



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 24, 2025

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2023-P-1600-FP
Job Address: 15200 N FM Rd 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Holley Smith - Mustang Valley - Phase 2 Final plat submitted by Carlson, Brigrance & Doering, Inc. and received on October 21, 2025, 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. 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.
 - a. Since the approved permit, a street name has been added, "Glory Grotto Drive"; provide documentation that this is approved by 911 addressing.

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,

A handwritten signature in black ink, appearing to read "Tyler Shows", is written over a horizontal line.

Tyler Shows
Staff Engineer
GBA



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Dear Geoff Guerrero, **CBD COMMENT RESPONSE**

The subsequent submittal of the Holley Smith - Mustang Valley - Phase 2 Final plat submitted by Carlson, Brigrance & Doering, Inc. and received on August 26, 2025, 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. 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.
 - a. Since the approved permit, a street name has been added, 'Glory Grotto Drive'; provide documentation that this is approved by 911 addressing.
CBD: please see attached approval email from E911 Addressing. The plat has also been updated to show Glory Grotto Drive extending into the cul-de-sac per E911 Addressing's instructions.

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.

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Thank you,

Tyler Shows
Staff Engineer
GBA