



Texas Engineering Firm #4242

Date: Wednesday, May 19, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor, TX. 78653

Dear Hannah Terry,

The first submittal of the Presidential Heights Phase 6 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates 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.

1. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided.
2. The drainage easement should be labeled as a drainage easement not a proposed easement.
3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.
4. 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. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.
6. If 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 Ordinance requirements.
7. A copy of the deed restrictions or covenants should be provided.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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Presidential Heights Phase 6 Final Plat
2021-P-1330-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 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 written in a cursive style.

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday May 19, 2021

Travis Barber
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
travis.barber@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential
Heights Phase 6 Final Plat,
Manor, TX. 78653

Dear Travis Barber,

The first submittal of the Presidential Heights Phase 6 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on April 28, 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.

1. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided.
OWNER NAMES ADDED TO ALL PROPERTIES WITHIN 300' OF THE SUBDIVISION BOUNDARY AND VIEWPORT HAS BEEN ADJUSTED.
2. The drainage easement should be labeled as a drainage easement not a proposed easement.
LABEL AMENDED FROM "PROPOSED 25' DRAINAGE ESMT." TO "25' DRAINAGE ESMT."
3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.
NO FEMA FLOODPLAIN IS CONTAINED WITHIN THIS PLAT BOUNDARY AND THE ENGINEER'S CERTIFICATION HAS BEEN UPDATED.
4. 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.
BEARINGS AND DISTANCES ADDED IN TABLE ON PAGE 3. N&E COORDINATES ADDED TO FOUR CORNERS OF PLAT.
5. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.
THIS PLAT IS NOT CONTAINED WITHIN FEMA
6. If 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 Ordinance requirements.
ACKNOWLEDGED. A REVISED FISCAL ESTIMATE WILL BE PROVIDED BASED ON COMPLETED CONSTRUCTION PRIOR TO FINAL PLAT RECORDATION.
7. A copy of the deed restrictions or covenants should be provided.

A COPY OF THE DEED RESTRICTIONS RECORDED UNDER DOCUMENT NO. 2016167420 HAVE BEEN PROVIDED WITH THIS SUBMITTAL. PHASE 6 WILL BE ANNEXED INTO THE HOA ONCE SUBDIVISION CONSTRUCTION IMPROVEMENTS HAVE BEEN COMPLETED.

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, flowing style.

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



Texas Engineering Firm #4242

Date: Wednesday, June 30, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor 78653

Dear Hannah Terry,

The subsequent submittal of the Presidential Heights Phase 6 Final Plat submitted by Kimley-Horn & Associates 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. The owner's names of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. Some of the adjacent lots to the project have owners that were not provided. Some of the lots in the adjacent phases have owners but no deed references. Please provide deed references of individual lot owners.**
- ~~2. The drainage easement should be labeled as a drainage easement not a proposed easement.~~
- ~~3. The engineer's signature block states that portions of the project are located within the floodplain. The 100-year floodplain should be shown on the final plat.~~
- ~~4. 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. A copy of the approved application for flood plain map amendment or revision as required by the Federal Emergency Management Agency (FEMA), if applicable.~~
- 6. If 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 Ordinance requirements.**
- ~~7. A copy of the deed restrictions or covenants should be provided.~~

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, August 12, 2021

Hannah Terry
Kimley-Horn & Associates
10814 Jollyville Rd BLDG IV, STE 200
Austin TX 78759
hana.terry@kimley-horn.com

Permit Number 2021-P-1330-FP
Job Address: Presidential Heights Phase 6 Final Plat, Manor 78653

Dear Hannah Terry,

We have conducted a review of the final plat for the above-referenced project, submitted by Hannah Terry and received by our office on July 22, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

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