



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, October 30, 2025

AC Steadman
Kimley-Horn
10814 Jollyville Road, Building IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2025-P-1764-SF
Job Address: , , LA.

Dear AC Steadman,

The first submittal of the Replat Lagos Manor Phase 2 (*Short Form Final Plat*) submitted by Kimley-Horn and received on December 09, 2025, 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. Is additional R.O.W. being dedicated to Blake Manor Road? If so, provide the ROW width. Called-out sections along the property line will be sufficient.
- ii. Using the state plane, provide x and y coordinate systems for four (4) property corners. Only two (2) are provided.
- iii. Provide the location of building setback lines indicated by dashed lines on the plat. As per the Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iv. Provide the proposed location of sidewalks for each street (FM973 and Blake Manor Road), to be shown as a dotted line inside the proposed right-of-way lines.
- v. For this site location, Blake Manor Road turns into E Brenham St. Adjust on the plat.
- vi. Provide a copy of the deed restriction or covenants, if such documents are applicable.
- vii. Acknowledge that the seal of the surveyor and engineer will be required for final acceptance.
- viii. The current chairperson is Felix Paiz.
- ix. Note 3 references the 10' Public utility and sidewalk easement adjacent to all streets. Please show and call out this easement.

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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 black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



December 5th, 2025

Tyler Shows
GBA
1500 County Road 269
Leander, Texas 78641

**RE: Permit Number 2025-P-1764-SF
Replat Lagos Manor Phase 2 – The Brenham
1st Review Comments**

Dear Tyler Shows

Please accept this **Comment Response Letter** in reply to GBA’s review, dated October 30, 2025. Original comments have been included for reference. Kimley-Horn responses are listed in **red**.

1. Is additional R.O.W. being dedicated to Blake Manor Road? If so, provide the ROW width. Called-out sections along the property line will be sufficient.

Response: *No, 50’ of additional ROW was already dedicated by Doc #202100127. This is shown on the plat.*

2. Using the state plane, provide x and y coordinate systems for four (4) property corners. Only two (2) are provided.

Response: *X,Y Coordinates have been added. Thank you!*

3. Provide the location of building setback lines indicated by dashed lines on the plat. As per the Manor Code of Ordinance Chapter 14 Section 14.02.007.

Response: *Building setback lines (“BSL” on plat) are shown, per PUD Zoning.*

4. Provide the proposed location of sidewalks for each street (FM973 and Blake Manor Road), to be shown as a dotted line inside the proposed right-of-way lines.

Response: *Existing/Proposed sidewalk locations are shown.*

5. For this site location, Blake Manor Road turns into E Brenham St. Adjust on the plat.

Response: *Street name has been updated, thank you!*

6. Provide a copy of the deed restriction or covenants, if such documents are applicable.

Response: *Recorded Final Plat for the property is Doc No. 202100127, Lagos Manor Phase 2*

7. Acknowledge that the seal of the surveyor and engineer will be required for final acceptance.

Response: *Noted, we will provide for final acceptance.*

8. The current chairperson is Felix Paiz.

Response: *Updated, thank you!*

9. Note 3 references the 10' Public utility and sidewalk easement adjacent to all streets. Please show and call out this easement.

Response: *PUE shown.*

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



AC Steadman, P.E.
(512)418-4508
ac.steadman@kimley-horn.com