



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, July 2, 2026

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights Phase 7 Replat submitted by Forestar (USA) Real Estate Group, Inc. and received on July 16, 2026, 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 Tyler Shows. 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. ~~General Information:~~
 - a. ~~Provide a revision block on the first page.~~
- ii. ~~Survey Control Information:~~
 - a. ~~Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- iii. ~~The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.~~
- iv. ~~Support Documents~~
 - a. ~~Completed application forms and the payment of all applicable fees.~~
 - b. ~~Final plats cannot be approved until construction plans are approved. Provide approval documentation.~~
- v. **Jeffyre Stensland is the current Chairperson; City of Manor Acknowledgements.**

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 (737) 247-7557, 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, reading "Pauline M. Gray". The signature is written in a cursive style with a large initial "P" and a stylized "M".

Pauline Gray, P.E.
Lead AES
GBA



June 3, 2026

Pauline Gray, P.E.
GBA – City of Manor
105 E Eggleston St,
Manor, TX 78653

RE: Permit Number: 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor, TX 78653

Dear Pauline:

Please accept this **Comment Response Letter** in reply to your review, dated February 20, 2026, of the *Manor Heights Phase 7* replat. Original comments have been included below for reference. Kimley-Horn's responses are in **red**.

Please be advised that the Manor Heights Phase 7 area has been revised and split into two (2) phases, "Manor Heights Phase 7A" and "Manor Heights Phase 7B". The Manor Heights Phase 7A Replat will be submitted as a revision to the Manor Heights Phase 7 Replat Project #2026-P-1783-FP.

Engineer Review

1. General Information:

- a. Provide a revision block on the first page.

Response: A revision block has been provided on the first page.

2. Survey Control Information:

- a. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.

Response: X and Y coordinates for four (4) property corners have been provided using the state plane coordinate system.

3. The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.

Response: The zoning for this lot has been rezoned to PUD SF-1 with the Manor Heights Final PUD Amendment 2 #2024-P-1695-ZO. The approved PUD Amendment Exhibit with City Council signatures has been provided with this submittal.

4. Support Documents

- a. Completed application forms and the payment of all applicable fees.
- b. Final plats cannot be approved until construction plans are approved. Provide approval documentation.

Response: All application forms and payments have been paid on the MGO Portal. The associated construction plans are under review with the project #2025-P-1751-CO. Approval documentation will be provided once approved.

5. Felix Paiz is the current Chairperson; City of Manor Acknowledgements.

Response: The chairperson on the Final Plat has been revised to be Felix Paiz as requested.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com



July 15, 2026

Pauline Gray, P.E.
GBA – City of Manor
105 E Eggleston St,
Manor, TX 78653

RE: Permit Number: 2026-P-1783-FP
Job Address: Old Kimbro Road, Manor, TX 78653

Dear Pauline:

Please accept this **Comment Response Letter** in reply to your review, dated July 2, 2026, of the *Manor Heights Phase 7 Section A* replat. Original comments have been included below for reference. Kimley-Horn's responses are in **red**.

Please be advised that the Manor Heights Phase 7 area has been revised and split into two (2) phases, "Manor Heights Phase 7A" and "Manor Heights Phase 7B". The Manor Heights Phase 7A Replat will be submitted as a revision to the Manor Heights Phase 7 Replat Project #2026-P-1783-FP.

Engineer Review

~~1. General Information:~~

~~a. Provide a revision block on the first page.~~

~~2. Survey Control Information:~~

~~a. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~

~~3. The current zoning for this lot is A. Has this lot been rezoned to PUD? Provide council approval for this rezoning.~~

~~4. Support Documents~~

~~a. Completed application forms and the payment of all applicable fees.~~

~~b. Final plats cannot be approved until construction plans are approved. Provide approval documentation.~~

5. Jeffrey Stensland is the current Chairperson; City of Manor Acknowledgements.

Response: The chairperson on the Final Plat has been revised to be Jeffrey Stensland as requested.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Sarah Starkey, P.E.
(512) 617-8504
sarah.starkey@kimley-horn.com