



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 21, 2025

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

Permit Number 2024-P-1699-CP
Job Address: Gregg Lane & FM 973, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan amendment (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on February 10, 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. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.
- ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

Note. Once this is resubmitted it can be expedited. Email tshows@gbateam.com once it is resubmitted.

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 black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

1/21/2025 8:52:42 AM
Monarch Ranch Concept Plan amendment
2024-P-1699-CP
Page 2

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

February 5, 2025

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

Re: Monarch Ranch Concept Plan amendment (Concept Plan) - 2024-P-1699-CP

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@qbateam.com.

i. For the right-of-way acquisition along Gregg Lane. Was ROW dedicated or acquired? The ROW width is called out as varied. Provide callouts along Gregg Lane to show the ROW width.

THE ROW WAS ACQUIRED VIA A GENERAL WARRANTY DEED RECORDED IN TRAVIS COUNTY DOC. # 2020123032, ALSO INCLUDED VIA THIS UPDATE FOR REFERENCE. THE ROW WIDTH DIMENSIONS HAVE BEEN ADDED TO THE CONCEPT PLAN SHEETS.

ii. Page 6 lists two roads as Snap Dragon Lane. Adjust to call out Grayling Drive.

OUR APOLOGIES. THIS HAS BEEN UPDATED TO GRAYLING DRIVE.

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