Kimley»Horn

August 5, 2014

Mr. Glenn Hughes
Interim County Judge
Wise County
P. O. Box 393
Decatur, TX 76234

RE: ***Walnut Creek Ranchetts, Lots 4A-R1 and 4A-R2***
Re-Plat Review, Precinct 1
KHA No. 061027001

Dear Judge Hughes:

As requested, Kimley-Horn and Associates, Inc. has reviewed the Re-Plat submittal for Walnut Creek Ranchetts, Lots 4A-R1 and 4A-R2 Re- Plat in accordance with the *Wise County Development Rules and Regulations*. Lots should have a minimum road frontage of 150 feet as measured at the property line, except in cul-de-sacs and along street eyebrows where the minimum road frontage shall be 50 feet as measured at the building setback line. (Re: Section 6.02.B) The owner's variance request letter for this item has been included as an attachment to this letter. 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

Attachment: Variance Request Letter Dated July 11, 2014

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. Gary Potts, Interim County Commissioner, Precinct 4 (via email)
Mr. Chad Davis, P.E., County Engineer (via email)
Ms. Cynthia Davidson, Owner/ Developer
Mr. M.D. Herrijgers, MDH Surveying
Mr. Tom Goode, Wise County Public Works (attachment)

\K:\FTW_Utilities\9601000\96010LTR\Pdftemplate.Doc

7-11-14

TO: KIMLEY-HORN

ATTN: JENIFER TATUM

FROM: KYLE R. CLARK

RE: #3 IN LETTER FOR TRACTS (LOTS) 4A-R1 & 4A-R2

I AM REQUESTING A VARIANCE FOR ROAD FRONTAGE REQUIREMENT AS TRACT 4A-R1 HAS LESS THAN 50' ROAD FRONTAGE AND TRACT 4A-R2 HAS NO ROAD FRONTAGE.

THANKS,

KYLE R. CLARK