



Texas Engineering Firm #4242

Date: Tuesday, March 23, 2021

Jacob Kondo  
Kimley-Horn

[jacob.kondo@kimley-horn.com](mailto: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](mailto:pgray@gbateam.com).

1. The location/vicinity map should be to a scale of 1" = 2000'.
2. The Mayor is Dr. Larry Wallace, Jr.
3. The P&Z Chairperson is Philip Tryon.
4. The City Secretary is Lluvia Almaraz.
5. General Note 11 should reference what Erosion Control Manual is to be used.
6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.
7. Sheet 4 should also show the block for Lots 1 and 2.
8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.
9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.
  
10. The existing right-of-way width of any boundary sheet should be shown on the final plat.
11. X and Y coordinates shall be identified for four (4) property corners on the final plat.
12. The location of building setbacks should be provided on the final plat.

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

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 cursive and fluid.

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

May 20, 2021

Jay Engineering Company, Inc.  
ATTN: Pauline Gray, P.E., Staff Engineer  
P.O. Box 1220  
Leander, Texas 78646-1220

**RE: 2020-P-1311-FP  
Lagos Phase 4 and 5 Final Plat  
FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company'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 **maroon**.

1. The location/vicinity map should be to a scale of 1" = 2000'.

***Response: Please see the updated plat.***

2. The Mayor is Dr. Larry Wallace, Jr.

***Response: Please see the updated plat.***

3. The P&Z Chairperson is Philip Tryon.

***Response: Please see the updated plat.***

4. The City Secretary is Lluvia Almaraz.

***Response: Please see the updated plat.***

5. General Note 11 should reference what Erosion Control Manual is to be used.

***Response: The note has been updated, please see the updated plat.***

6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.

***Response: The 25' utility easement is dedicated for water and wastewater services, the utility easement nomenclature was determined during the preliminary review of this project.***

7. Sheet 4 should also show the block for Lots 1 and 2.

***Response: Please see the updated plat.***

8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.

***Response: Acknowledged.***

9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.

***Response: Block C Lot 59 and 62 are both shown in their entirety on sheet 1, and Block Q Lot 8 and Block P Lot 16 are both shown in their entirety on sheet 2. Please see the updated plat.***

10. The existing right-of-way width of any boundary sheet should be shown on the final plat.

***Response: Please see the updated plat.***

11. X and Y coordinates shall be identified for four (4) property corners on the final plat.

***Response: The 4 property corners are shown on sheets 1 - 3, please see updated plat.***

12. The location of building setbacks should be provided on the final plat.

***Response: Please see the lot setback detail provided on Sheet 5, and the letter designations on each lot.***

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

***Response: Acknowledged.***

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jacob Kondo, P.E.  
(737) 471-0326  
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

Date: Monday, June 14, 2021

Jacob Kondo  
Kimley-Horn

[jacob.kondo@kimley-horn.com](mailto:jacob.kondo@kimley-horn.com)

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

Dear Jacob Kondo,

The subsequent submittal of the Lagos Phase 4 and 5 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. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

#### **Engineer Review**

The following comments have been provided by Pauline Gray, P.E.. 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](mailto:pgray@gbateam.com).

- ~~1. The location/vicinity map should be to a scale of 1" = 2000'.~~
- ~~2. The Mayor is Dr. Larry Wallace, Jr.~~
- ~~3. The P&Z Chairperson is Philip Tryon.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. General Note 11 should reference what Erosion Control Manual is to be used.~~
- ~~6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.~~
- ~~7. Sheet 4 should also show the block for Lots 1 and 2.~~
- 8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney. The owner of lot should be designated.**
- ~~9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.~~

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

~~10. The existing right-of-way width of any boundary sheet should be shown on the final plat.~~

**11. X and Y coordinates shall be identified for four (4) property corners on the final plat.**

~~12. The location of building setbacks should be provided on the final plat.~~

~~13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.~~

**15. Provide the ownership designation for Lot 24 Block Q - Lift Station lot. Is the proposed lot going to be dedicated to the City?**

**16. Provide the ownership designation for Lot 2, Block R.**

-

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. 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.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

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

June 16, 2021

Jay Engineering Company, Inc.  
ATTN: Pauline Gray, P.E., Staff Engineer  
P.O. Box 1220  
Leander, Texas 78646-1220

**RE: 2020-P-1311-FP  
Lagos Phase 4 and 5 Final Plat  
FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company'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 **maroon**.

1. The location/vicinity map should be to a scale of 1" = 2000'.

**Cleared.**

2. The Mayor is Dr. Larry Wallace, Jr.

**Cleared.**

3. The P&Z Chairperson is Philip Tryon.

**Cleared.**

4. The City Secretary is Lluvia Almaraz.

**Cleared.**

5. General Note 11 should reference what Erosion Control Manual is to be used.

**Cleared.**

6. Provide information for Utility Easement shown on sheet 4. It is labeled as Utility Easement per plat.

**Cleared.**

7. Sheet 4 should also show the block for Lots 1 and 2.

**Cleared.**

8. The proposed Lot 2 classifications on Sheet 4 are being reviewed by the City Attorney.

U2: The owner of the lot should be designated.

**Response: Lot R Block 2 is now included in the Ownership Designation table on sheet 1, please see the updated plat. Also included with this submittal is a copy of the approved prelim plat for Lagos Manor Phase 5, showing the approved classifications for all lots listed in the ownership designation table. We have not altered the names of the lots, and they are all consistent with the prelim plat.**

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
C	59	OPEN SPACE / DRAINAGE	HOA
C	62	LANDSCAPE	HOA
Q	8	LANDSCAPE	HOA
P	16	LANDSCAPE	HOA
R	2	PRIVATE PARK FACILITIES, PUBLIC DRAINAGE FACILITIES, AND WILDLIFE MANAGEMENT LOT	CITY OF MANOR
Q	24	LIFT STATION LOT	CITY OF MANOR

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 :ates, Inc. \*\*THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT  
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9. For the open space lots, show the entire lot on one of the pages to clearly show their location within the subdivision.

**Cleared.**

10. The existing right-of-way width of any boundary sheet should be shown on the final plat.

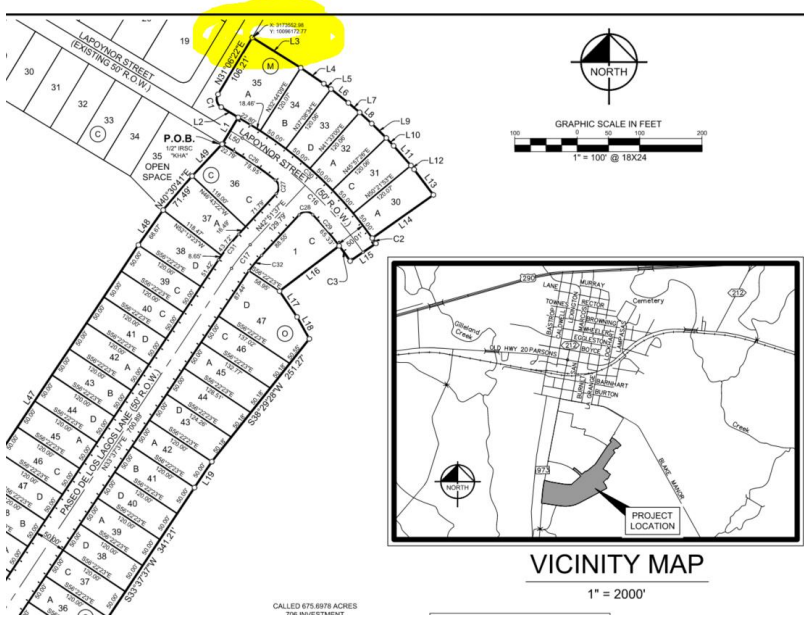
**Cleared.**

11. X and Y coordinates shall be identified for four (4) property corners on the final plat.

**Response: Please see sheets 1 and 3 of the updated plat, snip-its have been pasted below to help locate the X and Y coordinates on the plat.**



Sheet 1:



FOR INVESTMENT  
PARTNERSHIP LTD  
DOC. NO. 2005114143  
OPRTC  
(REMAINDER)  
(UNPLATTED)

**LE**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE
- OPRTC OFFICIAL PUBLIC RIGHT-OF-WAY
- IRSC 1/2" IRON ROD FOUND
- USED TO SHOW
- PROPE PROPOSED
- LAGOS LAGOS
- RIGHT- RIGHT-OF-WAY
- LOT LP LOT LINE
- MATCH MATCH
- (A) BLOCK IDENTIFIER

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPES FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: JACOB KONDO, P.E.

SURVEYOR  
KIMLEY-HO  
10814 JOLL  
AUSTIN, TE  
TBPES FIF  
PH: (512) 51  
CONTACT:  
REGISTERED  
LAND SURV

TABLE	
& 5	
30' (CUL-DE-SAC)	TOTAL
12	112
4.31	100.00

LOT TYPE SUMMARY TABLE				
PHASE 4 & 5				
TYPE	A	B	C	D
TOTAL LOTS	40	22	22	27
PERCENT (%)	36.04	19.82	19.82	24.32

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	43.702 ACRES
TOTAL LINEAR FEET OF ROW.....	4743.85'
LINEAR FEET OF 50' ROW.....	4068.94'
LINEAR FEET OF 70' ROW.....	674.91'
ACREAGE OF ROW.....	6.783 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	111 LOTS
ACREAGE OF SINGLE FAMILY LOTS.....	18.840 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7 LOTS
ACREAGE OF NON-RESIDENTIAL LOTS.....	18.279 ACRES
TOTAL NUMBER OF LOTS.....	118 LOTS

Sheet 3:



12. The location of building setbacks should be provided on the final plat.

**Cleared.**

13. If the construction of improvements needed to serve the subdivision is not completed prior to the filing of the final plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City's Ordinance.

**Cleared.**

14. Provide the ownership designation for Lot 24 Block Q – Lift Station lot. Is the proposed lot going to be dedicated to the City?

**Response: Please see the ownership designation table on Sheet 1, the proposed lift station lot is going to be dedicated to the city.**

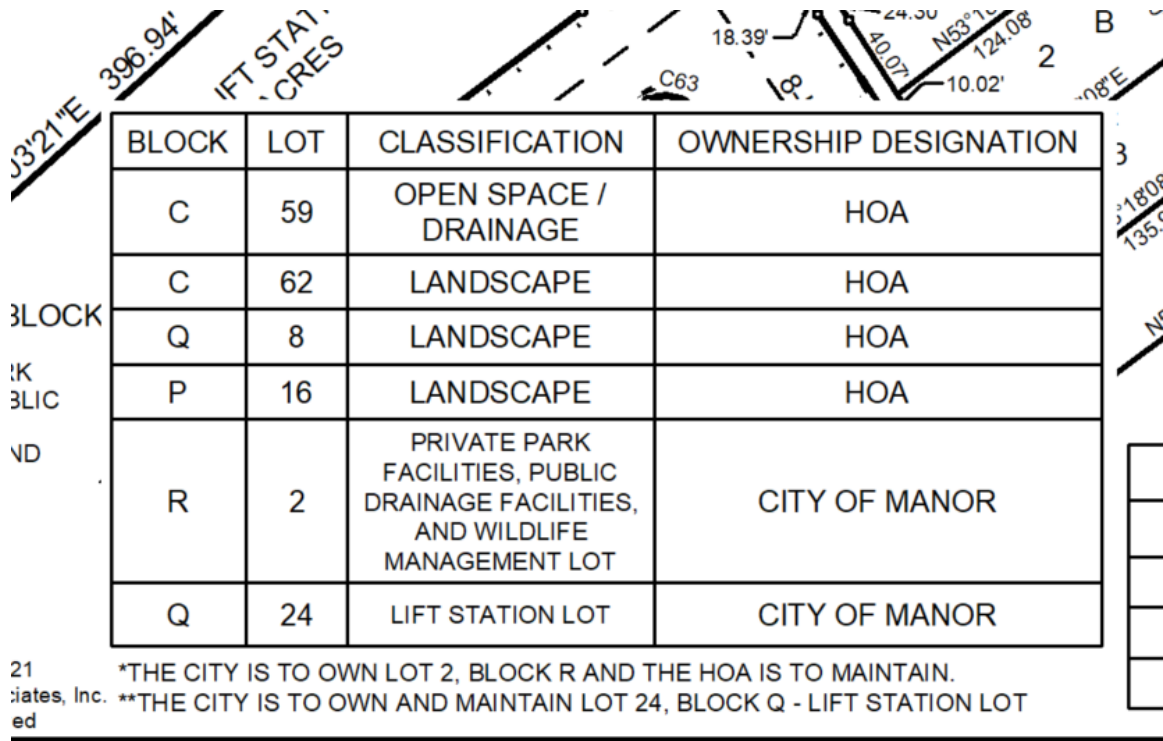
BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
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Q	24	LIFT STATION LOT	CITY OF MANOR

21  
ates, Inc.  
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\*THE CITY IS TO OWN LOT 2, BLOCK R AND THE HOA IS TO MAINTAIN.  
\*\*THE CITY IS TO OWN AND MAINTAIN LOT 24, BLOCK Q - LIFT STATION LOT

15. Provide the ownership designation for Lot 2, Block R.

**Response: Please see the ownership designation table on Sheet 1.**



Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jacob Kondo, P.E.  
 (737) 471-0326  
 jacob.kondo@kimley-horn.com