

Still Need  
Permit Fee 250.00  
Road Deposit 1000.00  
Cost Mailed to  
PAMCO I believe

Lot 45



### New Home Construction Application

Please complete the attached Architectural Application for New Home Construction. Please send all information with deposits and fees.

#### Requirements for submittal for new home construction:

Two sets of professionally drawn plans and specifications for all proposed construction (initial or alterations) to be on such Lot.

Engineer's certificate on foundation plan design.

Plot plans showing the location and elevation of the improvements on the Lot and dimensions of all proposed Walk ways, driveways and all other matters relevant to architectural approval.

I (agent or builder) Baxter construction request the issuance of a building permit to construct the improvements described in the attached plans and specifications. By signing this letter I certify that I have a copy of the **DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S)** for the Hidden Shores at Lake Cisco Property Owners Association and that I have read and familiarized myself with those Documents. Further, I certify that the house and site design has been developed with the full knowledge of and adherence to the CCR's and that construction and jobsite conduct will proceed accordingly.

As agent or builder, I authorize the designated personnel of the Hidden Shores at Lake Cisco Property Owners Association to inspect the above described property and improvements. As agent or principle, I indemnify and hold harmless the Property Owners Association and their designees against any and all claims or loss except that of willful misdeed or gross negligence. In the event that an item of construction does not satisfy the requirements of the Hidden Shores at Lake Cisco Property Owners Association. CCR's, repair, replacement and/or augmentation of that item will be performed until that item does satisfy the requirements of Hidden Shores at Lake Cisco, LLC.

Per each application of a new home construction, a fee of two hundred and fifty dollars, \$250.00 is required. Please make check payable to Hidden Shores at Lake Cisco Property Owners Association. All maintenance and inspection fees will be paid before a Statement of Completion will be issued. Issuance of a Statement of Completion does not release the builder from any of the liability normally associated with construction and does not limit in any way the implied or actual warranties or liabilities that the builder is normally obligated.

Plans Submitted: Yes(✓) No( ) Date Submitted: 2-10-2020

Plot Plan Submitted: Yes(✓) No( ) Date Submitted: 2-10-2020

LOCATION:

Lot: 45 Blk: \_\_\_\_\_ Addition/Tract \_\_\_\_\_

Physical Address: 125 overlook DR. Cisco TX 76437

CONTRACTOR/OWNER

Owner Name: Dianna Crowder Phone: \_\_\_\_\_

Brokerage Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Brokerage Address: \_\_\_\_\_

Description of Home

Style: Rock/siding stick built home

Number of Bedrooms: 2 Number of Baths: 2.5

Total Finished Area: 1800 Unfinished Area (SQ.FT. & Location) 628

Garage Area: 1200 Number of Garage Stalls 2

PRICE RANGE

Sales Price: 280,000

CONSTRUCTION SCHEDULE

Proposed Construction Start Date: 3-1-20

Proposed Construction Completion Date: 10-1-20

COLOR SELECTION: Use this form for exterior color selection approval process. Please attach color swatch and deliver to our office.

Body: ~~Light~~ ~~tan~~ white Trim: ~~tan~~ ~~green~~ green Door: Black

Paint Manufacture: valspar

**CERTIFICATION**

I (we) certify that the above information provided, constitutes a description of the proposed building, items of construction, location and site will be in accordance with the Hidden Shores at Lake Cisco Property Owners' Association DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS set forth in Hidden Shores at Lake Cisco Subdivision. I (we) further certify that the work will be completed in a timely, workmanlike manner and that the building site and adjacent areas will be free of litter and debris during construction.

Owner: Diana Crowder

Builder: Baxter Construction *[Signature]*

Date: 2-12-2020

Hidden Shores at Lake Cisco Architectural Review Board Signatures:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

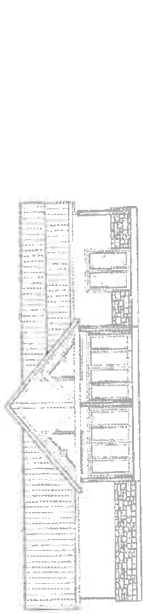
\_\_\_\_\_ Date: \_\_\_\_\_

Approved/Approved as noted: Date:

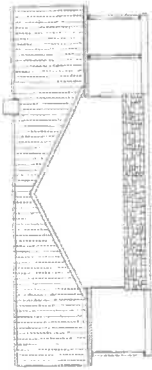
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Rejected as noted: Date:

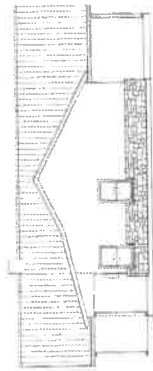
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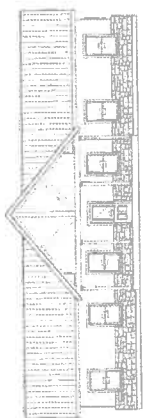
REAR ELEVATION



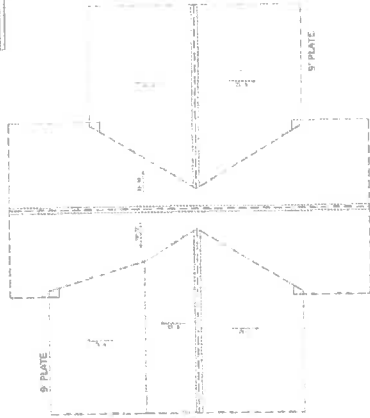
RIGHT ELEVATION



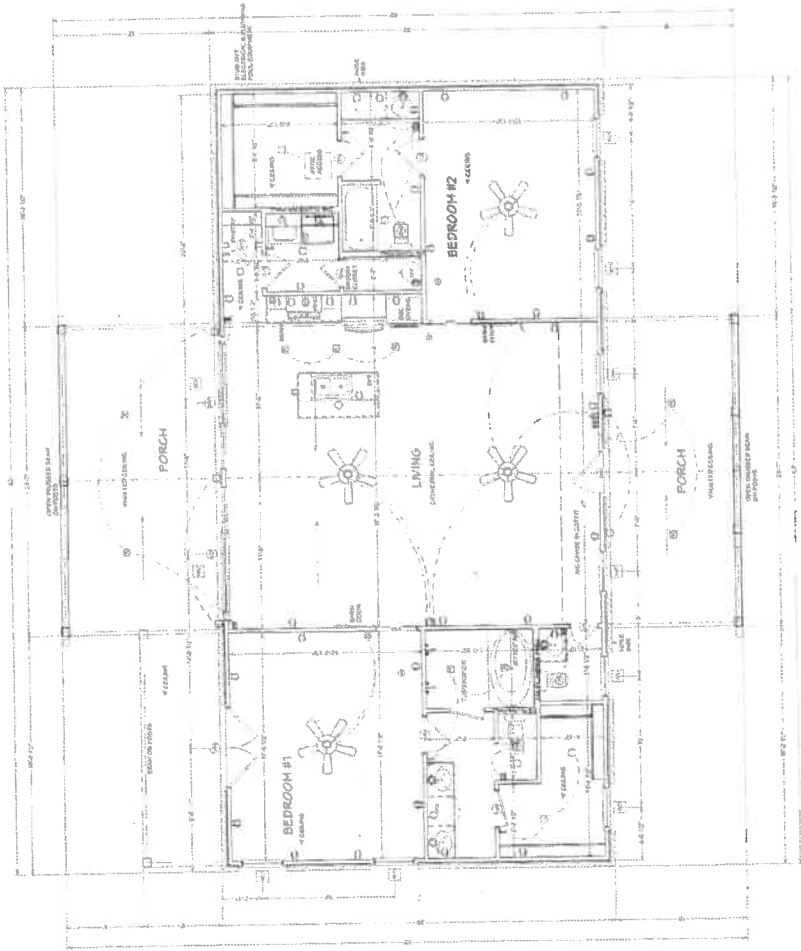
LEFT ELEVATION



FRONT ELEVATION 1/8 in = 1 ft



ROOF PLAN 1/8 in = 1 ft



LIVING AREA  
1609 SQ FT

- NOTES:
1. IF PLATES COPY WHERE OTHERWISE NOTED.
  2. VERIFY ALL DIMENSIONS, MATERIALS, AND DESIGN FOR ACCURACY.
  3. VERIFY ALL DIMENSIONS, MATERIALS, AND DESIGN FOR ACCURACY.
  4. STAIR WALLS FINISHED AT 5'-10".
  5. TOTAL LIVING SQUARE FOOTAGE: 1609
  6. FINISH FLOOR TO FINISH FLOOR

NO.	DESCRIPTION	QTY	UNIT
1	2x4	100	LINEAL FT
2	2x6	50	LINEAL FT
3	2x8	20	LINEAL FT
4	2x10	10	LINEAL FT
5	2x12	5	LINEAL FT
6	4x4	5	LINEAL FT
7	4x6	5	LINEAL FT
8	4x8	5	LINEAL FT
9	4x10	5	LINEAL FT
10	4x12	5	LINEAL FT
11	6x6	5	LINEAL FT
12	6x8	5	LINEAL FT
13	6x10	5	LINEAL FT
14	6x12	5	LINEAL FT
15	8x8	5	LINEAL FT
16	8x10	5	LINEAL FT
17	8x12	5	LINEAL FT
18	10x10	5	LINEAL FT
19	10x12	5	LINEAL FT
20	12x12	5	LINEAL FT

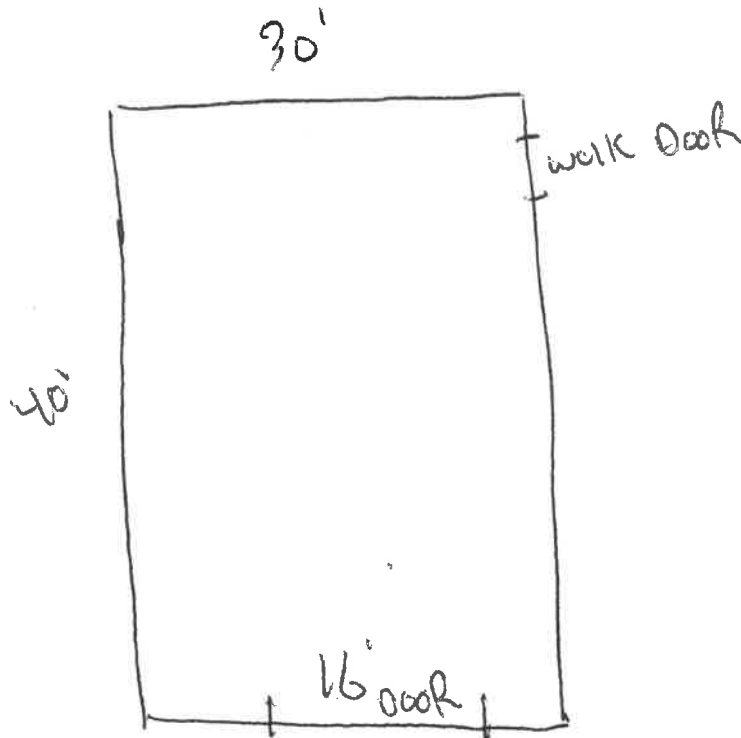
Additional

30 x 40 Shop

1 garage door 16' x 8'

1 walk door

10' side walls





**Charcoal**  
THRIFTY | PRIME



**Desert**  
PRIME



**Gray**  
THRIFTY | PRIME

**Polar**  
THRIFTY | PRIME

**Brilliant**  
PRIME

*Roof*  
*HM*

**Fern**  
PRIME  
**Hunter**  
THRIFTY | PRIME



*HA*



**Colony**  
PRIME

*walls/body*



Choose CentralGuard for the best protection and a lifetime warranty

# Commercial Color Selection Tool

M-Loc™  
R-Loc™

**Crimson**  
PRIME



**Rustic**  
THRIFTY | PRIME



**Burgundy**  
PRIME



**Gallery**  
PRIME



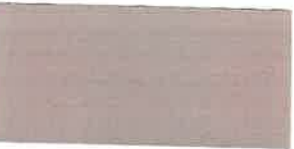
**Hawaiian**  
PRIME



**Light Stone**  
THRIFTY | PRIME



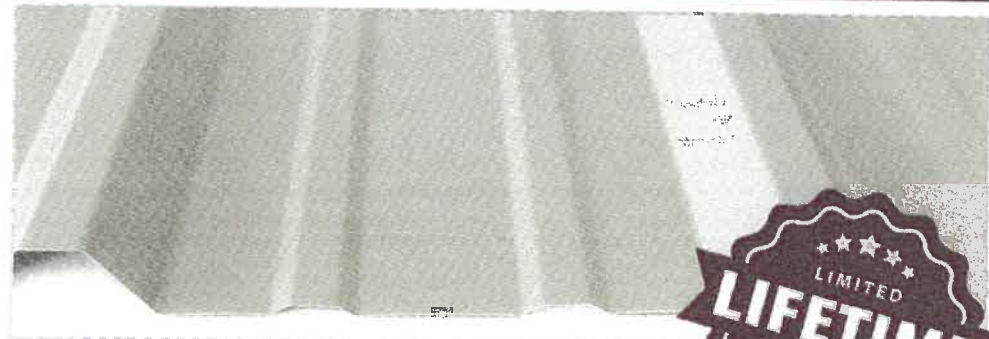
**Tan**  
THRIFTY | PRIME



**Brown**  
THRIFTY | PRIME



**Burnished Slate**  
PRIME



**SUPPLY & METAL WORKS**

700 East Interstate 20 - Cisco, TX 76437  
(254) 442-3036

\*Contact your sales person for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal colors, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

CHRT\_COMM\_180201

valspar

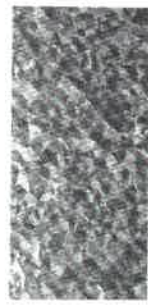


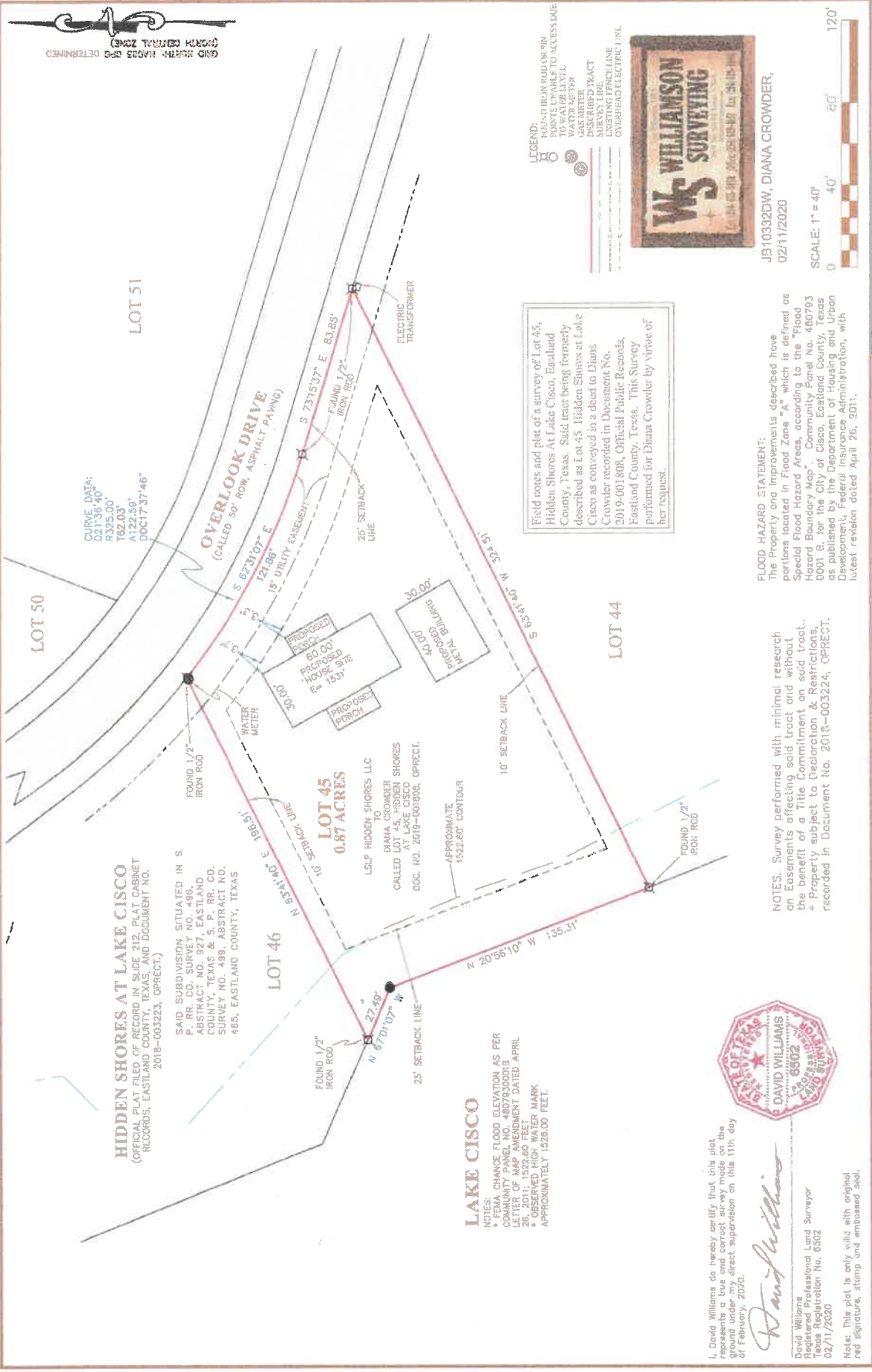
Check our website to verify which colors meet ENERGY STAR requirements for steep slope roofs.

*WAA*  
*AAA*

Clear acrylic coating  
**Galvalume**  
PRIME

*WAA*





**HIDDEN SHORES AT LAKE CISCO**  
 (OFFICIAL PLAT FILED OF RECORD IN SLIDE 212, PLAT CABINET RECORDS, EASTLAND COUNTY, TEXAS AND DOCUMENT NO. 2018-003223, OPRECT.)

SAID SUBDIVISION SITUATED IN S. P. RR. CO. SURVEY NO. 498, ABSTRACT NO. 927, EASTLAND COUNTY, TEXAS & S. P. RR. CO. SURVEY NO. 499, ABSTRACT NO. 485, EASTLAND COUNTY, TEXAS

**LOT 45**  
**0.87 ACRES**  
 LSLP HIDDEN SHORES LLC TO DIANA CROWDER CALLED LOT 45, HIDDEN SHORES DOC. NO. 2018-001808, OPRECT.

**LAKE CISCO**

- NOTES:
- \* FEMA CHANGE FLOOD ELEVATION AS PER COMMUNITY PANEL NO. 4807930001B LETTER OF MAP AMENDMENT DATED APRIL 2019.
  - \* OBSERVED HIGH WATER MARK APPROXIMATELY 1528.00 FEET.

I, David Williams do hereby certify that this plat represents a true and correct survey made on the ground under my direct supervision on this 11th day of February, 2020.

*David Williams*  
 David Williams  
 Registered Professional Land Surveyor  
 Texas Registration No. 6502  
 02/11/2020



Note: This plat is only valid with original red signature, stamp and embossed seal.

Field notes and plat of a survey of Lot 45, Hidden Shores At Lake Cisco, Eastland County, Texas. Said tract being formerly described as Lot 45 Hidden Shores at Lake Cisco as conveyed in a deed to Diana Crowder recorded in Document No. 2019-001808, Official Public Records, Eastland County, Texas. This Survey performed for Diana Crowder by virtue of her request.

**FLOOD HAZARD STATEMENT:**  
 The Property and Improvements described here portions located in Flood Zone "A" which is defined as Special Flood Hazard Area, according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0001 B, for the City of Cisco, Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated April 26, 2011.

**NOTES:** Survey performed with minimal research on Easements affecting said tract and without the benefit of a Title Commitment or Restrictions. \* Property subject to Declaration & Restrictions, recorded in Document No. 2018-003224, OPRECT.

JB10332DW, DIANA CROWDER,  
 02/11/2020

SCALE: 1" = 40'



- LEGEND:**
- FOUND IRON ROD OR PIN
  - ROUTE UNABLE TO ACCESS DUE TO WATER LEVEL
  - WATER METER
  - GAS METER
  - DESK RIBBED TRACT SURVEY LINE
  - OVERHEAD ELECTRIC LINE

AND NORTH-WARDS ARE DETERMINED (SOUTH CENTRAL ZONE)

CURVE DATA:  
 R=100.00'  
 P=130.00'  
 T=82.03'  
 A=122.88°  
 DOC173746"

LOT 51

LOT 50

LOT 46

LOT 44

**OVERLOOK DRIVE**  
 (CALLED 50' ROW, ASPHALT PAVING)

ELECTRIC TRANSFORMER

PROPOSED PORCH  
 60.00'  
 PROPOSED HOUSE SITE  
 E= 153'

PROPOSED PORCH  
 30.00'

15' UTILITY EASEMENT

25' SETBACK LINE

10' SETBACK LINE

APPROXIMATE 1522.60' CONTOUR

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

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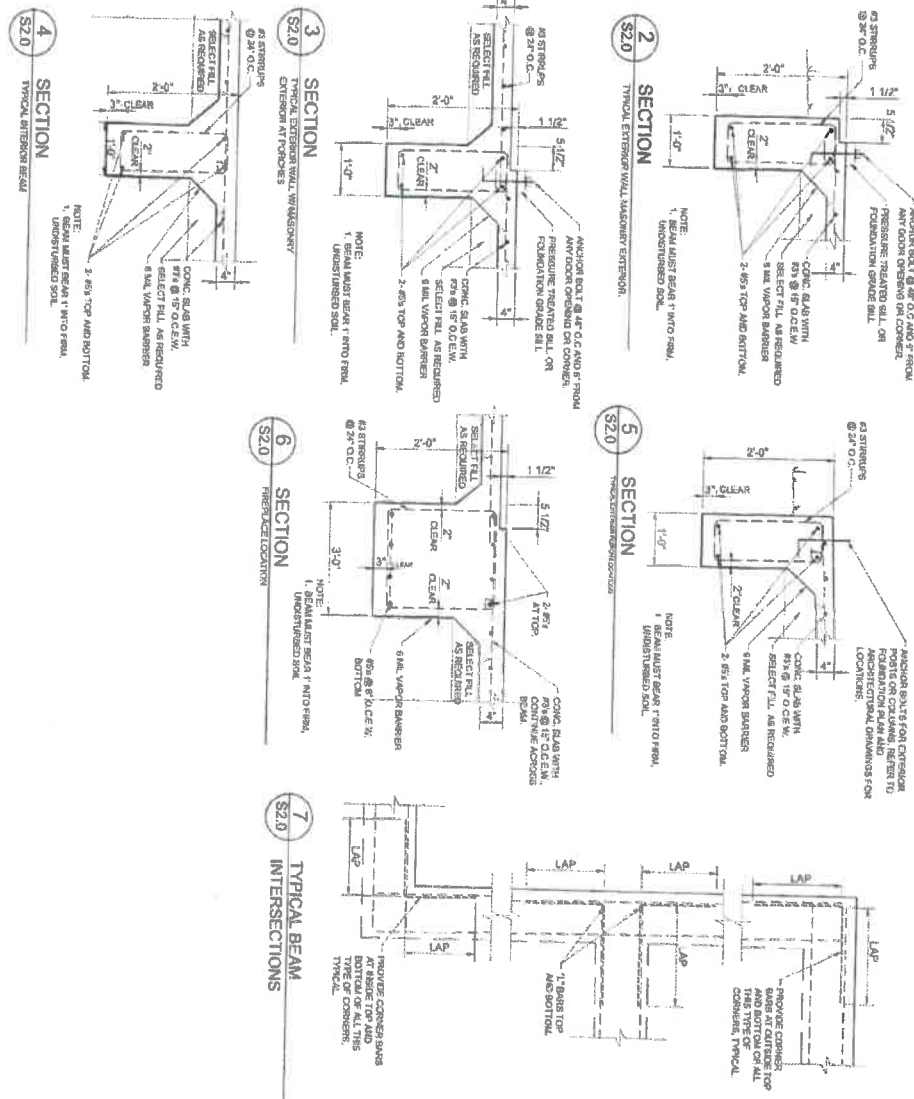
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- FOUNDATION NOTES**
- THIS FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
    - AMERICAN CONCRETE INSTITUTE - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
    - A.C.I. 308 - CRITERIA FOR SELECTION AND DESIGN OF REINFORCING BARS - ONE-WAY
    - ALLOWABLE BEARING CAPACITY: 1,500 P.S.F. WITH A WEIGHTED P.I. OF 25.
  - DESIGN LOADS - 2012 I.R.C.
    - DEAD (1.2 D)
    - LIVE (1.6 L)
    - WIND (1.6 W)
    - FLOOR (LIVE LOAD) 40 PSF AND PER BUILDING USE
  - ALL CONCRETE AND REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL.
  - ALL CONCRETE SHALL BE OF A DESIGN MIX TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
  - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
  - REINFORCING STEEL SHALL BE #5 FOR W3, #6 FOR W4, #7 FOR W6 AND #8 FOR W8.
  - PROVIDE 6 MIL POLYETHYLENE VAPOUR BARRIER BENEATH ALL SLABS AND BEAMS.
  - EXPOSED SURFACES OF GRADE BEAMS SHALL BE RUBBED WITH #4 ARCHITECTURAL AND NOT DRAINING.



NO.	REV.	DATE	BY	DESCRIPTION
1	0	1/2008	CDR	ISSUED FOR CONSTRUCTION
2	0		BFT	
3	0		CDR	
4	0		CDR	
5	0		CDR	