



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, April 6, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP
Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat, , TX.

Dear Stephanie Wall,

The first submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat (*Final Plat*) submitted by Triangle Engineering and received on June 19, 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. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
- ii. The vicinity map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
- iii. Note all easements and utilities inside the property will be private, and not maintained by the city. These easements are not required.
- iv. Provide a note for what the proposed uses and reservations are for all lots within the subdivision. Proposed uses will be used to verify the setbacks.
- v. Provide the owner's name 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.
- vi. Since ROW is being dedicated, provide ROW width.
- vii. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
- viii. A sidewalk is needed to be provided along Hill Lane. Contact Scott Dunlop for alternative options.
- ix. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
- x. Under general notes include the following "Performance and maintenance guarantees as required by the City".
- xi. Under the City of Manor Acknowledgement, the current Chairperson is Lakesha Small, the current Mayor is Dr. Christopher Harvey, and the current Clerk of Travis County is Dyana Limon-Mercado.

4/6/2023 11:22:13 AM

Lots 1-3, Block A Townplace at Hampton Addition

Final Plat

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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 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,

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Tyler Shows
Staff Engineer
GBA



T: 469.784.9321 | W: TraverseLandSurveying.com | O: 14200 Midway Road, Suite 130, Dallas, TX 75244

May 11, 2023

To Whom it may Concern:

1. Surveyor and Engineer will place seals once complete per city comments.
2. Vicinity Map is to scale now per comments.
3. All proposed easement have been removed per city comments.
4. Added notes per City comments.
5. Updated property to now show 300 feet beyond property per comments.
6. Provided Coordinates per City comments.
7. Added Proposed Sidewalk per comments.
8. Updated City staff per comments.

These items have been addressed on this plat. Traverse Land Surveying submits this plat for the City of Manor's review. Please let us know if you need anything else.



1500 County Road 269
Leander, TX 78641

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

Date: Monday, October 23, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat submitted by Triangle Engineering and received on June 19, 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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Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 18, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat submitted by Triangle Engineering and received on June 19, 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):

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12/18/2023 4:23:19 PM

Lots 1-3, Block A Townplace at Hampton Addition

Final Plat

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Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 30, 2024

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP
Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

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1/30/2024 2:03:44 PM

Lots 1-3, Block A Townplace at Hampton Addition

Final Plat

2023-P-1512-FP

Page 2

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Thank you,

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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: Monday, April 29, 2024

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

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4/29/2024 10:48:47 AM

Lots 1-3, Block A Townplace at Hampton Addition

Final Plat

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Page 2

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