



1500 County Road 269
Leander, TX 78641

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

Date: Monday, November 7, 2022

Cannon Maki
Estacado Interests
1537 Singleton Blvd
Dallas 75212
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF
Job Address: Las Entradas North, , LA.

Dear Cannon Maki,

The first submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat (*Short Form Final Plat*) submitted by Estacado Interests and received on June 26, 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 Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**
2. ~~The P&Z Chairperson is Julie Leonard.~~
3. ~~The Mayor is Dr. Christopher Harvey.~~
4. ~~The City Secretary is Lluvia Almaraz.~~
5. ~~Identification and location of proposed uses and reservations for all lots within the subdivision shall be provided. This needs to be provided on the final plat.~~
6. ~~Gregg Manor road is spelled incorrectly.~~
7. ~~The ROW width of US 290 should be provided in lieu of stating the ROW varies.~~
8. ~~The County Clerk's signature block should be corrected. The signature information is on the plat twice.~~
9. ~~The title should be provided for anyone who will be signing the plat.~~
10. ~~The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right-~~

~~of way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

~~12. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.~~

~~13. The P&Z Chairperson is LaKesha Small.~~

~~14. The Travis County Clerk is Dyana Limon-Mercado.~~

15. The City held a pre-development meeting for a proposed drive through restaurant at the corner of 290 and Gregg. If Lot 2 Block A is plotted as configured it would create a non-conforming lot because of an existing building on that lot that appears to be located within the side setback. The plat cannot be approved as it will create a non-conformity. Either the lot needs to be modified or the building will need to be moved. Commercial lots require 10' side setbacks to other commercial lots.

16. A comment response letter is required to be submitted in order for explanation as to how the comments have been addressed.

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

Llano Las Entradas I, LLC
1537 Singleton Blvd.
Dallas, TX 75212

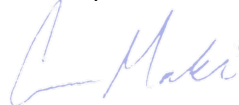
November 29, 2022

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, TX 78653

Re: Comment Response Narrative – Final Plat of Las Entradas North 9900 A Subdivision of 1.275 of an Acre Situated in the James Manor Survey No. 40, Abstract No. 546 City of Manor, Travis County, Texas

- 1) Tax Certificates attached. Please let us know if we need to mail the physical copies
- 2) Updated signature block.
- 3) Updated signature block.
- 4) Updated signature block.
- 5) Lot use descriptions attached as separate file.
- 6) Gregg Manor road is now spelled correctly.
- 7) ROW width is now shown.
- 8) Updated signature block.
- 9) Titles added.
- 10) Included.
- 11) Included.
- 12) Included.

Sincerely,



Cannon Maki

C: 817-999-0491

E: cannon@estacadointerests.com



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, December 27, 2022

Cannon Maki
Estacado Interests
1537 Singleton Blvd
Dallas 75212
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF
Job Address: Las Entradas North,

Dear Cannon Maki,

The subsequent submittal of the LAS ENTRADAS NORTH 9900 A SUBDIVISION - Short Form Final Plat submitted by Estacado Interests and received on June 26, 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. ~~A tax bill was provided.~~ **A TAX CERTIFICATE is required to be submitted. Certification from all applicable taxing authorities that all taxes due on the property have been PAID is required.**
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~~10. The location, dimensions, names, and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements, or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from the current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown. Document numbers should be added to the plat.~~

~~11. The property lines and number designations of all proposed lots and blocks, with complete bearings, distances, and dimensions for the front, rear, and side lot lines. The surveyor shall certify that all lots meet the City's minimum requirements set forth herein.~~

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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, March 20, 2023

Cannon Maki
Estacado Interests
1537 Singleton Blvd
Dallas 75212
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF
Job Address: Las Entradas North,

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1500 County Road 269
Leander, TX 78641

P.O. Box 2029
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Date: Friday, May 26, 2023

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1537 Singleton Blvd
Dallas 75212
cannon@estacadointerests.com

Permit Number 2022-P-1475-SF
Job Address: Las Entradas North,

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