



## BOARD OF ADJUSTMENT

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City Hall Council Chambers, 298 W. Washington  
Thursday, January 12, 2023 at 4:00 PM

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### AGENDA

#### CALL TO ORDER

#### OATH OF OFFICE

#### ELECTION OF OFFICERS

#### APPROVAL OF MINUTES

1. Approve Minutes from June 9, 2022.

#### PUBLIC HEARING

2. **Case No.: V2023-001**

Applicant Ryan Studdard, representing Prescher Custom Homes, LLC is requesting a variance from Section 154.05.3 (D) relating to 25' Corner Lot Side Setback for property at 1255 Groesbeck, being Parcel R72133 of South Side Addition, Acres 0.169, Block 24, Lot 22 of the City of Stephenville, Erath County, Texas.

#### ADJOURN

*In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.*



## BOARD OF ADJUSTMENT MEETING

City Hall Council Chambers, 298 W. Washington  
Thursday, January 12, 2023 at 4:00 PM

### MINUTES

The Board of Adjustment of the City of Stephenville, Texas, convened on Thursday, January 12, 2023 at 4:00 PM, in the City Hall Council Chambers, 298 W. Washington, for the purpose of a Board of Adjustment Meeting, with the meeting being open to the public and notice of said meeting, giving the date, time, place and subject thereof, having been posted as prescribed by Chapter 551, Government Code, Vernon's Texas Codes Annotated, with the following members present, to wit:

**MEMBERS PRESENT:** Moumin Quazi, Chairperson  
Darrell Brown, Vice-Chairperson  
Ben Tackett  
Alan Nix  
Dean Parr  
JJ Conway, Alternate 1

**OTHERS ATTENDING:** Steve Killen, Director of Development Services  
Tina Cox, Board Secretary

#### CALL TO ORDER

Chairman Quazi called the meeting to order at 4:02 p.m.

#### OATH OF OFFICE

Oath of Office administered by Notary Public, Tina Cox, to Alan Nix, Darrell Brown, Dean Parr, and JJ Conway.

#### ELECTION OF OFFICERS

Nomination for Chair. MOTION by Alan Nix, second by Darrell Brown to nominate Moumin Quazi for Chair. MOTION CARRIED by unanimous vote.

Nomination for Vice Chair. MOTION by Alan Nix, second by Dean Parr to nominate Darrell Brown for Vice Chair. MOTION CARRIED by unanimous vote.

#### MINUTES

##### 1. Consider Approval of June 9, 2022 Minutes

MOTION by Darrell Brown, second by Ben Tackett, to approve the minutes with an amendment requested by Chairman Quazi. MOTION CARRIED by unanimous vote.

**PUBLIC HEARING**

**2. Case No.: V2023-001**

**Applicant Ryan Studdard, representing Prescher Custom Homes, LLC, is requesting a variance from Section 154.05.3.D relating to corner lot setback requirements for property located at 1255 Groesbeck, being parcel R72133 of South Side Addition, Block 24, Lot 22 of the City of Stephenville, Erath County, Texas.**

Steve Killen, Director of Development Services, gave the following report:

Mr. Studdard is requesting a variance to allow for the construction of a single-family home with a two-vehicle garage. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25’ corner lot side setback by 10’, resulting in a 15’ setback. Mr. Killen showed aerial maps of corner lot properties in the vicinity revealing structures at an approximate 15’ setback. Mr. Killen concluded his presentation to the Board that staff had no objections to the variance request.

Applicant Ryan Studdard along with Michael Easter, owner of Prescher Homes, shared with the Board that the reason why they are asking for the variance is in order to add a two-car garage onto a brand-new home that they are proposing to build on the site in the hopes of preventing street parking in the neighborhood.

Chairman Quazi opened the public hearing at 4:16 PM.

No one came forward to speak in favor of the variance.

Renee Jackson, 1245 Groesbeck, spoke in opposition to the variance request due to drainage concerns.

Board member Parr asked about drainage and driveway placement; Michael Easter responded to those questions with a confirmation that a drainage plan will be provided during the review process and that the driveway will be placed on Groesbeck.

Chairman Quazi closed the public hearing at 4:21

Alan Nix voiced his concerns regarding drainage, right of way egress, utilities, and sight restrictions. Mr. Killen stated that those issues will be resolved within the development stage of the proposed project.

MOTION by Alan Nix, second by Ben Tackett, to approve Case No. V2023-001 as presented. MOTION CARRIED with a unanimous vote.

**ADJOURN**

The meeting was adjourned at 4:25 p.m.

APPROVED:

ATTEST:

\_\_\_\_\_  
Moumin Quazi, Chair

\_\_\_\_\_  
Tina Cox, Board Secretary

Board of Adjustment  
**STAFF REPORT**



**SUBJECT:** Case No.: V2023-001

Applicant Ryan Studdard, representing Prescher Custom Homes, LLC, is requesting a variance from Section 154.05.3.D relating to corner lot setback requirements for property located at 1255 Groesbeck, being parcel R72133 of South Side Addition, Block 24, Lot 22 of the City of Stephenville, Erath County, Texas.

**MEETING:** Board of Adjustment – January 12, 2023

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen

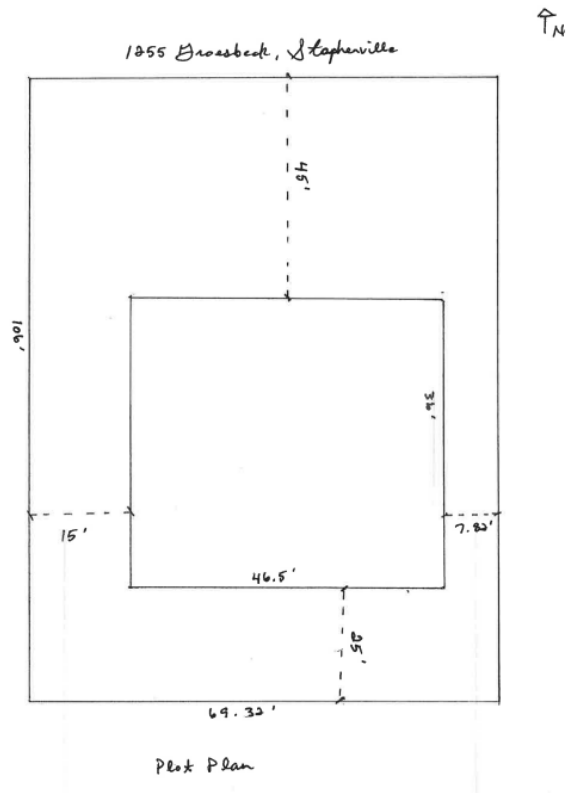
**BACKGROUND:**

Mr. Prescher is requesting a variance to allow for the construction of a single-family home with a two-vehicle garage. The reduced setback will enable construction of the improvements as illustrated in the site plan. The request is to reduce the 25' corner lot side setback by 10', resulting in a 15' setback.

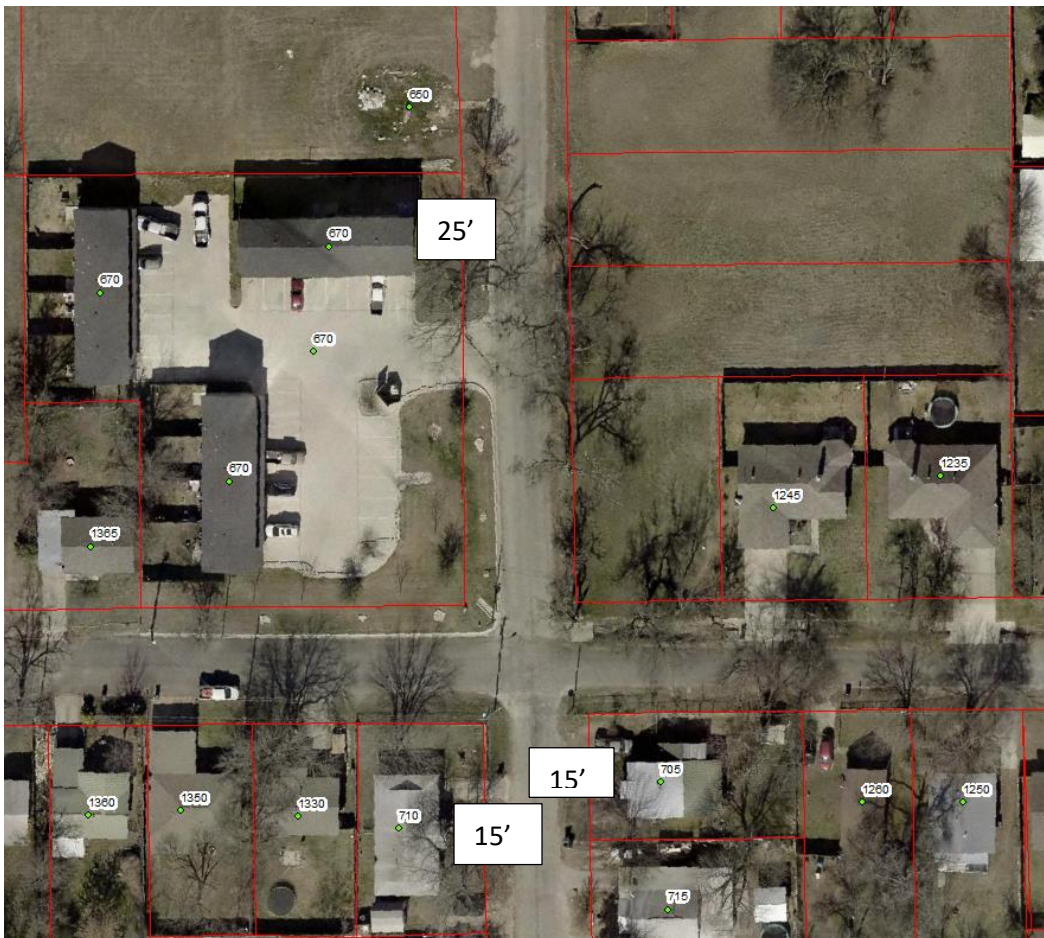
**ZONING REQUIREMENTS:**

**5.3. D Height, Area, Yard and Lot Coverage Requirements.**

- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 7,500 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 75 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum depth of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: seven feet.
  - (b) Corner lot: 25 feet from intersecting side street.



GIS MAPPING – Corner Properties within 200' radius



**VARIANCE:**

## Section 154.21.1.1

1. A variance from the literal enforcement of the Zoning Ordinance in order to achieve a reasonable development of the property. Whenever owing to exceptional and extraordinary conditions, the literal enforcement of the zoning regulations will result in unnecessary hardship in the development of the property, an appeal for a variance may be filed with the Board of Adjustment.

2. When a property owner can show that a strict application of the terms of this ordinance relating to the use, construction or alteration of buildings or structures or the use of land will impose upon him or her practical difficulties or particular hardship, the Board may consider and allow variations of the strict application of the terms of this ordinance if the variation are in harmony with the general purpose and intent of this ordinance, and the Board is satisfied, under the evidence heard by it, that a granting of the variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable hardship or difficulty so great as to warrant a variation from the Zoning Regulations.

3. The Board may authorize a variance where by reason of exceptional narrowness, shallowness, or shape of specific piece of property of record at the time of the adoption of this ordinance, or by reason of exceptional situation or condition of a specific piece of property, the strict application of a provision of this ordinance would result in peculiar and exceptional practical difficulties and particular hardship upon the owner of the property and amount to a practical confiscation of the property as distinguished from a mere inconvenience to the owner, provided the variation can be granted without substantial detriment to the public good, and without substantially impairing the general purpose and intent of the comprehensive plan as established by the regulations and provisions contained in this ordinance.

(a) Papers required. An appeal for a variance shall include:

1. A site plan, drawn to scale, showing the location and dimension of the lot and of all existing and proposed improvements:
  - a. When an appeal is based upon hardship resulting from sharp changes in topography or unusual terrain features, the site plan shall include topographic information related to known base points of surveys, and profiles of the particular problem involved, including relationship to topographic features of adjoining properties.
  - b. When an appeal is submitted for variance of side yard or rear yard requirements, the applicant shall provide the same information for the properties adjoining the common lot line as may be applicable to the appealed requirements.
  - c. When an appeal is submitted for a variance from front yard setback, or for side yard setback on a side street, the applicant shall furnish a strip map showing the setback of main walls of all buildings on the same side of the street within a distance of 200 feet of the applicant's property.
2. A statement of facts and reasons why the Zoning Regulations should not be applied to the property in question and how the standards governing the Board's action would be satisfied; and
3. A statement by the Enforcing Officer citing the reasons for refusing to issue a permit under the plans submitted.

(b) Basis for action.

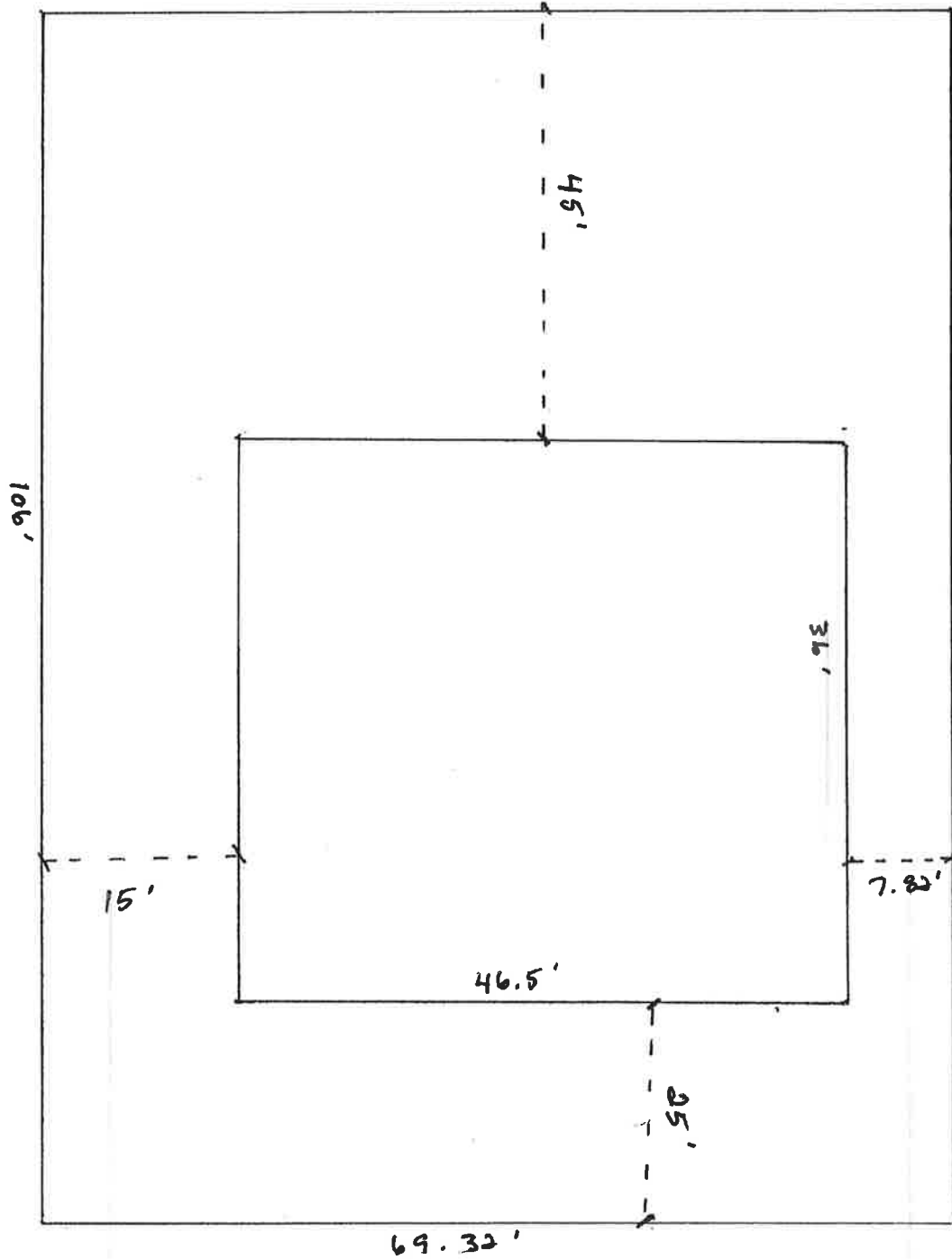
- (1) Before acting on an appeal for variance the Board shall consider:
  - a. The facts filed with the application;
  - b. The testimony presented at the public hearing on the appeal;
  - c. The City Staff's technical report on the appeal; and d. The Board's findings in its field inspection of the property.
- (2) The Board may grant an appeal, subject to such terms and conditions as it may fix, provided

**ALTERNATIVES:**

1. Approve the Variance Request
2. Deny the Variance Request



1255 Groesbeck, Stephenville

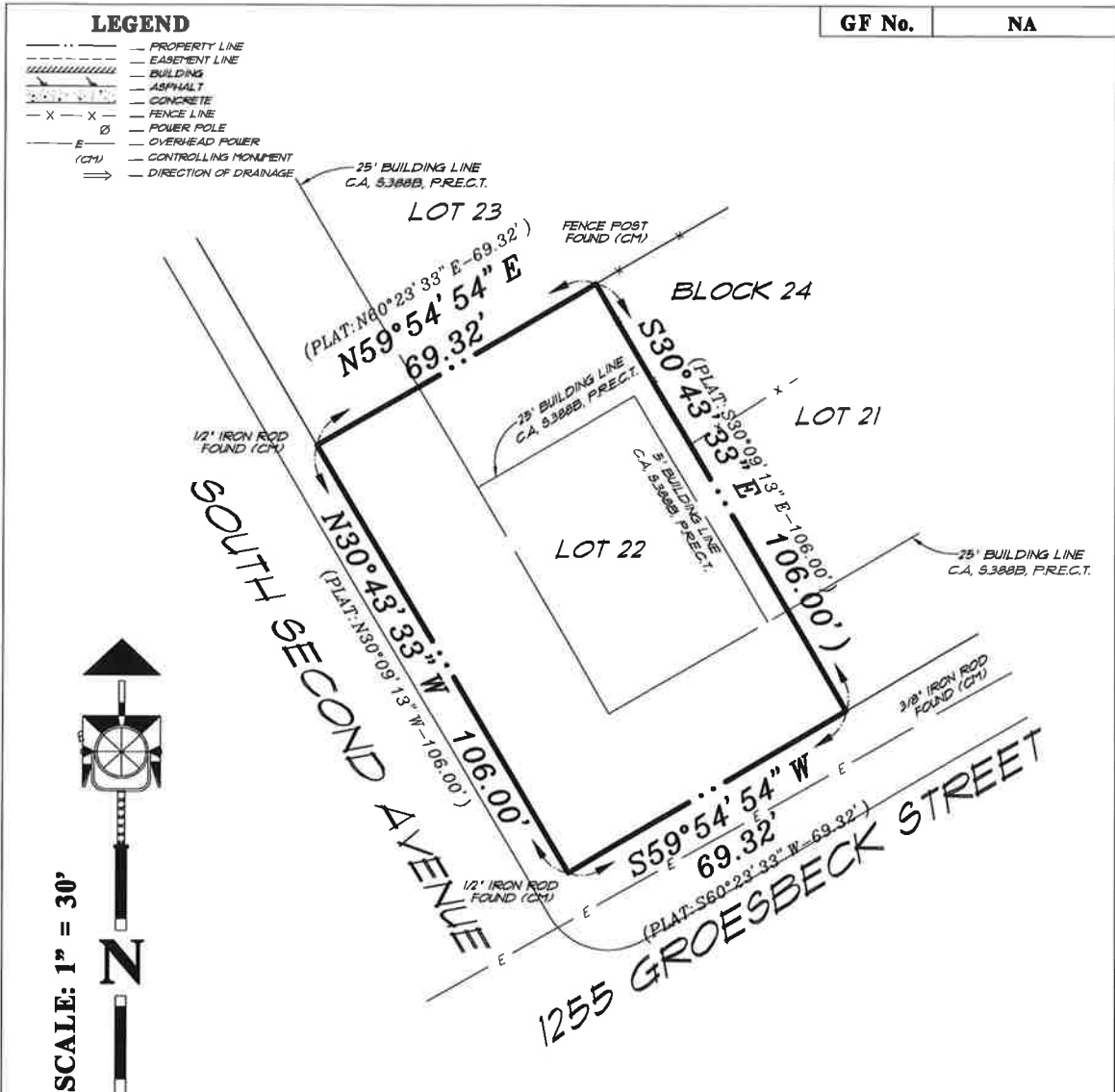


Plot Plan



GF No.	NA
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Item 2.



**Survey Sketch**  
**Lot 22, Block 24**  
**South Side Addition**  
**City of Stephenville, Erath County, Texas**  
 Being all of Lot 22, Block 24, South Side Addition, an addition to the City of Stephenville, Erath County, Texas, according to the plat recorded in Cabinet A, Slide 388B, Plat Records, Erath County, Texas.

**SURVEYOR'S DECLARATION**

I hereby declare that this true and accurate survey, made on the ground under my supervision, on November 18, 2022, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, RPLS No. 5144



**Flood Statement**

According to the Flood Insurance Rate Map for Erath County, Texas and Incorporated Areas, Community Panel No. 485454-0335-K, effective date September 25, 2009, this property is located in Zone 'X'; (Areas determined to be outside the 0.2% chance floodplain).

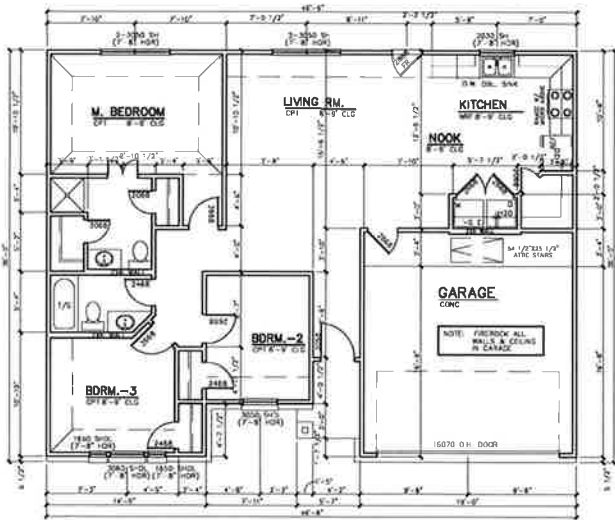
**General Notes**

NOTE: BEARINGS BASED PER GPS NAD 83 - NORTH CENTRAL TEXAS ZONE  
 NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER PLAT.  
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.  
 NOTE: ALL BEARING AND DISTANCES ARE MEASURED.

**T** **cker**  
**S** **URVEYORS**  
 "LAND SURVEYING"  
 (ANY WHERE IN TEXAS)  
 P.O. Box 1855  
 Burleson, Texas 76097  
 Office: 817-295-2999  
 Fax: 817-295-3311

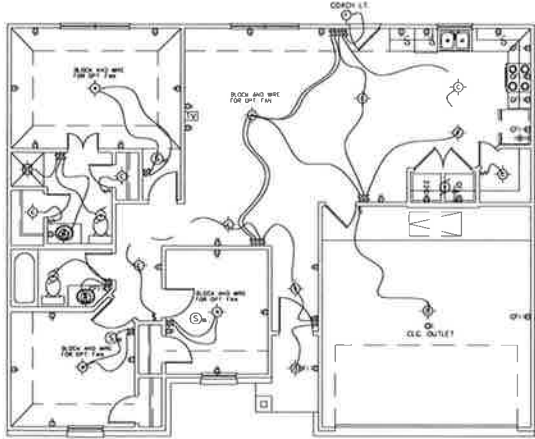
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**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGES	
Total Living Area	1217 SQ. FT.
Garage	381 SQ. FT.
Porch & Patio	220 SQ. FT.
Total Under Roof	1818 SQ. FT.
Footprint Area	1588 SQ. FT.



**ELECTRICAL PLAN**  
SCALE: 1/8" = 1'-0"

- ELECTRICAL NOTES:**
1. ALL ADDITIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE (NEC).
  2. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL CODES.
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LIGHTING FIXTURE SCHEDULE		
SYMBOL	FIXTURE	WATTAGE
A	RECESSED DOWN LIGHT	40 WATT
B	RECESSED DOWN LIGHT	60 WATT
C	RECESSED DOWN LIGHT	75 WATT
D	RECESSED DOWN LIGHT	100 WATT
E	RECESSED DOWN LIGHT	150 WATT
F	RECESSED DOWN LIGHT	200 WATT
G	RECESSED DOWN LIGHT	300 WATT
H	RECESSED DOWN LIGHT	400 WATT
I	RECESSED DOWN LIGHT	600 WATT
J	RECESSED DOWN LIGHT	800 WATT
K	RECESSED DOWN LIGHT	1000 WATT
L	RECESSED DOWN LIGHT	1500 WATT
M	RECESSED DOWN LIGHT	2000 WATT
N	RECESSED DOWN LIGHT	3000 WATT
O	RECESSED DOWN LIGHT	4000 WATT
P	RECESSED DOWN LIGHT	6000 WATT
Q	RECESSED DOWN LIGHT	8000 WATT
R	RECESSED DOWN LIGHT	10000 WATT



**EDWARD & ISAAC DESIGN LLC**  
3013 NASH LANE  
FORT WORTH, TEXAS 76244  
OFFICE (817) 393-6688

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**BUILDER:**  
DAVIS AVENUE  
ALVARADO, JOHNSON COUNTY, TX  
LOT: 7A BLOCK: 43

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**ADDRESS:**

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**ISSUE DATE:**  
11.18.2017

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**DRAFTSPERSON:**  
MEM

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**PROJECT NO:**  
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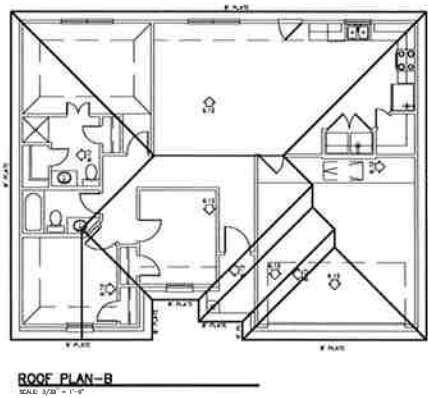
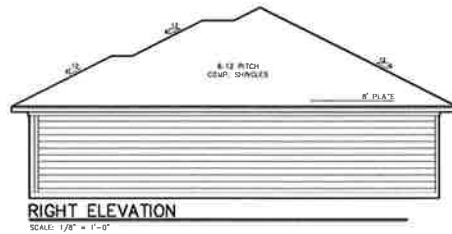
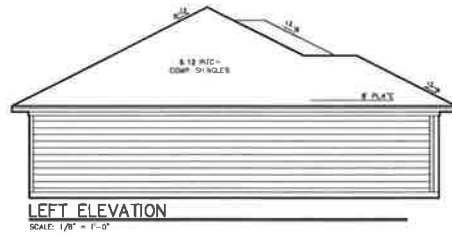
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**PLAN NUMBER:**  
1217

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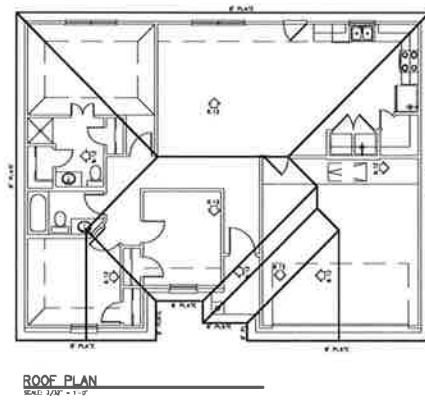
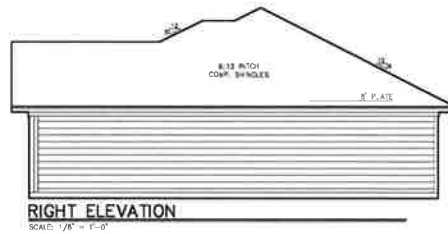
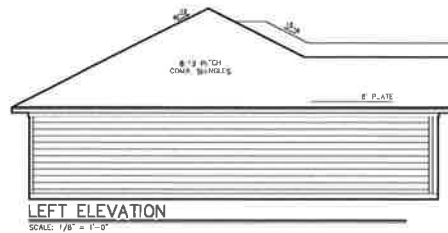
**SHEET NUMBER:**  
A-1

dotocp signature verification: jpa@edwardsllc.com



	
<b>EDWARD &amp; ISAAC DESIGNS LLC</b> 3817 SANDHILLS FORT WORTH, TX 76111 OFFICE: (817) 305-1088	
We warrant that these drawings were prepared by a duly licensed professional engineer or architect and comply with all applicable laws, codes, and regulations. We warrant that these drawings were prepared by a duly licensed professional engineer or architect and comply with all applicable laws, codes, and regulations.	
ADDRESS:  BUILDER: DAVIS AVENUE ALVARADO, JOHNSON COUNTY, TX LOT: 7A BLOCK: 43	ISSUE DATE: 11.16.2017 DRAFTER/PERSON: MEM PROJECT NO. 000 PLAN NUMBER 1217 SHEET NUMBER <b>A-2</b>

signature-verification 11/16/2017 11:51:11 AM



 <p><b>EDWARD &amp; ISAAC</b> DESIGNS L.L.C. 5017 NASH LAKE FORT WORTH, TEXAS 76244 OFFICE (817) 395-8888</p>	
<p>We warrant that the design shown on these drawings was prepared by a duly licensed professional engineer or architect and that the design complies with all applicable laws, codes, and regulations. We warrant that the design is intended to be used for the purpose for which it was prepared. We warrant that the design is intended to be used for the purpose for which it was prepared.</p>	
<p>BUILDER:</p>	<p>DAVIS AVENUE ALVARADO, JOHNSON COUNTY, TX LOT: 6A BLOCK: 43</p>
<p>ADDRESS:</p>	<p>ISSUE DATE 11.16.2017</p>
<p>DRWG. DESCRIPTION:</p>	<p>MEM</p>
<p>PROJECT NO.</p>	<p>000</p>
<p>PLAN NUMBER</p>	<p>1217</p>
<p>SHEET NUMBER</p>	<p><b>A-3</b></p>

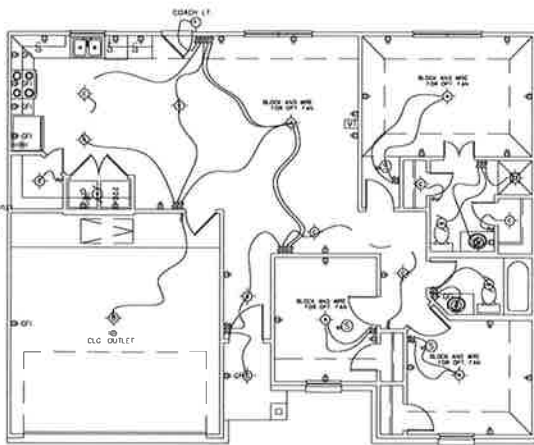
Obtain signature verification from your state board of electrical engineers.

**ELECTRICAL NOTES**

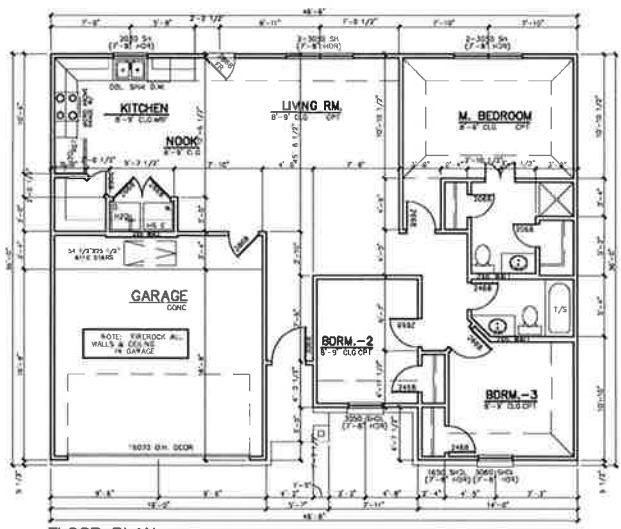
1. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E).
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20. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL SAFETY CODE (NFPA 70E).

**LIGHTING FIXTURE SCHEDULE**

SYMBOL	DESCRIPTION	QTY	REMARKS
1	RECESSED CAN		
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**ELECTRICAL PLAN**  
SCALE: 1/8" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**SQUARE FOOTAGES**

Total Living Area	1217 SQ. FT.
Garage	381 SQ. FT.
Porch & Patio	3370 SQ. FT.
Total Under Roof	1628 SQ. FT.
Exterior Area	1588 SQ. FT.



**EDWARD & ISAAC**  
DESIGNS LLC  
1015 S. HARRIS LANE  
FORT WORTH, TX 76114  
OFF PHONE: (817) 395-1625

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ADDRESS: DAVIS AVENUE  
ALVARADO, JOHNSON COUNTY, TX  
LOT: 7A BLOCK: 4J

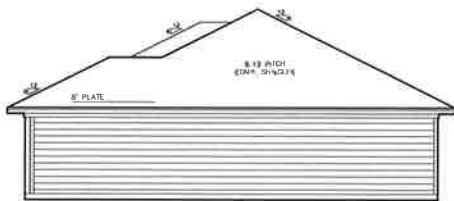
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BUILDER: DAVIS AVENUE  
ALVARADO, JOHNSON COUNTY, TX  
LOT: 7A BLOCK: 4J

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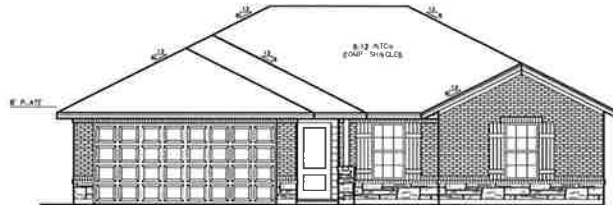
ISSUE DATE: 11.16.2017  
DRAFTSPERSON: MEM  
PROJECT NO: 000  
PLAN NUMBER: 1217  
SHEET NUMBER: A-1

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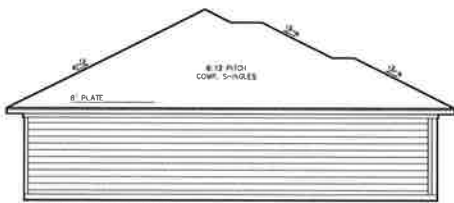
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION-B

SCALE: 1/8" = 1'-0"



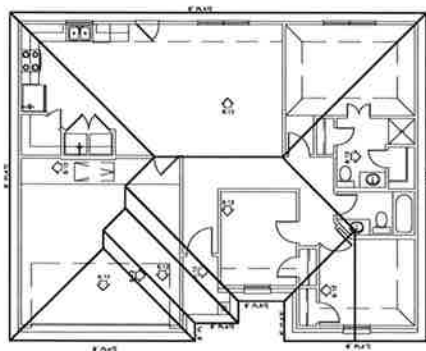
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

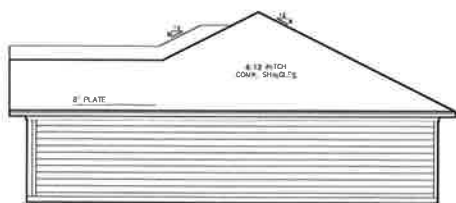


ROOF PLAN-B

SCALE: 3/32" = 1'-0"

EDWARD & ISAAC DESIGNS LLC 4007 NAMI LANE FORT WORTH, TEXAS OFFICE: (214) 395-6868	
The Owner shall verify all information for accuracy. The Designer shall verify all information, verify compliance with all applicable codes, laws, regulations, ordinances, and a qualified engineer shall be retained for any other structural information. The Designer shall be held responsible for any errors or omissions.	
OWNER:	BUILDER:
DAVIS AVENUE ALVARADO, JOHNSON COUNTY, TX LOT: 7A BLOCK: 43	
ISSUE DATE:	11.16.2017
DRAWN BY:	MEM
PROJECT NO.:	000
PLAN NUMBER:	1217
SHEET NUMBER A-2	

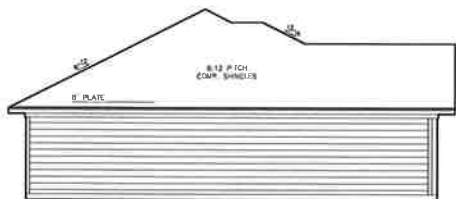
dtm@signatureworks.com



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



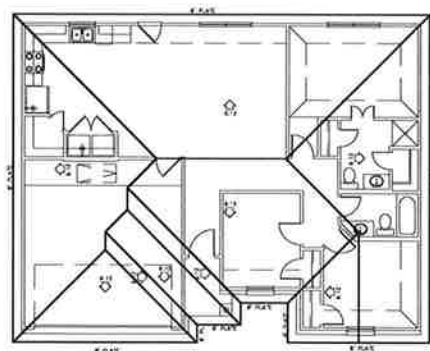
**FRONT ELEVATION-A**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**ROOF PLAN-B**  
SCALE: 3/32" = 1'-0"

<p><b>EDWARD &amp; ISAAC</b> BUILDERS, LLC 1011 NASH LAKE FORT WORTH, TEXAS OFFICE: (214) 395-8888</p>	
<p>The intent of this drawing is to provide information for the construction of the building. It is not intended to be a contract. The contractor shall be responsible for obtaining all necessary permits and for verifying all dimensions, materials, and construction methods. The contractor shall be responsible for obtaining all necessary permits and for verifying all dimensions, materials, and construction methods. The contractor shall be responsible for obtaining all necessary permits and for verifying all dimensions, materials, and construction methods.</p>	
<p>ADDRESS:</p>	<p>DAVIS AVENUE ALVARADO, JOHNSON COUNTY, TX LOT: 6A BLOCK: 43</p>
<p>BUILDER:</p>	EDWARD & ISAAC BUILDERS, LLC
<p>ISSUE DATE:</p>	11.16.2017
<p>DRAWN BY:</p>	MEM
<p>PROJECT NO.:</p>	000
<p>PLAN NUMBER:</p>	1217
<p>SHEET NUMBER:</p>	A-3