



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 18, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Preliminary Plat (*Preliminary Plan*) submitted by BWMN and received on December 04, 2025, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The revision to the preliminary plat cannot be approved until removal of the Heritage Tree is approved at the December 3, 2025 Council Meeting.

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, reading "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA



December 4, 2025

Pauline Gray, PE
Lead AES
GBA

Project Name: Manor Downs Industrial
Project Location: Hill Lane, Manor, Texas 78653
Permit #: 2025-P-1737-PP

Dear Mrs. Gray:

This letter is in response to your Master Comment Report dated November 18th 2025.

Engineer Review

1. The revision to the concept plan cannot be approved until the Heritage Tree removal is approved at the December 3 2025 Council meeting.

Response: The Heritage Tree removal was approved at the December 3rd 2025 Council meeting.

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager
Bowman