



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, February 18, 2022

John Kim  
BGE, Inc

jkim@bgeinc.com

Permit Number 2022-P-1400-FP  
Job Address: Palomino Final Plat, Manor, TX. 78653

Dear John Kim,

The first submittal of the Palomino Final Plat (*Final Plat*) submitted by BGE, Inc and received on December 02, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The owner's names and property lines of property located within three hundred (300) feet of the subdivision boundary should be shown on the final plat.
2. The location of the City Limit lines and/or outer border of the City's extraterritorial jurisdiction as depicted on the City's most recent base map should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.
3. 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 interest to serve the property.
4. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.
5. A copy of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.
6. Performance and maintenance guarantees as required by the City should be provided are required in order for the plat to be recorded unless financial assurance is provided by the developer.
7. Parkland dedication is required with this development. The proposed parkland shown on the plans will need to be dedicated to the City via a warranty deed.
8. Any parkland that includes detention will need to be maintained by the HOA. This is will need to be done through a license agreement.

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,



Pauline Gray, P.E.  
Lead AES  
GBA



April 1, 2022

Pauline Gray, P.E.  
Jay Engineering, a Division of GBA  
1500 County Road 269  
Leander, TX 78641

**Re Palomino Final Plat  
Permit Number 2022-P-1400-FP  
Comments Dated February 18, 2022**

**Engineer Review**

1. The owner's names and property lines of property located within three hundred (300) feet of the subdivision boundary should be shown on the final plat.

**Response: Adjacent owner names have been added to the plat.**

2. The location of the City Limit lines and/or outer border of the City's extraterritorial jurisdiction as depicted on the City's most recent base map should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.

**Response: Jurisdictional limit boundaries have been added to the plat.**

3. 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 interest to serve the property.

**Response: A wastewater easement is being dedicated within the boundary of the site along Johnson Road because the wastewater line was installed outside of the recorded easement. We do not have any non-city utility easements being dedicated on this plat.**

4. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.

**Response: Acknowledged.**

5. A copy of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

**Response: Acknowledged.**

6. Performance and maintenance guarantees as required by the City should be provided are required in order for the plat to be recorded unless financial assurance is provided by the developer.

**Response: Acknowledged. This will be provided prior to recordation.**

7. Parkland dedication is required with this development. The proposed parkland shown on the plans will need to be dedicated to the City via a warranty deed.

**Response: Acknowledged. This will be provided prior to recordation.**

8. Any parkland that includes detention will need to be maintained by the HOA. This is will need to be done through a license agreement.

**Response: Acknowledged. This will be provided prior to recordation. Note 11 has been added to state that the HOA will be responsible for maintenance of the parkland lots.**

If you have any questions, please feel free to contact me.

Thanks,



John Kim, P.E.  
512-879-0477  
jkim@bgeinc.com



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, May 2, 2022

John Kim  
BGE, Inc

jkim@bgeinc.com

Permit Number 2022-P-1400-FP  
Job Address: Palomino Final Plat, Manor 78653

Dear John Kim,

The subsequent submittal of the Palomino Final Plat submitted by BGE, Inc and received on December 02, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The owner's names and property lines of property located within three hundred (300) feet of the subdivision boundary should be shown on the final plat.~~
- ~~2. The location of the City Limit lines and/or outer border of the City's extraterritorial jurisdiction as depicted on the City's most recent base map should be shown on the plat if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~3. 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 interest to serve the property. Documentation should be provided from Manville stating they will provide water to the proposed project.~~
- ~~4. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.~~
- ~~5. A copy of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat. A copy is required prior to approval of the final plat.~~
- ~~6. Performance and maintenance guarantees as required by the City should be provided are required in order for the plat to be recorded unless financial assurance is provided by the developer.~~
- ~~7. Parkland dedication is required with this development. The proposed parkland shown on the plans will need to be dedicated to the City via a warranty deed. A copy will need to be provided for review. The warranty deed is currently being reviewed by City Legal.~~
- ~~8. Any parkland that includes detention will need to be maintained by the HOA. This is will need to be done through a license agreement. A copy should be provided for review. Was this item submitted directly to City Legal for review?~~

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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA



December 2, 2022

Pauline Gray, P.E.  
Jay Engineering, a Division of GBA  
1500 County Road 269  
Leander, TX 78641

**Re Palomino Final Plat  
Permit Number 2022-P-1400-FP  
Comments Dated May 2, 2022**

**Engineer Review**

1. 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 interest to serve the property. **Documentation should be provided from Manville stating they will provide water to the proposed project.**

**Response: A will serve letter from Manville WSC has been provided in this submittal.**

2. A copy of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat. **A copy is required prior to approval of the final plat.**

**Response: Per our correspondence with Pauline Gray on 7/8/2022, the community will not have a CCR or deed restrictions. As such, this comment will not apply to this development.**

3. Parkland dedication is required with this development. The proposed parkland shown on the plans will need to be dedicated to the City via a warranty deed. **A copy will need to be provided for review.**

**Response: A copy of the warranty deed has been provided to the city for review.**

4. Any parkland that includes detention will need to be maintained by the HOA. This is will need to be done through a license agreement. **A copy should be provided for review.**

**Response: A copy of the license agreement is currently under review with the city's attorney.**

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "John Kim".

John Kim, P.E.



1500 County Road 269  
Leander, TX 78641

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

Date: Wednesday, December 21, 2022

John Kim  
BGE, Inc

jkim@bgeinc.com

Permit Number 2022-P-1400-FP  
Job Address: Palomino Final Plat, Manor 78653

Dear John Kim,

The subsequent submittal of the Palomino Final Plat submitted by BGE, Inc and received on December 02, 2022, 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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Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA