



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, February 13, 2024

Kendyl Saul
Kimley-Horn
5301 Southwest Parkway, Building 2, Suite 100
Austin TX 78735
kendyl.bissey@kimley-horn.com

Permit Number 2024-P-1614-SF
Job Address: Las Entradas North Section 3, Lot 1A, Block A Short Form Final Plat, , TX.

Dear Kendyl Saul,

The first submittal of the Las Entradas North Section 3, Lot 1A, Block A Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on February 21, 2024, 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. ~~Suitable primary control points to which all dimensions, bearings, and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.~~
- ii. ~~Remove Lakesha Small as Chairperson. The current Chairperson is in transition just use the Chairperson.~~
- iii. ~~Add "Performance and maintenance guarantees as required by the City." as a note.~~
- iv. **Provide 2023 Taxes. A tax certificate showing all 2023 taxes have been paid is required. A receipt will not work.**
- v. ~~Reminder that a seal is needed for the surveyor, and engineer.~~
- vi. ~~Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~

2/13/2024 12:16:37 PM
Las Entradas North Section 3, Lot 1A, Block A Short
Form Final Plat
2024-P-1614-SF
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 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 flourish.

Tyler Shows
Staff Engineer
GBA



February 21, 2024

City of Manor / GBA
1500 County Road 269
Leander, TX 78641

RE: **Las Entradas North Section 3, Lot 1A, Block A**
Short Form Final Plat
Manor, TX
2024-P-1614-SF

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by the City of Austin on February 13, 2024. The original comments have also been included below for reference.

Engineer Review - Tyler Shows

- i. Suitable primary control points to which all dimensions, bearings, and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part..

Response: Primary control point has been added to the northeast corner of the property.

- ii. Remove Lakesha Small as Chairperson. The current Chairperson is in transition just use the Chairperson.

Response: Chairperson signature line has been updated accordingly.

- iii. Add "Performance and maintenance guarantees as required by the City." as a note.

Response: Note has been added to sheet 2 as Note #14.

- iv. Provide 2023 Taxes.

Response: We have requested an official copy of the Travis County 2023 tax certificate. While the document is being processed, we have included an informal copy of the 2023 tax receipt information. We will follow up with the official copy once obtained as to not delay the plat processing.

- v. Reminder that a seal is needed for the surveyor, and engineer.

Response: Comment acknowledged.

- vi. Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls

Response: The mail notifications labels have been included as a word document with the resubmittal package.

End of report

Should you have any questions or require additional information, please do not hesitate to contact me at (512) 271-6315 or kendyl.saul@kimley-horn.com

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Kendyl Saul, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, March 7, 2024

Kendyl Saul
Kimley-Horn
5301 Southwest Parkway, Building 2, Suite 100
Austin TX 78735
kendyl.bissey@kimley-horn.com

Permit Number 2024-P-1614-SF
Job Address: Las Entradas North Section 3, Lot 1A, Block A Short Form Final Plat,

Dear Kendyl Saul,

The subsequent submittal of the Las Entradas North Section 3, Lot 1A, Block A Short Form Final Plat submitted by Kimley-Horn and received on February 21, 2024, 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. ~~Suitable primary control points to which all dimensions, bearings, and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.~~
- ii. ~~Remove Lakesha Small as Chairperson. The current Chairperson is in transition just use the Chairperson.~~
- iii. ~~Add "Performance and maintenance guarantees as required by the City." as a note.~~
- iv. **Provide 2023 Taxes. A tax certificate showing all 2023 taxes have been paid is required. A receipt will not work.**
- v. ~~Reminder that a seal is needed for the surveyor, and engineer.~~
- vi. ~~Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~

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 ggray@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,

3/7/2024 3:22:54 PM
Las Entradas North Section 3, Lot 1A, Block A Short
Form Final Plat
2024-P-1614-SF
Page 2

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.
Lead AES
GBA