



Texas Engineering Firm #4242

Date: Thursday, July 5, 2018

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, 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 1-1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on November 05, 2020, 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. 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'.
2. General Note 11 should be updated with the document number.
3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)
4. The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.
5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.
6. 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.
7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks

shall comply with the City's Zoning Ordinance."

8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines should be shown on the Final Plat.

9. Note that 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.

10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.

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



September 13th, 2018

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1-1, 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 July 5, 2018. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

NOT APPROVED "With comments"

1. 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: Vicinity Map has been shown at 1:2000 scale.

2. General Note 11 should be updated with the document number.

Response: This note has been removed as no deed restriction or covenants are proposed with this site.

3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)

Response: Documentation has been provided showing that street names are not duplicated.

4. The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.

Response: Right of Way width has been shown on the plat.

5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c) (1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.

Response: Owners in Presidential Heights have been tabulated and shown.

6. 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 have been identified as requested.

7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."

Response: Note has been added.

8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines should be shown on the Final Plat.

Response: Sidewalks have been shown as requested.

9. Note that 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.

10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.

Response: Understood. Documents are not be used with this plat.

11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.

Response: Understood. Certification of taxes paid has been provided.

Please contact me at 512.782.0602 if additional information is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Granados".

KIMLEY-HORN AND ASSOCIATES, INC.

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



Texas Engineering Firm #4242

Date: Friday, October 5, 2018

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 1-1 Final Plat submitted by Kimley-Horn and received on November 05, 2020, 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)(iii) the location map should be to a scale of 1" = 2000'.
2. General Note 11 should be updated with the document number.
3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)
4. The width of the right of way dedication along Bois D'arc Road should be shown on the plat.
5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.
6. 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.
7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."

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~~9. Note that 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.~~

~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~

12. Block A Lot 1 should be broken out into separate lots that will be designated parkland and designated open space or drainage.

13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).

14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).

15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.

16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.

17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.

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



January 4, 2019

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 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 October 5, 2018. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

NOT APPROVED "With comments"

- ~~1. 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'.~~
- ~~2. General Note 11 should be updated with the document number.~~
- ~~3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)~~
- ~~4. The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.~~
- ~~5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.~~
- ~~6. 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.~~

- ~~7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines should be shown on the Final Plat.~~
- ~~9. Note that 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.~~
- ~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~
- ~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~
12. Block A Lot 1 should be broken out into separate lots that will be designated parkland and designated open space or drainage.

Response: Block A Lot 1 has been separated into the appropriate lot designation.

13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).

Response: Notes have been added specifying that lots will be maintained in accordance with the Manor Heights Development Agreement.

14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).

Response: A note has been added that non-residential lots will be maintained per the Development Agreement.

15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.

Response: Parkland has been separated from Open Space and Drainage Lots.

16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.

Response: Understood

17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.

Response: All references to the subdivision name have been changed to Manor Heights South Phase 1 Section 1.

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: Friday, February 1, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 1-1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on November 05, 2020, 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. 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'.~~
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~~8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right of way lines should be shown on the Final Plat.~~

~~9. Note that 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.~~

~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~

~~**12. Block A Lot 1 should be broken out into separate lots that will be designated parkland and designated open space or drainage.**~~

13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).

14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).

~~**15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.**~~

~~**16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.**~~

~~**17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.**~~

18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):

Block A, Lot 1 – Open space drainage lot;

Block A, Lot 98 – Parkland;

Block A, Lot 100 – Open space drainage lot; and

Block C, Lot 1 – Open space drainage lot.

19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.

20. On Sheet 4 remove "three" from the note.

21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being reference.

22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and

assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."

23. Note 16 – should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."

24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:

"Lot 1, Block A, Open space drainage lot *[insert any additional lots, if applicable]* is *[are]* dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 *[insert any additional lots, if applicable]* in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 *[insert any additional lots, if applicable]* upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

25. Note 19 should be deleted and replaced as follows:

"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

26. A additional Note should be added to read as follows:

"Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018."

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 with a large initial "P" and a long, sweeping underline.

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



May 31, 2019

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 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 February 1, 2019. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

Engineer Review

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NOT APPROVED "With comments"

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2. ~~General Note 11 should be updated with the document number.~~
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4. ~~The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.~~
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- ~~12. Block A Lot 1 should be broken out into separate lots that will are designated parkland and designated open space or drainage.~~
13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).

Response: A note has been added per comment 25 outlining who is responsible for maintenance of non-residential lots.
14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).

Response: A note has been added per comment 24 regarding the dedication of non-residential lots.
- ~~15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.~~
- ~~16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.~~
- ~~17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.~~

18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):

Block A, Lot 1 – Open space drainage lot;
Block A, Lot 98 – Parkland;
Block A, Lot 100 – Open space drainage lot; and
Block C, Lot 1 – Open space drainage lot.

Response: Acreage labels are now provided on these non-residential lots. Lot 98, Block A is 0.38 acres smaller than the development agreement requires, but the overall Manor Heights parkland dedication will still meet or exceed the requirements outlined in the Development Agreement. For example, the development agreement requires 2.77 acres of parkland in Phase 3, but 3.80 acres are allotted on the submitted Phase 3 Preliminary plat.

19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.

Response: The plat has been edited to reflect the correct owner information.

20. On Sheet 4 remove "three" from the note.

Response: The word "three" has been removed.

21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being referenced.

Response: Note 8 has been updated to reference the City of Austin ECM.

22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."

Response: Note 14 has been updated.

23. Note 16 – should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."

Response: Note 16 has been updated.

24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:

"Lot 1, Block A, Open space drainage lot [insert any additional lots, if applicable] is [are]

dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 [insert any additional lots, if applicable] in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 [insert any additional lots, if applicable] upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

Response: Notes 17 and 18 have been deleted and replace with the above note.

25. Note 19 should be deleted and replaced as follows:

"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

Response: Note 18 has been deleted and replaced with the above note.

26. A additional Note should be added to read as follows:

"Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018."

Response: The additional note has been added to the plat.

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, June 27, 2019

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 1-1 Final Plat submitted by Kimley-Horn and received on November 05, 2020, 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)(iii) the location map should be to a scale of 1" = 2000'.
2. General Note 11 should be updated with the document number.
3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)
4. The width of the right of way dedication along Bois D'arc Road should be shown on the plat.
5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.
6. 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.
7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."
8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

~~right-of-way lines should be shown on the Final Plat.~~

~~9. Note that 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.~~

~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~

~~**12. Block A Lot 1 should be broken out into separate lots that will be designated parkland and designated open space or drainage.**~~

~~**13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).**~~

~~**14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).**~~

~~**15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.**~~

~~**16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.**~~

~~**17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.**~~

~~**18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (*specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement*):**~~

~~**Block A, Lot 1 – Open space drainage lot;**~~

~~**Block A, Lot 98 – Parkland;**~~

~~**Block A, Lot 100 – Open space drainage lot; and**~~

~~**Block C, Lot 1 – Open space drainage lot.**~~

~~**19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.**~~

~~**20. On Sheet 4 remove "three" from the note.**~~

~~**21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being reference.**~~

~~**22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."**~~

~~**23. Note 16 — should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."**~~

~~24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:~~

~~"Lot 1, Block A, Open space drainage lot *[insert any additional lots, if applicable]* is *[are]* dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 *[insert any additional lots, if applicable]* in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 *[insert any additional lots, if applicable]* upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~25. Note 19 should be deleted and replaced as follows:~~

~~"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~26. A additional Note should be added to read as follows:~~

~~"Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018."~~

27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.

28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lots should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.

29. The acreages on the final plat do not match the acreages which are shown on Exhibit F of the Development Agreement.

30. A special warranty deed conveying the 7.82 acre lot needs to be recorded at the same time the final plat is recorded. A copy should be submitted for the City Attorney to review.

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



December 17th, 2019

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 1, 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 June 27, 2019. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

NOT APPROVED "With comments"

- ~~1. 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'.~~
- ~~2. General Note 11 should be updated with the document number.~~
- ~~3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)~~
- ~~4. The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.~~
- ~~5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.~~
- ~~6. 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.~~

- ~~7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."~~
- ~~8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines should be shown on the Final Plat.~~
- ~~9. Note that 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.~~
- ~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~
- ~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~
- ~~12. Block A Lot 1 should be broken out into separate lots that will are designated parkland and designated open space or drainage.~~
- ~~13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).~~
- ~~14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).~~
- ~~15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.~~
- ~~16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.~~
- ~~17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.~~
18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):

Block A, Lot 1 – Open space drainage lot;
Block A, Lot 98 – Parkland;
Block A, Lot 100 – Open space drainage lot; and
Block C, Lot 1 – Open space drainage lot.

Response: Acreage labels are provided and updated. Area has been added to Block A, Lot 98 making the area 7.857 acres. This acreage meets and exceeds the 7.82 acres required in the Development Agreement (dated effective November 7, 2018) by 0.037 acres.

19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.

20. On Sheet 4 remove "three" from the note.

21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being referenced.

22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."

23. Note 16 — should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."

24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:

"Lot 1, Block A, Open space drainage lot [insert any additional lots, if applicable] is [are] dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 [insert any additional lots, if applicable] in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 [insert any additional lots, if applicable] upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

25. Note 19 should be deleted and replaced as follows:

"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."

~~26. A additional Note should be added to read as follows:~~

~~“Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018.”~~

27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.

Response: Area has been added to Block A, Lot 98 making the area 7.857 acres. This acreage meets and exceeds the 7.82 acres required in the Development Agreement by 0.037 acres.

28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lot should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.

Response: The 62.52 acres of open space shown on Exhibit F: Proposed Parkland in the Development Agreement (dated effective November 7, 2018) includes 4.87 acres of open space for a future phase. In Phase 1-1, there should be at least 57.65 acres of open space to meet the 62.52 acre open space requirement. The final plat shows 58.174 acres of open space in Phase 1-1 which meets and exceeds this requirement by 0.524 acres. See attached exhibit for clarification.

29. The acreages on the final plat do not match the acreages which are shown on exhibit F of the Development Agreement.

Response: Acreages now meet and exceed required parkland and open spaces from Exhibit F: Proposed Parkland.

30. A Special Warranty deed conveying the 7.82 acre lot needs to be recorded at the same time the final plat is recorded. A copy should be submitted for the City Attorney to review.

Response: Understood, a draft warranty deed has been provided that will be recorded at time of final plat recordation.

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, January 16, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 1-1 Final Plat submitted by Kimley-Horn and received on November 05, 2020, 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)(iii) the location map should be to a scale of 1" = 2000'.
2. General Note 11 should be updated with the document number.
3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)
4. The width of the right of way dedication along Bois D'arc Road should be shown on the plat.
5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.
6. 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.
7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."
8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed

1500 County Road 269
Leander, TX 78641

PO Box 2029
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~~right-of-way lines should be shown on the Final Plat.~~

~~9. Note that 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.~~

~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~

~~**12. Block A Lot 1 should be broken out into separate lots that will be designated parkland and designated open space or drainage.**~~

~~**13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).**~~

~~**14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).**~~

~~**15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.**~~

~~**16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.**~~

~~**17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.**~~

~~**18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):**~~

~~**Block A, Lot 1 — Open space drainage lot;**~~

~~**Block A, Lot 98 — Parkland;**~~

~~**Block A, Lot 100 — Open space drainage lot; and**~~

~~**Block C, Lot 1 — Open space drainage lot.**~~

~~**19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.**~~

~~**20. On Sheet 4 remove "three" from the note.**~~

~~**21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being reference.**~~

~~**22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."**~~

~~**23. Note 16 — should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."**~~

~~24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:~~

~~"Lot 1, Block A, Open space drainage lot *[insert any additional lots, if applicable]* is *[are]* dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 *[insert any additional lots, if applicable]* in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 *[insert any additional lots, if applicable]* upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~25. Note 19 should be deleted and replaced as follows:~~

~~"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~26. A additional Note should be added to read as follows:~~

~~"Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018:"~~

~~27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lots should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~29. The acreages on the final plat do not match the acreages which are shown on Exhibit F of the Development Agreement.~~

~~30. A special warranty deed conveying the 7.82 acre lot needs to be recorded at the same time the final plat is recorded. A copy should be submitted for the City Attorney to review.~~

~~31. The City of Manor Mayor is Dr. Larry Wallace, Jr. This should be updated on the final plat as well as the warranty deed.~~

~~32. The P&Z Chairperson is Philip Tryon.~~

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~~34. The year should be 2020.~~

- 35. A license agreement for the maintenance of Lot 98 Block A should be submitted for review by the City Attorney.**
- 36. General Note 4 - revise "APPROVE" to "APPROVED".**
- 37. General Note 6 - revise "DAMAGE TO OR REPLACING" to "DAMAGE TO OR REPLACEMENT OF".**
- 38. General Note 11 - revise "POSTING FISCAL SURVEY" to "POSTING FISCAL SURETY"; also, the word "PLAN" in the note should read "PLAT".**
- 39. General Notes 17, 18 and 19 - revise "NOVEMBER 7, 2018" to "NOVEMBER 7, 2018, AS AMENDED".**
- 40. Attached is a marked up copy from the City Attorney of the Special Warranty Deed.**

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



January 21st, 2020

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 1, 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 January 16th, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

NOT APPROVED "With comments"

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- ~~2. General Note 11 should be updated with the document number.~~
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- ~~4. The width of the right-of-way dedication along Bois D'arc Road should be shown on the plat.~~
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- ~~9. Note that 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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- ~~14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).~~
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- ~~16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.~~
- ~~17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.~~
- ~~18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):~~

~~Block A, Lot 1—Open space drainage lot;
Block A, Lot 98—Parkland;
Block A, Lot 100—Open space drainage lot; and
Block C, Lot 1—Open space drainage lot.~~

~~19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.~~

~~20. On Sheet 4 remove "three" from the note.~~

~~21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being referenced.~~

~~22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."~~

~~23. Note 16— should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."~~

~~24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:~~

~~"Lot 1, Block A, Open space drainage lot [insert any additional lots, if applicable] is [are] dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 [insert any additional lots, if applicable] in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 [insert any additional lots, if applicable] upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~25. Note 19 should be deleted and replaced as follows:~~

~~"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~26. A additional Note should be added to read as follows:~~

~~"Access to non-residential lots shall be provided to the City where maintenance is required to be performed by the City in accordance with that certain Development Agreement (Manor~~

~~Heights) dated effective November 7, 2018.”~~

~~27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lot should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~29. The acreages on the final plat do not match the acreages which are shown on exhibit F of the Development Agreement.~~

~~30. A Special Warranty deed conveying the 7.82 acre lot needs to be recorded at the same time the final plat is recorded. A copy should be submitted for the City Attorney to review.~~

~~31. The City of Manor Mayor is Dr. Larry Wallace, Jr. This should be updated on the final plat as well as the warranty deed.~~

Response: Updated on Sheet 4 of the final plat and the special warranty deed.

~~32. The P&Z Chairperson is Phillip Tryon.~~

Response: Updated on Sheet 4 of the final plat.

~~33. The City Secretary is Lluvia Almaraz. This should be updated on the final plat as well as the warranty deed.~~

Response: Updated on Sheet 4 of the final plat and the special warranty deed.

~~34. The year should be 2020.~~

Response: Updated on Sheet 4 of the final plat and the special warranty deed.

~~35. A license agreement for the maintenance of Lot 98 Block A should be submitted for review by the City Attorney.~~

Response: A license agreement is being submitted for the City Attorney to review.

~~36. General Note 4 – revise “APPROVE” to “APPROVED”.~~

Response: Updated on Sheet 4.

~~37. General Note 6 – revise “DAMAGE TO OR REPLACING” to “DAMAGE TO OR REPLACEMENT OF”~~

Response: Updated on Sheet 4.

~~38. General Note 11 – revise “POSTING FISCAL SURVEY” to “POSTING FISCAL SURETY”; also, the word “PLAN” in the note should read “PLAT”.~~

Response: Updated on Sheet 4.

~~39. General Notes 17, 18, and 19 – revise “NOVEMBER 7, 2018” to “NOVEMBER 7, 2018, AS AMENDED”.~~

Response: Updated on Sheet 4.

40. Attached is a marked-up copy from the City Attorney of the Special Warranty Deed.
Response: Mark-ups on Special Warranty Deed revised.

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, April 14, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 1-1 Final Plat submitted by Kimley-Horn and received on November 05, 2020, 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)(iii) the location map should be to a scale of 1" = 2000'.
2. General Note 11 should be updated with the document number.
3. 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 as required by City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi)
4. The width of the right of way dedication along Bois D'arc Road should be shown on the plat.
5. City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(v) requires the owner's names and the property lines of property within three hundred feet of the subdivision boundary be listed. There are lots shown for Presidential Heights Phase 1 where the owners have not been listed.
6. 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.
7. 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 designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."
8. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(4)(viii) the proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

~~right-of-way lines should be shown on the Final Plat.~~

~~9. Note that 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.~~

~~10. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(iv), two (2) copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat.~~

~~11. Per City of Manor Code of Ordinances Chapter 10 Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(d)(v) certification from all applicable taxing authorities that all taxes due on the property have been paid is required.~~

~~**12. Block A Lot 1 should be broken out into separate lots that will are designated parkland and designated open space or drainage.**~~

~~**13. A note should be added to the plat regarding who will maintain Block A Lot 1 and Block C Lot 1 (and any other lots that will be conveyed or dedicated to the City).**~~

~~**14. A note should be added to the plat regarding dedication of Block A Lot 1 to the City (the portions that will be open space and drainage).**~~

~~**15. The portions of Block A Lot 1 that will be parkland should be broken out and will need to be conveyed to the City.**~~

~~**16. The plat is currently being reviewed by the City Attorney's office. This may result in additional comments.**~~

~~**17. Verify that the proposed subdivision name is correct. Per development agreements the subdivision name should be Manor Heights South Phase 1 Section 1.**~~

~~**18. Acreage should be added to assist with identification and calculation of the applicable 33.7 acres of parkland and 183.7 acres of open space to be dedicated and conveyed to the City for the entire project as provided for in the Development Agreement for the following lots (specifically need to determine if Lot 98, Block A equals 7.82 acres which will be conveyed to the City for use as parkland upon approval of the final plat as required by the Development Agreement):**~~

~~**Block A, Lot 1 — Open space drainage lot;**~~

~~**Block A, Lot 98 — Parkland;**~~

~~**Block A, Lot 100 — Open space drainage lot; and**~~

~~**Block C, Lot 1 — Open space drainage lot.**~~

~~**19. On Sheet 4 the Owner Acknowledgement, remove "Pete Dwyer" and insert correct name or a blank to be filled in.**~~

~~**20. On Sheet 4 remove "three" from the note.**~~

~~**21. Note 8 on Sheet 4 should list what Environmental Criteria Manual is being reference.**~~

~~**22. Note 14 should read as follows: "The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of all non-residential lots that are dedicated to the HOA."**~~

~~**23. Note 16 — should read as follows: "The property is zoned single family residential (R-2) with conditions per City of Manor Ordinance No. 481."**~~

~~24. Notes 17 and 18 should be deleted. Instead, the developer needs to identify which open space drainage lots are dedicated to the HOA and/or which are dedicated to the City of Manor as part of the 183.7 acres listed in Exhibit F of the Development Agreement and add a new note(s) as follows:~~

~~"Lot 1, Block A, Open space drainage lot [insert any additional lots, if applicable] is [are] dedicated to the City of Manor, Texas. The Homeowner Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 1 [insert any additional lots, if applicable] in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (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 1 [insert any additional lots, if applicable] upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~25. Note 19 should be deleted and replaced as follows:~~

~~"Dedication and conveyance of Lot 98, Block A, Parkland shall be made to the City of Manor, Texas in accordance with that certain Development Agreement (Manor Heights) dated effective November 7, 2018 (the "Development Agreement"). The Home Owners Association, and/or its successors and assigns (the "HOA") shall be responsible for maintenance of Lot 98 in accordance with the terms of 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 98 upon the termination of the license agreement or the termination of the maintenance period provided in the Development Agreement, whichever is longer."~~

~~26. A additional Note should be added to read as follows:~~

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~~27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lots should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~

~~29. The acreages on the final plat do not match the acreages which are shown on Exhibit F of the Development Agreement.~~

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- ~~36. General Note 4 – revise "APPROVE" to "APPROVED".~~
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- ~~39. General Notes 17, 18 and 19 – revise "NOVEMBER 7, 2018" to "NOVEMBER 7, 2018, AS AMENDED".~~
- ~~40. Attached is a marked up copy from the City Attorney of the Special Warranty Deed.~~
- 41. Manor Heights Special Warranty Deed: (a) p. 2 [Insert Title] needs to be removed; (b) p. 3 Year of acknowledgement needs to be updated from 2019 to 2020; and (c) need to attach sketch. If the sketch is going to be the plat, then Lot 98 must be clearly marked and identified as the lot being conveyed by hatch marks or other means.**
- 42. License Agreement: (a) delete the first page that has the title Exhibit N; (b) I. Defined Terms A. insert ", as amended" after November 7th, 2018; (c) the plat is provided as the sketch and Lot 98 needs to be clearly marked and identified as the "Licensed Property."**
- 43. A license agreement covering the lots listed in Note 17 of the plat is needed (none was provided for review). Exhibit "A" of the license agreement needs to list the lots as the "Licensed Property" and the sketch needs to clearly mark and identify the lots that make up the "Licensed Property."**

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



April 20th, 2020

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 1, Manor, TX 78653
Final Plat, 6th Review

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- ~~27. The acreage for Lot 98 Block A is listed as being 7.443 acres on the plat, but per the Development Agreement (DA) (dated effective November 7, 2018) the acreage should be 7.82 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~
- ~~28. The total acreage for Lot 100 Block A, Lot 1 Block A and Lot 1 Block C is 61.548 acres on the plat, but per the DA (dated effective November 7, 2018) the total acreage for the lot should be 62.52 acres. Provide an explanation as to why there is less acreage than what is required by the DA.~~
- ~~29. The acreages on the final plat do not match the acreages which are shown on exhibit F of the Development Agreement.~~
- ~~30. A Special Warranty deed conveying the 7.82 acre lot needs to be recorded at the same time the final plat is recorded. A copy should be submitted for the City Attorney to review.~~
- ~~31. The City of Manor Mayor is Dr. Larry Wallace, Jr. This should be updated on the final plat as well as the warranty deed.~~
- ~~32. The P&Z Chairperson is Phillip Tryon.~~
- ~~33. The City Secretary is Lluvia Almaraz. This should be updated on the final plat as well as the warranty deed.~~
- ~~34. The year should be 2020.~~
- ~~35. A license agreement for the maintenance of Lot 98 Block A should be submitted for review by the City Attorney.~~
- ~~36. General Note 4 — revise “APPROVE” to “APPROVED”.~~
- ~~37. General Note 6 — revise “DAMAGE TO OR REPLACING” to “DAMAGE TO OR REPLACEMENT OF”~~
- ~~38. General Note 11 — revise “POSTING FISCAL SURVEY” to “POSTING FISCAL SURETY”; also, the word “PLAN” in the note should read “PLAT”.~~
- ~~39. General Notes 17, 18, and 19 — revise “NOVEMBER 7, 2018” to “NOVEMBER 7, 2018, AS AMENDED”.~~
- ~~40. Attached is a marked-up copy from the City Attorney of the Special Warranty Deed.~~
41. Manor Heights Special Warranty Deed: (a) p. 2 [Insert Title] needs to be removed; (b) p. 3 Year of acknowledgement needs to be updated from 2019 to 2020; and (c) need to attach sketch. If the sketch is going to be the plat, then Lot 98 must be clearly marked and identified as the lot being Conveyed by hatch marks or other means.
Response: Revised as requested. Label has been added to Lot 98 Block A to identify the lot clearly.

42. License Agreement: (a) delete the first page that has the title Exhibit N; (b) I. Defined Terms A. insert “, as amended” after November 7th, 2018; (c) the plat is provided as the sketch and Lot 98 needs to be clearly marked and identified as the “Licensed Property.”
Response: Revised as requested. Label added clarifying lot 98 Block A as one of the licensed properties.
43. A license agreement covering the lots listed in Note 17 of the plat is needed (none was provided for review). Exhibit “A” of the license agreement needs to list the lots as the “Licensed Property” and the sketch needs to clearly mark and identify the lots that make up the “Licensed Property.”
Response: Revised as requested. All lots called out I note 17 have been added to the license agreement. Labels added identifying all licensed properties.

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, June 16, 2020

Alex Granados
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2018-P-1128-FP
Job Address: Manor Heights South Phase 1-1, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 1-1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on November 05, 2020, 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 following comments are for the warranty deed and license agreement. All previous comments on the final plat have been cleared.
2. For the Special Warranty Deed for Lot 98 only attach the first page of the plat as the sketch and remove the page numbering at the bottom so as to not indicated that there are additional plat pages. Also, remove the word "Licensed" from the key next to the lime green box since the lot is being conveyed.
3. For the License Agreement only attach the first three pages of he plat as the sketch that is depicting/identifying the lots that make up the Licensed Property and remove the portion of page numbering at the bottom of each page "of 5".
4. The PDF copies were not locked and the shaded areas were able to be moved around. Please submit locked PDFs.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

6/16/2020 4:47:03 PM
Manor Heights Phase 1-1 Final Plat
2018-P-1128-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 with a large initial "P" and "G".

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



June 17th, 2020

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

via E-Mail

RE: 2018-P-1128-FP
Manor Heights South Phase 1 Section 1, 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 June 16th, 2020. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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@jaeco.net.

1. The following comments are for the warranty deed and license agreement. All previous comments on the final plat have been cleared.
Response: Understood.
2. For the Special Warranty Deed for Lot 98 only attach the first page of the plat as the sketch and remove the page numbering at the bottom so as to not indicate that there are additional plat pages. Also, remove the word "Licensed" from the key next to the lime green box since the lot is being conveyed.
Response: Revised as requested. See attached updated Special Warranty Deed.
3. For the License Agreement only attach the first three pages of the plat as the sketch that is depicting/identifying the lots that make up the Licensed Property and remove the portion of page numbering at the bottom of each page "of 5".
Response: Revised as requested. See attached updated License Agreement.
4. The PDF copies were not locked and the shaded areas were able to be moved around. Please submit locked PDFs.
Response: Understood. The PDFs submitted are now locked.

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