

Kimley»Horn

June 17, 2015

The Honorable J.D. Clark
 Wise County Judge
 P. O. Box 393
 Decatur, TX 76234

RE: **Indian Springs Ranch, Phase II, Lots 9R and 10R**
Re Plat Review, Precinct 4
KHA No. 061027001

Dear Judge Clark:

As requested, Kimley-Horn and Associates, Inc. has reviewed the Re-Plat submittal for the Indian Springs Ranch, Phase II, Lots 9R and 10R Re-Plat in accordance with the Wise County Development Rules and Regulations. It is our understanding a variance is being requested for the following items:

- A Drainage Plan should be included with the submittal that contains 5-foot contour intervals shown throughout the subdivision and descriptions of contributing drainage and discharge to and from the subdivision, as prepared by a licensed engineer in the State of Texas. (Re: Section 3.07)

Aside from this, all other items appear to be in general conformance with the *Wise County Development Rules and Regulations*.

For review and acceptance of the development by Wise County Commissioner's Court, it is the responsibility of the Developer to confirm with the County Judge's office for placement on the upcoming Commissioner's Court Agenda.

We appreciate the opportunity to be of continued service to Wise County. If you have any questions or comments, please do not hesitate to call.

Very truly yours,
 KIMLEY-HORN AND ASSOCIATES, INC.
 Texas Registration No. F-928



Sean Mason, P.E.

SRM/klw

Copy to: Mr. Danny White, County Commissioner, Precinct 1 (via email)
 Mr. Kevin Burns, County Commissioner, Precinct 2 (via email)
 Mr. Harry Lamance, County Commissioner, Precinct 3 (via email)
Mr. Gaylord Kennedy, County Commissioner, Precinct 4
 Mr. Chad Davis, P.E., County Engineer (via email)
 Mr. Paul Claffey, Owner/ Developer
 Mr. David Harlan, Jr., Harlan Land Surveying, Inc.
 Mr. Tom Goode, Wise County Public Works (attachment)

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Kimley»»Horn

June 30, 2015

The Honorable J.D. Clark
Wise County Judge
P. O. Box 393
Decatur, TX 76234

**RE: Reatta Estates, Phase I Lot 24R1, Phase II, Lot 25R
Re Plat Review, Precinct 1
KHA No. 061027001**

Dear Judge Clark:

As requested, Kimley-Horn and Associates, Inc. has reviewed the Re-Plat submittal for the Reatta Estates, Phase I Lot 24R1, Phase III, Lot 25R Re-Plat in accordance with the Wise County Development Rules and Regulations. It is our understanding a variance is being requested for the following items:

- Lots should have a minimum road frontage of 150 feet as measured at the property line. Proposed Lot 25R appears to contain approximately 126 feet of road frontage. (Re: Section 6.02.B)

Aside from this, all other items appear to be in general conformance with the Wise County Development Rules and Regulations.

For review and acceptance of the development by Wise County Commissioner's Court, it is the responsibility of the Developer to confirm with the County Judge's office for placement on the upcoming Commissioner's Court Agenda.

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Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.
Texas Registration No. F-928


Jenifer Tatum, P.E.
JRT/klw

Attached: Variance Request, Dated June 24, 2015

Copy to: **Mr. Danny White, County Commissioner, Precinct 1**
Mr. Kevin Burns, County Commissioner, Precinct 2 (via email)
Mr. Harry Lamance, County Commissioner, Precinct 3 (via email)
Mr. Gaylord Kennedy, County Commissioner, Precinct 4 (via email)
Mr. Chad Davis, P.E., County Engineer (via email)
Mr. Colton McGuffin, Owner/ Developer
Mr. Charles B. Hooks, Jr., R.P.L.S., Loyd Bransom Surveyors, Inc.
Mr. Tom Goode, Wise County Public Works (attachment)

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2617 W. Blue Mound Rd., #100
Haslet, TX 76052
817/439-1710 phone
817/439-0080 fax
bch01710@att.net

Bailee Developers, LP

June 24, 2015

Re: Reatta Replat Variance Request

Commissioner Danny White:

I am requesting a variance on minimum lot width frontage on Cactus Drive on Lot 25R/Blk6 being reduced from 150' in width to 130' in width. The reason for the replat and the requested variance is that the existing driveway on the new residence of Lot 24R encroaches onto Lot 25R, with the replat this will keep the newly built home on Lot 24R Blk 6 20' off the side property line.

Scott Mauldin
Bailee Developers L.P.

Cc: Jennifer Tatum-Kimley Horn
Chad Davis – Wise County Engineer

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Kimley»»Horn

July 7, 2015

The Honorable J.D. Clark
Wise County Judge
P. O. Box 393
Decatur, TX 76234

RE: **Wrangler Estates, Lots 1R1, 1R-2, and 1R-3, Block 1**
Re Plat Review, Precinct 2
KHA No. 061027001

Dear Judge Clark:

As requested, Kimley-Horn and Associates, Inc. has reviewed the Re-Plat submittal for the Wrangler Estates, Lots 1R1, 1R-2, and 1R-3, Block 1 Re-Plat in accordance with the *Wise County Development Rules and Regulations*. The submittal appears to be in general conformance with the *Wise County Development Rules and Regulations*.

For review and acceptance of the development by Wise County Commissioner's Court, it is the responsibility of the Developer to confirm with the County Judge's office for placement on the upcoming Commissioner's Court Agenda.

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Texas Registration No. F-928



Sean Mason, P.E.

SRM/klw

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Mr. Harry Lamance, County Commissioner, Precinct 3 (via email)
Mr. Gaylord Kennedy, County Commissioner, Precinct 4 (via email)
Mr. Chad Davis, P.E., County Engineer (via email)
Mr. Mark Southard, Owner/ Developer
Mr. M.D. Herrijgers, MDH Surveying
Mr. Tom Goode, Wise County Public Works (attachment)

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Kimley»»Horn

July 8, 2015

The Honorable J.D. Clark
Wise County Judge
P. O. Box 393
Decatur, TX 76234

RE: **Beeson Ranch Phase 1 & 2, Lots 1-45,
Preliminary Plat Review, Precinct 4
KHA No. 061027001**

Dear Judge Clark:

As requested, Kimley-Horn and Associates, Inc. has reviewed the Preliminary Plat submittal for Beeson Ranch Addition Phase 1 & 2, Lots 1-45, in accordance with the *Wise County Development Rules and Regulations*. The submittal appears to be in general conformance with the *Wise County Development Rules and Regulations*.

For review and acceptance of the development by Wise County Commissioner's Court, it is the responsibility of the Developer to confirm with the County Judge's office for placement on the upcoming Commissioner's Court Agenda.

We appreciate the opportunity to be of continued service to Wise County. If you have any questions or comments, please do not hesitate to call.

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KIMLEY-HORN AND ASSOCIATES, INC.
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Mr. Harry Lamance, County Commissioner, Precinct 3 (via email)
Mr. Gaylord Kennedy, County Commissioner, Precinct 4
Mr. Chad Davis, P.E., County Engineer (via email)
Mr. J. Mark Duncum, Owner/ Developer
Mr. Quint Burks, Burks Land Surveying
Mr. Arlyn Samuelson, Pogue Engineering and Development Company, Inc.
Mr. Tom Goode, Wise County Public Works (attachment)

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