



Texas Engineering Firm #4242

Date: Friday, December 3, 2021

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

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

Dear Alex Granados,

The first submittal of the Manor Heights Phase 3 Section 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on December 21, 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 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).
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).
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).
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).
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).
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).
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).
8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

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).

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).

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

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](http://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



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.



Alex Granados, P.E.  
(512) 782-0602, alex.granados@kimley-horn.com