

Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: _____
Fee: _____ Paid On: _____

PRELIMINARY PLAT APPLICATION

Address of property: TBD Eagle Court Glen Rose TX 76043

Applicant's Name: OAKTREE ASSETS LLC Date: 7/7/2022

Property Owner Information

Full Name: OAKTREE ASSETS LLC

Address: P.O. Box 1671 Mesquite TX 75123

Telephone No: _____ - nail: _____

Applicant/Owner's Representative (if not the owner)

Full Name: JAMES CASTLE OR JUDI HAMPTON

Address: _____

Telephone No. _____

Information

Present zoning at site: Residential

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Legal Description of Current Property:

Acres: 18.9 Lot# 1-27 Block: 1

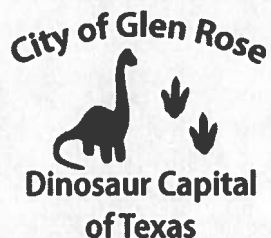
Subdivision: SQUAW VALLEY ESTATES

Additional Comments/Information

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

James Castle / Oaktree Assets
Owner's Signature

7/8/2022
Date



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

July 7, 2022

Public hearing, discussion and possible action for a Preliminary Plat application for the Squaw Valley Estates Subdivision, as submitted by Oaktree Assets LLC and owners representative James Cagle / Judi Hampton for property located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, an 18.54 acre tract of land in the Milam County School Land Survey, abstract No. 136, in the City of Glen Rose, Somervell County, Texas. Being part of the called 135. 24 acre tract described in a deed from Tom Jay Brookes to Somervell County dated May 28th 1997, recorded in Volume 50, page 798 of the Somervell County Real Property Records.

Dear Property Owner:

This letter is to inform you that an application for a Preliminary Plat has been submitted to the City of Glen Rose for property located in the area of your property ownership. The purpose of the Preliminary Plat request is to allow for the construction of a twenty-seven (27) lot subdivision. State law requires the City to notify all property owners (most recent tax rolls) within 200' of the proposed request. The Planning and Zoning Commission will hold a public hearing on July 21, 2022, at 5:30 p.m. in the City Council Chambers of City Hall, 201 NE Vernon Street, Glen Rose, Texas, 76043 and then to the City Council August 9, 2022 at 5:30 p.m. at same location in order to hear public comment on this request.

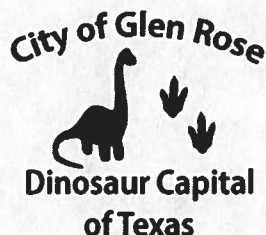
It is important that you submit your opinion in writing to the Building and Planning Office for consideration by both the Planning and Zoning Commission and City Council. A form is included with this letter which you may mail or return to one of the drop boxes located at City Hall.

Questions regarding the variance request or this letter may be directed to Kyle Reeves, (254)-897-2272, ext:104. Thank you.

Sincerely,

Building and Planning / Code Enforcement

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

Public hearing, discussion and possible action for a Preliminary Plat request for a proposed 27 lot subdivision from Applicant / Owners Representative James Cagle / Judi Hampton for property owned by Oaktree Assets LLC., and located on FM 200, approx. 1800 feet NW of the intersection of FM 220 and CR 303, an 18.54 acre tract of land in the Milam County School Land Survey, abstract No. 136, in the City of Glen Rose, Somervell County, Texas. Being part of the called 135. 24 acre tract described in a deed from Tom Jay Brookes to Somervell County dated May 28th 1997, recorded in Volume 50, page 798 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 7643.

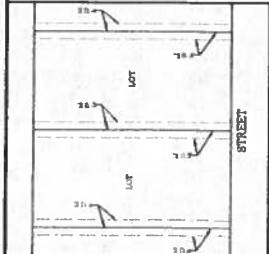
NAME: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

**Kyle Reeves,
Building and Planning / Code Enforcement**



- JOURNAL OF CLIMATE

TABLE 7A.1.1E			
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SOHAW VALLEY (W) 1/10 1/10 1/10
 ALTHAM VALLEY 1/10 1/10 1/10
 BELLEVILLE VALLEY 1/10 1/10 1/10
 BELLEVILLE VALLEY 1/10 1/10 1/10

[illegible][illegible]

1

O.P.D.U. = OFFICIAL PUBLIC RECORDS, BIRMINGHAM COUNTY, TEXAS
D.L.D.V. = DEED RECORDS, BIRMINGHAM COUNTY, TEXAS
P.A.C.T. = PLAT RECORDS, BIRMINGHAM COUNTY, TEXAS
D.I.C. = DEED CHAINS
P.O.R. = PLACE OF RECORDING
U.Z. = UTILITY EASEMENT
D.E. = DIAGONAL EASEMENT
L.F. = LOT FURNISHING

ENGINEER/SURVEYOR

CAATHUS ASSETS, LLC
P.O. BOX 1671
DENVER, DALLAS COUNTY TEXAS 75161

PRELIMINARY PLAT

LOTS 1-27, BLOCK 1
SQUAW VALLEY ADDITION
AN ADDITION TO THE CITY OF GLEN ROSE,
SOMERVELL COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY,
ABSTRACT NO. 135

FILE: PP_CJB_SQUAW VALLEY_20220524			
DRAFT: BYM	CHECK: TCN		
SHEET: 1 OF 1	DATE: 08/24/2024		0
			REVISIONS

Note: "AC" denotes a 5/8" broo with an Aluminium Cap marked "Vaughan Surveyor No. 1807".

An 18.54-acre tract of land in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, being part of the called 135.24-acre tract described in a deed from Tom J. Brockes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County Real Property Records.

Abraham Wood
to
The Wood Family Trust
Feb. 3, 2010
Inst. No. 20100218
SCOPE

VAUGHN SURVEYING, LLC
P.O. Box 1244
Cheney, Texas
76003
(254) 897-4463
cell (254) 306-5058
vaughnsurveying@gmail.com
© All rights reserved.

800/441-0000 ext. 100

Surveyed on the ground in August of 2020.

W. L. Vaughn
W.L. "Will" Vaughn

**Registered Professional Land
Surveyor No. 1807**

Walled only if crisp-sealed
and stored in blue ink.

Exhibit "A"

Thence, South 73° 20' 50" West, for a distance of 159.04 feet to an A/C set for corner;

Thence, North 83° 08' 43" West, for a distance of 97.98 feet to a 5/8" iron set for corner;

Thence, North 23° 12' 40" East, for a distance of 434.62 feet to an A/C set in the common line of said Somervell County tract and a tract described in a deed to the Wood Family Trust, recorded in Instrument No. 20100218 of the Somervell County Official Public Records.

Thence, North 58° 28' 28" East, along the common line of said Somervell County and Wood Family Trust tracts, in the general line of fence, for a distance of 1922.03 feet to an A/C found at the southerly most corner of a 3.20-acre tract described in a deed to Kenneth C. Wood, recorded in Volume 122, Page 305 of the Somervell County Real Property Records;

Thence, North 58° 30' 38" East, along the common line of said county and Wood tracts, to and along the common line of said county and Collins tracts, in the general line of fence, for a distance of 578.36 feet to the Place of Beginning and, containing 18.54 acres of land.

W.L. Vaughn
W.L. "Will" Vaughn
Registered Professional
Land Surveyor No. 1807

Field Notes For:

An 18.54-acre tract of land in the Milam County School Land Survey, Abstract No. 136, in the City of Glen Rose, Somervell County, Texas, as surveyed on the ground in August of 2020 by W.L. Vaughn, Registered Professional Land Surveyor No. 1807, being part of the called 135.24-acre tract described in a deed from Tom J. Brookes to Somervell County, dated May 28th, 1997, recorded in Volume 50, Page 798 of the Somervell County Real Property Records and, being more particularly described, referenced to Texas Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at the northerly most corner of said 135.24-acre tract, the easterly most corner of a 1.00-acre tract described in a deed to James Collins, et ux, recorded in Instrument No. 20101516 of the Somervell County Official Public Records, a point in the southwesterly line of Farm Road 200, from which, an "A/C," 5/8" iron with an Aluminum Cap marked "Vaughn Surveyor No. 1807," found for reference, bears North 58° 30' 38" East, 0.47 feet;

Thence, South 30° 41' 18" East, along the southwesterly line of Farm Road 200, for a distance of 50.00 feet to an A/C found at the northerly most corner of Lot 1 of The Golf Course Addition, plat recorded in Instrument No. 20192033 of the Somervell County Official Public Records.

Thence, South 58° 29' 38" West, along and beyond the northwesterly line of said Lot 1, for a distance of 873.42 feet to an A/C set for corner;

Thence, South 06° 51' 37" West, for a distance of 492.21 feet to an A/C set for corner;

Thence, South 47° 57' 35" West, for a distance of 187.85 feet to an A/C set for corner;

Thence, South 12° 07' 47" East, for a distance of 99.84 feet to an A/C set for corner;

Thence, South 31° 08' 22" West, for a distance of 121.86 feet to an A/C set for corner;

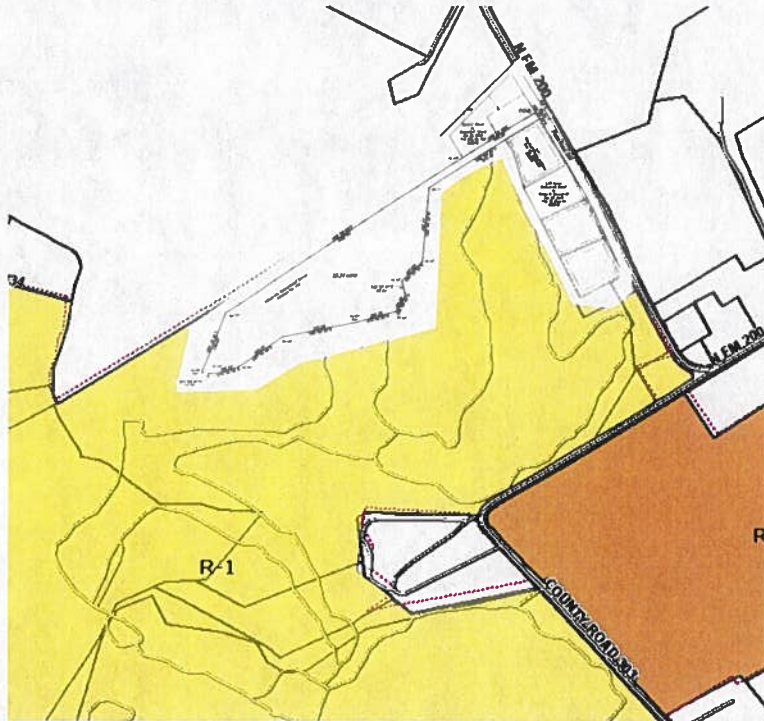
Thence, South 75° 51' 25" West, for a distance of 287.36 feet to a 5/8" iron set for corner;

Thence, South 80° 02' 33" West, for a distance of 511.58 feet to an A/C set for corner;

Thence, South 57° 35' 45" West, for a distance of 368.28 feet to an A/C set for corner;

Squaw Valley Estates

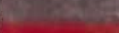
Current Zoning



Future Zoning

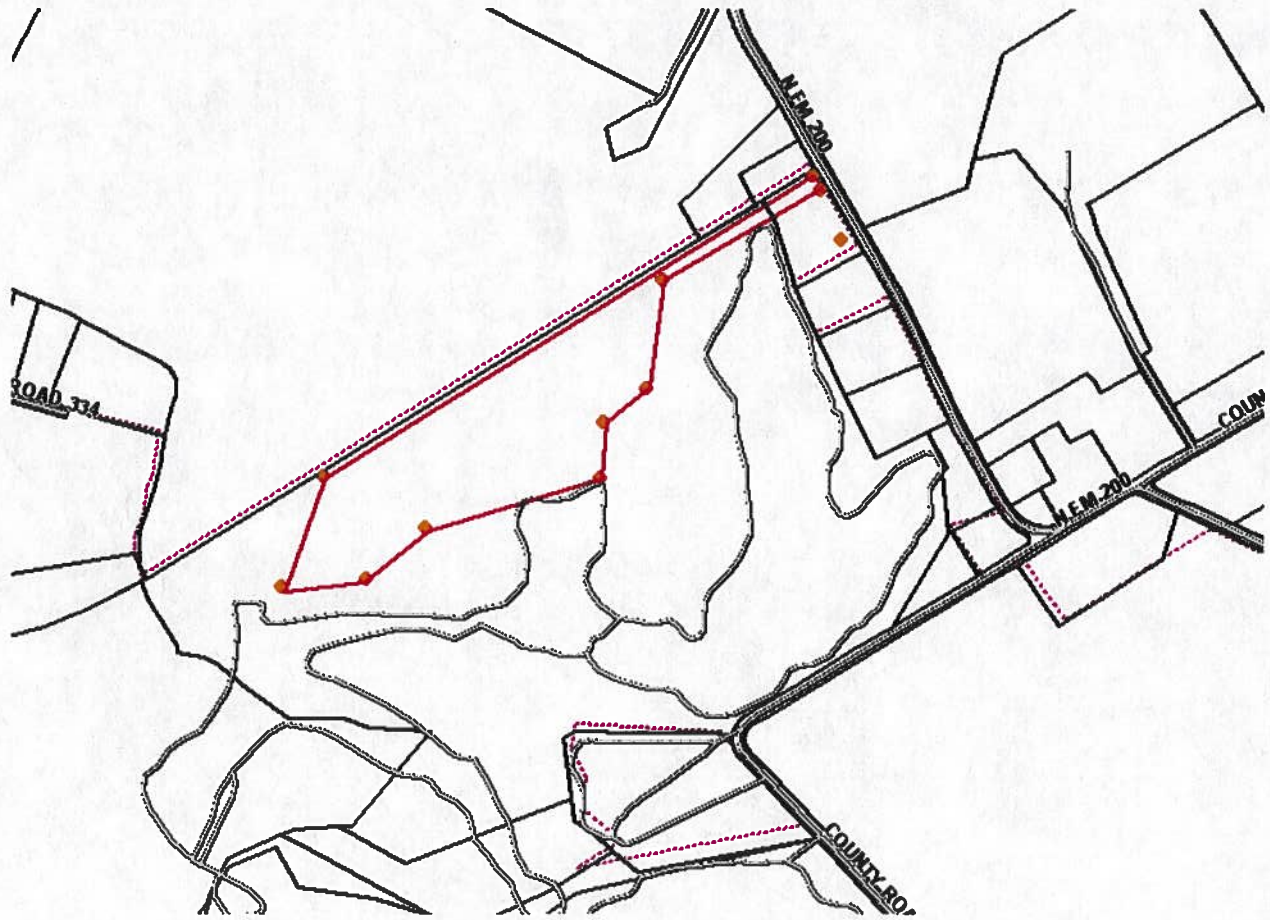


LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

Ron Hampton Preliminary Plat / 200 Ft Buffer

Fm 200, Approx 1800 feet NW of intersection of FM 220 and CR 303



Public Hearing for Preliminary Plat for Ron Hampton

Property located at FM 200, approx. 1800 feet NW of intersection of FM 220 and CR 303

1. JOSEPH RIGANO AND WIFE DANA
1021SET TRAIL
GLEN ROSE, TX 76043
2. OAK TREE ASSETS, LLC
P.O. BOX 1671
DESOTO, TX 75123
3. SOMERVELL COUNTY
PO BOX 804
GLEN ROSE, TX 76043

**CODE ENFORCEMENT OFFICE – CITY OF GLEN ROSE
PLAT WORKSHEET
R-1 SINGLE FAMILY RESIDENTIAL ZONE**

Lot Description:

Squaw Valley Addition, Bk 11, Lots 1-27

Regulatory Requirements	R-1	Meets Requirement	Remarks
Min. Lot Area (Sq Ft)	6,600	☒ Yes [] No [] N/A	
Min. Lot Width (Sq Ft)	60	☒ Yes [] No [] N/A	
Min. Lot Depth (Sq Ft)	110	☒ Yes [] No [] N/A	
Min. Front Yard Setback (Ft)	25	☒ Yes [] No [] N/A	
Min. Front Yard Setback (Ft) Major Road	35	[] Yes [] No ☒ N/A	
Min. Side Yard Setback (Ft)	7	☒ Yes [] No [] N/A	
Min. Side Yard Setback (Ft) Corner Lot	25	[] Yes [] No [] N/A	
Min. Rear Yard Setback (Ft)	25	[] Yes ☒ No [] N/A	Squaw Valley Estates Homeowners Association States 10'
Max. Height (Stories)	2.5	☒ Yes [] No [] N/A	
Max. Height of Structure (Ft)	35	[] Yes ☒ No [] N/A	Squaw Valley Estates Homeowners Association States 40'
Max. Lot Coverage	40%	☒ Yes [] No [] N/A	
Min. Living Area (Sq. Ft) Excluding Garage	1,000	☒ Yes [] No [] N/A	
Is the property in the flood plan?	-----	[] Yes ☒ No	

Comments: _____

Prepared by:  Date: 7-7-22

TO WHOM IT MAY CONCERN

MEMO OF UNDERSTANDING

June 15, 2022

Ref: Squaw Valley Estates
Somervell County, Texas

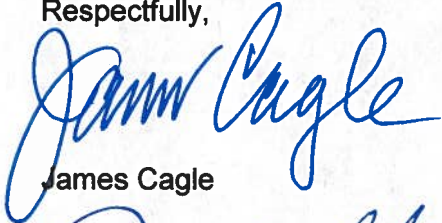
Squaw Valley Estates is located along the north boundary of The Squaw Valley Golf Course. The course is owned and operated by Somervell County.

Historically, the storm water runoff flows across the golf course property. With the development project, the drainage will continue to occur in the same manner, the main difference being that the runoff will be concentrated to the west end of the project where significant trees currently exist.

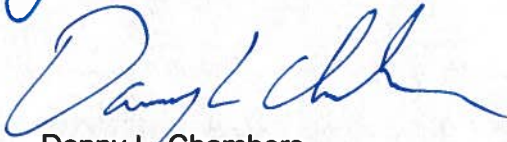
We propose grading a drainage swale along the north boundary of the golf course and terminating at the creek. Grading, erosion control, and velocity dissipation will be constructed by the developer of Squaw Valley Estates. Also, the developer will create a drainage easement and file it as required. The city of Glen Rose requires a developer to obtain permission from adjacent land owners prior to allowing runoff to traverse adjacent properties.

By signing this Memo of Understanding, Squaw Valley Golf Course is granting permission to the developers of Squaw Valley Estates to convey runoff through their property and to grade as necessary to convey the runoff to Squaw Creek.

Respectfully,



James Cagle



Danny L. Chambers
Somervell County Judge



1304 N. Ave. G
Clifton, TX 76634

P.O. Box 433
Clifton, TX 76634
(254) 675-8632
Fax (254) 675-1230

May 4, 2022

ATTENTION: JUDITH HAMPTON

RE: Letter of Intent to Serve, SQUAW VALLEY SUBDIVISION , Lots 1-27
ON FM 200, Somervell County, Glen Rose, Texas 76043

To Whom it May Concern:

Texas-New Mexico Power Company (TNMP) hereby confirms that the above-mentioned project
Lies within our service territory. The customer (s) may apply for service in accordance with our
Tariffs and extensions policies as filed with the Public Utility Commission of Texas.
Please contact me should you have any questions or require additional information.

Sincerely,

J. Scott Hulett, P.E.

Engineering Supervisor

Texas New Mexico Power

P O Box 433

Clifton, Texas 76634

(254)675-3908 x36107



SOMERVELL COUNTY WATER DISTRICT
2099 CR 301 • P. O. Box 1386 • Glen Rose, Texas 76043
Office (254) 897-4141 • Fax (254) 897-7461

April 25, 2022

James Cagle
P.O. Box 1671
DeSoto, Tx 75123

Re: Squaw Valley Subdivision, FM 200
Letter of Assurance of Water Service (27 Lots)

Dear Mr. Cagle:

Please allow this letter to confirm the Somervell County Water District's (SCWD) commitment to serve water to the above mentioned subdivision.

Please be aware that SCWD like most water suppliers has a limited supply and capacity. Because of current interest and demand for development in Somervell County this commitment will remain in effect for two years from the date of this letter. If this proposed subdivision is not connected by April 25, 2024, a revised commitment request will be necessary and service cannot be guaranteed.

You will need to file an application for non-standard service with the District's office and pay all applicable fees. This "will serve notice" is subject to all SCWD service policy requirements.

Sincerely,

Kevin Taylor
General Manager
Somervell County Water District



6/15/2021

Gary Styles
5336 E. Hwy 377
Granbury, Texas 76049

Property address (FM 303 and FM 200 Rainbow Tx76077):

Re: May Serve Letter by Spectrum Communications or an affiliate authorized to provide service ("Spectrum")

Thank you for your interest in receiving Spectrum service. The purpose of this letter is to confirm that the Property is within an area that Spectrum may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Spectrum will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements
-

Please forward the information for Single Family Unit Projects to Marla Collier (marla.collier@charter.com), for Multi-Family Unit Projects send to Jason Scheile (jason.scheile1@charter.com) for Dallas area, for the Fort Worth area send to Jeff Weis (jeff.weis@charter.com), for Commercial requests send to Tim Brown (tim.brown@charter.com) for the Dallas area projects, and for the Fort Worth send to Sabrina Hollinger(sabrina.hollinger@charter.com). Upon receipt, a Charter representative will be assigned to you to work through the process. In some cases, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Sincerely,

Marla Collier

Marla Collier
Business Development Specialist
Spectrum Communications

Below is what we are needing to give to the Planning and Zoning:

Somervell County sold 18 plus acres off of the gold course to Oaktree Assets LLC, in December of 12/2021. This land will be developed into 27 half acre plus lots to build homes. It is going to be called Squaw Valley Estates.

On the Squaw Valley Estates Addition that is next to the Squaw Valley Golf Course, I see no reason that the rain water drainage can continue to drain off toward the golf course as it has been done in the previous years. There are already two retaining ponds and also the creek at the end of the acreage. The golf course in the past has used this rain water to water the golf course.

Water letter
Judge is doing
Judge Chambers

Golf Course 18.54 acres

List Price: \$299,500

Offer Submission Deadline: As submitted

Offer opening Next available Commissioner's Court meeting

Contract Form to be Used: TREC Unimproved Property Contract Form

Title Company: Brazos Valley Title or Central Texas Title

Other Information: Property is within the city limits of Glen Rose and is zoned R-1 (Single Family Residential). Buyer should verify with the City of Glen Rose building permit department as to requirements for development.

Seller will place a deed restriction on property requiring the home or homes to have a minimum of 1600 SF of living area.

Buyer should verify with TXDOT concerning ingress/egress.

Water is available from Somervell County Water District but Buyer will have to convert to City of Glen Rose water at such time as it becomes available.

Buyer will be required to install approved septic system and may have to convert to City of Glen Rose waste treatment lines at such time as they become available.

Property currently is listed with a Glen Rose mailing address but may change to Rainbow as City, County, and USPS may dictate.

Current FEMA flood map appears to indicate that a small portion of the property may be within the 100 year flood zone. Proposed FEMA flood map update, if approved, may change flood zone impact. Buyer should contact the City of Glen Rose, Buyer's lender, and insurance carrier about any requirements for building on this property.

Somervell County reserves the right to reject any or all offers.

Seller

Buyer

Buyer



Office of the Secretary of State

CERTIFICATE OF FILING OF

Squaw Valley Estates Homeowners Association, Inc.
File Number: 804553811

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Nonprofit Corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/05/2022

Effective: 05/05/2022



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State