



1500 County Road 269  
Leander, TX 78641

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

Date: Friday, September 16, 2022

Jason Reece  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 300  
Austin 78759  
jason.reece@kimley-horn.com

Permit Number 2022-P-1468-SF  
Job Address: Las Entradas North Sec 1 1 Blk B - Short Form Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Las Entradas North Sec 1 Lot 1 Blk B - Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on September 26, 2022, 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. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
2. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). The submittal date is not provided on the cover page.
3. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

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Las Entradas North Sec 1 Lot 1 Blk B - Short Form  
Final Plat  
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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](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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

Pauline Gray, P.E.  
Lead AES  
GBA

September 26, 2022

City of Austin Development Services Department  
6310 Wilhelmina Delco Dr.  
Austin, TX 78752

**RE: *Project No. 069244541***  
***Replat of Las Entradas North Section 1 Lot 1, Block B – City of Manor, Travis***  
***County, TX***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **September 16, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

#### **CC SITE/SUB PLAN REVIEW**

Comment 1: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

**Response 1: Using the state plane coordinate system, four (4) property corners were identified on the Plat.**

Comment 2: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii).  
The submittal date is not provided on the cover page.

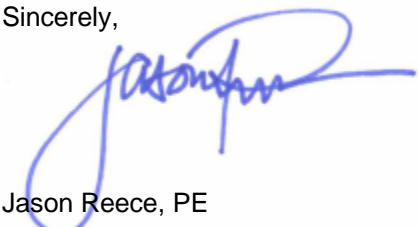
**Response 2: Added submittal date to the cover page and added “PRELIMINARY” stamps for seal placement.**

Comment 3: The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) = Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

**Response 3: Updated to show ROW for Gregg Manor Rd.**

Please contact me at (512) 551-1839 or [jason.reece@kimley-horn.com](mailto:jason.reece@kimley-horn.com) should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece", is written over a light gray rectangular background.

Jason Reece, PE  
Project Manager

