



1500 County Road 269
Leander, TX 78641

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

Date: Monday, October 17, 2022

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the 15200 N FM RD 973 - Holley-Smith Phase 1 (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on September 19, 2022, has 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 construction plans have not yet been approved and are required to be approved prior to final plat approval.
2. The location map must have a scale of 1-inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.
4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County.
5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.
6. A **tax certificate** is required from all applicable taxing authorities that all taxes on the due property have been paid.
7. The Mayor is Dr. Christopher Harvey.
8. The P&Z Chairperson is Julie Leonard.
9. A special warranty deed is required for any lots being dedicated to the City of Manor.
10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA.

11. Acreages should be provided for all open space, drainage, parkland, etc. lots.
12. The owner's names 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 is required to be provided.
13. A ROW width should be provided for FM 973 instead of ROW varies.
14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
15. Note that 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.

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,



Pauline Gray, P.E.
Lead AES
GBA



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

November 17, 2022

City of Manor
Attn: Scott Dunlop, Development Services Director
105 E. Eggleston Street
Manor, Texas 78653

**RE: Holley-Smith Phase 1 Final Plat
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

Response to Final Plat Comments 1

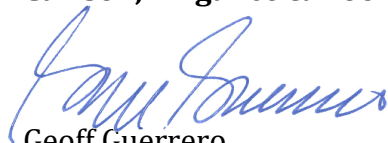
Dear Mr. Dunlop,

Attached, please find our response to comments issued by GBA on behalf of the City of Manor on 10/17/2022:

1. Comment noted, thank you. Construction plans have been submitted under MPN ID 2022-P-1477-CO and have received first round comments on 11/04/2022.
2. The location map has been updated to a 1:2000' scale on Sheet 1.
3. Comment noted, thank you. This site is located in the Aqua Water CCN and provisions are being made to verify capacity to service this site. Once completed the engineer's certification letter will be provided as requested.
4. Please refer to the attached verification document from the Travis County Addressing.
5. Comment noted, thank you. The requested letter is being prepared and will be submitted upon receipt.
6. Comment noted, thank you. A tax certificate showing 2022 taxes paid will be provided with the plat when ready for recording.
7. The Mayor has been updated on Sheet 5.
8. The P&Z Chairperson has been updated on Sheet 5.
9. Comment noted, thank you. The warranty deed for Lot 56 "F" will be prepared as part of the plat recordation package so that it can be dedicated following recording of the final plat.
10. Comment noted, thank you. A license agreement will be submitted as part of the warranty deed on the park where the HOA is maintaining the lot.
11. The acreages for open space, drainage and parkland lots has been added to the plat.
12. The adjacent owner's information has been added to the plat.
13. Survey ties across FM 973 have been added to Sheet 2 showing the ROW width.
14. Comment noted, thank you. There will be no LOMR associated with this development.
15. Comment noted, thank you. A bond will be submitted to the City for the cost of improvements not yet completed in order to record the final plat.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,
Carlson, Brigance & Doering, Inc.



Geoff Guerrero
Senior Planner



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
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Date: Monday, October 17, 2022

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Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the 15200 N FM RD 973 - Holley-Smith Phase 1 (*Final Plat*) submitted by Carlson, Brigance & Doering, Inc. and received on September 19, 2022, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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2. The location map must have a scale of 1-inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.
4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County.
5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.
6. A **tax certificate** is required from all applicable taxing authorities that all taxes on the due property have been paid.
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9. A special warranty deed is required for any lots being dedicated to the City of Manor.
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12. The owner's names 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 is required to be provided.
13. A ROW width should be provided for FM 973 instead of ROW varies.
14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
15. Note that 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.

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.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 12, 2022

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on July 06, 2023, 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 construction plans have not yet been approved and are required to be approved prior to final plat approval.

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~~3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.~~

~~4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.~~

~~5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.~~

~~6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.~~

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~

9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval. It is under review by the City Attorney. Note that the exhibit is illegible and clean exhibit is required.

10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat. The license agreement is under review by City Legal.

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names 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 is required to be provided.~~

~~13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.~~

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that 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.~~

16. A document number should be provided for the covenants, restrictions referenced in the general notes.

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.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

May 22, 2023

City of Manor
Attn: Scott Dunlop, Development Services Director
105 E. Eggleston Street
Manor, Texas 78653

**RE: Holley-Smith Phase 1 Final Plat
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

Response to Final Plat Comments 2

Dear Mr. Dunlop,

Attached, please find our response to comments issued by GBA via the City of Manor on 12/12/2022:

1. Comment noted, thank you. Construction plans are anticipated to be approved prior to the June P&Z meeting.
2. Cleared.
3. Water provider has been updated to the City of Manor in accordance with the executed Development Agreement.
4. Please refer to the attached verification document from the Travis County Addressing.
5. Aqua is no longer the water provider for this subdivision. It is now City of Manor.
6. Please refer to the attached tax certificate for 2022.
7. Cleared.
8. Cleared.
9. Please refer to the attached proposed deed for dedication of the Park lot to the City of Manor.
10. Please refer to the attached proposed license agreement for maintenance of the Park lot.
11. Cleared.
12. Cleared.
13. Survey ties across FM 973 have been added to Sheet 2 showing the ROW width.
14. Cleared.
15. Cleared.
16. The CCR number will be provided once recorded ahead of the plat recordation.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,
Carlson, Brigance & Doering, Inc.

Geoff Guerrero
Senior Planner



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 12, 2022

Geoff Guerrero
Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigance & Doering, Inc. and received on November 18, 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 construction plans have not yet been approved and are required to be approved prior to final plat approval.

~~2. The location map must have a scale of 1 inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~

3. Certification from a registered professional engineer that water satisfactory for human consumption is available in adequate supply is required if the property is not served by the City water system.

4. Documentation from Travis County 911 must be provided addressing that street names proposed are not duplicated within the County. A confirmation email from Travis County 911 must be provided showing the street names have been approved.

5. A letter from Aqua Water is required to certify their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.

6. A tax certificate is required from all applicable taxing authorities that all taxes on the due property have been paid. A copy must be submitted prior to final plat approval.

~~7. The Mayor is Dr. Christopher Harvey.~~

~~8. The P&Z Chairperson is Julie Leonard.~~

9. A special warranty deed is required for any lots being dedicated to the City of Manor. It needs to be submitted for review by City Legal prior to final plat approval.

10. A license agreement is required for any lots that will be dedicated to the City of Manor and maintained by the HOA. A draft copy needs to be submitted for review by City Legal prior to approval of the final plat.

~~11. Acreages should be provided for all open space, drainage, parkland, etc. lots.~~

~~12. The owner's names 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 is required to be provided.~~

13. A ROW width should be provided for FM 973 instead of ROW varies. Please add ROW to the dimensions provided.

~~14. Portions of the proposed development are located within the floodplain. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

~~15. Note that 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.~~

16. A document number should be provided for the covenants, restrictions referenced in the general notes.

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.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, June 19, 2023

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
geoff@cbdeng.com

Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on July 06, 2023, 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.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

July 5, 2023

City of Manor
Attn: Scott Dunlop, Development Services Director
105 E. Eggleston Street
Manor, Texas 78653

**RE: Holley-Smith Phase 1 Final Plat
CBD Job # 5411 / City of Manor File # 2022-P-1466-FP**

Response to Final Plat Comments 3

Dear Mr. Dunlop,

Attached, please find our response to comments issued by GBA via the City of Manor on 06/19/2023:

1. Comment noted, thank you. Construction plans are anticipated to be approved prior to the July P&Z meeting.
2. Cleared.
3. Cleared.
4. Cleared.
5. Cleared.
6. Cleared.
7. Cleared.
8. Cleared.
9. Noted, thank you.
10. Note, thank you.
11. Cleared.
12. Cleared.
13. Cleared.
14. Cleared.
15. Cleared.
16. The CCR number has been added, please refer to Sheet 4.

Thank you for your time and review of this application. Please let me know if you need any additional information in order to process this update.

Respectfully,
Carlson, Brigance & Doering, Inc.


Geoff Guerrero
Senior Planner



1500 County Road 269
Leander, TX 78641

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

Date: Monday, June 19, 2023

Geoff Guerrero
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon
Austin TX 78749
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Permit Number 2022-P-1466-FP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the 15200 N FM RD 973 - Mustang Valley Phase 1 submitted by Carlson, Brigrance & Doering, Inc. and received on May 23, 2023, 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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Pauline Gray, P.E.
Lead AES
GBA