



ARCHITECTURAL COMMITTEE  
SITE / PLAN REVIEW REQUEST FORM

Phase: 1 / 2 / 3 Lot Number: 21 Acres: 3.94 Date: 1/31/2019

Owner's Name: TOM + LAURA LONGMIRE  
Address: 4250 COFFEE MILL ROAD, PROSPER, TX 75078  
Phone Number: (713) 628-2005  
Architect's Name: \_\_\_\_\_

Items submitted for approval:

New Residence: Y / N  
Modification to Residence: Y / N  
Equestrian or Livestock Facilities: Y / N  
Shop or Storage Building: Y / N  
\*Variance Required: Y / N

Other-Describe: 20x40 COVER  
SIDEWALKS 6' FROM TOP DOWN

Building Use:

Dwelling: Y / N Permanent Structure: Y / N Temporary Structure: Y / N

Structure Setbacks:

Distance from boundary lines: 80 FEET FROM EAST BOUNDARY

Square Footage:

Inside Living Area: \_\_\_\_\_ Number of stories in height: \_\_\_\_\_  
Non-Residence Structure: 800

Building Exterior:

Materials: CEDAR OR TREATED POSTS, SHINGLE ROOF

Color Scheme:

Exterior Walls: PARTIAL WALL - 6 FEET DOWN  
CEDAR BOARD + BATTEN Trim: STAIN - NATURAL CEDAR  
Other: \_\_\_\_\_

Roof:

Material: TIMBERLINE SHINGLES  
Color: SHAKEWOOD

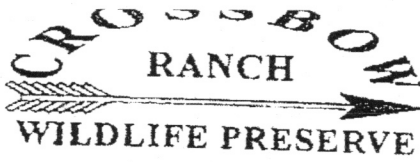
Fencing or Entry

Height: 18 FEET Length: 40 FEET  
Material: \_\_\_\_\_ Finish (Paint or Stain/Colors): STAIN - NATURAL CEDAR

Please attach a drawing of the home location on the plot and an exterior sketch or a copy of the proposed construction plans to:

CBR&WP c/o Architecture Committee  
11093 State Highway 6  
Meridian, Texas 76665

\*Variances will be submitted to the Crossbow Ranch and Wildlife Preserve Board of Directors for approval.



ARCHITECTURE COMMITTEE REVIEW

Owner(s) Tom Longwire Lot: \_\_\_\_\_

Date Reviewed: 2/6/19 Date Received: / /

Reviewed By: John Kappus, J. Mobley  
and Gary Beavers, TAYLOR STONE, PATRICK CHANDLER

Lot: \_\_\_\_\_  
Does the home location meet the required setback requirements on all borders? Y/N

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

Permanent or Temporary Structure: \_\_\_\_\_

Exemptions / Variances:  
N/A

I hereby state that the above named property owner is in compliance with the Crossbow Ranch and Wildlife Preserve Declaration of Covenants, Conditions and Restrictions based on the application.

Reviewed by: [Signature] Date: 2.6.19  
John Kappus Gary Beavers  
Architectural Committee Chair - Crossbow Ranch Wildlife Preserve POA

Approved by: BOB KIDNEW Date: \_\_\_\_\_  
President, Crossbow Ranch Board of Directors  
Crossbow Ranch Wildlife Preserve POA

# Crossbow Ranch Property Owners Association, INC.

## Out Building Policy

Effective Date: September 15, 2018  
Approved: Crossbow Ranch Property Owners Association Board of Directors  
Date: September 15, 2018  
Type of Action: Initial Publication

### 1.0 TITLE:

Out Building Policy

### 2.0 Purpose

To apply a consistent process for placing Out Building(s) on owners lots. Out Buildings include - Barns, Shops, Storage Sheds, open air canopies and shipping (Storage) containers.

### 3.0 PERSONS AFFECTED:

This Policy is applicable to Crossbow Ranch Property Owners Association.

### 4.0 RATIONALE:

To maintain the aesthetics and rural nature of the Crossbow Ranch.

### 5.0 POLICIES and PROCEDURES:

- 5.1 Prior to placing or building an Out Building on a lot, the member must have Architectural Committee Approval *REQUESTED 11/31/2019*
- ✓ 5.2 Only two Out Buildings may be placed on a single lot. An additional open air canopy is allowed for the sole purpose of covering a travel trailer, camper, boat or motor vehicle(s)
- ✓ 5.4 The Out Building must be painted or screened to blend in with the natural environment.
- ✓ 5.5 The Out Building total square footage may not exceed 1200 sq ft as a primary structure on a lot
- ✓ 5.6 The total square footage of all Out Buildings on any lot may not exceed 2200 square feet
- ✓ 5.7 No Out Buildings may be placed within 75 feet of a property's boundaries.

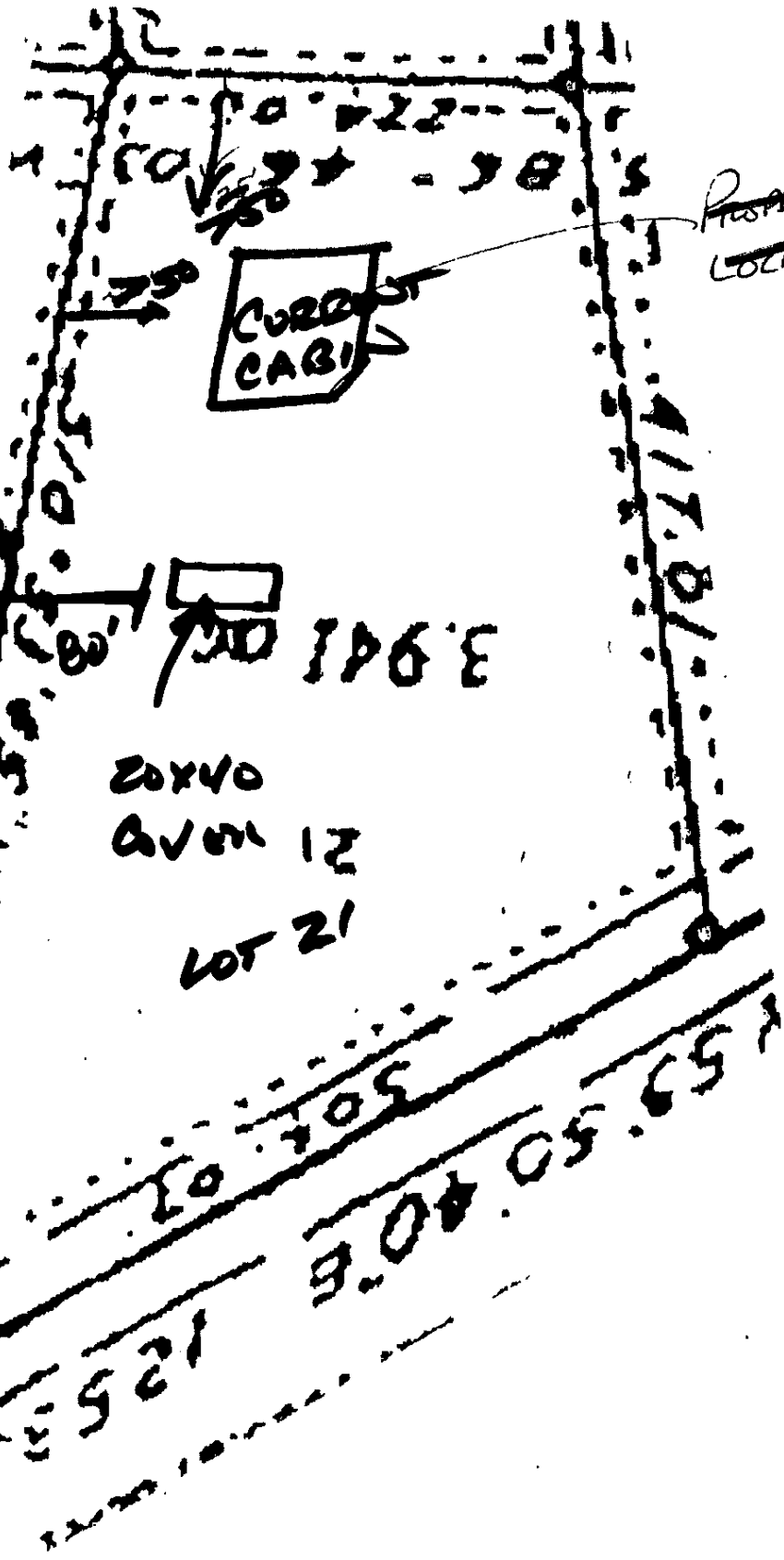
WHEN APPROVED & COMPLETED THIS STRUCTURE  
WILL MEET THE ABOVE POLICY.

*Tom Longmire*

*11/31/2019*



Not  
To  
SCALE  
Doubt



CURR  
CABIN

3.01

20x40  
AVEN 12  
LOT 21

~~PROPOSED~~  
LOCATION

59.50  
40.6

125.3

17.81

92.00  
49.00



Airplane mode off

Meridian  
Texas 76665  
31.92°N 97.66°W

Location  
Depicted by  
Red Area

Google

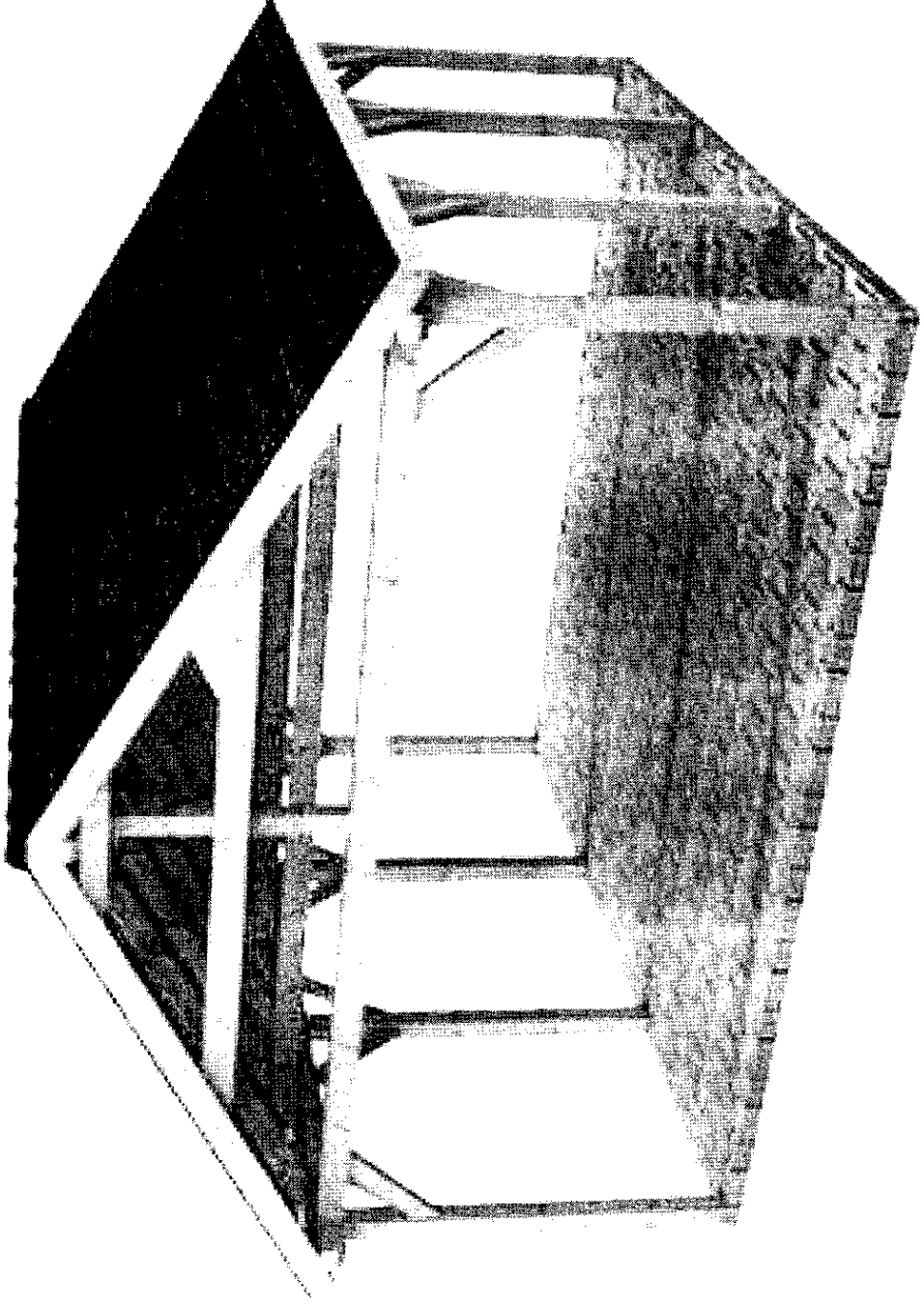
3D

Google Camera: 538 m 31°56'39"N 97°43'55"W 292 m 100%

Show all

Google Maps.html

calendarics



Side Panels will be added  
6 feet from top to bottom  
For screening.



## ARCHITECTURAL COMMITTEE

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### SITE / PLAN REVIEW REQUEST FORM

Prior to starting construction on your lot:

1. Contact the Architectural Committee chair person and obtain a copy of the Site / Plan Review Request Form.
2. Complete page two of the form with as much information and supporting documentation (example - dwelling location on the plot) as possible to ensure there are no issues with your request.
3. The Architectural Committee chair person will submit the Request Form for review at the next available Architectural Committee meeting.
4. The Committee will review the Request Form for its completeness as well as if there are any issues with the request.
5. The Architectural Committee chair person will complete page 3 of the form including comments from the committee approving the request and submit it to the POA Board President with their recommendation for approval if there are no issues.
6. If the Request Form has issues or the property owner is requesting a variance, the Architectural Committee chair person will ensure that the issue or variance is documented on the Request Form and highlighted on page 3 of the form. They will then submit a recommendation for approval or denial with reasons listed to the POA Board President for the POA Board's review / approval.
7. The property owner submitting the request will be notified by a POA Board Member within 45 days of the request's submission on either the POA Board's approval or denial of the request (page three) of the Request Form.