



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, April 12, 2023

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2023-P-1521-FP
Job Address: Shadowglen Phase 2 Section 23B Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Shadowglen Phase 2 Section 23B Final Plat (*Final Plat*) submitted by Kimley-Horn and received on April 20, 2023, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The year should be updated to 2023 where applicable.
2. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided.
3. The Mayor's name should be updated to Dr. Christopher Harvey.
4. The P&Z Chairperson is LaKesha Small.
5. The Travis County Clerk is Dyana Limon-Mercado.
6. 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. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
8. Certification from all applicable taxing authorities that all taxes due on the property have been paid.

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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA



April 12, 2023

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

**RE: *Shadowglen Phase 2 Section 23B Final Plat
Permit Number 2023-P-1521-FP***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **April 12th, 2023**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The year should be updated to 2023 where applicable.

Response 1: The year has been updated to, “20__” where applicable.

Comment 2: The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided.

Response 2: A table of owner’s names within 300 feet of property boundary has been added.

Comment 3: The Mayor's name should be updated to Dr. Christopher Harvey.

Response 3: Mayor’s name, Dr. Christopher Harvey, has been updated on the plat.

Comment 4: The P&Z Chairperson is LaKesha Small.

Response 4: P&Z charperson’s name, LeKesha Small, has been updated on the plat.

Comment 5: The Travis County Clerk is Dyana Limon-Mercado.

Response 5: Travis County Clerk’s name, Dyana Limon-Mercado, has been updated on the plat.

Comment 6: 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 6: True bearings and distances have been added to the plat with the nearest lines, monuments, corners have been described/rotated using said coordinate system.

Comment 7: Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Response 7: A copy of the approved CLOMR has been provided with this submittal.

Comment 8: Certification from all applicable taxing authorities that all taxes due on the property have been paid

Response 8: A current tax certificate has been provided with this submittal. Previous property owner (SG Land Holdings) & current property owner (Meritage Homes) is coordinating tax payment. Certification of payment will be uploaded to portal when updated.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager