

Building/Planning Department City of Glen Rose, Texas 76043

PH: (254) 897-9373 Fax: (254) 897-7989

Staff Use Only Date Received: 8/3/23	
Date Received: $8/3/23$	
Fee: 627. Paid On:	

PRELIMINARY PLAT APPLICATION

Address of prop	erty:
Applicant's Nam	ne: Florizon Capital Solutions ((C Date: 8-3-2023
	Property Owner Information
Full Name:	Horizon Capital Solutions CIC
Address:	III Skyline Dr Glen Rose TX 76043
Telephone No: _	Email:
	Applicant/Owner's Representative (if not the owner)
Full Name:	
Address:	
Telephone No:	Email:
	Property Information
Present zoning a	at site:R_1
Form of Owners	ship of the property: Individual Partnership Corporation
Legal Description	on of Current Property:
Acres:	Lot# Block:
Subdivision:	
	Additional Comments/Information
-	
I/We, am/are th	ne owner(s) of the property. I/We hereby certify that all the information provided is true and correct.
Bull	8-3-2023
	Data



Building, Planning and Code Enforcement Department 201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043

(254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

October 13, 2023

NOTICE OF PUBLIC HEARING VISTA RIDGE PARK FORMERLY ROCK RIDGE ESTATES PHASE II

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 25, 2023 before the Planning and Zoning Commission and on November 14, 2023 before the City Council on a request as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC; also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas, Being 13.13 Acres Situated in the Milam County School Land Survey Abstract No. 135, in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning and preliminary plat requests, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of 3/4 of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosestexas.org.

Should you have any questions, please contact us at <u>jodi.holthe@glenrosetexas.org</u> or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

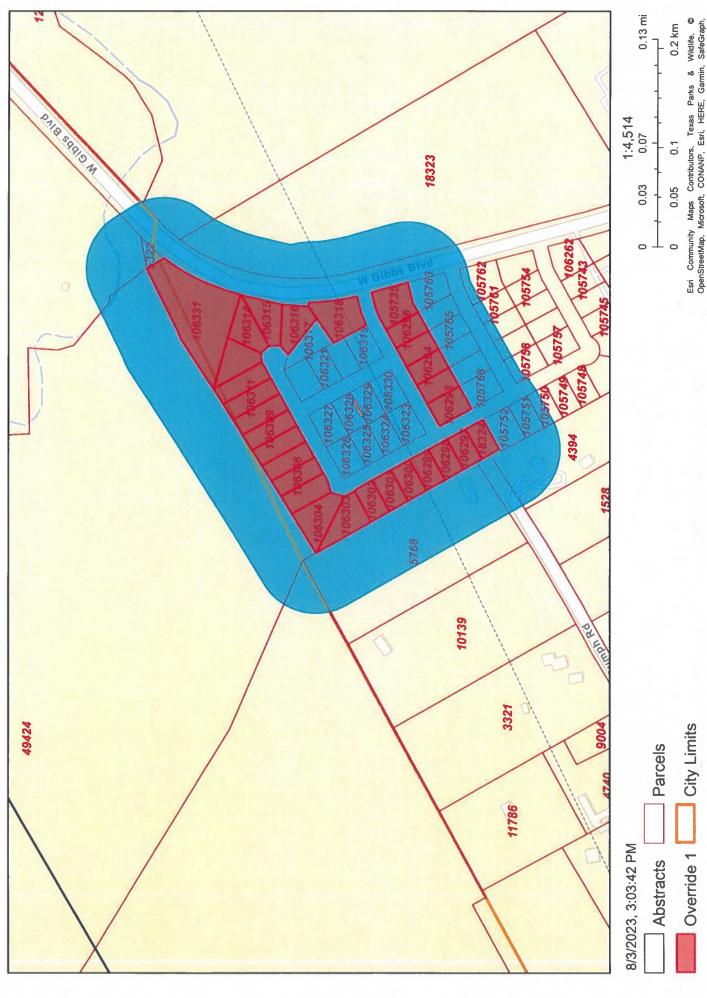
Public hearing, discussion and possible action for a Request to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas; Being 13.13 Acres Situated in the MILAM COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 135; in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

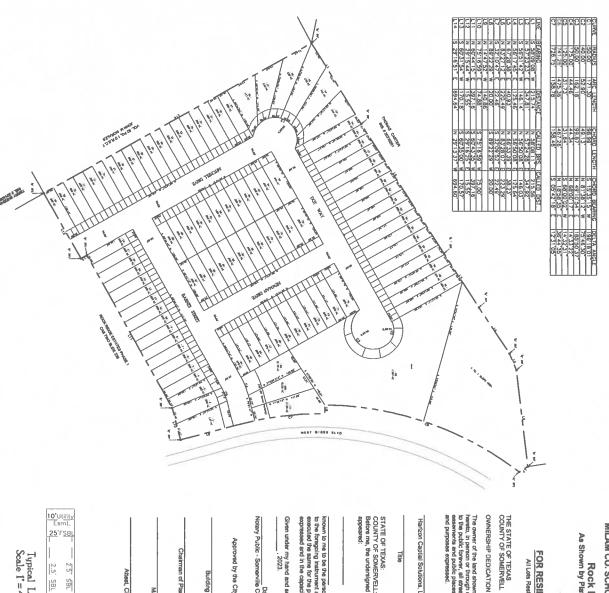
NAME:	DATE:	
ADDRESS:		
I AM () IN FAVOR	() IN OPPOSITION TO THIS REQUEST.	
Reasons/Comments:		
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2		

Jodi Holthe, Planning and Zoning (P&Z)

Vista Ridge Park formerly Rock Ridge Phase 2



Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136

Rock Ridge Estates, Phase II
As Shown by Plat Recorded in Plat Cabinet Two Slide 250
Creating Final Plat of

FOR RESIDENTIAL PURPOSES ONLY

The gomen of the land shown on this piat, whose name is subscribed breath, in parson or through only unfortized agent, healty dedicates to the public forever; all streets, allege, parks, watercourses, draine, essements and public places herein shown for the considerations and purposes corpressed.

Harizon Capital Solutions, LLC Name

In testimony whereof, whitness my hand and official seal of office, this the ______ day of ______, 2023.

STATE OF TEXAS: COUNTY OF SOMERVELL:

CERTIFICATE OF RECORD

VICINITY MAP

Before me, the undersigned authority on this day personally appeared: STATE OF TEXAS: COUNTY OF SOMERVELL:

FLOOD STATEMENT

Michelle Reynolds Clerk, County Court Somervell County, Texas

Any reference to the 100 year Rood Plain or Rood Hazard Zone are an estimate based on data shown the Rood insurance Ratis Map provided by FENAs and should not be interpreted as a study or determination of the flooding properties of this property. According to the Rood Insurance Ratis Map fee Somervell County, dated April 3, 1895, Map No. 48425C0046C, this property does not appear to lie within a Special Food Hazard Area.

frown to me to be the persons whose names are subscribed to the foregoing histurnent and admowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this the 2023

Notary Public - Somerville County, Texas

Typical Lot Scale I' = 40' SBL

Vista Ridge Park

All Lots Restricted to One Single Family Dwelling

THE STATE OF TEXAS COUNTY OF SOMERVELL

day of

Approved by the City of Glen Rose, Texas

Chairman of Planning and Zoning

Attest, City Secetary

General Notes:

Ü All lots in this subdivision are subject to the following building line setbacks:

Front Building Line: 25 feet Rear Building Line: 20 feet Side Building Line: 2.5 feet

- Unless otherwise noted on the first plat, all lots within this subdivision have a 5' public utility and drainage easement along the side lots lines
- All lots have a 10' public utility easement along any public street
- \mathcal{Y}_{z}^{*} capped iron rods set stamped "Frentress Engineering" at all corners unless otherwise noted.
- All street right of way to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.

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Subdivision is located in the GLEN ROSE ISD.

6.)

- Streets names have been approved by 911.
- All lots have 20' off street parking in front of lots unless otherwise noted.
- Bearings & Distances are derived from G.P.S. observation and are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone (FIPS 4202).
- 10) Frontress Engineering, LLC, MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN LORNIFIED, THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION DEPTHAND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LUBLE FOR ANY DAMAGE CALLED BY FALLURE TO ABIDE BY THESE INSTRUCTIONS, CLIERTS ARE TO VERIFY IN THE FIELD THE LOCATIONS OF ALL UTILITIES ABOVE AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.

11,) A set of Field Notes of even date accompanies this plat

1 0F 2 PAGE

DECLAMEE

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE
CURBANT PARTIES, NO LICENSE MAS BEEN CREATED.
EXPRESSED ON IMPLIED TO COPY THE SURVEY, EXCEPT AS IS
NECESSARY IN CONJUNCTION WITH THE ORIGINAL IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALLD WITHOUT A RAISED OR RED SEAL

BILLY D. MURPHREE TEXAS RECISTERED PROPESSIONAL LAND SURVEYOR No. 3962

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SCALE: 1" = 100" PIEZA DOGIE: NA.

SCALE: 100" PIEZA DOGIE:

Civil Engineering Consultants 6504 HWY 19 SOUTH ~ Athens, Texas 75751 Phone (903) 904-5046 TBPLS Firm No. 10194799 RENTRESS ENGINEERING, LC

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UNCLASSIBLE EXCAVATION

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SCALE: 1"=100' FIELD BOOK: NA.

DATE: 05/31/2023 DRAWN BY: BOM

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Civil Engineering Consultants 6504 HWY 19 SOUTH ~ Athems, Tezza 75751 Phone (903) 904-5046 TBPLS Firm No. 10194799 RENTRESS ENGINEERING, LCC

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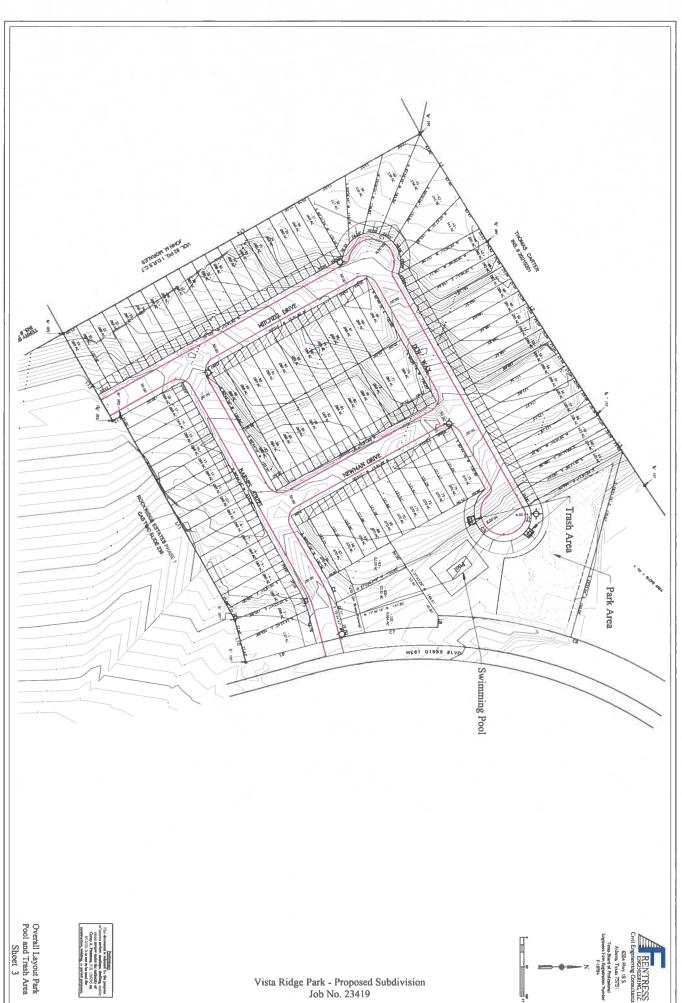
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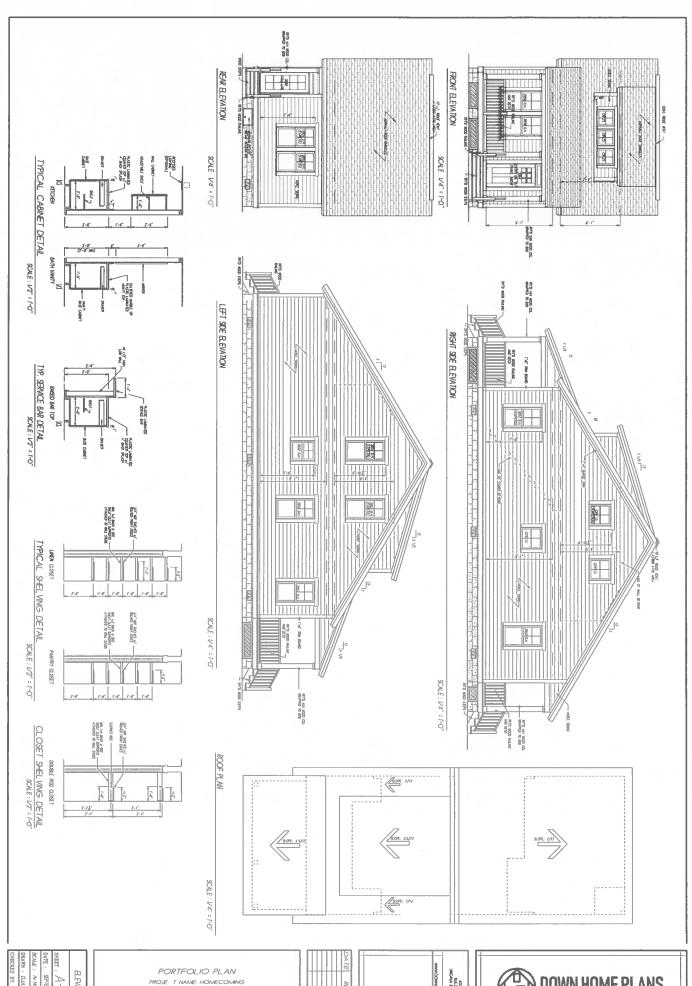
2 OF 2 PAGE

DESCLAMEN:
THIS SURVEY'S BEING PROVIDED SOLELY FOR THE USE OF THE
CURBENT PARTIES, NO LUCKYSE MAS BEEN CREATED.
EXPRESSED OR INPLIED TO COPY THE SURVEY, EXCEPT AS IS
NECESSARY IN CONTINCTION WITH THE ORICHAL
THE ASSECTION. IT IS CERTIFIED FOR THIS TRANSACTION ONLY.

THIS PLAT IS NOT VALID WITHOUT A RAISED OR RED SEAL

BILLY O. MURPHREE TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 3962





DRAWN : DLA & BAKA A-2 or **BLEVATIONS**

PROJE I NAME HOMECOMING COPYRIGHT RELEASED FOR: ONE-TIME USE ONLY







Being a called 13.13 acre tract which was part of a called 20.82 acre tract recorded in Instrument# 20090830 Official Public Records Somervell County Texas (OPRSCT) and being the same land as shown by a called 13.13 acre tract, Rock Ridge Estates Phase II final plat recorded in Cabinet Two slide 250 Plat Records Somervell County Texas (PRSCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set at the south corner of the called 13.13 acre tract, the west corner of Rock Ridge Estates Phase I as shown by Plat Recorded Cabinet Two Slide 230 (PRSCT), at the East corner of the John M Morales tract recorded in Volume 82 Page 1 Deed Records Somervell County, Texas (DRSCT) and the North corner of the Terry Sheehan Tract Recorded in the Instrument#20140828 (OPRSCT);

North 67°28'38" East a distance of 40.93 feet **THENCE** North 29°16'51" West, a distance of 694.64 feet to a 5/8" iron rod found at the South corner of the Thomas Carter tract recorded in instrument# 20210201 (OPRSCT) and the west corner of the called 13.13 acre tract;

THENCE along the Northwest line of the called 13.13 acre tract as follows: North 58°09'08" East a distance of 215.74 feet to a 5/8" iron rod found for corner North 57°23'23" East a distance of 347.81 feet to a 5/8" iron rod found North 56°51'42" East a distance of 146.14 feet to a 5/8" iron rod found, North 56°17'45" East a distance of 125.46 feet to a 5/8" iron rod found, North 67°28'38" East a distance of 40.93 feet to a 5/8" iron rod and North 83°27'12" East a distance of 220.45 feet to a 5/8" rod found at the Northern Northeast corner of the called 13.13 acre tract:

THENCE South 32°10'47" East, a distance of 22.46 feet to a ½" iron rod set at the southern Northeast corner of the 13.13 acre tract and in the Northwest margin of West Gibbs Boulevard, 60 feet from its centerline;

THENCE Along the Northwest margin of West Gibbs Boulevard around a curve to the left having a central angle of 36°44°43, a radius of 741.27 feet, a distance of 475.36 feet (Long Chord = South 18°58'35" West 467.26 feet) to a ½" iron rod set at a change in row, 60.00 feet from the centerline;

THENCE South 89°22'29" East a distance of 20.00 feet to a ½" iron rod set at a change in row, 40.00 feet from the centerline;

THENCE Continuing along the West margin of West Gibbs Boulevard and a curve to the left having a central angle of 15°14°43, a radius of 721.27 feet, a distance of 191.91 feet, (LC= South 07°01'13" East 191.35 feet to a \(\mathcal{H}'' \) iron rod set:

THENCE South 14°47'52" East along West Gibbs Boulevard, a distance of 140.86 feet to a ½" iron rod found at the East corner of the called 13.13 acre tract and the North corner of Rock Ridge Estate Phase I;

THENCE Along the Southeast line of thof13.13 acre tract and the Northwest line of Rock Ridge Estate Phase I as follows: South 75°23'27" West a distance of 74.88 feet to a ½" iron rod found, South 60°44'15" West a distance of 397.16 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive, South 29°15'44" East a distance of 15.55 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive and South 60°31'54" West a distance of 170.18 feet to a Point of Beginning and Containing 13.126 acres;

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone.

Surveyor's Certificate:

I, Billy D. Murphree, Texas Registered Professional Land Surveyor No. 3962, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 15th day of July 2023 A.D.

Rezoning and Preliminary Plat

Vista Ridge Park formerly Rock Ridge Phase II

- Horizon Capital Solutions LLC 111 Skyline Dr Glen Rose, TX 76043 R105763, R105762 & R18323
- Laudermill Properties II LLC
 PO Box 1126
 Glen Rose, TX 76043
 R105752, R105751, R105750, R105768, R105767, R105766 & R105765
- Park Ridge Homes Inc. 1126 Eagles Bluff Dr Weatherford, TX 76087
- 4. Homebound Technologies, Inc1 Letterman DrSan Francisco, CA 94129
- Padron Homes LLC
 8231 Hayworth Hwy
 Granbury, TX 76048
 R105759, R105760 & R105761
- 6. Rojelio & Jennifer Montoya PO Box 2856 Glen Rose, TX 76043
- John M Morales etux 405 Tom Rumph Rd Glen Rose, TX 76043
- 8. Terry & Gloria Sheehan 406 Tom Rumph Rd Glen Rose, TX 76043