



Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Wednesday, August 4, 2021

PSCE Inc.  
Professional StruCIVIL Engineers Inc  
2205 W. Parmer LN Ste 201  
Austin TX 78727  
psce@psceinc.com

Permit Number 2021-P-1342-SF  
Job Address: 13320 E U S HY 290, Manor, TX. 78653

Dear PSCE Inc.,

The first submittal of the Ryper Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Professional StruCIVIL Engineers Inc and received on September 29, 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. Please provide the plat in the required eighteen inch by twenty-four inch (18"x24") format per City of Manor Subdivision Ordinance Article II Section 28(c).
2. The engineer and surveyor of record should affix their seals to the plat. per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please provide the required property owner, engineer and county certification blocks and notes as shown on the checklist and per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the 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 per City of Manor Subdivision Ordinance Article II Section 28(c).
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. Provide the location of sidewalks along all roadway frontages as required by the City per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Right-of-way dedication is required along Bois D'arc. Bois D'arc is designated as a primary collector in the City's Transportation Plan which means it will have a 64' right-of-way. The current right-of-way of Bois D'arc is 50'. Therefore an additional 14' of right-of-way is required. This difference is split between property owners on each side of Bois D'arc. The proposed projects required right-of-way dedication is 7'.

8/4/2021 2:52:26 PM  
Ryper Subdivision Short Form Final Plat  
2021-P-1342-SF  
Page 2

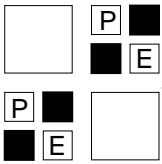
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](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.

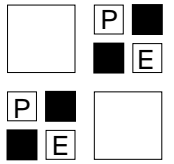
Thank you,

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

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



# PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL                  CIVIL                  TRANSPORTATION

2205 W. PARMER LN STE 201 AUSTIN, TX 78727  
512.238.6422    PSCE@PSCEINC.COM    REGISTERED FIRM F-4951

## FORMAL RESPONSE LETTER U1

|                   |  |                 |                                       |
|-------------------|--|-----------------|---------------------------------------|
| <b>To:</b>        | <b>Pauline Gray, P.E.,<br/>Senior Engineer</b> | <b>From:</b>    | Sarah Corona                          |
| <b>Company:</b>   | City of Manor                                  | <b>Date:</b>    | 08/18/2021                            |
| <b>Reference:</b> | Ryper Subdivision<br>2021-P-1342_SF            | <b>Address:</b> | 13320 E US HWY 290<br>Manor, TX 78653 |

### Engineer Review

1. Please note that the plat has been provided in a 18" x 24" format.
2. Please note that the surveyor's seal has been added to Page 2 of the updated plat.
3. Please note that the certification blocks have been added; please refer to Page 2 of the updated plat.
4. Please note that the four property corners have been added; please refer to Page 1 of the updated plat.
5. Please note that the primary control points have been added; please refer to Page 1 of the updated plat.
6. Please note that the sidewalks' locations have been added; please refer to Page 1 of the updated plat.
7. Please note that the development's associated survey shows Bois D'arc to have a 60' right of way, currently; to accommodate the needed 64' of right of way, 2' are needed from this development's side. Please note that the required 2' have been dedicated on Page 1 of the updated plat.



Texas Engineering Firm #4242

Date: Thursday, September 2, 2021

PSCE Inc.  
Professional StruCIVIL Engineers Inc  
2205 W. Parmer LN Ste 201  
Austin TX 78727  
psce@psceinc.com

Permit Number 2021-P-1342-SF  
Job Address: 13320 E U S HY 290, Manor 78653

Dear PSCE Inc.,

The subsequent submittal of the Ryper Subdivision Short Form Final Plat submitted by Professional StruCIVIL Engineers Inc and received on September 29, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Please provide the plat in the required eighteen inch by twenty-four inch (18"x24") format per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~2. The engineer and surveyor of record should affix their seals to the plat. per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~3. Please provide the required property owner, engineer and county certification blocks and notes as shown on the checklist and per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- 4. Provide the 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 per City of Manor Subdivision Ordinance Article II Section 28(c).**
- ~~5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~6. Provide the location of sidewalks along all roadway frontages as required by the City per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- 7. Right-of-way dedication is required along Bois D'arc. Bois D'arc is designated as a primary collector in the City's Transportation Plan which means it will have a 64' right-of-way. The current right-of-way of Bois D'arc is 50'. Therefore an additional 14' of right-of-way is required. This difference is split between property owners on each side of Bois D'arc. The proposed projects required right-of-way dedication is 7'. Please provide a copy of the survey mentioned in the comment response that shows the 60' right-of-way.**
- 8. A second page was added to the resubmitted plat. Upon review of the newly submitted page, no plat notes were provided. Plat notes should be added to that new page.**

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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. 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.

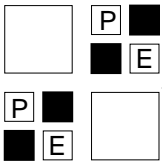
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@gbateam.com](mailto: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.

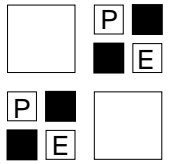
Thank you,

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Pauline Gray, P.E.  
Senior Engineer  
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STRUCTURAL CIVIL TRANSPORTATION

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512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951

## FORMAL RESPONSE LETTER U2

|                   |  |                 |                                       |
|-------------------|--|-----------------|---------------------------------------|
| <b>To:</b>        | <b>Pauline Gray, P.E.,<br/>Senior Engineer</b> | <b>From:</b>    | Sarah Corona                          |
| <b>Company:</b>   | City of Manor                                  | <b>Date:</b>    | 09/21/2021                            |
| <b>Reference:</b> | Ryper Subdivision<br>2021-P-1342_SF            | <b>Address:</b> | 13320 E US HWY 290<br>Manor, TX 78653 |

### Engineer Review

4. Please note that the locations of the found northwest corner of Lot 3, Block KK, Presidential Glen Phase 1A, and the southwest corner of Presidential Glen, Phase 3, have been shown on the updated plat. Additionally, the four corners with NAD83 Grid Coordinates have also been shown; please refer to Page 1 of the updated plat for additional information.

7. Please note that the on-the-ground survey, for the purposes of this plat, shows the width of Bois D'arc to be 60' wide. The found monuments on the west side of Bois D'arc have been shown on the updated plat, with two dimensions across Bois D'arc showing the width to be over 60' wide. Please refer to Page 1 of the updated plat, as well as to the Presidential Meadows Commercial Section 2 Plat (included with this submittal), for additional information-please note that this Presidential Meadows Commercial Section 2 Plat also shows the width of Bois D'arc to be 60' wide.

8. Please note that plat notes have been added, from an existing recorded commercial plat in the City of Manor; however, if these notes do not suffice, we would appreciate it if you could please specify which notes are required. Please refer to Page 2 of the updated plat for additional information.