



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 20, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1627-FP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 5 final plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on June 20, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The location map should be to a scale of 1"=2000'.
2. How does this Phase tie into the existing subdivision? This phase does not appear to tie into the exiting subdivision.
3. If the construction of all improvements needed to serve the subdivision is not completed prior to 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 City Ordinances.
4. A copy of the license agreement and warranty deed will need to be submitted for review for the lot that will be dedicated to the City.

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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



June 20, 2024

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

**RE: Permit Number: 2024-P-1627-CP
Job Address: Old Kimbro Road, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated May 20, 2024, of the first submittal of the *Manor Heights Phase 5 Final Plat* submitted on May 17, 2024. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Engineer Review

1. The location map should be to a scale of 1"=2000'.

Response: The location map scale has been updated.

2. How does this Phase tie into the existing subdivision? This phase does not appear to tie into the existing subdivision.

Response: Existing subdivision linework added to plat.

3. If the construction of all improvements needed to serve the subdivision is not completed prior to 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 City Ordinances.

Response: Acknowledged. Fiscal surety will be provided for all improvements that are not completed prior to the filing of plat for recordation.

4. A copy of the license agreement and warranty deed will need to be submitted for review for the lot that will be dedicated to the City.

Response: License agreement and warranty deed for parkland lot have been included with this submittal.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Sarah Starkey". The signature is written in a cursive, flowing style.

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