



Texas Engineering Firm #4242

Date: Friday, May 22, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), 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.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).
8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), 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 Subdivision Ordinance.
9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.
10. Current tax certificate should be provided. The one submitted was for 2018 taxes.
11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.
12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.
14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.
15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.
16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

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,



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



July 2nd, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 1st Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 22, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.

Response: See attached street name approval from Travis County 911 Addressing via email.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.

Response: Revised as requested.

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.

Response: Floodplain labels revised for clarity. Vicinity Map located on Sheet 1 is 1"=2000' scale.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), 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: X and Y coordinates added as requested.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.

Response: Building setback detail added to sheet 7 and setback note has been added as note 13. This is what we have done on previous final plats submitted to the city of Manor.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.

Response: Sidewalk line type revised as requested.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).

Response: See attached approved CLOMR application.

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), 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 Subdivision Ordinance.

Response: Understood.

9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.

Response: Understood, no deed restrictions or covenants will be used at this time.

10. Current tax certificate should be provided. The one submitted was for 2018 taxes.

Response: See attached tax certificates for 2020.

11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots.

Response: See attached license agreement. No parkland will be dedicated in this section, so a special warranty deed will not be required.

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

Response: Revised as requested.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Boundaries are shown. Sheet one is showing the top right corner of the property and small portion of old Kimbro Road that is within the property boundary.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

Response: Index Sheet at 1:400 scale added as sheet 1 to clarify location and boundaries. Sheet 6 shows specifically which portion of Old Kimbro Road will be vacated.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

Response: Understood. License agreement has been included with this submittal for review. No special warranty deed will be required because no parkland will be dedicated in this section.

16. On Sheet 3 where the floodplain is shown, is this a lot for this section?

Response: This is Block D Lot 6 and is a drainage lot. A lot label has been added on Sheet 3 for clarity.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Texas Engineering Firm #4242

Date: Friday, August 21, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 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.

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- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
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~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

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11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided. .

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

18. Label acreages on all non-residential lots.

19. Lot 6 on Sheet 2 does not have a block associated with it.

20. The City Attorney's office is reviewing the final plat and license agreement.

21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.

22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.

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 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.

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.

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



November 18, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 2nd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated August 21, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

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- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), 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.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
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- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- 11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**

Response: Only public parkland will to be conveyed & dedicated to City. Drainage Lots are dedicated to the City of Manor but not conveyed as done on Manor Heights Phase 1 Section 1. No special warranty deed is proposed, as no public parkland is being platted with this plat.

- 12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**

Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provide a clear depiction of their boundaries/limits.

- 13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**

Response: Index Sheet at 1:300 scale added as sheet 1 to clarify location and boundaries and serve as a key map for the plat sheets. Larger lots have been labeled on this sheet as well in order to try and provide a clear depiction of their boundaries/limits.

- 14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**

Response: Attached exhibit from City of Manor City Council meeting on November 4, 2020 shows where Old Kimbro Road is to be vacated.

- 15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**

Response: Understood. No special warranty deed will be required because no public parkland will be dedicated or conveyed in this section.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

Response: Updated correspondence with Travis County 911 attached with this submittal.

18. Label acreages on all non-residential lots.

Response: Acreages labeled on non-residential lots. Acreage for all non-residential and residential lots are provided in the Lot Table on Sheet 8.

19. Lot 6 on Sheet 2 does not have a block associated with it.

Response: Block labeled for Lot 6 on Sheet 2.

20. The City Attorney's office is reviewing the final plat and license agreement.

Response: Comment noted.

21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.

Response: Understood, since the last resubmittal of this plat, The City and Developer team have worked on the abandonment of Old Kimbro Road. Refer to Manor City Council agenda from November 4, 2020 for ordinance approved to vacate the portion of Old Kimbro R.O.W. previously shown.

22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.

Response: Plat note 16 corrected to list correct lots.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



Alexandro E. Granados Rivas

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, December 15, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 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.

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- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), 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 Subdivision Ordinance.~~

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11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.

12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.

13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.

14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.

15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.

~~18. Label acreages on all non-residential lots.~~

~~19. Lot 6 on Sheet 2 does not have a block associated with it.~~

~~20. The City Attorney's office is reviewing the final plat and license agreement.~~

~~21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.~~

~~22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~

23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.

24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.

25. The years on the plat should be updated to say 2021.

26. Note 11 in the General Notes should say surety not survey.

27. On Sheet 3 the adjacent property owner name is cut off.

28. General Note 3 should it be "Governing Body" instead of "Covering Body".

- 29. General Note 8 needs to include the year of the manual that is being followed.**
- 30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.**
- 31. General Note 13 needs to provide the ordinance number for the PUD.**
- 32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6..." Also, after November 7, 2018 add ", as amended".**
- 33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".**

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 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.

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Thank you,



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



January 14, 2021
Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 3rd Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated December 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(iii) the location map should be to a scale of 1" = 2000'.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), 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.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~

- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), 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 Subdivision Ordinance.~~
- ~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~
- ~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~
- ~~11. **The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required for lots to be dedicated to the City. No warranty deed was provided.**~~
- ~~12. **Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**~~
- ~~13. **It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**~~
- ~~14. **Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**~~
- ~~15. **The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**~~
- ~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~
- ~~17. **Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**~~
- ~~18. **Label acreages on all non-residential lots.**~~
- ~~19. **Lot 6 on Sheet 2 does not have a block associated with it.**~~
- ~~20. **The City Attorney's office is reviewing the final plat and license agreement.**~~
- ~~21. **Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**~~

22. ~~Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.~~
 23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City.
Response: Lots 16, 19, and 26 will not be dedicated to the City. Note 16 revised.
 24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.
Response: Note 16 now states the lots dedicated to the City will be maintained by the HOA.
 25. The years on the plat should be updated to say 2021.
Response: Years on plat updated to say 2021 on all sheets.
 26. Note 11 in the General Notes should say surety not survey.
Response: Note 11 updated.
 27. On Sheet 3 the adjacent property owner name is cut off.
Response: Adjacent property owner name adjusted to be shown.
 28. General Note 3 should it be “Governing Body” instead of “Covering Body”.
Response: Note 3 updated.
 29. General Note 8 needs to include the year of the manual that is being followed.
Response: Date added to Note 8.
 30. General Note 11 needs to be updated to change “this Plan” to “this Plat”; and the “the Plan” needs to be further identified by providing the full title.
Response: Note 11 updated.
 31. General Note 13 needs to provide the ordinance number for the PUD.
Response: Note 13 updated with ordinance number.
 32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: “The Homeowner Association, and/or its successors and assigns (the “HOA”) shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6....” Also, after November 7, 2018 add “, as amended”.
Response: Note 16 revised.
- General Note 17 needs to be revised to add after November 7, 2018 “, as amended”.
Response: Note 17 revised (now Note 18).

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, February 10, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 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.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.~~
- ~~2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(i), the existing property lines, including bearings and distances, of the land being subdivided should be shown on the plat. Property lines shall be drawn sufficiently wide to provide easy identification.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(2)(ii), areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat. It appears to be cut off on some of the sheets.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(3)(i), 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.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vi), the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines should be shown on the final plat.~~
- ~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(vii), the proposed location of sidewalks should be shown as a DOTTED line inside the proposed right-of-way.~~
- ~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance~~

~~263B Section 24(c)(5)(i), the developer shall provide a copy of the approved application for flood plain map or amendment, as required by the Federal Emergency Management Agency (FEMA).~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(5)(iii), 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 Subdivision Ordinance.~~

~~9. Copies of any deed restrictions or covenants should be provided, if such documents are to be used. These should be filed in conjunction with the filing of the final plat.~~

~~10. Current tax certificate should be provided. The one submitted was for 2018 taxes.~~

~~**11. The plat notes list lots to be dedicated to the City and maintained by the HOA. A license agreement and warranty deed will be required to be submitted for these lots. A warranty deed is required in order for lots to be dedicated to the City. No warranty deed was provided.**~~

~~**12. Boundaries of some of the larger lots are not clear. Please clearly show the boundary for all lots.**~~

~~**13. It is unclear what is proposed on Sheet 1. There are no lot boundaries shown.**~~

~~**14. Clearly show where the proposed section of Old Kimbro Road that is to be vacated is located.**~~

~~**15. The plat, license agreement and warranty deed will need to be reviewed by the City Attorney.**~~

~~16. On Sheet 3 where the floodplain is shown, is this a lot for this section?~~

~~**17. Per the submitted correspondence from Travis County 911, there appears to be an issue/concern with the proposed renaming of Old Kimbro Road. Provide documentation that this has been resolved.**~~

~~**18. Label acreages on all non-residential lots.**~~

~~**19. Lot 6 on Sheet 2 does not have a block associated with it.**~~

~~**20. The City Attorney's office is reviewing the final plat and license agreement.**~~

~~**21. Old Kimbro Road cannot be abandoned by the plat. The road will need to be vacated by City Council via an ordinance. There are ongoing discussions between the City and Developer on the steps that need to be taken in order for this to take place.**~~

~~**22. Plat note 16 should be corrected. It appears that lots listed in the note may be incorrect. Legal and City Staff are meeting internally to confirm which lots will be maintained by the City and which will be maintained by the HOA.**~~

~~**23. The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated to and who will maintain the lot.**~~

~~**24. As for Lot 6 Block D the City wants the lot to be dedicated to the City for drainage but does not want to maintain the lot. There should be a plat note that the drainage lot will be maintained by the HOA, then there is no need for a license agreement.**~~

~~**25. The years on the plat should be updated to say 2021.**~~

~~**26. Note 11 in the General Notes should say surety not survey.**~~

- ~~27. On Sheet 3 the adjacent property owner name is cut off.~~
- ~~28. General Note 3 should it be "Governing Body" instead of "Covering Body".~~
- ~~29. General Note 8 needs to include the year of the manual that is being followed.~~
- ~~30. General Note 11 needs to be updated to change "this Plan" to "this Plat"; and the "the Plan" needs to be further identified by providing the full title.~~
- ~~31. General Note 13 needs to provide the ordinance number for the PUD.~~
- ~~32. General Note 16 is confusing due to the last sentence mentioning that the City will maintain once the license agreement terminates. However, the sentence about HOA maintenance and entering into a license agreement with the City does not cover the lots being dedicated to the City. The beginning of the second sentence of Note 16 should be revised as follows: "The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of the lots dedicated to the City and for maintenance of Lot 6...." Also, after November 7, 2018 add ", as amended".~~
- ~~33. General Note 17 needs to be revised to add after November 7, 2018 ", as amended".~~

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 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.

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



March 9, 2021
Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights South Phase 2-1, Manor, TX. 78653
Final Plat, 4th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated February 15, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

23. ~~The City does not want Lots 16, 19 or 26 in Block D dedicated to the City. Provide a note as to who the lot 16 Block D will be dedicated and who will main the lot.~~
Response: Note 16 state that the lot will be dedicated to the City of Manor, and be maintained by the HOA as outlined in the development agreement.

Also please note the plat has been broken out into 2 sections, Phase 2 Section 1A, and Phase 2 Section 1B. This was done so that Phase 2 Section 1A can be accepted prior to Phase 2 Section 1B. Phase 2 Section 1B cannot be complete until the existing Old Kimbro Roadway that overlaps with the plat is demoed and the new portion of Old Kimbro Road is constructed. The developer acknowledges that the "first" phase of Old Kimbro Road currently under construction will also have to be complete and accepted by the City of Manor before the Phase 2 Section 1A plat can be recorded.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Thursday, April 8, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

Permit Number 2020-P-1249-FP
Job Address: Northeast Intersection of Old Kimbro Road and High, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Alex Granados,

The first submittal of the Manor Heights Phase 2 Section 1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on July 22, 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
- 2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
- 3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
- 4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.**
- 5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.**

6. The document number should be provided for the deed conveying the property of the City.

7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.

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,



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



April 14, 2021
Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
Final Plat, 5th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated April 8, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been requested, due to change in use, rollback taxes are being assessed, and developer is working on having all owed taxed paid. We understand that plat cannot be recorded until a tax certificate showing no outstanding taxes is provided.
- 2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.**
Response: This sheet has been removed from 1A.
- 3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.**
Response: License agreement updated to mention Section 1A and 1B.
- 4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license**

agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.

Response: Note 16 updated.

5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.

Response: A very small portion of previous Old Kimbro right of way (that was deeded over to Forestar) will be platted over with Phase 2-1A. The remainder of that 3.7 acres will be platted over with Phase 2-1B, those lots will be assessed once the final plats are recorded.

6. The document number should be provided for the deed conveying the property of the City.

Response: Recorded document 2021052193 noted on applicable sheets.

7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.

Response: An exhibit has been attached to help clarify the intent of splitting up Phase 2-1. The goal being to have Phase 2-1A, Phase 2-2 platted concurrently with the acceptance of the first phase of the Old Kimbro Road reconstruction.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, May 18, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX
alex.granados@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1249-FP

Job Address: Northeast Intersection of Old Kimbro Road and High, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 2 Section 1 Final Plat submitted by Kimley-Horn and received on July 22, 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.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.

~~2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~

~~3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~

~~4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon the termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~

~~5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~

~~6. The document number should be provided for the deed conveying the property of the City.~~

~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~

8. The following is a comment for the License Agreement:

Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are being dedicated to the HOA according to the plat note and are not part of this agreement.

9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.

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 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.

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



July 22, 2021
Pauline Gray, P.E.
Jay Engineering Company, Inc
P.O. Box 1220
Leander, Texas

via E-Mail

RE: 2020-P-1249-FP
Manor Heights Phase 2-1A and 2-1B, Manor, TX. 78653
Final Plat, 6th Review

Dear Pauline Gray,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated May 18, 2021. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

The following comments are for the submittal of the separated plats (Manor Heights Phase 2 Section 1A and Manor Heights Phase 2 Section 1B) to replace the previously submitted plat for Manor Heights Phase 2 Section 1:

- 1. Current tax certificates should be provided. They should show that all taxes for 2020 have been paid.**
Response: Tax certificates have been obtained and provided.
- ~~2. Sheet 5 of the 1A plat shows the portion of Old Kimbro to be vacated. This has already taken place. The sheet should be removed from the plat.~~
- ~~3. The license agreement should be updated to reflect the change in section. It appears that the license agreement only pertains to Section 1A.~~
- ~~4. General Note #15 on the 1A plat should be updated to read: Lot 6, Block D, Drainage Lot is dedicated to the City of Manor, Texas. The Homeowners Association and/or its successors and assigns ("The HOA") shall be responsible for the maintenance of Lot 6, Block D, Drainage Lot in accordance with that certain development agreement (Manor Heights) dated Effective November 7, 2018, as amended (The "Development Agreement") and shall enter into a license agreement with the city in substantially the form provided in the development agreement. The City shall be responsible for maintenance of Lot 6, Block D, Drainage Lot, upon termination of the license agreement or the termination of the maintenance period provided in the development agreement, whichever is longer.~~
- ~~5. City legal requests information on how Old Kimbro Road will be assessed as it is not shown as a lot.~~

- ~~6. The document number should be provided for the deed conveying the property of the City.~~
- ~~7. It is unclear as to what is being proposed with plat 1A and 1B. There appears to be some of the same areas shown on both plats. Please clearly depict what is being proposed.~~
8. Revise Exhibit A and delete Lots 19, 26, and 31 Block D from the legal description, since only Lot 6 Block D is being conveyed/dedicated to the City. The other lots are dedicated to the HOA according to the plat note and are not part of this agreement.
Response: Lots 19, 26, and 31 D have been deleted from the Exhibit and the legal description.
9. The proposed Sections 1A and 1B as shown do not appear to have two points of access which is required by TCESD No. 12.
Response: Email confirmation from TCESD confirming approval of the temporary secondary point of access has been provided with this resubmittal.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,



KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.
Alex.Granados@kimley-horn.com