



June 10, 2022

POSTED

A.M. 2:45 P.M.

JUN 10 2022

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By PO Deputy

NOTICE OF COMMISSIONERS COURT MEETING

Notice is hereby given that the Erath County Commissioners Court will meet in Special Session on Monday, June 13, 2022 at 1:00 p.m. in the conference room of the 2nd Floor Courtroom at the Erath County Courthouse, Stephenville, Texas, to consider the following agenda items for discussion and possible action:

1. Discussion and action to approve Preliminary Application for Sunrise Mountain Ranch, County Road 175 (Pct. 3/Bryson Adams/Josh Lincoln)
2. Discussion and action to approve 5 variances for Sunrise Mountain Ranch, County Road 175 (Pct. 3/Bryson Adams/Josh Lincoln)
3. Closed Executive Session in Accordance with the Open Meeting Act, *Tex. Govt. Code 551.071 through 551.086*, to discuss:
 - a) Personnel
 - b) Legal Matter
 - c) Real Estate
 - d) Reconvene
4. Discuss any new business.
5. Adjourn.

Alfonso Campos

COUNTY JUDGE
ERATH COUNTY, TEXAS



Erath County Reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code, §551.071 (Consultation with Attorney), subsection 551.071(2) (Consultation with Attorney on legal matters that are not related to litigation), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Personnel or Devices), §551.087 (Economic Development), §551.088 (Deliberation regarding Test Item), and 551.089 (Deliberation regarding Security Devices or Security Audits).

Commissioner's Court
Special Meeting
June 13, 2022
1:00 p.m.
Courthouse – County Courtroom

Present:

Commissioner Precinct #1 – Dee Stephens - Absent

Commissioner Precinct #2 – Albert Ray - Present

Commissioner Precinct #3 – Joe Brown - Present

Commissioner Precinct #4 – Jim Buck - Present

County Judge, Alfonso Campos absent, meeting presided by Commissioner Brown

County Clerk, Gwinda Jones

Others present in the courtroom: See attached roster

Agenda Item #1 Discussion and action to approve Preliminary Application for Sunrise Mountain Ranch, County Road 175 (Pct. 3/Bryson Adams/Josh Lincoln)

Number 2022-177

Motion: To approve preliminary application for Sunrise Mountain Ranch

Made By: Commissioner Brown

Second By: Commissioner Buck

Ayes: Stephens Ray X Brown X Buck X Judge Campos

Noes: None

Motion Carried

Agenda Item #2 Discussion and action to approve 5 variances for Sunrise Mountain Ranch, County Road 175 (Pct. 3/Bryson Adams/Josh Lincoln)

Number 2022-178

Motion: To approve variance request for requirement for maximum block length of 1800', requirement for maximum length of a cul-de-sac to be 600', requirement for street construction to be completed prior to recordation of the final plat, requirement for preliminary plat to be drawn at scale no larger than 1"=200', requirement for all lots to have a minimum of 200' frontage on a roadway. (All 5 variances submitted were approved)

Made By: Commissioner Ray

Second By: Commissioner Buck

Ayes: Stephens Ray X Brown X Buck X Judge Campos

Noes: None

Motion Carried

Agenda Item #3 Closed Executive Session in Accordance with the Open Meeting Act, Tex. Govt. Code 551.071 through 551.086, to discuss:

- a) Personnel
- b) Legal Matter
- c) Real Estate
- d) Reconvene

*Closed Session not needed

Agenda Item #4 Discuss any new business

*No new business

Motion To Adjourn:

Made By: Commissioner Ray

Second By: Commissioner Buck

All Ayes Meeting Adjourned At 1:15 p.m.

STATE OF TEXAS

COUNTY OF ERATH

The above and foregoing is a true and complete copy of the minutes taken in my capacity as County Clerk of the Commissioners Court of Erath County, Texas, at the time and place heretofore set forth.

DATED at Stephenville, Texas, this 13th day of June, 2022.

ATTESTED BY:

GWINDA JONES, Erath County Clerk

A handwritten signature in cursive script, reading "Gwinda Jones", is written over a horizontal line.



ERATH COUNTY COMMISSIONER'S COURT

Attendees on Meeting Date: 6, 13, 2022

Printed Name

Signature

Email

Phone

Kay McLearen Kay McLearen
CHUCK STARK

817-296-9550

Brian Ansel BA
Cyndi Smith Cyndi Smith
Kimberly Barrier Kimberly Barrier

(Appendix A)

SUBDIVISION PLAT APPLICATION

SUBJECT PROPERTY INFORMATION	
APPLICATION DATE*: <u>5/18/22</u>	RESUBMITTAL: ☐ YES ☒ NO
PROJECT NAME: <u>SUNRISE MOUNTAIN RANCH</u>	
PROJECT ADDRESS OR LOCATION: <u>COUNTY ROAD 175</u>	
IF RESUBMITTAL, PROJECT FORMERLY KNOWN AS:	
NUMBER OF LOTS: <u>166</u>	TOTAL ACREAGE: <u>508</u>
JURISDICTION: ☒ COUNTY (Outside all City Limits and ETJs) ☐ Stephenville ETJ	

*This application shall expire five (5) years from the Application date if the project becomes dormant, as defined by Sec. 245.005, Texas Local Government Code, as amended. This application shall expire forty-five (45) days from the date the Application is submitted if, after proper notification, the Application remains incomplete, as defined by Sec. 245.002e, Texas Local Government Code, as amended.

TYPE OF APPLICATION		
☒ PRELIMINARY PLAT	☐ FINAL PLAT	☐ AMENDED PLAT / REPLAT

CONTACT INFORMATION					
AGENT INFORMATION			PROPERTY OWNER INFORMATION		
FIRM NAME: <u>BARRON STARK ENGINEERS</u>			OWNER NAME: <u>KB LAND DEVELOPMENT, LLC</u>		
CONTACT: <u>CHUCK STARK</u>			CONTACT: <u>BRYSON ADAMS</u>		
ADDRESS: <u>6221 SOUTHWEST BLVD.</u>			ADDRESS: <u>2121 McLENDON RD</u>		
CITY: <u>F.N.</u>	STATE: <u>Tx</u>	ZIP: <u>76132</u>	CITY: <u>W'FORD</u>	STATE: <u>TX</u>	ZIP: <u>76088</u>
PHONE: <u>(817) 296-9550</u>		FAX: ()	PHONE: <u>(817) 253-2494</u>		FAX: ()
EMAIL: <u>chucks@barronstark.com</u>			EMAIL: <u>bryson704@hotmail.com</u>		
DEVELOPER INFORMATION			SURVEYOR INFORMATION		
FIRM NAME: <u>SAME AS OWNER</u>			FIRM NAME: <u>SAME AS AGENT</u>		
CONTACT:			CONTACT:		
ADDRESS:			ADDRESS:		
CITY:	STATE:	ZIP:	CITY:	STATE:	ZIP:
PHONE: ()		FAX: ()	PHONE: ()		FAX: ()
EMAIL:			EMAIL:		
ENGINEER INFORMATION			OTHER CONTACT INFORMATION (IF DIFFERENT)		
FIRM NAME: <u>LINCOLN CONSULTING</u>			OWNER NAME:		
CONTACT: <u>JOSH LINCOLN</u>			CONTACT:		
ADDRESS: <u>PO Box 1176</u>			ADDRESS:		
CITY: <u>WYLIE</u>	STATE: <u>TX</u>	ZIP: <u>75098</u>	CITY:	STATE:	ZIP:
PHONE: <u>(214) 215-5066</u>		FAX: ()	PHONE: ()		FAX: ()
EMAIL: <u>josh@lincolnce.com</u>			EMAIL:		

DIGITAL FILE SUBMISSION

☒ ADOBE .pdf sent to County Judge's office at email: laurie.gillispie@co.erath.tx.us

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the development/subdivision of this property.

Signature:



Printed Name:

BRYSON ADAMS

Date: 5/17/22

Signature:

Printed Name:

Date:

By signing this form, the owner of the property owner authorizes Erath County to begin proceedings in accordance with the process for this type of application indicated on page one of this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the Commissioners Court may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

CALCULATION OF FEES
See attached Fee Schedule**RECEIPT BY ERATH COUNTY CLERK (Office use only)**

Date Application Received: ____ / ____ / 20 ____

Application Fee received by:

Fee Amount Paid \$ _____

☐ Cash☐ Check # _____☐ Credit/Debit☐ Money Order

County Receipt Number _____

Note to Applicant: The submission of the application with plans, plats or drawings makes such items public record and the applicant understands that the general public may view these items.

RECEIPT BY ERATH COUNTY JUDGE'S OFFICE (Office use only)

Date Application Received: ____ / ____ / 20 ____

Date Application Accepted/Rejected: ____ / ____ / 20 ____

Signature:

Signature:

Receipt of this application by Erath County does not provide confirmation or acceptance of a complete application, nor does it waive requirements for any additional information not contained as part of this application which may also be needed as a part of the review process.

ERATH COUNTY SUBDIVISION CHECKLIST

The following items must be provided to the County Judge's Office with each Plat Application.

Name of Subdivision: SUNRISE MOUNTAIN RANCH
Date Submitted: 5/18/22 Contact Name: CHUCK STARK
Telephone No.: 817-296-9550 Email address: chuck.s@barronstark.com

INFORMATION SUBMITTED BY PROPERTY OWNER WITH PLAT APPLICATION

- ☐ 3 Copies of Plat for review and one digital copy in pdf format. The Plat shall be shown on a single sheet (additional detail sheets okay to show all required information) pdf only at this time
- ☒ Verification from County Clerk to insure proposed subdivision name is not duplicated.
- ☒ ETJ Statement from City of Stephenville (if development is within the ETJ)
- ☒ Completed and Signed Plat Application Form.
- ☒ Application Fee Receipt from County Clerk.
- ☒ Copy of Deed – current owner
- ☒ Engineering drainage plan.
- ☒ Consultation verification from licensed sanitarian.
- ☒ Verification letter from Middle Trinity Ground Water District.
- ☒ Verification letter from utility providers.
- ☒ Verification letter with 911 addressing.
- ☒ Verification Letter from Post Office.
- ☒ Texas Department of Transportation approval. (Lots with State/U.S. highway access.)
- ☒ Drainage Engineer Certification. AT FINAL

INFORMATION ON PLAT - SURVEYOR PROVIDES THIS ON THE MYLAR

- ☐ One Mylar and three copies of the plat. All copies shall have "Final Plat" placed on the face.
- ☐ The title under which proposed subdivision is to be recorded.
- ☐ Land Owner Dedication and Land Owner Notary
- ☐ Name and address of the owner with the name of the Land Planner, Licensed Land Surveyor or Registered Professional Engineer platting the tract.
- ☐ Flood Plain Statement
- ☐ Ground Water certification or statement
- ☐ Registered Public Surveyor or Licensed Land Surveyor name and stamp on each page.
- ☐ Legal Description
- ☐ Lien Holder
- ☐ Distance and direction to the nearest State or U.S. Highway.
- ☐ Linear Feet
- ☐ Location and widths of all roads.
- ☐ North Marker
- ☐ Scale (1" = 200')
- ☐ Utility Easements
- ☐ Vicinity Map
- ☐ Developer Information
- ☐ Water Source

INFORMATION SUBMITTED BY PROPERTY OWNER FOR FINAL HEARING

- ☐ One Mylar and three copies of plat and one digital copy in pdf format. All copies shall have "Final Plat" placed on the face and must be signed and notarized.
- ☐ Certified Paid Tax Certificate from Erath County Tax Assessor/Collector.
- ☐ Certificate of Compliance from Commissioner
- ☐ Drainage Engineer Certification
- ☐ Performance Bond or Construction Letter of Credit.

POSTMASTER, STEPHENVILLE, TX



DATE: May 17th, 2022

To Whom it May Concern:

This letter is to advise you that the United States Postal Service will provide delivery service to Sunrise Mountain Ranch under the following conditions:

POM SECTION (652.332)

Rural delivery service is not established over roads that are not kept in good condition, that are obstructed by gates, or that cross unbridged streams that are not fordable throughout the year. If travel over private roads is proposed, the person responsible for road maintenance must provide a written agreement to keep the road passable at all times. The agreement must include the statement: "It is understood that if the road is not properly maintained, rural delivery service will be withdrawn."

M-38 SECTION (420)

Extensions should serve an average of a least one family per mile of additional travel including retrace.

M-38 SECTION (440)

An extension should provide service to the driveway entrance for all customers making requests, provided each customer meets the average mileage requirement. Customers who do not qualify under present requirements may place boxes on the regular line of travel of a rural route and receive service.

In our continuing effort to keep customers apprised of current Postal Service policies, the following guidelines are provided. The Texas 1 district policy provides one delivery method option:

- CBU/CENTRALIZED RECEPTACLES – This is the first option and the only one not requiring occupancy of 50% of development.

Should you have any questions concerning policy and/or establishment of new delivery services, please contact the Stephenville Post Office at (254) 965-5078.

We look forward to providing you the most cost effective and safe delivery service available.

Sincerely,

A handwritten signature in cursive script that reads "Joey Blackwell".

Joey Blackwell
Postmaster
Stephenville, Tx 76401

431 N. GRAHAM ST
STEPHENVILLE, TX 76401
(254) 965-5078
FAX: (254) 965-1077

Abstract of Land Titles of Erath County, Texas

Tax Collector's Certificate

The State of Texas }
County of Erath } I, JENNIFER CAREY Assessor-Collector of Taxes
in and for Erath County, Texas, do hereby certify that I have carefully examined the various Tax Records of Erath County, Texas
with reference to due and delinquent taxes against the following described tract of land, situated in Erath County, Texas, to-wit:

DESCRIPTION OF REAL ESTATE

ABSTRACT NO.	LANDS ORIGINAL GRANTEE	NUMBER OF ACRES	TOWN LOTS CITY OF	LOT NO.	BLOCK NO.	ADDITION
A0195 A370	R17506 2021 PAID SCHOOL 522.94 SPECIAL 64.17 WATER 5.10 COUNTY 197.00 789.21	508.2400				DENSON A J J W HUNT(1.44 ACS)

now owned by O'NEAL CHARLES WAYNE ET AL and rendered by KB LANDS DEVELOPMENT LLC

for the year 2022, and I find no delinquent or due taxes for the year 2021 or any prior year or years
except for the following years, viz:

YEAR
DELINQUENT



Total amount due to date, including interest, penalty and costs, \$ -0-

Taxes for the year 2022 will be due October 1st, 2022

This certificate covers and includes all taxes assessed in Erath County, Texas, against said lands

INCLUDING: THREE WAY ISD, ERATH COUNTY AND MT WATER DISTRICT

Given under my hand and seal of office at Stephenville, in Erath County, Texas, this, the 17 day of MAY A. D. 2022

BARRON-STARK ENGINEERS, L.P.

PAID: \$10.00 CHECK # 8009

THIS CERTIFICATE DOES NOT CLEAR
TAX EXEMPTION ABUSE UNDER
SEC. 11:43 PARA (H) OF THE TEXAS,
PROPERTY CODE.

By Karen Stenall, Deputy

Victor Ashe, RS-4185, SE OS-0022976
6168 FM 205
Stephenville, Texas 76401

5/12/2022
Cell: 254.592.9629

Page 1

O'Neal Ranch Soil Feasibility Inverstigation

Designer: Victor Ashe
Applicant: Bryson Adams 817.253.2494
Site: O'Neal Ranch, CR 175, Stephenville, Texas 76401

O'Neal Ranch Soil Texture Sites are overlaid on O'Neal Ranch Road Map with Topographic layer in Exhibit 1.

Creek bottoms and water bodies were avoided because of unsuitable soils and ground water saturation.

A utility backhoe was used to excavate most of the Soil Texture Sites and a manual soil augur was used for several Soil Texture Sites.

Only two soil test holes exhibited soil profiles **Suitable** for conventional on-site sewage facilities.

Shallow rock rendered many of these sites **Unsuitable** for conventional septic systems.

The observed Soil Profiles are consistent with the USDA Soil Survey form this development and is shown in Exhibit 2.

The default OSSF - type is aerobic treatment and surface application.

Observed Soil Textures:

Excavation	#1	Latitude: 32.19959		Longitude: -98.05524		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Suitable
18	III	Sandy Clay Loam	No	No	Brown to Tan	
40	III	Silt Clay Loam	No	No	Roots	
60	IB	Sand	No	No	Tan	

Excavation	#2	Latitude: 32.20063		Longitude: -98.05386		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
18	III	Sandy Clay Loam	No	No	Red	
36	III	Sandy Clay Loam	No	No	Roots	
42	III	Sandy Clay	Yes	No		

O'Neal Ranch, CR 175, Stephenville, Texas 76401



Victor Ashe, RS-4185, SE OS-0022976

5/11/2022

6168 FM 205

Cell: 254.592.9629

Stephenville, Texas 76401

Page 2

Excavation	#3	Latitude: 32.19873		Longitude: -98.005512		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
40	III	Sandy Clay Loam	No	No	Black	
45	IV	Clay	Yes	Yes		

Excavation	#4	Latitude: 32.19825		Longitude: -98.05420		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
30	IV	Clay	Yes	Yes		

Excavation	#5	Latitude: 32.19802		Longitude: -98.05237		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Suitable
36	III	Silt Clay Loam	No	No		
45	IB	Sand	No	Yes		

Excavation	#6	Latitude: 32.19789		Longitude: -98.05202		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
4	III	Clay Loam	No	No		
4		Rock				

Excavation	#7	Latitude: 32.19839		Longitude: -98.05191		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
3	III	Clay Loam	No	No		
3		Rock				

Excavation	#8	Latitude: 32.19732		Longitude: -98.05106		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
3	III	Clay Loam	No	No		
3		Rock				

O'Neal Ranch, CR 175, Stephenville, Texas 76401



Victor Ashe, RS-4185, SE OS-0022976

5/11/2022

6168 FM 205

Cell: 254.592.9629

Stephenville, Texas 76401

Page 3

Excavation	#9	Latitude: 32.1991°		Longitude: -98.05150		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
12	III	Clay Loam	Yes	No		
30	IV	Silt Clay	Yes	Yes		

Excavation	#10	Latitude: 32.19828		Longitude: -98.05094		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
30	IV	Silt Clay	Yes	Yes		

Excavation	#11	Latitude: 32.19358		Longitude: -98.04926		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
3	III	Clay Loam	No	No		
3		Rock				

Excavation	#12	Latitude: 32.190447		Longitude: -98.05262		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
2	III	Clay Loam	No	No		
2		Rock				

Excavation	#13	Latitude: 32.18783		Longitude: -98.05242		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
3	III	Clay Loam	No	No		
3		Rock				

Excavation	#14	Latitude: 32.19278		Longitude: -98.04608		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
4	III	Clay Loam	No	No		
4		Rock				

O'Neal Ranch, CR 175, Stephenville, Texas 76401



Victor Ashe, RS-4185, SE OS-0022976
6168 FM 205
Stephenville, Texas 76401

5/11/2022
Cell: 254.592.9629

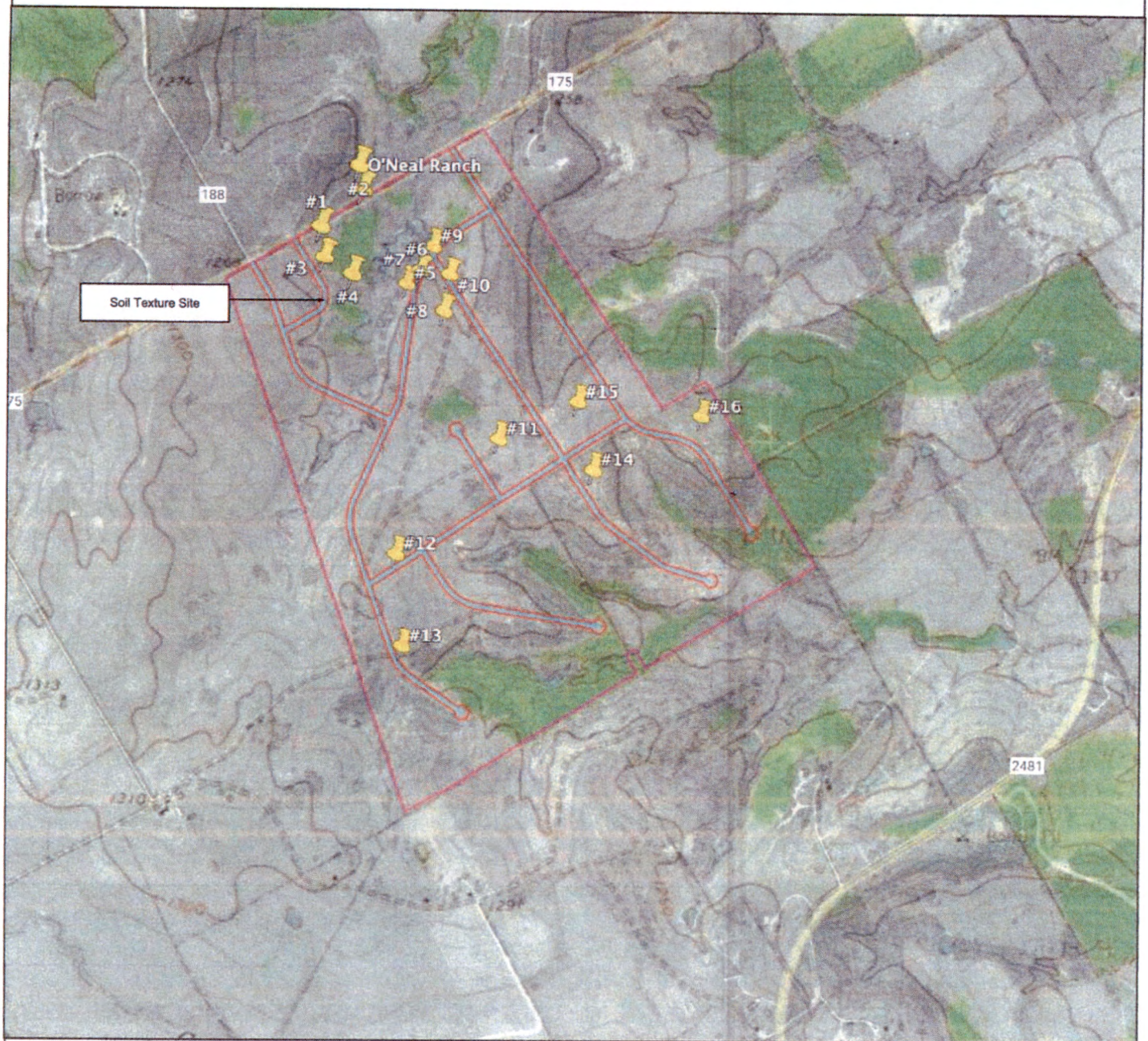
Page 4

Excavation	#15	Latitude: 32.19467		Longitude: -98.04665		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
5	III	Clay Loam	No	No		
5		Rock				

Excavation	#16	Latitude: 32.19430		Longitude: -98.04250		Suitable/ Unsuitable
Depth Inches	Texture Class	Soil Texture	Redox/Water Drainage	Restrictive Horizon	Observations	Unsuitable
3	III	Clay Loam	No	No		
3		Rock				

O'Neal Ranch, CR 175, Stephenville, Texas 76401





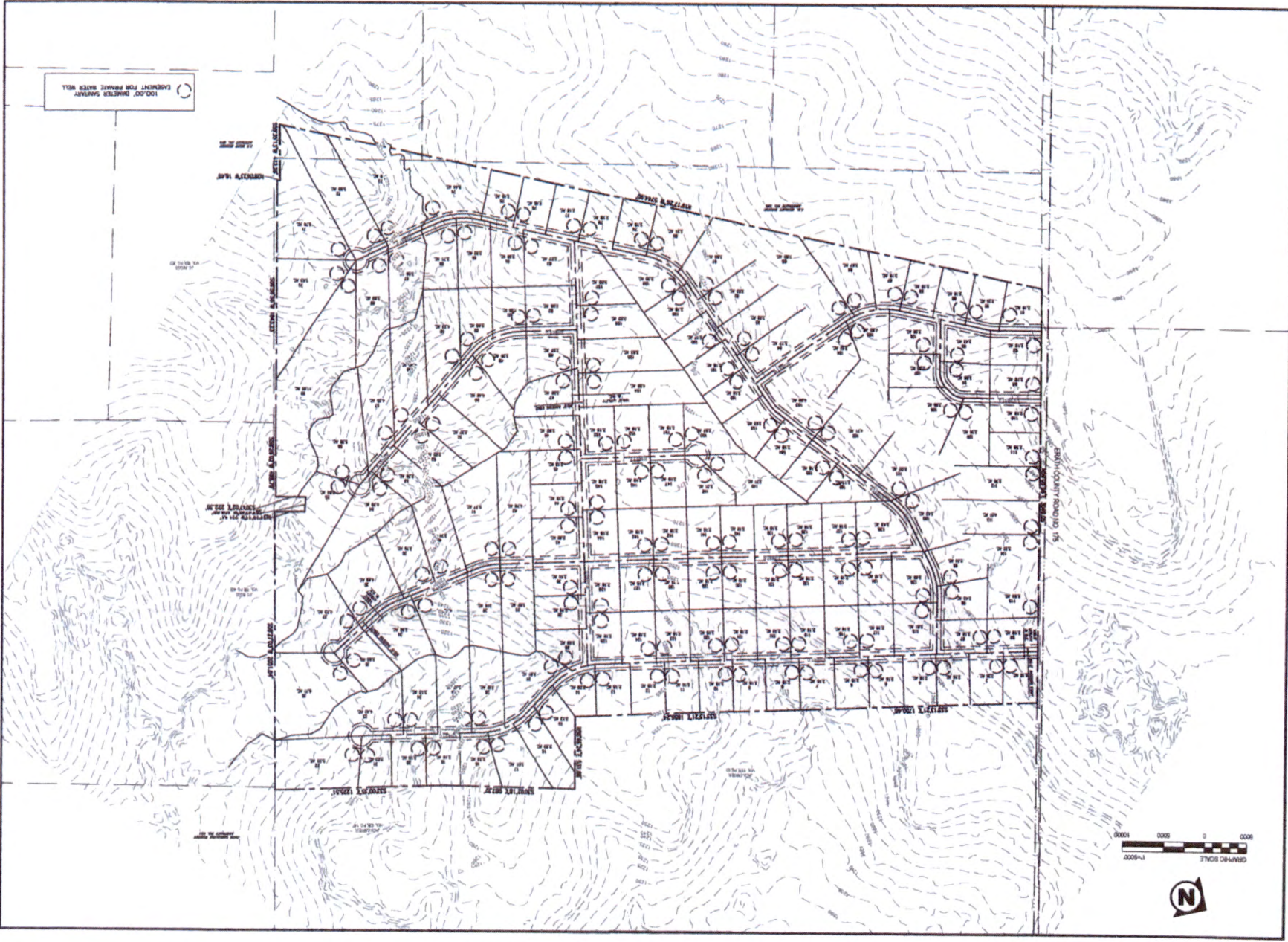


Victor Ashe

STATE OF TEXAS
VICTOR ASHE
4192
REGISTERED
PROFESSIONAL SURVEYOR

Summary by Map Unit — Erath County, Texas (TX143)							Summary by Map Unit — Erath County, Texas (TX143)	
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI		
BaB	Blanket clay loam, 1 to 3 percent slopes	Not limited	Blanket (90%) May (3%) Windthorst (2%) Thurber (2%)		92.4	5.7%		
BcC2	Wise clay loam, 3 to 5 percent slopes, moderately eroded	Somewhat limited	Wise, moderately eroded (85%)	Depth to bedrock (0.93)	2.2	0.1%		
BdC	Bolar-Denton complex 3 to 5 percent slopes	Somewhat limited	Bolar (55%)	Depth to bedrock (0.68)	163.0	10.0%		
Bu	Bunyan fine sandy loam, occasionally flooded	Very limited	Bunyan (80%)	Flooding (1.00)	9.1	0.6%		
DIC	Duffau loamy fine sand, 1 to 5 percent slopes	Not limited	Duffau (85%) Windthorst (9%) Heaton (3%) Selden (3%)		43.7	2.7%		
FhC2	Fairy-Hico complex, 1 to 5 percent slopes, moderately eroded	Not limited	Fairy, moderately eroded (45%) Hico, moderately eroded (35%) Chaney, very deep (5%)		27.2	1.7%		
HfD2	Hico-Fairy complex, 3 to 8 percent slopes, moderately eroded	Not limited	Hico, moderately eroded (55%) Fairy, moderately eroded (30%) Gullied land (1%)		77.9	4.8%		
HoA	Slidell clay, 0 to 1 percent slopes	Very limited	Slidell (85%)	Clayey (1.00)	0.4	0.0%		
HoB	Slidell clay, 1 to 3 percent slopes	Very limited	Slidell (85%) Purves (3%)	Clayey (1.00) Depth to bedrock (1.00)	10.0	0.6%		
HwD3	Hico and Windthorst sandy clay loams, 1 to 8 percent slopes, severely eroded	Somewhat limited	Hico, severely eroded (50%) Windthorst, severely eroded (40%) Selden, fine sand (3%)	Depth to bedrock (0.01) Depth to bedrock (0.76) Depth to saturated zone (0.86)	119.1	7.3%		
LeB	Lewisville clay loam, 1 to 3 percent slopes	Not limited	Lewisville (90%) Krum (7%)		81.6	5.0%		
LeC	Lewisville clay loam, 3 to 5 percent slopes	Not limited	Lewisville (90%) Altoga (7%) Krum (3%)		67.0	4.1%		
Ma	Maloterre soils	Very limited	Maloterre (100%)	Depth to bedrock (1.00)	832.4	51.3%		
PcB	Purves clay, 1 to 3 percent slopes	Very limited	Purves (89%)	Depth to bedrock (1.00) High content of gravel (1.00)	30.7	1.9%		
PcC	Purves clay, 3 to 5 percent slopes	Very limited	Aledo (4%) Dugout (2%) Purves (89%)	Depth to bedrock (1.00) Depth to bedrock (1.00) Depth to bedrock (1.00)	9.6	0.6%		
SdC	Selden fine sand, 1 to 5 percent slopes	Somewhat limited	Dugout (3%) Aledo (1%) Selden, fine sand (85%) Windthorst (3%) Selden, moderately eroded (3%) Duffau (3%) Nimrod (3%) Chaney (3%)	High content of gravel (1.00) Depth to bedrock (1.00) Depth to bedrock (1.00) Depth to bedrock (1.00) Depth to bedrock (1.00) Depth to bedrock (0.01) Depth to saturated zone (0.78) Depth to saturated zone (0.22) Depth to bedrock (0.01)	0.8	0.1%		
WaB2	Hassee fine sandy loam, 1 to 3 percent slopes, eroded	Very limited	Hassee (100%)	Depth to bedrock (0.01) Depth to saturated zone (1.00) Clayey (1.00)	29.5	1.8%		
WnC	Windthorst loamy fine sand, 1 to 5 percent slopes	Not limited	Windthorst (90%) Duffau (8%)		3.7	0.2%		
WoB	Windthorst very fine sandy loam, 1 to 5 percent slopes	Somewhat limited	Windthorst, very fine sandy loam (85%) Selden, fine sand (3%)	Depth to bedrock (0.28) Depth to saturated zone (0.86)	17.9	1.1%		
WoB2	Windthorst fine sandy loam, 1 to 5 percent slopes, moderately eroded	Somewhat limited	Windthorst, moderately eroded (85%) Selden, fine sand (3%)	Depth to bedrock (0.28) Depth to saturated zone (0.86)	5.5	0.3%		
Totals for Area of Interest					1,623.8	100.0%		

DATE: 08/11/2011
TIME: 10:00 AM
PROJECT: 10000
SHEET: 1 OF 1



1 OF 1
SHEET
DATE: 08/11/2011
TIME: 10:00 AM
PROJECT: 10000
SHEET: 1 OF 1

ONEILL RANCH
BATH COUNTY, TEXAS

FOR INTERIM REVIEW ONLY
NOT FOR CONSTRUCTION
7/2/2011
DATE: 08/11/2011
TIME: 10:00 AM
PROJECT: 10000
SHEET: 1 OF 1

Baron-Stark
Engineers

REVISIONS	DATE



Gwinda Jones
Erath County Clerk
100 W. Washington
Stephenville, Texas 76401

Office (254) 965-1482
Fax (254) 965-5732
countyclerk@co.erath.tx.us

Date: May 17, 2022

To: Erath County Commissioners Court

A search of the OPR records of Erath County for the sub-division name Sunrise Mountain Ranch was completed and no entry for that name was found.

The name Sunrise Mountain Ranch would be available to use as a Sub-Division.

Gwinda Jones by Claudette White

Gwinda Jones
Erath County Clerk
By: Deputy





5/17/2022

Bryson Adams

RE: 500+/- Acre Development- Erath County, Texas

Mr. Adams,

I am writing this letter to verify that United Cooperative Services (UCS) will be the provider of electrical distribution services for the 500+/- acre development near CR 175 and CR 188 in Erath County. This is not a letter of commitment to serve or accept financial burden for facilities necessary to provide adequate electric service to the proposed site.

UCS is pleased to have this opportunity to serve this project. If you have any questions or concerns feel free to call me at (817) 782-8326.

I hope that this letter will assist you in moving forward with this project.

Sincerely,

Jeff Pannell
United Cooperative Services
Key Accounts/Business Development Manager
(o) (817) 782-8326
(c) (817) 202-7255
jeffp@united-cs.com



Erath County 911 Addressing

1195 W South Loop
Stephenville, TX 76401

Phone (254) 965-0819 Fax (254) 965-5633

May 17, 2022

To Whom It May Concern:

This is official notice that the following road name has been approved for a proposed subdivision named **Sunrise Mountain Ranch**. The property is owned by KB Land Development LLC. **A0195 DENSON A J & A370 J W HUNT R17506**

Mesa Vista Drive
Lantern Ridge Drive
Still Water Drive

Adobe Hill Drive
Chimney Hill Drive
Shallow Creek Drive

Bison Ridge Drive
Prickly Pear Court

Outpost Drive
Still Meadow Court

For sign and subdivision requirements, please see the subdivision regulations furnished by Erath County. If you have any questions, please call the 911 addressing department.

Sincerely,

A handwritten signature in cursive script that reads "Angi Couch".

Angi Couch
9-1-1 Addressing

A handwritten signature in cursive script that reads "Bryson Adams".

Received by (Print)

A handwritten signature in cursive script, likely reading "Reg Adams".

Signature

(Appendix A)

SUBDIVISION PLAT APPLICATION

SUBJECT PROPERTY INFORMATION	
APPLICATION DATE*: 5/18/22	RESUBMITTAL: ☐ YES ☒ NO
PROJECT NAME: SUNRISE MOUNTAIN RANCH	
PROJECT ADDRESS OR LOCATION: COUNTY ROAD 175	
IF RESUBMITTAL, PROJECT FORMERLY KNOWN AS:	
NUMBER OF LOTS: 166	TOTAL ACREAGE: 508
JURISDICTION: ☒ COUNTY (Outside all City Limits and ETJs) ☐ Stephenville ETJ	

*This application shall expire five (5) years from the Application date if the project becomes dormant, as defined by Sec. 245.005, Texas Local Government Code, as amended. This application shall expire forty-five (45) days from the date the Application is submitted if, after proper notification, the Application remains incomplete, as defined by Sec. 245.002e, Texas Local Government Code, as amended.

TYPE OF APPLICATION		
☒ PRELIMINARY PLAT	☐ FINAL PLAT	☐ AMENDED PLAT / REPLAT

CONTACT INFORMATION					
AGENT INFORMATION			PROPERTY OWNER INFORMATION		
FIRM NAME: BARRON STARK ENGINEERS			OWNER NAME: KB LAND DEVELOPMENT, LLC		
CONTACT: CHUCK STARK			CONTACT: BRYSON ADAMS		
ADDRESS: 6221 SOUTHWEST BLVD.			ADDRESS: 2121 McLENDON RD		
CITY: F.W.	STATE: TX	ZIP: 76132	CITY: W'FORD	STATE: TX	ZIP: 76088
PHONE: (817) 296-9550		FAX: ()	PHONE: (817) 253-2494		FAX: ()
EMAIL: chucks@barronstark.com			EMAIL: bryson704@hotmail.com		
DEVELOPER INFORMATION			SURVEYOR INFORMATION		
FIRM NAME: SAME AS OWNER			FIRM NAME: SAME AS AGENT		
CONTACT:			CONTACT:		
ADDRESS:			ADDRESS:		
CITY:	STATE:	ZIP:	CITY:	STATE:	ZIP:
PHONE: ()		FAX: ()	PHONE: ()		FAX: ()
EMAIL:			EMAIL:		
ENGINEER INFORMATION			OTHER CONTACT INFORMATION (IF DIFFERENT)		
FIRM NAME: LINCOLN CONSULTING			OWNER NAME:		
CONTACT: JOSH LINCOLN			CONTACT:		
ADDRESS: PO Box 1176			ADDRESS:		
CITY: WYLIE	STATE: TX	ZIP: 75098	CITY:	STATE:	ZIP:
PHONE: (214) 215-5066		FAX: ()	PHONE: ()		FAX: ()
EMAIL: josh@lincolnce.com			EMAIL:		

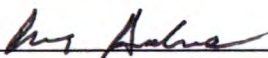
DIGITAL FILE SUBMISSION

☒ ADOBE .pdf sent to County Judge's office at email: laurie.gillispie@co.erath.tx.us

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the development/subdivision of this property.

Signature:



Printed Name:

BRYSON ADAMS

Date:

5/17/22

Signature:

Printed Name:

Date:

By signing this form, the owner of the property owner authorizes Erath County to begin proceedings in accordance with the process for this type of application indicated on page one of this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the Commissioners Court may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

CALCULATION OF FEES**See attached Fee Schedule****RECEIPT BY ERATH COUNTY CLERK (Office use only)**

Date Application Received: ____ / ____ / 20____

Application Fee received by:

Fee Amount Paid \$_____

☐ Cash☐ Check #_____☐ Credit/Debit☐ Money Order

County Receipt Number _____

Note to Applicant: The submission of the application with plans, plats or drawings makes such items public record and the applicant understands that the general public may view these items.

RECEIPT BY ERATH COUNTY JUDGE'S OFFICE (Office use only)

Date Application Received: ____ / ____ / 20____

Date Application Accepted/Rejected: ____ / ____ / 20____

Signature:

Signature:

Receipt of this application by Erath County does not provide confirmation or acceptance of a complete application, nor does it waive requirements for any additional information not contained as part of this application which may also be needed as a part of the review process.

ERATH COUNTY SUBDIVISION CHECKLIST

The following items must be provided to the County Judge's Office with each Plat Application.

Name of Subdivision: SUNRISE MOUNTAIN RANCH
Date Submitted: 5/18/22 Contact Name: CHUCK STARK
Telephone No.: 817-296-9550 Email address: chucks@barronstark.com

INFORMATION SUBMITTED BY PROPERTY OWNER WITH PLAT APPLICATION

- ☐ 3 Copies of Plat for review and one digital copy in pdf format. The Plat shall be shown on a single sheet (additional detail sheets okay to show all required information) pdf only at this time
- ☒ Verification from County Clerk to insure proposed subdivision name is not duplicated.
- ☒ ETJ Statement from City of Stephenville (if development is within the ETJ)
- ☒ Completed and Signed Plat Application Form.
- ☒ Application Fee Receipt from County Clerk.
- ☒ Copy of Deed – current owner
- ☒ Engineering drainage plan.
- ☒ Consultation verification from licensed sanitarian.
- ☒ Verification letter from Middle Trinity Ground Water District.
- ☒ Verification letter from utility providers.
- ☒ Verification letter with 911 addressing.
- ☒ Verification Letter from Post Office.
- ☒ Texas Department of Transportation approval. (Lots with State/U.S. highway access.)
- ☒ Drainage Engineer Certification. AT FINAL

INFORMATION ON PLAT - SURVEYOR PROVIDES THIS ON THE MYLAR

- ☐ One Mylar and three copies of the plat. All copies shall have "Final Plat" placed on the face.
- ☐ The title under which proposed subdivision is to be recorded.
- ☐ Land Owner Dedication and Land Owner Notary
- ☐ Name and address of the owner with the name of the Land Planner, Licensed Land Surveyor or Registered Professional Engineer platting the tract.
- ☐ Flood Plain Statement
- ☐ Ground Water certification or statement
- ☐ Registered Public Surveyor or Licensed Land Surveyor name and stamp on each page.
- ☐ Legal Description
- ☐ Lien Holder
- ☐ Distance and direction to the nearest State or U.S. Highway.
- ☐ Linear Feet
- ☐ Location and widths of all roads.
- ☐ North Marker
- ☐ Scale (1" = 200')
- ☐ Utility Easements
- ☐ Vicinity Map
- ☐ Developer Information
- ☐ Water Source

INFORMATION SUBMITTED BY PROPERTY OWNER FOR FINAL HEARING

- ☐ One Mylar and three copies of plat and one digital copy in pdf format. All copies shall have "Final Plat" placed on the face and must be signed and notarized.
- ☐ Certified Paid Tax Certificate from Erath County Tax Assessor/Collector.
- ☐ Certificate of Compliance from Commissioner
- ☐ Drainage Engineer Certification
- ☐ Performance Bond or Construction Letter of Credit.

****DO NOT REMOVE ****THIS PAGE IS PART OF THE INSTRUMENT****

Document No. 2022-01412
DEED

Parties: O'NEAL CHARLES WAYNE
to
KB LAND DEVELOPMENT LLC

FILED AND RECORDED
REAL RECORDS

On: 03/02/2022 at 12:13 PM

Document Number: 2022-01412
Receipt No. 111933
Amount: \$50.00

By: cwhite
Gwinda Jones, County Clerk
Erath County, Texas

8 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

A handwritten signature in cursive script, appearing to read "Gwinda Jones", is written over a horizontal line.

Record and Return To:
REPUBLIC TITLE OF TEXAS INC
GAYE CHARPIA
201 MAIN ST STE 1400
FORT WORTH, TX 76102



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 1003-354080 RTT meb

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

**CHARLES WAYNE O'NEAL,
DONNA KAY BOYD, and GLENDA ANN O'NEAL**

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and the further consideration of the execution and delivery by

**KB LAND DEVELOPMENT, LLC,
a Texas limited liability company
whose address is 2121 McLendon Road, Weatherford, Texas 76088**

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter) of one certain note of even date herewith in the principal sum of **TWO MILLION FOUR HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED FIFTY TWO and NO/100 DOLLARS (\$2,439,552.00)**, payable to the order of **FIRST NATIONAL BANK AND TRUST COMPANY OF WEATHERFORD, dba FIRST BANK TEXAS** (hereinafter called "Payee," whether one or more, masculine, feminine or neuter) as therein provided, it having advanced said sum at the special instance and request of Grantee as part of the purchase price for the property conveyed hereby, and it shall be and the same hereby is subrogated to all of the rights, titles, liens and equities of said Grantor securing the payment of said note as fully as if it were Grantor herein, and in addition to the first and superior vendor's lien retained herein, said note is additionally secured by a first and superior deed of trust of even date herewith to **MIKE RHEA**, Trustee(s), upon the property conveyed hereby, and by these presents does Grant, Sell and Convey, unto the said Grantee, all that certain property described as follows:

BEING a tract or parcel of land situated in Erath County, Texas, being more fully described by metes and bounds on EXHIBIT "A" attached hereto and incorporated herein for all purposes,

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record, to the extent such are valid and subsisting, in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the aforesaid Vendor's Lien is retained and reserved and such Vendor's Lien is hereby assigned to Payee without recourse, in consideration of the loan and such Vendor's Lien to exist against the Property until the above-described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURES ON FOLLOWING PAGES.]**

[THIS INSTRUMENT IS BEING EXECUTED IN MULTIPLE
COUNTERPARTS WHICH, WHEN TAKEN TOGETHER, FORM A SINGLE
INSTRUMENT.]

EXECUTED THE 28th DAY OF FEBRUARY, 2022.

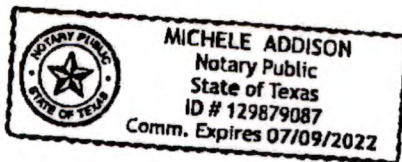
Charles Wayne O'Neal
CHARLES WAYNE O'NEAL

ACKNOWLEDGMENT

THE STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned authority, on this day personally appeared CHARLES WAYNE O'NEAL, ☐ known to me or ☒ proved to me through Driver's License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of February, 2022.

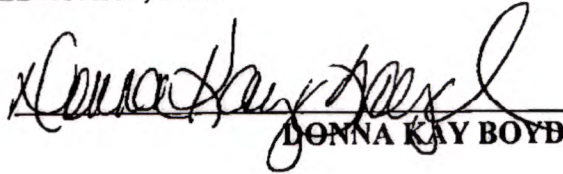


[Signature]
Notary Public, State of Texas

After Recording Return To:
Republic Title of Texas, Inc.
201 Main Street, Suite 1400
Fort Worth, TX 76102

[THIS INSTRUMENT IS BEING EXECUTED IN MULTIPLE
COUNTERPARTS WHICH, WHEN TAKEN TOGETHER, FORM A SINGLE
INSTRUMENT.]

EXECUTED THE 28th DAY OF FEBRUARY, 2022.

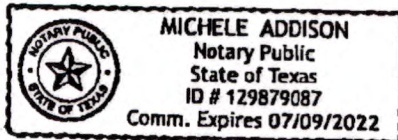

DONNA KAY BOYD

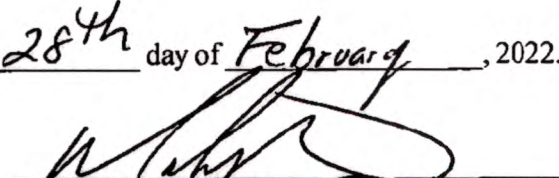
ACKNOWLEDGMENT

THE STATE OF Texas
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared **DONNA KAY BOYD**, ☐ known to me or ☒ proved to me through Driver's License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

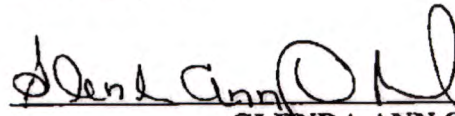
Given under my hand and seal of office this 28th day of February, 2022.




Notary Public, State of Texas

[THIS INSTRUMENT IS BEING EXECUTED IN MULTIPLE
COUNTERPARTS WHICH, WHEN TAKEN TOGETHER, FORM A SINGLE
INSTRUMENT.]

EXECUTED THE 28th DAY OF FEBRUARY, 2022.

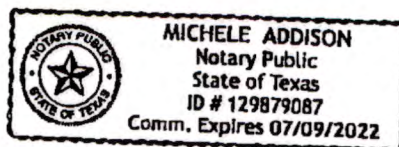

GLENDA ANN O'NEAL

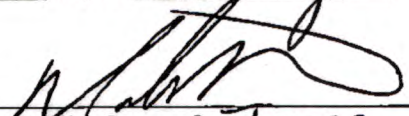
ACKNOWLEDGMENT

THE STATE OF Texas
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared GLENDA ANN O'NEAL, ☐ known to me or ☒ proved to me through Drivers License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28th day of February, 2022.




Notary Public, State of TEXAS

Grantee's address:

KB LAND DEVELOPMENT, LLC
2121 McLendon Road
Weatherford, Texas 76088

EXHIBIT "A"
PROPERTY

All that certain 508.24 acre tract of land, being approximately 506.80 acres in the A.J. Denson Survey, A – 195, and 1.44 acres in the J.W. Hunt Survey, A – 370, in Erath County, Texas, and being all of that certain 508.24 acre tract described in deed from the Nethylta Ann Nail Estate to Charles W. O'Neal, et al, dated September 18, 2017, and recorded in document number 2017-05437 of the official public records of Erath County, Texas, and described as follows:

Beginning at a fence corner post at the southeast corner of the said 508.24 acre tract, the northeast corner of a 85.69 acre tract described in deed from Riggs Machine & Welding, Inc. to J.C. Riggs, et ux, dated May 17, 1995, and recorded in volume 888, page 400 of the deed records of Erath County, Texas, in the west line of a 285.00 acre tract described in deed from O.L. Robinson to Jack Carter, et ux, recorded in volume 635, page 147 of the deed records of Erath County, Texas, and at the northeast corner of the J. Hightower Survey, in the south line of the Denson Survey, for the southeast corner of this tract:

Thence S 58°27'03" W, along the south line of the said 508.24 acre tract and generally along a fence, 2051.84' to a spike set at a fence corner post at a corner of the said 85.69 acre tract, for a corner of this tract:

Thence along the north line of the said 85.69 acre tract, the south line of the said 508.24 acre tract as follows:

N 31°19'13" W, 221.51' to a spike set at a fence corner post:

S 63°42'49" W, 108.68' to a spike set at a fence corner post:

S 30°47'02" E, 222.38' to a 3" pipe post:

And S 58°26'02" W, 488.79' to a set stone found at the base of a fence corner post at the northwest corner of the said 85.69 acre tract, the northeast corner of a 60.259 acre tract described in deed from Kattie Jo Stem to J.C. Riggs, et ux, recorded in volume 969, page 362 of the deed records of Erath County, Texas, for a corner of this tract:

Thence S 58°58'56" W, along the south line of the said 508.24 acre tract, 1843.23' to a corner of the said 508.24 tract, from which a 3" pipe post bears N 28° 06' 23" W, 2.42':

Thence N 28°06'23" W, along a fence, 18.46' to a 4" pipe post:

Thence S 58°35'13" W, along a fence and the south line of the said 508.24 acre tract, 412.26' to a 4" pipe post for the southwest corner of this tract:

Thence N 19°17'26" W, along a fence and the west line of the said 508.24 acre tract, 5744.90' to a 4" pipe post in the south line of Erath County Road No. 175, for the northwest corner of the said 508.24 acre tract and of this tract:

Thence N 59°08'56" E, along the south line of the said county road, 3049.05' to a 3" pipe post at the northwest corner of a 282.28 acre tract described in deed from Sammie A. Carter to Jack Carter, et ux, dated June 24, 2004, and recorded in volume 1177, page 61 of the deed records of Erath County, Texas, and at the northeast corner of the said 508.24 acre tract, for the northeast corner of this tract:

Thence S 33°13'21" E, along the fenced east line of the said 508.24 acre tract, 3408.72' to a 3" pipe post, from which the calculated most westerly southwest corner of the adjoining 282.28 acre tract bears S 79° 05' 31" E, 17.03':

Thence N 58°46'24" E, along a new fence, 531.88' to a 3" pipe post at an interior corner of the said 282.28 acre tract, for a northeast corner of this tract:

Thence S 30°02'18" E, partly along a fence, 987.22' to a 3/8 iron rod found at the southwest corner of the said 282.28 acre tract, the northwest corner of the said 285.00 acre tract:

Thence S 33°00'35" E, along the west line of the said 285.00 acre tract, 1225.51' to the point of beginning and containing 508.24 acres of land.

Erath County, TX
Gwinda Jones, County Clerk
100 West Washington
Stephenville, TX 76401

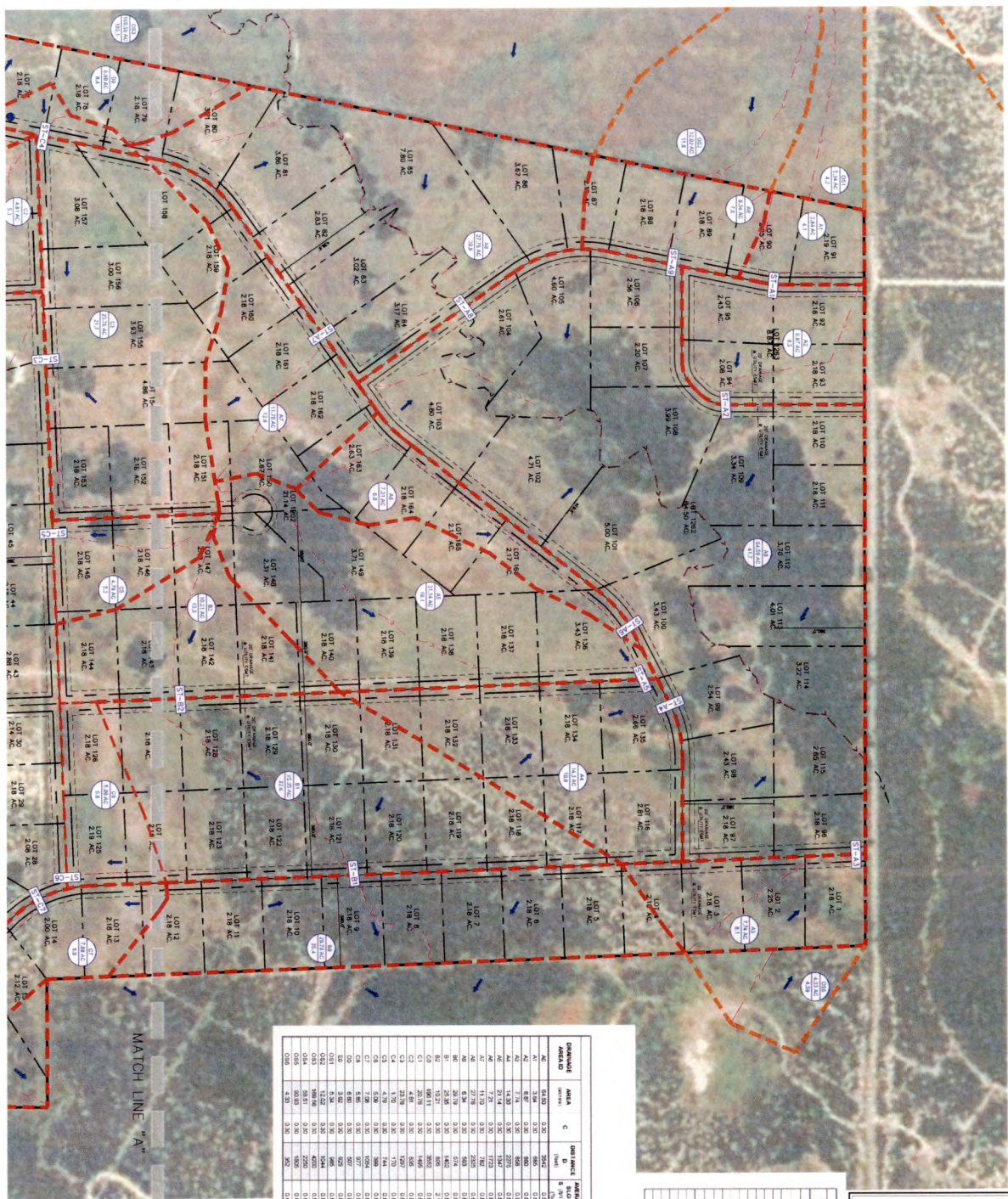
Receipt: 114355

Product	Name	Extended
SA	Subdivison Application	\$2,310.00
	# of Lots	166
	Variance	false
Subdivision Application >11 Lots		\$2,310.00
Total		\$2,310.00
Tender (Check)		\$2,310.00
Check Number	3151	
Paid By:	KB LAND DEVELOPMENT / BARRON STARK - SUNRISE MOUNTAIN RANCH	

Thank You

1

Tue May 17 11:19:04 CDT 2022



STANDARD NUMBER	AREA	C	DEFECTS	REMARKS	PERCENTAGE DEFECTS	REMARKS	NO.	NO.	COMMENTS
			TYPE		%				
46	5.04	0.32	5000	02	42	20.046	1.32	4.1	CHARGE TO STOCK BY C.A. 11/23/73
47	5.04	0.32	5000	02	41	20.046	1.32	4.1	CHARGE TO STOCK BY C.A. 11/23/73
48	5.04	0.32	5000	02	41	20.046	1.32	4.1	CHARGE TO STOCK BY C.A. 11/23/73
49	5.04	0.32	5000	02	41	20.046	1.32	4.1	CHARGE TO STOCK BY C.A. 11/23/73
50	5.04	0.32	5000	02	41	20.046	1.32	4.1	CHARGE TO STOCK BY C.A. 11/23/73
51	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
52	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
53	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
54	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
55	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
56	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
57	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
58	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
59	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
60	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
61	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
62	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
63	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
64	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
65	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
66	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
67	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
68	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
69	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
70	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
71	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
72	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
73	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
74	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
75	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
76	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
77	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
78	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
79	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
80	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
81	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
82	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
83	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
84	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
85	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
86	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
87	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
88	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
89	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
90	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
91	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
92	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
93	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
94	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
95	10.08	0.32	2000	03	74	20.046	2.02	6.9	CHARGE TO STOCK BY C.A. 11/23/73
96	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
97	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
98	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
99	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73
100	5.04	0.32	5000	02	37	20.046	3.02	7.8	CHARGE TO STOCK BY C.A. 11/23/73

[illegible][illegible]

GRADING & DRAINAGE
GENERAL NOTES

- [illegible]

C1.1

Scale:	1" = 200'
Designed by:	JAL
Drawn by:	JAL
Checked by:	JAL
Date:	May 17, 20
Project No.	1044-003

DRAINAGE AREA MAP

Sunrise Mountain Ranch
LOT 1-170, BLOCK A
Erath County, Texas

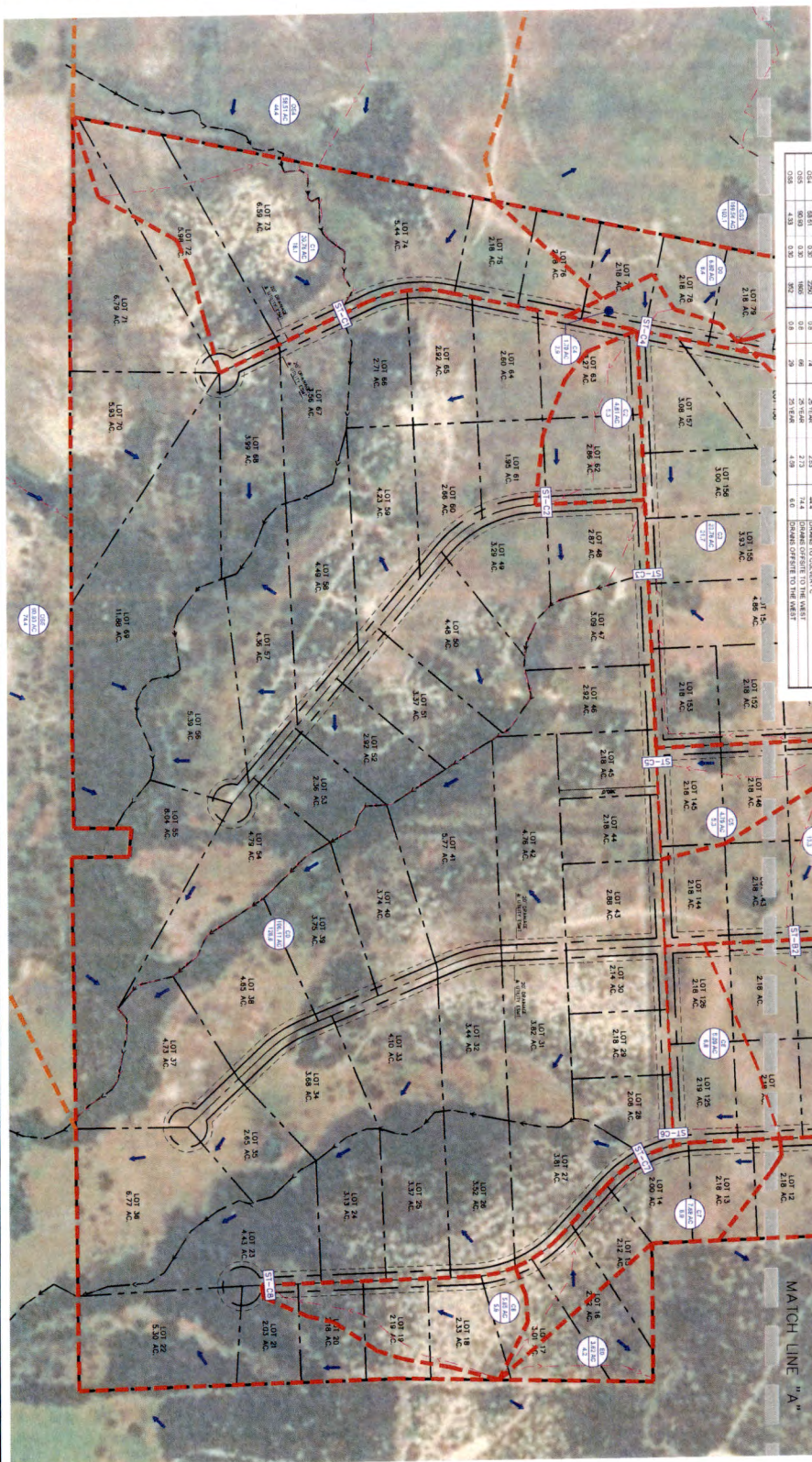
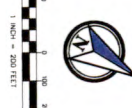
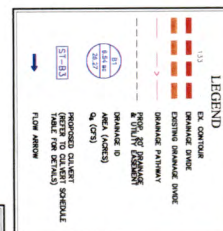
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Perm No. 21223
Engineer JOSHUA A. LINCOLN, P.E.
P.E. No. 114385 Date 5/17/2022

LCE & LINCOLN
CONSULTING & ENGINEERING

P.O. Box 1176
Wylie, Texas 75098

phone (214) 215-5066
Josh@LincolnCE.com

Copyright © 2022 Firm No. E-21223

[illegible][illegible]

1. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
2. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
3. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
4. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
5. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
6. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
7. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
8. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
9. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.
10. READING AND REVISION: REVISION, THE COMPLETION OF READING AND REVISION, IS NOT TO BE COMPLETED UNTIL THE STUDENT HAS COMPLETED THE READING AND REVISION OF THE ENTIRE COURSE.

C1.2

Scale:	1" = 200'
Designed by:	JAL
Drawn by:	JAL
Checked by:	JAL
Date:	May 17, 2011
Project No.	1044-003

DRAINAGE AREA MAP

Sunrise Mountain Ranch
LOT 1-170, BLOCK A
Erath County, Texas

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Plan No. 21223
Engineer **JOSHUA A. LINCOLN, P.E.**
P.E. No. **114389** Date **5/17/2022**

LCE **LINCOLN**
CONSULTING & ENGINEERING
P.O. Box 1176
Wylie, Texas 75098
phone (214) 215-5066
Josh@LincolnCE.com

Middle Trinity Groundwater Conservation District

930 Wolfe Nursery Rd. Stephenville, TX 76401

Phone: (254) 965-6705 Fax: (254) 965-6745

www.middletrinitygcd.org



May 16th, 2022

KB Ranch Land LLC
2121 McClendon Road
Weatherford, TX 76088

Sir/Madam,

Middle Trinity Groundwater Conservation District (MTGCD) has reviewed the attached plat for Sunrise Mountain Ranch subdivision consisting of 508.24 acres in total, located off County Road 175 Erath County. 506.80 acres are located within the AJ Denson Survey, Abstract No. 195, Erath County, Texas. 1.44 acres are located within the JW Hunt Survey, Abstract No. 370, Erath County, Texas. The subdivision is composed of 166 lots ranging in size from 2.03 to 13.77 acres.

MTGCD understands that individual lots within Sunrise Mountain Ranch subdivision are planning to get water from private water wells. In order for any new wells to meet MTGCD well spacing requirements, they will need to use four (4) inch casing and be strategically located on each lot to avoid well spacing violations. Any variance in well spacing on small acre lots will require an exception wavier signed by all surrounding neighbors. As shown on the attached plat by the Developer, we recommend that the exact well sites be specified within the sales agreement. All wells on acreage under 10.01 acres will require an Operating Permit prior to drilling.

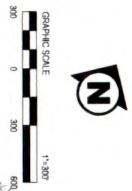
MTGCD's review of the plat for Sunrise Mountain Ranch subdivision indicates that it is possible to meet District Rules if new wells are properly sited in the proposed locations. Thank you for consulting with MTGCD regarding your development plans. Please contact if we may be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat F. Wagner", is written over a horizontal line.

Patrick F. Wagner

MTGCD



WELL LOCATION DIAGRAM
SUNRISE MOUNTAIN RANCH
ERATH COUNTY, TEXAS

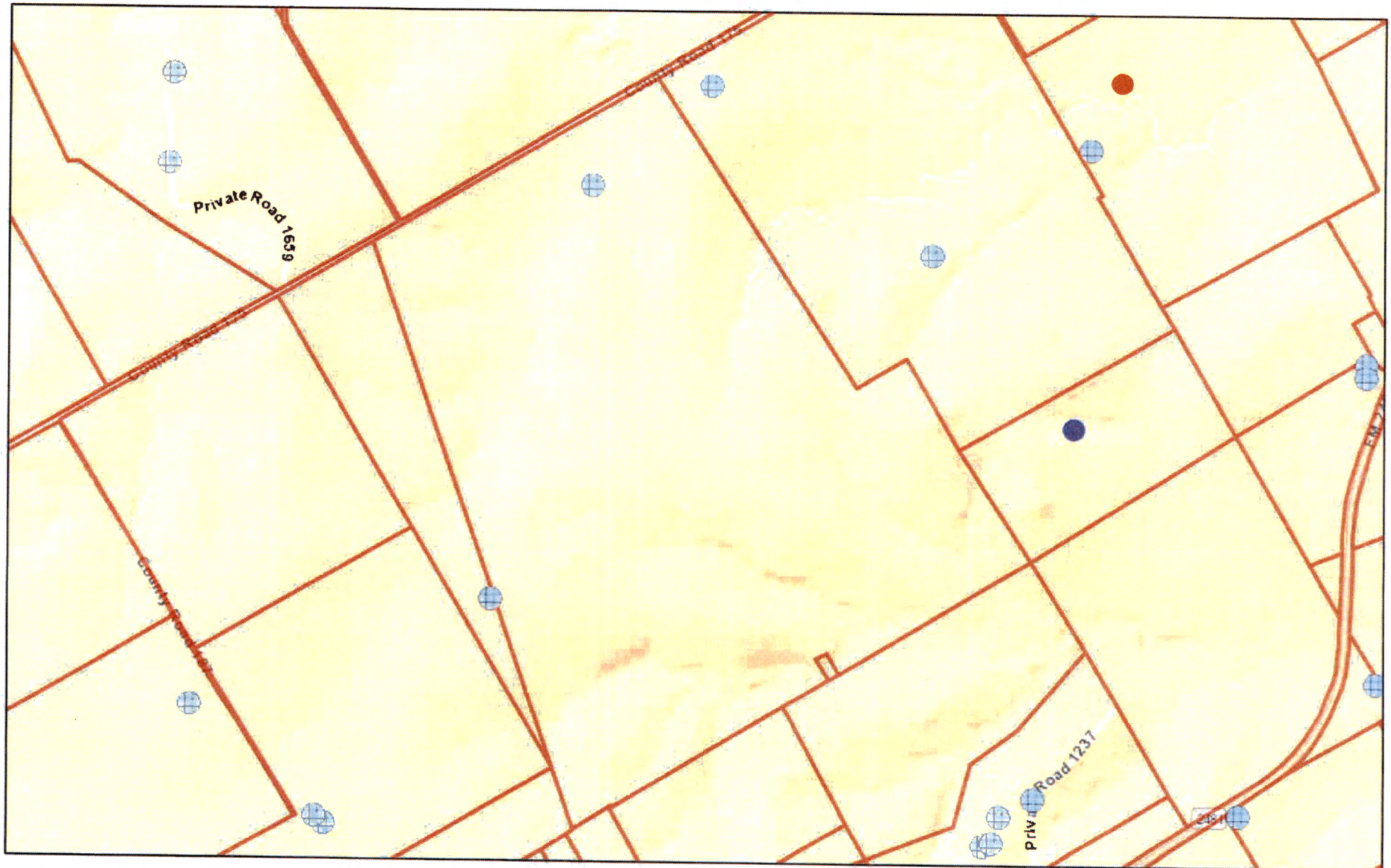
**FOR INTERIM
REVIEW ONLY**

NOT FOR RECORD, PERMIT OR
CONSTRUCTION PURPOSES. PLAN
PREPARED BY CHARLES F. STARR
P.L. REGISTRATION NO. 57353

DATE 05/18/2002

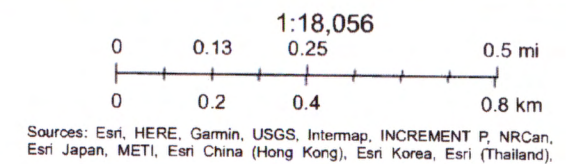
[illegible]

Sunrise Mountain Ranch CR 175



May 16, 2022

-  verifiedwells
-  TWDB Groundwater
-  ErathCAD
-  Well Reports

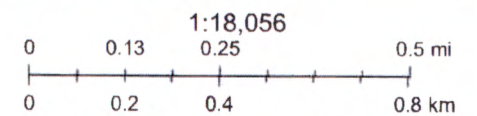


Sunrise Mountain Ranch CR 175



May 16, 2022

-  verifiedwells
-  TWDB Groundwater
-  ErathCAD
-  Well Reports



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



May 27, 2022

Erath County Commissioners Court
100 West Washington
Stephenville, TX 76401

Re: Request for Variance to Erath County Subdivision Regulations
Sunrise Mountain Addition
Requirement for maximum block length of 1800'

Honorable Judge & Commissioners:

Please accept this letter as the request of the applicant for a variance to the Subdivision Regulation for maximum allowable block length of 1800'. Justification for this request is as follows.

Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property. – Density of this project as proposed generates significantly less vehicle trips per day than the threshold for introduction of alternative means of travel via intersections. This regulation is generally required in the case of small lot urban subdivision, rather than rural type subdivisions of this nature. No detrimental affect on the general public or adjoining properties will result from the block lengths as proposed.

The condition upon which the variance request is based are unique to the property for which the relief is sought – A request for Block length variance would be applicable to any subdivision using large lot, low density development. Only an urban type subdivision would this requirement be applicable.

Particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience - The design of the overall project is predicated on establishing the roadways on the ridge lines and placing drainage courses along the rear lot lines. To reduce block lengths, additional cross streets would have to be introduced into the layout resulting in excessive construction cost and more drainage structures which would have to be maintained.

We respectfully request your approval of the requested variance.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal



May 27, 2022

Erath County Commissioners Court
100 West Washington
Stephenville, TX 76401

Re: Request for Variance to Erath County Subdivision Regulations
Sunrise Mountain Addition
Requirement for maximum length of a cul-de-sac to be 600'

Honorable Judge & Commissioners:

Please accept this letter as the request of the applicant for a variance to the Subdivision Regulation for maximum allowable length of a cul-de-sac. Justification for this request is as follows.

Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property. – All cul-de-sacs are designed with the required geometry to provide adequate turn around space for service and emergency vehicles. The density of this specific project provides for no more than 14 lots on any cul-de-sac, well below the threshold where traffic volumes would be a concern. The developer proposes to provide standard “no outlet” signage on applicable street name signs at the entry to all cul-de-sacs for convenience and wayfaring to the general public.

The condition upon which the variance request is based are unique to the property for which the relief is sought – The design of the overall project is predicated on establishing the roadways on the ridge lines and placing drainage courses along the rear lot lines. If the cul-de-sacs are required to be connected, it would result in multiple large drainage structures in the natural drainage ways and removal of significant tree cover which would otherwise be preserved.

Particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience - The design of the overall project is predicated on establishing the roadways on the ridge lines and placing drainage courses along the rear lot lines. If the cul-de-sacs are required to be connected, it would result in multiple large drainage structures in the natural drainage ways and removal of significant tree cover which would otherwise be preserved.

We respectfully request your approval of the requested variance.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal

**6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132
817-231-8100 * 817-231-8144 (fax)
Texas Engineering Firm F-10998 * Texas Surveying Firm #10158800**



May 27, 2022

Erath County Commissioners Court
100 West Washington
Stephenville, TX 76401

Re: Request for Variance to Erath County Subdivision Regulations
Sunrise Mountain Addition
Requirement for Street Construction to be completed prior to recordation of the Final Plat

Honorable Judge & Commissioners:

Please accept this letter as the request of the applicant for a variance to the Subdivision Regulation requiring street construction be completed prior to recordation of the Final Plat. Justification for this request is as follows.

Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property. – The developer will be providing Letters of Credit to insure installation of the infrastructure in a timely manner which eliminates danger of nonperformance for the general public. The Commissioners Court will hold the Letter of Credit until such time as the developer completes roadway construction and provides the required certifications of completion.

The condition upon which the variance request is based are unique to the property for which the relief is sought – Sunrise Mountain Ranch is a large project in terms of acreage (508 acres). Construction of the associated infrastructure requires several months complete and it is the recordation of the Final Plat which signifies the project has met with the Court's approval. This is critical to show legitimacy of the project to the general public.

Particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience – The inability of the developer to present the legitimacy of the project to the general public and financial community for an extended period of time results in a significant hardship of the developer.

We respectfully request your approval of the requested variance.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal

6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132
817-231-8100 * 817-231-8144 (fax)
Texas Engineering Firm F-10998 * Texas Surveying Firm #10158800



May 27, 2022

Erath County Commissioners Court
100 West Washington
Stephenville, TX 76401

Re: Request for Variance to Erath County Subdivision Regulations
Sunrise Mountain Addition
Requirement for Preliminary Plat to be drawn at scale no larger than 1"=200'

Honorable Judge & Commissioners:

Please accept this letter as the request of the applicant for a variance to the Subdivision Regulation requiring Preliminary Plats be drawn and presented at a scale no larger than 1" = 200'. Justification for this request is as follows.

Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property. – The scale at which a drawing is presented has no detrimental effect on the general public, nor is it injurious to other property.

The condition upon which the variance request is based are unique to the property for which the relief is sought – This request is made due to the size of the property under consideration and the size of the proposed lots. If presented at 1" = 200', it would require four sheets with match lines, making it more difficult to read and review. With an average proposed lot size of three acres, the drawing presented at 1" = 300' is clear & legible and much easier to review as a single sheet.

Particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience – In this instance, the physical surroundings have no bearing on the request, it is made primarily for the convenience of the reviewing authority and to minimize the amount of paper which must be printed.

We respectfully request your approval of the requested variance.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal

6221 Southwest Boulevard, Suite 100, Fort Worth, Texas 76132
817-231-8100 * 817-231-8144 (fax)
Texas Engineering Firm F-10998 * Texas Surveying Firm #10158800



May 27, 2022

Erath County Commissioners Court
100 West Washington
Stephenville, TX 76401

Re: Request for Variance to Erath County Subdivision Regulations
Sunrise Mountain Addition
Requirement for all lots to have a minimum of 200' frontage on a roadway

Honorable Judge & Commissioners:

Please accept this letter as the request of the applicant for a variance to the Subdivision Regulation requiring all lots have a minimum of 200 feet frontage on a roadway. This variance request is only applicable to the "pie" shaped lots at the end of a cul-de-sac. Justification for this request is as follows.

Granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property. – Lot width has no impact on public health, safety or welfare, nor does it cause any injury to other adjoining properties.

The condition upon which the variance request is based are unique to the property for which the relief is sought – Cul-de-sacs are provided for in the Subdivision Regulations to establish a means of turn around for motorists and service vehicles. The physical geometrics of a cul-de-sac make it impractical to provide 200' of lot frontage. All non cul-de-sac lots exceed the minimum 200' lot width.

Particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience - The physical geometrics of a cul-de-sac make it impractical to provide 200' of lot frontage. All non cul-de-sac lots exceed the minimum 200' lot width.

We respectfully request your approval of the requested variance.

Sincerely,

BARRON-STARK ENGINEERS, LP

Chuck Stark, PE, RPLS
Managing Principal

Erath County, TX
Gwinda Jones, County Clerk
100 West Washington
Stephenville, TX 76401

Receipt: 115055

Product	Name	Extended
SA	Subdivison Application	\$750.00
	# of Lots	1
	Variance	true
Variance Request		\$750.00
Total		\$750.00
Tender (Check)		\$150.00
Check Number	9084	
Paid By:	SUNRISE MOUNTAIN ADDITION - 1 VARIANCE	
Tender (Check)		\$150.00
Check Number	9085	
Paid By:	SUNRISE MOUNTAIN ADDITION - 1 VARIANCE	
Tender (Check)		\$150.00
Check Number	9081	
Paid By:	SUNRISE MOUNTAIN ADDITION - 1 VARIANCE	
Tender (Check)		\$150.00
Check Number	9082	
Paid By:	SUNRISE MOUNTAIN ADDITION - 1 VARIANCE	
Tender (Check)		\$150.00
Check Number	9083	
Paid By:	SUNRISE MOUNTAIN ADDITION - 1 VARIANCE	

Thank You