



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 12, 2026

Pat Sauer
Identity Capital
4310 Hallmark Dr.
Dallas TX 75229
pat.sauer@idcap.net

Permit Number 2026-P-1785-CP
Job Address: Kimbro Crossing Concept Plan, Manor, TX. 78653

Dear Pat Sauer,

The first submittal of the Kimbro Crossing Concept Plan (*Concept Plan*) submitted by Identity Capital and received on March 02, 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. The location map shall be drawn at a scale of 1" = 2000'. Showing area within one (1) mile radius. Use of the latest USGS 7.5-minute quadrangle map is recommended.
- ii. Include topographic contours at ten (10) foot intervals or less. Contour lines are not labeled.
- iii. Include a table with proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.
- iv. Proposed number of residential and non-residential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volume to be generated by all proposed developments other than single-family residential. Include as a table.
- v. Include legend on plat for symbology (ie, "STM", "SS", W etc).
- vi. Is all of the work going to be done in one phase?
 - a. Approximate boundaries and anticipated timing of proposed phases of development and uses.
 - b. A proposed phasing plan for the development of future sections.

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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,

Annemarie Felfe



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- i. The location map shall be drawn at a scale of 1" = 2000'. Showing area within one (1) mile radius. Use of the latest USGS 7.5-minute quadrangle map is recommended.

BSE: The location map has been updated and is shown at a scale of 1" = 2000'.

- ii. Include topographic contours at ten (10) foot intervals or less. Contour lines are not labeled.

BSE: Topographic contours and labels have been added to the drawing and are shown at 10 foot intervals.

- iii. Include a table with proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.

BSE: Land use by acreage information has been added to the LUE's table and inserted on the drawing.

- iv. Proposed number of residential and non-residential lots, tracts, or parcels together with the estimated number of LUEs required for each category of lots and traffic volume to be generated by all proposed developments other than single-family residential. Include as a table.

BSE: LUEs have been calculated and the table has been added to the site plan.

- v. Include legend on plat for symbology (ie, "STM", "SS", W etc).

BSE: Symbols for the line work have been added to the legend.

- vi. Is all of the work going to be done in one phase?
 - a. Approximate boundaries and anticipated timing of proposed phases of development and uses.
 - b. A proposed phasing plan for the development of future sections.

BSE: Lots 1 & 2 Block A will be constructed in one phase. All future work will be completed at separate times as the owner sells off the land.

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Annemarie Felfe



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Permit Number 2026-P-1785-CP
Job Address: Kimbro Crossing Concept Plan, Manor 78653

Dear Pat Sauer,

The subsequent submittal of the Kimbro Crossing Concept Plan submitted by Identity Capital and received on March 02, 2026, 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. Provide the Name, address and phone numbers of the developer, record owner, and authorized agents (engineer, surveyor, land planner, etc.).
- ii. The concept plan needs the layout of the entire tract. The current concept plan only shows a portion of the tract. TCAD ID number 236951.
 - a. Significant drainage features and structures including any regulatory one hundred (100) year flood plains.
- iii. Sheet is numbered 2.0. Verify the paging.
- iv. Final acceptance will require the concept plan to be sealed.

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 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 /Manor/Parts/Blank, or by e-mail at tshows@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,

Tyler Shows
Staff Engineer
GBA



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Engineer Review

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- i. Provide the Name, address and phone numbers of the developer, record owner, and authorized agents (engineer, surveyor, land planner, etc.).

BSE: The above information has been added to Sheet C2.0

- ii. The concept plan needs the layout of the entire tract. The current concept plan only shows a portion of the tract. TCAD ID number 236951.
 - a. Significant drainage features and structures including any regulatory one hundred (100) year flood plains.

BSE: The entire tract is now shown on sheets C1.0 and C2.0

- iii. Sheet is numbered 2.0. Verify the paging.

BSE: An additional sheet has been added to show the entire tract, and the sheets are now labeled C1.0 and C2.0.

- iv. Final acceptance will require the concept plan to be sealed.

BSE: Sheets have been signed and sealed as required.

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 and use the online portal to upload your drawings in PDF format.

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Thank you,

A handwritten signature in black ink, appearing to read "Sun" followed by a stylized flourish.

Tyler Shows
Staff Engineer
GBA