



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 11, 2025

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

Permit Number 2025-P-1770-SF
Job Address: , , LA.

Dear AC Steadman,

The first submittal of the Replat of Lot 45 Block K of Lagos Ph 3 into three (3) lots. (*Short Form Final Plat*) submitted by Kimley-Horn and received on November 19, 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. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.
- ii. Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.
- iv. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.
- v. Felix Paiz is the current chairperson. Replace Jeffery Stensland.

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,

11/11/2025 9:48:27 AM

Replat of Lot 45 Block K of Lagos Ph 3 into three (3)
lots.

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Tyler Shows
Staff Engineer
GBA

November 19, 2025

City of Manor, GBA
Tyler Shows
1500 County Road 269
Leander, Texas 786461

RE: 2025-P-1770-SF
Replat of Lagos Manor Phase 3 Lot 45 Block K – “The Blake”
Short Form Final Plat

Dear Mr. Shows,

Please accept this Comment Response Letter in reply to GBA'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 **red**.

1. Using the state plane coordinate system, use X and Y coordinates to identify four (4) property corners.
Response: *X&Y coordinates have been added to the property. Thank you!*
2. The Provide locations of the building setback lines indicated by dashed lines on the plat per lot. As per Manor Code of Ordinance Chapter 14 Section 14.02.007..
Response: *Setback lines have been provided in accordance to the Lagos Manor PUD.*
3. Provide the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines.
Response: *Dotted line for the existing sidewalk along Lapoyner St is shown. Blake Manor future sidewalk is shown as well. Sidewalk was not shown on the future Wildhorse Connector ROW, as that is not within the City of Manor and is a future City of Austin ROW. The ROW section has not been finalized. We understand that City of Manor would require the sidewalk if it was their ROW. Please note City of Austin will require sidewalk, and applicant/developer understand that sidewalk will be provided at time of Wildhorse Connector construction.*
4. Acknowledge that the seal of the surveyor and engineer is required for final acceptance.
Response: *Acknowledged. Survey prefers to add seal when comments are cleared and plat is ready for recordation.*
5. Felix Paiz is the current chairperson. Replace Jeffery Stensland.
Response: *Updated. Thank you for the information*

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