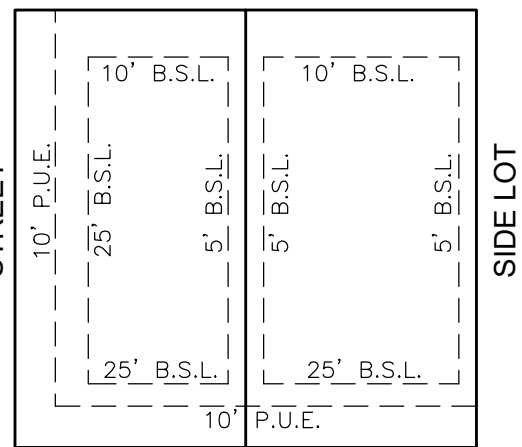


LOCATION MAP
SCALE: 1" = 2000'



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'

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

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN				
	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	400	5,380,089	123.510	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	3409	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	727	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	694	LOCAL	Optional	4	BOTH SIDES	30
FIRE ADONIS DRIVE	50	30	CURB & GUTTER	989	LOCAL	Optional	4	BOTH SIDES	30
ARCTIC SKIPPER LANE	50	30	CURB & GUTTER	594	LOCAL	Optional	4	BOTH SIDES	30
GOSSAMER WATCHING TR.	50	30	CURB & GUTTER	790	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	747	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	826	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
PURPLE TOP LANE	50	30	CURB & GUTTER	1163	LOCAL	Optional	4	BOTH SIDES	30
PINK BLOSSOM TRAIL	50	30	CURB & GUTTER	477	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	2540	LOCAL	Optional	4	BOTH SIDES	30
VICEROY LANE	50	30	CURB & GUTTER	896	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	270	LOCAL	Optional	4	BOTH SIDES	30

MONARCH RANCH AT MANOR PRELIMINARY PLAT

SHEET INDEX

- 01 OVERALL PRELIMINARY PLAT
- 02 PRELIMINARY PLAT - SHEET 1 OF 4
- 03 PRELIMINARY PLAT - SHEET 2 OF 4
- 04 PRELIMINARY PLAT - SHEET 3 OF 4
- 05 PRELIMINARY PLAT - SHEET 4 OF 4
- 06 CURVE TABLE
- 07 LOT AREA TABLE
- 08 EXISTING CONDITIONS - SHEET 1 OF 4
- 09 EXISTING CONDITIONS - SHEET 2 OF 4
- 10 EXISTING CONDITIONS - SHEET 3 OF 4
- 11 EXISTING CONDITIONS - SHEET 4 OF 4
- 12 EXISTING CONDITIONS - TREE LIST
- 13 PROPOSED IMPROVEMENTS - SHEET 1 OF 4
- 14 PROPOSED IMPROVEMENTS - SHEET 2 OF 4
- 15 PROPOSED IMPROVEMENTS - SHEET 3 OF 4
- 16 PROPOSED IMPROVEMENTS - SHEET 4 OF 4

CITY OF MANOR ACKNOWLEDGMENTS

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.

APPROVED: _____ ATTEST: _____

JULIE LEONARD, 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.
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
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

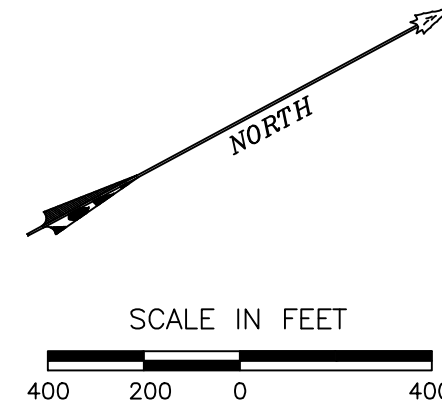
NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

BENCHMARK: GPD DESC.: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 - US SURVEY FEET
BEARING BASIS: NAVD 88
ELEVATION: 593.26'

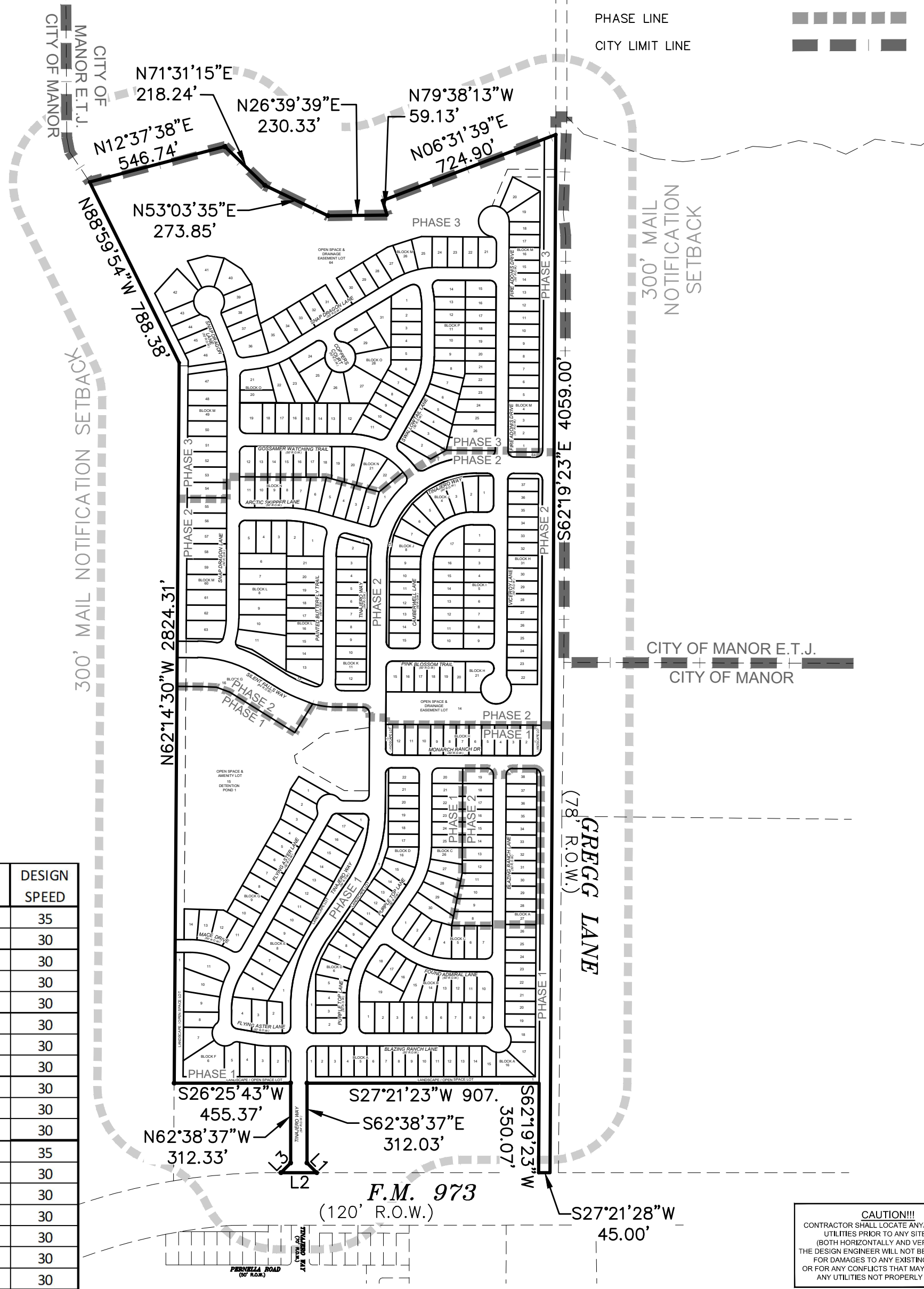
SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

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.



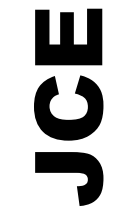
LEGEND

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



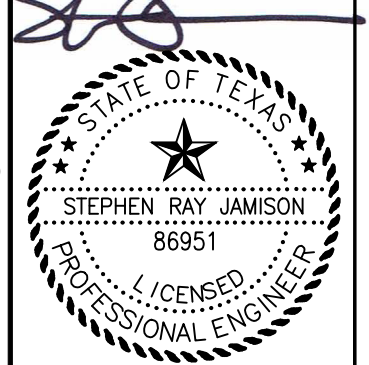
CAUTION!!!
CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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



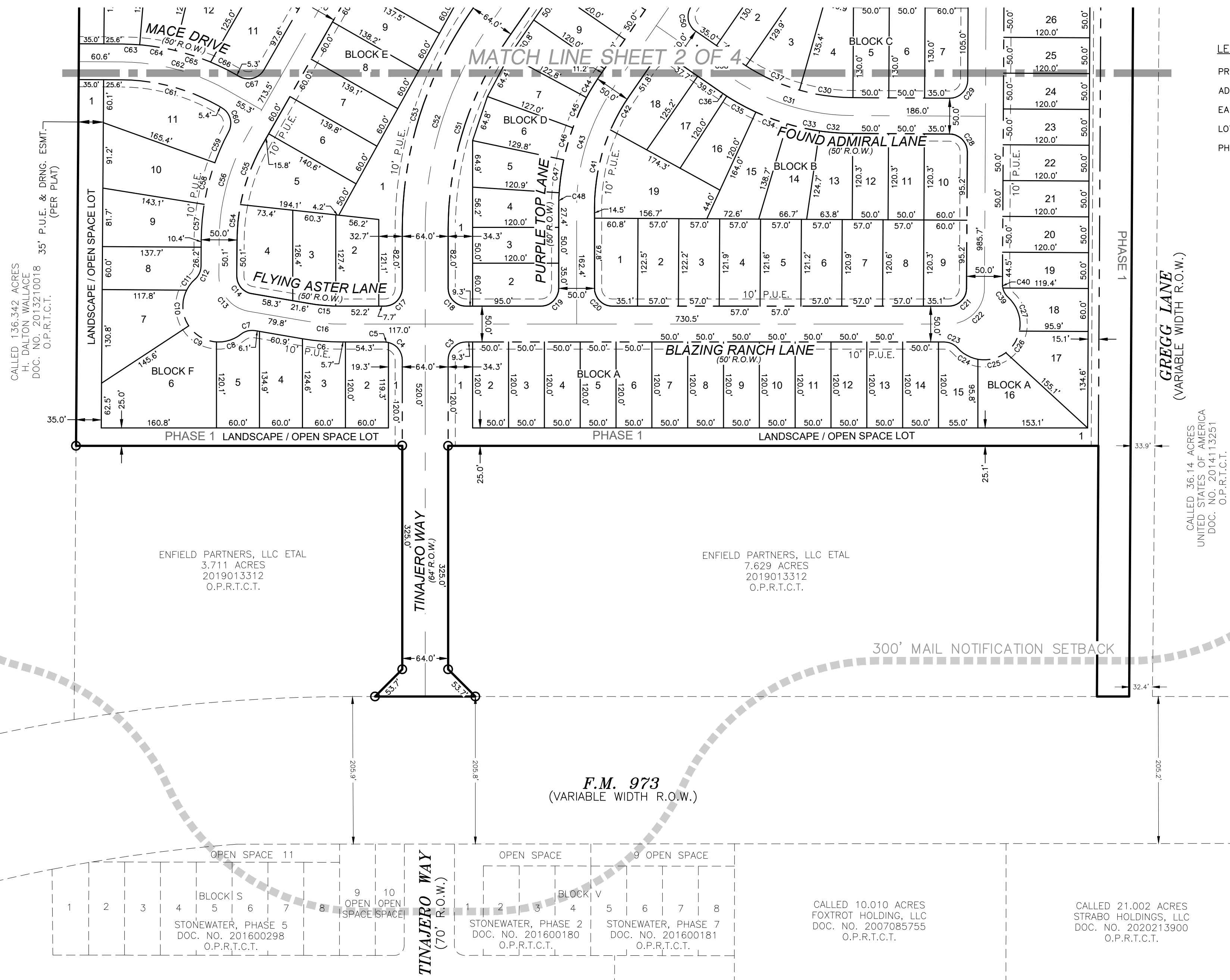
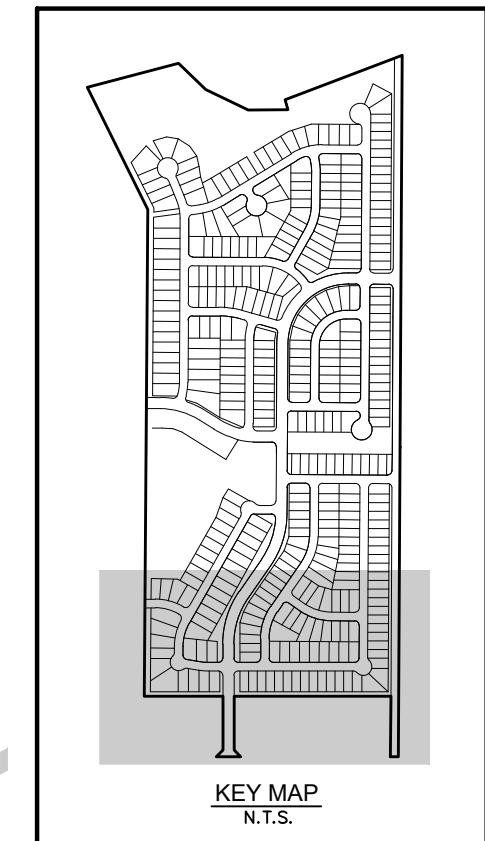
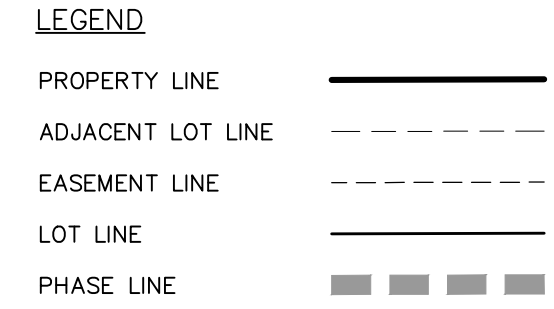
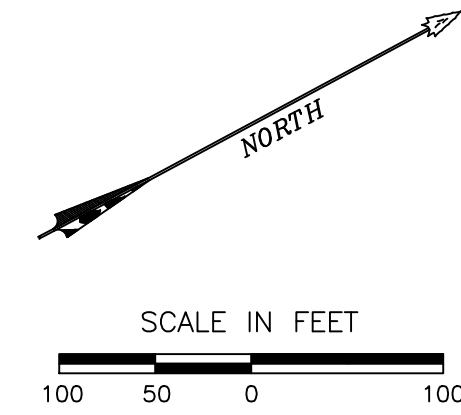
**MONARCH RANCH AT MANOR
OVERALL PRELIMINARY PLAT**
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17/2022



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Scale (Hor.):	Scale (Vert.):
Date:	Checked By:
Drawn By: DSP	
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

MONARCH RANCH AT MANOR PRELIMINARY PLAT



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

ENFIELD PARTNERS, LLC ETAL
3.711 ACRES
2019013312
O.P.R.T.C.T.

ENFIELD PARTNERS, LLC ETAL
7.629 ACRES
2019013312
O.P.R.T.C.T.

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

CALLED 10.010 ACRES
FOXTROT HOLDING, LLC
DOC. NO. 2007085755
O.P.R.T.C.T.

CALLED 21.002 ACRES
STRABO HOLDINGS, LLC
DOC. NO. 2020213900
O.P.R.T.C.T.

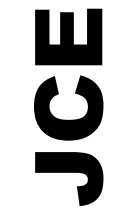
STONEWATER, PHASE 5
DOC. NO. 201600298
O.P.R.T.C.T.

STONEWATER, PHASE 2
DOC. NO. 201600180
O.P.R.T.C.T.

STONEWATER, PHASE 7
DOC. NO. 201600181
O.P.R.T.C.T.

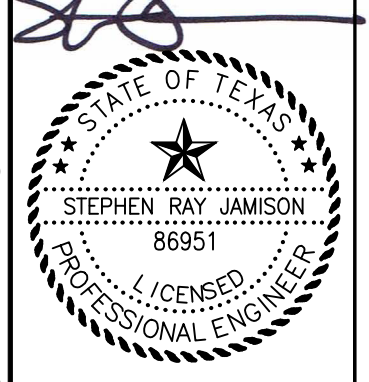
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JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM



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

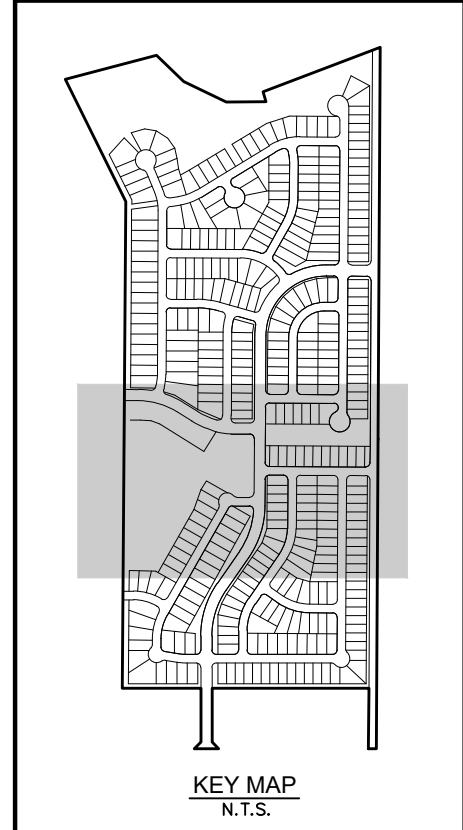
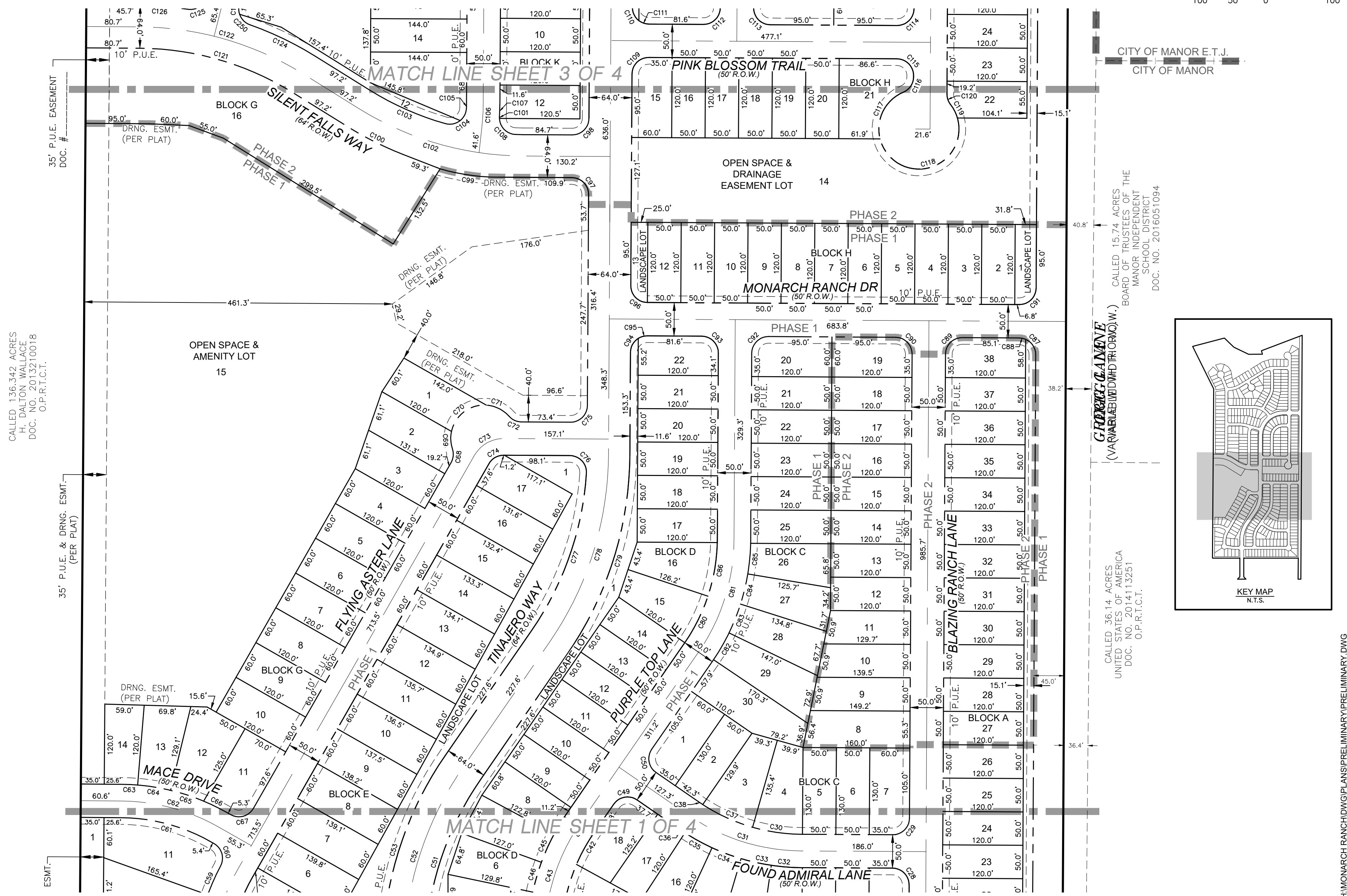
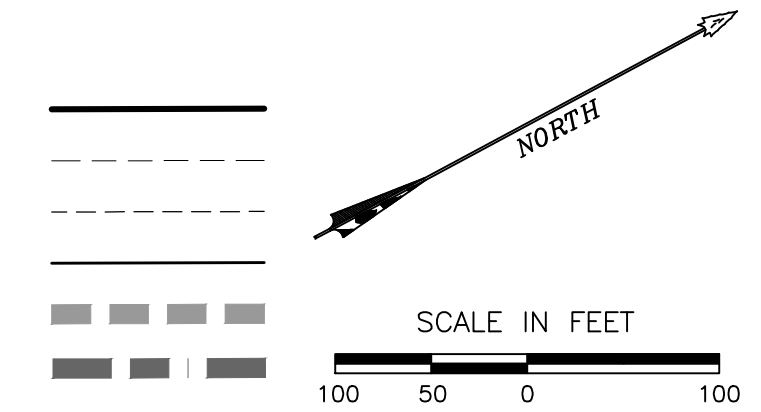
The seal appearing on this document was authorized by
Stephen Ray Jamison
on 10/17/2022



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

MONARCH RANCH AT MANOR PRELIMINARY PLAT

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



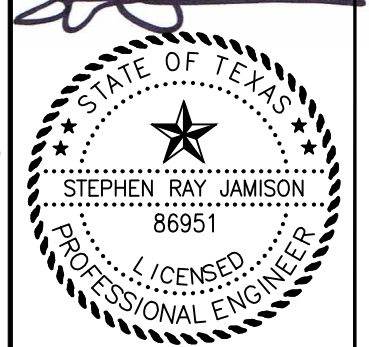
CALLLED 15.74 ACRES
 BOARD OF TRUSTEES OF THE
 MANOR INDEPENDENT
 SCHOOL DISTRICT
 DOC. NO. 2016051094

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

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
 PRELIMINARY PLAT - SHEET 2 OF 4
 GREGG LANE & FM 973
 MANOR, TEXAS 78653

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 on 10/17/2022



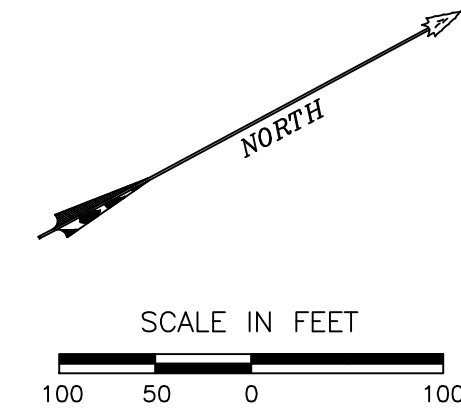
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Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

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 OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
 ANY UTILITIES NOT PROPERLY LOCATED.

MONARCH RANCH AT MANOR PRELIMINARY PLAT

LEGEND

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

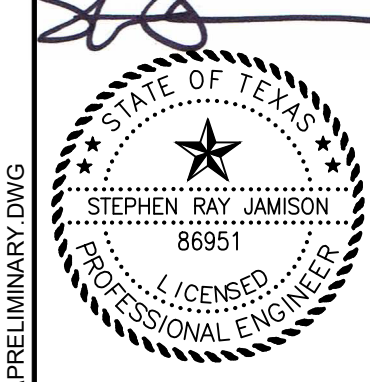


CALLED 59.072 ACRES
DANNY K. FUCHS 1/2
INTEREST
DIANE F. SWANSON 1/2
INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

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
PRELIMINARY PLAT - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

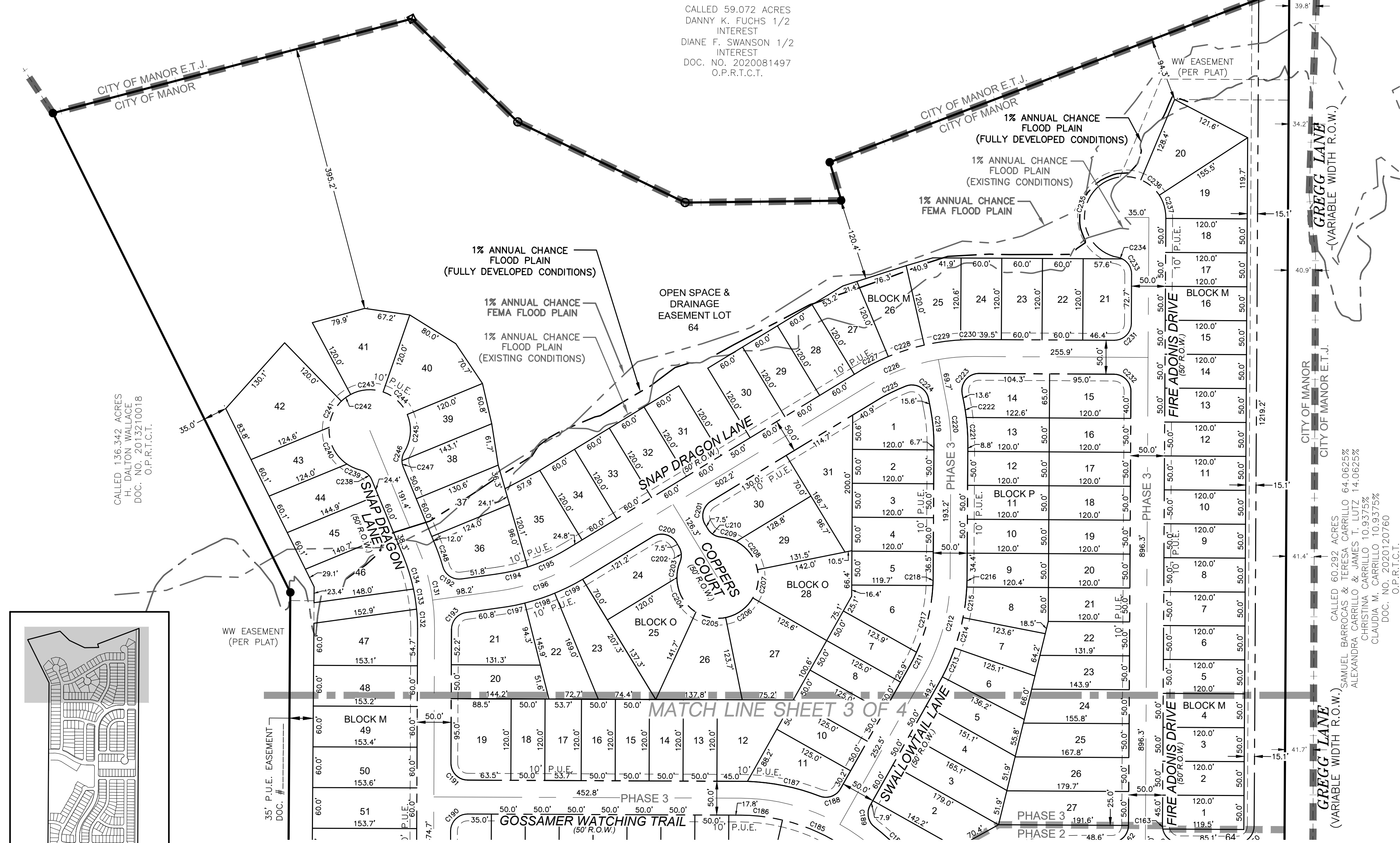
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10/17 2022



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Revision 3:	
Revision 4:	

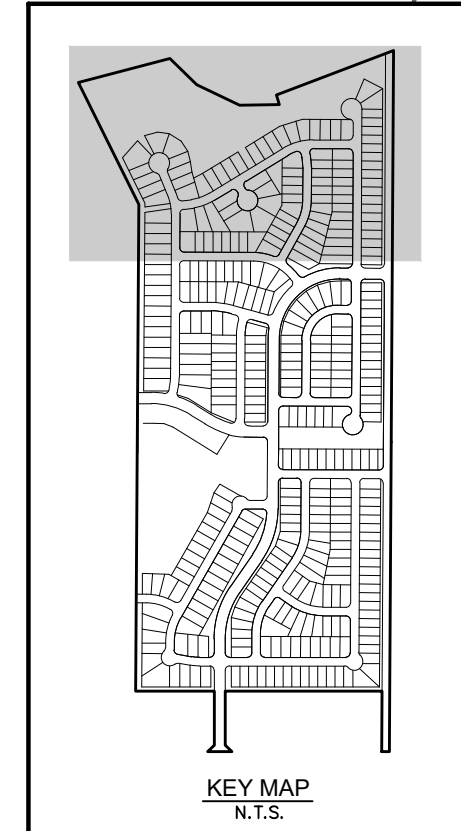
SHEET
05 of 16

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

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.



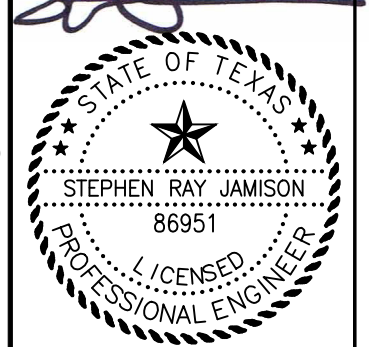
MATCH LINE SHEET 3 OF 4

MONARCH RANCH AT MANOR PRELIMINARY PLAT

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
 CURVE TABLE
 GREGG LANE & FM 973
 MANOR, TEXAS 78653

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TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	39.27	25.00	S1739°E	S1738°37'E	35.36
C4	33.51	25.00	S7857°W	S7857°27'W	31.06
C5	5.78	25.00	S3357°W	S3357°27'W	5.78
C6	54.99	325.00	N3210°E	N3210°04'E	54.92
C7	21.03	25.00	S1300°W	S1259°53'W	20.41
C8	36.84	50.00	N0954°E	N0953°48'E	35.83
C9	48.36	50.00	N5727°E	N5727°14'E	44.72
C10	52.36	50.00	S6596°E	S6558°52'E	50.00
C11	18.14	50.00	S2501°E	S2501°00'E	18.02
C12	21.03	25.00	N3608°W	N3608°46'W	20.41
C13	70.39	50.00	N7728°E	N7725°32'E	64.72
C14	35.20	25.00	N7728°E	N7725°32'E	32.36
C15	38.97	275.00	N3302°E	N3301°58'E	38.94
C16	50.98	300.00	N3213°E	N3213°28'E	50.92
C17	39.27	25.00	N1739°W	N1738°37'W	35.36
C18	39.27	25.00	N7221°E	N7221°23'E	35.36
C19	39.27	25.00	N1739°W	N1738°37'W	35.36
C20	39.27	25.00	N7221°E	N7221°23'E	35.36
C21	39.13	25.00	N1729°W	N1729°00'W	35.28
C22	78.26	50.00	N1729°W	N1729°00'W	70.91

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	21.01	25.00	S5128°W	S5128°12'W	20.40
C24	33.03	50.00	N5635°E	N5635°23'E	32.44
C25	41.28	50.00	N1401°E	N1401°29'E	40.09
C26	36.33	50.00	N3028°W	N3025°01'W	35.54
C27	51.72	50.00	N8053°W	N8052°51'W	48.44
C28	39.27	25.00	S7241°W	S7240°37'W	35.36
C29	39.27	25.00	N1719°W	N1719°23'W	35.36
C30	74.85	275.00	N3527°E	N3527°13'E	74.42
C31	179.87	300.00	N4450°E	N4450°03'E	177.00
C32	46.54	325.00	N3136°E	N3136°08'E	46.50
C33	46.47	325.00	N3948°E	N3947°58'E	46.43
C34	46.47	325.00	N4759°E	N4759°27'E	46.43
C35	46.47	325.00	N5811°E	N5810°58'E	46.43
C36	9.71	325.00	N8108°E	N8108°07'E	9.71
C37	82.32	275.00	N5148°E	N5148°24'E	82.02
C38	7.72	275.00	N8111°E	N8111°14'E	7.72
C39	15.48	25.00	N8713°E	N8713°15'E	15.23
C40	5.55	25.00	S8841°E	S8841°04'E	5.54
C41	111.84	275.00	S5101°E	S5100°50'E	110.87
C42	54.80	275.00	S3342°E	S3341°46'E	54.91

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C43	181.35	300.00	S4520°E	S4519°34'E	178.60
C44	38.04	325.00	S3111°E	S3111°07'E	38.02
C45	46.47	325.00	S3827°E	S3827°28'E	46.43
C46	46.47	325.00	S4639°E	S4639°01'E	46.43
C47	46.47	325.00	S5451°E	S5450°32'E	46.43
C48	21.02	325.00	S6047°E	S6047°28'E	21.01
C49	39.27	25.00	S1658°W	S1658°30'W	35.36
C50	39.27	25.00	S7301°E	S7300°30'E	35.36
C51	282.91	488.00	S4520°E	S4519°34'E	278.62
C52	302.25	800.00	S4520°E	S4519°34'E	297.67
C53	321.59	532.00	S4520°E	S4519°34'E	316.72
C54	49.82	275.00	S5703°E	S5703°08'E	49.75
C55	91.00	275.00	S4223°E	S4222°58'E	90.98
C56	153.62	300.00	S4734°E	S4734°21'E	151.94
C57	48.84	325.00	S5752°E	S5751°57'E	48.80
C58	60.90	325.00	S4812°E	S4811°38'E	60.00
C59	47.46	325.00	S3843°E	S3842°48'E	47.42
C60	38.56	25.00	N7843°W	N7843°00'W	34.85
C61	140.81	275.00	S4226°W	S4225°38'W	139.28
C62	153.62	300.00	S4226°W	S4225°38'W	151.94

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C63	24.44	325.00	S2955°W	S2954°48'W	24.44
C64	50.05	325.00	S3629°W	S3628°45'W	50.00
C65	52.13	325.00	S4529°W	S4528°11'W	52.08
C66	39.79	325.00	S5336°W	S5335°21'W	39.77
C67	39.27	25.00	N1208°E	N1208°48'E	35.36
C68	21.03	25.00	N5700°W	N5659°53'W	20.41
C69	26.76	50.00	S6546°E	S6545°46'E	26.44
C70	71.15	50.00	S0940°E	S0940°01'E	65.30
C71	39.07	50.00	S5329°W	S5328°57'W	38.08
C72	21.03	25.00	N5146°E	N5146°18'E	20.41
C73	52.87	50.00	S0237°E	S0236°47'E	50.44
C74	28.43	25.00	S0237°E	S0236°47'E	25.22
C75	39.27	25.00	N1719°W	N1719°23'W	35.36
C76	40.78	25.00	S7424°W	S7424°13'W	36.40
C77	282.08	488.00	N4328°W	N4328°20'W	249.04
C78	298.45	500.00	N4510°W	N4509°57'W	295.00
C79	318.57	534.56	N4510°W	N4509°57'W	313.88
C80	78.11	275.00	N3609°W	N3609°17'W	77.85
C81	179.87	300.00	N4510°W	N4509°57'W	177.00
C82	46.47	325.00	N3243°W	N3243°01'W	46.43

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C83	46.47	325.00	N4055°W	N4054°33'W	46.43
C84	46.47	325.00	N4606°W	N4605°04'W	46.43
C85	46.08	324.36	N5716°W	N5715°27'W	46.02
C86	81.75	277.50	N5247°W	N5246°42'W	81.45
C87	29.13	25.00	S8417°W	S8417°29'W	27.81
C88	10.14	25.00	S3917°W	S3917°29'W	10.07
C89	39.27	25.00	S1719°E	S1719°23'E	35.36
C90	39.27	25.00	S7241°W	S7240°37'W	35.36
C91	39.27	25.00	N1719°W	N1719°23'W	35.36
C92	39.27	25.00	S1719°E	S1719°23'E	35.36
C93	39.27	25.00	S7241°W	S7240°37'W	35.36
C94	25.15	25.00	S3330°E	S3330°27'E	24.10
C95	14.12	25.00	S1130°W	S1129°33'W	13.94
C96	39.27	25.00	N7241°E	N7240°37'E	35.36
C97	39.27	25.00	S7241°W	S7240°37'W	35.36
C98	39.27	25.00	N1719°W	N1719°23'W	35.36
C99	88.89	325.00	N3530°E	N3529°40'E	88.41
C100	93.01	502.00	N5358°E	N5357°45'E	92.88
C101	2.45	25.00	S8158°E	S8158°58'E	2.45
C102	259.16	470.00	N4328°E	N4328°25'E	255.89

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C103	123.04	438.00	N5113°E	N5113°22'E	122.84
C104	45.99	25.00	N0904°W	N0904°20'W	39.53
C105	4.82	275.00	N8149°W	N8149°17'W	4.82
C106	30.44	300.00	N5925°W	N5924°59'W	30.43
C107	17.89	325.00	N6045°W	N6044°47'W	17.89
C108	37.53	25.00	N7212°E	N7211°35'E	34.11
C109	39.27	25.00	S1719°E	S1719°23'E	35.36
C110	23.03	25.00	S8843°E	S8842°57'E	22.23
C111	16.24	25.00	N4617°E	N4617°03'E	15.95
C112	39.27	25.00	N1719°W	N1719°23'W	35.36
C113	39.27	25.00	N7241°E	N7240°37'E	35.36
C114	39.27	25.00	N1719°W	N1719°23'W	35.36
C115	39.27	25.00	S7241°W	S7240°37'W	35.36
C116	29.18	25.00	N2853°W	N2853°10'W	27.95
C117	85.19	60.00	S3807°E	S3807°30'E	78.21
C118	190.53	60.00	N1214°E	N1213°47'E	119.98
C119	23.02	60.00	N8944°W	N8943°50'W	22.89
C120	16.78	25.00	S8131°E	S8131°19'E	16.44
C121	240.90	438.00	S4331°W	S4330°52'W	237.87
C122	258.50	470.00	S4331°W	S4330°52'W	255.25

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C123	14.19	25.00	S8491°E	S8490°34'E	14.00
C124	106.72	497.19	S5304°W	S5303°58'W	106.81
C125	33.01	25.00	N0151°W	N0151°12'W	30.89
C126	71.98	502.00	S3152°W	S3151°57'W	71.92
C127	58.39	285.82	N5433°W	N5433°08'W	58.29
C128	72.38	300.00	N5530°W	N5529°38'W	72.20
C129	38.56	325.00	N5148°W	N5148°18'W	38.54
C130	41.85	325.00	N5843°W	N5842°56'W	41.82
C131	118.40	300.00	N7343°W	N7342°42'W	117.63
C132	28.91	275.00	N6525°W	N6524°56'W	28.89
C133	30.02	275.00	N7133°W	N7133°18'W	30.00
C134	48.81	275.00	N7951°W	N7951°00'W	48.54
C135	38.97	25.78	S1724°E	S1724°19'E	35.36
C136	39.27	25.00	N7236°E	N7235°41'E	35.36
C137	33.13	525.00	S2924°W	S2924°09'W	33.12
C138	48.78	525.00	S3352°W	S3352°14'W	48.74
C139	52.89	525.00	S3924°W	S3924°23'W	52.87
C140	132.74	500.00	S3912°W	S3912°01'W	132.35
C141	85.29	488.45	S3234°W	S3234°15'W	85.25
C142	82.71	475.00	S3938°W	S3937°38'W	82.68

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C143	39.40	25.00	S8758°W	S8757°34'W	35.45
C144	86.42	325.35	S5430°E	S5430°03'E	86.17
C145	79.22	300.00	S5446°E	S5446°31'E	78.99
C146	55.61	275.00	S5632°E	S5631°49'E	55.51
C147	17.01	275.00	S4858°E	S4857°57'E	17.01
C148	39.27	25.00	S0212°E	S0211°38'E	35.36
C149	36.37	25.00	S8429°W	S8428°58'W	33.25
C150	61.00	412.00	S6805°E	S6804°53'E	60.95
C151	598.90	380.00	S1719°E	S1719°23'E	537.40
C152	34.68	25.14	N0104°W	N0103°50'W	31.99
C153	185.34	412.00	S2749°E	S2748°44'E	183.78
C154	548.64	348.00	S1719°E	S1719°23'E	492.15
C155	23.06	25.00	S5408°W	S5407°44'W	22.27
C156	16.15	25.00	N8055°E	N8054°44'W	15.87
C157	5.03	25.00	S6633°E	S6633°17'E	5.03
C158	34.24	25.00	S1133°E	S1133°17'E	31.82
C159	39.27	25.00	S7241°W	S7240°37'W	35.36
C160	39.40	24.71	N1719°W	N1719°23'W	35.36
C161	34.24	25.00	N6658°E	N6654°30'E	31.82
C162	39.27	25.00	N1719°W	N1719°23'W	35.36

TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C163	5.03	25.00	S6608°E	S6605°30'E	5.03
C164	211.85	412.00	S1257°W	S1256°46'W	209.53

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	7065
20	7066
21	6001
22	6001
23	6001
24	6002
25	6002
26	6776
27	7308
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	420071
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	91612
15	7066
16	6000
17	6000
18	6000
19	6000
20	6000
21	10109
22	6340
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	5999

BLOCK I	
LOT NO.	AREA (SF)
1	8819
2	6000
3	5995
4	6000
5	6000
6	6000
7	6000
8	6000
9	7066
10	7066
11	6000
12	6000
13	6000
14	6000
15	6000
16	5966
17	9920

BLOCK J	
LOT NO.	AREA (SF)
1	8364
2	7867
3	8188
4	7965
5	7736
6	7511
7	7300
8	7641
9	6073
10	6056
11	6062
12	6067
13	6073
14	6078
15	7142
16	10031

BLOCK K	
LOT NO.	AREA (SF)
1	12716
2	7658
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6003

BLOCK L	
LOT NO.	AREA (SF)
1	10546
2	8892
3	7733
4	7733
5	8244
6	11100
7	11100
8	11100
9	11100
10	12812
11	18070
12	4358
13	10868
14	7203
15	7204
16	7208
17	7212
18	7215
19	7219
20	7232
21	7226

BLOCK M	
LOT NO.	AREA (SF)
1	5999
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	6000
16	6000
17	6000
18	6000
19	9763
20	10336
21	8350
22	7200
23	7200
24	7204
25	8338
26	7846
27	7895
28	7200
29	7200
30	7200
31	7200
32	7200
33	7200
34	7200
35	8935
36	10080
37	7637
38	8260
39	7581
40	11715
41	11471
42	16071
43	7130
44	8469
45	8568
46	9891
47	11147
48	9200
49	9200
50	9210
51	9220
52	9230
53	9241
54	9251
55	9261
56	9272
57	9282
58	9282
59	9282
60	9282
61	9282
62	9333
63	10863
64	612515

BLOCK N	
LOT NO.	AREA (SF)
1	9634
2	7000
3	7000
4	7000
5	8518
6	7520
7	7231
8	6012
9	6000
10	6000
11	7066
12	7066
13	6000
14	6000
15	6000
16	6000
17	6000
18	6059
19	6622
20	9186
21	10526
22	8205

BLOCK O	
LOT NO.	AREA (SF)
1	9263
2	6000
3	6000
4	6000
5	5999
6	8554
7	6241
8	6250
9	6250
10	6250
11	8128
12	9429
13	6006
14	6005
15	6004
16	6003
17	6444
18	6000
19	10486
20	6887
21	9804
22	9022
23	11346
24	9705
25	11261
26	10649
27	14570
28	12307
29	9102
30	10321
31	10588

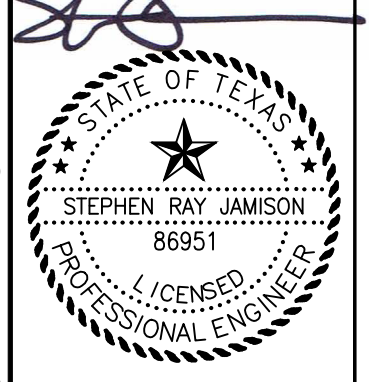
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LOT NO.	AREA (SF)
1	14224
2	9637
3	8601
4	7904
5	7406
6	7239
7	6835
8	6971
9	6002
10	6000
11	6000
12	6000
13	6036
14	8135
15	7666
16	6000
17	6000
18	6000
19	6000
20	6000
21	6000
22	6298
23	6895
24	7492
25	8089
26	8686
27	9283

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
 LOT AREA TABLE
 GREGG LANE & FM 973
 MANOR, TEXAS 78653

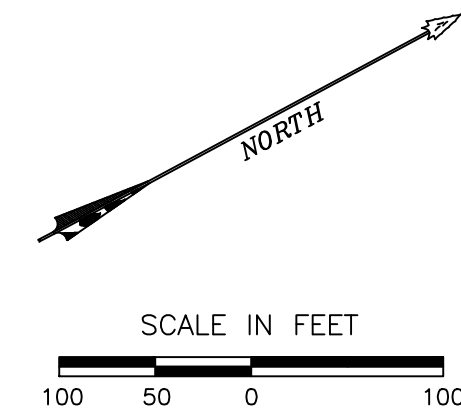
The seal appearing on this document was authorized by
 Stephen Ray Jamison
 on 10/17/2022



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Scale (Ver.):	
Date:	Checked By:
Drawn By:	DSP
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

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.

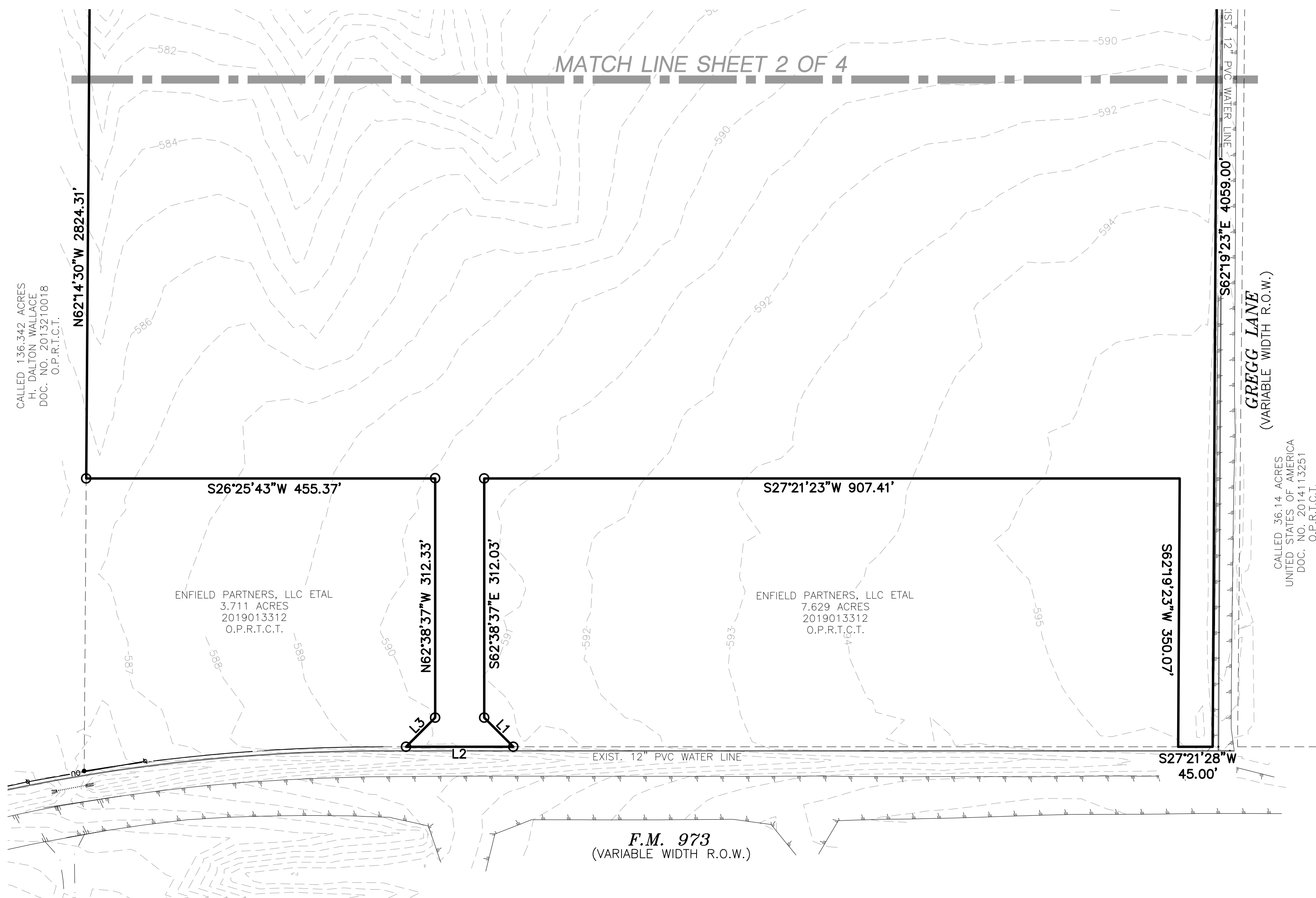
BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'



LEGEND

PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EXISTING CONTOUR LINE	- · - · -
PHASE LINE	▬ ▬ ▬ ▬
CITY LIMIT LINE	▬ ▬ ▬ ▬

MATCH LINE SHEET 2 OF 4



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

ENFIELD PARTNERS, LLC ETAL
3.711 ACRES
2019013312
O.P.R.T.C.T.

ENFIELD PARTNERS, LLC ETAL
7.629 ACRES
2019013312
O.P.R.T.C.T.

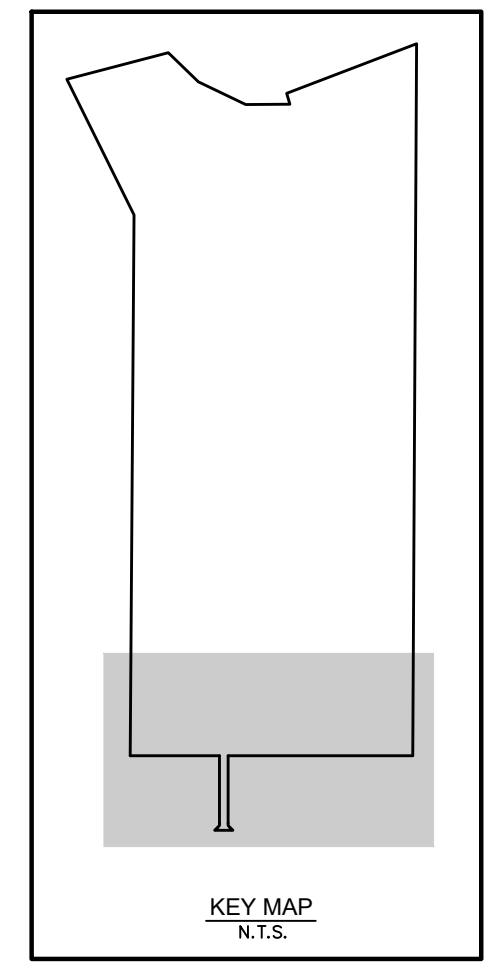
CALLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

OPEN SPACE 11							
1	2	3	4	5	6	7	8
BLOCK S							
STONewater, PHASE 5 DOC. NO. 201600298 O.P.R.T.C.T.							
9 OPEN SPACE							
10 OPEN SPACE							

OPEN SPACE							
1	2	3	4	5	6	7	8
BLOCK V							
STONewater, PHASE 2 DOC. NO. 201600180 O.P.R.T.C.T.				STONewater, PHASE 7 DOC. NO. 201600181 O.P.R.T.C.T.			

CALLED 10.010 ACRES
FOXTROT HOLDING, LLC
DOC. NO. 2007085755
O.P.R.T.C.T.

CALLED 21.002 ACRES
STRABO HOLDINGS, LLC
DOC. NO. 2020213900
O.P.R.T.C.T.

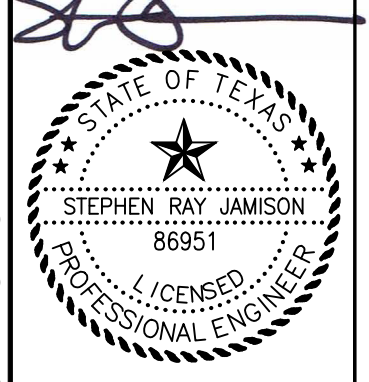


CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

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

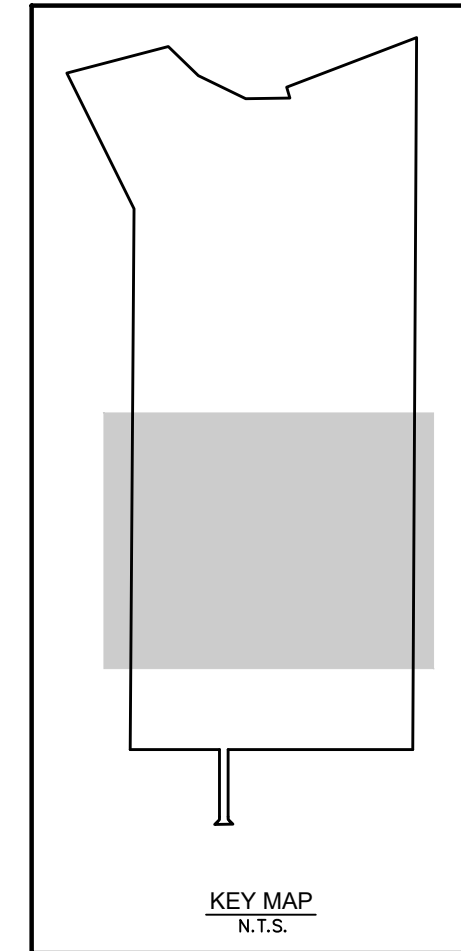
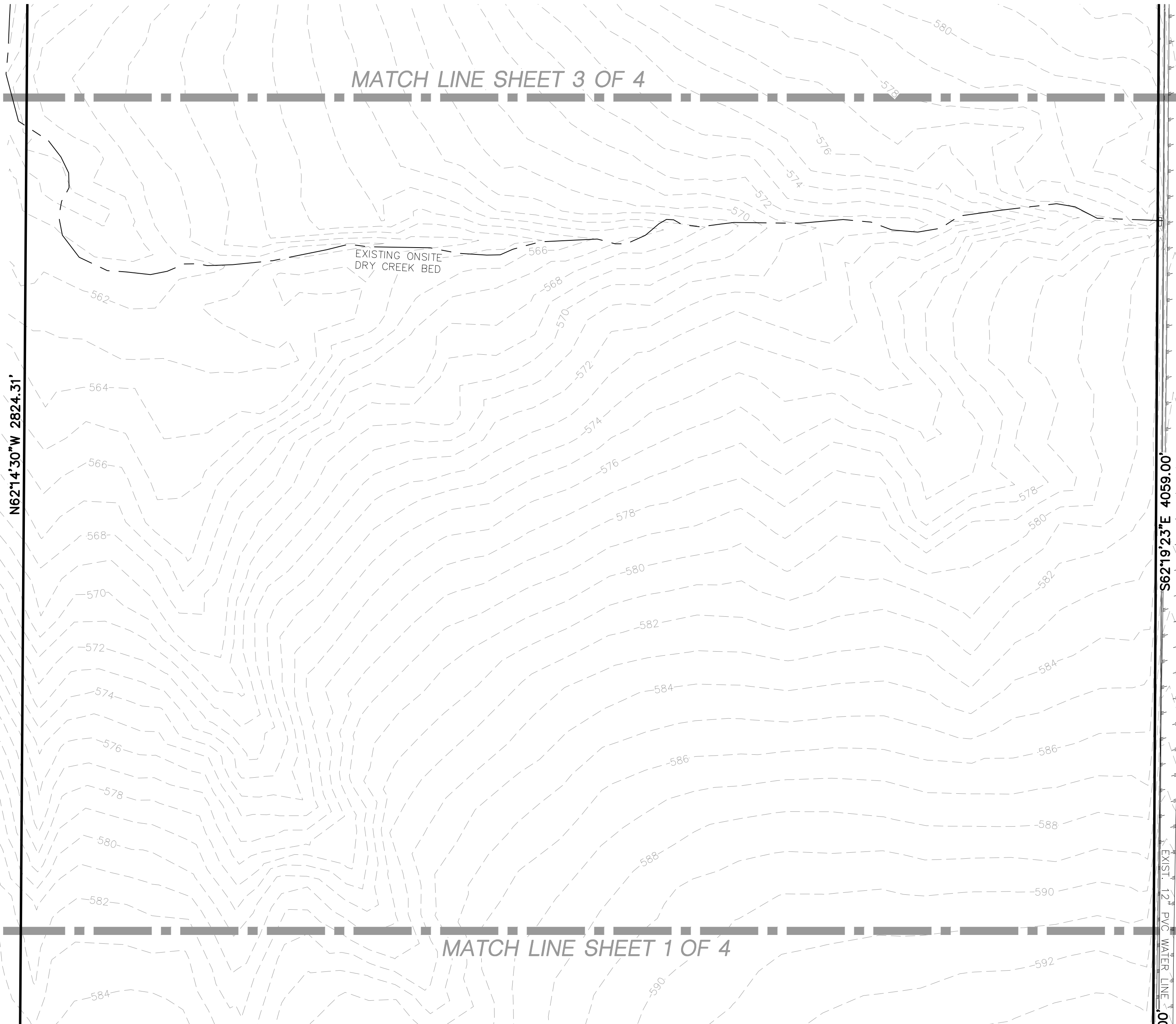
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Stephen Ray Jamison
on 07/28, 2022



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

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

N62°14'30"W 2824.31'



JAMISON CIVIL ENGINEERING LLC

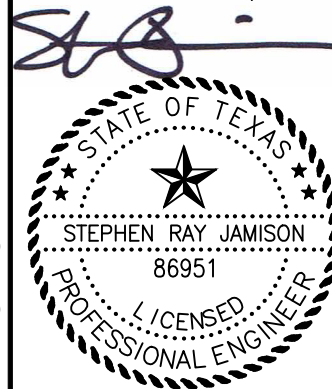
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

**MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 2 OF 4**

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

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Stephen Ray Jamison
on 07/28, 2022



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

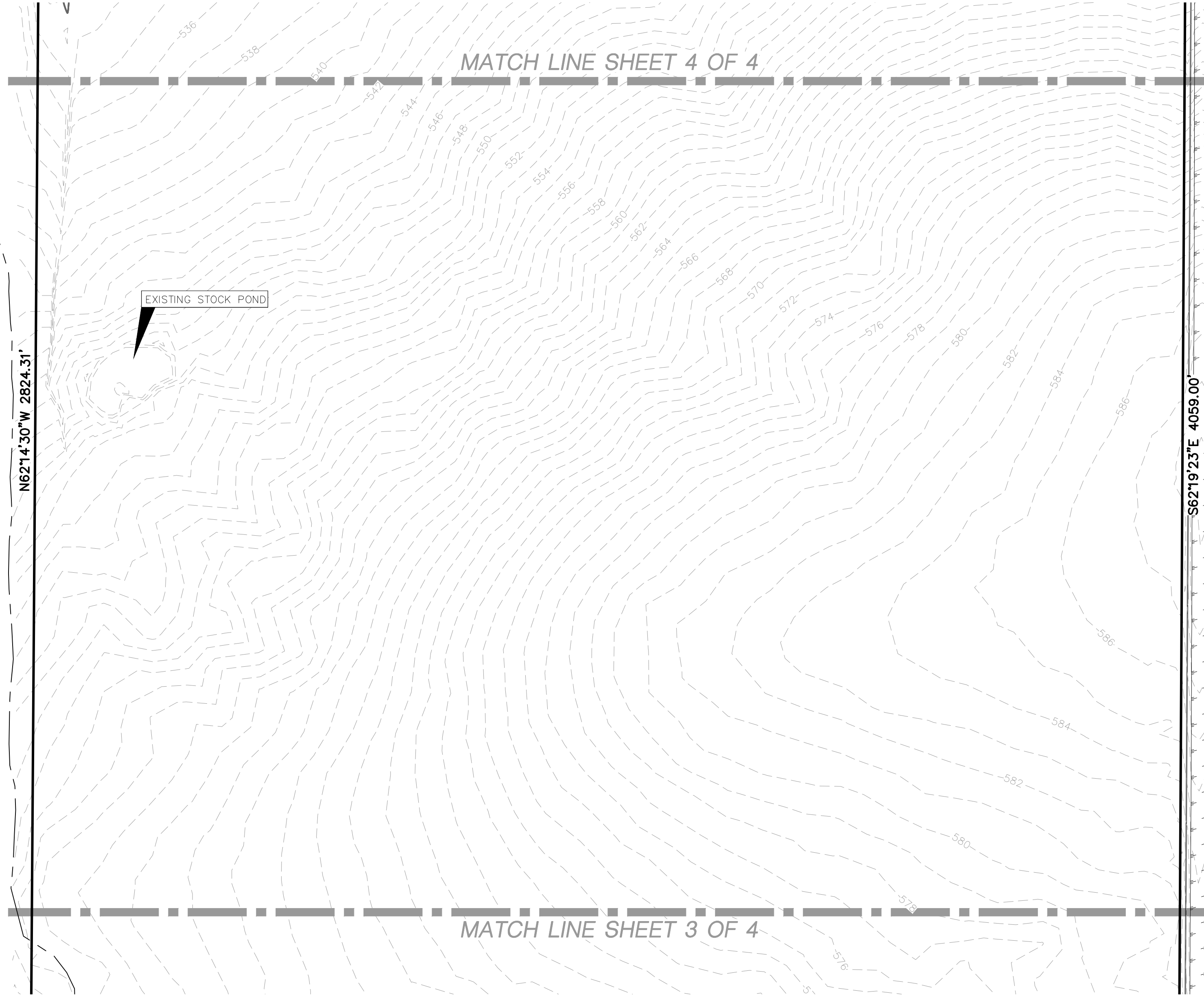
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Revision 2:	
Revision 3:	
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FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

**SHEET
09 of 16**

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

N62°14'30"W 2824.31'



MATCH LINE SHEET 4 OF 4

MATCH LINE SHEET 3 OF 4

EXISTING STOCK POND

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

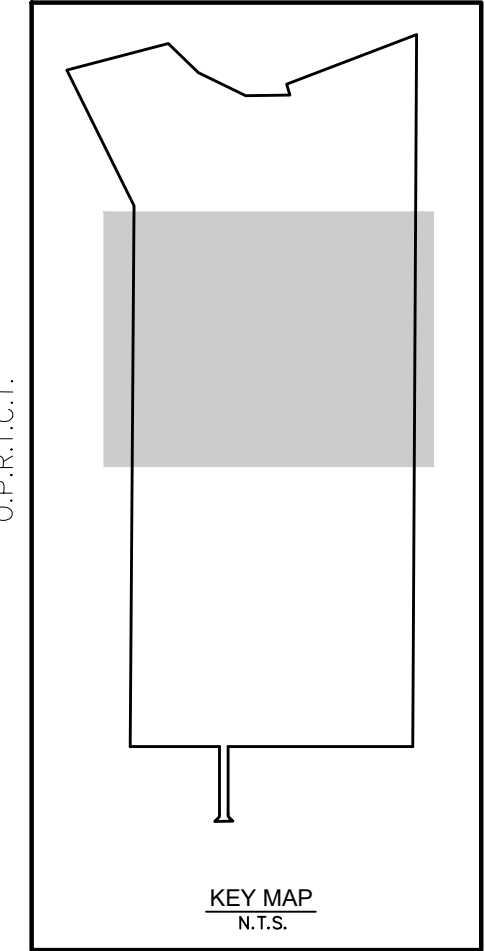
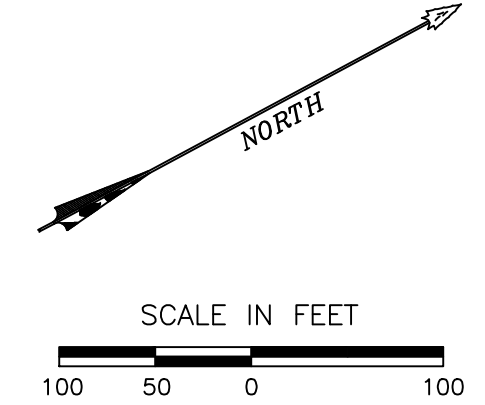
CITY OF MANOR E.T.J.
CITY OF MANOR

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.

SAMUEL BARF
ALEXANDRA C
CHI
CLA

LEGEND

- PROPERTY LINE ————
- ADJACENT LOT LINE - - - - -
- EXISTING CONTOUR LINE - - - - - 594
- PHASE LINE ————
- CITY LIMIT LINE ————

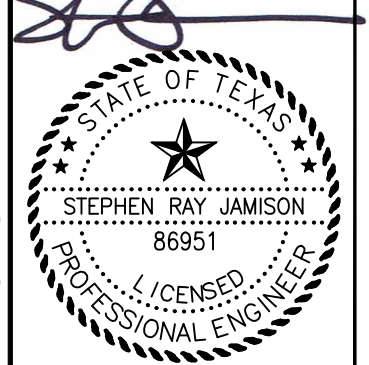


CAUTION!!!
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H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\EXISTING.DWG

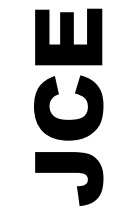
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Job No.:	Scale (Hor.):	1"=100'
Date:	Checked By:	Drawn By: MM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

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on 07/28, 2022



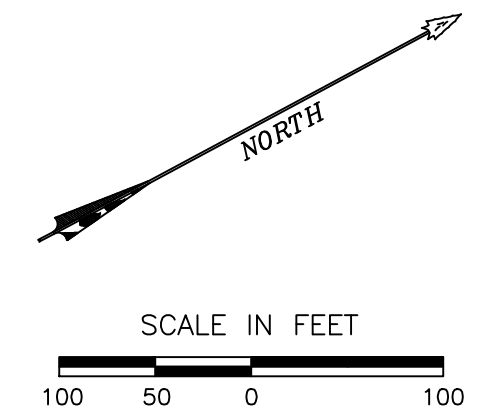
JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

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

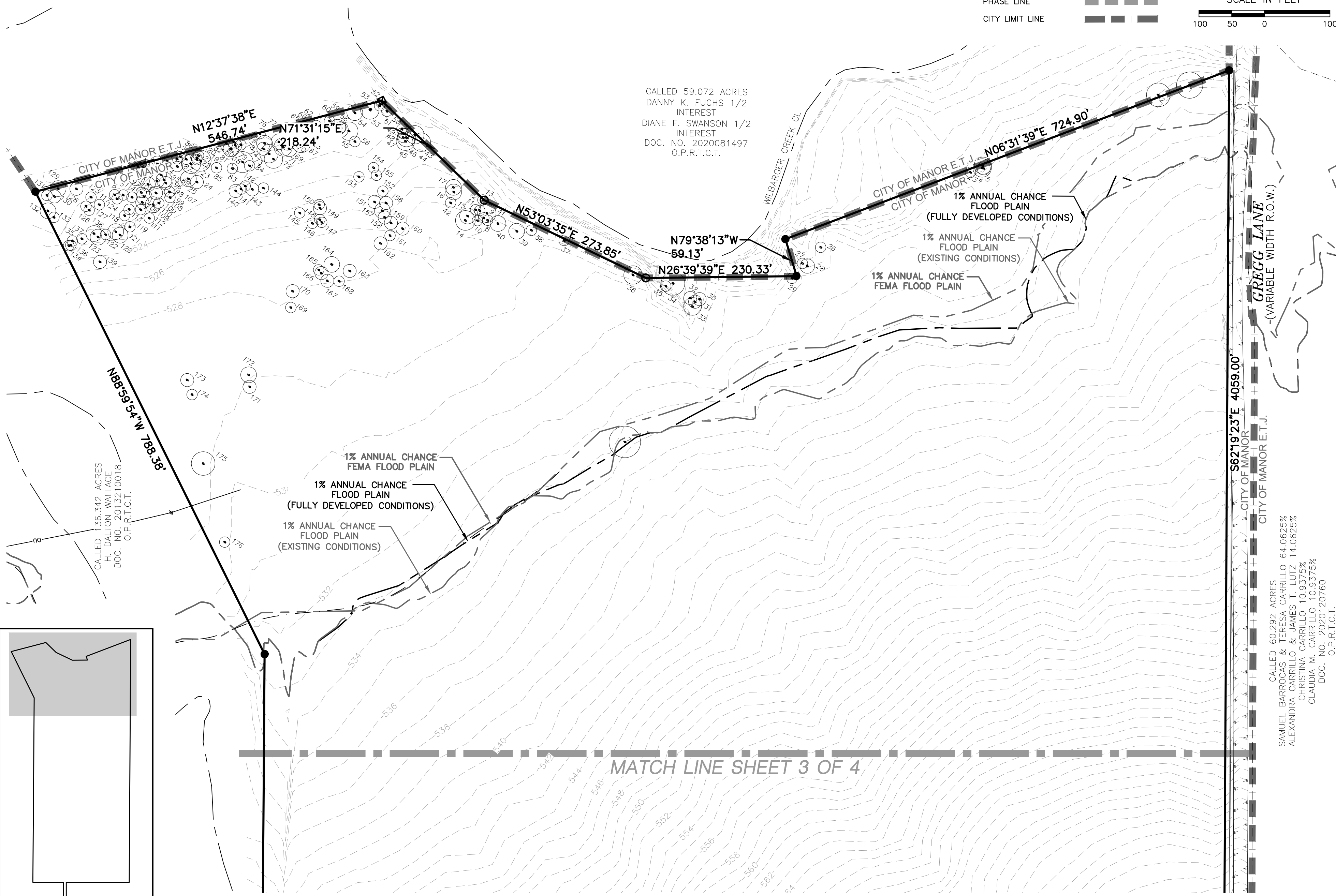


LEGEND

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



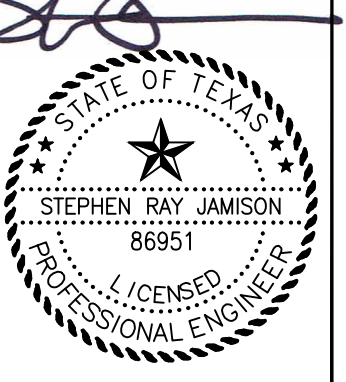
CALLED 59.072 ACRES
DANNY K. FUCHS 1/2
INTEREST
DIANE F. SWANSON 1/2
INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.



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

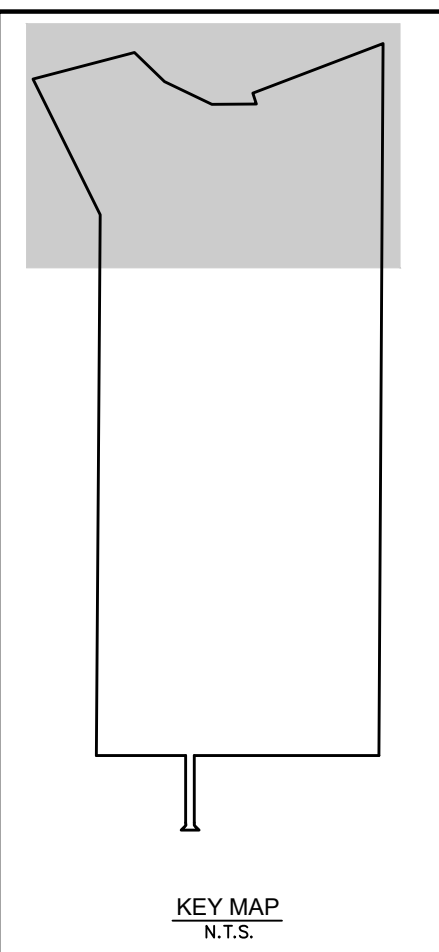
The seal appearing on this document was authorized by
Stephen Ray Jamison
10/17/2022



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

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

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MATCH LINE SHEET 3 OF 4

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



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
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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
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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
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62	ELM	10
63	ELM	10
64	ELM	10
65	ELM	8
66	ELM	8
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71	ELM	14M
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TAG #	TYPE	SIZE
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TAG #	TYPE	SIZE
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150	ELM	8

TAG #	TYPE	SIZE
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152	ELM	8
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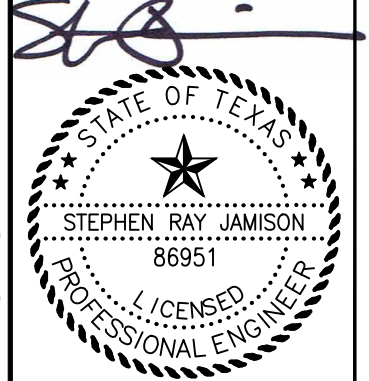
JAMISON CIVIL ENGINEERING LLC

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 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
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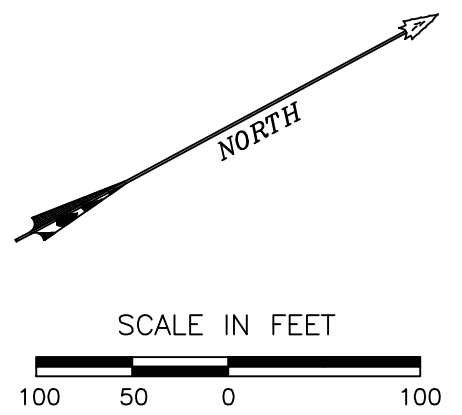
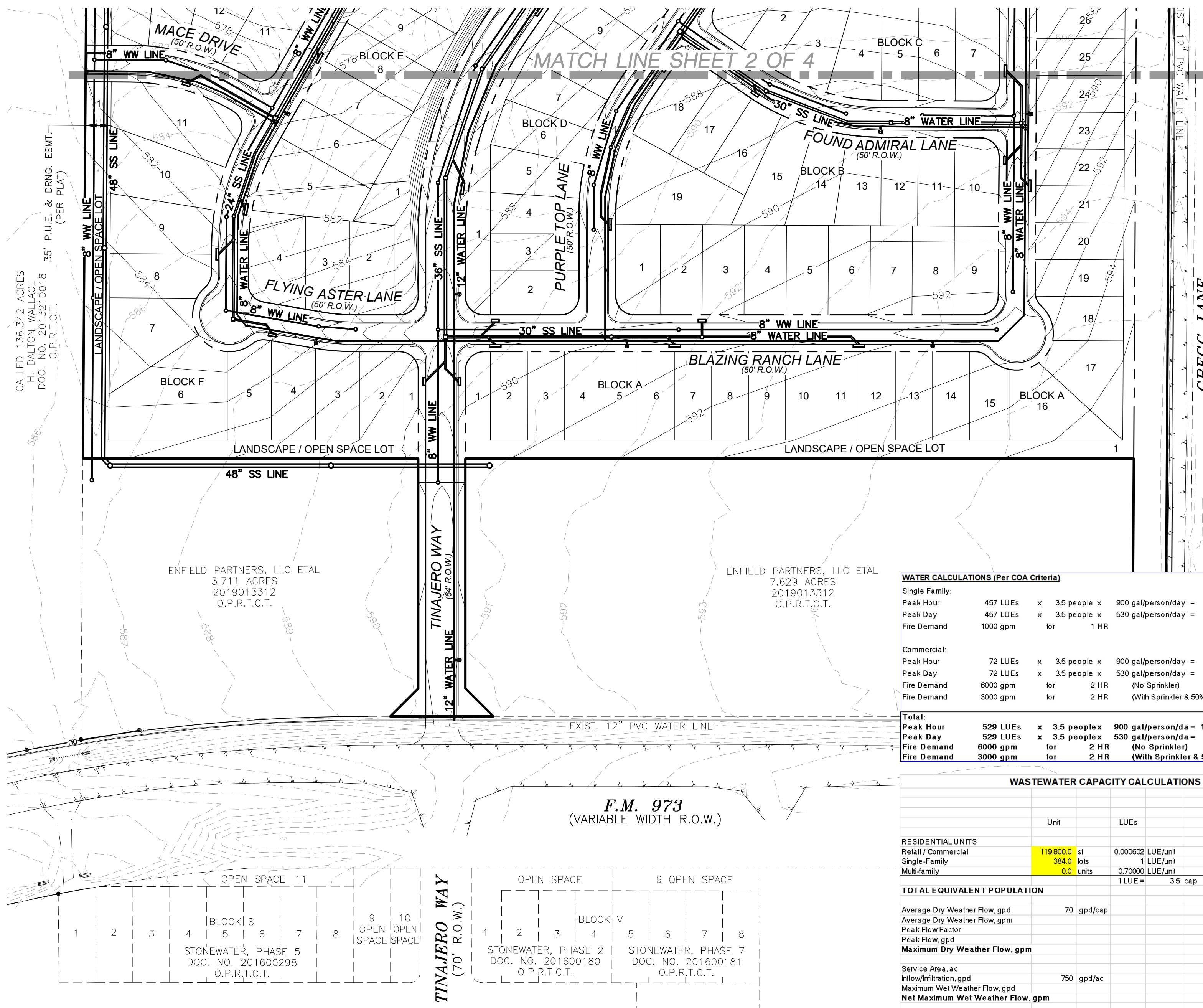
MONARCH RANCH AT MANOR
EXISTING CONDITIONS - TREE LIST
GREGG LANE & FM 973
MANOR, TEXAS 78653

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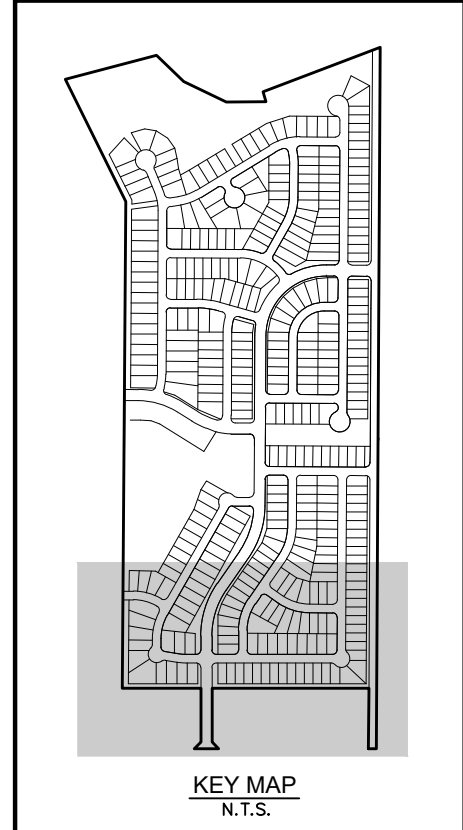
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Scale (Vert.):	
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

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LEGEND

PROPERTY LINE	—
ADJACENT LOT LINE	- - -
EXISTING CONTOUR LINE	- - - 594
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

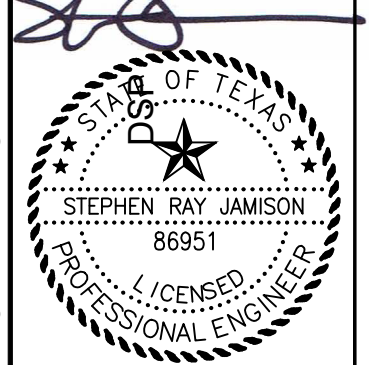
	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS				
Retail / Commercial	119,800.0 sf	0.000602 LUE/unit	72	252.59
Single-Family	384.0 lots	1 LUE/unit	384	1,344.00
Multi-family	0.0 units	0.70000 LUE/unit	0	0.00
			1 LUE = 3.5 cap	456
TOTAL EQUIVALENT POPULATION				1,596.59
Average Dry 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, ac				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

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AUSTIN, TEXAS 78750
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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

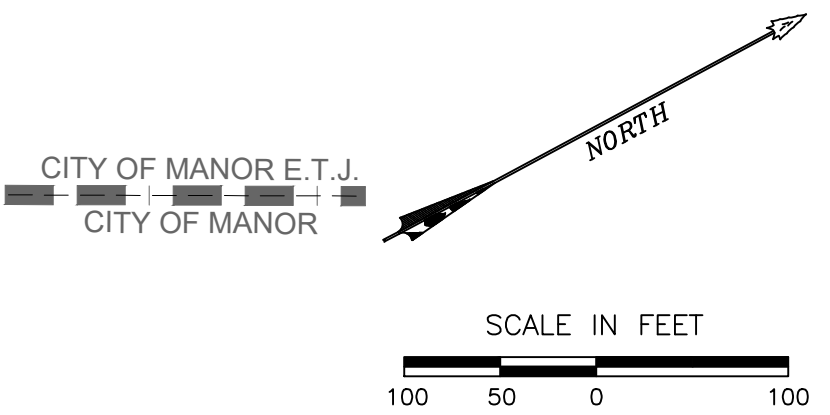
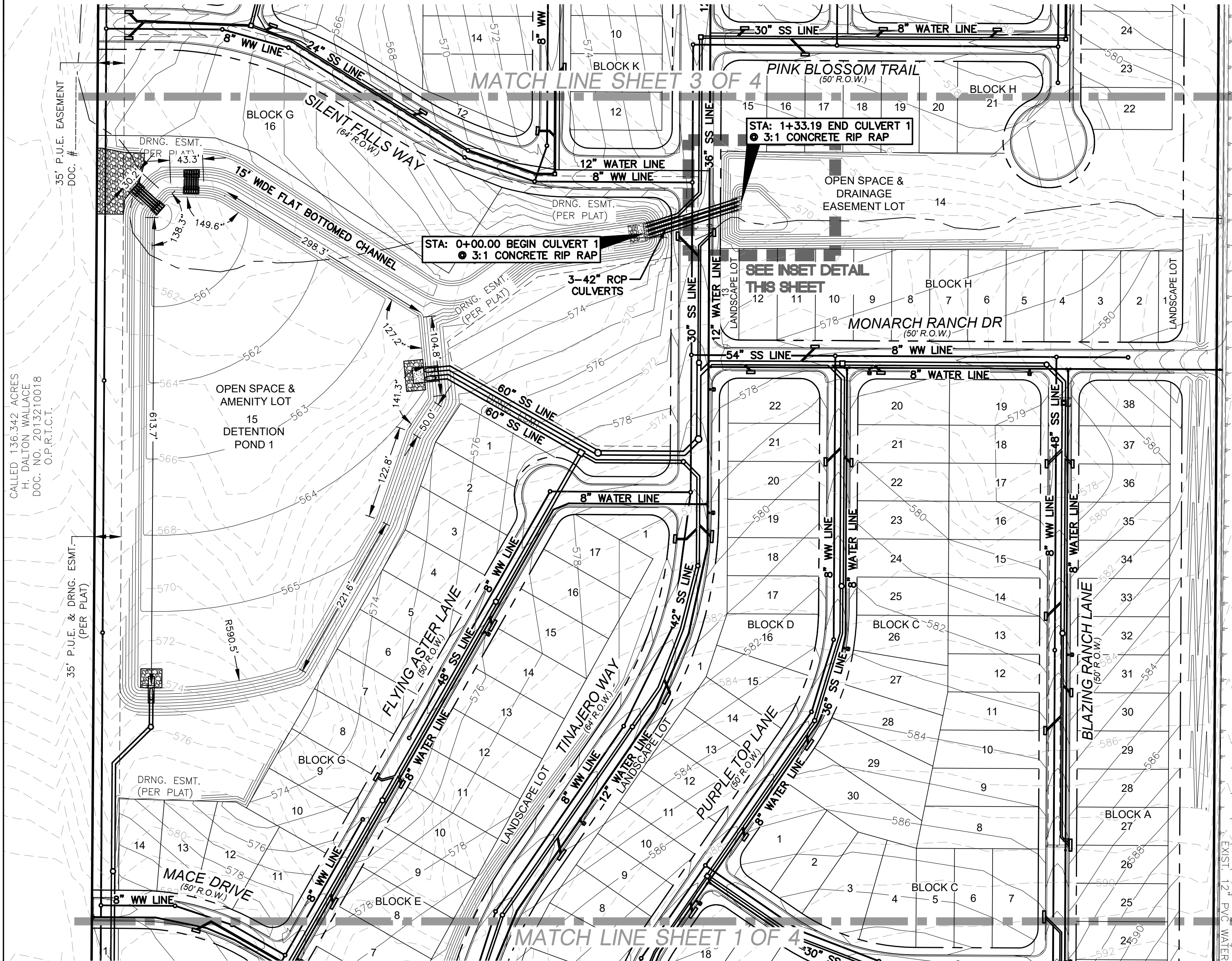
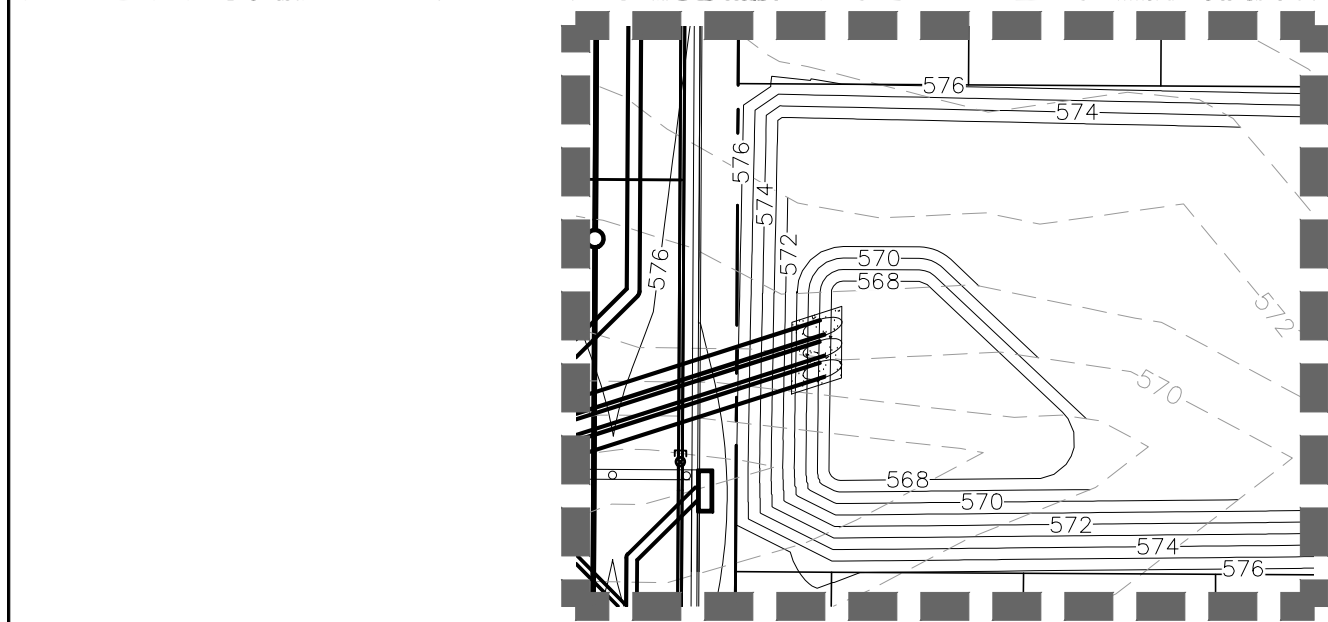


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Date:	Checked By:
Drawn By:	MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

CALLED 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)



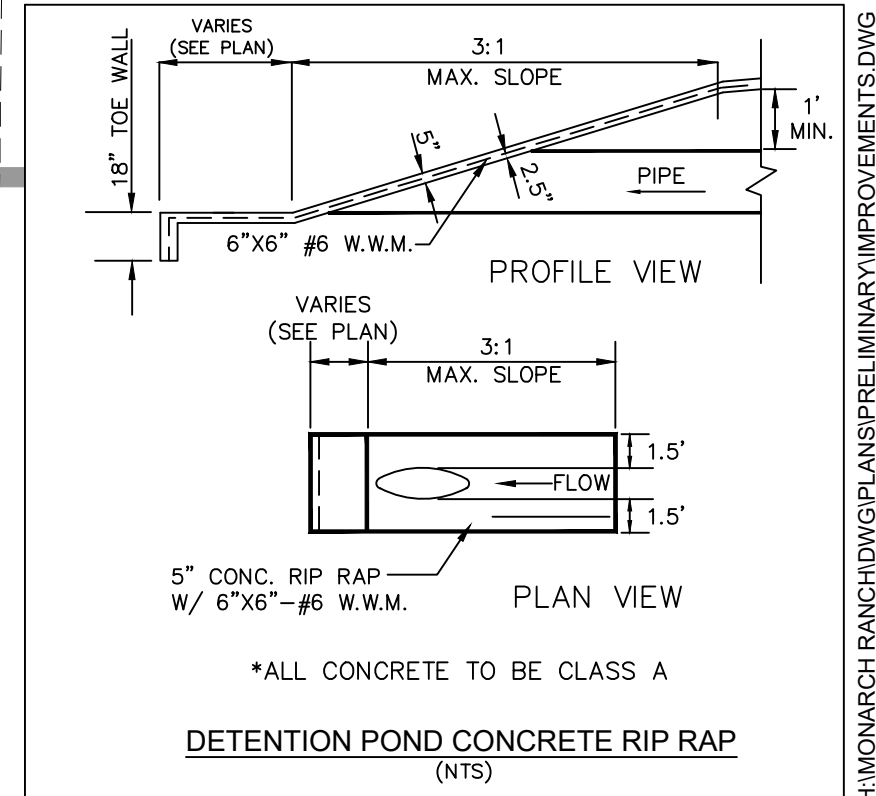
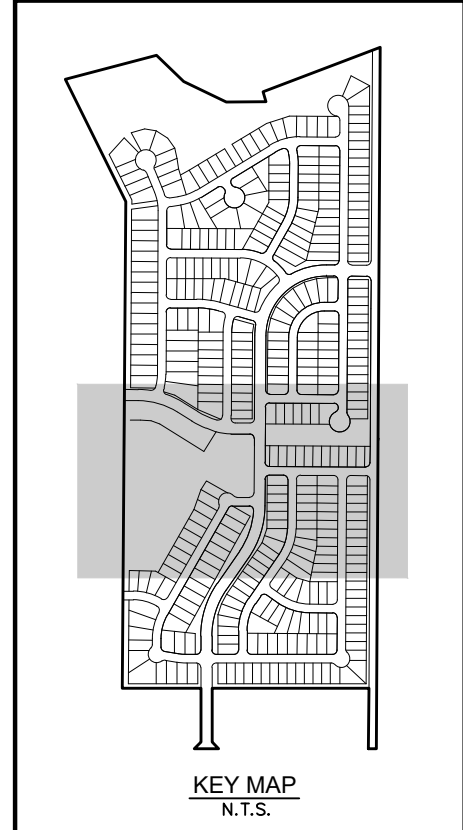
LEGEND

PROPERTY LINE	—
ADJACENT LOT LINE	- - -
EXISTING CONTOUR LINE	---594---
PHASE LINE	— — — —
CITY LIMIT LINE	— — — —

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

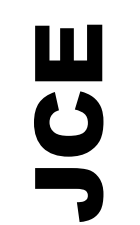
GREGG LANE
(VARIABLE WIDTH R.O.W.)

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



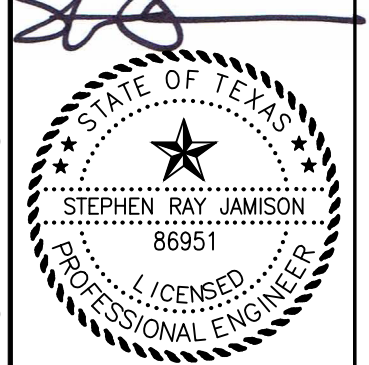
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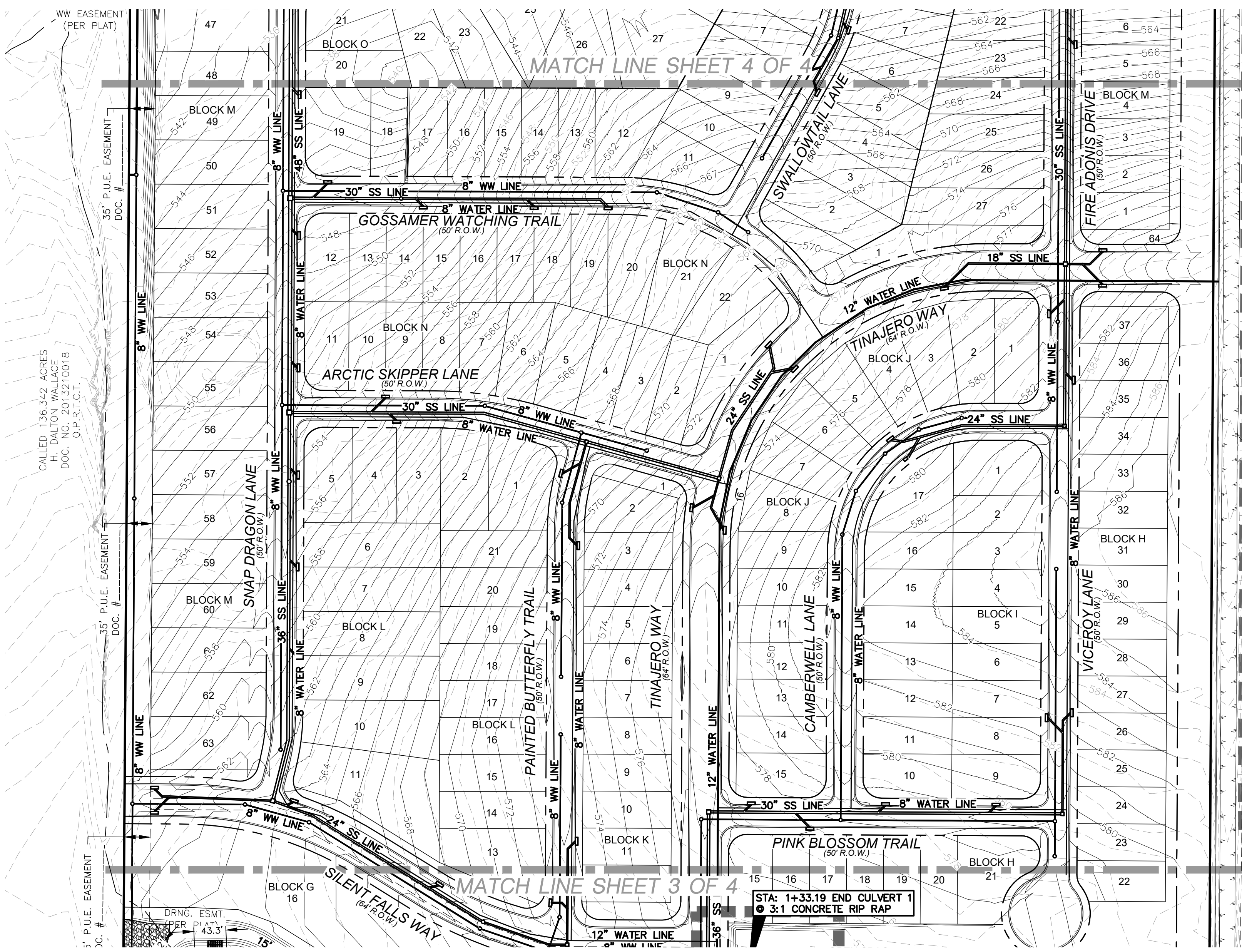
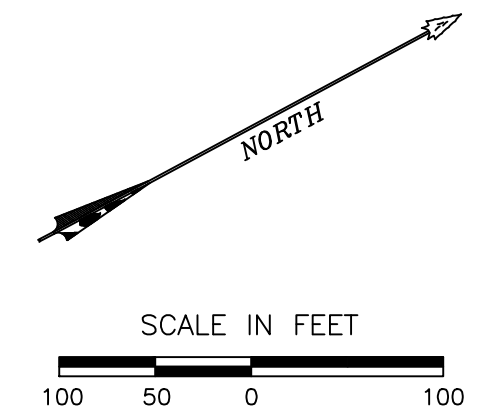


MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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on 10/17/2022



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Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	



LEGEND

PROPERTY LINE ————

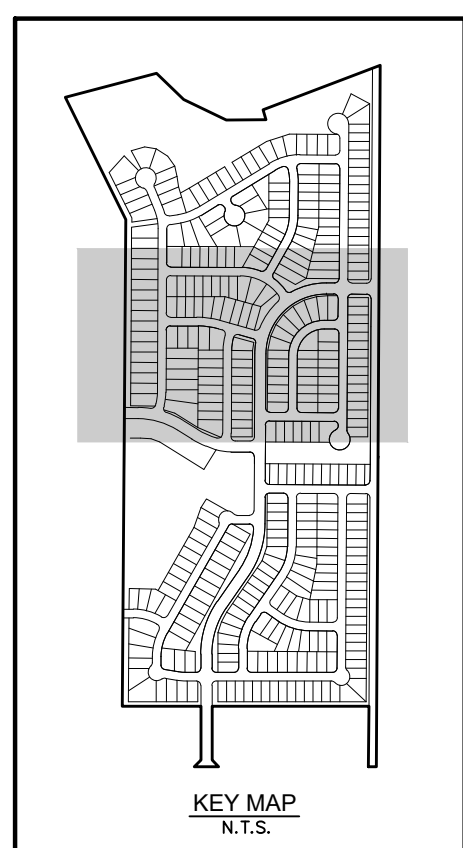
ADJACENT LOT LINE - - - - -

EXISTING CONTOUR LINE - - - - - 594

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.



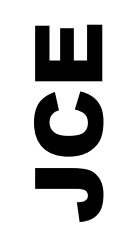
GREGG LANE
 (VARIABLE WIDTH R.O.W.)

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

STA: 14+33.19 END CULVERT 1
 3:1 CONCRETE RIP RAP

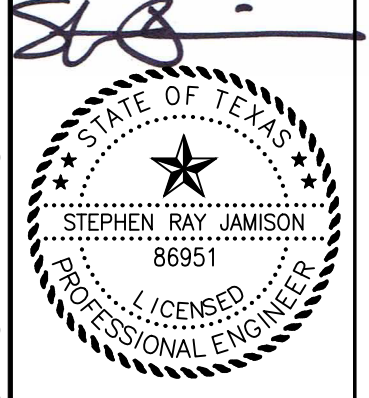
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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 3 OF 4
 GREGG LANE & FM 973
 MANOR, TEXAS 78653

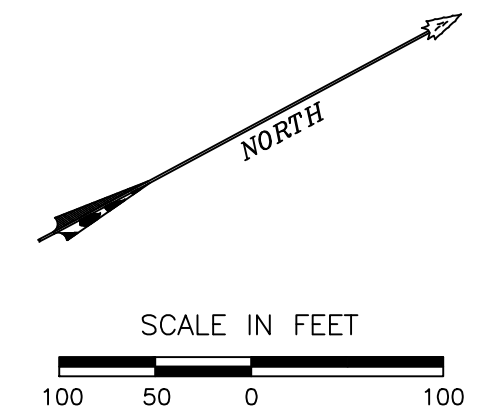
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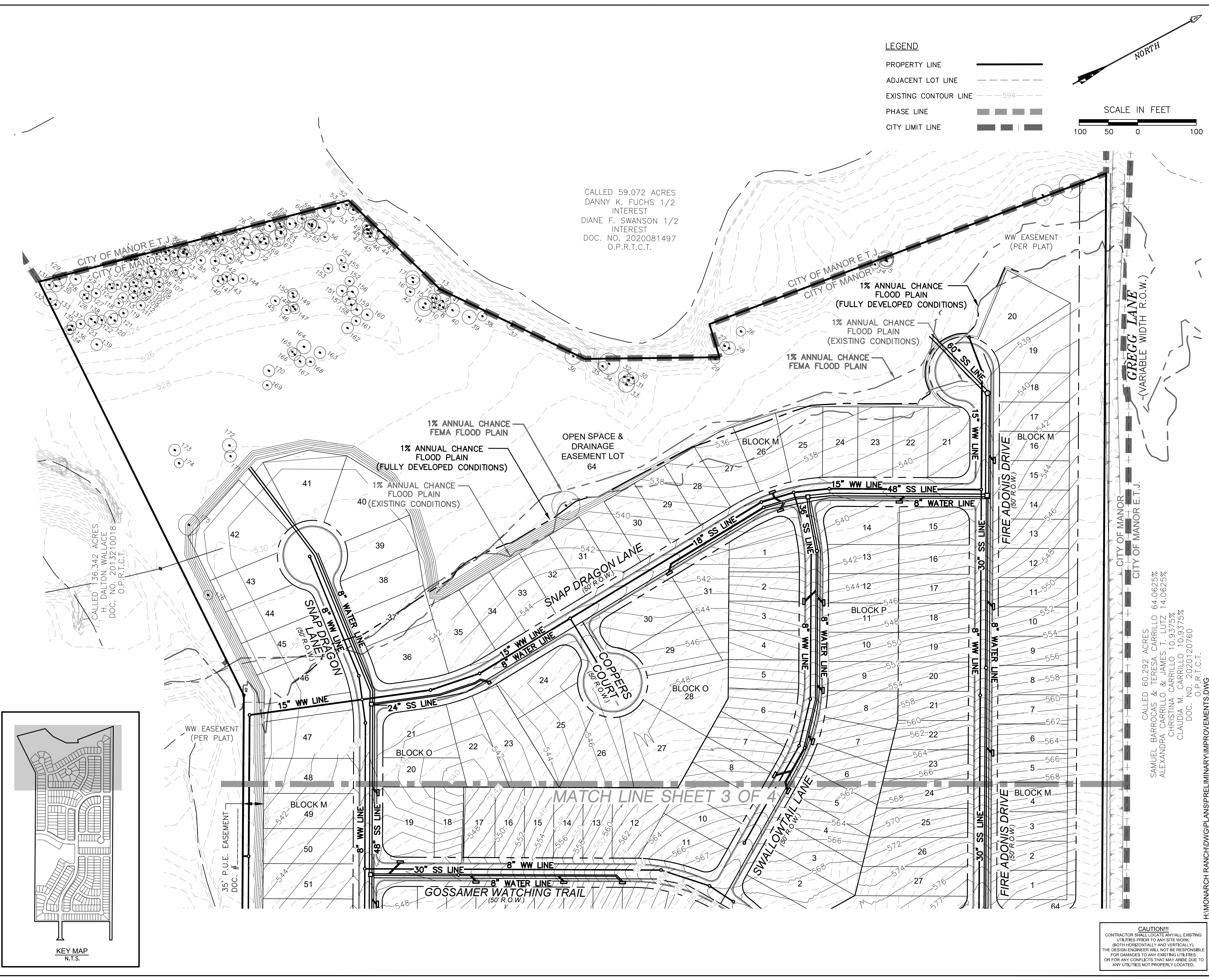
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Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

LEGEND

- PROPERTY LINE ———
- ADJACENT LOT LINE - - - - -
- EXISTING CONTOUR LINE - - - - - 594
- PHASE LINE ———
- CITY LIMIT LINE ———



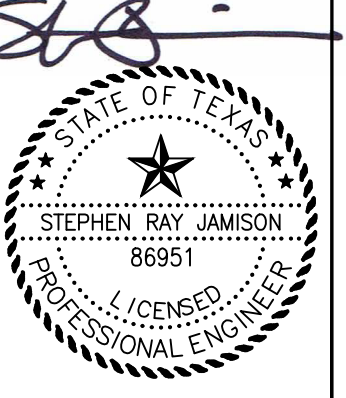
CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.



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

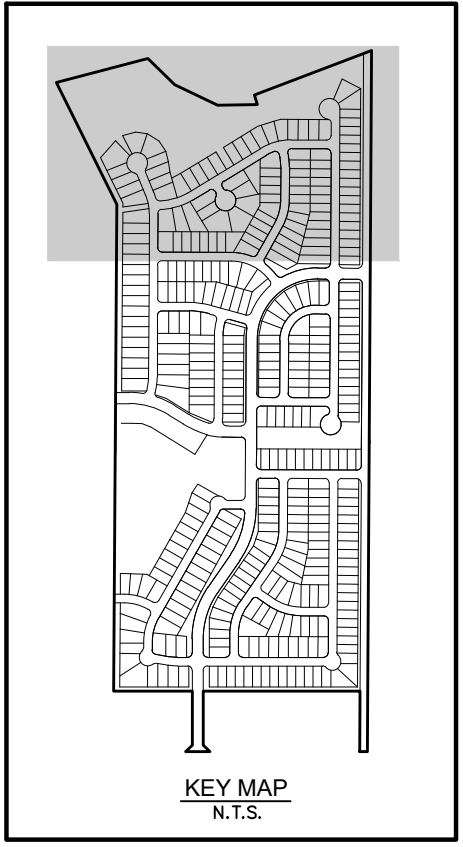
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10/17/2022



CALLLED 60.292 ACRES
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MATCH LINE SHEET 3 OF 4