



1500 County Road 269
Leander, TX 78641

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

Date: Monday, March 17, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2025-P-1708-FP
Job Address: Gregg Lane and FM 973, MANOR, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Phase 2 - Final Plat (*Final Plat*) submitted by Jamison Civil Engineering LLC and received on November 07, 2025, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide a table to display all the lot areas.~~
- ii. ~~Acknowledge: All variances approved by the Commission shall appear as a note on the final plat. If applicable.~~
- iii. ~~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.~~
 - a. ~~Please attach the referenced email.~~
- iv. ~~ROW is being dedicated along Gregg Lane. Callout the varied ROW width along Gregg Lane, at least two callouts are needed.~~
 - a. ~~The location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights of way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right of way width of any boundary street to the proposed subdivision shall also be shown. On Page 1 of the plat, the notes for the ROW dedication and the landscape lot appear to reference the same parcel. To avoid confusion, please revise the labels to clearly distinguish between the ROW dedication lot and the landscape lot as two separate parcels.~~
- v. ~~Call out the City of Manor city limits and cities ETJ.~~
 - a. ~~Location of City limit lines and/or outer border of the City's extra territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.~~
- vi. ~~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.~~
 - a. ~~Only two corners are called out on page 1. (Identify 4 corners)~~
 - b. ~~Only one corner is called out on page 2. (Identify 4 corners)~~
- vii. ~~The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right of way lines.~~
- viii. ~~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.~~
 - a. ~~A copy of the deed will be sufficient.~~
- ix. ~~The final plat cannot be approved until construction plans are approved. Once approval is given provide documentation.~~
- x. ~~Page 4: The current Chairperson is Felix Paiz, and the current Travis County Clerk is Dyana Limon Mercado.~~

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,

3/17/2025 3:52:34 PM
Monarch Ranch Phase 2 - Final Plat
2025-P-1708-FP
Page 3



Tyler Shows
Staff Engineer
GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

October 7, 2025

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Permit Number 2025-P-1708-FP
Job Address: FM 973 AND GREGG LANE, MANOR, TX. 78653

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

i. Provide a table to display all the lot areas.

Lot Table added to Page 3 as requested.

ii. Acknowledge: All variances approved by the Commission shall appear as a note on the final plat. If applicable.

Not applicable.

iii. 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.

a. Please attach the referenced email.

A copy of the email with the street name approvals is included with this update.

iv. ROW is being dedicated along Gregg Lane. Callout the varied ROW width along Gregg Lane, at least two callouts are needed.

a. The location, dimensions, names and descriptions of all existing and recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from current deed and plat records. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

Additional callouts added as requested.

- v. Call out the City of Manor city limits and cities ETJ.

Line and callout added for City Limits, line type added to legend.

- a. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

Line and callout added for City Limits, line type added to legend.

- vi. 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.

Additional coordinate callouts added to pages 1 and 2 as requested.

- a. Only two corners are called out on page 1. (Identify 4 corners)

Additional coordinate callouts added to pages 1 and 2 as requested.

- b. Only one corner is called out on page 2. (Identify 4 corners)

Additional coordinate callouts added to pages 1 and 2 as requested.

- vii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines.

Sidewalk locations added along right-of-way, line type added to legend.

- viii. 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.

- a. A copy of the deed will be sufficient.

A copy of the recorded covenant for Monarch Ranch is included with this update.

- ix. The final plat cannot be approved until construction plans are approved. Once approval is given provide documentation.

Noted.

- x. Page 4: The current Chairperson is Felix Paiz, and the current Travis County Clerk is Dyana Limon-Mercado.

Chairperson and Travis County Clerk names modified as requested.

Please let me know if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Christine A. Potts".

**Christine A. Potts, P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, November 4, 2025

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2025-P-1708-FP
Job Address: Gregg Lane and FM 973, MANOR 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Phase 2 - Final Plat submitted by Jamison Civil Engineering LLC and received on November 07, 2025, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide a table to display all the lot areas.~~
- ii. ~~Acknowledge: All variances approved by the Commission shall appear as a note on the final plat. If applicable.~~
- iii. ~~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.~~
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- vii. ~~The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right of way lines.~~
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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. 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 (737) 247-7557, 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 M. Gray

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

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E-Mail: steve@jamisoneng.com

November 7, 2025

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Permit Number 2025-P-1708-FP
Job Address: FM 973 AND GREGG LANE, MANOR, TX. 78653

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PLEASE SEE THE UPDATED PLAT.

viii. 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.

a. A copy of the deed will be sufficient.

PLEASE SEE THE DEED INCLUDED WITH THIS UPDATE. PLEASE NOTE THAT A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS WAS RECORDED FOR THE 146 ACRES OF LAND UNDER DOCUMENT NUMBER 2024050226 O.P.R.T.C.T. DURING THE REVIEW OF MONARCH PHASE 1. THE RECORDED CCR HAS BEEN INCLUDED WITH THIS UPDATE FOR YOUR REFERENCE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,

**Guillermo Calvillo
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**