



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 28, 2023

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

Permit Number 2023-P-1589-FP
Job Address: , , LA.

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - Holley Smith Phase 4a ROW Final Plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on August 09, 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. Provide a copy of the deed.
- ii. Add the following note under plat general notes "Performance and maintenance guarantees as required by the City".
- iii. Since R.O.W width is being dedicated "R.O.W varies" is not acceptable. Provide the ROW width.
- iv. LaKesha Small is the current chairperson.

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,

11/28/2023 1:09:03 PM

Mustang Valley - Holley Smith Phase 4a ROW Final
Plat

2023-P-1589-FP

Page 2

Tyler Shows

Staff Engineer

GBA



1500 County Road 269
Leander, TX 78641

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

CBD COMMENT RESPONSE

Date: Tuesday, November 28, 2023

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

Permit Number 2023-P-1589-FP
Job Address: , , LA.

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - Holley Smith Phase 4a ROW Final Plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on November 02, 2023, 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. Provide a copy of the deed.
CBD: deed is provided in the update.
- ii. Add the following note under plat general notes 'Performance and maintenance guarantees as required by the City':
CBD: this has been added as Note 20, Sheet 2.
- iii. Since R.O.W width is being dedicated 'R.O.W varies' is not acceptable. Provide the ROW width.
CBD: the ROW widths have been added to Sheet 1.
- iv. LaKesha Small is the current chairperson.
CBD: Ms. Small has been added as the Chair on Sheet 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 and use the online portal to upload your drawings in PDF format.

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11/28/2023 1:09:03 PM

Mustang Valley - Holley Smith Phase 4a ROW Final

Plat

2023-P-1589-FP

Page 2

Tyler Shows

Staff Engineer

GBA



1500 County Road 269
Leander, TX 78641

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

Date: Friday, February 9, 2024

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

Permit Number 2023-P-1589-FP
Job Address: ,

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - Holley Smith Phase 4a ROW Final Plat submitted by Carlson, Brigrance & Doering, Inc. and received on August 09, 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 Pauline Gray, P.E.. 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.

- i. ~~Provide a copy of the deed.~~
- ii. ~~Add the following note under plat general notes "Performance and maintenance guarantees as required by the City".~~
- iii. ~~Since R.O.W width is being dedicated "R.O.W varies" is not acceptable. Provide the ROW width.~~
- iv. ~~LaKesha Small is the current chairperson. Felix Paiz is the current P&Z Chairperson.~~
- v. **A tax certificate showing that all 2023 taxes have been paid needs to be submitted.**
- vi. **The streets table on Sheet 1 still lists ROW varies for Anderson Road. The plat still shows this as well.**
- vii. **ROW is being dedicated to the City, therefore, it needs to have a defined width.**
- viii. **Additionally per City Staff, the plat needs to show stub outs on the left side of Anderson Road to be proactive in the future development on that side of the road.**

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 (737) 247-7557, or by e-mail at 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,

2/9/2024 11:38:34 AM
Mustang Valley - Holley Smith Phase 4a ROW Final
Plat
2023-P-1589-FP
Page 2

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.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Friday, February 9, 2024

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

Permit Number 2023-P-1589-FP
Job Address: ,

Dear Geoff Guerrero,

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Engineer Review

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- iii. ~~Since R.O.W width is being dedicated "R.O.W varies" is not acceptable. Provide the ROW width.~~
- iv. ~~Lakesha Small is the current chairperson. Felix Paiz is the current P&Z Chairperson.~~
CBD: Felix Paiz has been added as Chairperson.
- v. **A tax certificate showing that all 2023 taxes have been paid needs to be submitted.**
CBD: tax certificates have been ordered and will be submitted prior to recording. In the interim please refer to the attached tax receipt showing all taxes paid.
- vi. **The streets table on Sheet 1 still lists ROW varies for Anderson Road. The plat still shows this as well.**
CBD: the street table has been updated and the ROW portion of Anderson Road that is being platted also shows a 64' ROW. The ROW outside of the Phase 4A platted area still shows as being varied because of a transition area.
- vii. **ROW is being dedicated to the City, therefore, it needs to have a defined width.**
CBD: all ROW within the boundary of the platted area shows a defined width.
- viii. **Additionally per City Staff, the plat needs to show stub outs on the left side of Anderson Road to be proactive in the future development on that side of the road.**
CBD: stub-outs to the west have been added.

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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Ordinance compliance.

Thank you,

2/9/2024 11:38:34 AM

Mustang Valley - Holley Smith Phase 4a ROW Final

Plat

2023-P-1589-FP

Page 2

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Pauline Gray, P.E.

Lead AES

GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, April 9, 2024

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

Permit Number 2023-P-1589-FP
Job Address: ,

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - Holley Smith Phase 4a ROW Final Plat submitted by Carlson, Brigance & Doering, Inc. and received on August 09, 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

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- iv. ~~LaKesha Small is the current chairperson. Felix Paiz is the current P&Z Chairperson.~~
- v. ~~A tax certificate showing that all 2023 taxes have been paid needs to be submitted.~~
- vi. ~~The streets table on Sheet 1 still lists ROW varies for Anderson Road. The plat still shows this as well.~~
- vii. ~~ROW is being dedicated to the City, therefore, it needs to have a defined width.~~
- viii. ~~Additionally per City Staff, the plat needs to show stub outs on the left side of Anderson Road to be proactive in the future development on that side of the road.~~
- ix. **The final plat cannot be approved until the construction plans are approved.**
- x. **The final plat cannot be approved until an approved Travis County permit is supplied. An approved Travis County permit is required for the proposed tie in at Anderson Road.**

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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Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, June 11, 2024

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

Permit Number 2023-P-1589-FP
Job Address: ,

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - Holley Smith Phase 4a ROW Final Plat submitted by Carlson, Brigance & Doering, Inc. and received on May 17, 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.

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- viii. ~~Additionally per City Staff, the plat needs to show stub outs on the left side of Anderson Road to be proactive in the future development on that side of the road.~~
- ix. **The final plat cannot be approved until the construction plans are approved.**
- x. **The final plat cannot be approved until an approved Travis County permit is supplied. An approved Travis County permit is required for the proposed tie in at Anderson Road.**

CBD: construction plans have been approved and the Travis County permit has been submitted with this update.

6/11/2024 7:59:24 AM

Mustang Valley - Holley Smith Phase 4a ROW Final

Plat

2023-P-1589-FP

Page 2

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Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', with a long horizontal flourish extending to the right.

Tyler Shows
Staff Engineer
GBA