



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 8, 2024

Geoff Guerrero
Carlson, Brigance & 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, TX. 78653

Dear Geoff Guerrero,

The first submittal of the Holley Smith - Mustang Valley - Phase 2 Final plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on January 24, 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 2023 tax certificate.
CBD: new tax certificates have been ordered and will be submitted upon receipt. In the interim please find record of payment of taxes on the properties involved in this project.
- ii. On the cover page provide the identification and location of proposed uses and reservations for all lots within the subdivision.
CBD: a lot table has been added to the cover sheet.
- iii. Provide The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary.
CBD: all adjacent landowner information is shown on the plat.
- iv. 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. Provide this documentation.
CBD: please refer to the attached email thread confirming street names with E911.
- v. Provide documentation that this area is de-annex from Aqua Water CCN, note on page 2 has this area served by the City of Manor. Provide documentation that the process has started.
CBD: please refer to the attached PUC approval letter for the Aqua de-annexation.
- 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 easements conform to those approved on the Preliminary Plat
CBD: all utilities are provided by Manor.
- vii. Provide a copy of the deed.
CBD: please refer to the attached deed.
- viii. Lakesha Small is no longer the chairperson, having just "Chairperson" is sufficient.
CBD: the title of Chairperson has been added for P&Z sign-off.
- ix. Reminder the final plat cannot be approved until the construction plans are approved.
CBD: comment noted, thank you.

2/8/2024 4:59:37 PM

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

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 8, 2024

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

Comment Response in Green

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, Brigance & Doering, Inc. and received on March 15, 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. ~~Provide a 2023 tax certificate.~~
- ii. On the cover page provide the identification and location of proposed uses and reservations for all lots within the subdivision. **Table now shown on sheet 1. All single family lots.**
- iii. Provide The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary. **Now provided on sheet 1.**
- iv. 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. Provide this documentation. **911 addressing verification of street names is now provided.**
- v. Provide documentation that this area is de-annex from Aqua Water CCN, note on page 2 has this area served by the City of Manor. Provide documentation that the process has started. **The deannexation letter is provided. See attached.**
- 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 easements conform to those approved on the Preliminary Plat. **There are no easements for other providers needed. The Final plat conforms to the approved preliminary plat.**
- vii. Provide a copy of the deed. **A copy of the deed is provided with this update.**
- viii. ~~Lakesha Small is no longer the chairperson, having just "Chairperson" is sufficient.~~
- ix. **A location map showing the relation of the subdivision to streets and other prominent features in all directions for at least one mile using a scale of 1"=2000' is required. The location map is now updated.**
- x. **The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls should be included on the plat. This is now provided on sheet 1.**

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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, August 13, 2024

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 June 27, 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. ~~Provide a 2023 tax certificate.~~
- ii. ~~On the cover page provide the identification and location of proposed uses and reservations for all lots within the subdivision.~~
- iii. ~~Provide The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary.~~
- iv. ~~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. Provide this documentation.~~
- v. ~~Provide documentation that this area is de annex from Aqua Water CCN, note on page 2 has this area served by the City of Manor. Provide documentation that the process has started.~~
- 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 easements conform to those approved on the Preliminary Plat~~
- vii. ~~Provide a copy of the deed.~~
- viii. ~~Lakesha Small is no longer the chairperson, having just "Chairperson" is sufficient.~~
- ix. **A location map showing the relation of the subdivision to streets and other prominent features in all directions for at least one mile using a scale of 1"=2000' is required.**
- x. **The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls should be included on the plat.**
- xi. **Per City of Manor Code of Ordinances, the final plat cannot be approved until the construction plans are approved. The construction plans have NOT been approved for this project.**

CBD: construction plans received approval 8/26. Please refer to the attached approval letter.

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.

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Thank you,

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Pauline Gray, P.E.
Lead AES
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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 August 28, 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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- vii. ~~Provide a copy of the deed.~~
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