



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, June 9, 2022

Permit Number 2022-P-1441-FP
Job Address: Monarch Ranch Final Plat Phase 1, Manor, TX. 78653

Dear ,

The first submittal of the Monarch Ranch Final Plat Phase 1 (*Final Plat*) submitted by Jamison Civil Engineering LLC and received on February 10, 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 final plat cannot be approved until the construction plans have been approved.

~~2. The P&Z Chairperson is Julie Leonard.~~

~~3. The Mayor is Dr. Christopher Harvey.~~

~~4. The Travis County Clerk is Rebecca Guerrero.~~

~~5. The proposed project will be located within the City Limits of Manor. The plat is not required to go before Commissioner's Court.~~

~~6. Any references to Travis County subdivision regulations should be removed. Attached to these review comments will be typical final plat notes for the City of Manor.~~

~~7. 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. (Chapter 10. Exhibit A. Article II. Section 24. (1) General Information (xi))~~

~~8. The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches parks, open spaces, nature preserves, common ownership or subsequent development. (Chapter 10. Exhibit A. Article II. Section 24. (4) Improvements (v)). Missing city of Manor ETJ lines.~~

9. 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. Chapter 10. Exhibit A. Article II.

Section 24. (d) Procedure (2)(iv))

~~10. Performance and maintenance guarantees as required by the City. Chapter 10. Exhibit A. Article II. Section 24. (d) Procedure (2)(vi)) should be provided prior to plat recordation.~~

~~11. True bearings and distances to the nearest established street lines, official monuments or existing subdivision corner shall be accurately described on the plat and be rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.~~

~~12. The following note should be added to the plat:~~

~~This subdivision is located within the City of Manor Corporate City Limits as of this Date. _____ Day of _____.~~

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,



Pauline Gray, P.E.
Lead AES
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

June 24, 2022

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

Re: Monarch Ranch Final Plat Phase 1 – 2022-P-1441-FP #U1

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**.

1. The final plat cannot be approved until the construction plans have been approved.

COMMENT NOTED.

2. The P&Z Chairperson is Julie Leonard.

NAME HAS BEEN UPDATED IN THE REVISED PLAT INCLUDED WITH THIS UPDATE.

3. The Mayor is Dr. Christopher Harvey.

NAME HAS BEEN UPDATED IN THE REVISED PLAT INCLUDED WITH THIS UPDATE.

4. The Travis County Clerk is Rebecca Guerrero.

NAME HAS BEEN UPDATED IN THE REVISED PLAT INCLUDED WITH THIS UPDATE.

5. The proposed project will be located within the City Limits of Manor. The plat is not required to go before Commissioner's Court.

THE COMMISSIONER'S COURT NOTES BLOCK HAS BEEN REMOVED IN THE REVISED PLAT INCLUDED WITH THIS UPDATE.

6. Any references to Travis County subdivision regulations should be removed. Attached to these review comments will be typical final plat notes for the City of Manor.

GENERAL PLAT NOTES HAVE BEEN ADDED AND UPDATED IN THE REVISED PLAT.

7. 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.

PLEASE SEE THE EMAIL INCLUDED WITH THIS UPDATE SHOWING THAT WE RECEIVED APPROVAL ON OUR STREET NAME RESERVATION REQUEST FROM TRAVIS COUNTY.

8. The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches parks, open spaces, nature preserves; common ownership or subsequent development. (Chapter 10. Exhibit A. Article II. Section 24. (4) Improvements (v)). Missing city of Manor ETJ lines.

THE PROPERTY LIES STRICTLY WITHIN THE CITY LIMITS OF MANOR. NO ETJ LIMITS TO BE DEPICTED ON THIS FINAL PLAT.

9. 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. Chapter 10. Exhibit A. Article II. Section 24. (d) Procedure (2)(iv))

DEED RESTRICTIONS OR COVENANTS WILL BE RECORDED PRIOR TO FINAL PLAT APPROVAL.

10. Performance and maintenance guarantees as required by the City. Chapter 10. Exhibit A. Article II. Section 24(d) Procedure (2)(vi)) should be provided prior to plat recordation.

THESE GUARANTEES WILL BE PROVIDED PRIOR TO FINAL PLAT RECORDATION.

11. True bearings and distances to the nearest established street lines, official monuments or existing subdivision corner shall be accurately described on the plat and be rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

FOUR PROPERTY CORNERS ALONG FM-973 ARE IDENTIFIED WITH COORDINATES LABELED.

12. The following note should be added to the plat:
This subdivision is located within the City of Manor Corporate City Limits as of this Date.
_____ Day of _____.

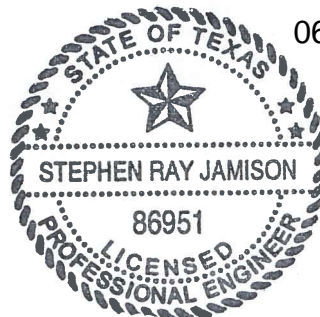
NOTE HAS BEEN ADDED. PLEASE SEE NOTE # 14 IN THE "GENERAL PLAT NOTES" SECTION ON SHEET 3 IN THE REVISED PLAT INCLUDED WITH THIS UPDATE.

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

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



06/27/2022



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, July 19, 2022

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

Permit Number 2022-P-1441-FP
Job Address: Monarch Ranch Final Plat Phase 1, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Final Plat Phase 1 submitted by Jamison Civil Engineering LLC and received on February 10, 2023, 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 Pauline Gray, P.E.. 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 final plat cannot be approved until the construction plans have been approved.

~~2. The P&Z Chairperson is Julie Leonard.~~

~~3. The Mayor is Dr. Christopher Harvey.~~

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~~8. The use, property dimensions, names and boundary lines of all special reservations to be dedicated for public use, including sites for schools, churches parks, open spaces, nature preserves; common ownership or subsequent development. (Chapter 10. Exhibit A. Article II. Section 24. (4) Improvements (v)). Missing city of Manor ETJ lines.~~

9. 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. Chapter 10. Exhibit A. Article II. Section 24. (d) Procedure (2)(iv))

~~10. Performance and maintenance guarantees as required by the City. Chapter 10. Exhibit A. Article II. Section 24. (d) Procedure (2)(vi)) should be provided prior to plat recordation.~~

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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 Gray, P.E.
Lead AES
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

August 9, 2022

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

Re: Monarch Ranch Final Plat Phase 1 – 2022-P-1441-FP #U2

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**.

1. The final plat cannot be approved until the construction plans have been approved.

COMMENT NOTED.

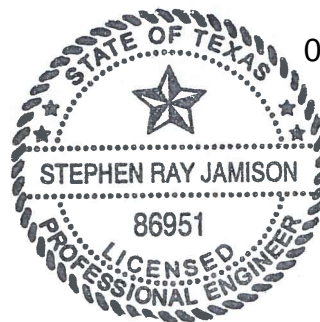
9. Copies of the deed restrictions or covenants, if such documents are to be used. These shall be filed for record in conjunction with the filing of the Final Plat. Chapter 10. Exhibit A. Article II. Section 24. (d) Procedure (2)(iv))

PLEASE SEE THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENT AND THE CERTIFICATE OF FORMATION INCLUDED WITH THIS UPDATE.

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



08/09/2022



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 7, 2022

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

Permit Number 2022-P-1441-FP
Job Address: Monarch Ranch Final Plat Phase 1, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Final Plat Phase 1 submitted by Jamison Civil Engineering LLC and received on February 10, 2023, 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 Pauline Gray, P.E.. 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.

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA