



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, March 19, 2026

Pranavi Koka
Bowman Consulting Group, LTD
2701 Dallas Parkway, Suite 100
Plano TX 75093
pkoka@bowman.com

Permit Number 2026-P-1788-FP
Job Address: Manor Commons SE Commercial Lot 6, Block A Final Plat, Manor, TX. 78653

Dear Pranavi Koka,

The first submittal of the Manor Commons SE Commercial Lot 6, Block A Final Plat (PNC) (*Final Plat*) submitted by Bowman Consulting Group, LTD and received on April 16, 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 plan set calls this a Preliminary Plat, but it was submitted as a Final Plat. Clarify.~~
- ii. ~~Add the owner's phone number or remove question marks on the cover sheet.~~
- iii. ~~Certification, signature, and revision blocks, as required by the City and County.~~
 - a. ~~Add City of Manor revision blocks.~~
 - b. ~~Update City of Manor signature blocks to the most recent version.~~
- iv. **Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission. This needs to be provided from Manville.**
 - a. **If the site 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.**
 - b. ~~This is within Manville CCN.~~
 - c. **Who will be providing water and wastewater? This should be added to the plat.**
- v. ~~Labels for mail notifications, including the owner's name, address, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~
 - a. ~~The submitted mailing labels don't encompass property owners within 300 feet.~~
- vi. ~~Setbacks shall conform to the requirements as established for the designated land use. Call out the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat in accordance with City of Manor Ordinance Sec. 14.02.007.~~
- vii. ~~The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.~~
- viii. ~~Seal of surveyor and engineer.~~
- ix. ~~Include the following notes on the plat:~~

~~THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.~~

~~(FOR RESIDENTIAL SUBDIVISIONS ONLY)~~

~~A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.~~

~~10. Completed application forms and the payment of all applicable fees.~~

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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

Bowman

April 15, 2026

City of Manor

Project Location: E US HWY 290, Manor, TX 78653

Permit Number: 2026-P-1788-FP

This letter is in response to the city comments dated March 19, 2026.

ENGINEERING REVIEW

Comment 1: The plan set calls this a Preliminary Plat, but it was submitted as a Final Plat. Clarify.

Response: The title has been updated to Final Plat.

Comment 2: Add the owner's phone number or remove question marks on the cover sheet.

Response: Comment noted and addressed. The owner's information has been added.

Comment 3: Certification, signature, and revision blocks, as required by the City and County.

- a. Add City of Manor revision blocks.
- b. Update City of Manor signature blocks to the most recent version.

Response: Comment noted and addressed.

Comment 4: Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission. This needs to be provided from Manville.

- a. If the site 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.
- b. This is within Manville CCN.

Response: Comment not applicable as the city confirmed that that the water service is not within Manville CCN.

Comment 5: Labels for mail notifications, including the owner's name, address, deed or plat reference and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
a. The submitted mailing labels don't encompass property owners within 300 feet.

Response: Comment noted and addressed. The mailing labels have been uploaded separately to the MGO portal.

Comment 6: Setbacks shall conform to the requirements as established for the designated land use. Call out the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat in accordance with City of Manor Ordinance Sec. 14.02.007.

Response: Comment noted and addressed.

Comment 7: The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.

Response: Comment noted and addressed.

Comment 8: Seal of surveyor and engineer.

Response: Seal of surveyor and engineer has been added to the final plat.

Comment 9: Include the following notes on the plat:
THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. _____ DAY OF _____, 20____.
(FOR RESIDENTIAL SUBDIVISIONS ONLY)
A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

Response: Note has been added to the plat.

Comment 10: Completed application forms and the payment of all applicable fees.

Response: Comment noted.

If you have any questions or require additional information, please call me at (972) 497-2993, or send an email to rsafford@bowman.com

Thank you,

Ryan Safford
Principal
Bowman