licensing and Regulation.
- 11. No objects, including but not limited to buildings, fences, landscaping or other structures shall be allowed within any drainage easements or drainage lot except as approved by Travis County and the City of Manor.
- 12. A 15' Electrical, Natural Gas, Propane, Cable T.V., Telephone, and Internet Easement is hereby dedicated along and adjacent to all street rights of way.
- 13. Building setbacks shall be in accordance with the design guidelines of 2010 Shadowglen LLC and his/her assigns.

14. A
15. Lot **20. Parkland for 83 residential units has been satisfied with this plat.**

(Looks a little sloppy to me.)

- Street Side Yard - 15'
- Rear Yard - 10'
- 16. All open space and drainage lots are restricted to non-residential uses, including no buildings, fences, walls, or similar structures, and shall be designed as "Common Area" as defined under the Subdivision Covenants, Conditions and Restrictions as recorded under Document No. 2003066593 of the Official Public Records of Travis County. These lots will be owned and maintained by the Homeowners Association.
- 17. Property owners and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Manor, Wilbarger Creek Municipal Utility District No. 1 and Travis County, for inspection or maintenance of said easement.
- 18. All drainage easements on private property shall be maintained by the owner or his/her assigns.
- 19. Before beginning construction activities on a subdivision lot, the owner must obtain a Travis County Development Permit and, when applicable, implement a Storm Water Pollution Prevention Plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of storm water runoff quality, in accordance with the Travis County code.

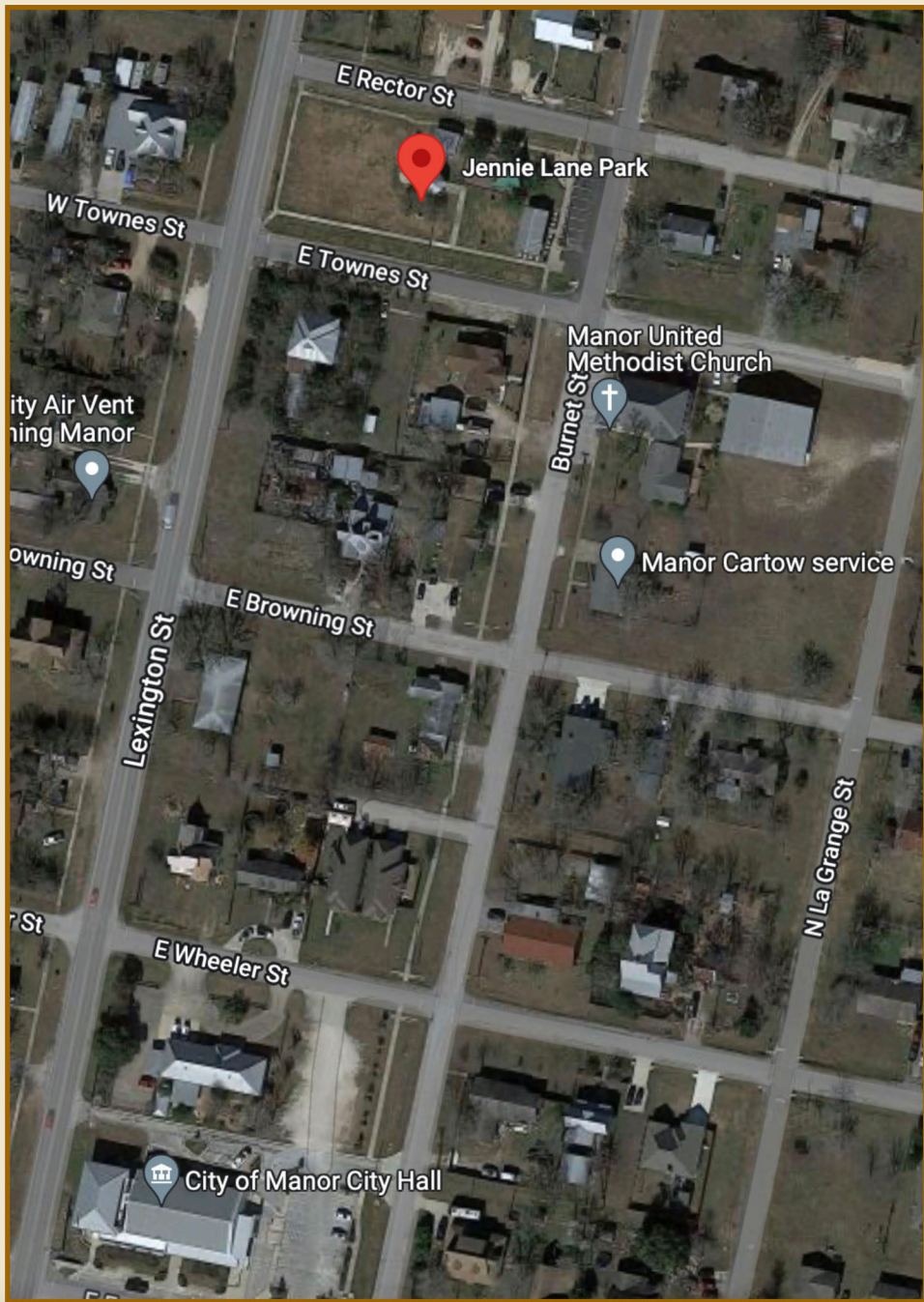
20. Parkland for 83 residential units has been satisfied with this plat.

- 21. Within a sight distance easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times.
- 22. An activity that may adversely affect a tree of eight inches or more in trunk diameter (measured at four feet height above the ground) in a right-of-way accepted for maintenance by Travis County must comply with all standards and requirements in the Travis County Code.
- 23. The Covenants, Conditions and Restrictions associated with this subdivision are recorded under Document number 2003066593 of the Official Public Records of Travis County, Texas.
- 24. Drainage plans shall be submitted to Travis County for review prior to site development. Rainfall run-off shall be held to the amount of existing at undeveloped status by ponding or other approved methods.

CI
KIP
10
AL
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PT
CC

Q
SC
23



Jennie Lane Park



This is a nice little park. Lion's Club built the Gazebo and Canopy along w the Water Fountain. Park has a Veteran's Theme and a Veteran's Wall is apparently planned.

The lawn is nice, but rarely used.

- 1. Pickleball
- 2. Shuffleboard
- 3. Sand Volleyball
- 4. Kiddie Playground
- 5. Canopy & Picnic Tables
- 6. Grills
- 7. Restroom
- 8. Farmers Market





212

TABLE

Bench

Bench

TABLE

Shuffleboard
(future 3rd PG court?)

Pickleball

Bench Bench

Bench

TABLE

Sand
Volley
ball

Bench Bench

104

Manor Farmers Market

Jennie
Lane Park

104

E Recton St

E Townes St

Burnet St

Burnet St

Austin > Cedar Park - Leander > Development

Pickleball, entertainment complex coming to Cedar Park



The 4.6-acre pickleball-themed complex will have 12 pickleball courts and a two-story restaurant with a large patio and rooftop bar. (Courtesy Electric Pickle)

Stay informed on what's happening in your own backyard and subscribe today! Enter your email below to receive regular updates from the CI Morning Impact.*

EMAIL ADDRESS

SUBSCRIBE

By **Taylor Girtman** | 11:28 AM Jun 11, 2021 CDT | Updated 11:28 AM Jun 11, 2021 CDT



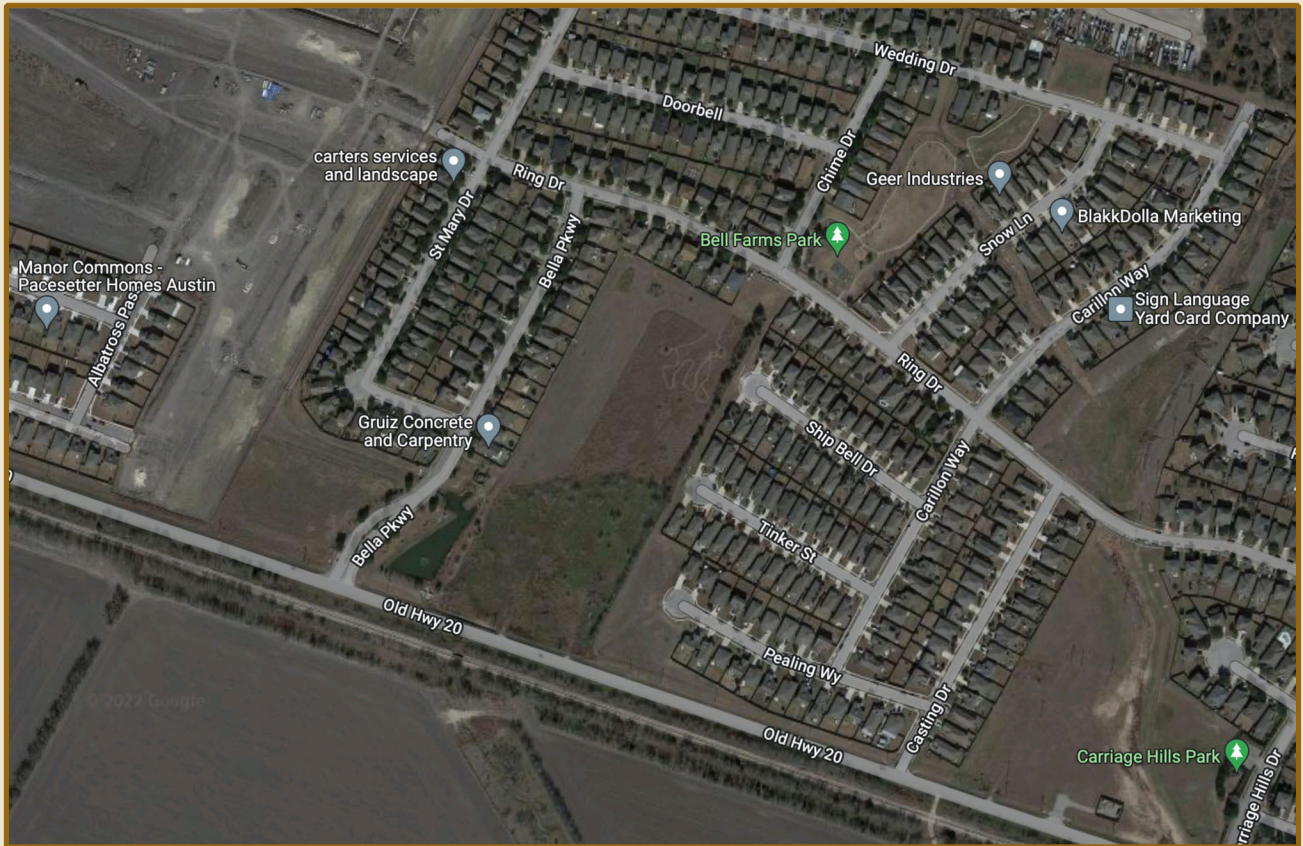
Cedar Park will be home to the first of three Central Texas pickleball and entertainment complexes.

Set to open in late 2022, Electric Pickle will build a 4.6-acre pickleball-themed complex with 12 pickleball courts and a two-story restaurant with a large patio and rooftop bar, according to a June 11 press release. The restaurant's menu will include "global comfort cuisine" with tacos, pizzas, Korean protein bowls, sandwiches and burgers.

A great lawn will host live music, fitness classes and group gatherings. There will also be cornhole and bocce ball courts.

The complex will be built near 183A Toll and FM 1431 at 580 Spanish Oak St., Cedar Park.

Pickleball, a sport similar to tennis, badminton and ping-pong, is a fast-growing sport with 4.2 million players in the United States, according to the [USA Pickleball Association](#).



Bell Farms Parks

Psst. Zoom way, way in.
Note all the street names.



Anybody see any benches? I don't. With the exception of the half-basketball court for some people, why would your kids want to come here as it is now?



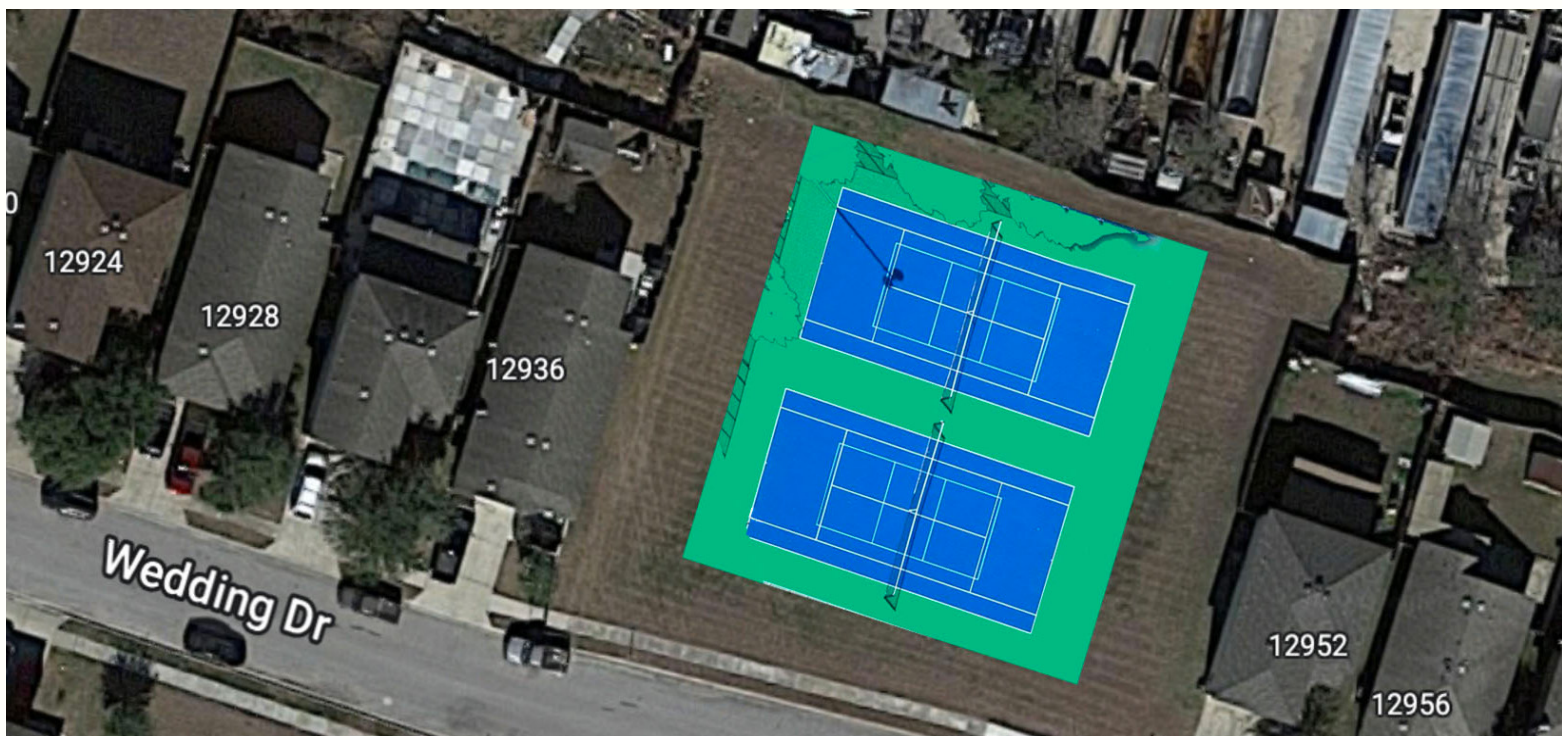
I only just realized that every street in Bell Farms is named after a Bell. Therefore, I think we need to have some bells and musical sculpture that is interactive. No, we don't want louds bells all day and night - but we (kids and adults) can still have fun with sound and wind and mallets.

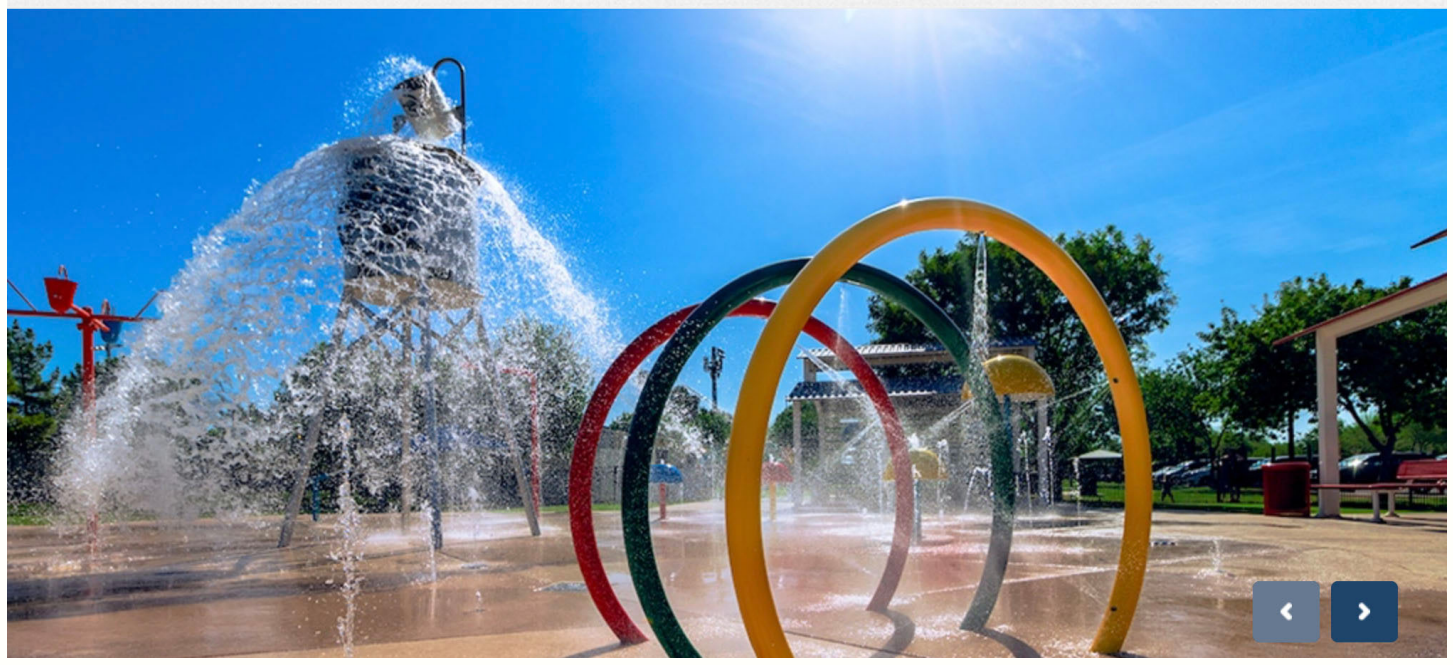
Also: Splash Pad w shade, Community Garden w shed, Horseshoes, Big and small Dog Run, benches, lights, fruit trees.



The City of Manor owns all the land inside this blue outline. The North end could be a great spot for tennis courts, including volleyball, badminton and pickleball by using an adjustable net.

Due to the proximity of the neighbors, I think no lights. The lighted pickleball courts for night time play would be at Jennie Lane Park.





Pease Splash Pad

1100 Kingsbury St., Austin, TX. 78703

Status: Closed



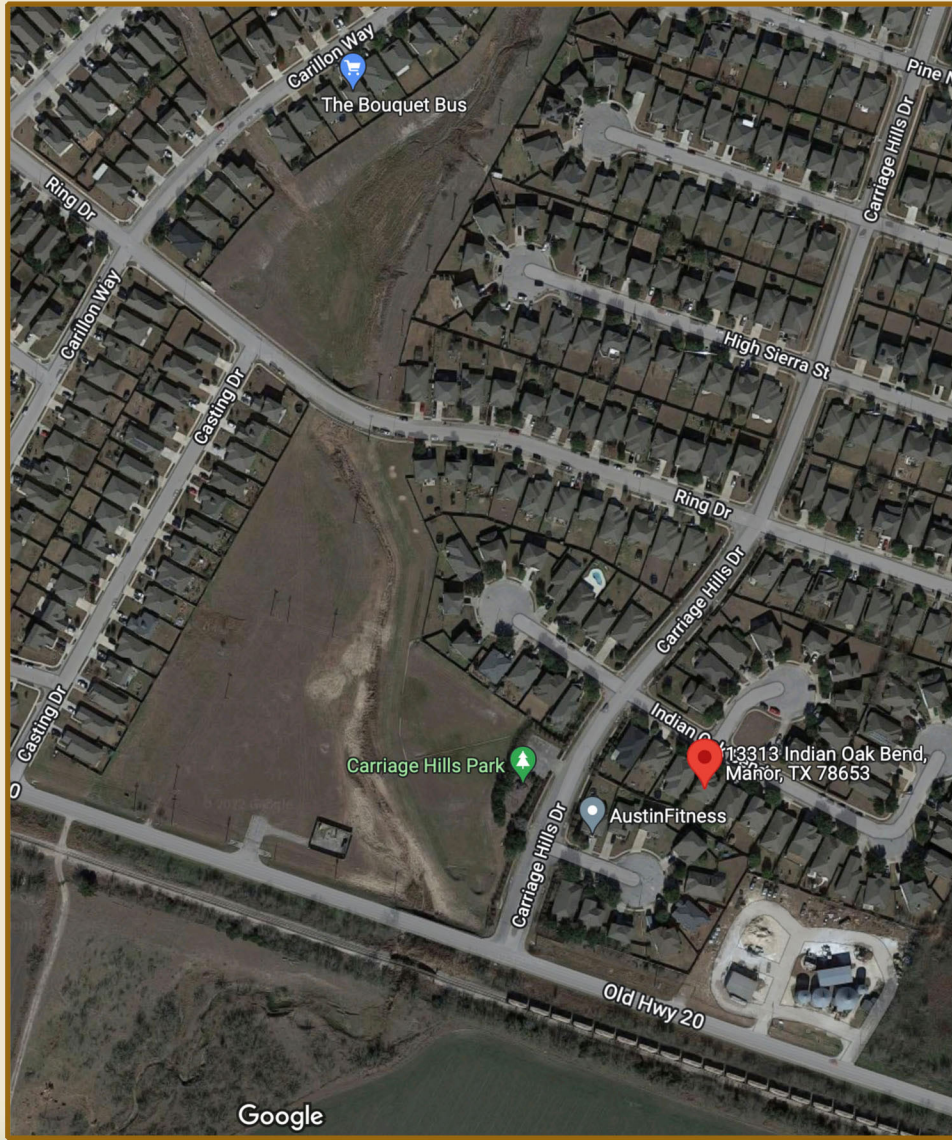
In partnership with the Austin Parks and Recreation Department, Pease Park Conservancy will be operating, maintaining and programming Kingsbury Commons area within Pease District Park.

Operating Hours

The facilities at Kingsbury Commons are open from 6 a.m. to 10 p.m. seven days per week. The splash pad operates from mid-May to mid-September. During that period, the splash pad is open to the public daily from 8 a.m. to 10 p.m.

6 Horseshoe Pits





Carriage Hills Park

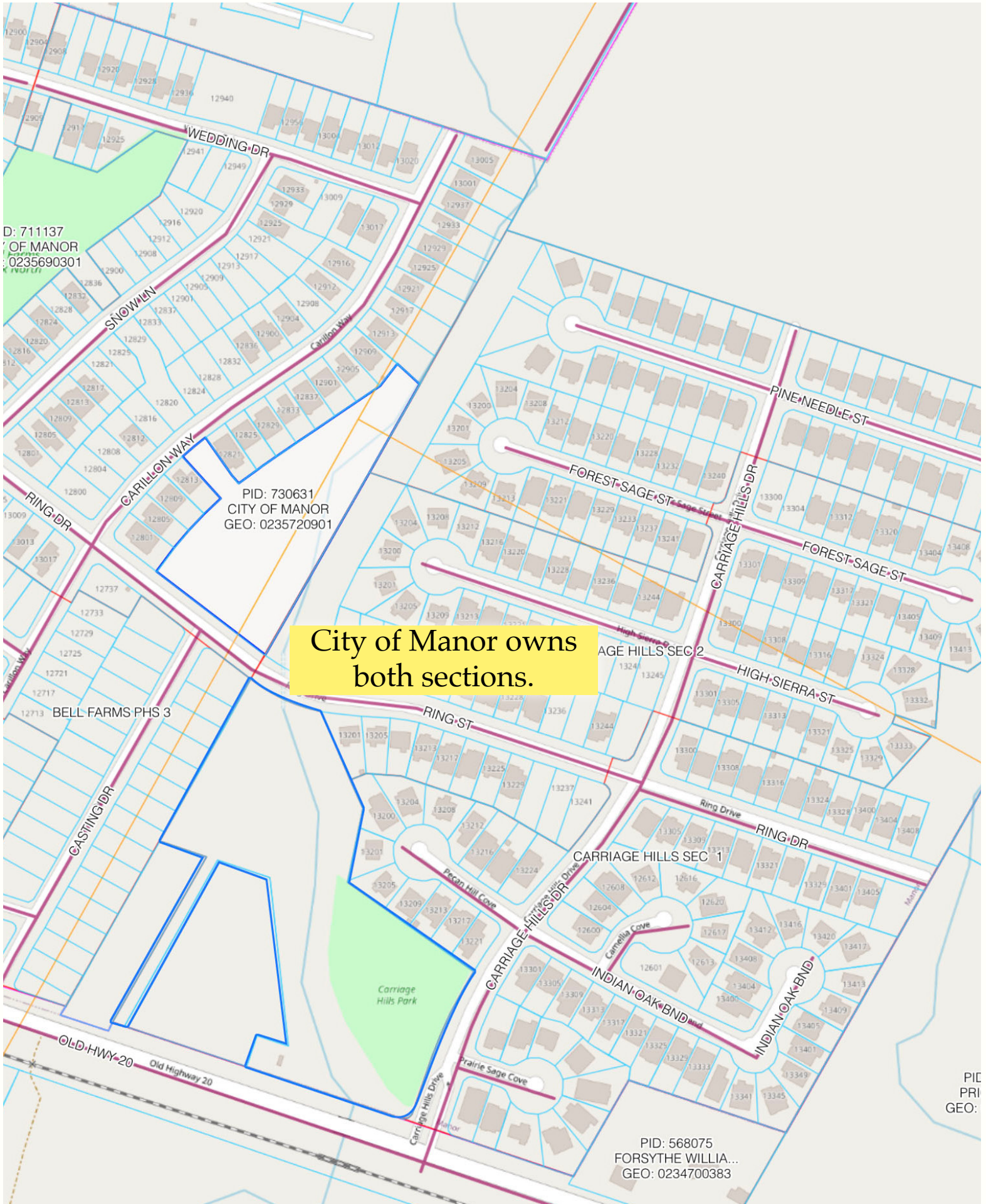
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CITY OF MANOR
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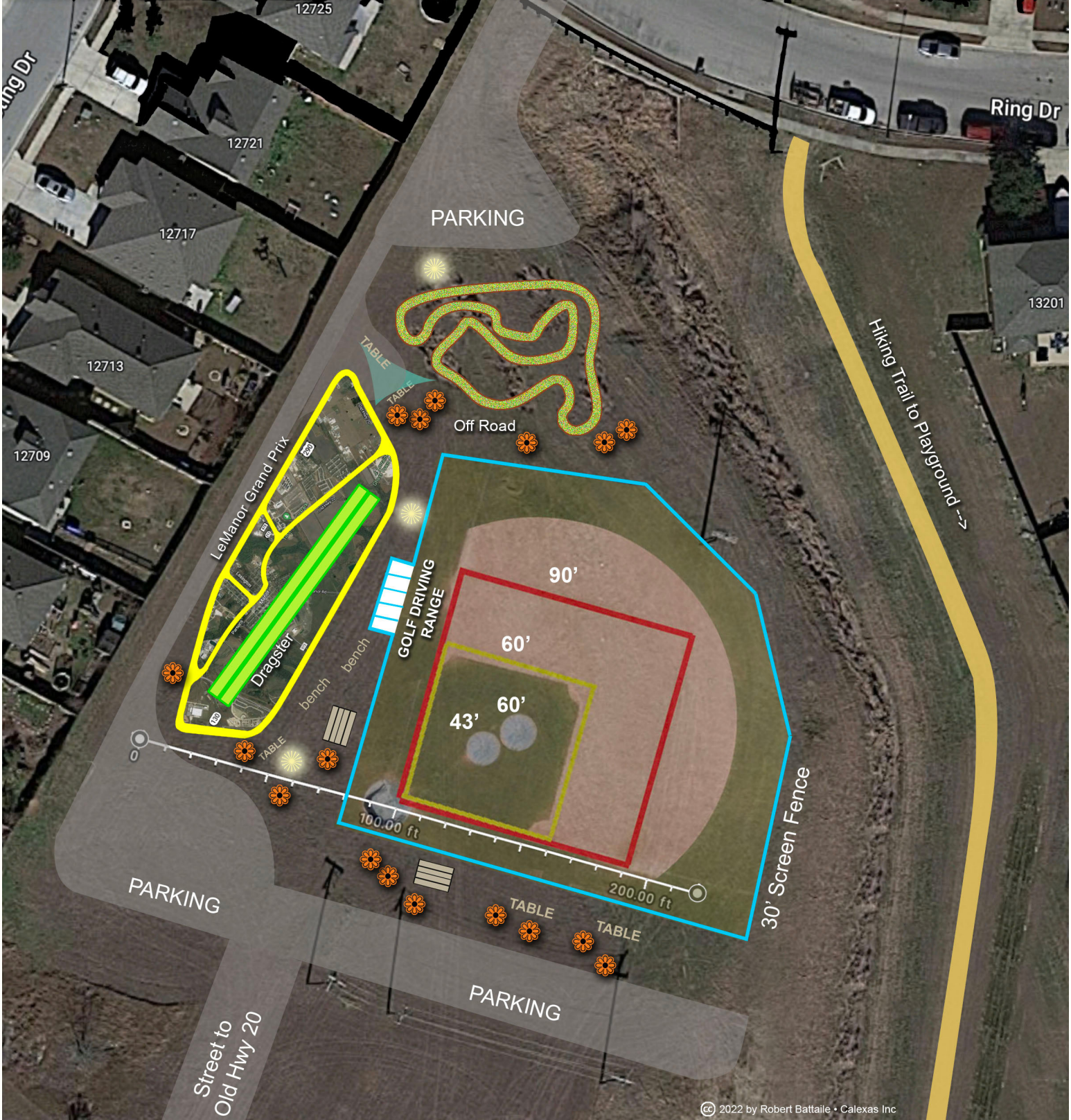
City of Manor owns
both sections.

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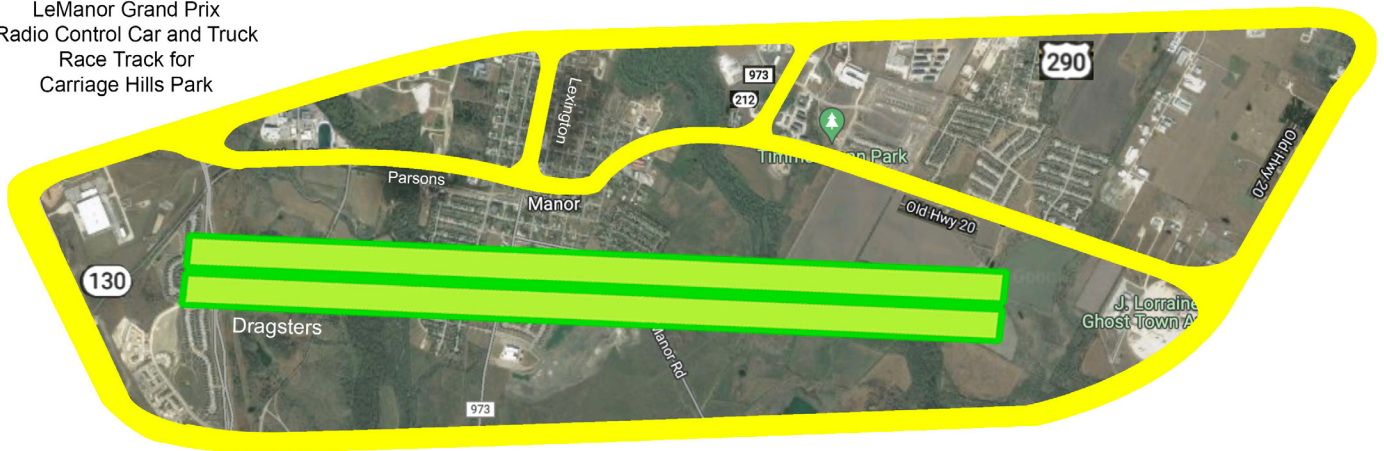
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BASEBALL CAMP & RC CENTRAL

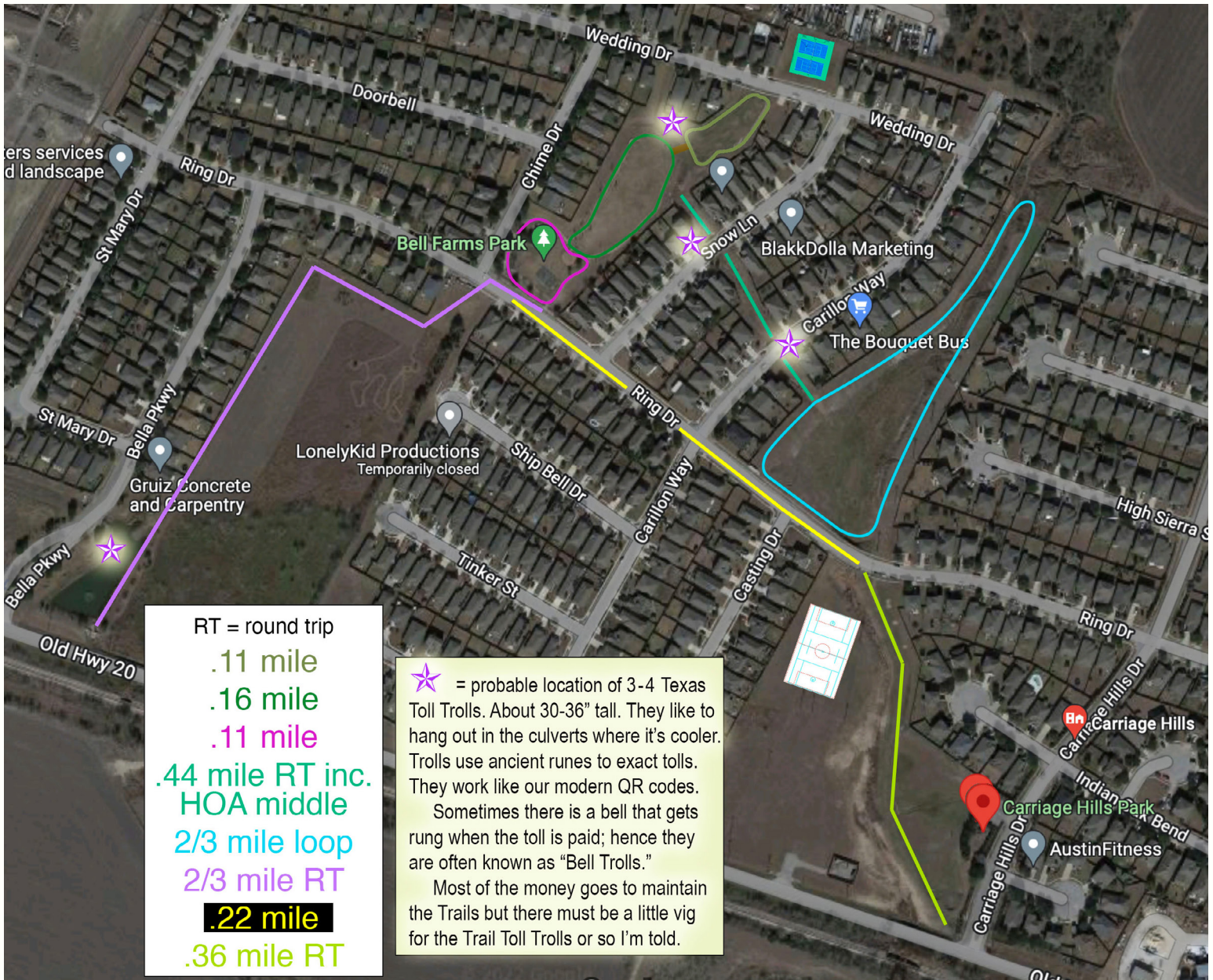


LeManor Grand Prix
Radio Control Car and Truck
Race Track for
Carriage Hills Park



Radio Controlled Boats can be used at Bell Farms South Park pond; or at Timmermann Park North End pond.

Trails, Tolls & Trolls



Another option is to put a Soccer/Lacrosse/Field Hockey/Rugby Field as shown, instead of the Baseball and RC Car/Truck Tracks.

LaCrosse



The Ithacan

Visit



1,080 x 720

USA Lacrosse Magazine

PLL Announces Updated Playing Rules for Inaugural Season | USA Lacrosse Magazine



Yale Daily News

WOMEN'S LACROSSE: Eli comeback falls short - Yale Daily News

Visit



2,250 x 3,000

York Dispatch

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USA Lacrosse Magazine

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