



5/21/25

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat Amendment

Project Name: Monarch Ranch Preliminary Plat Amendment

Case Number: 2024-P-1700-PP

Case Manager: Michael Burrell

Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Preliminary Plat Amendment for the Monarch Ranch Subdivision. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat Amendment for the Monarch Ranch Subdivision, four hundred (400) lots on 120.833 acres, more or less, and being located at the southwest corner of the intersection of Gregg Lane and FM 973, Manor, TX.**

***Applicant: Jamison Civil Engineering LLC***

***Owner: Blackburn Communities LLC***

The Planning and Zoning Commission will meet at 6:30PM on June 11, 2025 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary Plat Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

# PRELIMINARY PLATT

# SHEET INDEX

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CITY OF MANOR ACKNOWLEDGEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE 05<sup>TH</sup> DAY OF

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

FELIX PAIZ, CHAIRPERSON

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LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF  
MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

HONORABLE DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ  
CITY SECRETARY

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC

**R1**  
310 ENTERPRISE DRIVE  
OXFORD, MISSISSIPPI 38  
PHONE (662) 513-4194  
DAVID BLACKBURN

ACREAGE: 120.88 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400

LINEAR FEET OF  

NEW STREETS: (18,577 LF)

**BENCHMARK:**

GPD DESC.:  
BEARING BASIS:

CENTRAL ZONE,  
4202, NAD 83 -  
10 SURVEY

VERTICAL DATUM: NAVD 83  
ELEVATION: 593.26

NAVD 85  
593.26

SURVEYOR: LANDPOINT, INC.

6410 SOUTHWEST BLVD. STE 127  
FORT WORTH, TEXAS 76109  
PHONE (817) 554-1805

PHONE (817) 334-1803  
ROBERT GLEN MALOY, RPLS

JAMISON CIVIL ENGINEERING, LLC,  
47813 DEARBORN BLVD., #100  
TROY, MI 48065

13612 RESEARCH BLVD. #E  
AUSTIN, TEXAS 78750  
TBBE NO. E-17766

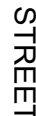
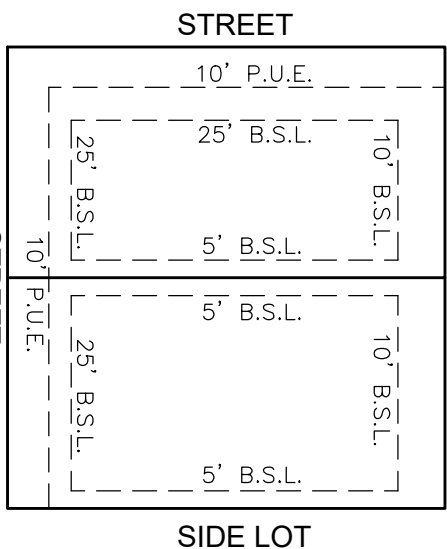
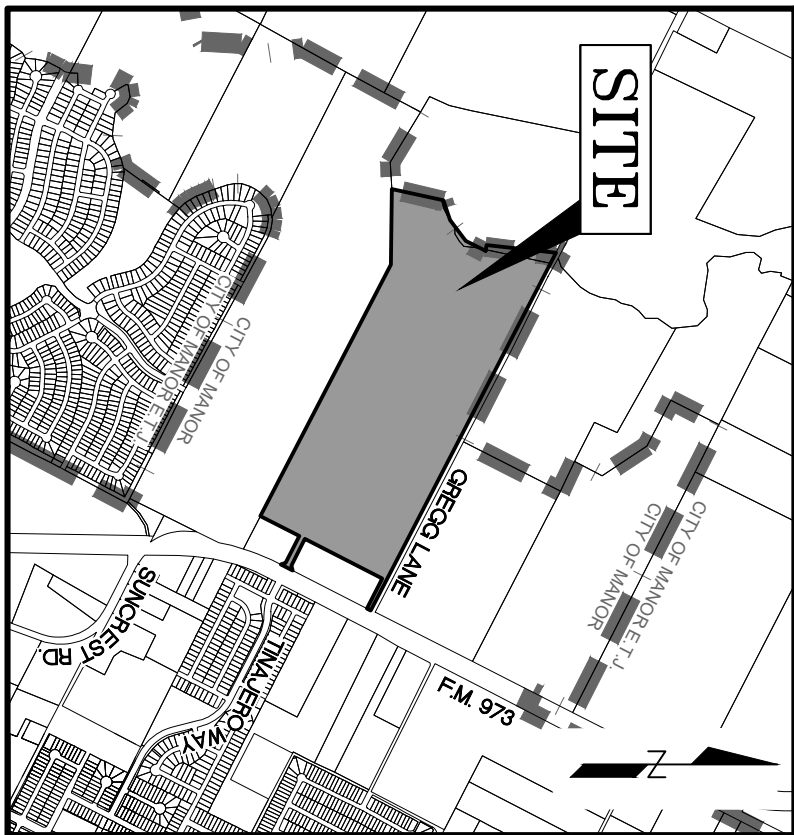
IBF, INC. F-17736  
PHONE (737) 484-0880  
STEPHEN R. JAMISON, P.E.

| BOUNDARY LINE TABLE |             |         |
|---------------------|-------------|---------|
| LINE                | DIRECTION   | LENGTH  |
| L1                  | N72°21'23"E | 53.74'  |
| L2                  | S27°21'28"W | 140.00' |
| L3                  | N17°38'37"W | 53.74'  |

| LAND USE SUMMARY TABLE            |            |
|-----------------------------------|------------|
| LOT TYPE                          | NO. LOTS   |
| SINGLE FAMILY                     | 385        |
| OPEN SPACE / LANDSCAPE / DRAINAGE | 15         |
| <b>TOTAL</b>                      | <b>400</b> |

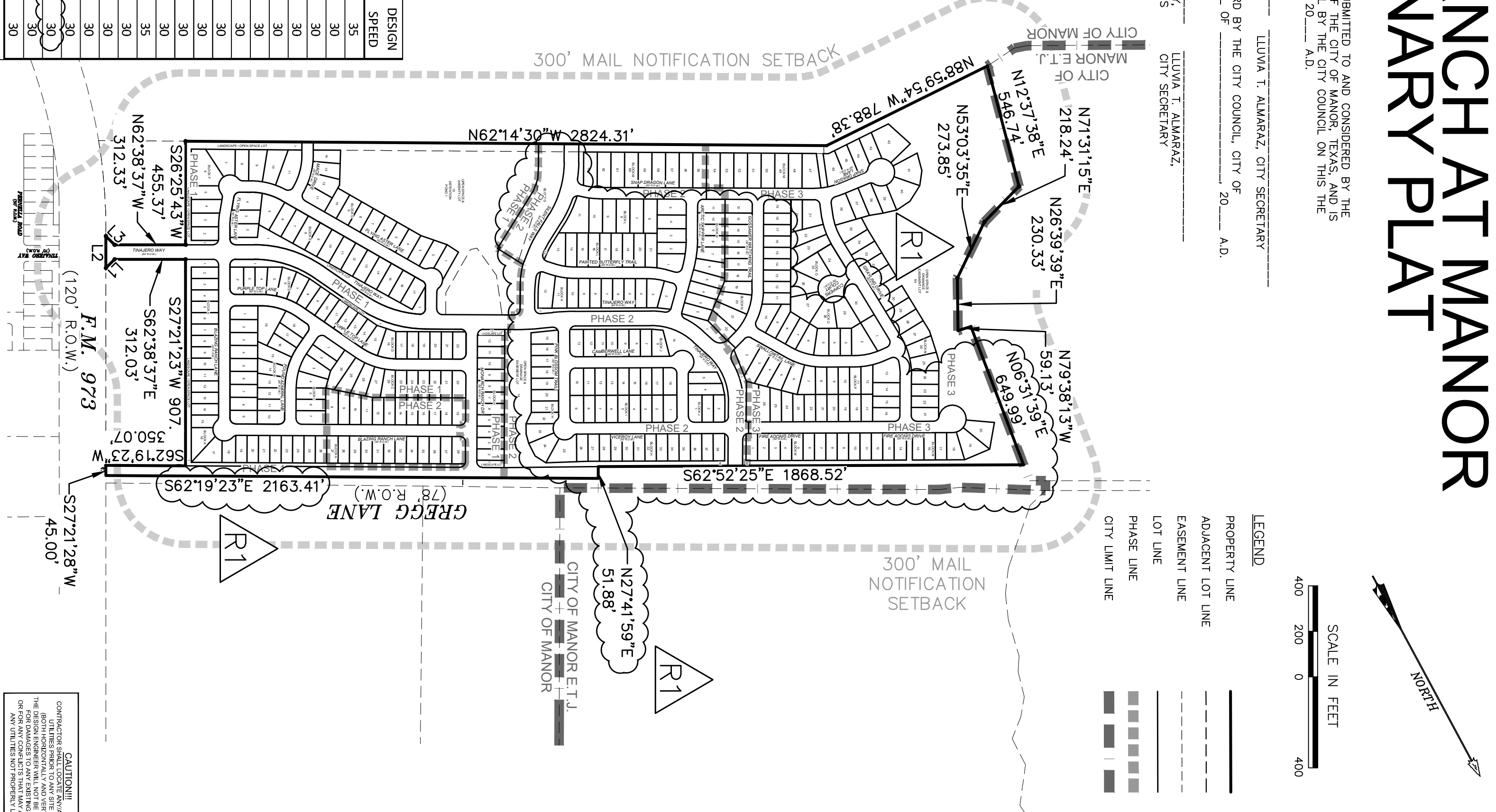
| OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN |             |            |            |
|----------------------------------------------|-------------|------------|------------|
|                                              | NO. OF LOTS | TOTAL AREA | PERCENTAGE |
| SINGLE FAMILY LOTS                           | 385         | 2,756.325  | 53.1%      |
| OPEN SPACE / LANDSCAPE / DRAINAGE            | 15          | 1,380.810  | 26.2%      |
| R.O.W. / STREETS *                           |             | 1,089.523  | 20.7%      |
| TOTAL                                        | 400         | 5,255.658  | 100.0%     |

| STREET NAME             | ROW WIDTH (FT) | PAVEMENT WIDTH (FOC-FOC) FT | CURB TYPE     | LENGTH (FT) | CLASS             | SIDEWALK CLEAR ZONE (FT) | SIDEWALK (FT) | SIDEWALK LOCATION) | DESIGN SPEED |    |
|-------------------------|----------------|-----------------------------|---------------|-------------|-------------------|--------------------------|---------------|--------------------|--------------|----|
| TINAJERO WAY            | 64             | 44                          | CURB & GUTTER | 3426        | R1                | PRIMARY COLLECTOR        | 6' (Min.)     | 4                  | BOTH SIDES   | 35 |
| MONARCH RANCH DR.       | 50             | 30                          | CURB & GUTTER | 684         |                   | LOCAL                    | Optional      | 4                  | BOTH SIDES   | 30 |
| SWALLOWTAIL LANE        | 50             | 30                          | CURB & GUTTER | 725         |                   | LOCAL                    | Optional      | 4                  | BOTH SIDES   | 30 |
| COPPERS COURT           | 50             | 30                          | CURB & GUTTER | 127         |                   | LOCAL                    | Optional      | 4                  | BOTH SIDES   | 30 |
| PAINTED BUTTERFLY TRAIL | 50             | 30                          | CURB & GUTTER | 681         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| FIRE ADONIS DRIVE       | 50             | 30                          | CURB & GUTTER | 932         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| ARCTIC SKIPPER LANE     | 50             | 30                          | CURB & GUTTER | 575         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| GOSSEMER WATCHING TR.   | 50             | 30                          | CURB & GUTTER | 772         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| FOUND ADMIRAL LANE      | 50             | 30                          | CURB & GUTTER | 493         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| CAMBERWELL LANE         | 50             | 30                          | CURB & GUTTER | 810         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| FLYING ASTER LANE       | 50             | 30                          | CURB & GUTTER | 1446        | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| SILENT FALLS WAY        | 64             | 44                          | CURB & GUTTER | 825         | PRIMARY COLLECTOR | 6' (Min.)                | 4             | BOTH SIDES         | 35           |    |
| PURPLE TOP LANE         | 50             | 30                          | CURB & GUTTER | 1164        |                   | LOCAL                    | Optional      | 4                  | BOTH SIDES   | 30 |
| PINK BLOSSOM TRAIL      | 50             | 30                          | CURB & GUTTER | 481         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| BLAZING RANCH LANE      | 50             | 30                          | CURB & GUTTER | 1845        | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| SNAP DRAGON LANE        | 50             | 30                          | CURB & GUTTER | 1197        | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| GRAVYLING DRIVE         | 50             | 30                          | CURB & GUTTER | 1354        | LOCAL             | Optional                 | 5             | BOTH SIDES         | 30           |    |
| VICEROY LANE            | 50             | 30                          | CURB & GUTTER | 810         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |
| WACE DRIVE              | 50             | 30                          | CURB & GUTTER | 270         | LOCAL             | Optional                 | 4             | BOTH SIDES         | 30           |    |



**TYPICAL LOT DETAIL**

**SCALE = N.T.S.**



CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALITY AND VERTICALITY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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MONARCH RANCH AT MANOR  
OVERALL PRELIMINARY PLAT  
GREGG LANE & FM 973  
MANOR, TEXAS 78653

# JAMISON CIVIL ENGINEERING LLC

(TX. PE FIRM REG. #F-17756)  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM

# JCE

|                   |               |             |                   |  |
|-------------------|---------------|-------------|-------------------|--|
| 01 of 16<br>SHEET | Job No.       |             | Snapshot: OVERALL |  |
|                   | Scale (Hor.): |             | Scale (Vert.):    |  |
|                   | Date:         | Checked By: | Drawn By: DSP     |  |
|                   | Revision 1:   |             |                   |  |
|                   | Revision 2:   |             |                   |  |
|                   | Revision 3:   |             |                   |  |
| Revision 4:       |               |             |                   |  |

The seal appearing on this document was authorized by Stephen Ray Jamison on 02/05, 2025