

MONARCH RANCH AT MANOR PRELIMINARY PLAT

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CITY OF MANOR ACKNOWLEDGEMENTS

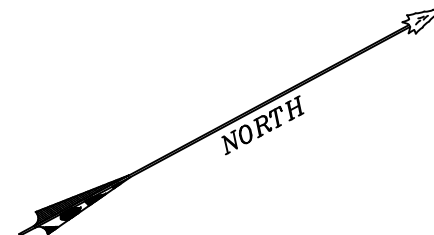
THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.

FELIX PAIZ, CHAIRPERSON _____ 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.

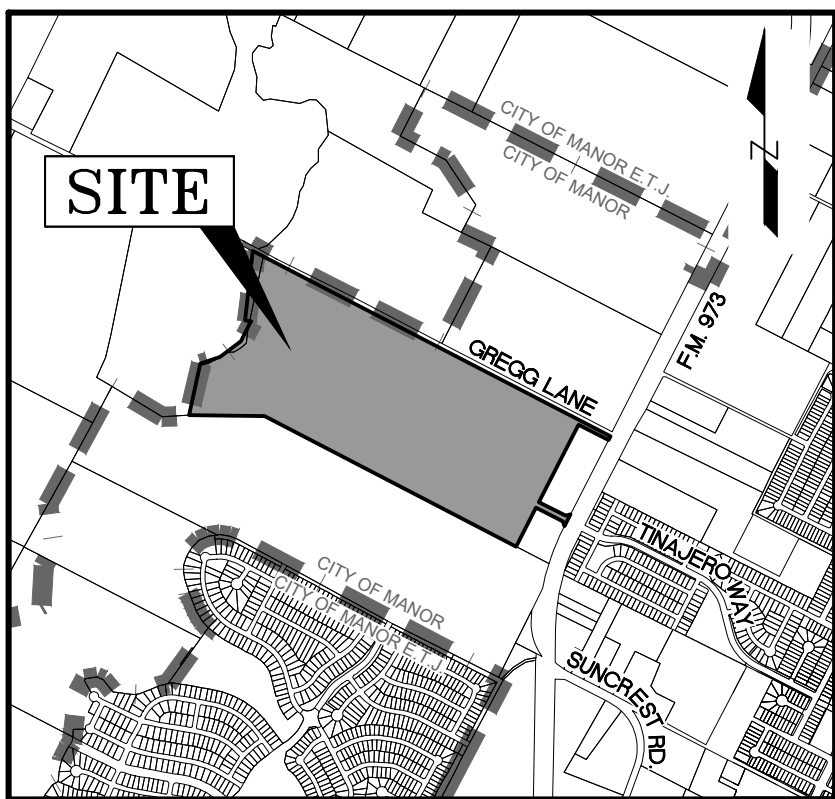
HONORABLE DR. CHRISTOPHER HARVEY,
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ,
CITY SECRETARY



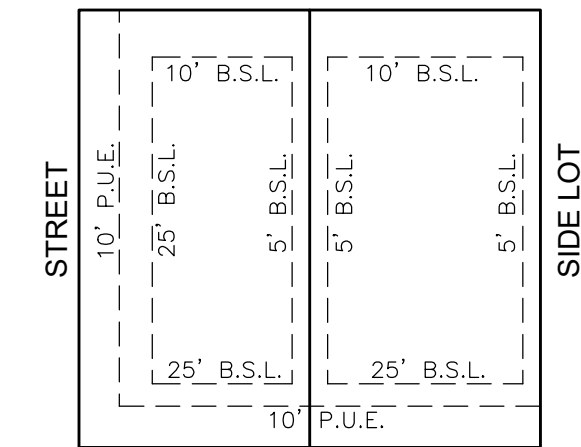
LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE



LOCATION MAP

SCALE: 1" = 2000'



TYPICAL LOT DETAIL

SCALE = N.T.S.

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'

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC

310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
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 (SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF
NEW STREETS: 18,577 LF

BENCHMARK:

QPD DESC.:
BEARING BASIS:

BENCHMARK #1
TEXAS NORTH
CENTRAL ZONE,
4202, NAD 83 -
US SURVEY FEET
NAVD 88
593.26'

VERTICAL DATUM:
ELEVATION:

SURVEYOR:

LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

ENGINEER:

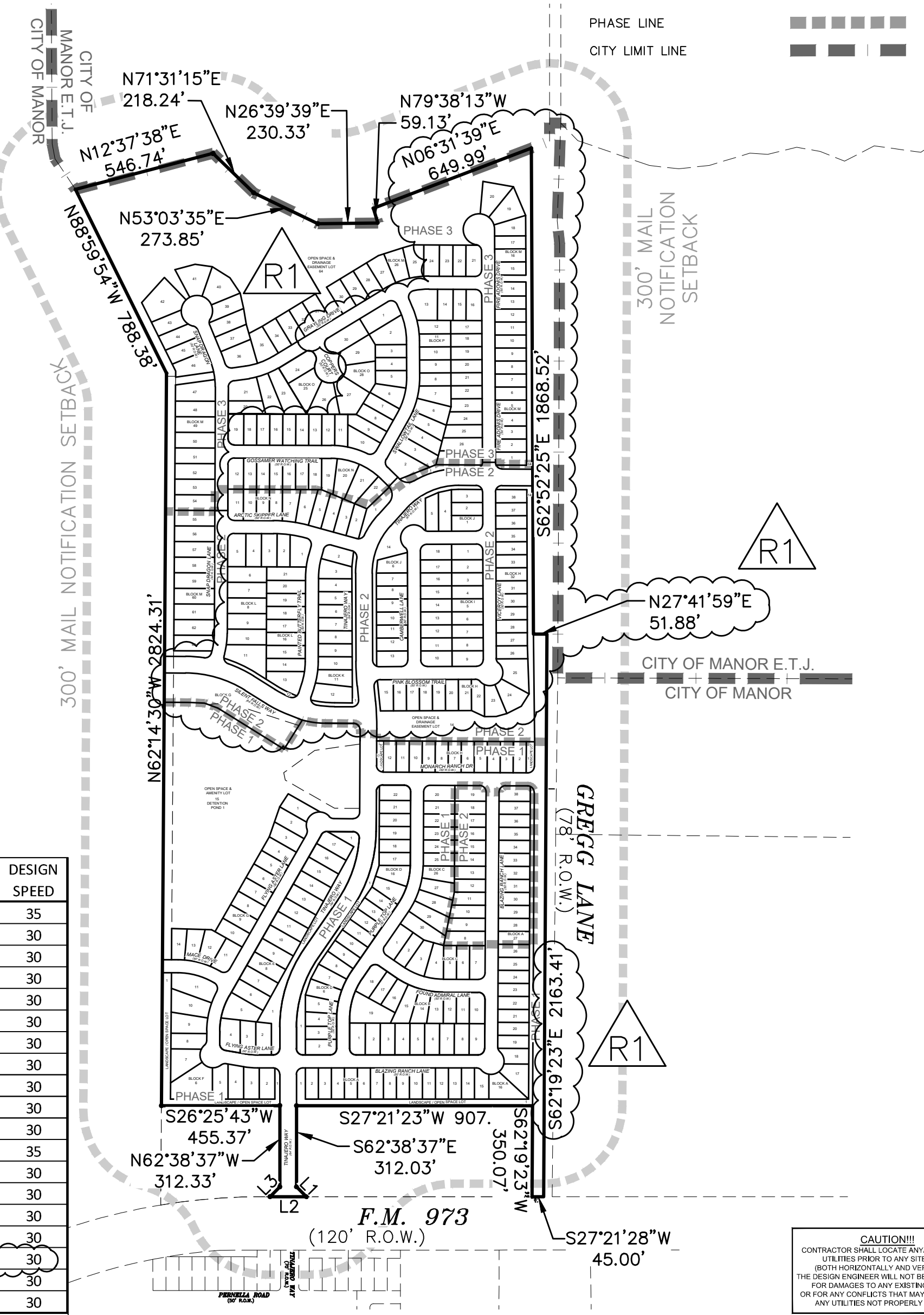
JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE NO. F-17756
PHONE (737) 484-0880
STEPHEN R. JAMISON, P.E.

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,795,325	64.172	53.1%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,380,810	31.699	26.2%
R.O.W. / STREETS*		1,089,523	25.012	20.7%
TOTAL	400	5,265,658	120.883	100.0%

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

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	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
GOSSAMER 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	1394	LOCAL	Optional	4	BOTH SIDES	30
GRAYLING DRIVE	50	30	CURB & GUTTER	1117	LOCAL	Optional	4	BOTH SIDES	30
VICEROY LANE	50	30	CURB & GUTTER	810	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	270	LOCAL	Optional	4	BOTH SIDES	30



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). 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.

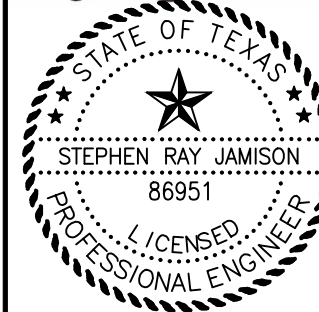
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13812 RESEARCH BLVD. #B-2
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OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

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

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on 02/05/2025

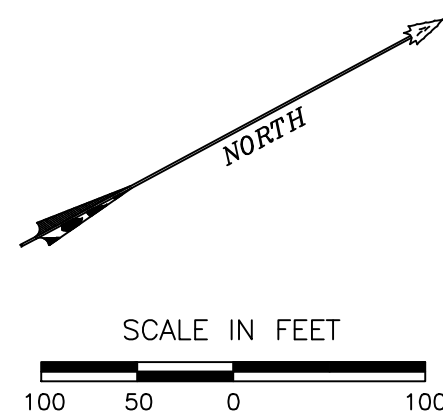


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SHEET

01 of 16

MONARCH RANCH AT MANOR PRELIMINARY PLAT



LEGEND

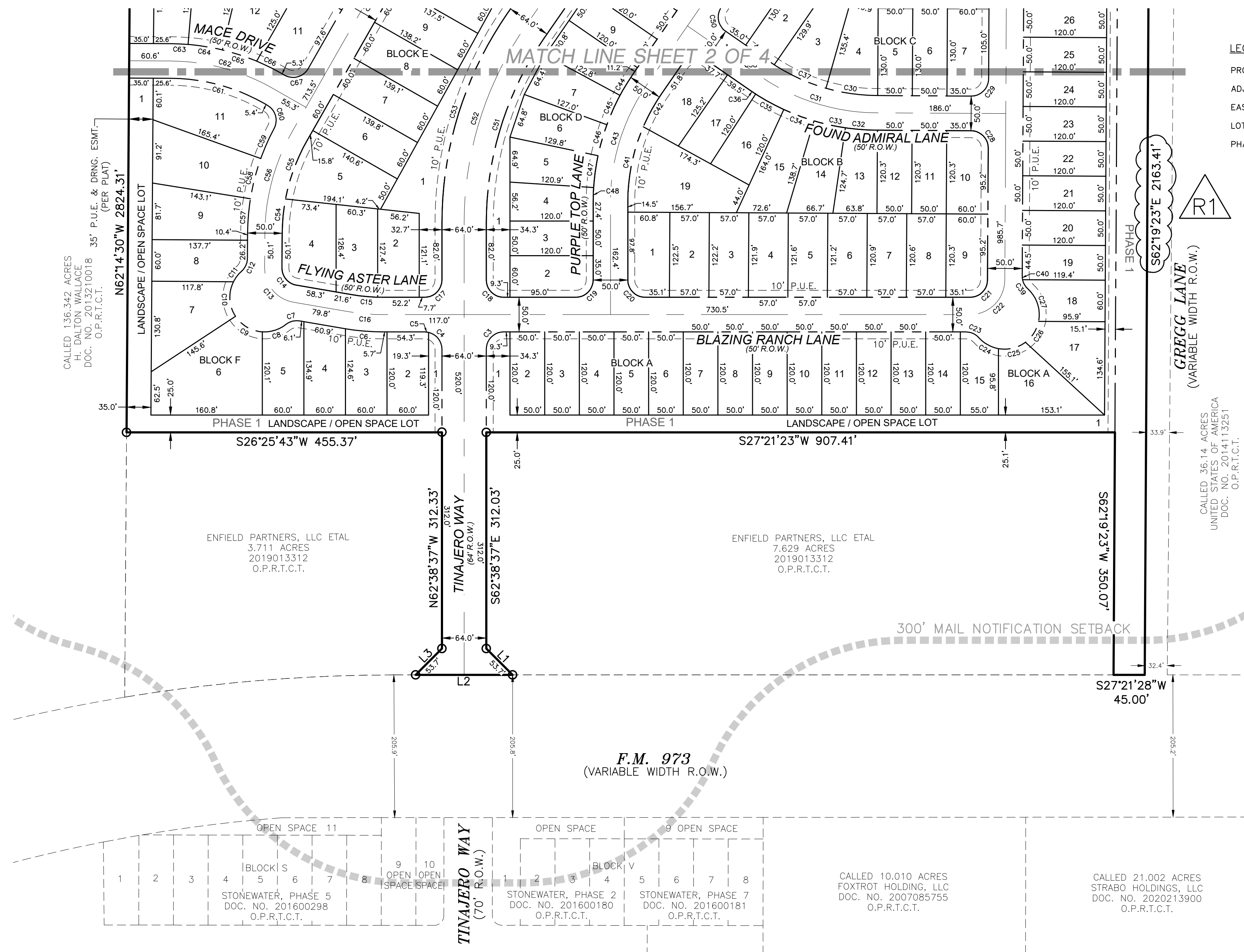
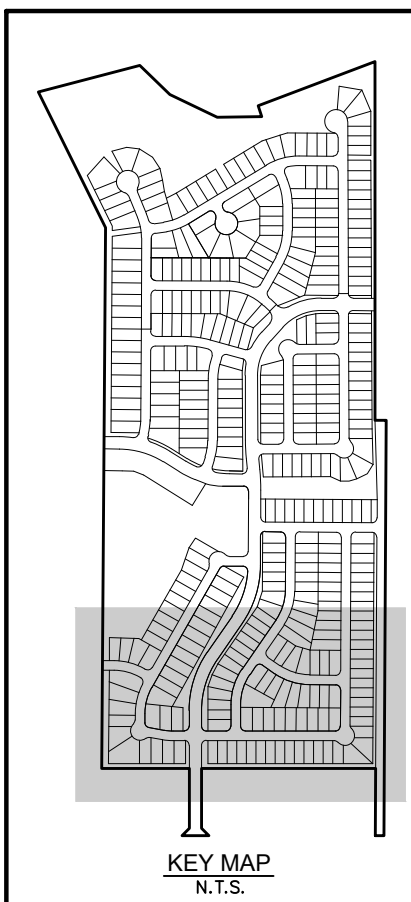
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ADJACENT LOT LINE - - - - -

EASEMENT LINE - - - - -

LOT LINE ———

PHASE LINE ———



JAMISON CIVIL ENGINEERING LLC

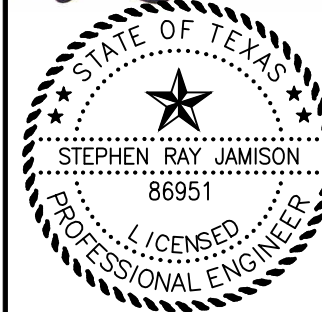
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**MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 1 OF 4**

**GREGG LANE & FM 973
MANOR, TEXAS 78653**

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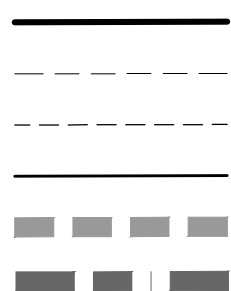
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**SHEET
02 of 16**

MONARCH RANCH AT MANOR PRELIMINARY PLAT

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE



SCALE IN FEET

100 50 0 100

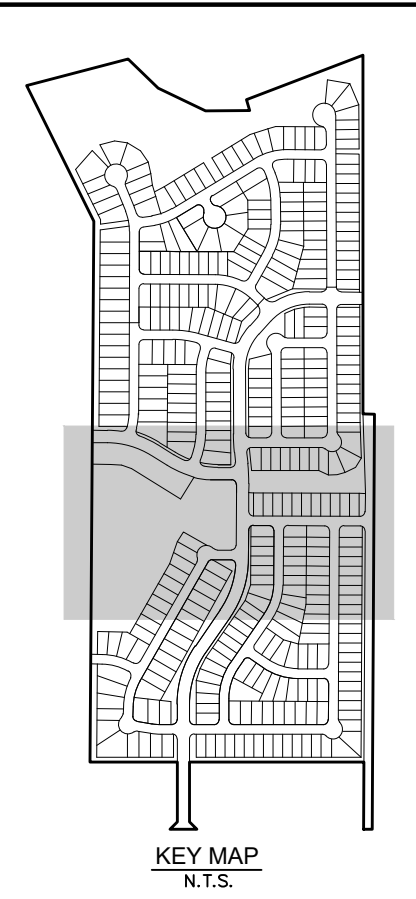
NORTH

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094

GREGG LANE
(VARIABLE WIDTH R.O.W.)

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.



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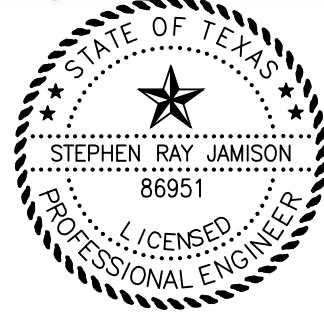
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JCE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 2 OF 4

GREGG LANE & FM 973
MANOR, TEXAS 78653

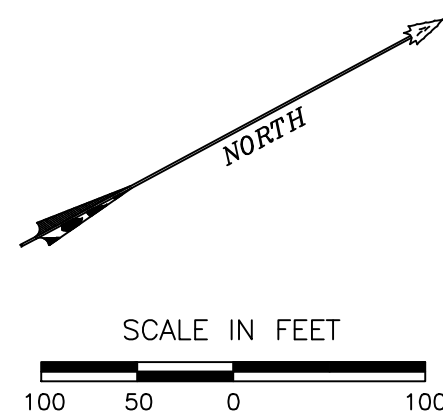
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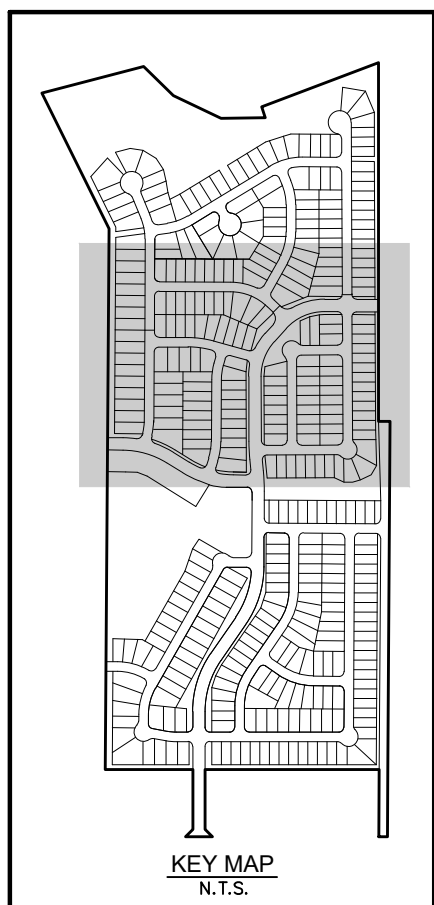
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SHEET
03 of 16

MONARCH RANCH AT MANOR PRELIMINARY PLAT



LEGEND	
PROPERTY LINE	—
ADJACENT LOT LINE	- - -
EASEMENT LINE	- - -
LOT LINE	—
PHASE LINE	—
CITY LIMIT LINE	—



JAMISON CIVIL ENGINEERING LLC

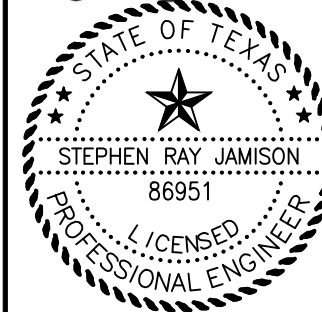
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MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 3 OF 4

GREGG LANE & FM 973
MANOR, TEXAS 78653

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04 of 16

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MONARCH RANCH AT MANOR PRELIMINARY PLAT

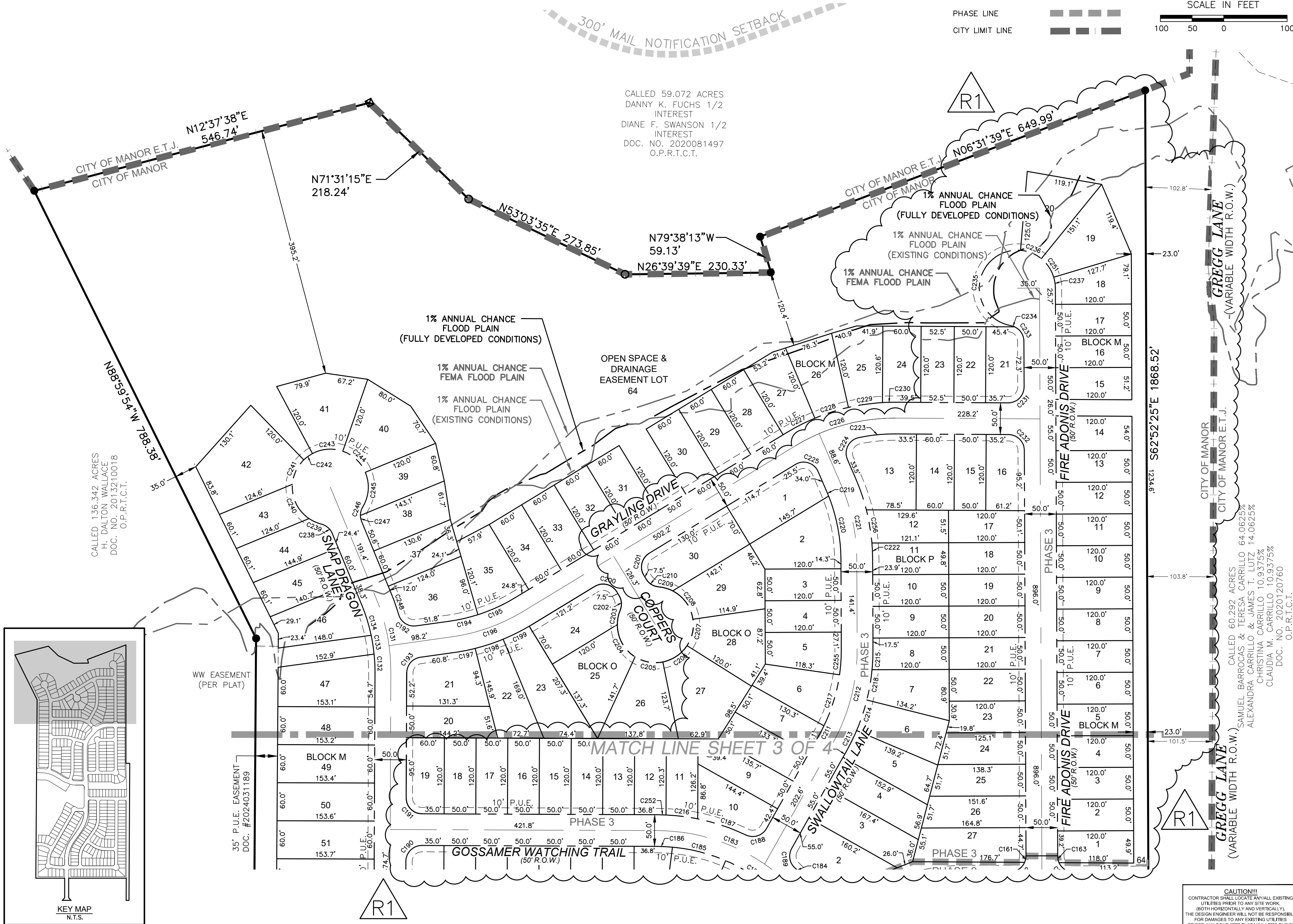
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PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

SCALE IN FEET

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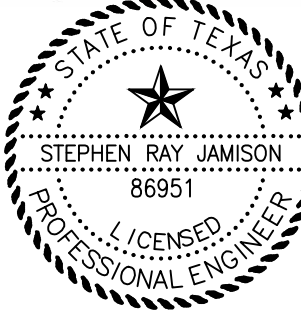
NORTH



JAMISON CIVIL ENGINEERING LLC
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MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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R1

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	12.82'	25.00'	S12°40'W	S12°39'37"W	12.48'
C2	92.24'	423.00'	N33°55'E	N33°56'25"E	92.05'
C3	39.27'	25.00'	S17°36'E	S17°35'37"E	35.35'
C4	33.51'	25.00'	S75°57'W	S75°57'23"W	31.05'
C5	5.75'	25.00'	S33°57'W	S33°57'27"W	5.75'
C6	54.59'	325.00'	N32°10'E	N32°10'04"E	54.52'
C7	21.03'	25.00'	S13°00'W	S12°59'53"W	20.41'
C8	36.84'	50.00'	N09°54'E	N09°53'46"E	35.53'
C9	46.35'	50.00'	N57°27'E	N57°27'14"E	44.72'
C10	52.35'	50.00'	S65°59'E	S65°58'52"E	50.00'
C11	19.14'	50.00'	S25°01'E	S25°01'00"E	19.02'
C12	21.03'	25.00'	N38°08'W	N38°08'49"W	20.41'
C13	70.39'	50.00'	N77°28'E	N77°28'32"E	64.72'
C14	35.20'	25.00'	N77°28'E	N77°28'32"E	32.35'
C15	38.97'	275.00'	N33°02'E	N33°01'58"E	38.94'
C16	50.95'	300.00'	N32°13'E	N32°13'28"E	50.92'
C17	39.27'	25.00'	N17°39'W	N17°38'37"W	35.35'
C18	39.27'	25.00'	N72°21'E	N72°21'23"E	35.35'
C19	39.27'	25.00'	N17°39'W	N17°38'37"W	35.35'
C20	39.27'	25.00'	N72°21'E	N72°21'23"E	35.35'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C101	13.35'	25.00'	S59°40'E	S59°39'59"E	13.20'
C102	259.16'	470.00'	N43°28'E	N43°28'25"E	255.89'
C103	63.67'	435.00'	N55°05'E	N55°05'22"E	64.01'
C104	29.87'	25.00'	N16°58'E	N16°58'29"E	27.95'
C105	11.91'	25.00'	N30°43'W	N30°42'41"W	11.80'
C106	94.47'	300.00'	N53°52'W	N53°51'58"W	94.05'
C107	46.59'	275.00'	N49°25'W	N49°25'29"W	45.53'
C108	29.87'	25.00'	N71°02'E	N71°01'48"E	27.95'
C109	28.95'	25.00'	S35°01'E	S35°01'01"E	27.39'
C110	28.95'	25.00'	N63°55'E	N63°54'59"E	27.39'
C111	10.25'	25.00'	N38°55'E	N38°54'59"E	10.22'
C112	39.27'	25.00'	N17°52'W	N17°52'24"W	35.35'
C113	39.27'	25.00'	N72°08'E	N72°07'39"E	35.35'
C114	39.27'	25.00'	N17°52'W	N17°52'24"W	35.35'
C115	21.03'	25.00'	S51°13'W	S51°13'17"W	20.41'
C116	20.15'	50.00'	N63°46'E	N63°46'03"E	20.02'
C117	41.55'	50.00'	N28°25'E	N28°24'45"E	40.35'
C118	33.95'	50.00'	N14°52'W	N14°51'53"W	33.33'
C119	65.95'	50.00'	N72°42'W	N72°41'58"W	62.07'
C120	18.47'	25.00'	S59°54'E	S59°53'59"E	18.05'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C201	39.27'	25.00'	S45°57'E	S45°57'24"E	35.35'
C202	23.55'	25.00'	N65°58'W	N65°58'21"W	22.69'
C203	23.60'	60.00'	S51°15'E	S51°15'28"E	23.45'
C204	62.85'	60.00'	N57°28'E	N57°27'47"E	60.02'
C205	43.44'	60.00'	N35°43'E	N35°42'36"E	42.50'
C206	50.92'	60.00'	N08°21'W	N08°20'39"W	48.40'
C207	43.29'	60.00'	N53°19'W	N53°19'23"W	42.35'
C208	53.82'	60.00'	S50°19'W	S50°18'42"W	52.04'
C209	23.60'	60.00'	S43°21'W	S43°21'40"W	23.45'
C210	23.55'	25.00'	N59°04'E	N59°03'33"E	22.69'
C211	17.29'	275.00'	N35°04'W	N35°03'46"W	17.29'
C212	155.05'	300.00'	N48°04'W	N48°04'04"W	153.33'
C213	35.91'	325.00'	N35°28'W	N35°28'57"W	35.90'
C214	50.92'	325.00'	N44°05'W	N44°05'13"W	50.87'
C215	32.55'	325.00'	N50°00'W	N50°00'07"W	32.55'
C216	50.40'	325.00'	S34°22'W	S34°22'01"W	50.35'
C217	84.44'	275.00'	N45°40'W	N45°39'38"W	84.11'
C218	46.53'	325.00'	N52°51'W	N52°51'11"W	46.48'
C219	7.95'	275.00'	N55°08'W	N55°08'05"W	7.95'
C220	102.87'	275.00'	N73°35'W	N73°35'24"W	102.27'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	36.13'	25.00'	N17°29'W	N17°29'00"W	35.25'
C22	78.25'	50.00'	N17°29'W	N17°29'00"W	70.51'
C23	21.01'	25.00'	S51°28'W	S51°28'12"W	20.40'
C24	33.03'	50.00'	N55°35'E	N55°35'23"E	32.44'
C25	41.25'	50.00'	N14°01'E	N14°01'29"E	40.09'
C26	36.33'	50.00'	N30°28'W	N30°28'51"W	35.54'
C27	51.72'	50.00'	N50°53'W	N50°52'51"W	46.44'
C28	39.27'	25.00'	S72°41'W	S72°40'37"W	35.35'
C29	39.27'	25.00'	N17°19'W	N17°19'23"W	35.35'
C30	74.85'	275.00'	N35°27'E	N35°27'13"E	74.42'
C31	179.67'	300.00'	N44°50'E	N44°50'03"E	177.00'
C32	46.54'	325.00'	N31°38'E	N31°38'08"E	46.50'
C33	46.47'	325.00'	N39°46'E	N39°47'55"E	46.43'
C34	46.47'	325.00'	N47°59'E	N47°59'27"E	46.43'
C35	46.47'	325.00'	N56°11'E	N56°10'58"E	46.43'
C36	9.71'	325.00'	N51°08'E	N51°08'07"E	9.71'
C37	82.32'	275.00'	N51°46'E	N51°46'24"E	82.02'
C38	7.72'	275.00'	N51°11'E	N51°11'14"E	7.72'
C39	15.46'	25.00'	N57°13'E	N57°13'15"E	15.23'
C40	5.55'	25.00'	S58°41'E	S58°41'04"E	5.54'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C121	240.90'	435.00'	S43°31'W	S43°30'52"W	237.87'
C122	258.50'	470.00'	S43°31'W	S43°30'52"W	255.25'
C123	14.19'	25.00'	S54°51'W	S54°50'34"W	14.00'
C124	108.72'	467.19'	S53°04'W	S53°03'59"W	106.51'
C125	33.01'	25.00'	N01°51'W	N01°51'12"W	30.85'
C126	71.55'	502.00'	S31°52'W	S31°51'57"W	71.92'
C127	58.39'	285.62'	N54°33'W	N54°33'09"W	58.29'
C128	72.35'	300.00'	N55°30'W	N55°29'36"W	72.20'
C129	36.56'	325.00'	N51°46'W	N51°45'18"W	35.54'
C130	41.85'	325.00'	N55°43'W	N55°42'59"W	41.82'
C131	118.40'	300.00'	N73°43'W	N73°42'42"W	117.63'
C132	28.91'	275.00'	N55°25'W	N55°24'59"W	28.89'
C133	30.02'	275.00'	N71°33'W	N71°33'18"W	30.00'
C134	49.61'	275.00'	N75°51'W	N75°51'00"W	48.54'
C135	38.97'	25.75'	S17°24'E	S17°24'15"E	35.35'
C136	39.27'	25.00'	N72°38'E	N72°38'41"E	35.35'
C137	33.13'	525.00'	S29°24'W	S29°24'09"W	33.12'
C138	48.75'	525.00'	S33°52'W	S33°52'14"W	48.74'
C139	52.89'	525.00'	S39°24'W	S39°24'23"W	52.67'
C140	132.74'	500.00'	S35°12'W	S35°12'01"W	132.35'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C221	120.91'	300.00'	N74°25'W	N74°25'09"W	120.09'
C222	26.14'	325.00'	N55°11'W	N55°10'39"W	26.13'
C223	58.10'	275.00'	S21°37'W	S21°37'28"W	57.99'
C224	44.30'	25.00'	S35°12'E	S35°11'47"E	38.73'
C225	42.75'	25.00'	S45°02'W	S45°02'21"W	37.73'
C226	165.63'	300.00'	S11°52'W	S11°51'36"W	163.54'
C227	58.30'	374.85'	S00°13'E	S00°13'23"E	58.25'
C228	55.75'	325.00'	S09°34'W	S09°34'14"W	55.71'
C229	54.32'	325.00'	S19°17'W	S19°16'32"W	54.25'
C230	20.50'	325.00'	S25°52'W	S25°52'12"W	20.46'
C231	39.51'	25.00'	N17°35'W	N17°35'55"W	35.52'
C232	39.03'	25.00'	S72°24'W	S72°24'06"W	35.19'
C233	28.31'	25.00'	S54°41'W	S54°41'05"W	28.22'
C234	6.53'	25.00'	S44°46'W	S44°45'54"W	6.51'
C235	183.20'	60.00'	S55°10'E	S55°10'00"E	119.85'
C236	35.82'	60.00'	S49°18'W	S49°18'59"W	35.29'
C237	17.25'	60.00'	N71°07'W	N71°07'23"W	17.22'
C238	23.55'	25.00'	S57°59'W	S57°59'53"W	22.89'
C239	21.46'	60.00'	N51°16'E	N51°16'41"E	21.35'
C240	62.95'	60.00'	S55°28'E	S55°28'57"E	60.11'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	111.64'	275.00'	S51°01'E	S51°00'50"E	110.87'
C42	54.60'	275.00'	S33°42'E	S33°41'46"E	54.51'
C43	181.35'	300.00'	S45°20'E	S45°19'34"E	178.60'
C44	36.04'	325.00'	S31°11'E	S31°11'07"E	36.02'
C45	46.47'	325.00'	S35°27'E	S35°27'29"E	46.43'
C46	46.47'	325.00'	S45°39'E	S45°39'01"E	46.43'
C47	46.47'	325.00'	S54°51'E	S54°50'32"E	46.43'
C48	21.02'	325.00'	S50°47'E	S50°47'28"E	21.01'
C49	39.27'	25.00'	S15°59'W	S15°59'30"W	35.35'
C50	39.27'	25.00'	S73°01'E	S73°00'30"E	35.35'
C51	282.91'	468.00'	S45°20'E	S45°19'34"E	278.62'
C52	302.25'	500.00'	S45°20'E	S45°19'34"E	297.67'
C53	321.59'	532.00'	S45°20'E	S45°19'34"E	316.72'
C54	46.82'	275.00'	S57°03'E	S57°03'08"E	46.75'
C55	91.00'	275.00'	S42°23'E	S42°22'58"E	90.55'
C56	153.62'	300.00'	S47°34'E	S47°34'21"E	151.94'
C57	46.84'	325.00'	S57°52'E	S57°51'57"E	46.80'
C58	60.09'	325.00'	S45°12'E	S45°11'34"E	60.00'
C59	47.46'	325.00'	S35°43'E	S35°42'48"E	47.42'
C60	35.55'	25.00'	N75°43'W	N75°43'00"W	34.85'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C141	50.19'	475.00'	S32°12'W	S32°12'09"W	50.16'
C142	62.81'	475.00'	S30°01'W	S30°01'04"W	62.77'
C143	39.17'	25.00'	S57°55'W	S57°55'05"W	35.29'
C144	39.16'	325.00'	S55°57'E	S55°57'14"E	39.13'
C145	47.13'	325.00'	S51°21'E	S51°20'53"E	47.09'
C146	79.55'	300.00'	S44°45'E	S44°44'59"E	79.41'
C147	73.24'	275.01'	S54°47'E	S54°46'31"E	73.03'
C148	39.27'	25.00'	S02°12'E	S02°11'38"E	35.35'
C149	31.35'	25.00'	N55°46'W	N55°45'18"W	29.34'
C150	58.13'	332.00'	S57°51'E	S57°51'28"E	58.05'
C151	251.74'	300.00'	S03°35'W	S03°35'15"W	244.42'
C152	28.17'	25.00'	N04°25'W	N04°25'16"W	28.11'
C153	94.59'	332.00'	S25°34'E	S25°33'50"E	94.27'
C154	224.89'	268.00'	S03°35'W	S03°35'15"W	218.35'
C155	29.05'	24.87'	S51°01'W	S51°01'16"W	27.43'
C156	9.97'	24.35'	N74°29'W	N74°28'34"W	9.91'
C157	10.45'	24.40'	S05°43'E	S05°43'14"E	10.35'
C158	29.05'	24.85'	S05°40'E	S05°40'16"E	27.43'
C159	2.55'	25.00'	S55°46'E	S55°46'18"E	2.55'
C160	28.90'	25.00'	N50°47'E	N50°47'30"E	27.32'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C241	43.50'	60.00'	S37°36'E	S37°36'20"E	42.55'
C242	16.90'	60.00'	S05°46'E	S05°46'04"E	16.85'
C243	46.38'	60.00'	S22°53'W	S22°52'46"W	48.00'
C244	50.19'	60.00'	S70°25'W	S70°25'22"W	48.74'
C245	57.14'	60.00'	N58°20'W	N58°19'53"W	55.00'
C246	13.95'	25.00'	S47°02'E	S47°02'17"E	13.77'
C247	9.80'	25.00'	S74°01'W	S74°01'19"E	9.54'
C248	35.70'	325.00'	N81°52'W	N81°52'17"W	35.68'
C249	3.68'	25.00'	M44°08'W	M44°07'52"W	3.68'
C250	22.70'	25.00'	N72°53'E	N72°52'46"E	21.93'
C251	35.82'	60.00'	S83°31'W	S83°31'26"W	35.28'
C252	13.21'	325.00'	S28°46'W	S28°45'34"W	13.21'
C253	6.53'	25.00'	N35°19'E	N35°19'19"E	6.51'
C254	5.46'	25.00'	S49°04'W	S49°03'31"W	5.45'
C255	40.38'	291.58'	N56°40'W	N56°38'55"W	40.38'
C256	53.23'	325.00'	N72°10'W	N72°10'25"W	53.17'
C257	38.01'	275.00'	N56°27'W	N56°26'45"W	37.98'
C258	30.11'	325.00'	N59°45'W	N59°45'04"W	30.10'
C259	52.08'	325.00'	N52°30'W	N52°30'19"W	52.03'
C260	71.46'	438.00'	S32°21'E	S32°21'11"E	71.41'

MONARCH RANCH AT MANOR PRELIMINARY PLAT

LOT AREAS

BLOCK A		
LOT NO.	AREA (SF)	
1	44819	
2	6000	
3	6000	
4	6000	
5	6000	
6	6000	
7	6000	
8	6000	
9	6000	
10	6000	
11	6000	
12	6000	
13	6000	
14	6000	
15	6034	
16	9802	
17	9090	
18	6175	
19	5999	
20	6000	
21	6000	
22	6000	
23	6000	
24	6000	
25	6000	
26	6000	
27	6000	
28	6000	
29	6000	
30	6000	
31	6000	
32	6000	
33	6000	
34	6000	
35	6000	
36	6000	
37	6000	
38	7059	

BLOCK B		
LOT NO.	AREA (SF)	
1	7278	
2	6974	
3	6956	
4	6938	
5	6919	
6	6901	
7	6883	
8	6865	
9	7074	
10	7083	
11	6014	
12	6014	
13	6703	
14	7306	
15	8605	
16	6557	
17	6258	
18	7821	
19	14059	

BLOCK C		
LOT NO.	AREA (SF)	
1	7667	
2	6500	
3	8073	
4	7688	
5	6500	
6	6500	
7	7666	
8	8557	
9	7217	
10	6730	
11	6243	
12	6000	
13	6000	
14	6000	
15	6000	
16	6000	
17	6000	
18	6000	
19	7066	
20	7066	
21	6001	
22	6001	
23	6001	
24	6002	
25	6002	
26	6809	
27	7311	
28	7915	
29	9109	
30	9669	

BLOCK D		
LOT NO.	AREA (SF)	
1	21367	
2	7066	
3	6000	
4	6282	
5	6897	
6	7093	
7	6867	
8	6515	
9	6000	
10	6000	
11	6000	
12	6000	
13	6000	
14	6000	
15	7506	
16	7723	
17	6000	
18	6000	
19	6000	
20	6000	
21	6000	
22	6940	

BLOCK E		
LOT NO.	AREA (SF)	
1	36778	
2	7458	
3	7663	
4	9490	
5	10920	
6	8413	
7	8364	
8	8315	
9	8266	
10	8217	
11	8168	
12	8119	
13	8070	
14	8021	
15	7972	
16	7922	
17	7785	

BLOCK F		
LOT NO.	AREA (SF)	
1	30595	
2	7199	
3	7283	
4	7783	
5	7695	
6	17406	
7	10631	
8	7988	
9	9847	
10	11335	
11	13293	

BLOCK G		
LOT NO.	AREA (SF)	
1	7317	
2	7797	
3	7540	
4	7200	
5	7200	
6	7200	
7	7200	
8	7200	
9	7200	
10	7200	
11	8478	
12	9132	
13	7366	
14	6521	
15	419826	
16	57539	

BLOCK H		
LOT NO.	AREA (SF)	
1	3677	
2	6000	
3	6000	
4	6000	
5	6000	
6	6000	
7	6000	
8	6000	
9	6000	
10	6000	
11	6000	
12	6000	
13	2866	
14	93080	
15	6662	
16	6000	
17	6000	
18	6000	
19	6000	
20	6000	
21	6000	
22	6301	
23	7672	
24	9202	
25	11168	
26	6037	
27	6000	
28	6000	
29	6000	
30	6000	
31	6000	
32	6000	
33	6000	
34	6000	
35	6000	
36	6000	
37	6000	
38	6062	

BLOCK I		
LOT NO.	AREA (SF)	
1	7066	
2	6000	
3	6000	
4	6000	
5	6000	
6	6000	
7	6000	
8	6000	
9	7066	
10	7066	
11	6000	
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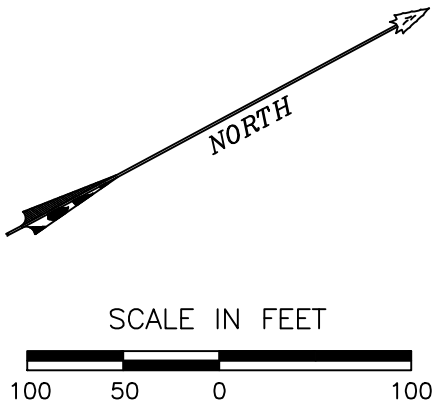
BLOCK J		
LOT NO.	AREA (SF)	
1	7066	
2	6000	
3	6041	
4	7727	
5	6918	
6	7546	
7	6000	
8	6000	
9	6000	
10	6000	
11	6000	
12	6000	
13	7059	
14	29348	

BLOCK K		
LOT NO.	AREA (SF)	
1	11856	
2	6901	
3	7762	
4	6394	
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6	6435	
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10	6531	
11	8023	
12	10245	

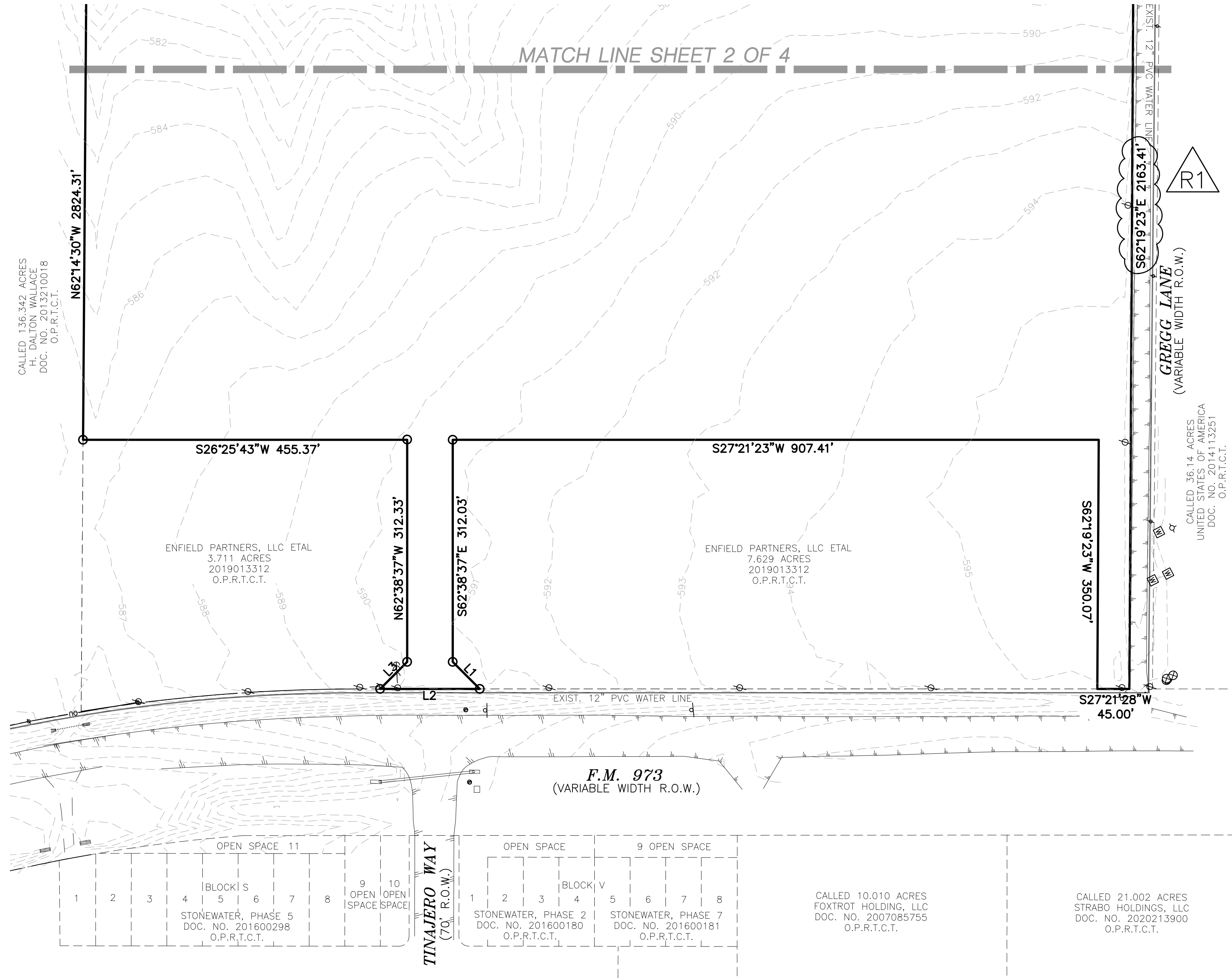
BLOCK L		
LOT NO.	AREA (SF)	
1	8503	
2	6312	
3	7679	
4	7680	
5	8826	
6	9009	
7	9009	
8	9009	
9	9009	
10	9054	
11	13986	
12	4549	
13	9287	
14	7467	
15	7500	
16	7500	
17	7500	
18	7500	
19	7500	
20	7500	
21	7831	

BLOCK M		
LOT NO.	AREA (SF)	
1	6063	
2	6000	
3	6000	
4	6000	
5	6000	
6	6000	
7	6000	
8	6000	
9	6000	
10	6000	
11	6000	
12	6000	
13	6000	
14	6535	
15	6069	
16	6000	
17	6000	
18	7369	
19	10063	
20	9901	
21	7015	
22	6000	
23	6267	
24	7224	
25	8338	
26	7846	
27	7895	
28	7200	
29	7200	
30	7200	
31	7200	
32	7200	
33	7200	
34	7200	

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'



LEGEND	
PROPERTY LINE	
ADJACENT LOT LINE	
EXISTING CONTOUR LINE	
PHASE LINE	
CITY LIMIT LINE	

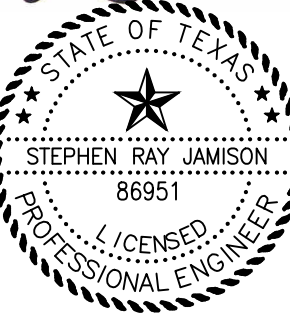


JAMISON CIVIL ENGINEERING LLC

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

MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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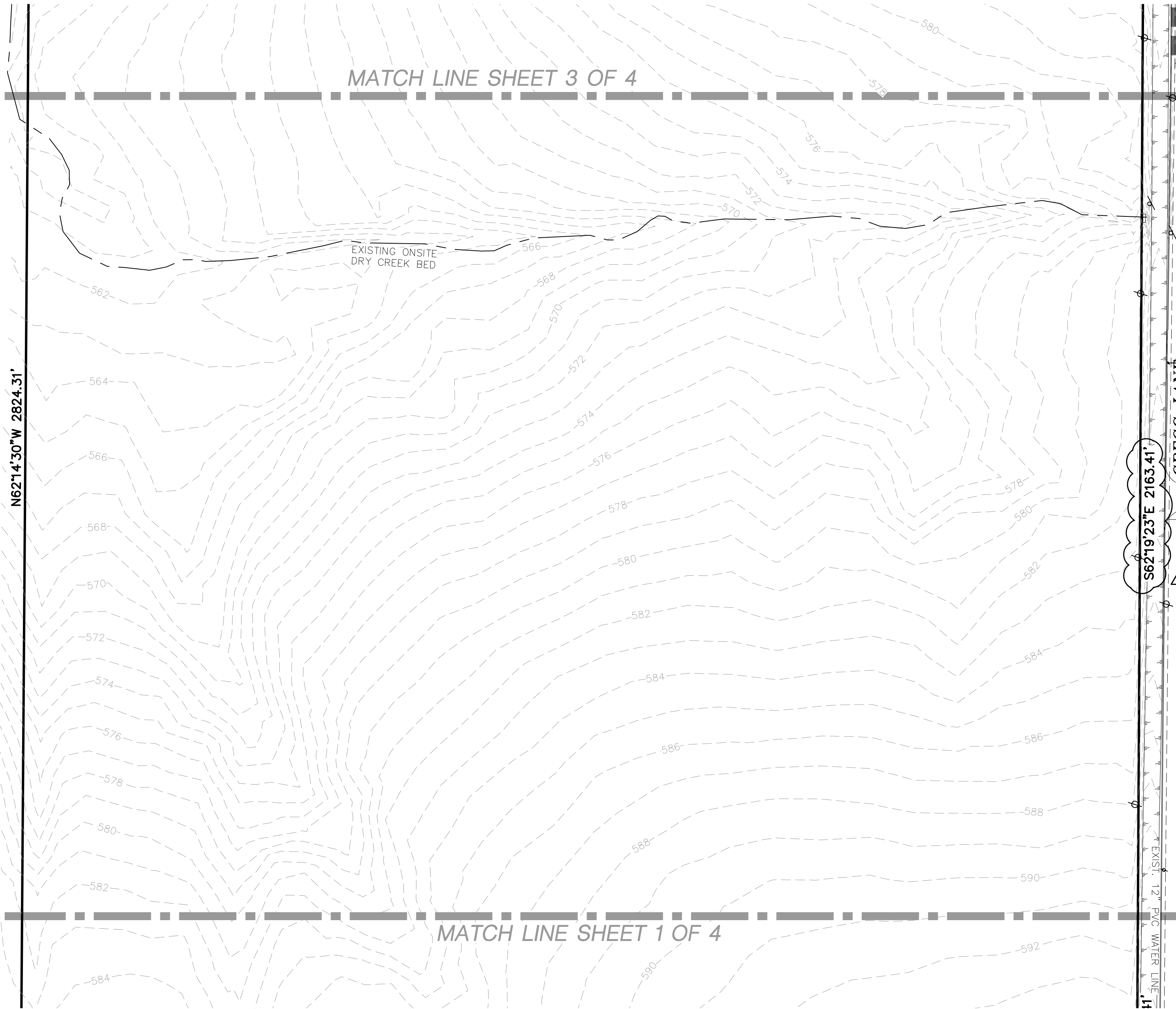


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Date:	Checked By:	Drawn By: MM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
08 of 16

CALLED 136.342 ACRES
 H. DALTON WALLACE
 DOC. NO. 2013210018
 O.P.R.T.C.T.

N62°14'30"W 2824.31'

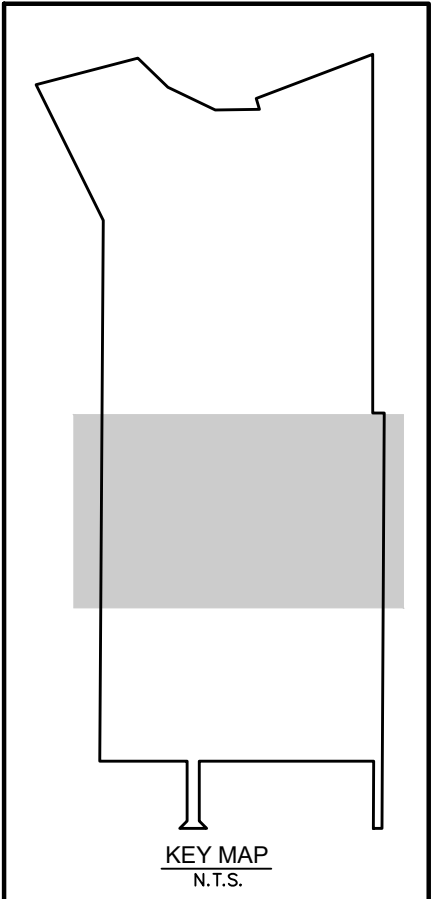


CALLED 15.74 ACRES
 BOARD OF TRUSTEES OF THE
 MANOR INDEPENDENT
 SCHOOL DISTRICT
 DOC. NO. 2016051094

CALLED 36.14 ACRES
 UNITED STATES OF AMERICA
 DOC. NO. 2014113251
 O.P.R.T.C.T.



CALLED 36.14 ACRES
 UNITED STATES OF AMERICA
 DOC. NO. 2014113251
 O.P.R.T.C.T.



KEY MAP
 N.T.S.

JAMISON CIVIL ENGINEERING LLC

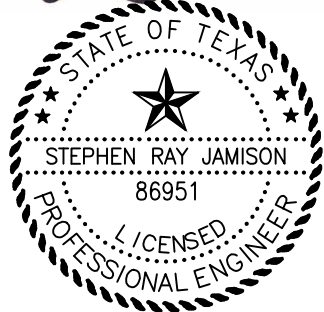
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MONARCH RANCH AT MANOR
 EXISTING CONDITIONS - SHEET 2 OF 4

GREGG LANE & FM 973
 MANOR, TEXAS 78653

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Date:	Checked By:	Drawn By: MM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
 09 of 16

CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

N62°14'30"W 2824.31'

EXISTING STOCK POND

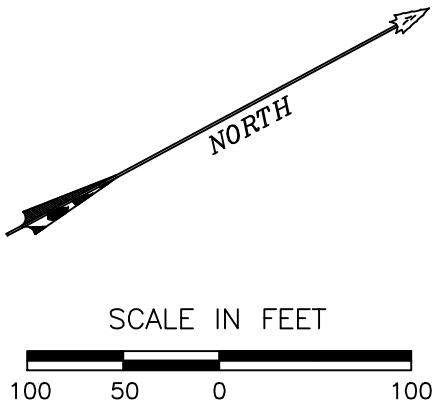
MATCH LINE SHEET 4 OF 4

MATCH LINE SHEET 3 OF 4

SAMUEL BARF
ALEXANDRA C
CHI
CLA

LEGEND

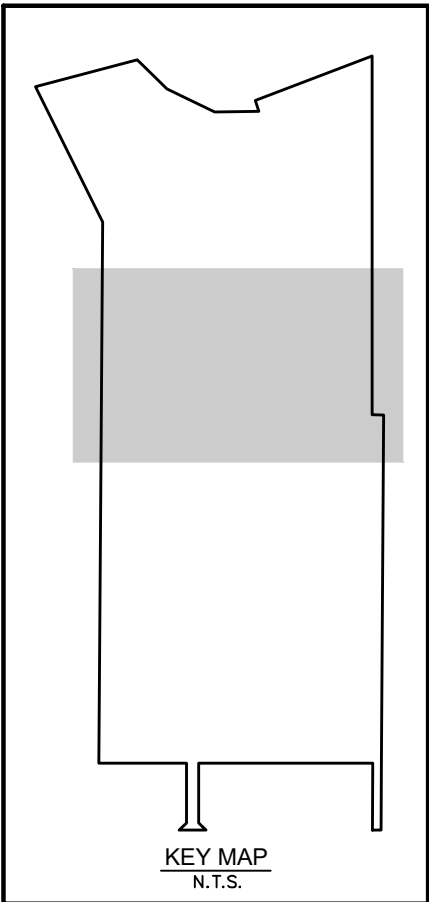
- PROPERTY LINE
ADJACENT LOT LINE
EXISTING CONTOUR LINE
PHASE LINE
CITY LIMIT LINE



CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

GREGG LANE
(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR



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CONTRACTOR SHALL LOCATE ANY/ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK.
(BOTH HORIZONTALLY AND VERTICALLY).
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.

JAMISON CIVIL ENGINEERING LLC

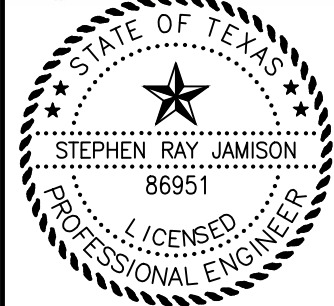
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JCE

MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 3 OF 4

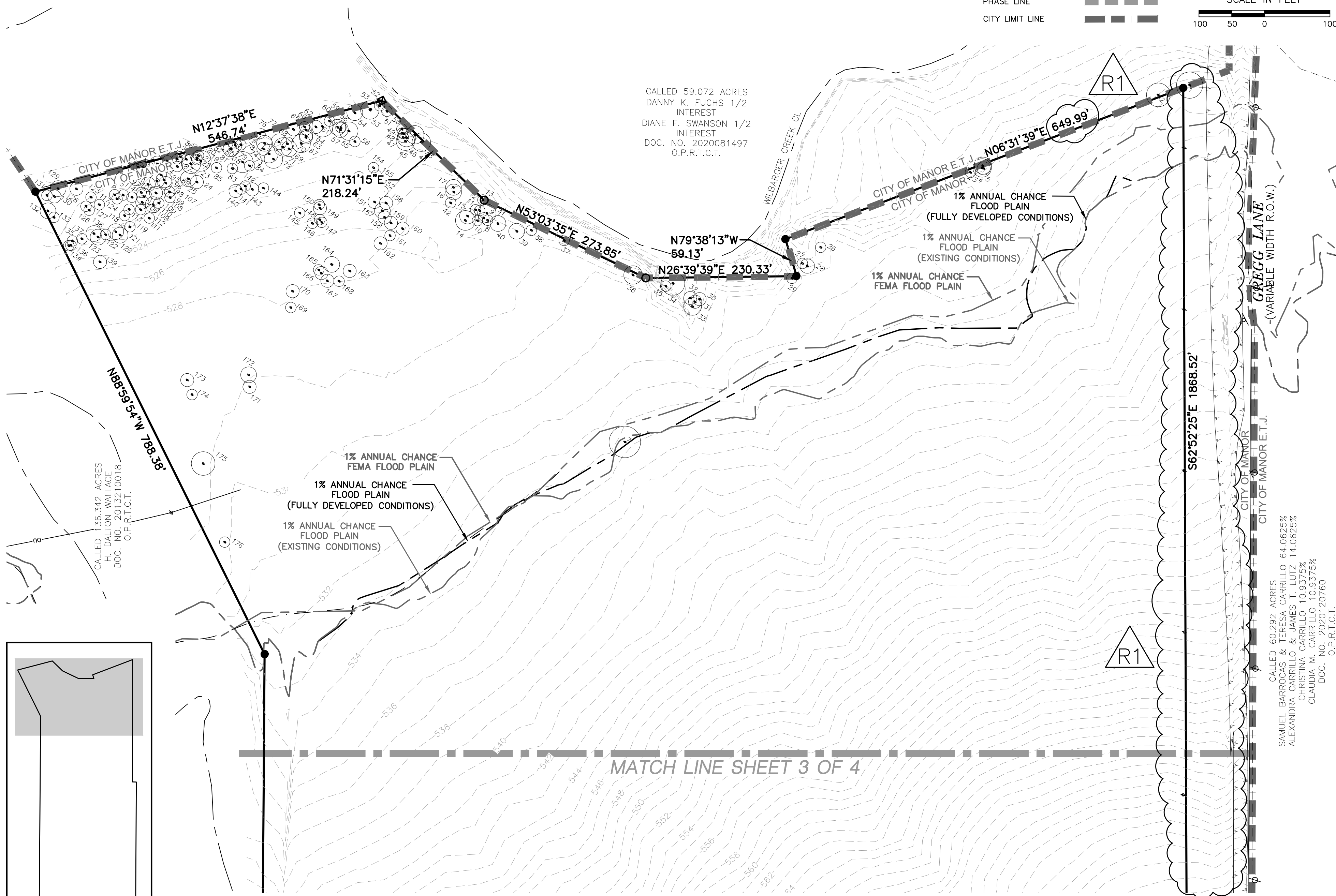
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on 06/05, 2024



File:	Snapshot	EXISTING
Job No.	Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By:	Drawn By: MM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
10 of 16



LEGEND

PROPERTY LINE —————

ADJACENT LOT LINE - - - - -

EXISTING CONTOUR LINE - - - - - 594

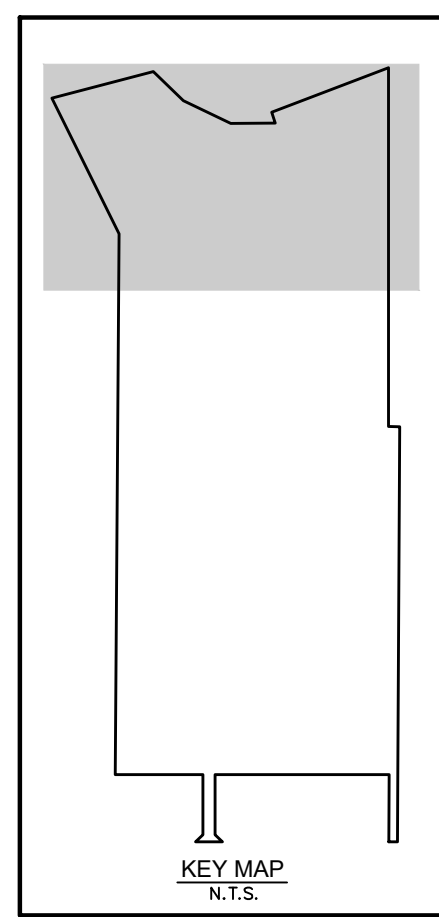
PHASE LINE ————

CITY LIMIT LINE ————

SCALE IN FEET

100 50 0 100

NORTH



CAUTION!!!
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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

MONARCH RANCH AT MANOR

EXISTING CONDITIONS - SHEET 4 OF 4

GREGG LANE & FM 973

MANOR, TEXAS 78653

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on 06/05/2024

File:	Snapshot:	EXISTING
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Date:	Checked By:	Drawn By: MM
Revision 1:		
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Revision 3:		
Revision 4:		

SHEET

11 of 16

H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\EXISTING.DWG

60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.



TAG #	TYPE	SIZE
1	PEC	20
2	PEC	18
3	PEC	13M
4	PEC	14
5	PEC	10
6	ELM	8
7	OAK	24
8	PEC	8
9	PEC	8
10	PEC	8
11	PEC	8
12	PEC	8
13	PEC	8
14	ELM	15
15	PEC	12
16	ELM	12
17	ELM	12
18	OAK	16
19	ELM	16M
20	ELM	8
21	ELM	8
22	ELM	8
23	ELM	14.5M
24	ELM	10
25	ELM	12
26	ELM	8
27	ELM	8
28	ELM	11M
29	ELM	8
30	ELM	10



TAG #	TYPE	SIZE
31	ELM	10
32	ELM	10
33	ELM	13.5M
34	ELM	18
35	ELM	8
36	ELM	14
37	ELM	8
38	ELM	8
39	ELM	12
40	ELM	12
41	ELM	14
42	ELM	8
43	ELM	14
44	ELM	14
45	ELM	14
46	ELM	14
47	ELM	8
48	ELM	8
49	ELM	8
50	ELM	8
51	ELM	8
52	ELM	8
53	ELM	14
54	ELM	12
55	ELM	14
56	ELM	8
57	ELM	8
58	ELM	12
59	ELM	12
60	ELM	8



TAG #	TYPE	SIZE
61	ELM	16
62	ELM	10
63	ELM	10
64	ELM	10
65	ELM	8
66	ELM	8
67	ELM	14
68	ELM	10
69	ELM	12
70	ELM	10
71	ELM	14M
72	ELM	14M
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83	ELM	8
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85	ELM	8
86	ELM	8
87	ELM	8
88	ELM	8
89	ELM	8
90	ELM	8



TAG #	TYPE	SIZE
91	ELM	12
92	ELM	12
93	ELM	12
94	ELM	8
95	ELM	12
96	ELM	10
97	ELM	11
98	ELM	8
99	ELM	8
100	ELM	8
101	ELM	11
102	ELM	10
103	ELM	8
104	ELM	12
105	ELM	12
106	ELM	8
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120	ELM	12



TAG #	TYPE	SIZE
121	ELM	12
122	ELM	8
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124	ELM	8
125	ELM	8
126	ELM	8
127	ELM	8
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143	ELM	10
144	ELM	8
145	ELM	8
146	ELM	8
147	ELM	8
148	ELM	8
149	ELM	10
150	ELM	8



TAG #	TYPE	SIZE
151	ELM	10
152	ELM	8
153	ELM	8
154	ELM	8
155	ELM	8
156	ELM	10
157	ELM	12
158	ELM	10
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160	ELM	10
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162	ELM	10
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164	ELM	12
165	ELM	8
166	ELM	10
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169	ELM	8
170	ELM	10
171	ELM	10
172	ELM	12
173	ELM	10
174	ELM	8
175	ELM	18
176	ELM	8

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H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\EXISTING.DWG

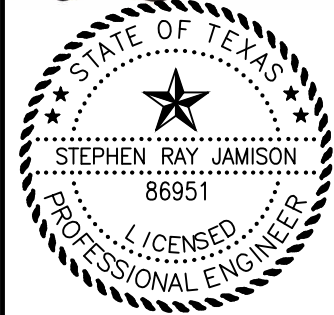
JAMISON CIVIL ENGINEERING LLC

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13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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JCE

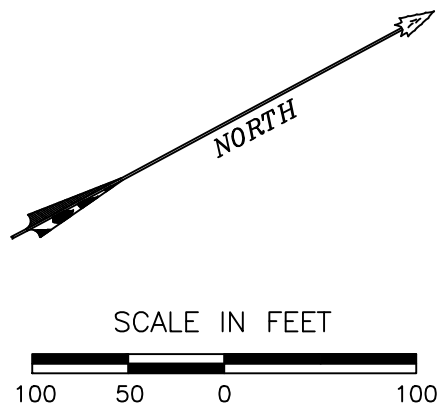
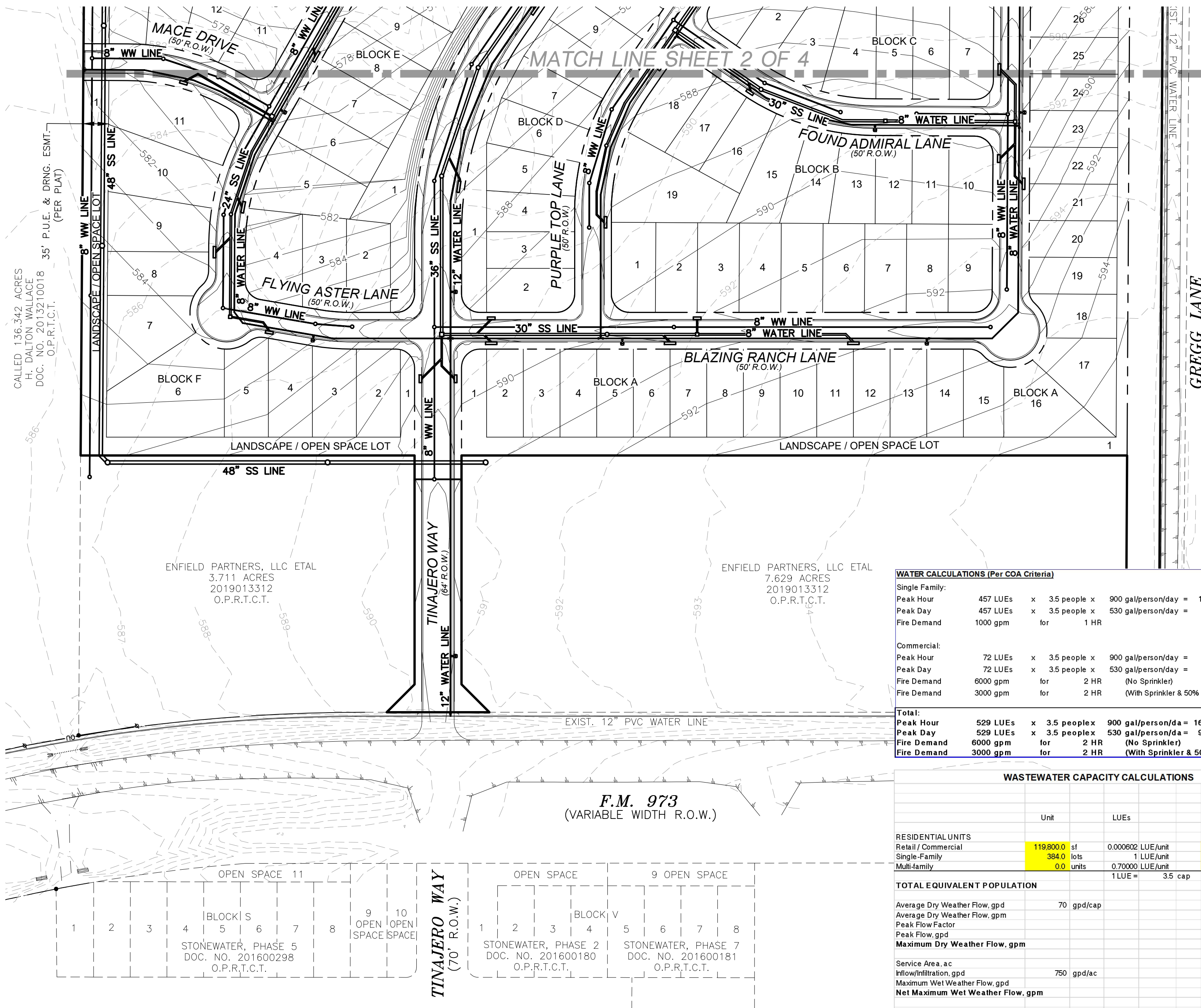
MONARCH RANCH AT MANOR
EXISTING CONDITIONS - TREE LIST
GREGG LANE & FM 973
MANOR, TEXAS 78653

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on 07/28/2022

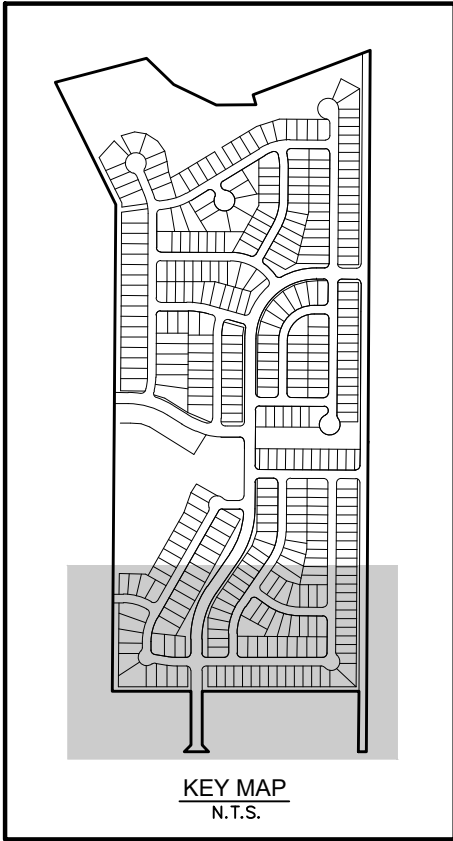


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- LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE
- PHASE LINE
- CITY LIMIT LINE



WATER CALCULATIONS (Per COA Criteria)					
Single Family:					
Peak Hour	457 LUEs	x	3.5 people x	900 gal/person/day =	1439550 gpd = 999.7 gpm
Peak Day	457 LUEs	x	3.5 people x	530 gal/person/day =	847735 gpd = 588.7 gpm
Fire Demand	1000 gpm	for	1 HR		
Commercial:					
Peak Hour	72 LUEs	x	3.5 people x	900 gal/person/day =	227331 gpd = 157.9 gpm
Peak Day	72 LUEs	x	3.5 people x	530 gal/person/day =	133873 gpd = 93.0 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)	
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)	
Total:					
Peak Hour	529 LUEs	x	3.5 people x	900 gal/person/day =	1666881 gpd = 1157.6 gpm
Peak Day	529 LUEs	x	3.5 people x	530 gal/person/day =	981608 gpd = 681.7 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)	
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)	

WASTEWATER CAPACITY CALCULATIONS				
	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS				
Retail / Commercial	119,800.0 sf	0.000602 LUE/unit	72	252.59
Single-Family	384.0 lots	1 LUE/unit	384	1,344.00
Multi-family	0.0 units	0.70000 LUE/unit	0	0.00
1 LUE =			3.5 cap	456
TOTAL EQUIVALENT POPULATION				1,596.59
Average Dry Weather Flow, gpd	70 gpd/cap			111,761.33
Average Dry Weather Flow, gpm				77.61
Peak Flow Factor				3.66
Peak Flow, gpd				409,023.59
Maximum Dry Weather Flow, gpm				284.0
Service Area, a.c				135.00
Inflow/Infiltration, gpd	750 gpd/ac			101,250.00
Maximum Wet Weather Flow, gpd				510,273.59
Net Maximum Wet Weather Flow, gpm				354.4
Minimum Flow Factor				0.22
Minimum Dry Weather Flow, gpd				24,521.89
Minimum Dry Weather Flow, gpm				17.03

CAUTION!!!

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13812 RESEARCH BLVD. #B-2

AUSTIN, TEXAS 78750

OFFICE: (737) 484-0880

INFO@JAMISONENG.COM

MONARCH RANCH AT MANOR

PROPOSED IMPROVEMENTS - SHEET 1 OF 4

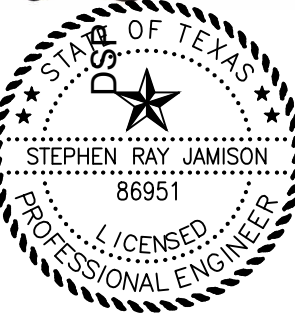
GREGG LANE & FM 973

MANOR, TEXAS 78653

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on 10/17/2022



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Date:	Checked By:
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET

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CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
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(PER PLAT)

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(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

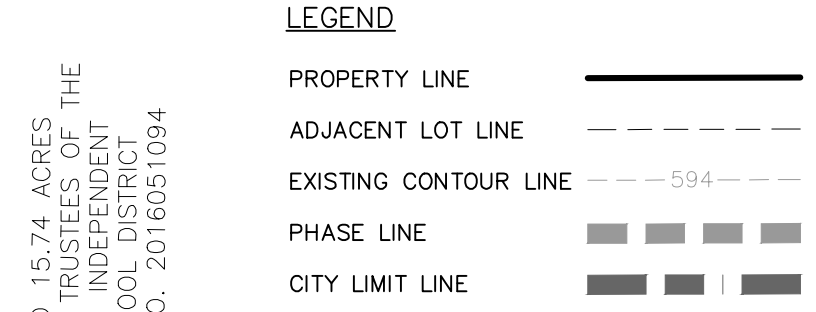
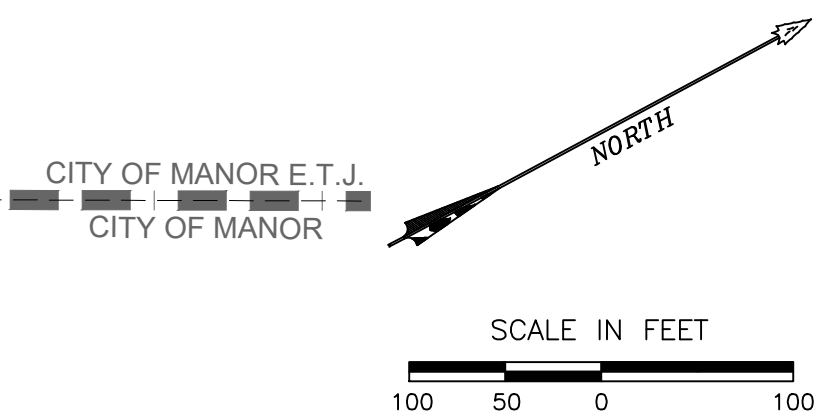
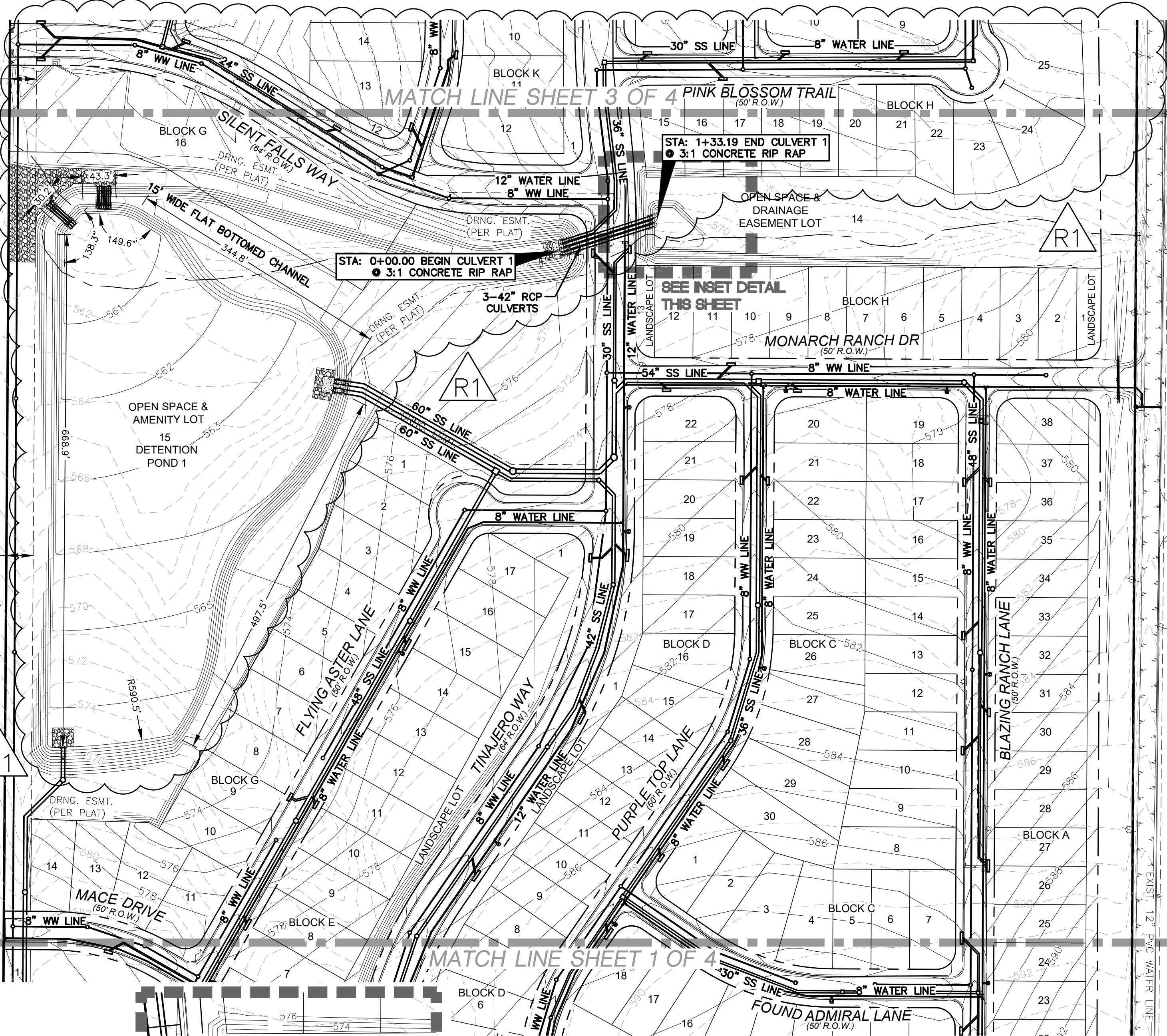
35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)

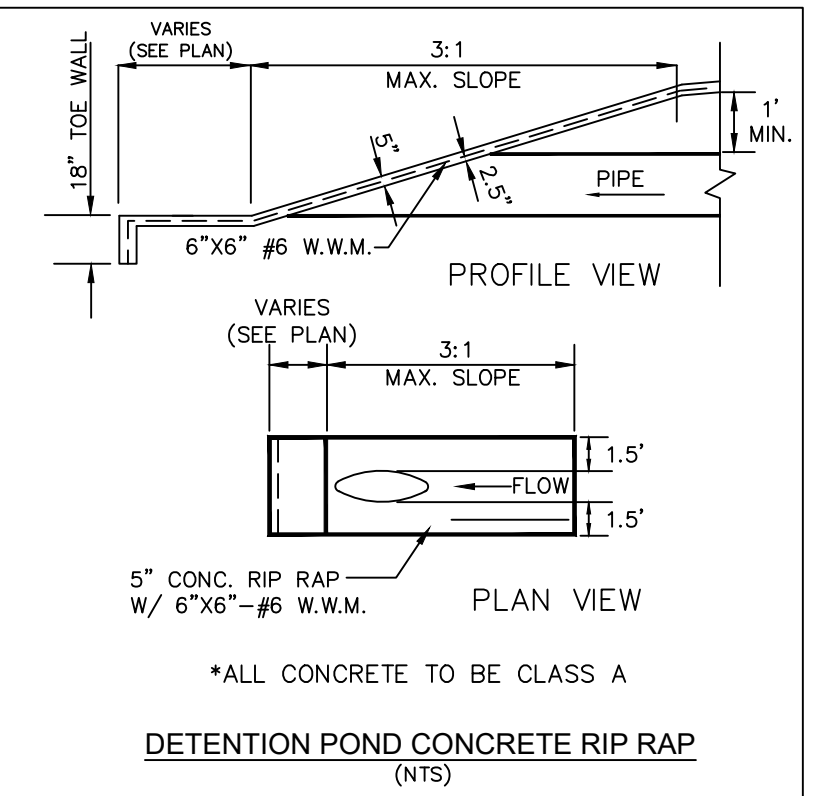
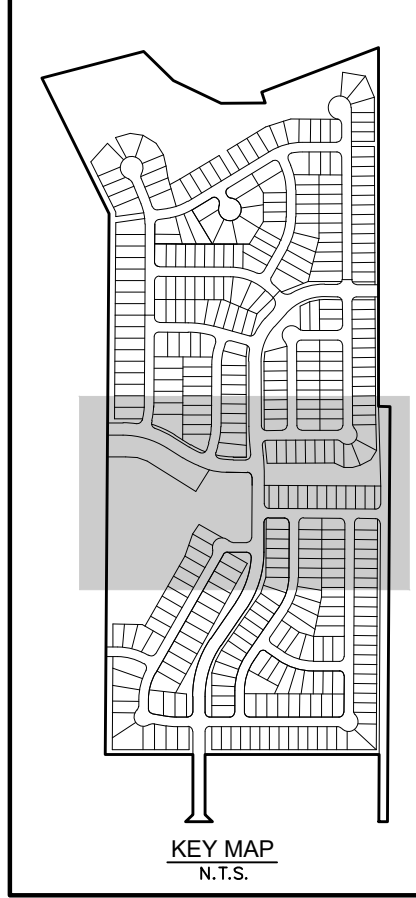
35' P.U.E. & DRNG. ESMT.
(PER PLAT)

35' P.U.E. & DRNG. ESMT.
(PER PLAT)



CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

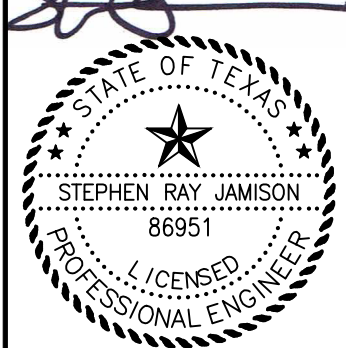


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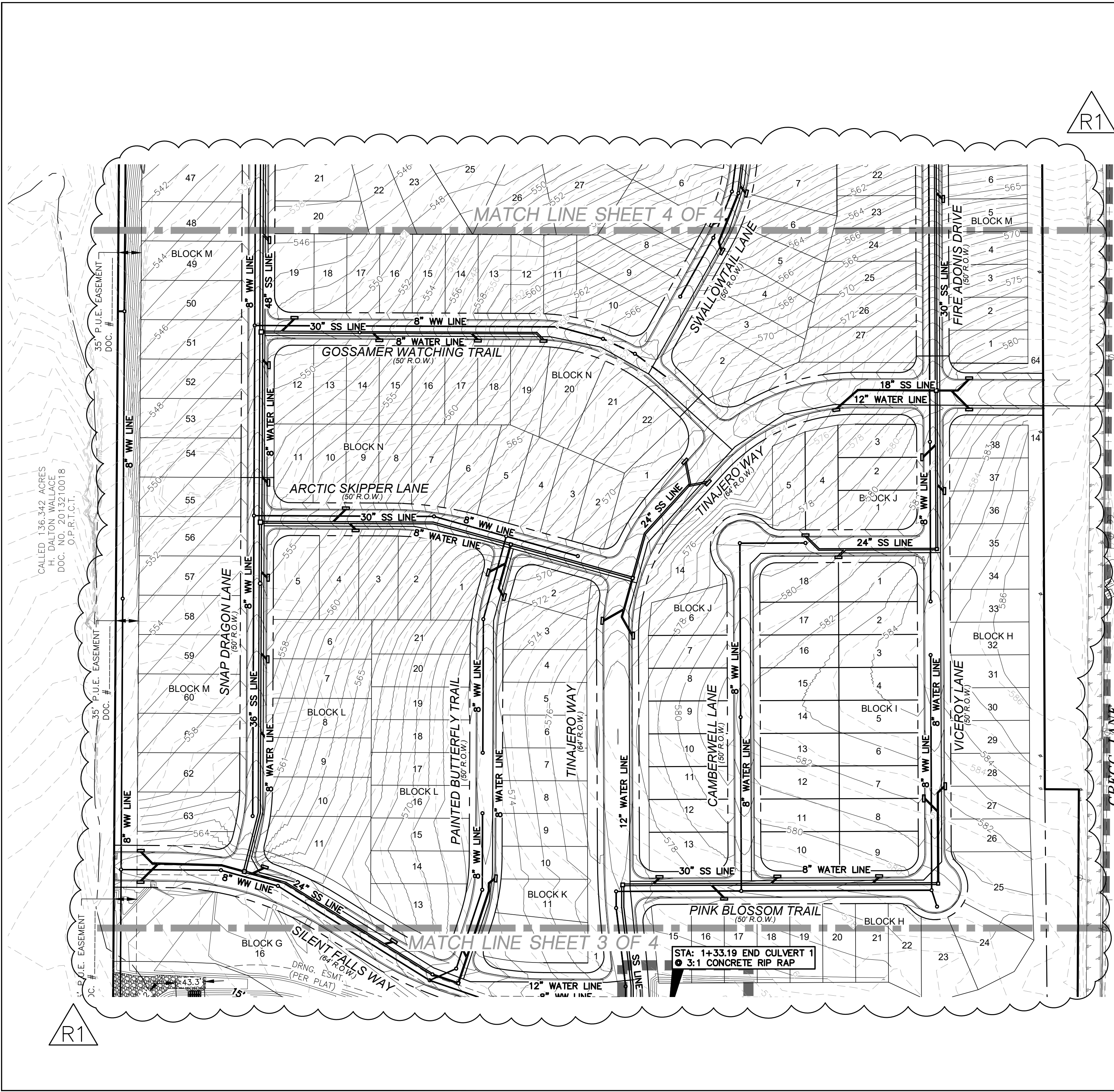
JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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Job No.	Scale (Hor.): 1"=100'
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Revision 3:	
Revision 4:	



SAMUEL BARF
ALEXANDRA C
CHI
CLA

- LEGEND**
- PROPERTY LINE
 - ADJACENT LOT LINE
 - EXISTING CONTOUR LINE
 - PHASE LINE
 - CITY LIMIT LINE

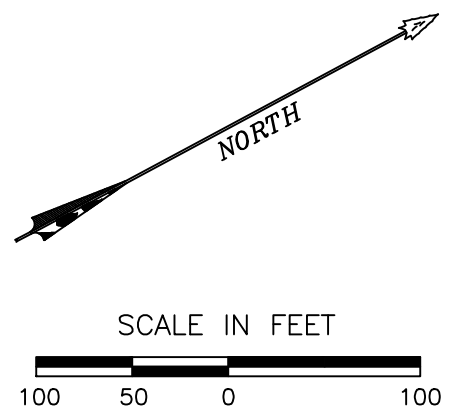


CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

GREGG LANE
(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR

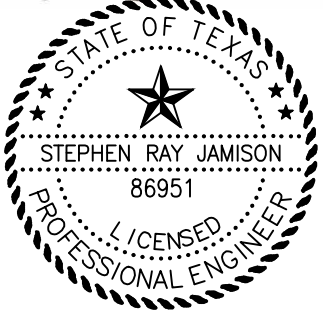
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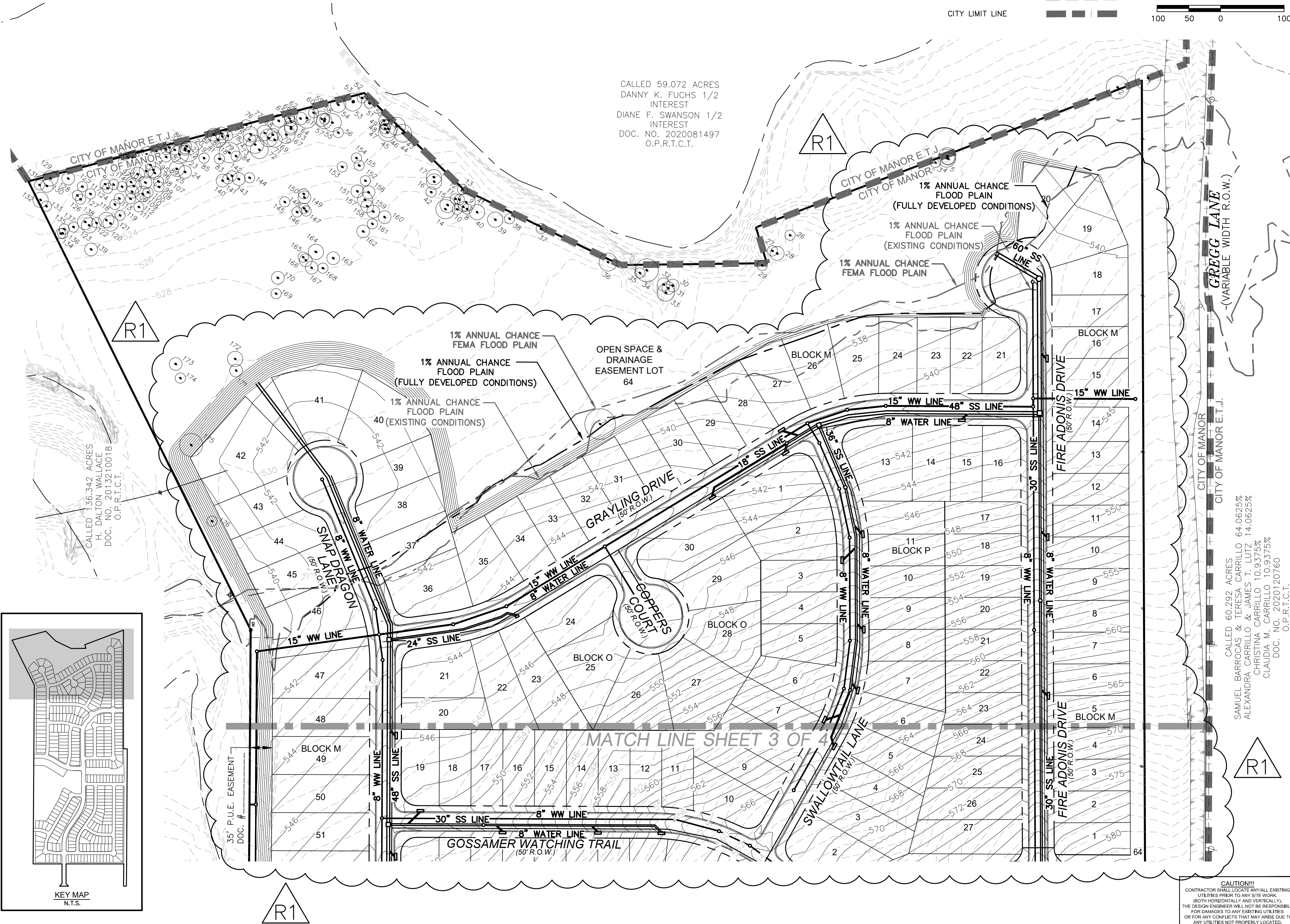
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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

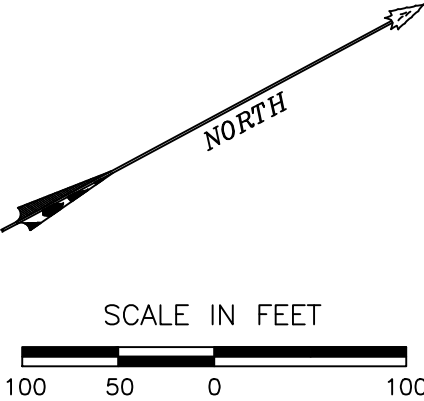
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- LEGEND
- PROPERTY LINE
 - ADJACENT LOT LINE
 - EXISTING CONTOUR LINE
 - PHASE LINE
 - CITY LIMIT LINE



CALLED 59.072 ACRES
DANNY K. FUCHS 1/2
INTEREST
DIANE F. SWANSON 1/2
INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

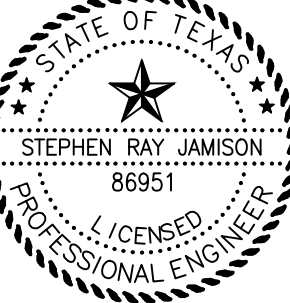
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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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