



ARCHITECTURAL COMMITTEE

Site / Plan Review Request Form

Phase: 1 / 2 / 3 Lot Number: 53, 54 Acres: 7.92 Date: 10-30-18
Owner's Name: Denise Anderson
Address: 1121 Garden Lane, Keller, TX 76262
Phone Number: (817) 675-0096
Architect's Name: NA

Items submitted for approval:

- New Residence: Y / (X)
Modification to Residence: Y / (X)
Equestrian or Livestock Facilities: Y / (X)
Shop or Storage Building: (X) / N
*Variance Required: Y / (X)

Other-Describe: See attached information

Building Use:

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

Structure Setbacks:

Distance from boundary lines: 175 +/- feet

Square Footage:

Inside Living Area: NA Number of stories in height: 1
Non-Residence Structure: yes - 297 sq ft - Room will have occasional use

Building Exterior:

Materials: Wood

Color Scheme:

Exterior Walls: Cast Iron (Green Gray) SW 6202 Trim: Link Gray (lighter green gray) SW 6200
Other:

Roof:

Material: Composition Shingles
Color: Dark Brown

Fencing or Entry

Height: NA Length: NA
Material: NA Finish (Paint or Stain/Colors): NA

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
P.O. Box 353
Meridian, Texas 76665

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

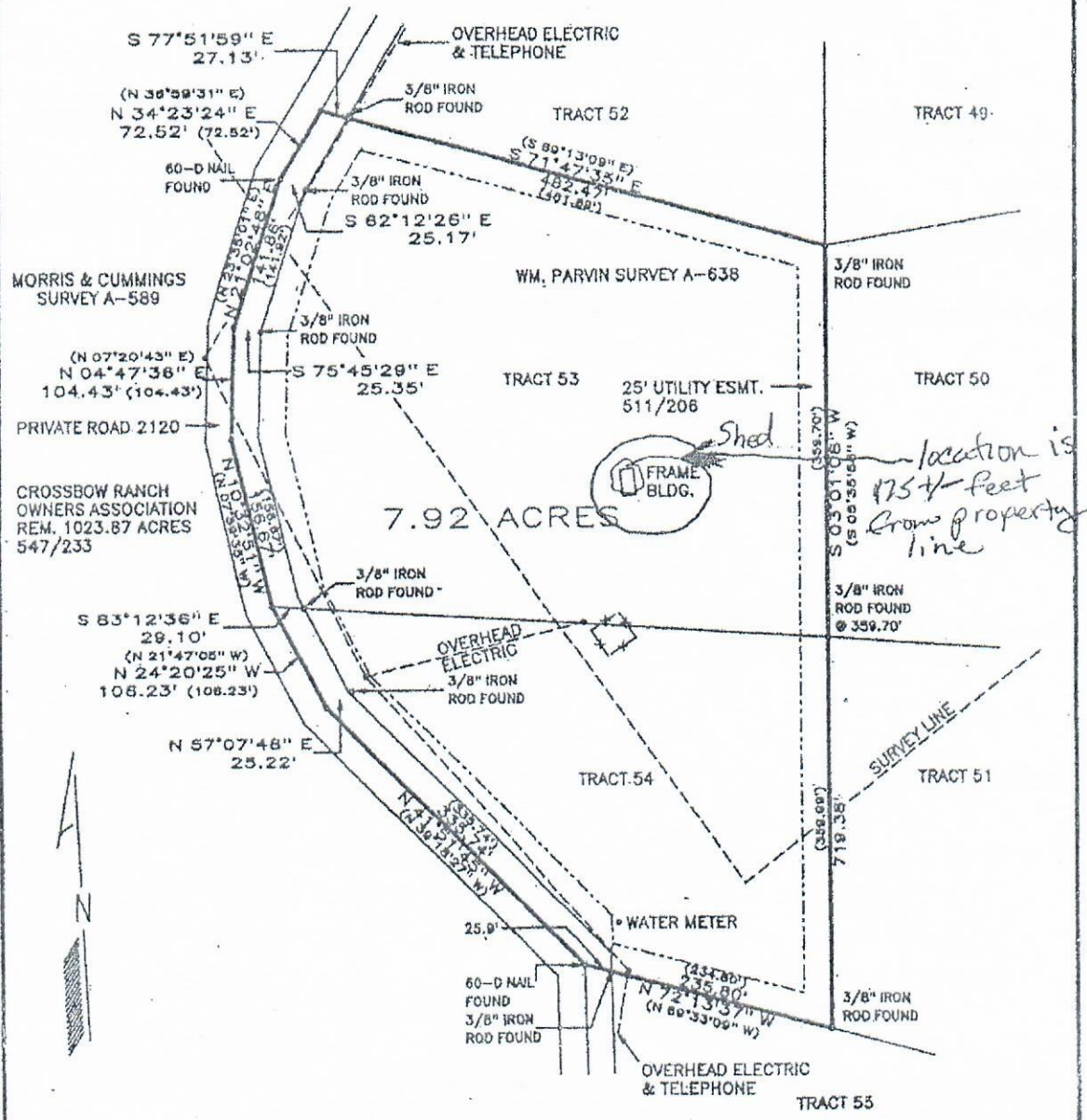
Attachment re: shed on Lots 53 and 54

When this property was purchased earlier this year this shed was part of the sale as it already existed on this lot. This shed will be utilized for storing things such as holiday décor, etc. The room itself will serve as an exercise room and office. The bathroom and the sink are beneficial in that while exercising or working in the office these facilities will be available so that we are not forced to brave the elements (cold, rain, wind, heat) to use the bathroom in our actual residence. Our intention is not to live in the shed or use it to stay overnight. As I stated above the storage of holiday décor will be stored in the small loft area.

() DENOTES PLATTED CALLS

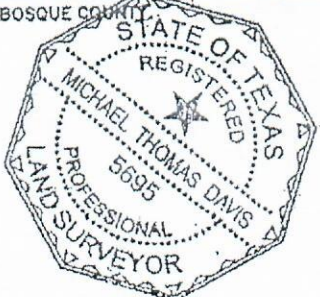
ALL BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83), AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

Meridian

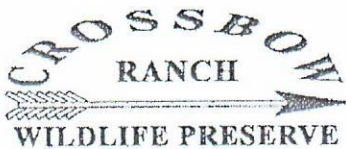


PLAT SHOWING THE SURVEY OF 7.92 ACRES BEING TRACT 53 AND TRACT 54, PHASE II, CROSSBOW RANCH AND WILDLIFE PRESERVE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 511, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY, TEXAS. SAID LAND IS THAT TRACT ONE (TRACT 53) AND TRACT TWO (TRACT 54) DESCRIBED IN A DEED FROM MARION D. BECKHAM ET UX, DIANNA P. BECKHAM TO ROBERT B. KIDNEW ET UX, JO-DEE M. KIDNEW RECORDED AS INSTRUMENT NUMBER 2013-0000228 OF THE OFFICIAL PUBLIC RECORDS OF BOSQUE COUNTY.

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



ROBERT B. KIDNEW
TRACT SURVEYED BY
DAVIS LAND SURVEYING
FIRM NO. 10103500
P.O. BOX 277
MERIDIAN, TEXAS 76665



Architecture Committee Review

Owner(s): Denise Anderson

Lot: 53, 54

Date Reviewed: //

Date Received: //

Reviewed By: John Kappus, John P. Beauregard, Brandy Vance, Gary Beavers, Jerry Mobley

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:

•

Exceptions / Variances:

•

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 this application.

Reviewed by: _____

Date: _____

John Kappus

Architectural Committee Chair - Crossbow Ranch & Wildlife Preserve POA

Approved by: _____

Date: _____

Robert Kidnew

President, Crossbow Ranch Board of Directors

Crossbow Ranch & Wildlife Preserve POA