



Texas Engineering Firm #4242

Date: Wednesday, April 7, 2021

Jacob Kondo
Kimley-Horn
10814 Jollyville Road, Bldg 4, Ste 200
Austin 78759
jacob.kondo@kimley-horn.com

Permit Number 2021-P-1312-FP
Job Address: Lagos Phase 3 Final Plat, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Jacob Kondo,

The first submittal of the Lagos Phase 3 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on August 13, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.
2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance.
3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.
4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.
6. 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 with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.
7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.
9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.
10. Update the City Signature Block on the last page of the plat to the following names:
 - a. Philip Tryon, Chairperson
 - b. Lluvia T. Alamaraz, City Secretary
 - c. Honorable Dr. Larry Wallace, Jr. , Mayor of the City of Manor
11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

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.
Senior Engineer
Jay Engineering, a Division of GBA

June 01, 2021

Jay Engineering Company, Inc.
ATTN: Pauline Gray, P.E., Staff Engineer
P.O. Box 1220
Leander, Texas 78646-1220

**RE: 2021-P-1312-FP
Lagos Phase 3 Final Plat
Near southeast corner of FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.

Response: Acknowledged, the plat that is included with this submittal has been sealed by the surveyor.

2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance.

Response: The owner's names and the property lines of property within 300' of the subdivision boundary are now shown on the updated plat.

3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.

Response: The setback key has been added to sheet 4 of 4, please see the updated plat.

4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.

Response:

5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.

Response:

6. 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 with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.

Response: The setback key for each lot designation has been added to sheet 4 of 4, the key depicts all the setbacks as dashed lines. Please see the updated plat.

7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.

Response: Acknowledged, financial assurance will be provided before filing the plat for recordation. Please see the document titled "7. OPC Review Letter 12-14-2020".

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.

Response: A copy of the deed has been included with this submittal, please see the document titled "8. Deed2005114143".

9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.

Response: Performance and Maintenance bonds will be provided by the awarded contractor to the City prior to plat approval.

10. Update the City Signature Block on the last page of the plat to the following names:

- a. Philip Tryon, Chairperson
- b. Lluvia T. Alamaraz, City Secretary
- c. Honorable Dr. Larry Wallace, Jr. , Mayor of the City of Manor

Response: The City Signature block on the last page has been updated.

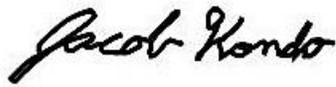
11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

Response: Acknowledged.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jacob Kondo". The signature is written in a cursive, flowing style.

Jacob Kondo, P.E.
(737) 471-0326
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, July 21, 2021

Jacob Kondo
Kimley-Horn
10814 Jollyville Road, Bldg 4, Ste 200
Austin 78759
jacob.kondo@kimley-horn.com

Permit Number 2021-P-1312-FP
Job Address: Lagos Phase 3 Final Plat, Manor 78653

Dear Jacob Kondo,

The subsequent submittal of the Lagos Phase 3 Final Plat submitted by Kimley-Horn and received on August 13, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.~~
- 2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance. The lots located in Hamilton Point should have owners listed. Any lots that are individually owned in previously constructed Phases in Lagos should be provided.**
- ~~3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.~~
- ~~4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.~~
- 5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.**
- ~~6. 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 with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.~~
- ~~7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.~~

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.

~~9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.~~

~~10. Update the City Signature Block on the last page of the plat to the following names:~~

~~a. Philip Tryon, Chairperson~~

~~b. Lluvia T. Alamaraz, City Secretary~~

~~c. Honorable Dr. Larry Wallace, Jr., Mayor of the City of Manor~~

11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

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 (512) 259-3882 ex. 307, 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.
Senior Engineer
Jay Engineering, a Division of GBA

July 23, 2021

Pauline Gray
Jay Engineering
1500 Country Road 269
Leander, TX 78646

RE: **Lagos Phase 3 Final Plat**
Permit Number 2021-P-1312-FP

Dear Ms. Gray:

Please accept this Comment Response Letter in reply to the City of Manor-Travis County's review of plans for the above referenced project, dated July 21, 2021. Original comments have been included for reference. All Kimley-Horn responses are listed in **blue**.

REVIEWERS:
Engineer Review- Pauline Gray

Pauline Gray- (512) 259-3882

~~1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.~~

2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance. The lots located in Hamilton Point should have owners listed. Any lots that are individually owned in previously constructed Phases in Lagos should be provided.

Response: A table has been added to sheet 3 showing all of the adjacent property owners, please see the updated plat.

~~3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.~~

~~4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.~~

5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a

corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.

Response: Please see the updated plat.

~~6. 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 with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.~~

~~7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.~~

~~8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.~~

Response: There are no deed restrictions or covenants associated with Lagos Phase 3.

~~9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.~~

~~10. Update the City Signature Block on the last page of the plat to the following names:~~

~~a. Philip Tryon, Chairperson~~

~~b. Lluvia T. Alamaraz, City Secretary~~

~~c. Honorable Dr. Larry Wallace, Jr., Mayor of the City of Manor~~

~~11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.~~

Response: Acknowledged.

END OF COMMENT REPORT

Should you have questions or require additional information, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jacob Kondo". The signature is written in a cursive, slightly slanted style.

Jacob Kondo, P.E.
Project Manager
(512) 418-1771
Jacob.Kondo@kimley-horn.com