

City of Wimberley

221 Stillwater, P.O. Box 2027, Wimberley, Texas 78676

CITY OF WIMBERLEY BOARD OF ADJUSTMENT MEETING
WIMBERLEY CITY HALL-CITY COUNCIL CHAMBERS
221 STILLWATER, WIMBERLEY, TEXAS
JULY 18, 2016- 6:00 P.M.

AGENDA

CALL TO ORDER: JULY 18, 2016 @ 6:00 P.M.

CALL OF ROLL

1. CONSENT AGENDA

APPROVAL OF MINUTES OF THE JUNE 13, 2016 MEETING OF THE BOARD OF ADJUSTMENT.

2. PUBLIC HEARINGS AND POSSIBLE ACTION

(Persons wishing to speak before the Board must register by signing in where indicated by Board Secretary. The Board will follow its adopted order of procedure for considering and acting on a variance request).

PUBLIC HEARING AND CONSIDER POSSIBLE ACTION ON CASE NO. BA-16-004, A REQUEST FOR A VARIANCE TO THE SETBACK REQUIREMENTS OF THE CITY OF WIMBERLEY ZONING CODE TO ALLOW FOR AN ENCROACHMENT INTO THE REQUIRED FRONT BUILDING SETBACK FOR A PROPERTY ZONED SINGLE FAMILY RESIDENTIAL 2 (R-2) LOCATED AT 616 DEER CROSSING, WIMBERLEY, HAYS COUNTY, TEXAS. *(RAYMOND DOTSON, APPLICANT)*

3. BOARD MEMBER REPORTS

- ANNOUNCEMENTS
- FUTURE AGENDA ITEMS

ADJOURNMENT

THE BOARD MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

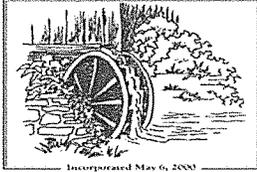
I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Wimberley City Hall on July 15, 2016 at 1:00 p.m.



Cara McPartland, Assistant City Administrator/City Secretary

The City of Wimberley is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, City Administrator, at (512) 847-0025 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call (512) 272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

Board of Adjustment Agenda Item Form



Date Submitted: July 15, 2016

Agenda Date Requested: July 18, 2016

Project/Proposal Title: APPROVAL OF JUNE 13,
2016 MINUTES OF BOARD OF ADJUSTMENT
MEETING

Funds Required:

Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

Attached are the minutes for the June 13, 2016 Board of Adjustment meeting for review and consideration.

City of Wimberley
City Hall, 221 Stillwater, Wimberley, Texas
Minutes of Board of Adjustment Meeting
Monday, June 13, 2016 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chair P. Jason Aldridge. Board members present were Dick Larson, Steve Gartside, and Bill Cline.

Staff members present: City Administrator Don Ferguson

1. Consent Agenda

Approval of minutes of the May 16, 2016 meeting of the Board of Adjustment.

Chairman Aldridge moved to approve the minutes, as presented. Boardmember Cline seconded. seconded. Motion carried on a vote of 4-0.

2. Public Hearings and Possible Action

Public hearing and consider possible action on Case No. BA-16-003, a request for a variance to setback requirements of the City of Wimberley Zoning Code to allow for an encroachment into the required front building setback for a property zoned Single Family Residential 2 (R-2) located at 4 Palo Pinto Path, Wimberley, Hays County, Texas. (*Kevin and Mary Yeary, Applicants*)

City Administrator Ferguson reviewed the subject property's location, zoning, and the applicant's plans to construct a new 3,182 square foot single family residence that would encroach thirteen (13) feet into the required forty (40) foot front setback. According to the applicant, the encroachment is necessary to preserve several older oak trees location on the property, to minimize runoff and drainage issues, and to help maintain a native and natural vegetative buffer. He noted that City Code requires a forty (40) foot setback, while the neighborhood association restrictions only require a twenty-five (25) foot setback. He advised that City staff received one informational inquiry on the requested variance, but no opposition was expressed.

Chairman Aldridge opened the public hearing.

Applicant Kevin Yeary spoke on specific features of his property, including proximity to neighbors, vegetative buffering, construction plans, and desire to save existing oak trees. Discussion favored preservation of trees.

Hearing no further comments, Chairman Aldridge closed the public hearing.

Boardmember Larson moved to approve the requested variance, as presented, with the inclusion of affirmative findings on all six conditions listed below, required for granting of variance pursuant to City of Wimberley Ordinance No. 2001-010, Section 10:

1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of this ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create an unnecessary hardship in the development of this property; and
2. That such circumstances or conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property; and
3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest; and (c) be injurious to or adversely affect the orderly use of other property within the area; and
5. The property involved is otherwise in compliance with all other applicable City ordinances, rules, and regulations; and
6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Boardmember Cline seconded. Motion carried on a vote of 4-0.

4. Board Member Reports

- Announcements
- Future Agenda Items

Hearing no announcements or future agenda items, Chairman Aldridge called the meeting adjourned.

Adjourned at 6:08 p.m.

Recorded by:

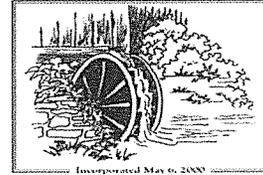
Cara McPartland

These minutes approved on the ___ day of July, 2016.

APPROVED:

P. Jason Aldridge, Chair

Report for Board of Adjustment BA-16-004



Summary:

The applicant has requested a variance to allow for an encroachment into the required front building setback for a property located at 616 Deer Crossing

Applicant Information:

Applicant: Raymond Dotson
Property Owner: Raymond Dotson
 4515 Canyon Crest
 League City, TX

Subject Property:

Legal Description: Riverledge Estate Resub. Lot 24B (1.44 acres)
Location: 616 Deer Crossing
Existing Use of Property: Vacant
Existing Zoning: Single Family Residential 2 (R-2)
Proposed Use of Property: Residential
Planning Area: I
Overlay District: Protected Waterway

Surroundings:

Frontage On: Deer Crossing

Area Zoning and Land Use Pattern:

| | Current Zoning | Existing Land Use |
|----------------------|----------------|---------------------|
| N of Property | R-2 | Residential |
| S of Property | R-1 | Residential |
| E of Property | R-2 | Residential |
| W of Property | RA, R-1 | Vacant, Residential |

Legal Notice

200' Letters Published: 7/8/16
Sign Placement: 7/7/16
Responses: 7/14/16
 None

Comments:

The applicant, Raymond Dotson, is seeking a variance from the City's building setback requirements to allow a planned single-family residence to encroach into the required front setback for a property located at 616 Deer Crossing. The property is currently vacant. It is located in Planning Area I and zoned Single Family Residential 2 (R-2).

The applicant is proposing to construct a new 2,270 square foot home that would encroach just over fifteen (15) feet into the required forty (40) foot front setback. Specifically, plans call for the front of the home to be 25.6' from the front property line instead of 40' as required by the City Zoning Code.

The applicant states the encroachment is necessary due to the topography of the subject property and to minimize tree removal.

To date, City staff has received no comments opposing the requested variance.

FOR OFFICIAL USE ONLY

APPLICATION DATE: _____ FILE NO. _____

HEARING DATE: _____ PLANNING AREA: _____ ZONING: _____

VARIANCE FEES: \$ _____ DATE PAID: _____ RECEIVED BY: _____

City of Wimberley APPLICATION FOR VARIANCE

OWNER/AGENT INFORMATION

1. Owner's Name: RAYMOND G. DOTSON Home Phone: (81) 554 3042
 Business Phone: () _____
 Cell Phone: (81) 475 2864
 Fax: () _____

Current Mailing
 Address: 4515 CANYON CREST DR City League City State Tx Zip 77573
 Email: _____

2. Agent's Name: J.J. GARCIA (TINSON HOME CORP.) Business Phone: (713) 802-9887
 (Must be accompanied by letter of authorization from owner) Cell: (713) 293-3104

Current Mailing
 Address: 411 DURHAM City HOUSTON State TEXAS Zip 77007
 Email: _____

PROJECT DATA

1. Property ID#: R _____ (Appears on your Tax Statement) Present Zoning: _____

Street Address of Project: 416 DEER CROSSING Wimberley, Texas 78676
 (Note: If you do not have an assigned street address, please call 512-393-2160 Directions to Project)

Subdivision: RIVERLEDGE Lot: 24B Block: _____ Recorded in Vol. 4 Page 31
ESTATES

2. IS PROPERTY IN AN OVERLAY DISTRICT? YES _____ NO _____ UNKNOWN
 TYPE OF OVERLAY ZONE(S) (if applicable) _____

25.6 - 49
14.4

Project Data (Continued)

3. FLOOD PLAIN (What, if any, flood zone does your property Occupy?): X / A E

4. WASTEWATER SYSTEM: () Septic; () Aqua Utility; () GBRA
HAYS COUNTY SEPTIC PERMIT NUMBER (if applicable): SEPTIC DONE BY
TRIPLE C SEPTIC
CHUCKS FONVILLE

5. Directions to your Project: SEE ATTACHED MAP

Please clearly mark your property so it is easily identifiable.

SPECIFIC SECTIONS OF ZONING ORDINANCE NO. 2001-010 FOR WHICH A VARIANCE IS REQUESTED:

R-2 DISTRICT # 3 (A)

SEE ATTACHED DOCUMENT

REASON FOR NEED OF VARIANCE (Attach separate sheet if necessary)

> SPECIAL CONDITIONS AFFECTING THE PROPERTY

① CONTOUR OF PROPERTY

② DISTRUCTION

③ NEEDED TO PRESERVE NATURAL BEAUTY OF PROPERTY

④ WILL NOT AFFECT PROPERTYS IN AREA

SUBMITTAL CHECKLIST

TO ENSURE THAT YOU HAVE COMPLIED WITH THE VARIANCE APPLICATION REQUIREMENTS, REVIEW THE FOLLOWING LIST. GRANTING OF A VARIANCE IS CONDITIONAL ON MEETING THE FOLLOWING REQUIREMENTS:

FAILURE TO COMPLY WITH THE REQUIREMENTS MAY CAUSE A DELAY IN PROCESSING YOUR APPLICATION.

- (✓) Complete "Application for Variance"
 - (✓) Provide plat map of property to which variance applies. Doc #1
 - (✓) Provide names and addresses of property owners within 200 feet of any portion of Applicant's property. (Doc #2)
 - (✓) Provide a legal description of the property to which variance applies. Doc #3
 - (✓) Sign/date Submittal Verification form.
 - () Sign/date Site Inspection Authorization form.
 - (✓) Sign/date Acknowledgement Form.
 - (✓) Pay Variance Fee (this fee is based on the cost of services incurred by the City of Wimberley in reviewing, processing and recording this variance request).
 - (✓) Applicant agrees to attend the Board of Adjustment Public Hearing.
 - (✓) I have reviewed the Conditions Required and believe they are met: (Wimberley Zoning Ordinance No. 2001-010, Section 10) No variance shall be granted without first giving public notice and conducting a public hearing on the variance request in accordance with Section 10.8, and unless the Board of Adjustment makes specific, written findings of fact as follows:
 1. That there are special circumstances or conditions affecting the property involved such that the strict application of the provisions of the Zoning Ordinance would (a) deprive the applicant of the reasonable use of the property; and (b) create an unnecessary hardship in the development of the property; and
 2. That such circumstances and conditions are (a) not self-imposed; (b) not based solely on economic gain or loss; and (c) do not generally affect most properties in the vicinity of the property.
 3. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;
 4. The variance if granted will not: (a) adversely affect the public health, safety or welfare; (b) be contrary to the public interest and (c) be injurious to or adversely affect the orderly use of other property within the area;
-

**ACKNOWLEDGMENT OF EXISTING
Subdivision Plat Notes, Deed Restrictions Restrictive Covenants
and/or Zoning Conditional Use Permits**

I, the Applicant herein, have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permits prohibiting certain uses and/or requiring certain development restrictions (for example, height, access, screening) on the property for which a variance is now being considered on my behalf.

If a conflict should result with the request I am submitting to the City of Wimberley due to subdivision plat notes, deed restrictions, restrictive covenants and/or which do not conform with the City ordinances, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of subdivision plat notes, deed restrictions, restrictive covenants and/or zoning ordinances.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional use permit information, which may apply to this property.

Date: 6/15/16

*APPLICANT Raymond G. Dotson

SIGNATURE [Signature]

WHEN APPLICABLE:

Date: 6/16/16

AGENT J.J. Garcia

SIGNATURE [Signature]

SITE INSPECTION AUTHORIZATION

Applicant/owner, or Applicant's authorized agent, hereby authorizes the City of Wimberley Board of Adjustment Members and City representatives to visit and inspect the property for which this application is being submitted.

Date: 6/15/16

*APPLICANT Raymond G. Dotson

SIGNATURE [Signature]

WHEN APPLICABLE:

Date: 6/16/16

AGENT J.J. Garcia

SIGNATURE [Signature]

Application for Variance

5. The property involved is otherwise in compliance with all other applicable City ordinances, rules and regulations; and

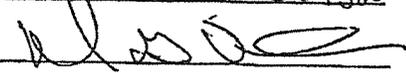
6. The granting of the variance will be in harmony with the spirit and purpose of this ordinance.

Special Circumstances:

SUBMITTAL VERIFICATION AND/OR WAIVER OF APPEARANCE

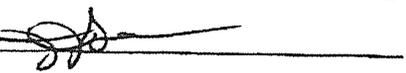
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm, or agent, may delay the review of the Application.

Date: 6/15/16

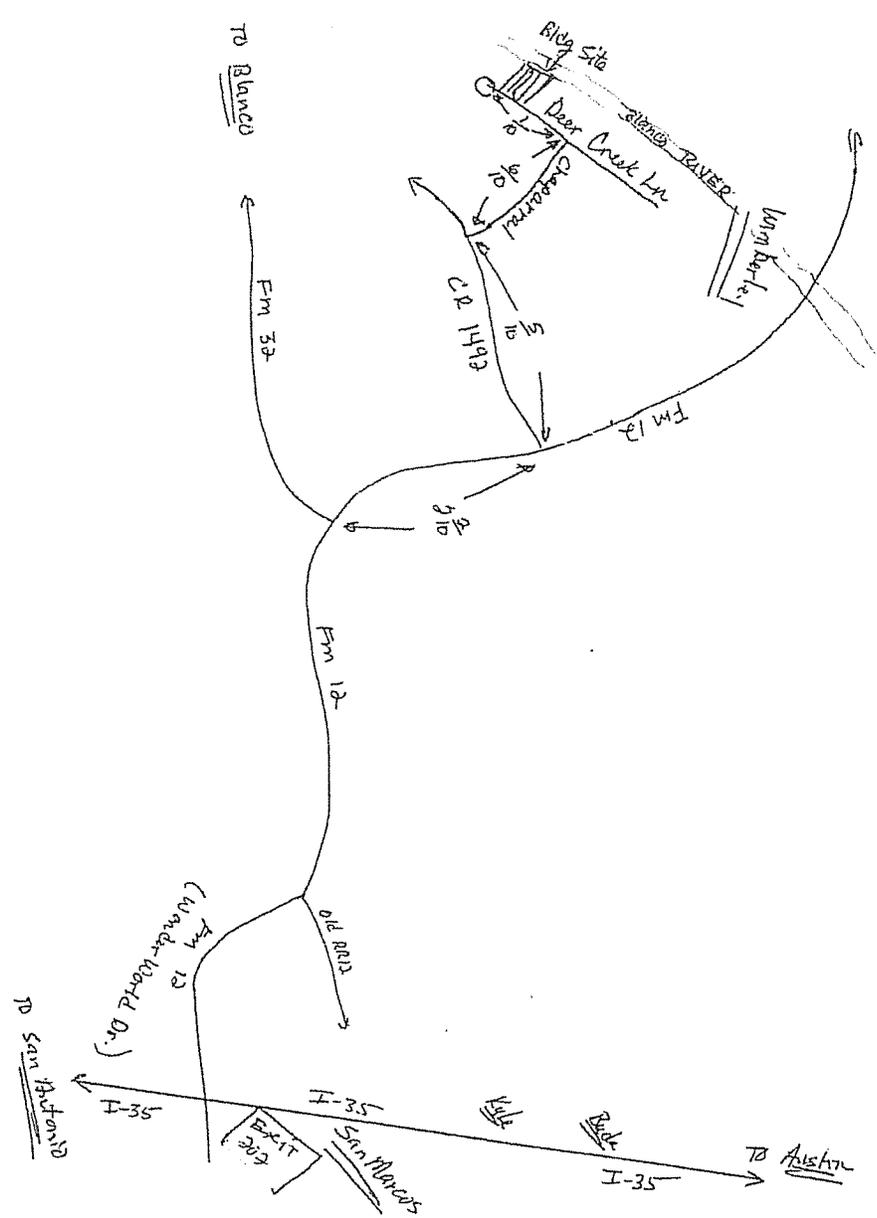
APPLICANT RAYMOND G. DOTSON
SIGNATURE 

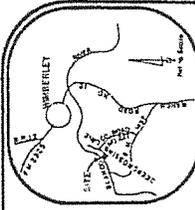
WHEN APPLICABLE:

Date: 6/16/16

AGENT J.J. GARCIA
SIGNATURE 

| | |
|-----------------------------------|------------------|
| Job # | 1164335 |
| Customer Name | Dots m |
| Physical Address | |
| Street | Deer Crossing Ln |
| City | Whimbury |
| Zip | 78676 |
| County | Hays |
| GPS: Lat: N 29° 59' 130" | |
| Long: W 97° 6' 340" | |
| State: District: City of Whimbury | |
| ECT Freq #: | 132 |
| Back Count: 132 | |
| Gate Code: | |
| 3rd Party Lease: 0.33 | |
| Service: | |
| Unified TR Prod Center | |
| San Marcos 512-353-8099 | |
| Phone: 512-817-3956 | |
| Phone: 512-817-3956 | |
| ENR | |
| Whimbury EMS | |
| 512-847-2524 | |
| Fire | |
| Whimbury VFD | |
| 512-847-3536 | |
| Home Faces | South East |

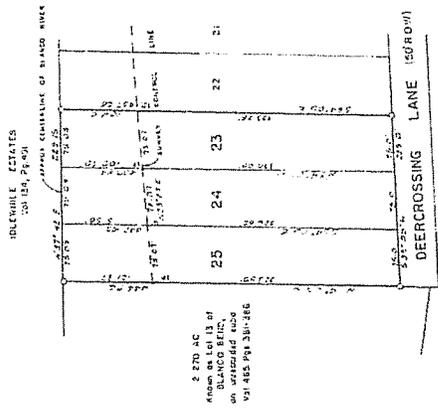




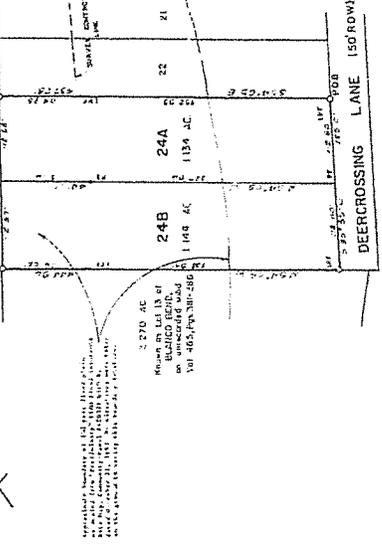
S. CRAIG HOLMIG, INC.
engineers - surveyors
new brunfels, texas

- NOTES:**
1. Plat prepared March 31, 1953.
 2. As revised off of the Flood Hazard Boundary Map, Community-Zone I, 148021-000 A, dated March 31, 1978, this property lies in Zone A.
 3. This property will be served by the following:
Electric - Fort Worth Electric Cooperative
Telephone - AT&T
Water - City of El Paso
Sewer - private sewage system
 4. This property does not lie in the EFD of a City.
 5. This property does not lie over the Recharge Zone of the Edwards Aquifer.

337875



SCALE: 1" = 100'



STATE OF TEXAS
COUNTY OF DEER PARK

I, *S. Craig Holmig*, Surveyor, do hereby certify that the above and foregoing plat was prepared and recorded in accordance with the laws of this State.

Witness my hand and seal of office at New Braunfels, Texas, this 4th day of April, 1953.

S. Craig Holmig
Surveyor

**RESUBDIVISION PLAT OF LOTS 24A & 24B
ESTATES
RIVERLEDGE**

Being 2.778 acres of land situated in the Annes Turner Survey No. 1 and being known as Lots 24A, 24B, and 25 of Riverledge Estates, according to a map or plat recorded in Volume 1, Page 35 of the Map and Plat Records of Deerpark County, Texas.

STATE OF TEXAS
COUNTY OF DEER PARK

I, *S. Craig Holmig*, Surveyor, do hereby certify that the above and foregoing plat was prepared and recorded in accordance with the laws of this State.

Witness my hand and seal of office at New Braunfels, Texas, this 4th day of April, 1953.

S. Craig Holmig
Surveyor

STATE OF TEXAS
COUNTY OF DEER PARK

I, *S. Craig Holmig*, Surveyor, do hereby certify that the above and foregoing plat was prepared and recorded in accordance with the laws of this State.

Witness my hand and seal of office at New Braunfels, Texas, this 4th day of April, 1953.

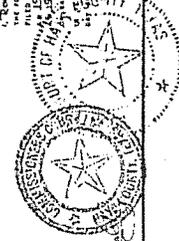
S. Craig Holmig
Surveyor

STATE OF TEXAS
COUNTY OF DEER PARK

I, *S. Craig Holmig*, Surveyor, do hereby certify that the above and foregoing plat was prepared and recorded in accordance with the laws of this State.

Witness my hand and seal of office at New Braunfels, Texas, this 4th day of April, 1953.

S. Craig Holmig
Surveyor



- = 1/2" iron pin found unless otherwise noted
- ▲ = calculated point in river
- ⊗ = utility pole
- E— = overhead electric line
- *- = wire fence
- BL = building setback line
- UE = utility easement
- (XXXXX) = recorded data "callie"
- Vol Page = Haystack County Dead Records

A portion of this subject property does lie within a Special Flood Hazard Area as determined from FIRM Hazard Map, Community Panel No. 48209C 0365 F, dated September 2, 2005.

Copyright © 2016 Eagle Land Surveying, All rights reserved.

LEGAL DESCRIPTION: All of Lot 24B, RIVEREDGE ESTATES, a subdivision in Haystack County, Texas, according to the map or plat thereof recorded in Volume 6, Page 31, Plat Records of Haystack County, Texas.

CLIENT: Raymond George Dotson and Terri Lynn Dotson

TITLE COMPANY:
Independence Title Company
G.F. No.: 1603207-WIM

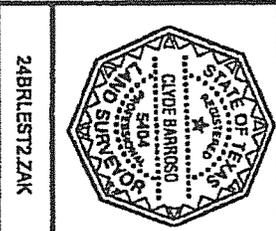
I hereby certify that this plat represents a survey made upon the ground under my supervision, on February 19, 2016, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10079300.

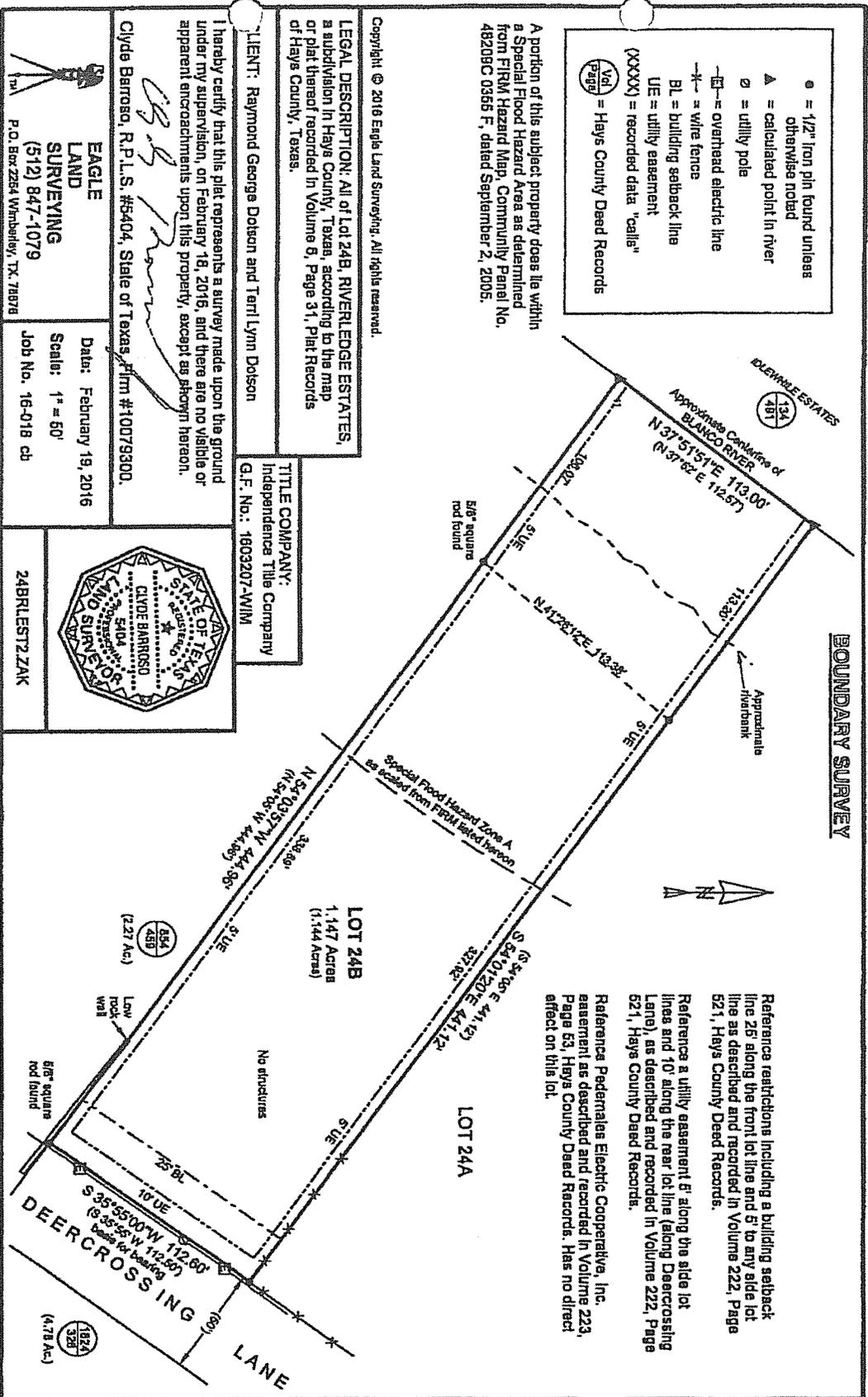


EAGLE LAND SURVEYING
(512) 847-1079
P.O. Box 2254 Wrentham, TX. 77678

Date: February 19, 2016
Scale: 1" = 50'
Job No. 16-018 cb



24BRLEST22.ZAK



Doc. #1

Garcia, J.J.

From: Gaitan, Mary
Sent: Wednesday, June 15, 2016 5:08 PM
To: Garcia, J.J.
Cc: Graves, Rick
Subject: Dotson 1164335

FRSFusionLinkedToFusionBool:

True

LinkedBusinessObject: CONTACT:Ray Dotson,86078688355144F9B2E65C3F9A405165;

616 Deer Crossing Lane- Raymond George and Terri Lyn Dotson
Facing lot to the right R4006 612 Deer Crossing Lane- Michael H. & Susan Henry
Facing lot to the left R21274 620 Deer Crossing Lane- Nancy N Spence
Across lot to Dotson R21279 619 Deer Crossing Lane-Beverly Stansfield Clark

Mary Gaitan
San Marcos Sales Office
Hostess
Ext. 3974

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.

GENERAL WARRANTY DEED

Date: February 24, 2016

Grantor: Nancy N. Spence, individually and as Trustee of the Decedent's Trust created under the Will of William C. Spence

Grantor's Mailing Address (including county):

10830 Everwood Lane
Houston, Texas 77573
Harris County

Grantee: Raymond George Dotson and wife, Terri Lynn Dotson

Grantee's Mailing Address (including County):

4515 Canyoncrest Dr.
League City, Texas 77573
Galveston County

Consideration: TEN AND NO/100 DOLLARS cash and other good and valuable consideration.

Property (including any improvements):

Lot Twenty-Four B (24-B), RIVERLEDGE ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 6, Page 31, Plat Records, Hays County, Texas.

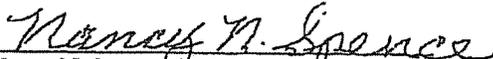
Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all restrictions, covenants, reservations, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors are hereby bound to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

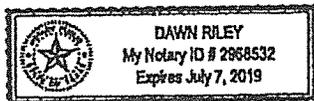

Nancy N. Spence, individually and as Trustee of
the Decedent's Trust created under the Will of
William C. Spence

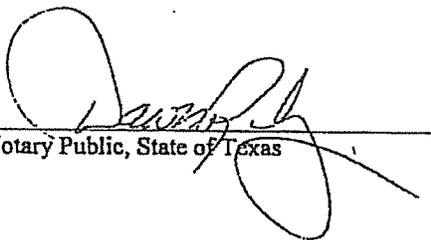
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HAYS

This instrument was acknowledged before me on this 24 day of February 2016 by Nancy N. Spence, individually and as Trustee of the Decedent's Trust created under the Will of William C. Spence.




Notary Public, State of Texas

(A) *General purpose and description.* The R-2 district is intended to provide for development of primarily detached, single-family residences on lots of not less than 20,000 square feet.

(B) *Permitted uses.*

- (1) One residence, including:
 - (a) Single-family detached dwellings; or
 - (b) Mobile or manufactured homes installed on permanent foundations.
- (2) Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:

- (a) The term accessory use shall include customary home occupations as herein defined;
 - (b) Accessory buildings, including a private garage, shall not occupy more than 50% of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See § 155.076 for additional accessory use requirements;
 - (c) A detached private garage used in conjunction with the main building;
 - (d) Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes; and
 - (e) One accessory dwelling unit.
- (3) Swimming pool (private);
 - (4) Utilities (public); and
 - (5) Religious assembly.

(C) *Conditional uses.*

- (1) Bed and breakfast lodging located only in the residential building;
- (2) Home day care;
- (3) Home commercial crafts or hobbies;
- (4) Telecommunications towers, commercial antennas, and broadcast towers, subject to all applicable city regulations;
- (5) Two-family residential (duplex); and
- (6) One secondary single-family residential building built onsite.

(D) *Development regulations.*

- (1) Lot size: minimum 20,000 square feet but less than 2 acres.
- (2) Maximum building height (as defined in § 155.005):
 - (a) Primary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;
 - (b) Secondary residential building: not more than 2 stories and not more than 28 feet with flat roof (see definition) or 35 feet with pitched roof;
 - (c) Accessory buildings: not more than 18 feet and not more than 1 story; and
 - (d) Decks: not more than 12 feet including a railing only or 18 feet including a roof.
- (3) For minimum setback, no construction, including buildings, parking areas, and driveways, except entry driveways, and no placement or display of commercial material and equipment shall be allowed in the setbacks. The minimum setbacks shall be the larger of the dimensions in § 155.078(A), Table A, or the following:
 - (a) Dominant street: 40 feet;
 - (b) Secondary street: 15 feet;
 - (c) Interior side yard: 10 feet; and
 - (d) Rear yard: 20 feet.

(4) Minimum floor area:

(a) Primary residential building: 600 square feet.

(5) Maximum impervious cover: 35%. Impervious cover shall be calculated as a percentage of the net site area and shall be the lesser of the percentage specified above in this district description or the percentage for the average lot slope in § 155.078(M), Table C.

(6) The parking and trash collection ordinances will apply.

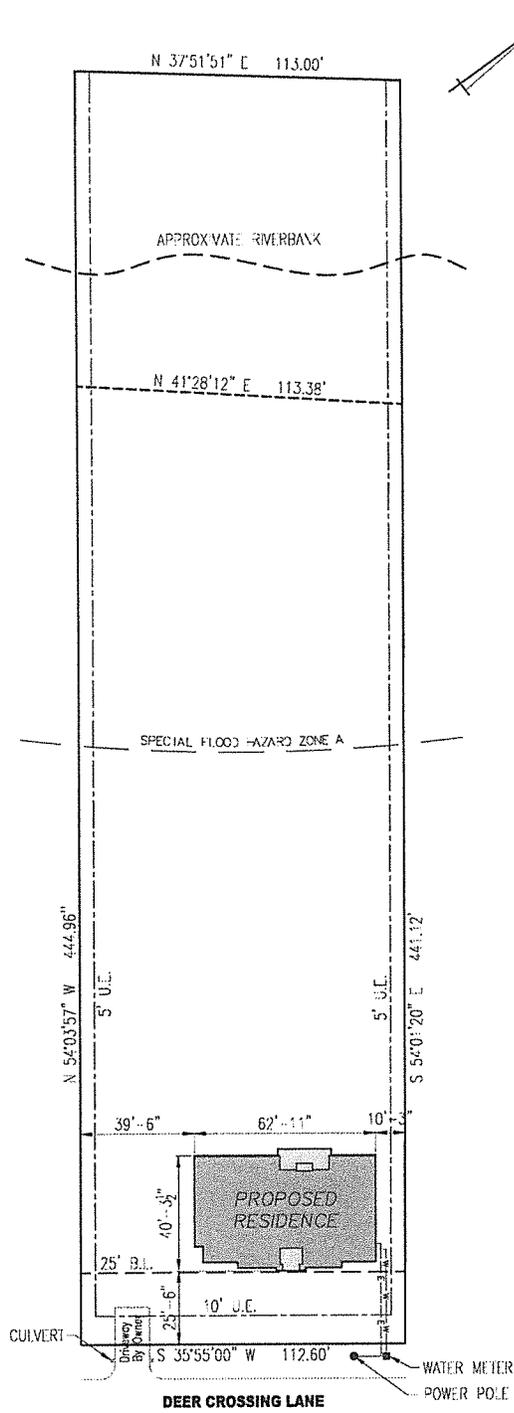
(E) *Special requirements.*

(1) Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.

(2) Open storage is prohibited, except for materials for the resident's personal use or consumption such as firewood, gardening materials, and the like.

(3) Single-family homes with side entry garages where lot frontage is only to 1 street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.

(F) *Other regulations.* As established in §§ 155.075et seq., development standards. (Ord. 2001-010, § 16, passed 4-1-2001; Am. Ord. 2003-006, passed 7-3-2003) Penalty, see § 155.

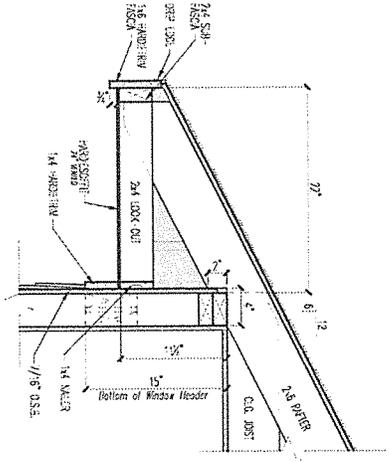


SCALE: 1" = 40'-0"

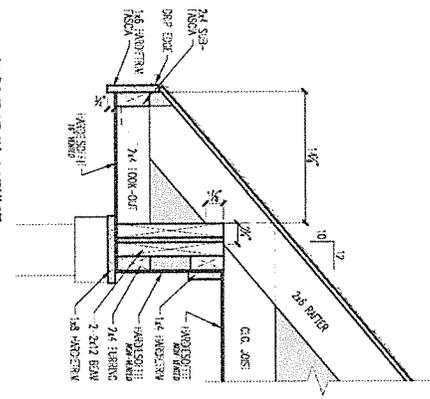
Mr. & Mrs. Terry Dotson
 JOB # 1164335
 Hays County

TILSON
 Family Owned Since 1832

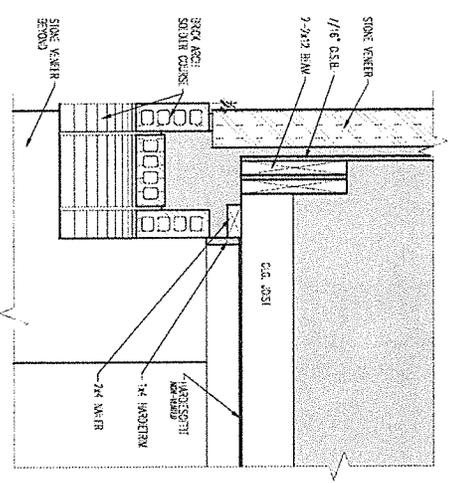
Address: Deer Crossing Lane
 Wimberly, TX 78676
 Legal Description: LOT: 24B
 RIVERLEDGE ESTATES



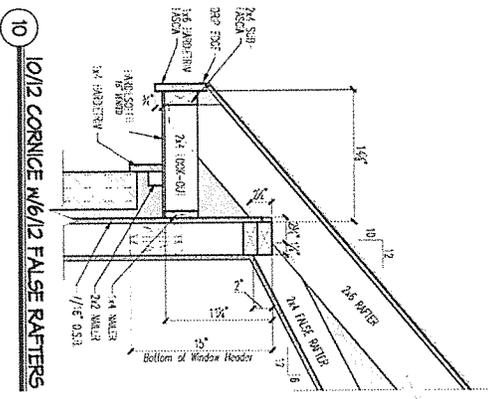
7 6/12 CORNICE



8 10/12 PORCH CORNICE



9 PORCH ARCH SECTION - STONE



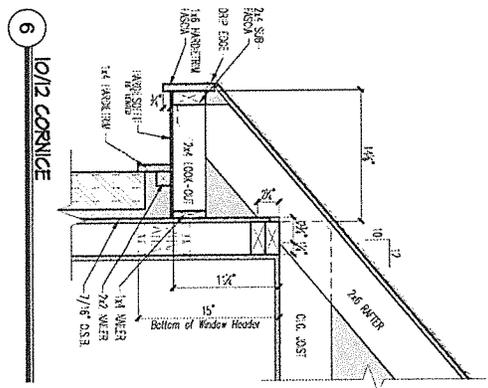
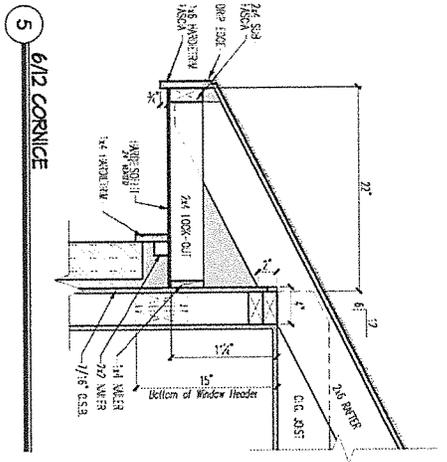
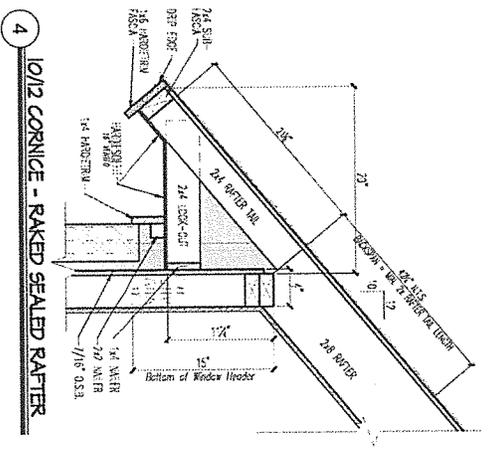
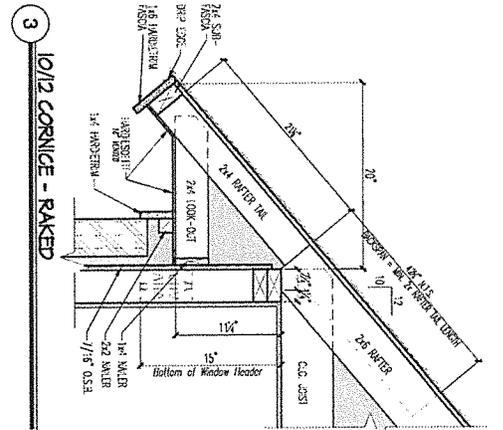
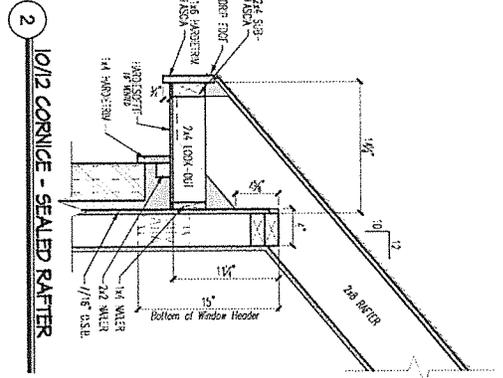
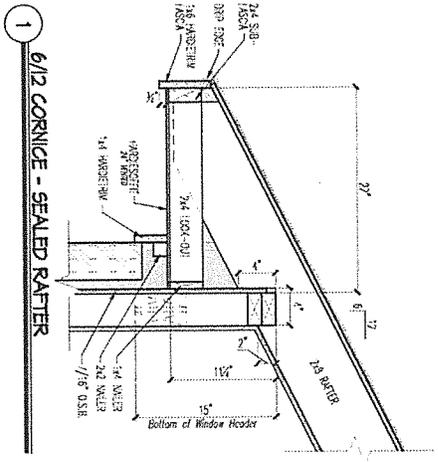
10 10/12 CORNICE W/6/12 FALSE RAFTERS

MR. & MRS. TERRY DOTSON
 JOB # 1164335
 Hays County
 A3.4

TILSON
 Family Owned Since 1899

The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what was represented and who will be held liable.

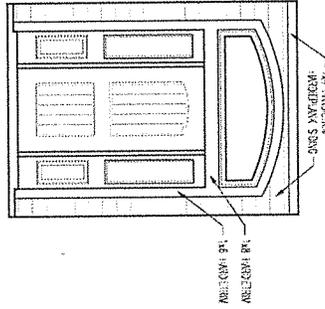
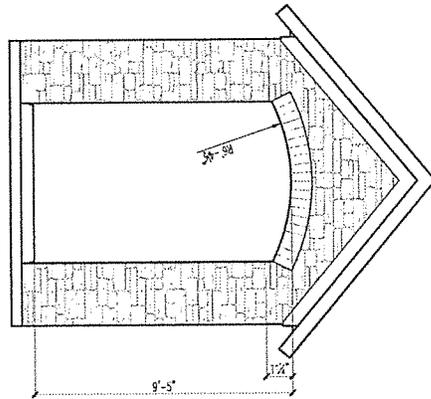
| | |
|-------------------------|--------------------|
| FC - 3/4/2014 - AH | FINAL PLANS |
| PPF - | |
| AC - | |
| PERMITS - 5/8/2016 - AH | |
| PKL - | |
| CP - | 05-1B MAGNOLIA |



MR. & MRS. TERRY DOTSON
 JOB # 1164335
 Hays County
 A3.3

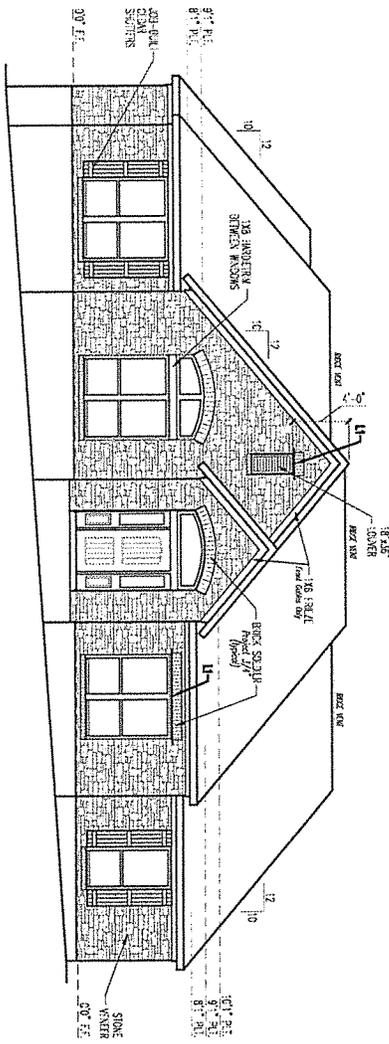
TILSON
 Family Owned Since 1932

| | | |
|--|-----------------------|--------------------------------------|
| The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the fabricated structure may vary. This document may not be relied on as representation of what was constructed and only used for back files. | FC - 30/206 - AH | FINAL PLANS 05-1B MAGNOLIA |
| | RF - | |
| | AC - | |
| | PERKINS - 56/226 - AH | |
| | PK - | |
| | CP - | |



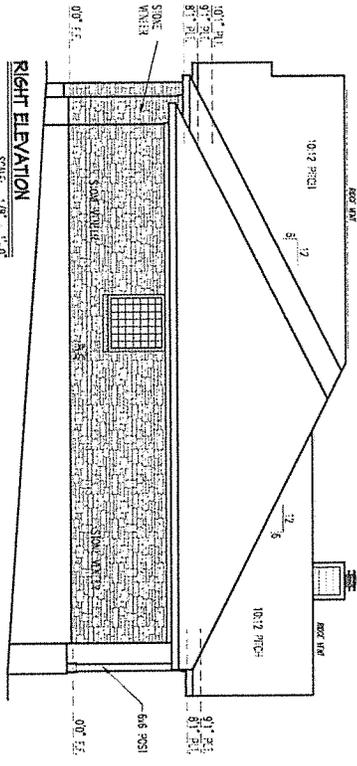
FRONT PORCH ARCH & DOOR ELEVATION
SCALE: 1/8" = 1'-0"

| NO. | QTY. | DESCRIPTION | UNIT | AMOUNT | REMARKS |
|-----|------|-------------------------|------|--------|-----------------------|
| 1 | 1 | FRONT PORCH ARCH & DOOR | EA | 1 | As shown on sheet 210 |
| 2 | 1 | FRONT PORCH ARCH & DOOR | EA | 1 | As shown on sheet 210 |
| 3 | 1 | FRONT PORCH ARCH & DOOR | EA | 1 | As shown on sheet 210 |
| 4 | 1 | FRONT PORCH ARCH & DOOR | EA | 1 | As shown on sheet 210 |
| 5 | 1 | FRONT PORCH ARCH & DOOR | EA | 1 | As shown on sheet 210 |



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ALL WINDOW SILLS AND ARCHES ON STONE WALLS ARE TO BE BRICK



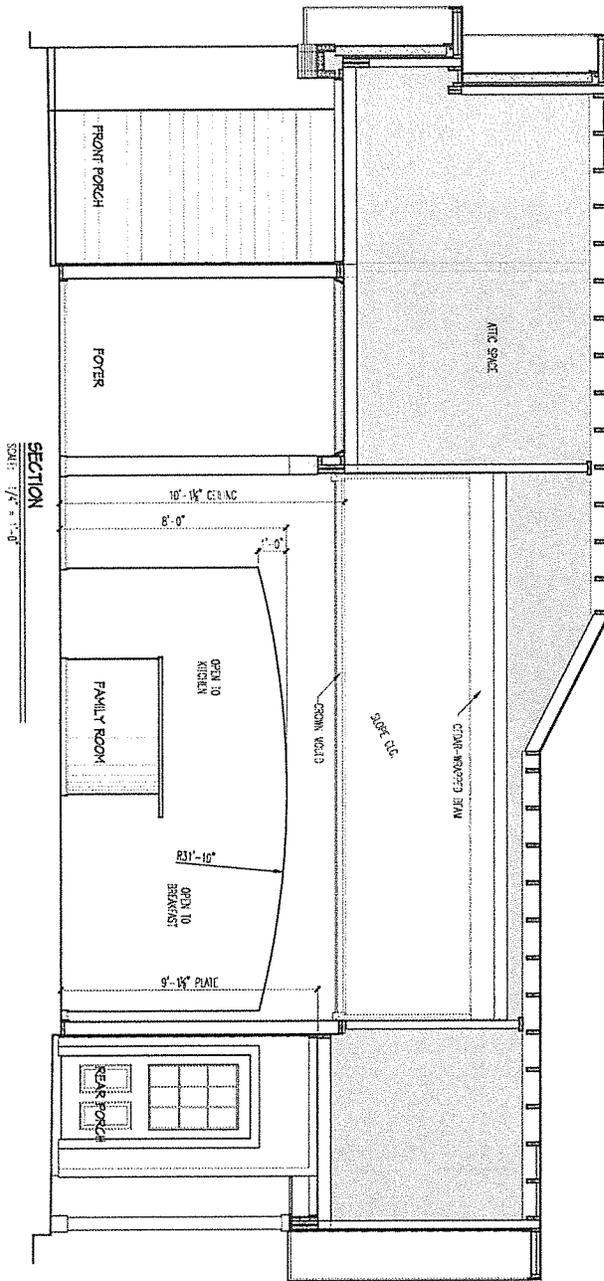
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

MR. & MRS. TERRY DOTSON
JOB # 1164335
Hays County

TILSON
Family Owned Since 1932

The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

| | |
|-------------------------|-------------------------------------|
| PC - 3/4/2016 - AM | FINAL PLANS 05-B MAGNOLIA |
| PDF - | |
| ACC - | |
| PERMITS - 3/4/2016 - AM | |
| PPC - | |



SECTION
SCALE: 1/4" = 1'-0"

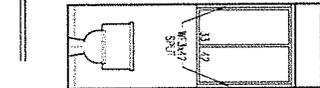
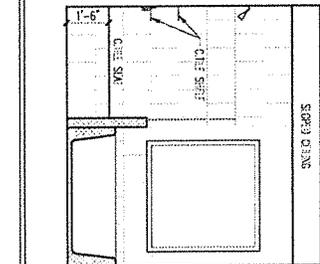
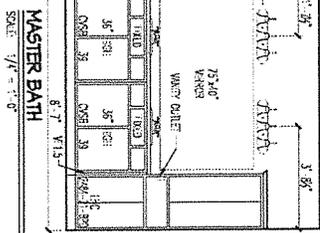
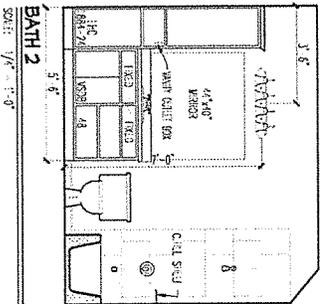
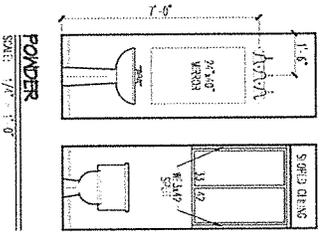
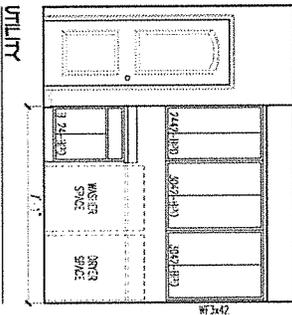
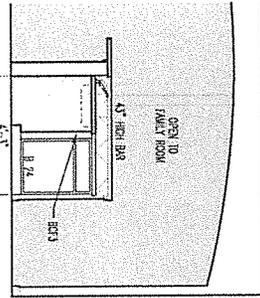
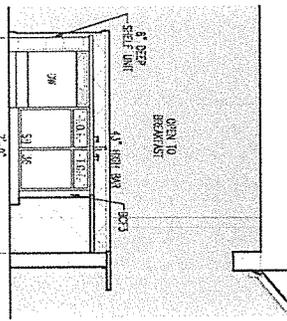
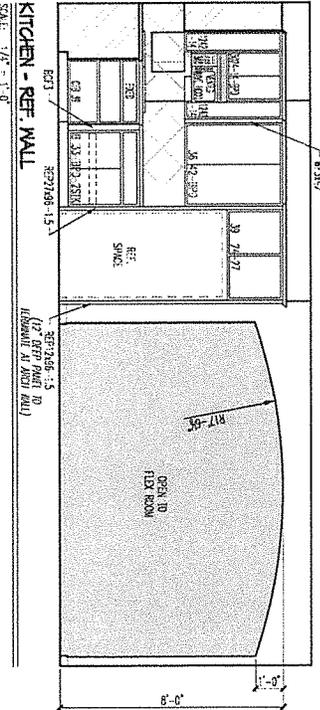
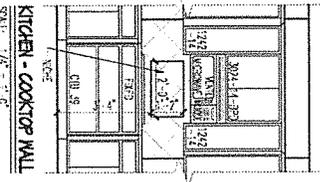
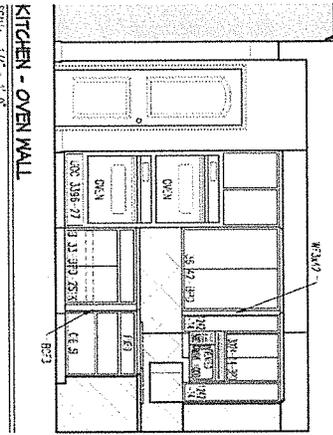
A2.3
MR. & MRS. TERRY DOTSON
JOB # 1164335
Hays County
Tilson Home Corporation 2015 ©

TILSON
Family Owned Since 1932

The measurements, dimensions, and other specifications, shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

PG - 5/4/2016 - AM
PDP -
ACG -
PERMITS - 5/6/2016 - AM
TR -
GR -

FINAL PLANS
05-13 MAGNOLIA



**NOTE: VERIFY CABINET
BLOCKING HEIGHT**

MR. & MRS. TERRY DOTSON
JOB # 1164335
Hays County
A2-1

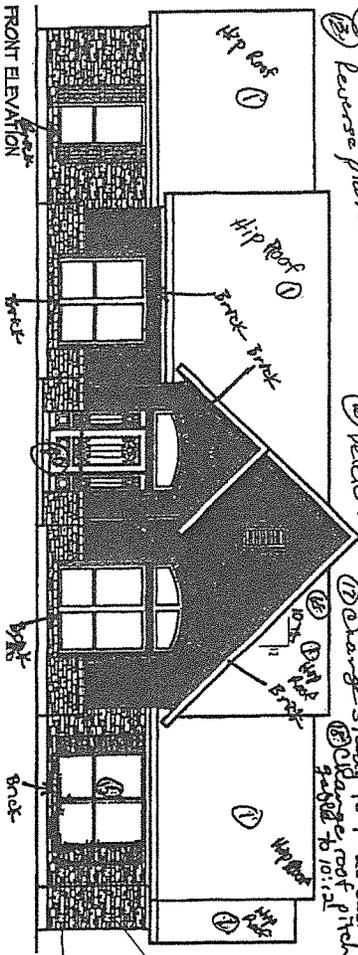
TILSON
Family Owned Since 1939

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what has been constructed and we will hold them.

EC - 5/4/2018 - AM
PZ -
AGG -
PERMITS - 5/4/2018 - AM
PK -
OP -
FINAL PLANS
05-1B MAGNOLIA

3/24/16 WALLS ONLY

X V. 930



Reverse Plan

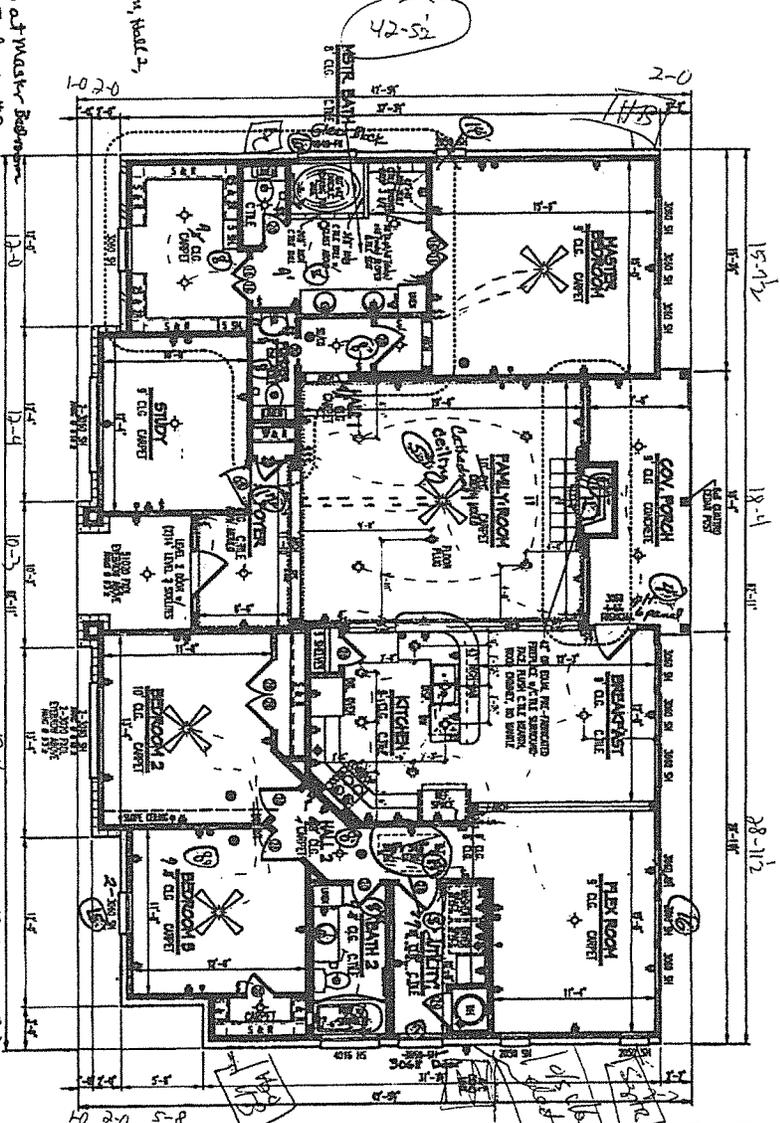
DEVELOPE DIAMETER

YES NO

TOTAL CANTON

YES NO

- 1 Change Hip Roof to Gable at all but front + back porches.
- 2 2x6 Exterior Walls
- 3 Change Front of home to stone with brick at stone bands + window ledges
- 4 9'-1/2" 2 Panel 10 1-1/2" French at Breakfast Room
- 5 Cathedral Ceiling at Breakfast Room
- 6 Glass Block 10 fixed stone window at Master Bath
- 7 6 Panel exterior door at Utility Room 10 window
- 8 Raise ceiling to 9' @ Master Bath + Utility Room
- 9 Add Fans, Glass Doors + French Air at Fireplace
- 10 - Option #3 - Fireplaces
- 11 - Option #1 - Fireplace
- 12 Total Electric
- 13 Reverse Plan
- 14 Delete side window at Master Bedroom
- 15 2 - 3000 windows at Bedroom #3
- 16 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 17 2 - 3000 windows at Bedroom + center 2 - 3000 windows
- 18 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 19 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 20 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 21 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 22 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
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- 96 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 97 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 98 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 99 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows
- 100 Delete 1 - 3000 window at Bedroom + center 2 - 3000 windows



AREA XABULATION:

TOTAL LINEAR FT. = 239 9/17

CONCRETE FLOOR AREA = 193 5/17

TOTAL SIB AREA = 715 5/17

LINEAR FT. = 14'-0" U

CONCRETE FLOOR AREA = 18'-5" U

TOTAL CANTON = YES NO

| Room Name | Room Number | Area |
|------------|-------------|--------|
| BEDROOM 1 | 101 | 118 SF |
| BEDROOM 2 | 102 | 118 SF |
| BEDROOM 3 | 103 | 118 SF |
| BEDROOM 4 | 104 | 118 SF |
| BEDROOM 5 | 105 | 118 SF |
| BEDROOM 6 | 106 | 118 SF |
| BEDROOM 7 | 107 | 118 SF |
| BEDROOM 8 | 108 | 118 SF |
| BEDROOM 9 | 109 | 118 SF |
| BEDROOM 10 | 110 | 118 SF |
| BEDROOM 11 | 111 | 118 SF |
| BEDROOM 12 | 112 | 118 SF |
| BEDROOM 13 | 113 | 118 SF |
| BEDROOM 14 | 114 | 118 SF |
| BEDROOM 15 | 115 | 118 SF |
| BEDROOM 16 | 116 | 118 SF |
| BEDROOM 17 | 117 | 118 SF |
| BEDROOM 18 | 118 | 118 SF |
| BEDROOM 19 | 119 | 118 SF |
| BEDROOM 20 | 120 | 118 SF |
| BEDROOM 21 | 121 | 118 SF |
| BEDROOM 22 | 122 | 118 SF |
| BEDROOM 23 | 123 | 118 SF |
| BEDROOM 24 | 124 | 118 SF |
| BEDROOM 25 | 125 | 118 SF |
| BEDROOM 26 | 126 | 118 SF |
| BEDROOM 27 | 127 | 118 SF |
| BEDROOM 28 | 128 | 118 SF |
| BEDROOM 29 | 129 | 118 SF |
| BEDROOM 30 | 130 | 118 SF |
| BEDROOM 31 | 131 | 118 SF |
| BEDROOM 32 | 132 | 118 SF |
| BEDROOM 33 | 133 | 118 SF |
| BEDROOM 34 | 134 | 118 SF |
| BEDROOM 35 | 135 | 118 SF |
| BEDROOM 36 | 136 | 118 SF |
| BEDROOM 37 | 137 | 118 SF |
| BEDROOM 38 | 138 | 118 SF |
| BEDROOM 39 | 139 | 118 SF |
| BEDROOM 40 | 140 | 118 SF |
| BEDROOM 41 | 141 | 118 SF |
| BEDROOM 42 | 142 | 118 SF |
| BEDROOM 43 | 143 | 118 SF |
| BEDROOM 44 | 144 | 118 SF |
| BEDROOM 45 | 145 | 118 SF |
| BEDROOM 46 | 146 | 118 SF |
| BEDROOM 47 | 147 | 118 SF |
| BEDROOM 48 | 148 | 118 SF |
| BEDROOM 49 | 149 | 118 SF |
| BEDROOM 50 | 150 | 118 SF |

MS 05-1 Magnolia
"B" Elevation - Gable

TILSON HOME CORPORATION
Family Owned Since 1932

WORK COPY

#116-4335 DOTSON

3/24/16

Dotson #1164335

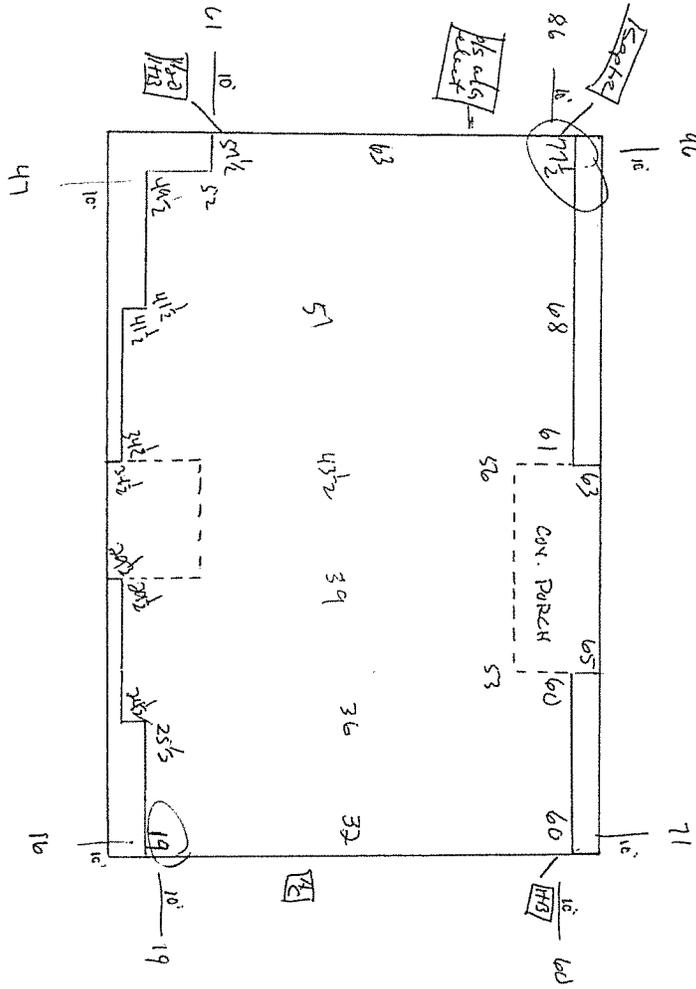
X W. S. D.

77 1/2

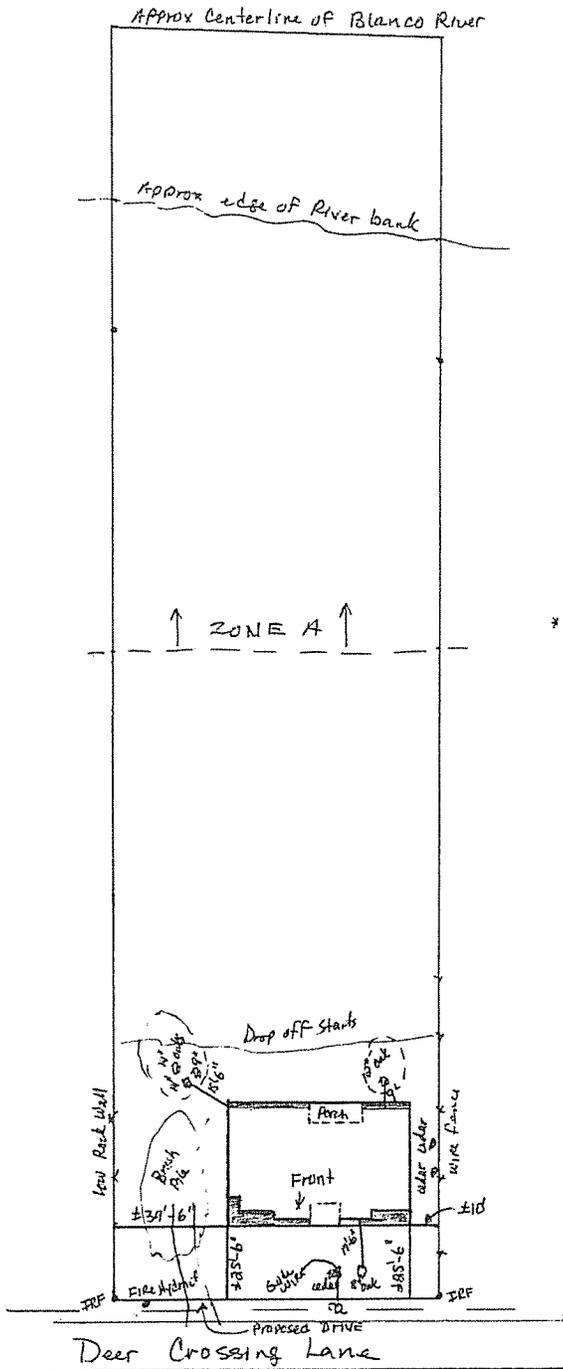
19

58 1/2 OOL

- * Slab Height 12" @ High Grade
- * Slab Height 10" @ Low Grade



1" = 40'



3/24/16
 Lot 24B
 ± 1.147 ac
 River Ledge Estates
 Hays Co.
 Dotsen # 1164335

X [Signature]

* faces South-east

- ⊗ = utility pole
- |— = overhead electric line
- x- = wire fence
- BL = building setback line
- UE = utility easement
- (XXXXX) = recorded data "calls"
- (18) = Hays County Deed Records

A portion of this subject property does lie within a Special Flood Hazard Area as determined from FEMA Hazard Map, Community Panel No. 48209C 0565 F, dated September 2, 2005.

Copyright © 2016 Eagle Land Surveying. All rights reserved.

LEGAL DESCRIPTION: All of Lot 24B, RIVERLEDGE ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 6, Page 31, Plat Records of Hays County, Texas.

CLIENT: Raymond George Dabson and Terri Lynn Dabson

I hereby certify that this plat represents a survey made upon the ground under my supervision, on February 18, 2016, and there are no visible or apparent encroachments upon this property, except as shown hereon.

Clyde Barroso, R.P.L.S. #5404, State of Texas, Firm #10078300.

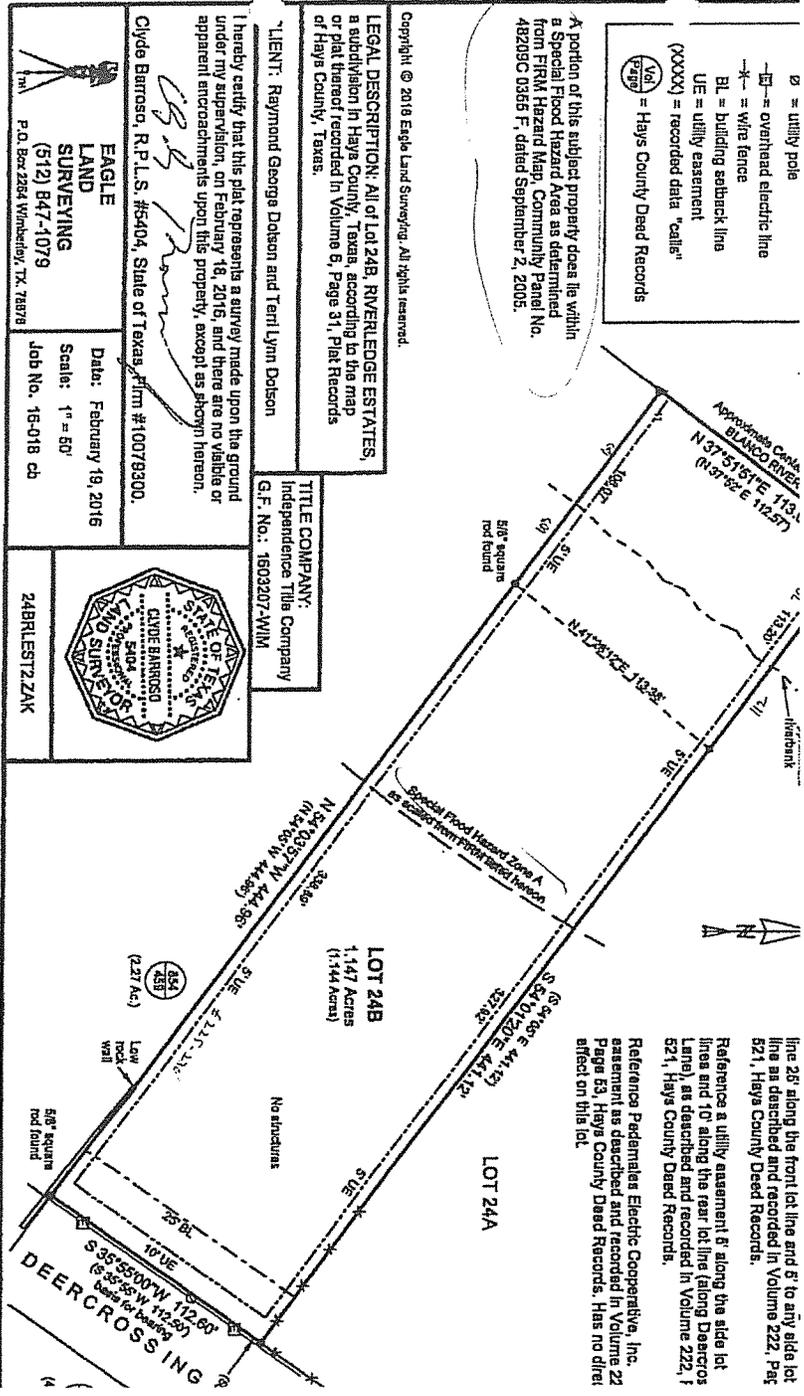
EAGLE LAND SURVEYING
 (512) 847-1079
 P.O. Box 2264 Wimberley, TX. 78878

Date: February 19, 2016
 Scale: 1" = 60'
 Job No. 16-018 cb



24BRLEST17.ZAK

TITLE COMPANY:
 Independence Title Company
 G.F. No.: 1603207-W/M



line 25' along the front lot line and 6' to any side lot line as described and recorded in Volume 222, Page 521, Hays County Deed Records.
 Reference a utility easement 6' along the side lot line and 10' along the rear lot line (along Deercross Lane), as described and recorded in Volume 222, Page 521, Hays County Deed Records.
 Reference Padernales Electric Cooperative, Inc. easement as described and recorded in Volume 22 Page 53, Hays County Deed Records. Has no direct effect on this lot.

Pad Design:

n/a

Pad Design approved (Owner(s): _____
Tilson Representative: _____
Date: _____

Notes:

- * Need electric - Owner will meet w/ PEC
- * Need Water - Owner will Contact City for Water Meter
- * Natural ground Drive
- * Owner will Remove Brush @ lift elevation
- * 50 $\frac{1}{2}$ " OOL - Need Cost for Concrete - will likely not grade
- * Recommend Stake Survey
- * Reverse Plan

STAKE-OUT SHEET

PROPERTY ADDRESS: Deer Crossing Lane Wimberley Tx 78676 City Subd: N/A Wimberley

- 1 What is the condition of the site? (Weeds, tall grass, muddy, trees, etc.) clay rock
2 Are there any visible pipelines or power easements that are not shown on the survey/plot? No
3 Are property corners visible? Yes Has tract been surveyed? Yes Do stakes match survey? Yes
4 Is there a driveway to the building site? Natural Ground
5 Do culverts need to be installed prior to start? No
6 Are power lines near building site for temporary service? No
7 Does site have power and ready for construction? Y or N Y or N
8 Elec. Notes:
9 What is the exact location of the proposed construction in relation to one sideline and front line? See Site Plan
10 Please locate any existing buildings or fences that are not shown on the survey. No See Site Plan
11 Are there any items that need to be removed before construction can begin? No See Site Plan

County where property is located: Hays Bidg. Permit #
Permit obtained by: OWNER OR TILSON

PROPERTY SERVICES:

WATER: Public or Private Well Wastewater: Public or Septic Gas: Natural L.P. or None
Water Entry: City of Wimberley
Wastewater:
Contact:
Electric Util: PEC
Breaker Panel Located: OUTSIDE
MSA: Y or N Name & Address:

Slab Height Options (Select One) Drive Information:
Std. Slab Height (Included in price)
Start slab 12.11 inches above high corner (porches not included)
Additional Slab Height (Extra charges apply)
Starting slab height inches above high corner (porches not included)
Special Height forms? ACC approval Needed? YES or NO

Front Set Back: 25 Interior Setback: 5 Rear Set Back: Side St. Set Back:
House faces (Direction): South East
Septic System requires 1-20 amp-110v *2-20 amp 110v 1-30 amp-220v *2-30 amp-220v (*Extra Charge)

What is the out of level of the site? 58.2
12 Is a dirt pad to be constructed? No By whom? (Circle one) Tilton Owner
If so, is the site to be cut, filled, or both (Circle One)
If cut, what is the estimated depth of the cut? If filled, what is the estimated depth of the fill?
If the site is to be filled, is the dirt coming from the existing site, or will it need to be trucked in? (North Texas)
Will pad be compacted? (Circle one) Yes No
Pad height (in inches) Same level as existing high corner or raised? (Circle one) Same Ht. Raised
Benchmark location:

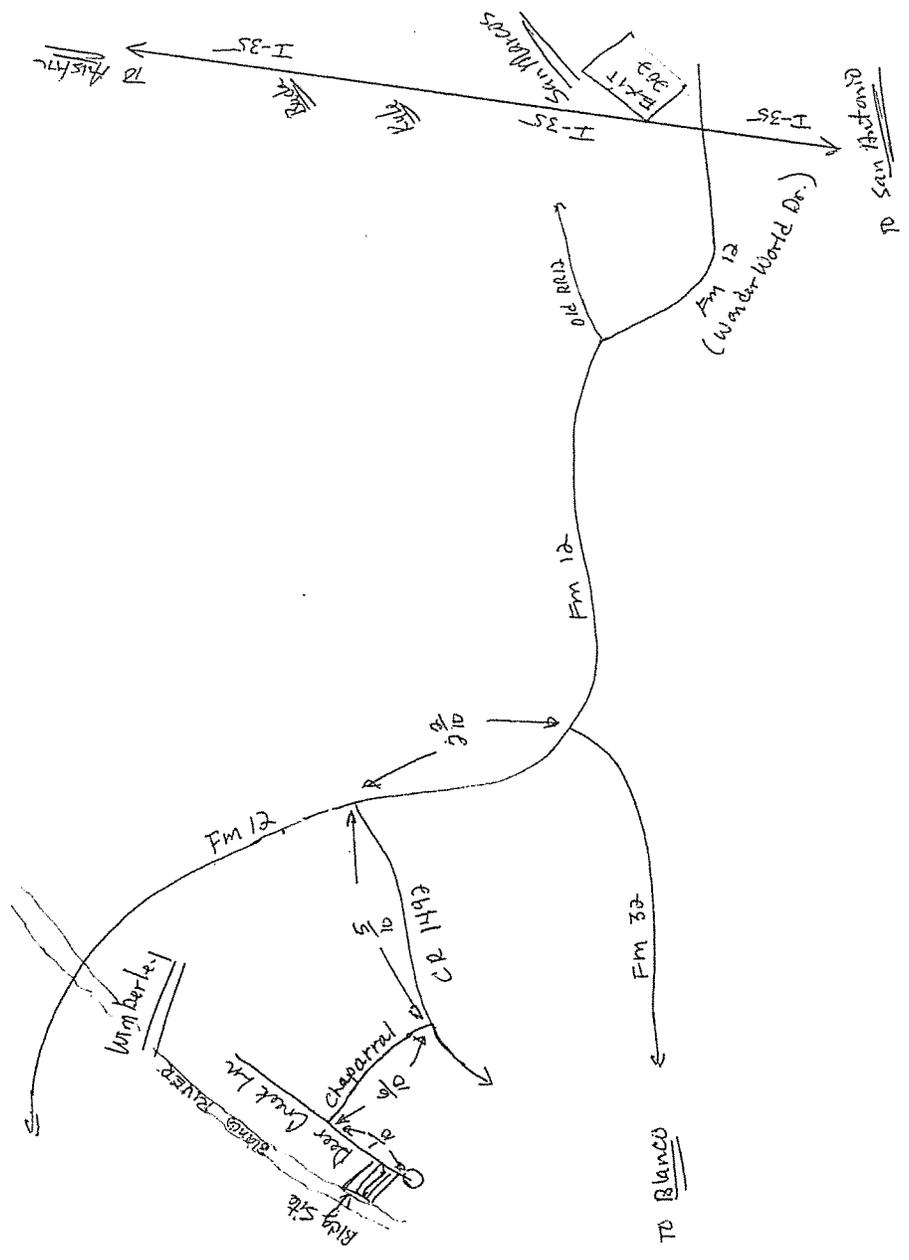
13 Is there an existing pad? Yes No
Is existing pad compacted or non-compacted? - If compacted inform owner he must provide testing results.
Approx. depth at all corners of house (Show and label on Stakeout Plan)
Is pad correct size and shape for footprint of home? Yes No
Type of material used for pad.

14 If the property is to be graded, who is grading the property? Owner Tilton (Tilton only in N. Texas)
Flood Information: On Survey 3rd A/A Latitude: N29° 59.170' Longitude: W98° 6.340'

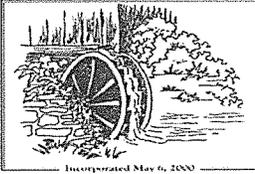
15 Is there any rock on the site? (Circle one) YES NO
Tractor should work

Job # 1164335 Customer: Raymond George Dotson, Terri Lynn Dotson
Cash or Loan: Cash Salesperson: Rick Graves Date Ordered: 3/2/16 By: Brenda Waits

| | |
|--|---------------------------------------|
| Job# | 1164335 |
| Customer | Dots on |
| NAME | Dots on |
| PHYSICAL ADDRESS: | |
| STREET | Deer Crossing Ln |
| CITY | Wimberly |
| ZIP | 78676 |
| COUNTY | HAYS |
| GPS | Lat: N29° 59' 120 Lon: W98° 6' 340 |
| Subdivision | CITY of Wimberly |
| ROD PAGE # | 107 |
| BOOK CONTRIBUTION: | |
| State Code: | |
| CHECK THESE BOXES: <input checked="" type="checkbox"/> | |
| ADDRESS: | |
| Location | Central TX Med Center |
| San Marcos | 512-353-8979 |
| Address | Ways of Sten. Road |
| Phone | 512-847-3456 |
| EMS | |
| Wimberly EMS | |
| Phone | 512-847-2524 |
| Fire | |
| Wimberly VFD | |
| Phone | 512-847-3534 |
| Home | |
| FACES | South East |
| | |



Board of Adjustment Agenda Item Form



Date Submitted: July 15, 2016

Agenda Date Requested: July 18, 2016

Project/Proposal Title: BOARD MEMBER REPORTS

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow for reports to be presented by Board members and for future agenda item requests.