



REVIEW OF VARIANCE REQUEST  
THE MEADOWS AT DEER CROSSING  
REVIEWED BY: STEVE HUDSON 09-25-23

A letter requesting variance from the lot width requirements adopted 08-28-23 has been received from Tina Ballard, RPLS, at By-Line Surveying. She submitted the following at the request of the developers, American Land and Lakes:

" We are requesting a variance on proposed lots in The Meadows at Deer Crossing. We are basing these on the previous approved road frontages of 100 feet and 50 feet along cul-de-sacs. The lots that do not meet the new regulations are as listed below:

- Lot 7 – flag lot, 5.00 acres with 100' of frontage
- Lot 8 – 2.00 acres with 137.40' of frontage
- Lot 9 – 2.00 acres with 159.94' of frontage
- Lot 14 – 3.00 acres with 175.38' of frontage
- Lot 16 – flag lot, 5.00 acres with 110.17' of frontage
- Lot 28 – 6.35 acres with 214.71' of frontage
- Lot 29 – flag lot, 5.00 acres with 100' of frontage
- Lot 31 – 4.00 acres with 100' of frontage
- Lot 37 – 5.00 acres with 100.04' of frontage
- Lot 47 – 2.00 acres with 173.82' of frontage
- Lot 48 – 2.00 acres with 176.67' of frontage
- Lot 53 – 2.00 acres with 150.00' of frontage
- Lot 54 – 2.00 acres with 150.00' of frontage
- Lot 56 – flag lot, 5.00 acres with 100.00' of frontage
- Lot 69 – 2.00 acres with 190.22' of frontage
- Lot 76 – 2.00 acres with 165.35' of frontage
- Lot 77 – 2.00 acres with 164.67' of frontage "

The Court spent many hours recently during two work sessions researching, reviewing, and discussing the recently adopted frontage requirements. The work sessions and court agendas for discussion and adoption, were properly posted in advance of those meetings. As you are aware, no opposition was voiced.

**Staff recommends denial of this request.**

A handwritten signature in cursive script that reads "Stephen A. Hudson". The signature is written in black ink and is positioned above a horizontal line.

Steve Hudson 09-25-23

## **BY-LINE SURVEYING LLC**

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P.O. Box 834  
Emory, Texas 75440  
903-473-5150  
Texas Surveying Firm No. 10194233

**SUBJECT:** VARIANCE FOR ROAD FRONTAGE  
The Meadows at Deer Crossing  
2441 County Road 3512  
Dike, Texas

**Date:** September 19, 2023

**To whom it may concern:**

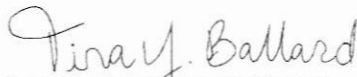
We are requesting a variance on proposed lots in The Meadows at Deer Crossing. We are basing these on the previous approved road frontages of 100 feet and 50 feet along cul-de-sacs.

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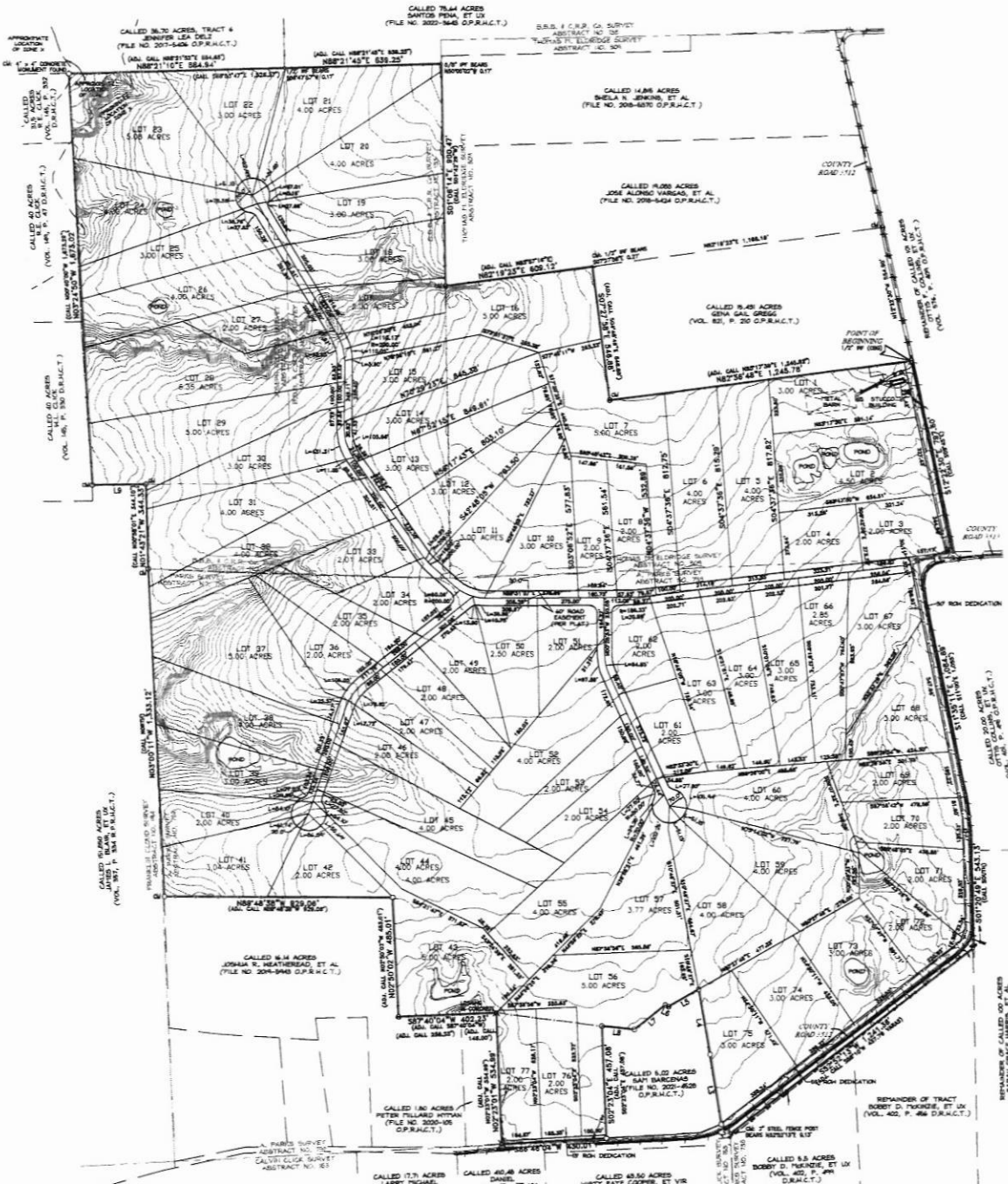
Please let me know if you have any questions.

Thank you,



Tina Ballard, RPLS No. 6746  
Cell: 903-368-8384  
Office: 903-473-5150  
[Tinab@By-LineSurveying.com](mailto:Tinab@By-LineSurveying.com)

LINE	BEARING	DISTANCE	CALL BEARING	CALL DISTANCE
L1	S77°27'43"W	130.87'	S89°30'W	271'
L2	N46°04'37"W	53.78'		
L3	N05°33'25"W	288.82'	N05°33'00"W (ADJ.)	288.82' (ADJ.)
L4	N10°08'17"W	289.18'	N10°08'12"W (ADJ.)	289.18' (ADJ.)
L5	S80°27'48"W	148.42'	S80°27'48"W (ADJ.)	148.42' (ADJ.)
L6	N85°36'37"W	15.45'	N85°36'37"W (ADJ.)	15.45' (ADJ.)
L7	S51°18'06"W	187.19'	S51°18'09"W (ADJ.)	187.19' (ADJ.)
L8	N83°17'23"W	133.73'	N83°17'23"W (ADJ.)	133.73' (ADJ.)
L9	S85°52'29"W	219.53'	N85°19'28"W	219.84'



THE MEADOWS AT DEER CROSSING  
 VARIANCE REQUEST  
 CR 3512  
 DIKE, TX

DATE: 09/19/2023

SCALE: NTS

JOB NO.: 2023-892

CLIENT: AMERICAN LAND & LAKES

TECHNICIAN: TYB



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 PURPOSE AND SHALL NOT BE USED  
 OR VIEWED OR RELIED UPON AS  
 A FINAL SURVEY DOCUMENT

**BY-LINE SURVEYING LLC**

PO BOX 834  
 Emory, TX 75440  
 Ph (903) 473-5150  
 Firm No 10194233  
 www.bylinesurveying.com

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