



December 20, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

**RE: Permit Number: 2021-P-1383-FP
Job Address: Manor Heights Phase 3-2 Final Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated December 03, 2021, of the first submittal of the *Manor Heights Phase 3-2 Final Plat* submitted on November 15, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii)..

Response: The registered public surveyor seal will be added to the plat after approval for recordation.

2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24 (c)(1)(v).

Response: The names and plat or deed references of nearby lot owners have been included on the plat.

3. Please include the CLOMR number for reference on the developed 100 year floodplain boundary shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).

Response: The CLOMR number has been added for reference of the 100 year floodplain boundary.

4. Please label Manor Heights Road on both sheets in which the Right-of-Way appears on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: Manor Heights Road is now labeled on both sheets in which the Right-Of-Way appears on the plat.

5. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: There is one existing easement, and it is a gas easement that is being called out.

6. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

Response: Temporary and permanent monument descriptions have been added to the plat.

7. Please provide all of the needed information for curve data on the plat as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(ii).

Response: All the curve data information is provided.

8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(v).

Response: Bearings have been included on rear lot lines per Ordinance Article II section 24(c)(4)(v).

9. Provide the use of all areas not within platted lots and shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

Response: The use of all areas not within platted lots have been provided on the construction plans and preliminary plat.

10. 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 the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

Response: Acknowledged.

11. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

Response: Acknowledged.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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