



Texas Engineering Firm #4242

Date: Monday, December 28, 2020

Amir Namakforoosh  
Carlson, Brigance & Doering, Inc.

amir@cbdeng.com

Permit Number 2020-P-1292-FP  
Job Address: The Emerald MF - Las Entradas -, Manor, TX. 78653

Dear Amir Namakforoosh,

The first submittal of the The Emerald MF - Las Entradas - Final Plat (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on March 12, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

1. Identification and proposed uses and reservations for all lots should be listed on the final plat.
2. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with respective plat or deed references should be shown on the final plat. (As determined by most recent tax rolls).
3. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat shall be shown on the final plat.
5. The following notes should be added to the General Notes:
  - a. A City of Manor development permit is required prior to site development.
  - b. Water and wastewater will be provided by the City of Manor.
  - c. List what the current zoning is.

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

12/28/2020 2:34:39 PM  
The Emerald MF - Las Entradas - Final Plat  
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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](http://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 that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.  
Senior Engineer  
Jay Engineering, a Division of GBA



Ms. Pauline Gray, P.E.  
Senior Engineer  
Jay Engineering, a Division of GBA  
1500 County Road 269.  
Leander, Texas 78641

CBD Project No. 5163  
Date: 03/10/2021

RE: Comment Response – Update #1  
**Manor Apartments – Final Plat**  
10721 1/2 Tur Weg Lane,  
Manor, Travis County, TX 78653  
COM Case No. **2020-P-1292-FP**

Dear Ms. Gray:

Please accept this letter and the accompanying support material as our update to the comments received by your office on December 28, 2020 for the above referenced project. We have reviewed these comments and responded in the following manner:

1. Identification and proposed uses and reservations for all lots should be listed on the final plat.  
**Response:** Identification and location of proposed uses and reservations for all lots within the subdivision are shown.
2. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with respective plat or deed references should be shown on the final plat. (As determined by most recent tax rolls).  
**Response:** Adjacent property owners' names and property lines with respective plat or deed references per the most recent tax records are shown within 300' of the subdivision boundary.
3. The bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.  
**Response:** Bearings and distances to the nearest established street lines are provided. They are accurately described on the plat and rotated to the state plane coordinate system. X and Y coordinates have been identified for the four (4) property corners. Bearing basis and benchmarks are also provided.
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat shall be shown on the final plat.  
**Response:** Building set back lines as required are shown and indicated by dashed lines on the plat.
5. The following notes should be added to the General Notes:
  - a) A City of Manor development permit is required prior to site development.
  - b) Water and wastewater will be provided by the City of Manor.
  - c) List what the current zoning is.**Response:** The above-mentioned notes have been added to the General Notes as Notes 11, 12, and 13.

If you or your team members should have any questions or require clarifications on any items, regarding the responses contained in this letter, please don't hesitate to contact our office at 512-280-5160 and we will be happy to discuss in more detail. Thank you for your effort in reviewing this project.

Sincerely,

**CARLSON, BRIGANCE & DOERING, INC.**

Firm # F3791

*Amir Namakforoosh*

Amir Namakforoosh, P.E.

Project Manager