



ARCHITECTURAL COMMITTEE REVIEW

Owner: [Signature] Lot 36 Phase

Date Received: 6/11/19 Date Reviewed: 6/21/19

Reviewed By Committee Members: Gary Beavers, John Kappas, Jerry Mobley, Taylor Stone, Patrick Chandler

Lot: [Signature]

Does the home location meet the required setback requirements on all boundaries? Y / N

N/A

Dwelling

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

N/A

Permanent or Temporary structure:

Variance Requested: Y / N / NA

N/A

Is Variance Supported by Architectural Committee? Y / N

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

[Signature] deck exception

I request the Board of Directors grant the described variance.

Reviewed by: [Signature] Date: 7/16/19

[Signature] Architectural Committee Chair

Approved by: Tom Longmire Date: 7/27/2019

TOM LONGMIRE President, Crossbow Ranch Board of Directors





## ARCHITECTURAL COMMITTEE SITE PLAN/BUILDING REVIEW REQUEST FORM INSTRUCTIONS

### EXCITING TIMES!

Prior to starting construction on your lot, please:

1. Contact the Crossbow Board of Directors (BOD) at [crossbowboard@yahoo.com](mailto:crossbowboard@yahoo.com) or the Architectural Committee chair person and obtain a copy of the Site Plan/Building Review Request Form.
2. Read **Section 5 (General Restrictions Applicable to all Parcels)** of the "**Amendment to Declaration of Covenants, Conditions, and Restrictions – Crossbow Ranch Wildlife Preserve**" dated June 12 2007, hereafter known as "**Covenants**" and the "**Out Building Policy**" dated September 15, 2018 (attached) as it affects section 5(N) of the "**Covenants.**"
3. Complete page 2 of the form with as much information and supporting documentation as possible to ensure there are no issues with your request (example – dwelling location on plot plan).
4. Send the completed Request package to the Crossbow Ranch Board of Directors at [crossbowboard@yahoo.com](mailto:crossbowboard@yahoo.com), or mail to CBR&WP c/o Architecture Committee, 11093 State Highway 6, Meridian, TX 76665.
5. The Architectural Committee chair person will submit the Request Form for review by the AC members. **Please allow 2 weeks for this process.**
6. The Committee will review the Request Form for its compliance or consideration of any extenuating issues with the request.
7. The Architectural Committee chair person will complete page 5 of the form and submit it to the Board President with their recommendations.
8. If the Request Form has issues or the property owner is requesting a variance, the Architectural Committee chairperson will document the issue or variance on the Request Form and **highlighted** on page 5 of the form and with a recommendation for approval or denial and reasons listed to the Board President for the Board's review / decision.
8. The property owner submitting the request will be notified by a Board Member within 45 days of the request's submission on either the Board's approval or denial of the request (page 5) of the Request Form.



**ARCHITECTURAL COMMITTEE**  
**SITE PLAN/BUILDING REVIEW REQUEST FORM**

Phase: 1 / 2 / 3 Lot Number: 36 Address: 233 PR 2122 Date: 6-18-2019

Owner's Name: Ricky & Lorie Orum  
 Address: 222 PR 2122  
 Phone Number: 281-685-8833 or 232-431-2224

**Items submitted for approval:**

- New Residence  Modification to Residence  
 Shop or Storage Building  Equestrian or Livestock Facilities  
 Other  Variance Required/Requested\*

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

**Building Use**

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

Describe the Structure: Paint for the house, Carport & Barn

**Structure Setbacks:**

Distance from property lines: Front: 6 Rear: \_\_\_\_\_  
 Left: \_\_\_\_\_ Right: \_\_\_\_\_

*Structures all shown on Registered Survey Attached*

**Square Footage:**

Inside Living Area: 1488 Number of stories in height: 2  
 Non-Residence Structure: Barn 100 sqft / CP 900 sqft

**Building Exterior or Fencing/Screening:**

	MATERIAL(S)	COLOR	COMMENTS
WALLS	Hardie Plank	Dove White	Change from Olive drab
TRIM	Hardie Plank	Dove White	Change from Olive drab
ROOF	Composite	gray	no change
FENCE/SCREENING	N/A		

Please attach the following with your application:

- Floor plan or sketch with exterior dimensions
- Site or plot plan showing building location
- Pictures or color samples if possible

\*\*\*\* I have read section 5 of "Covenants" and the attached "Out Building Policy" and I hereby certify this application meets all requirements unless a variance has been requested. \*\*\*\*

Ricky W. Orum / 36 6-18-2019  
 Owner's Signature/Lot Number Date

# 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.
- 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.



**Crossbow Ranch Property Owners Association, INC.  
Out Building Policy**

**CERTIFICATION**

"I, the undersigned, being the President of the Crossbow Ranch Property Owners Association, Inc. hereby certify that the foregoing Resolution was adopted by at least a majority of the Crossbow Ranch Property Owners 6<sup>th</sup> day of October 2018."

By: Tom Longmire, President

Print Name: TOM LONGMIRE

**ACKNOWLEDGEMENT**

State of Texas            §  
  §  
County of Harris        §

This instrument was acknowledged before me on 12/13/18 by Tom Longmire, President of the Crossbow Ranch Property Owners Association, a Texas Nonprofit corporation, on behalf of said corporation.

Given under my hand and seal of office this 13<sup>th</sup> day of Dec (year).



Signi Knudson  
Notary Public, State of Texas

After Recording Return to:  
Crossbow Ranch Property Owners Association  
PO Box 353  
Meridian, Texas 76665

Filed for Record In:  
STATE OF TEXAS, BOSQUE COUNTY TEXAS  
I hereby certify that this Instrument was filed on the date and time stamped hereon by me and was duly recorded in the records of:

BOSQUE COUNTY TEXAS  
Tabatha Ferguson, COUNTY CLERK

Instr.: 2018-03979  
December 13, 2018 at 10:11 AM  
Stamps: 2 Page(s)

By: Tabatha Ferguson  
Deputy Clerk





## ARCHITECTURAL COMMITTEE REVIEW

Owner(s) \_\_\_\_\_ Lot \_\_\_\_\_ Phase \_\_\_\_\_

Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_

Reviewed By Committee Members: Gary Beavers, John Kappas, Jerry Mobley, Taylor Stone, Patrick Chandler

Lot:

Does the home location meet the required setback requirements on all boundaries: Y / N

Dwelling:

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

Permanent or Temporary Structure

Variance Requested: Y / N / NA

Is Variance Supported by Architectural Committee? Y / N

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

\_\_\_\_ I request the Board of Directors consider the described variance.

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Architectural Committee Chair

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
President, Crossbow Ranch Board of Directors

Davis Land Surveying  
Post Office Box 277, Meridian, Tx 76665

Phone (254) 435 3041 Firm #10103500 Email davislandsurveying@yahoo.com

RONNIE D. HOWELL TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 4.51 acres being all of Tract 36, Phase One, Crossbow Ranch and Wildlife Preserve Subdivision according to the plat recorded in Volume 503, Page 287 of the Official Public Records of Bosque County, Texas. Said land is that certain tract described in a deed from Texas Land and Ranches, Inc. to Ronnie D. Howell et ux, Charlotte P. Howell recorded in Volume 507, Page 383 of the Official Public Records of Bosque County, and is more particularly described, being referenced to Texas State Plane Coordinate System, Central Zone 4203 (Nad 83), as established using Trimble V.R.S. Network, as follows:

BEGINNING at a 60-D nail found in the center of Private Road 2122, for the southeast corner of this tract;

THENCE: N 61 deg 05 min 59 sec W at 25.00 feet passing a 3/8 inch iron rod found (capped and stamped "TRPLS 1579") on the west line of said private road for reference, in all 600.00 feet to a 3/8 inch iron rod found (capped and stamped "TRPLS 1579"), for the southwest corner of this tract;

THENCE: N 09 deg 14 min 47 sec E 202.10 feet to a 3/8 inch iron rod found (capped and stamped "TRPLS 1579"), for the northwest corner of this tract;

THENCE: S 85 deg 43 min 08 sec E at 550.87 feet passing a 3/8 inch iron rod found (capped and stamped "TRPLS 1579") on the west line of said private road for reference, in all 575.87 feet to a point in the center of said private road, for the northeast corner of this tract;

THENCE: S 02 deg 44 min 16 sec W 288.86 feet along the center of said private road to a point;

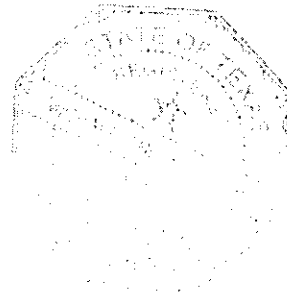
THENCE: S 15 deg 04 min 12 sec W 54.54 feet along the center of said private road to a 60-D nail found;

THENCE: S 26 deg 56 min 00 sec W 118.07 feet along the center of said private road to the point of beginning.

The above field notes represent a survey as made by me on the ground October 17, 2018



Michael Thomas Davis  
Registered Professional Land Surveyor  
JN171017.1





( ) DENOTES PLATTED CALLS  
 ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83), AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

NOTE:  
 THE IMPROVEMENTS ON THIS PROPERTY DO NOT APPEAR TO LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO MAP NUMBER 48035C0325C EFFECTIVE JANUARY 6, 2011.

I, MICHAEL THOMAS DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY AFFIRM THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND.

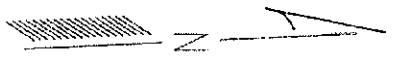
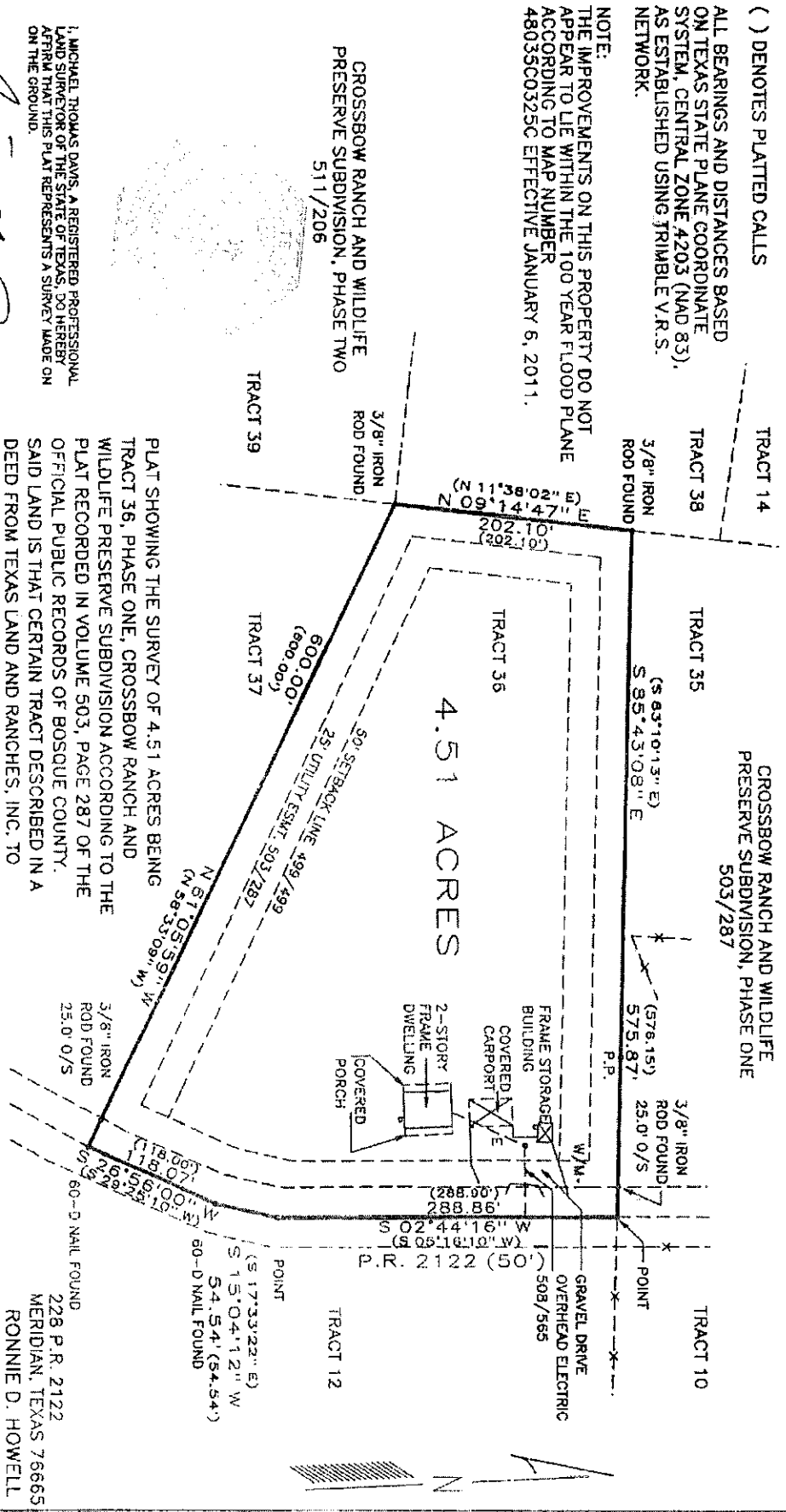
*Michael Thomas Davis*  
 REGISTERED PROFESSIONAL LAND SURVEYOR

10/17/18 SCALE: 1" = 100'

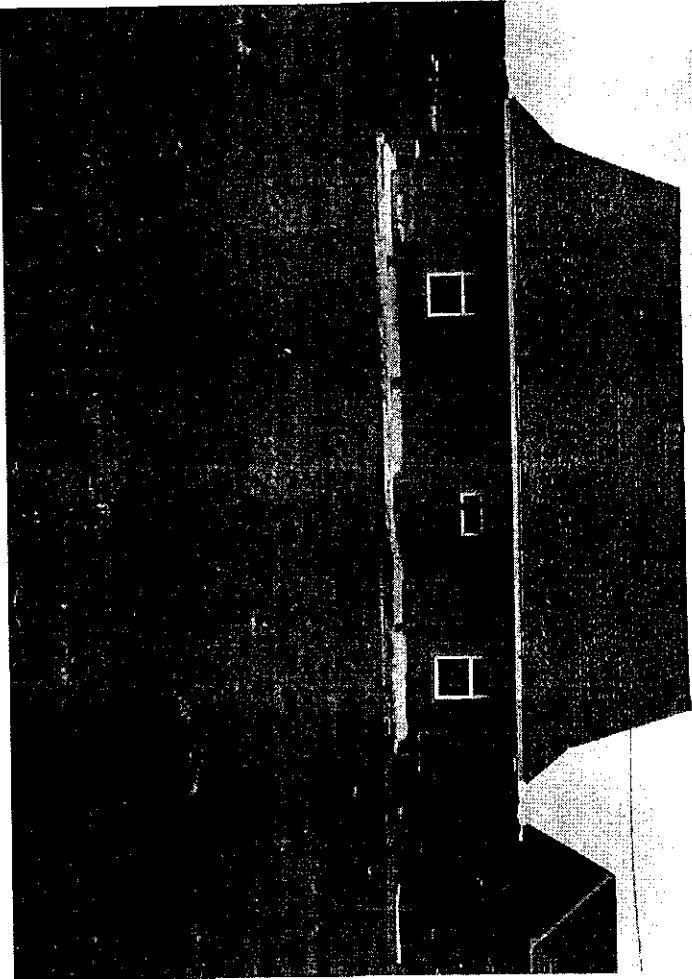
JN181017.1 REVISED 10/23/18

PLAT SHOWING THE SURVEY OF 4.51 ACRES BEING TRACT 36, PHASE ONE, CROSSBOW RANCH AND WILDLIFE PRESERVE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 503, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY. SAID LAND IS THAT CERTAIN TRACT DESCRIBED IN A DEED FROM TEXAS LAND AND RANCHES, INC. TO RONNIE D. HOWELL ET UX, CHARLOTTE P. HOWELL RECORDED IN VOLUME 507, PAGE 383 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

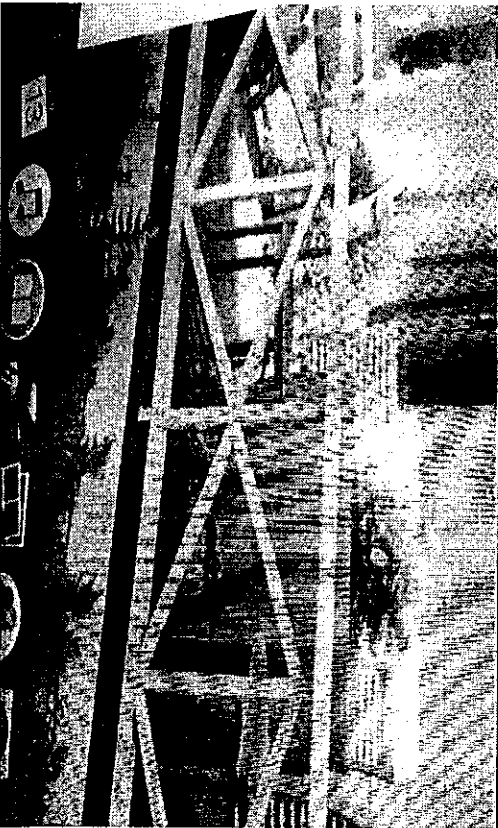
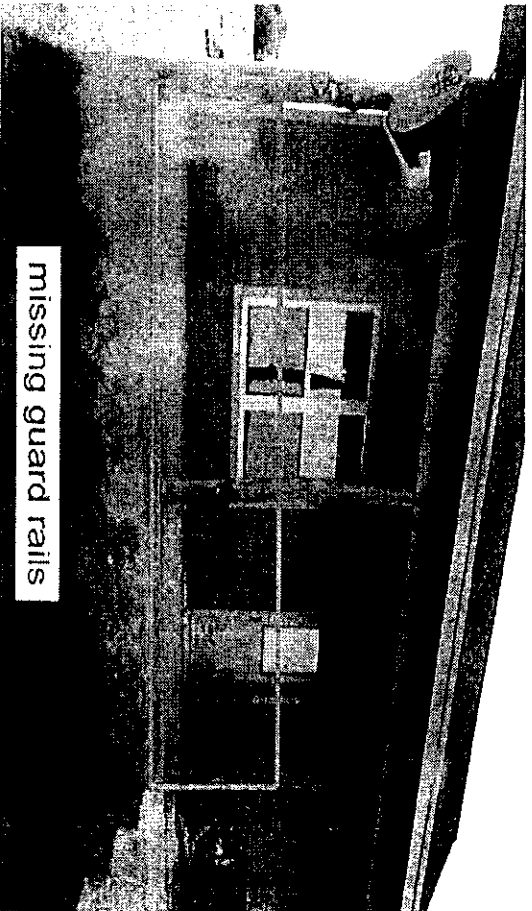
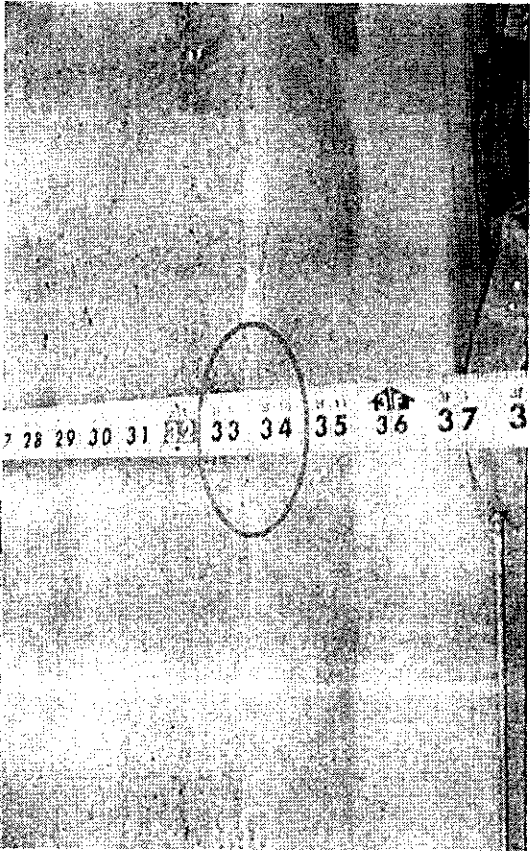
228 P.R. 2122  
 MERIDIAN, TEXAS 75665  
 TRACT  
 SURVEYED BY  
 DAVIS LAND SURVEYING  
 FIRM NO. 10103500  
 P.O. BOX 277  
 MERIDIAN, TEXAS 75665



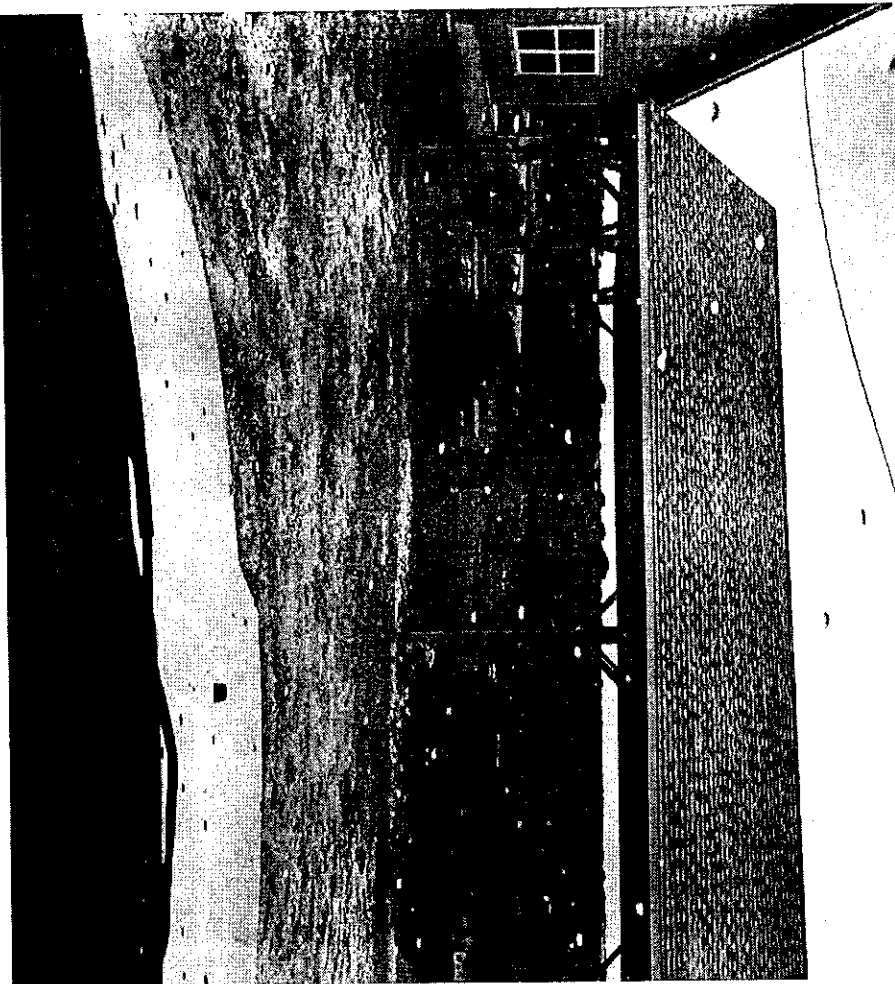
228 PR2122  
Lot 36 Orum  
Residence



We are requesting to repaint the entire exterior of the house and change the color from olive drab green to White Dove. The entire home with the exception of the porch ceilings will be White Dove. The porch ceilings will be changed from olive drab green to Bird's Egg blue to help with the consistent bird nesting issues we have. We will be replacing the existing front/back doors that leak with Fiberglass Jeld-Wen doors in Mahogany grain stained Walnut. The existing raw cedar beam columns will be replaced with 6X6 cedar beams stained Walnut to match the new front/back doors. The back porch will have a hand rail and supports added as required by code. These will be painted white as well. All of the windows in the home have been replaced with custom vinyl because all of the existing ones leaked tremendously.

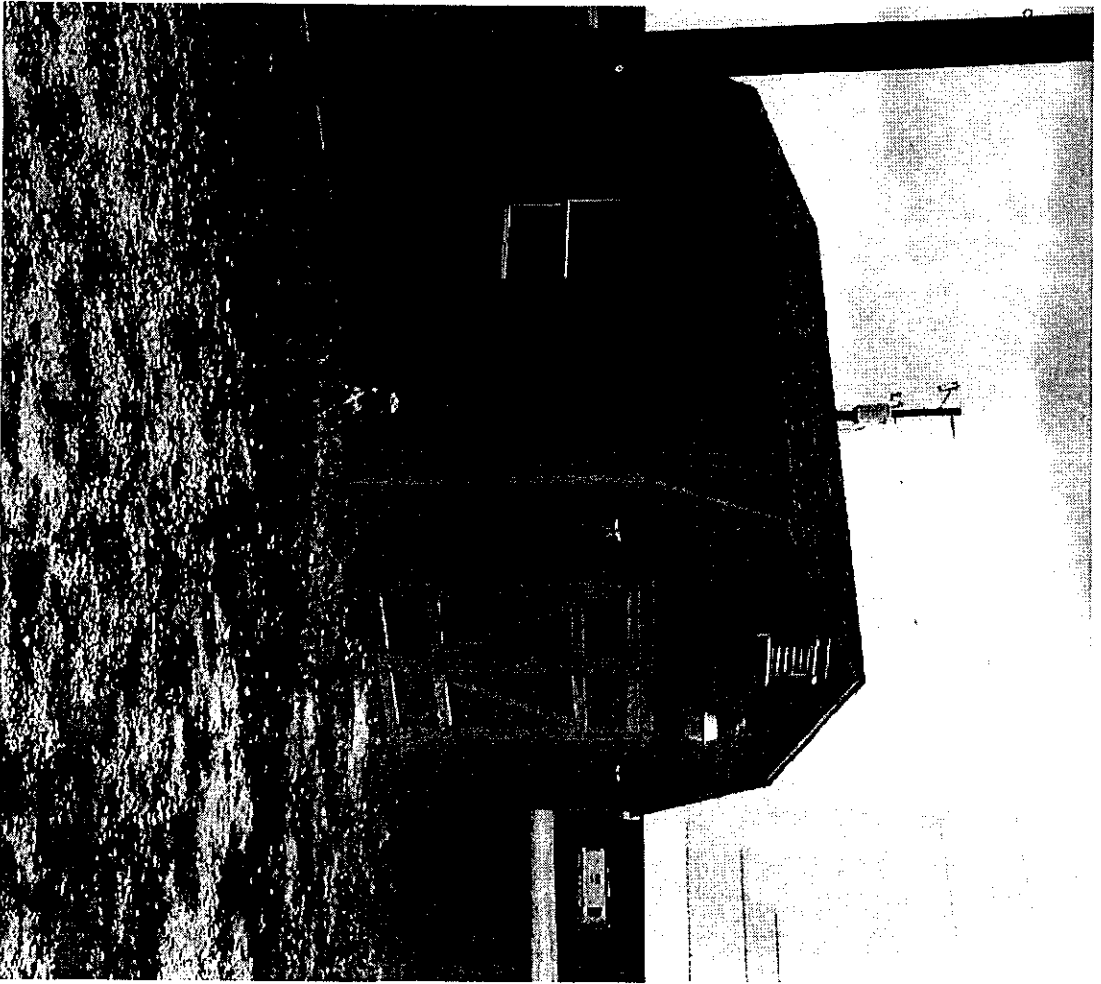


Guard Rail Design to be Utilized.



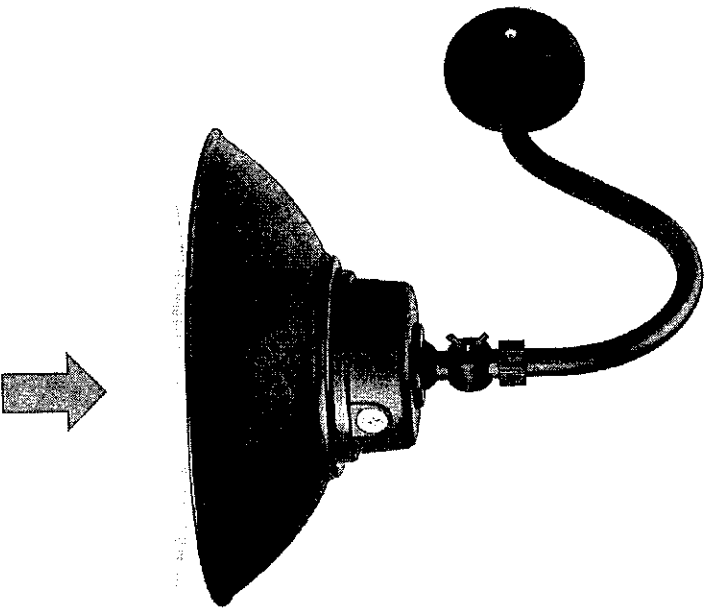
228 PR2122  
Lot 36 Orum  
Residence

The existing carport will be repainted from the existing olive drab green to the same White Dove. The ceiling of the carport will be painted Bird's Egg Blue to help with nesting birds. All of the existing treated pine support columns and angle bracing will be wrapped in Cedar and stained walnut to match the front door and beams of the house. There will be a single motion activated black barn light added to each of the 3 post facing the street.

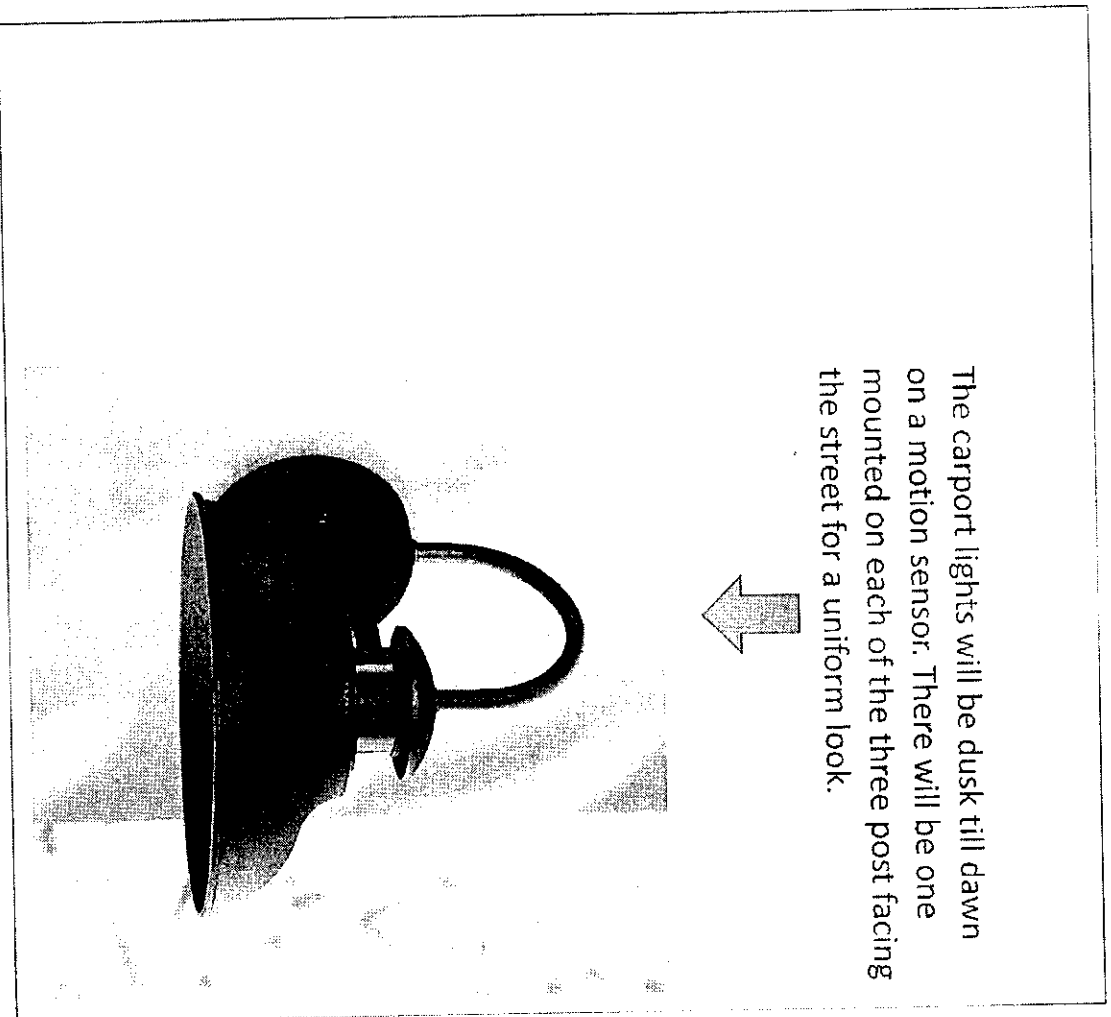


228 PR2122  
Lot 36 Orum  
Residence

The existing barn will be repainted from olive drab green to White Dove to match the other structures. The trim will be painted Wrought Iron. The existing window leaks and will be replaced with a vinyl double pane to match the ones already replaced in the home. The vents in both ends of the building had rotted and blown out and have been replaced with steel and will be painted wrought iron to match the color of the barn trim. The industrial mercury vapor light above the barn door will be replaced with a barn light on a 12" arched arm and 14" shade. The arm and shade will be black.

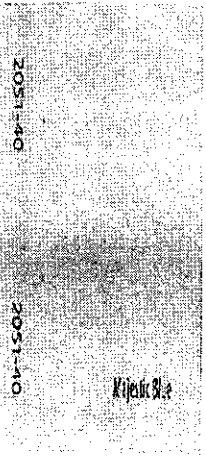
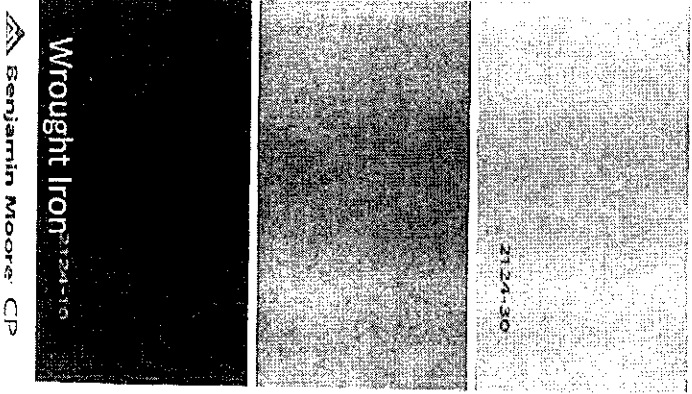


The barn light will be on a switch and will only be turned on when needed. The photo cell will be removed.



The carport lights will be dusk till dawn on a motion sensor. There will be one mounted on each of the three post facing the street for a uniform look.

# Color Selection Guide



CP Benjamin Moore CP

Crystal Blue

2051-70

2051-70

OC-20

OC-20

Pale Oak

Birds Egg

2051-60

2051-60

OC-19

OC-19

Seagull

Birds Egg

Dark Blue

2051-50

2051-50

OC-18

OC-18

Dark Blue

White Dove

OC-17

OC-17

OC Benjamin Moore OC

