



Texas Engineering Firm #4242

Date: Wednesday, July 21, 2021

Jacob Kondo
Kimley-Horn

jacob.kondo@kimley-horn.com

Permit Number 2021-P-1311-FP
Job Address: FM 973 and Blake Manor Road, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Lagos Phase 4 and 5 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 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.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

1. The previous conformance approval for the final plat will not be approved by P&Z at this time. The City Attorney's office received Amended and Restated Lagos Phasing Agreement with Travis County this morning (July 21, 2021) that will need to be reviewed.

The plat will need to be updated to reflect attorney comments regarding the revised Phasing Agreement and plat notes. The plat can be resubmitted for review once the changes have been made.

The City will keep the plat as an agenda item for the August 11th P&Z meeting but if the plat hasn't been re-approved by the meeting date, City Staff will request that P&Z postpone it until the Sept. 8th meeting or that they conditionally approve the plat since it's just notes and does not affect the lot count/layout.

The following comments are from the City Attorney's Office:

2. Note 15 add to the end of the sentence "and that certain Development Agreement (Lagos) dated effective August 21, 2019, as maybe amended ("Development Agreement")."

3. Add the following note: "Lot 2, Block R is dedicated to the City of Manor, Texas (the "City"). The Lagos Residential Community, Inc., a Texas Corporation, and/or its successors and assigns (the "HOA" or "Association") shall be responsible for the maintenance of Lot 2, Block R dedicated to the City in accordance with that Certain Development Agreement (Lagos) dated effective August 21, 2019, as maybe amended (the "Development Agreement") and enter into a Maintenance and Operations Agreement with the City in accordance to the form provided in the Development Agreement."

4. Any reference to "Private" park needs to be removed in the various pages of the plat and reference to Lot 2, Block R needs to reflect the title used in Exhibit "F" of the Lagos Development Agreement and the Lagos PUD Final Site Plan.

5. Acreage needs to be provided for Lot 2, Block R to confirm that the agreed upon acreage in the Development Agreement is being dedicated and conveyed. Rough calculations show that approximately 12.68 acres (552,712 sf) are being dedicated to the City, which is not consistent to the agreed upon acreage in Exhibit "F" of 12.77 acres. City needs an explanation for the discrepancy.

6. According to the Development Agreement, 14.21 acres should have been dedicated and conveyed with the Lagos Phase 1 Final Plat, if parkland is shown on that plat. City Attorney files do not reflect a special warranty deed or maintenance and operations agreement being submitted to the City. If there is parkland shown in any of the previous plats, a special warranty deed and maintenance and operations agreement need to be provided to the City before approval of Lagos Phase 4 and 5 final plat. In addition, a special warranty deed and a maintenance and operations agreement need to be executed for Lot 2, Block R in conjunction with the approval of the Lagos Phase 4 and 5 final plat.

7. City Engineer needs to confirm that Developer is complying with the REVISED Phasing Agreement.

7/21/2021 11:14:16 AM
Lagos Phase 4 and 5 Final Plat
2021-P-1311-FP
Page 3

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 blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA