



ARCHITECTURAL COMMITTEE REVIEW

Owner(s) Dennis and Sabrina Harrison Lot 32 Phase 1

Date Received: 1/25/22 revised 2/14/22 Date Reviewed: 3/6/2022

Reviewed By Committee Members: Taylor Stone (Chair), John Kappas, Jerry Mobley, Patrick Channler, ~~Matt Kuntz~~  
Kimberely Hargrove

Lot: 4 of 5 members voted in favor of approving the house construction with the house set back variance described below. The 5th member did not respond to vote request.

Does the home location meet the required setback requirements on all boundaries: Y /  N  
Due to topographical constraints, the house does not meet the 50 foot setback from the property line along the road. The Owner has pushed the house as far back as it can be pushed from the road property line and still allow for construction. The CCRs allow for a variance on the setback if it is required due to topographical limitations to construction. It is recommended that the main House wall sit no less than 22 feet from the road property line. the front porch will extrude from the main house wall another six feet.

Dwelling: Does the above structure contain adequate square footage?  Y / N / NA

Permanent or Temporary Structure Permanent

Variance Requested:  Y / N / NA

Is Variance Supported by Architectural Committee?  Y / N

TS I hereby state that the above named property owner's request on lot 32 is in compliance with the Crossbow Ranch and Wildlife Preserve Declarations of Covenants, Conditions and Restrictions based on this application.

TS I request the Board of Directors consider the described variance.

Reviewed by: Taylor Stone Date: 3/9/22

Taylor Stone  
Architectural Committee Chair

Approved by: Matt Kuntz Date: 3/10/2022

Jerry Mobley  
President, Crossbow Ranch Board of Directors

## Fw: Variance/New Residence Request

From: Crossbow Ranch Board (crossbowboard@yahoo.com)

To: tjstone6@yahoo.com; crossbowranch@yahoo.com; jkappus@southlakegc.com; ptrckchandler@gmail.com; therusticcharmtx@gmail.com

Date: Wednesday, January 26, 2022, 01:39 PM CST

Email 2 of 2 from Dennis Harrison

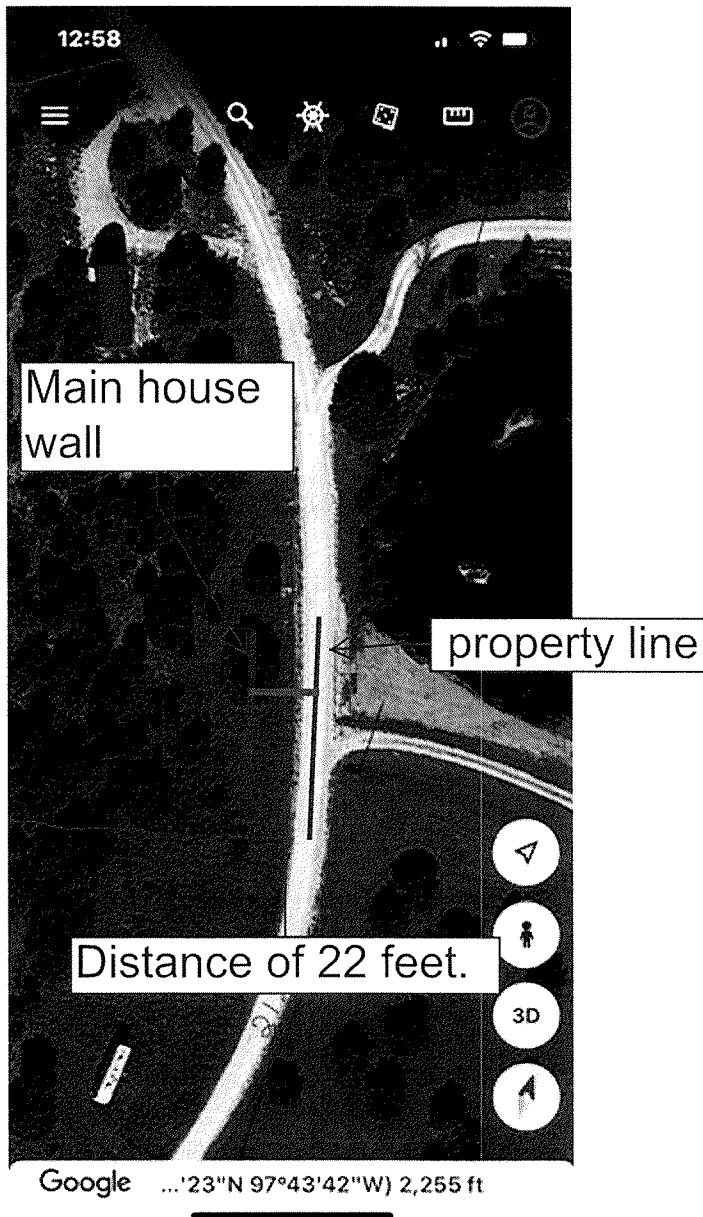
----- Forwarded Message -----

**From:** dennis harrison <allyearroofing@sbcglobal.net>  
**To:** Crossbow Ranch Board <crossbowboard@yahoo.com>  
**Sent:** Tuesday, January 25, 2022, 09:48:46 AM CST  
**Subject:** Re: Variance/New Residence Request

D.B. Harrison  
Owner/General Manager  
HonestRoof.com  
Office: 817-HONEST-1  
Cell: 817-966-2863  
Fax: 682-224-1150

On Jan 25, 2022, at 9:43 AM, dennis harrison <allyearroofing@sbcglobal.net> wrote:

<https://www.houseplans.net/floorplans/94000413/country-plan-1540-square-feet-2-bedrooms-2.5-bathrooms>



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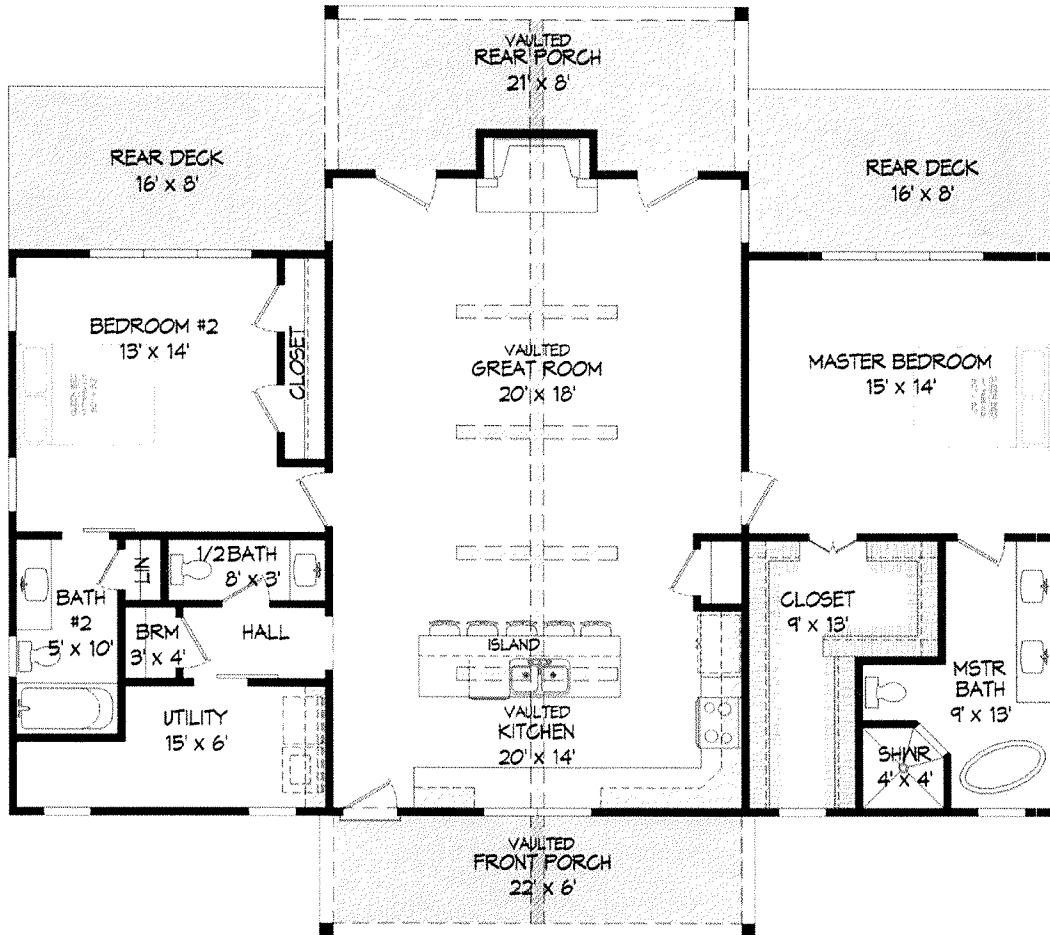
## COUNTRY HOUSE PLAN 940-00413

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
1,540	2	2	1	1	0	52' 0"	32' 0"



Images copyrighted by the designer. Photographs may reflect a homeowner modification.

# MAIN FLOOR



## FEATURES

BEDROOMS:	Master On Main Floor
KITCHEN:	Kitchen Island Open Floor Plan
LAUNDRY:	Laundry On Main Floor
OUTDOOR:	Front Porch Rear Porch

## DETAILS

TOTAL HEATED AREA:	1,540 sq. ft.
-- FIRST FLOOR:	1,540 sq. ft.
FLOORS:	1
BEDROOMS:	2
BATHROOMS:	2
HALF BATHS:	1
WIDTH:	52ft.
DEPTH:	32ft.
HEIGHT:	21ft.-1in.
FOUNDATION:	Slab Foundation Crawlspace Foundation Basement Foundation Walkout Basement Foundation
MAIN ROOF PITCH:	12:12
FRAMING:	2x4
FIRST FLOOR:	9 feet

## FREQUENTLY ASKED QUESTIONS

## WHAT'S INCLUDED IN THESE PLANS?

- Exterior Elevation Views of front, side and rear elevations
- Foundation Plan
- Floor plan(s)
- Electrical Layout
- Roof Plan
- Cross Section through main body of house
- Stair Detail (if applicable)
- Interior and exterior details
- General Notes