



Texas Engineering Firm #4242

Date: Monday, August 9, 2021

Darren Huckert
Garza EMC
7708 Rialto Blvd, Ste. 125
Austin TX 78735
dhuckert@garzaemc.com

Permit Number 2021-P-1341-SF
Job Address: Hill Lane - Butler Tract Industrial, Manor , TX. 78653

Dear Darren Huckert,

The first submittal of the Hill Lane - Butler Tract Industrial (*Short Form Final Plat*) submitted by Garza EMC and received on August 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The proposed uses and reservations for each lot should be provided on the plat.
2. A right-of-way (ROW) dedication is required for the lot. For the ROW calculations, it is currently a 50' ROW. Each property on either side of Hill Lane needs to dedicate 7' of ROW. Please provide 7' of ROW dedication on the proposed lot along Hill Lane.
3. The locations of building setback lines should be provided on the plat.
4. Plat note #2 should be updated to read what type of easements.
5. Plat note #10 can be removed as no public streets are proposed with the project.
6. Final copies of the plat are to be sealed by both the engineer and surveyor.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial "P" and "G".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



August 12, 2021

Mr. Scott Dunlop
City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 77865

Re: Comment Response Letter
Short Form Final Plat Application
Hill Industrial
Austin, Travis County, Texas

Dear Mr. Dunlop,

On behalf of the owner, Butler Family Partnership LTD, Garza EMC is resubmitting this Short Form Final Plat Application for the above referenced project with the following comments addressed.

1. The proposed uses and reservations for each lot should be provided on the plat.
Uses have been provided.
2. A right-of-way (ROW) dedication is required for the lot. For the ROW calculations, it is currently a 50' ROW. Each property on either side of Hill Lane needs to dedicate 7' of ROW. Please provide 7' of ROW dedication on the proposed lot along Hill Lane.
The 7' ROW is shown along Hill Lane and has been labeled.
3. The locations of building setback lines should be provided on the plat.
Setbacks are not required for IN-1 zoning.
4. Plat note #2 should be updated to read what type of easements.
Plat note #2 updated to specify the pipeline easements.
5. Plat note #10 can be removed as no public streets are proposed with the project.
Plat note #10 has been removed.
6. Final copies of the plat are to be sealed by both the engineer and surveyor.



Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan McKee'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Jonathan McKee, P.E.
Vice President
GarzaEMC, LLC