Staff use only Date Received: _ Paid on:



Building, Planning and Code Compliance

City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989 On Mold 5/24/25 OK topiacess 7/15/1

Preliminary Plat Application

Address of property: 1113 Wr	en St., Glen Rose, TX 76043			
Applicant's Name: Texas Surve	eying & Engineering, Inc.	Date:	5-28-25	
	Property Owner Inform	ation		
Full Name: White Rock Homes a	and Design, LLC.; C/O David D	ickens		
Address: 503 Cottonwood St., S	te C, Glen Rose, TX 76043			
Telephone No:	Email:			<u> </u>
Applicant/C	Owner's Representative (if not the	owner)	
Full Name: Teresa McGee, Texa	s Surveying & Engineering, Inc	С		
Address:				
Telephone No:	Email:			
	Property Informatio	n		
Present zoning at site: B-2				
Form of Ownership of the prope	erty: [] Individual [] Partner	ship [] Corporation
Legal Description of current	t property:			
Acres: 0.403, A#136	Lot #	Block:		_
Subdivision:				
Α	ddition comments/infor			
I/We, am/are the owner(s) of t provided is true and correct. Owner(s) Signature:	he property. I/We hereby o	certify that a	all the info	rmation
Jush	Aller would	D. D.	ate: <u>5/28/</u>	2025



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

August 15, 2025

NOTICE OF PUBLIC HEARING

A public hearing will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 27, 2025 before the Planning and Zoning Commission on a request by applicant, Teresa McGee, Texas Surveying & Engineering, Inc, to request a Re-Plat on the property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property referenced above that is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for a Preliminary Plat which is under consideration, and a map showing all the properties within 200' of the referenced property. If you would like to register your opinion in favor or in opposition to granting the Re-Plat, 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 the referenced property provide written notice of their objection to the issuance of the Re-Plat Request, instead of a simple majority it will require a vote of 3/4 of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

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

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: developmentservices@glenrosetexas.org

Re: Request to Re-Plat Property located at 1113 Wren St., Acres: 0.387, Tract: C7-11, Abst: A136, A136 MILAM CO SCH LD, TRACT C7-11.

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 FAV	OR () IN OPPOSITION TO THIS REQUEST.	
Reasons/Comments:		
A		

Building Official, Planning and Zoning (P&Z)

Proposed lots if rezone is approved

Fowler CF# 2022307 Milam County School Lands Survey Abstract No. 136 Lot 2, Block 1 0.129 Acres Fig. Syll:

30

Rose, TX 76043 Rock Homes and Design, LLC ottonwood St. Suite C

1" = 30"

Vicinity Map (1" = 1.500')

Michelle Reynolds Clerk, County Court Somervell County, Texas

Surveyor: Zacharlah R. Savory, R.P.L.S. 104 S. Walnut St Weatherford, TX, 76086 weatherford@txs-e.com

in testimony whereof, witness my hand and official seal of office, the

day of

Official Public Records (OPR) of said County in: for record in my office on the day of

0 Clock

m, in the



Now, Therefore, Know All Men By These Presents

Sheet 1 of 1
Arch C (18" x 24")

That White lock Home and Deshyl, LLC, owner of the above described that of lock do herely adopt the plat designating the herely excelled property as clat P.S. lack DOL White leads (1888, an addition) to the City of Gen doue, Xonerwell Courty, Texas, and doles) hereby dedicate to the public's use the streets, rights of way and seasoness thous hereon.

ness, my hand, this the

This plat approved subject to all platting ordina iomerveil County, Texas.

is of the City of Glen Rose

The section of the se under my fland and seal of siffice on this the

olary Public in and for the State of Texas

i, Zacharlah R. Seroty, do hereby certify that i prepared this plat from an actual and accurate survey of the land that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Trial N. Sareny, Registered Professional Land Surveyor Nr. 5966 Surveying & Explination III. Wallouf Steet, Westberford, IX 7006 Introduce scon. of 7:394-0400 ID W25/1055-9 In Land 7005-9

sary. This document shall not be recorded for any purpose and t be used or viewed at relied upon as a final survey document.

City of Gien Rose Notes:

A) Sewer sentes to be precised by City of Gien Rose.

A) Sewer sentes to be precised by City of Gien Rose.

A) Water sentes to be precised by City of Gienese ConC) At time of pad, this properly is precised to 3 Gienese Con-

) The Mind Commission Exement (Their on each dot of bit (ive), as shown on the face of this job, but was meaned for common one termen addring to exempt. Commission Examinal T. In to be shared between switch of Links and C. Creatipus Casamins's This is shared between switch of Links and C. Creatipus Casamins's This is shared between switch of Links and C. Creatipus Casamins's This is shared between switch of Links and C. Creatipus Casamins's This is shared between switches of Links and C. Creatipus Casamins's This is shared between switches and Links and C. Creatipus Casamins's This is shared between switches and Links and C. Creatipus Casamins's This is shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and Links and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shared between switches and C. Creatipus Casamins's This is the shar Per this plac, drive access is soly permitted aff of Wran, williams the 25 foot Shared off of N.E. Sament Street is prohibited.

This plat has been submitted to and Gien Rose. Texas, and is hereby appr THE CITY OF

7. All thes of jul., the Minister Finance Floor Generation of stat 4 feet, as shown for Lot 2 fact, it is man foot above the State Floor Christian explainable by the Current FSMs FRIER Plant of SICA feet (Indexenced in note #2 shores).

State of Texas County of Somervell

Certificate of Record

l. Michelle Reynolds, County Clerk of Somervell County. Texas, do hereby certify that the foregoing plat, with its certificate of authentication, was filed

nerare cantructure, places consult all applicable queering estities inquisting lates est patables that may effect continues this on this poperty (ii. a collectural control rendites, mainispel departments, home owners essec, etc.)

grund utilise were not located during the survey. Call MI and/or Utility I before excavation or constitution.

oting to the FLRM. Community Planel Map No. 46425COISSD, dated September 21, 10 up to date flood hazard biformation always with the official FLMA, website at 100.

Total Hazard Ares, Shalkat Zons "Y" - 0.2"s, sernal charco flood hazard (SOD year) TL annual charca flood with exercispe depths of less than I foot or with drahage to than I square mile bod Nazed Ara, Zore "A" - Aras determined to be within the TL annual chacce of Special Food Huzard Aras - With Rass Flood Davedon (NFC) addract of little or title commitment was previded to this surveyor. Record research y this surveyor was made usely for the purpose of determining the localitiesy of this by and of the adjinishing packals, instead decuments other than those shown on this may exist and encumber this property.

urings, Distinuces, and/or Areas derined from GNSS observations and reflect N.A.D. Texas State Plane Coordinate System, North Central Zone 4(RO, (Self - US Survey

Lots 1-3, Block 100 Preliminary Plat

an addition to the City of Glen Rose, White Rock Ridge Somervell County, Texas

Being a 0.403 acre tract of land out of the Milam County School Lands Survey, Abstract No. 136, Somervell County, Texas

August 2025

ENGINEERIN SURVEYING TEXAS

WEATHERFORD - MINERAL WELLS - ALEDO INVEYING FIRM NO. 10100000 - ENDINEERING FIRM NO. F-17586

now All Men By These Presents te fallowing Bearings, Distances, and for Areas derived from GASS observations performed by Teas Surweying & Trophenomy, Br. and orders NAD. 1983. Teass State Place Coordinate System, Nath Central Zone (202) (God) US Gareey 1983. PRICE S 59°500° W, IZS.00 feet, with the apparent north right-of-way of said Winni Street, to a set I/Z" capped for stamped "IZS.45 SURPETING". In less set, feet of a certain tract of land conveyed to Fowler in Clerk's File No. 223071, R2P.8.5.C.T., for the southwest corner of this tract. f. Cacharlah R. Savary, do hereby certify that I prepared this plat from an actual and accurate survey of the land that the corner monuments shown thereon as "set" were properly placed under my personal supervision. NCE N 57"17"56" E. 131.00 feet, to the PONT OF BEGINNING INCE S SP103140°E. DR 74 feet, with the west right of way of said benned Street, to a loand VZ* inin not for the Theast come of this tract, being the intersection of the west right of way of said benned Street with the apparent In right of way of this nature. WANKE of a found if maneth not in the west right of way of latinust Steel, and at the sociativat coine of a st of land conveyed to William in Valume 7 Page of 7 Deep of Second, Science County, Trazia, DS, ECT, is the host and supplining coiner of the tract. WHINCE is found 1/2 from road at the northwest coiner of said Williams tract to 8 12/12/12/14 to 454 feet of the tract. WHINCE is found 1/2 from road at the northwest coiner of said Williams tract THE ATTEMPT WE LIAST SEA, BO A SET UTZ CARRIES THE ASSESSMENT THAN A STREET WE ATTEMPT AT THE NOTIFICATION COMMENT Fawilit IN THE COLOR OF THE ASSESSMENT AND A STREET ASSESSMENT AS A STREET AS A STREET ASSESSMENT AS A STREET ASSESSMENT AS A STREET ASSESSMENT AS A STREET AS A STREE Williams V. 67, P. 677 Inst. No. 2000-156 Brooks CF# 45845

Lot 1, Block 1 0.02 Acres (Sans Sq. Pt) 0.074 Acres (3.223 Sq. Pt.) Lot 3, Block I 0.074 Acres 0.200 Sq. Pt) Lot 4, Block I 0.133 Acres 0.103 Scres 0.005 Sc Pt) Memorian Financia Floor Develope - 64.4 Fig. Syn.

Calculate R. Sareny, Registered Protessional Lond Surveyor No. 5966
trad Surveyor No. 5966
OS. Siemani Streek Memberhole IT. 10066
septim broke Streek Memberhole IT. 10066
septim broke Survey. Et 954-9600
septim broke Survey. Et 955-9600
septim broke Survey. Et 955-9600
septim broke Survey. Et 955-9600

7) At this of jet, the striken lighted files (Evisted of 44.4 fee, as streen for Ltd.).

Box 1. In one foot cloves the Base Flood (Evisted evidence by the current FISA FIRST Plant of 40.4 feet (Information of 61.4 feet)

Certificate of Record

State of Texas County of Somervell

Michelle Reynolds, County Clerk of Somervell County, Texas, do hereby certify that the foregoing plat, with its certificate of authentication, was filed

define contraction, please compit all applicable governing estities requiring tides and paginosi that may officir construction on this property (in accidiactural centrol sonitiae, municipal departments, home owners easer, wit.)

ground utilities were not located duting this survey. Call all and/or Utility is before exceesion or construction.

cording to the F.J.B.M. Covennestly Panel Mag No. 46425C055D, dated September 21, 2021 for up to date fitted financial informacion similary with the official F.J.M.A. weights at \$4,000.

is Thost Hazard Area, Shaded Zone " X^* - 0.21, excust chance flood hazard (500-year) of 11, sersual chance flood with average depths of less than I fool or with drakeaps less than I square max

Rood Hazard Area, Zone "At" - Area determined to be within the IT amoust chance or) Special Flood Hazard Area - With Base Pland Deveation (IFFC)

destance of title or title constituent was provided to this sureyor. Hospir leasers by this surreyor was made only for the purpose of determining the boundary of the riff and of the adjusting parcels. Baccold documents other than these brews on this y mary exist and encurrees this property.

earings. Distances, and/or Areas derived from GRSS observabless and reflect NAD Fram State Plane Coordinate System, North Central Zone 4202 (Grid - US Survey

Vicinity Map (1" = 1,500')



Michelle Reynolds Clerk, County Court Somervell County, Texas

Zacharlah R. Savory, R.P.L.S. 104 S. Walnut St Weatherford, TX, 76086 weatherford@btxse.com

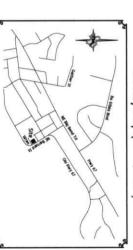
n Rose, TX 76043 Rock Homes and Design, LLC attonwood St, Suite C

1" = 30"

in testimony whereof, witness my hand and official seal of office, the

day of

Official Public Records (OPR) of said County in: for record in my office on the day of



Sheet 1 of 1 Arch C (18" x 24")

Now. Therefore, Know All Men By These Presents

That white insich knows and protopy. LLC, commo if the above described insic of lead do hereby added that described and the control of the co

ms past approved subject to all platting ordinances preserved County, Texas. sess, my hand, this the

tion del freques indimental del communique la martina habita del fre de la destrucción de la consection de consection de la c

lotery Public in and for the State of Texas

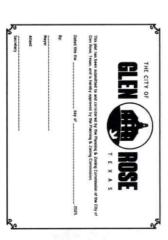
City of Glen Rose Notes:

A) Sewer services to be provided by City of Gen Rose.

B) Water services to be provided by City of Gen Rose.

C) At time of pad, this property is comed 8-2 General Car.

)) Pay this plac, drive access is only permitted aft of Wiven, utilizing the 2 occass off of KE. Samued Street is provioted.



Lots 1, 2, 3 and 4, Block 100 White Rock Ridge Preliminary Plat

an addition to the City of Glen Rose, Somervell County, Texas

Being a 0.403 acre tract of land out of the Milam County School Lands Survey, Abstract No. 136, Somervell County, Texas

August 2025

SURVEYING & **TEXAS**

WEATHERFORD - MINERAL WELLS - ALEDO