



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
souldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat (*Short Form Final Plat*) submitted by Morton Buildings and received on February 07, 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. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
 - a. ~~Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~
 - b. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.~~
- ii. ~~Using state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~
- iii. ~~The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches, parks, and open spaces; common ownership; or subsequent development~~
- iv. ~~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.~~
- v. ~~Provide completed application forms and the payment of all applicable fees.~~
- vi. **Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. A tax certificate showing all taxes have been paid is required. A tax receipt will not address the comment.**
- vii. ~~Provide the following note "Performance and maintenance guarantees as required by the City".~~
- viii. ~~Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE. _____ DAY OF _____, 20__.~~
- ix. **The P&Z Chairperson is Felix Paiz.**
- x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

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,



Tyler Shows
Staff Engineer
GBA

ALLSTAR Land Surveying

To whom it may concern:

The following updates have been done and corrected on the Plat that was prepared for Dr. Ricky Allen.

Project Name: City of Refuge Church of God in Christ Final Plat

Permit number: 2023-P-1593-SF

Job Address: 13114 Old Highway 20, Manor, Texas 78653

Review Notes:

- i) Note was added to plat notes.
- ii) A table was created and placed on the face of the plat with all 4 corners with northing and eastings.
- iii) Lot has been designated as a church lot.
- iv) As of this time we at All Star are unaware of any utilities to be serviced in this subdivision.
- v) This is not something for the Surveyor.
- vi) This is not something for the Surveyor.
- vii) Note was added to plat notes.
- viii) Note was added to page 2 and filled out.



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Leander, TX 78641

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Leander, TX 78646-2029

Date: Monday, December 11, 2023

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
soulldr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor, TX. 78653

Dear Dr. Ricky Allen,

The first submittal of the City of Refuge Church of God in Christ Short Form Final Plat (*Short Form Final Plat*) submitted by Morton Buildings and received on November 14, 2023, 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. Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.
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- v. Provide completed application forms and the payment of all applicable fees.
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- vii. Provide the following note "Performance and maintenance guarantees as required by the City".
- viii. Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE. _____ DAY OF _____ , 20__ .

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City of Refuge Church of God in Christ Short Form
Final Plat
2023-P-1593-SF
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Thank you,

A handwritten signature in black ink, appearing to read 'Tyler Shows', with a long horizontal flourish extending to the right.

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, February 5, 2024

Dr. Ricky Allen
Morton Buildings
5407 Regency Dr
Austin 78724
soulr57@gmail.com

Permit Number 2023-P-1593-SF
Job Address: 13114 Old Hwy 20, Manor 78653

Dear Dr. Ricky Allen,

The subsequent submittal of the City of Refuge Church of God in Christ Short Form Final Plat submitted by Morton Buildings and received on February 07, 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.

- i. ~~Provide a note of who is providing the water and wastewater service. For example, the city of Manor is providing water and wastewater.~~
 - a. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.
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- viii. Provide the following note " THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS ASOF THIS DATE. _____ DAY OF _____, 20__.
- ix. **The P&Z Chairperson is Felix Paiz.**
- x. **The engineer's certification is missing from the plat and needs to be added. An example will be provided.**

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 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.

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