

Helen Ward, Commissioner
Larry Granados, Commissioner



Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF ADJUSTMENT AGENDA
JUNE 15, 2023
7:00 PM**

**ROANOKE CITY HALL
CITY COUNCIL CHAMBERS – 2ND FLOOR
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Zoning Board of Adjustment on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on January 19, 2023.

D. NEW BUSINESS

1. Consideration and action to nominate and elect a Chairman.
2. Consideration and action to nominate and elect a Vice Chairman.
3. Public hearing to consider a Variance Request (V-2023-01) from Willow Creek Signs seeking relief from the City's Code of Ordinances regarding roof signs, Section 12.862.(3) Prohibited Signs, for a property located at 400 N Hwy 377, O T Roanoke Lots 33, 38, and 39, 8.900 Acres.
4. Consideration and action on a variance request (V 2023-01) from Willow Creek Signs seeking relief from the city's code of ordinances regarding roof signs, Section 12.862.(3) Prohibited Signs for a property located at 400 N Hwy 377, O T Roanoke lots 33, 38 & 39, 8.900 acres.



**AGENDA FOR THE ROANOKE
ZONING BOARD OF ADJUSTMENT**

**June 15, 2023
Page 2 of 2**

5. Public hearing to consider a Variance Request (V-2023-02) from Gary Panno seeking relief from the City's Code of Ordinances regarding side yard setbacks, Section 12.601.(D).(2).A-Table 1, for property located at 307 Travis Street, OT Roanoke, Block 23, Lot 2.
6. Consideration and action on a variance request (V 2023-02) from Gary Panno seeking relief from the city's code of ordinances regarding side yard setbacks, Section 12.601.(d).(2).a.-Table 1 for a property located at 307 Travis Street, O T Roanoke Block 23 Lot 2.

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, June 8, 2023, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 01/19/2023 - ZBA Minutes

MEETING DATE: June 15, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Zoning Board of Adjustment meeting held on January 19, 2023.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. ZBAMin 01-19-2023



Helen Ward, Commissioner
Larry Granados, Commissioner

Lewis Rice, Chairman

Abigail Mayer, Commissioner
Lauren Turner, Vice Chairman

**ROANOKE ZONING BOARD OF
ADJUSTMENT REGULAR MEETING
MINUTES
JANUARY 19, 2023
7:00 P.M.**

**ROANOKE CITY HALL
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present: Chairman Lewis Rice; Vice Chairman Lauren Turner; Commissioners: Helen Ward, Larry Granados, and Abigail Mayer; Interim City Manager Cody Petree; City Planner Kelly Carlson and Secretary Sherry Gragg.

A. CALL TO ORDER

Meeting called to order at 7:00 p.m.

B. PUBLIC INPUT

Kerry Ward, Roanoke resident, stated she is concerned that there are no dog parks in the city.

C. APPROVAL OF THE MINUTES

1. Motion made by Helen Ward second by Lauren Turner to approve with corrections, the minutes from the Zoning Board of Adjustment meeting held on September 15, 2022.

Motion carried unanimously.

C. NEW BUSINESS

1. Public hearing to consider a Special Exception Request (SEP-2023-01) from Brilliant Home Builders seeking relief from City's Code of Ordinances Section 12.601(3) Building Massing and Scale (A.) & (B.) regarding second story offset and lot coverage for Lot 3R, Block 15, O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and generally located at 313 Rusk Street.

Public hearing started at 7:05 p.m.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**January 19, 2023
Page 2 of 3**

Aaron Brown, Builder, showed the Zoning Board of Adjustment renderings of the homes they want to build. Mr. Brown stated they are trying to stay with the designs currently in the downtown area. Mr. Brown further stated the Special Exception would help them obtain this goal.

Public hearing ended at 7:09 p.m.

2. Motion made by Abigail Mayer second by Helen Ward to deny a Special Exception Permit (SEP 2023-01) requested by Brilliant Home Builders seeking relief from city's code of ordinances section 12.601(3)a. & b., regarding second story offset and lot coverage for 313 Rusk Street, Lot 3R Block 15 in the O.T. Roanoke Addition, an addition located within the City Of Roanoke, Denton County, Texas. The property is generally located on the north side of Rusk, west of Walnut Street. Motion carried 4-0-1. Chairman Lewis Rice abstained.

3. Public hearing to consider a Special Exception Request (SEP-2023-02) from Brilliant Home Builders seeking relief from City's Code of Ordinances Section 12.601(3) Building Massing and Scale (A.) & (B.) regarding second story offset and lot coverage for Lot 2R, Block 15, O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and generally located at 317 Rusk Street.

Public hearing started at 7:50 p.m.

Laura Nash, Roanoke resident, has concerns with the sizes of the proposed homes, which are larger than the homes currently in that area. Mrs. Nash further stated that she is hoping they can keep future homes similar in size as the existing homes.

Public hearing ended at 7:52 p.m.

4. Motion made by Helen Ward second by Larry Granados to deny a Special Exception Permit (SEP 2023-02) requested by Brilliant Home Builders seeking relief from city's code of ordinances section 12.601(3)a. & b., regarding second story offset and lot coverage for 317 Rusk Street, Lot 2R Block 15 in the O.T. Roanoke Addition, an addition located within the City Of Roanoke, Denton County, Texas. The property is generally located on the north side of Rusk, west of Walnut Street.

Motion carried 4-0-1. Chairman Lewis Rice abstained.

D. ADJOURNMENT

Motion made by Helen Ward second by Lauren Turner to adjourn the meeting at 7:53 p.m.

Motion carried unanimously.



**MINUTES FOR THE ZONING BOARD OF
ADJUSTMENT MEETING**

**January 19, 2023
Page 3 of 3**

Lewis Rice, Chairman

Sherry Gragg, City Secretary



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 2023 - Nominate & Elect Chairman

MEETING DATE: June 15, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Chairman.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

None



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: 2023 - Nominate & Elect Vice Chairman

MEETING DATE: June 15, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action to nominate and elect a Vice Chairman.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

None



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2023-01

MEETING DATE: June 15, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2023-01) from Willow Creek Signs seeking relief from the City's Code of Ordinances regarding roof signs, Section 12.862.(3) Prohibited Signs, for a property located at 400 N Hwy 377, O T Roanoke Lots 33, 38, and 39, 8.900 Acres.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2023-01 - 400 N HWY 377 - AHI Supply Inc - Roof Sign



City of Roanoke Notice of Public Hearing Variance Request

NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2023-01

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JUNE 15, 2023, TO CONSIDER A VARIANCE REQUEST FROM WILLOW CREEK SIGNS SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES REGARDING ROOF SIGNS, SECTION 12.862.(3) PROHIBITED SIGNS FOR A PROPERTY LOCATED AT 400 N HWY 377, O T ROANOKE LOTS 33, 38, AND 39, 8.900 ACRES. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, May 25, 2023, by 5:00 p.m.



April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.**

-  A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Variance (V 2023-01) 400 N Oak (Roof Sign)

MEETING DATE: June 15, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a variance request (V 2023-01) from Willow Creek Signs seeking relief from the city's code of ordinances regarding roof signs, Section 12.862.(3) Prohibited Signs for a property located at 400 N Hwy 377, O T Roanoke lots 33, 38 & 39, 8.900 acres.

INFORMATION:

The proposal is to replace the previous roof sign, which was damaged beyond repair.

Sec. 12.862. - Prohibited Signs.

The following types of signs shall be prohibited in all zoning districts:

(1) Commercial billboards.

(2) Signs on trees or utility poles. No sign shall be attached to a tree, utility pole, or fence post whether on public or private property.

(3) Roof signs.

Sec. 12.864. - Nonconforming Existing Signs.

A damaged nonconforming sign cannot be repaired, maintained or replaced if the repairs, maintenance, or replacement costs exceed fifty-one percent (51%) of the cost of installing a new sign of the same type in the same location and shall be removed.

STAFF RECOMMENDATION:

Staff recommends denial of the variance request.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:



AGENDA ITEM

1. V-2023-01 - 400 N. Hwy 377 - AHI Supply Inc
2. 21666_AHISupply
3. IMG_7548
4. IMG_7549
5. IMG_7547



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

Zoning Board of Adjustment Application

Variance ☒

Special Exception ☐

Zoning Board Appeal ☐

Name of Applicant Willow Creek Signs	Address of Applicant 2633 Blue Mound Rd. W Haslet, Tx 76052	E-Mail bjackson@signrush.com
		Phone 817-847-0571
		Mobile Phone 817-965-9348
Name of Business AHI SUPPLY, INC.	Type of Business Manufacture and Supply Construction Products	
Property Address 400 N. HWY 377. Roanoke, TX 76262		Lot / Block / Subdivision

Explanation of
request:

We are requesting Approval for a 5'x20'
Aluminum Sign to be installed on the roof of the
Building After damage to the Existing Sign deemed it unusable

For Variance please
state hardship:

The previous sign was on the roof because
of where the Building is, If we went with a wall sign
It would be blocked from field of view by trains. we will provide photo evidence.

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

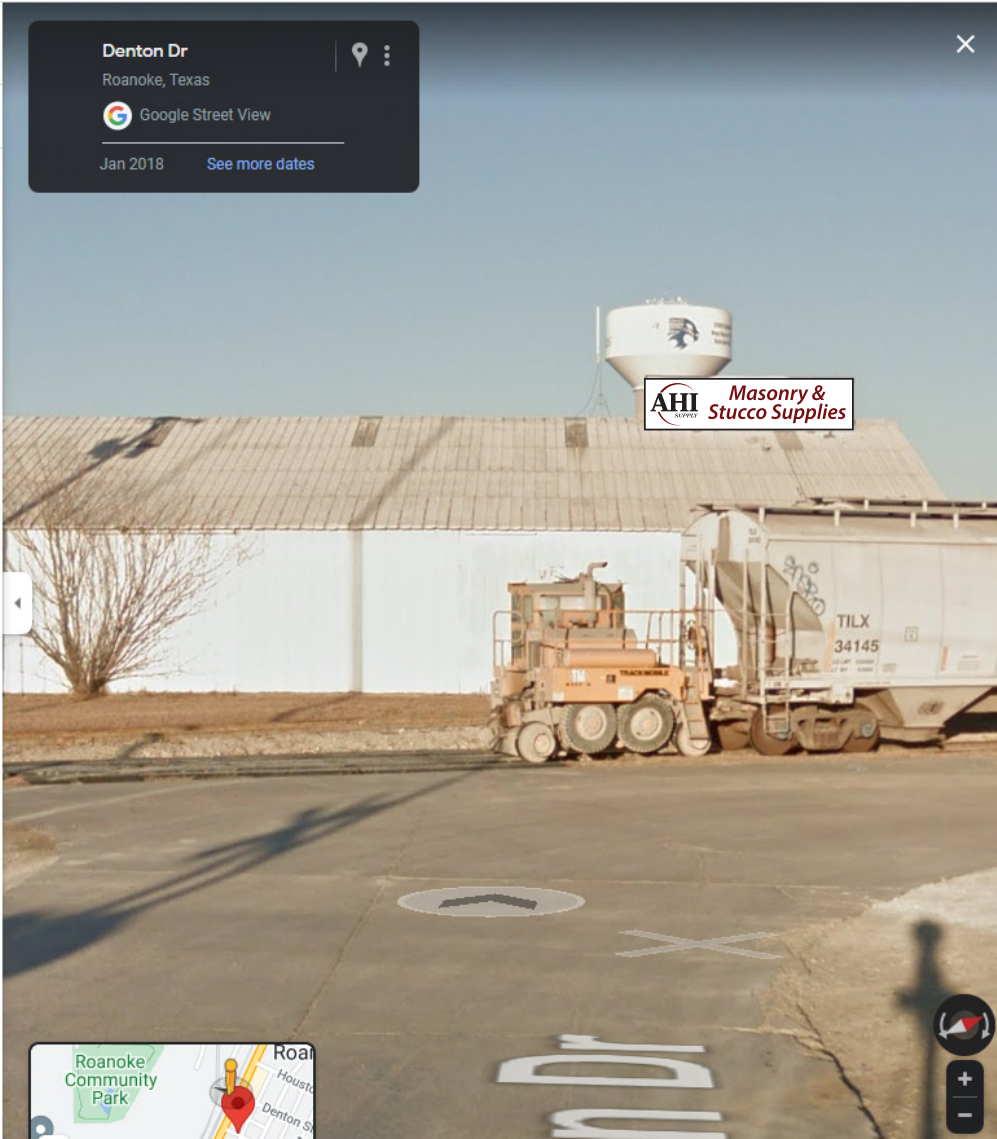
FOR OFFICE USE ONLY

Date Payment Received Paid 5/10/2023	Date of Meeting 06/15/2023	Date Notified 06/01/2023	Item No. V - 2023-01
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Exterior Signage

N-01



**ELECTRICAL SIGNS MUST
BE NEC & UL COMPLIANT**

 Underwriters
Laboratories Inc.
LISTED

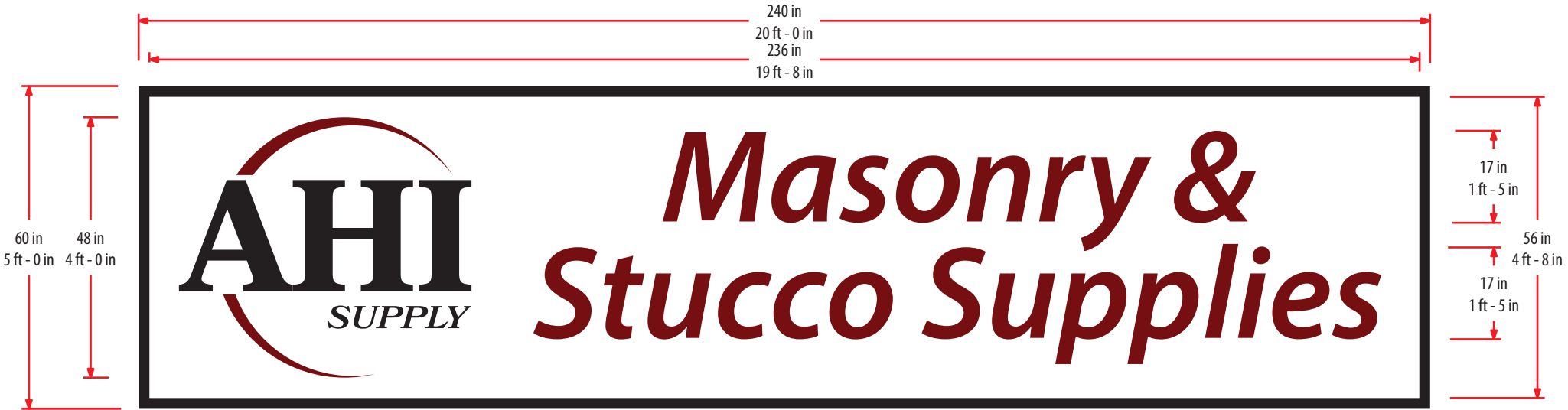
WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571 | F: (817) 847 - 0579



By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

Customers Approval:

Client:	AHI Supply	Drawn by:	KP
Site Location:	400 N Hwy 377 Roanoke, TX 76062	Revision:	1
Date:	04/05/2023	Page:	2 of 4



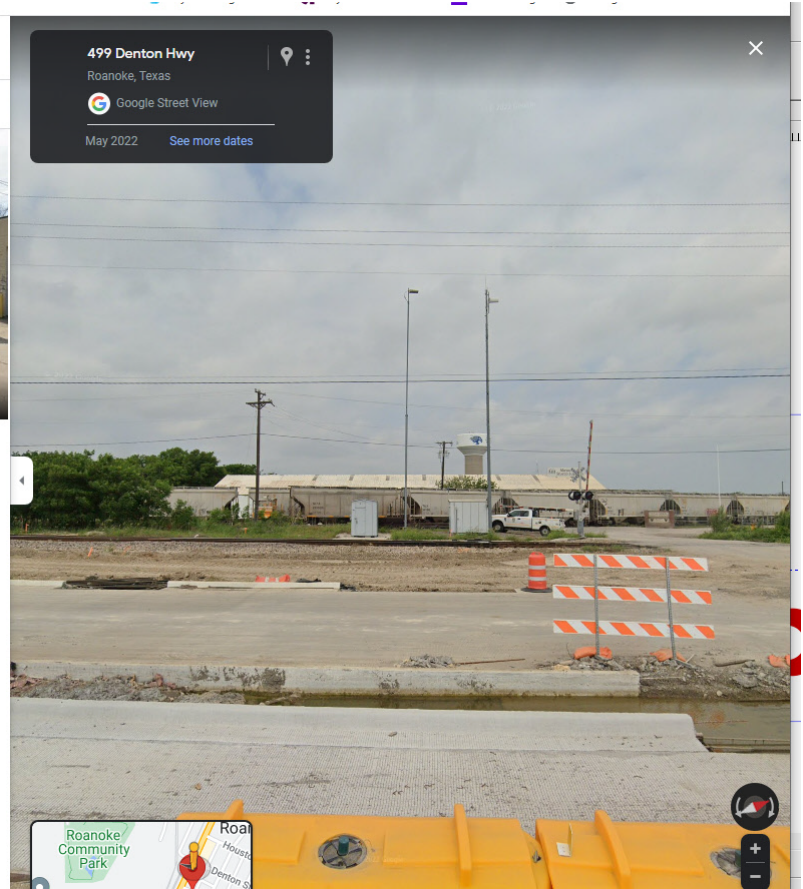
COLOR SPECIFICATIONS

BLACK

651 312 BURGUNDY

SINGLE FACE ALUMINUM PAN SIGN
2" PAN ON SQUARE TUBE FRAME
ATTACH TO ROOF TOP STRUCTURE

**willow
creek
signs**



COPYRIGHT © The details shown on this drawing are confidential and are the exclusive property of Willow Creek Signs, Inc. No use, copy or disclosure of this disclosure of this drawing may be made without written permission and it is to be returned to Willow Creek Signs, Inc., Saginaw, Texas upon request.

WILLOW CREEK SIGNS
2633 Blue Mound Rd. West
Fort Worth, Texas 76052
T: (817) 847 - 0571 | F: (817) 847 - 0579



By signing the acceptance field on this print I understand that I am accepting all aspects of this drawing. This artwork, specifications, dimensions, spelling and any other representations herein. I also understand that the color representations and scale of the sign(s) on this print are approximate and may not match manufacturers samples exactly.

Customers Approval:

Page: 4 of 4









AGENDA ITEM

TO: ZBA Board Members

SUBJECT: PH Notice - V-2023-02

MEETING DATE: June 15, 2023

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing to consider a Variance Request (V-2023-02) from Gary Panno seeking relief from the City's Code of Ordinances regarding side yard setbacks, Section 12.601.(D).(2).A-Table 1, for property located at 307 Travis Street, OT Roanoke, Block 23, Lot 2.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - V-2023-02 - 307 Travis Street - Side Yard Setbacks



City of Roanoke Notice of Public Hearing Variance Request

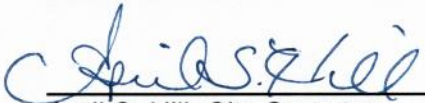
NOTICE OF PUBLIC HEARING CITY OF ROANOKE V-2023-02

Roanoke Zoning Board of Adjustment

THE ROANOKE ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING ON THURSDAY, JUNE 15, 2023, TO CONSIDER A VARIANCE REQUEST FROM GARY PANNO SEEKING RELIEF FROM THE CITY'S CODE OF ORDINANCES REGARDING SIDE YARD SETBACKS, SECTION 12.601.(d).(2).a-Table 1, FOR PROPERTY LOCATED AT 307 TRAVIS STREET, OT ROANOKE, BLOCK 23, LOT 2. THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, May 25, 2023, by 5:00 p.m.



April S. Hill, City Secretary

****Persons with disabilities who plan to attend this meeting, who may need auxiliary aids or services are requested to contact April S. Hill, City Secretary, at City Hall, (817) 491-2411 two (2) days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.**

-  A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: City Hall Guests



AGENDA ITEM

TO: ZBA Board Members

SUBJECT: Variance (V2023-02) Sideyard Setbacks - 307 Travis

MEETING DATE: June 15, 2023

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and action on a variance request (V 2023-02) from Gary Panno seeking relief from the city's code of ordinances regarding side yard setbacks, Section 12.601.(d).(2).a.-Table 1 for a property located at 307 Travis Street, O T Roanoke Block 23 Lot 2.

INFORMATION:

Background Information

Ordinance No. 2016-115 Old Town Roanoke Neighborhood Design Overlay was adopted July 12, 2016. The purpose and intent of this Neighborhood Design Overlay (herein known as the Overlay) is to preserve the overall integrity and character of the neighborhood while allowing for more context-sensitive new construction.

Planning Analysis: The lot is fifty feet by one-hundred and forty feet (50'x140'). The applicant is requesting five (5) ft. side yard setbacks as the lot is not as wide as the typical single family lot. The minimum width of a single family lot is sixty feet (60'). **The adoption of the overlay puts a hardship on pre-existing properties.** Variances have been granted for lots with the same width to allow room needed to build on those smaller lots that were platted prior to the adoption of the Old Town Roanoke Neighborhood Design Overlay.

Sec. 12.96. -Variances (1) The Board may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance with the terms of this chapter. For example, if the subject property substantially differs from other similarly zoned land parcels by being of such restricted area, shape or slope so that it cannot reasonably be developed in the same manner as other similarly zoned land parcels, then a variance of the building setback, lot/tract width or depth, or parking requirements may be granted.



AGENDA ITEM

12.601(d)(2).a. TABLE 1 Setback Standards -

Section 12.601 Old Town Roanoke Neighborhood Design Overlay.

a. *Primary building setbacks:* Shall meet the standards in Table 1 below.

Table 1: Setback Standards

Interior Lot					
FRONT SETBACKS				Side* Setbacks	Rear* Setbacks
Minimum		Maximum			
20 feet		30 feet		7.5 feet	20 feet
Corner Lot					
Front (Primary Street)		Front (Secondary Street)		Side (min)	Rear (min)*
Minimum	Maximum	Minimum	Maximum		
20 feet	30 feet	15 feet	30 feet	7.5 feet	20 feet
*Detached garages may be built to the property line (side and rear only). However fire separation standards shall apply.					



STAFF RECOMMENDATION:

Staff recommends approval of the variance request.

SPECIAL CONSIDERATION:



AGENDA ITEM

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 307 Travis Street - Zoning Board of Adjustment Application
2. 307 Travis Street - Survey



CITY OF ROANOKE
500 S. OAK STREET
ROANOKE, TEXAS 76262
(817) 491-2411

Zoning Board of Adjustment Application

Variance ☒

Special Exception ☐

Zoning Board Appeal ☐

Name of Applicant Gary Panno	Address of Applicant 101 Bartram Lane Colleyville, Texas 76034	E-Mail garypanno@gmail.com
		Phone (817) 808-1331
		Mobile Phone same
Name of Business Gary Panno, Inc., a Texas corporation.		Type of Business Residential Home Builder
Property Address 307 Travis Street Roanoke, Texas 76262		Lot / Block / Subdivision O T Roanoke Blk 23 Lot 2

Explanation of
request:

We are requesting a variance of the side yard setback to only require a minimum of 5 feet (as opposed to the 7'5" setback required under Sec. 12.601(2)(a) - Table 1).

(d)

For Variance please
state hardship:

The current setback requirements impose a hardship and practical difficulty in ensuring the best development of the lot and construction of a new home located thereon.

Additionally, the requested variances will not injure nor impair the permitted use of the adjacent properties, rather the requested variances will be in conformance with the substantially similar variances that were previously approved for the property located directly next to it (i.e., 303 Travis Street).

Fees: Variance-\$200.00, Special Exception-\$200.00, Zoning Board Appeal-\$100.00. Fees are non-refundable. The Zoning Board of Adjustment meets on the 3rd Thursday of the month, at 7:00 p.m. in the City Hall Council Chamber located at 500 S. Oak Street. You will be notified by e-mail of the date the request will be presented before the ZBA. For a Variance or Special Exception, property owners located within 200 feet will be notified by mail. Electronic drawings and any additional information that needs to be reviewed prior to the meeting must be received with the application.

FOR OFFICE USE ONLY

Date Payment Received Paid 5/4/2023 by KK	Date of Meeting 6/15/2023	Date Notified 6/1/2023	Item No. 2023 - 02
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N. Walnut Street(Lot 2)

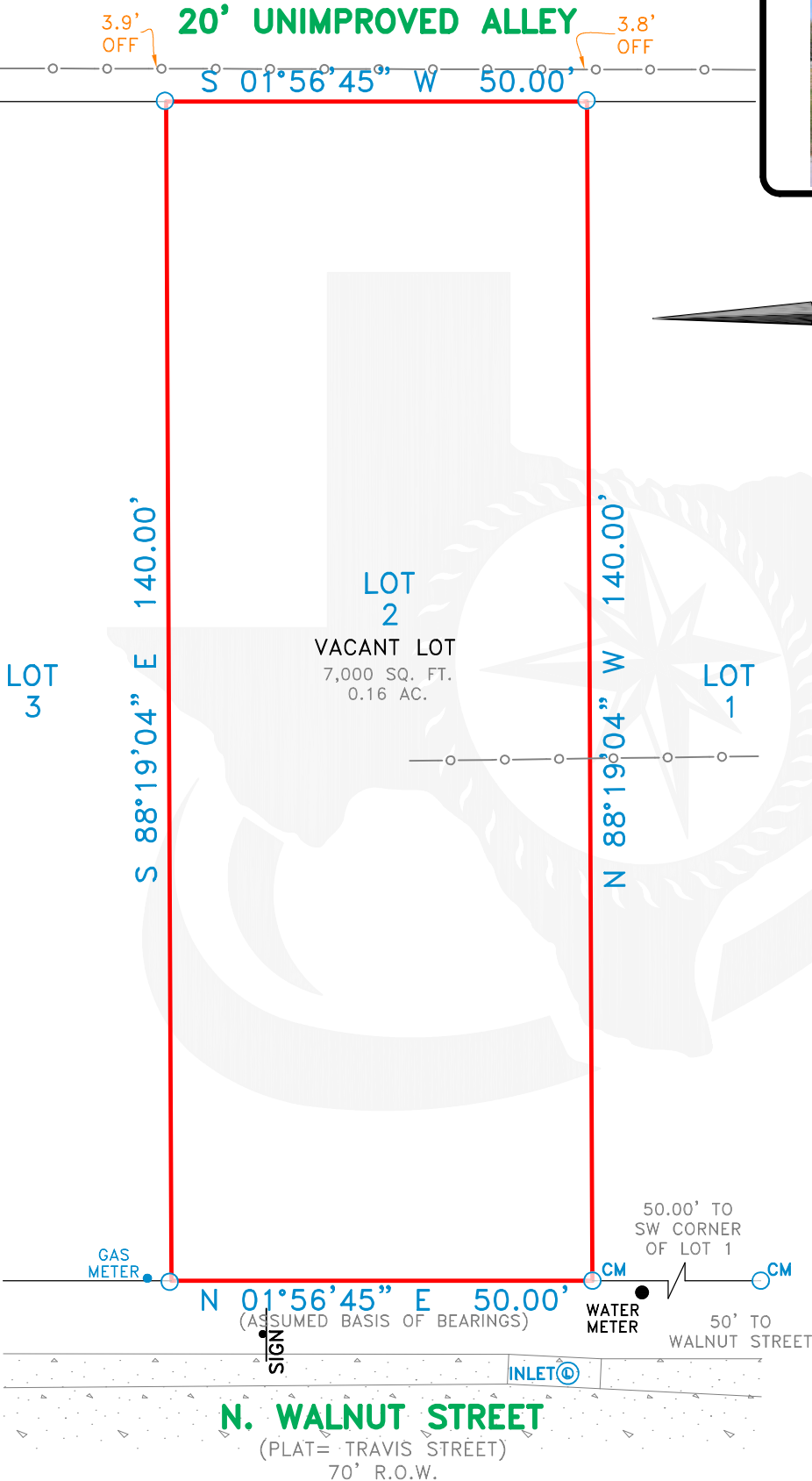
Lot 2, in Block 23, of Roanoke, Denton County, Texas, according to the plat recorded under Volume Q, Pages 88-89, Deed Records of Denton County, Texas.

RYAN RHOMES



LEGEND

- 1/2" ROD FOUND W/ YELLOW CAP STAMPED "METROPLEX"
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- Π— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- //— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48121C0515G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Ryan Homes. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SRG

Scale: 1" = 20'

Date: 10/07/2022

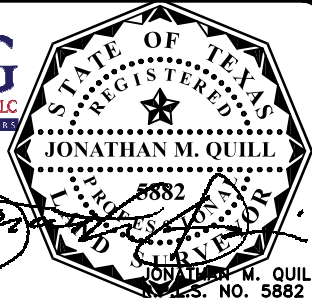
GF No.:

GFN

Job No. 2218514



1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by:

Purchaser

Date:

Purchaser