



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, July 20, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor Road
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1453-SF
Job Address: 12334 Ballerstedt Road, Elgin, TX.

Dear Bill Graham,

The first submittal of the Buena Vida Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on November 03, 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. Project is within the City's extra-territorial jurisdiction. For projects located within the City's extraterritorial jurisdiction, one extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (3).
2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).
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. 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 intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.
5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

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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,

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

Pauline Gray, P.E.
Lead AES
GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR JULY 20, 2022 CITY OF MANOR REVIEW COMMENTS

PROJECT: Buena Vida Subdivision

LOCATION: 12234 Ballerstedt Road, Elgin, TX

PERMIT #: 2022-P-1453-SF

REVIEW ENGINEER: Pauline Gray, P.E.

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 11-02-2022

Engineer Review

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Noted. Travis County is reviewing the subdivision.

2. Incorrect Chairperson. Incorrect Mayor of the city of Manor. The Chairperson is Julie Leonard. The Mayor of the city of Manor is Dr. Christopher Harvey. Certification and signature blocks as required by the City and the County. Chapter 10 – Subdivision Regulations. Exhibit A – Subdivision Ordinance. Article II. – Procedure. Section 28. – Short Form Final Plats. Section 24 – Final Plat. (vi).

The correct Chairperson and Mayor are now shown on the plat.

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.

The plat is rotated to the state plane coordinate system and northern easting coordinates shown at 4 property corners.

4. 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 intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

Manville WSC has provided an approval letter for a 15' exclusive water easement. This letter is included as part of this submittal.

5. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval.

Noted. Travis County is reviewing the subdivision.

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Noted.