



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, August 14, 2025

Elliot Condos  
Forestar (USA) Real Estate Group, Inc.  
10700 Pecan Park Blvd. Ste. 150  
Austin TX 78750  
elliotcondos@forestar.com

Permit Number 2025-P-1746-FP  
Job Address: , , LA.

Dear Elliot Condos,

The first submittal of the Lot 21, Block O Manor Heights Phase 4 Section A Final Plat (Replat) (*Final Plat*) submitted by Forestar (USA) Real Estate Group, Inc. and received on August 25, 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. 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. **Provide documentation.**
- ii. Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
- iii. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
- iv. Provide the Manor Heights PUD; this will be used to verify the approved setbacks.
- v. Provide documentation that all City of Manor applicable fees have been paid.
- vi. Have the construction plans for this subdivision been approved? Provide documentation. Reminder: Final plats cannot be approved until construction plans are approved.

8/14/2025 2:02:55 PM  
Lot 21, Block O Manor Heights Phase 4 Section A  
Final Plat (Replat)  
2025-P-1746-FP  
Page 2

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 black ink, appearing to read 'Tyler Shows', followed by a long, horizontal, slightly wavy line extending to the right.

Tyler Shows  
Staff Engineer  
GBA



August 25, 2025

Tyler Shows  
Senior Engineer  
Jay Engineering, a Division of GBA  
1500 County Road 269  
Leander, TX 78646-2029

**RE: Permit Number: 2025-P-1746-FP**  
**Job Address: Manor Heights Medium Density Phase 4A Replat, Manor, TX 78653**

Dear Tyler:

Please accept this **Comment Response Letter** in reply to your review, dated August 14th, 2025, of the first submittal of *Manor Heights Medium Density Phase 4A Replat (Final Plat)* submitted on July 1st, 2025. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Engineer Review**

1. 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. **Provide documentation.**

**Response: Documentation from Travis County 911 Addressing has been provided showing approval of the new street name "Wyden Heights Drive".**

2. Call out the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

**Response: The current City limit/ETJ lines and associated call outs have been added to the plat.**

3. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.

**Response: Four property corners have been identified using the Texas Central state plane coordinate system.**

4. Provide the Manor Heights PUD; this will be used to verify the approved setbacks.

**Response: The approved Manor Heights PUD has been provided.**

5. Provide documentation that all City of Manor applicable fees have been paid.

**Response: Documentation confirming all applicable City of Manor fees have been paid has been provided.**

6. Have the construction plans for this subdivision been approved? Provide documentation.  
Reminder: Final plats cannot be approved until construction plans are approved.

***Response: Acknowledged. The construction plans (Project #2025-P-1705-CO) for the site have been approved by the City. Documentation has been provided.***

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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