



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, June 26, 2024

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 W William Cannon DR  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2024-P-1653-FP  
Job Address: 15200 N FM Rd 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - holley smith phase 3 - final plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on January 15, 2026, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
  - a. ~~This area is in the Aqua Water CGN, but the notes have this area served by the City of Manor. Has this area been de-annexed from Aqua water? Provide documentation.~~
  - b. ~~How will this area connect to the City of Manor water system?~~
- ii. ~~How will this system connect to the City of Manor wastewater lines?~~
  - a. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~
- iii. ~~Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
- iv. ~~Is ROW being dedicated along Anderson Road? If so, then provide the ROW width for Anderson Road.~~
- v. ~~Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundaries.~~
- vi. ~~If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easement conform to those approved on the Preliminary Plat.~~
- vii. ~~Provide a copy of the deed.~~
- viii. ~~Provide the following note: Performance and maintenance guarantees as required by the city.~~
- ix. ~~Note that final plats cannot be approved until construction plans are approved.~~
- x. ~~The P&Z Chairperson is Jeffrey Stensland.~~
- xi. ~~Is ROW being dedicated for Cameron Road? The road is shown to be located within the property limits. If ROW is being dedicated, an exact width is required to be shown on the plat. It cannot say ROW width varies.~~

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](http://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,



Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Wednesday, June 26, 2024

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 W William Cannon DR  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2024-P-1653-FP  
Job Address: 15200 N FM Rd 973, Manor, TX. 78653

## **CBD COMMENT RESPONSE**

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - holley smith phase 3 - final plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on May 28, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
  - a. This area is in the Aqua Water CCN, but the notes have this area served by the City of Manor. Has this area been de-annexed from Aqua water? Provide documentation.  
***CBD: please refer to the attached de-annexation certification.***
  - b. How will this area connect to the City of Manor water system?  
***CBD: the prior two phases are already being served by the City of Manor. This phase will tie into Phase 2 water system for service.***
- ii. How will this system connect to the City of Manor wastewater lines?
  - a. Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.  
***CBD: the prior two phases are already being served by the City of Manor. This phase will tie into Phase 2 wastewater system for service.***
- iii. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.  
***CBD: please refer to the attached Addressing approval email.***
- iv. Is ROW being dedicated along Anderson Road? If so, then provide the ROW width for Anderson Road.  
***CBD: no ROW for Ventura Arbor Lane (formerly Anderson Rd) is being dedicated with the Phase 3 final plat. The full ROW for Ventura Arbor Lane is being platted with the Holley Smith Phase 4A final plat.***
- v. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundaries.  
***CBD: the city limit line notation has been added to the plat.***
- vi. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easement conform to those approved on the Preliminary Plat.

- CBD: all utilities are provided by the City of Manor.*
- vii. Provide a copy of the deed.  
*CBD: please refer to the attached property deed.*
- viii. Provide the following note: Performance and maintenance guarantees as required by the city.  
*CBD: this has been added as Note 20, Sheet 3.*
- ix. Note that final plats cannot be approved until construction plans are approved.

*CBD: comment noted, thank you.*

6/26/2024 8:26:33 AM

Mustang Valley - holley smith phase 3 - final plat

2024-P-1653-FP

Page 2

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](http://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,



Tyler Shows  
Staff Engineer  
GBA



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, October 17, 2024

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 W William Cannon DR  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2024-P-1653-FP  
Job Address: 15200 N FM Rd 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - holley smith phase 3 - final plat submitted by Carlson, Brigance & Doering, Inc. and received on September 25, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

## Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
  - a. ~~This area is in the Aqua Water CCN, but the notes have this area served by the City of Manor. Has this area been de-annexed from Aqua water? Provide documentation.~~
  - b. ~~How will this area connect to the City of Manor water system?~~
- ii. ~~How will this system connect to the City of Manor wastewater lines?~~
  - a. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~
- iii. ~~Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
- iv. ~~Is ROW being dedicated along Anderson Road? If so, then provide the ROW width for Anderson Road.~~
- v. ~~Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundaries.~~
- vi. ~~If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easement conform to those approved on the Preliminary Plat.~~
- vii. ~~Provide a copy of the deed.~~
- viii. ~~Provide the following note: Performance and maintenance guarantees as required by the city.~~
- ix. ~~Note that final plats cannot be approved until construction plans are approved.~~
- x. **The P&Z Chairperson is Jeffrey Stensland.**  
***CBD: the Chair name has been updated.***
- xi. **Is ROW being dedicated for Cameron Road? The road is shown to be located within the property limits. If ROW is being dedicated, an exact width is required to be shown on the plat. It cannot say ROW width varies.**  
***CBD: yes, ROW for future Cameron Road is being dedicated with this plat but not being built with the Phase 3 project. The width of the ROW dedication has been added to the plat and the word "varies" has been removed from the ROW area.***

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. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

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,



Pauline Gray, P.E.  
Lead AES  
GBA