



Hidden Shares

A T L A K E C I S C O

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) Jeremy Baxter 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: 4-26-21

Plot Plan Submitted: Yes (✓) No () Date Submitted: 4-26-21

LOCATION:

Lot: 21 Blk: _____ Addition/Tract _____

Physical Address: _____

CONTRACTOR/OWNER

Owner Name: James Goolsby Phone: _____

Brokerage Company: First Financial Phone: 629-6661

Brokerage Address: 201 E. Main Eastland, TX 76448

Description of Home

Style: barndominium

Number of Bedrooms: 3 Number of Baths: 2

Total Finished Area: 1,600.00 Unfinished Area (SQ.FT. & Location) 800 carport

Garage Area: carport Number of Garage Stalls _____

PRICE RANGE

Sales Price: 250,000.

CONSTRUCTION SCHEDULE

Proposed Construction Start Date: May 2021

Proposed Construction Completion Date: April 2021

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

Body: Sandstone rock Trim: beige Door: wooden

Paint Manufacture: _____

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: _____

Builder: Jeremy Baxter *[Signature]*

Date: _____

Hidden Shores at Lake Cisco Architectural Review Board Signatures:

_____ Date: _____

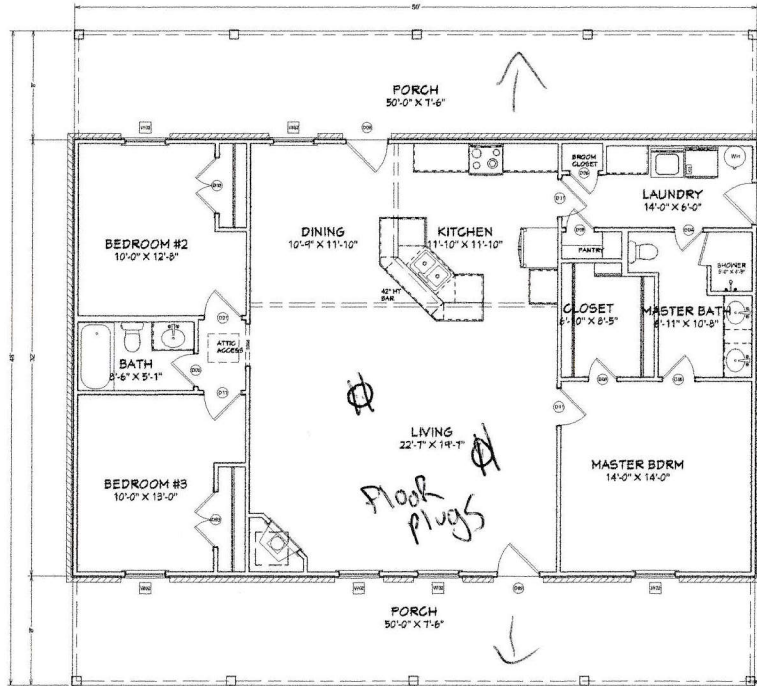
_____ Date: _____

_____ Date: _____

Approved/Approved as noted: Date:

Rejected as noted: Date:

Rock on front only



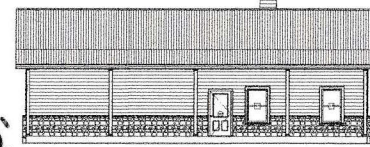
LIVING AREA
1600 SQ FT

WOOD SCHEDULE				
LABEL	SIZE	TYPE	FINISHES	QTY
D01	2888 R IN	HINGED	1.38	1
D02	2888 L IN	HINGED	1.38	1
D03	2888 L IN	HINGED	1.38	1
D04	2888 L IN	HINGED	1.38	1
D05	2888 L IN	HINGED	1.38	1
D06	2888 L IN	HINGED	1.38	1
D07	2888 L IN	HINGED	1.38	1
D08	2888 L IN	HINGED	1.38	1
D09	2888 L IN	HINGED	1.38	1
D10	2888 L IN	HINGED	1.38	1
D11	2888 L IN	HINGED	1.38	1

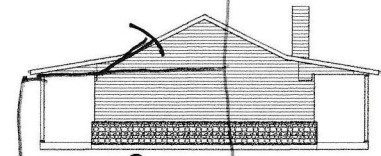
WINDOW SCHEDULE				
LABEL	TYPE	SIZE	COMMENTS	QTY
W01	1	6	1555	1

25'

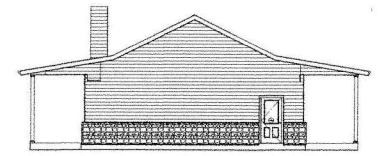
32'



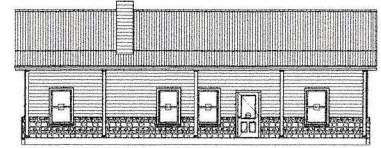
REAR ELEVATION



15x8
LEFT ELEVATION

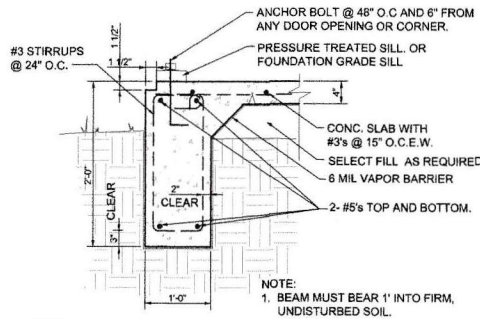


RIGHT ELEVATION

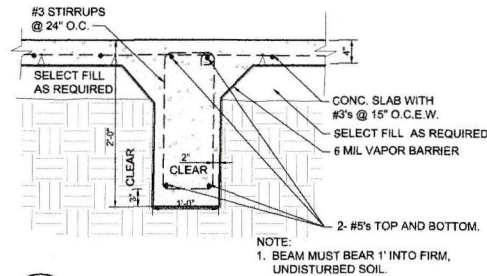


FRONT ELEVATION 1/8 in = 1 ft

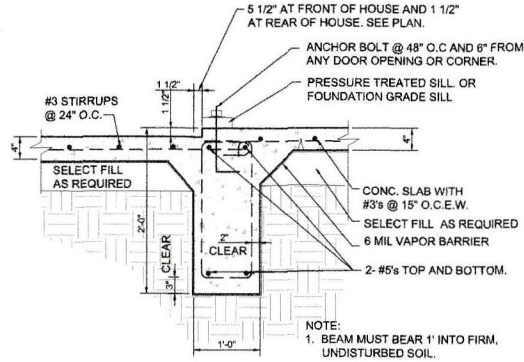
BAKTER - 1600 3 BED ROUGH DRAFT #1			
Date: SEPT 2014	Scale: 1/4" = 1'	Sq. Ft.	gpf
FLOOR PLAN AND ELEVATIONS			
Page #: 1 OF 1	Drawing #:		



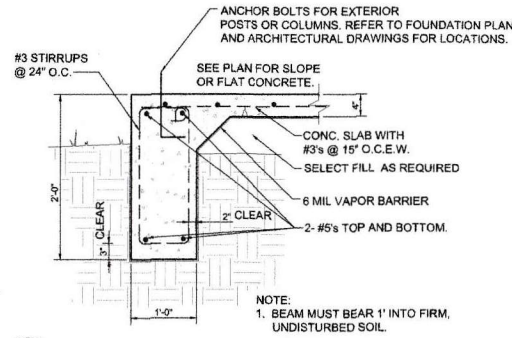
2
SECTION
S2.0 TYPICAL EXTERIOR BEAM



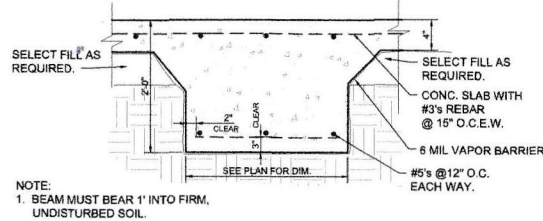
4
SECTION
S2.0 TYPICAL INTERIOR BEAM



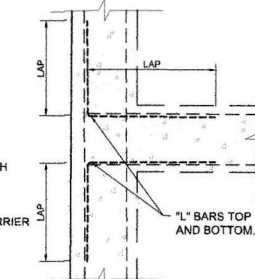
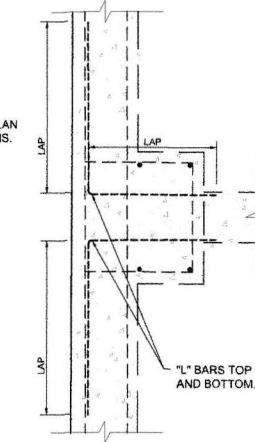
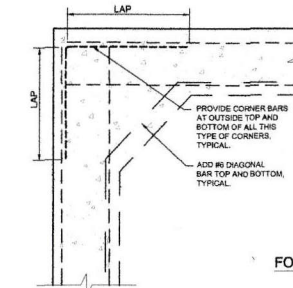
3
SECTION
S2.0 TYPICAL EXTERIOR WALL W/ MASONRY EXTERIOR AT PORCHES.



5
SECTION
S2.0 TYPICAL EXTERIOR PORCH LOCATIONS



6
SECTION
S2.0 TYPICAL WIDER FOOTING LOCATIONS



7
TYPICAL BEAM INTERSECTIONS
S2.0

FOUNDATION NOTES

- THIS FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
 - AMERICAN CONCRETE INSTITUTE: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 - B.R.A.B. REPORT - CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS-ON-GRADE.
 - ALLOWABLE BEARING CAPACITY 1,500 P.S.F. WITH A WEIGHTED P1 OF 25.
- DESIGN LOADS - 2012 I.R.C.
 - ROOF (LIVE LOAD) 20 PSF
 - WIND (LATERAL) 15 PSF
 - WIND (UPLIFT) 12 PSF
 - 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 CONCRETE.
- ALL CONCRETE SHALL BE OF A DESIGN MIX TO HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60.
- LAP SPLICES SHALL BE 15" FOR #3s, 20" FOR #4s, 25" FOR #5s AND 30" FOR #6 REINFORCING BARS.
- PROVIDE 6 MIL POLYETHYLENE VAPOR BARRIER BENEATH ALL SLABS AND BEAMS.
- EXPOSED SURFACES OF GRADE BEAMS SHALL BE RUBBED WITHIN 24 HOURS OF PLACEMENT.
- CONTRACTOR SHALL COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL AND MEP DRAWINGS.

REV	DATE	BY	DESCRIPTION
D	4/22/21	CDR	ISSUED FOR CONSTRUCTION

DESIGNED	CDR	BFT	CDR	CDR	DATE	4/20/21
DRAWN		CHECKED		APPROVED		

Rosenbaum Engineering, PLLC
 2026 W. Northway Dr., Suite 200
 Austin, Texas 78705
 Tel: 512.929.2915
 Fax: 512.929.2916
 Email: info@rosenbaumeng.com

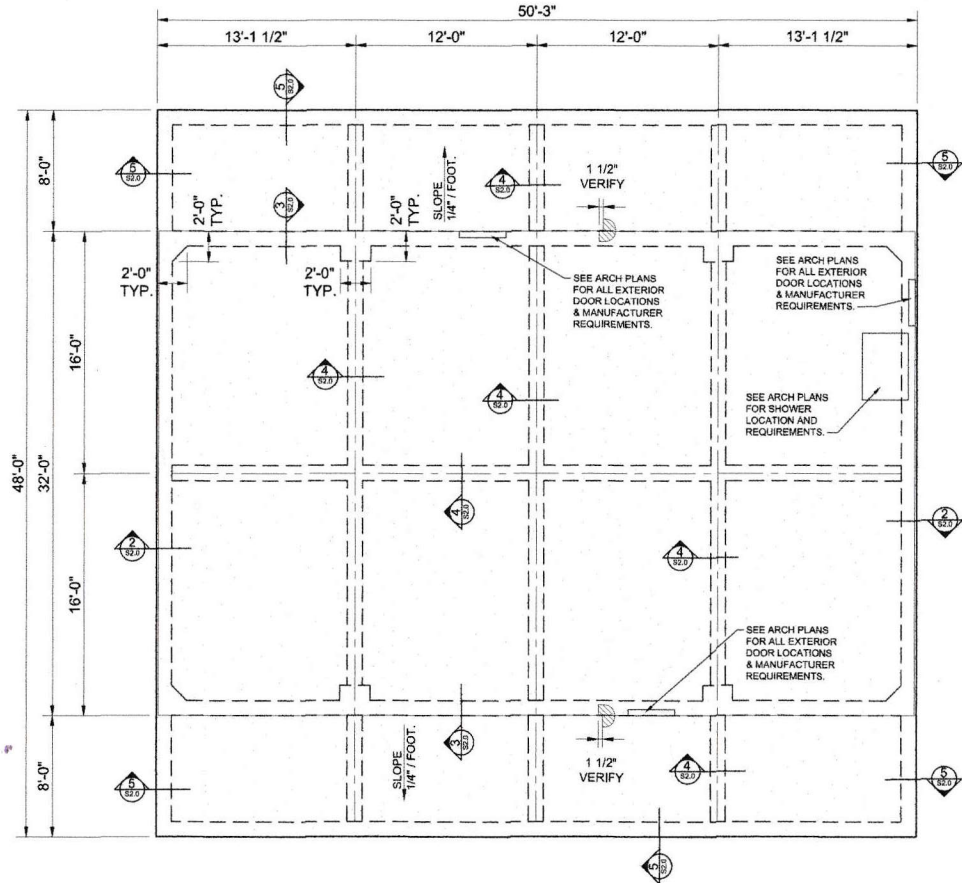
Details & Notes
 21 Hidden Shores Drive
 Cisco, Texas 76437

SHEET NO.
2
 2 OF 2



SITE PREPARATION

1. REMOVE TREES, STUMPS, ROOTS, BRUSH AND OTHER VEGETATION, DEBRIS. TOP SOIL SHALL BE STRIPPED TO A DEPTH OF 4" TO 6".
2. FOLLOWING THE NECESSARY SITE CLEARING, STRIPPING, AND CUTTING, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A LOADED TANDEM AXLE TRUCK TO LOCATE ANY SOFT OR UNSTABLE AREAS. IF PRESENT, THESE SOFT OR LOOSE SOILS SHOULD BE REMOVED TO A STABLE SUBGRADE AND REPLACED WITH SELECT FILL MATERIAL. FOLLOWING PROOF ROLLING, THE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 8 INCHES; MOISTURE CONDITIONED TO NOT LESS THAN 2 PERCENT BELOW OPTIMUM MOISTURE CONTENT; AND RECOMPACTED BETWEEN 95 AND 100 PERCENT DRY DENSITY OF STANDARD PROCTOR. ONCE THE SUBGRADE HAS BEEN PROPERLY COMPACTED THE BUILDING PAD SHALL BE BROUGHT TO GRADE WITH SELECT FILL.
3. THE SELECT FILL SHOULD CONSIST OF NON-GRANULAR (COHESIVE) SOILS FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS AND SHOULD HAVE A MAXIMUM LIQUID LIMIT OF 30, A PLASTICITY INDEX NO GREATER THAN 15 AND HAVE A MAXIMUM PARTICLE SIZE OF 2 INCHES. THE SELECT FILL SHOULD ALSO MEET THE USCS CLASSIFICATION OF SC, GC OR CL. THE STRUCTURAL FILL BENEATH THE BUILDING SHOULD BE COMPACTED TO A MINIMUM 95 PERCENT STANDARD PROCTOR (ASTM D 698) AT NOT LESS THAN 2 PERCENT BELOW OPTIMUM MOISTURE CONTENT.
4. THERE IS AN EXISTING LAYER OF YELLOW CLAY IN SOME AREAS AROUND THE HIDDEN SHORES SUBDIVISION. THIS CLAY IS AN EXPANSIVE MATERIAL AND IF ENCOUNTERED SHOULD BE REMOVED FROM BENEATH ANY FOUNDATION AND SHOULD NOT BE USED FOR FILL OR LEVELING OF THE SITE.



REV	DATE	BY	DESCRIPTION
0	4/22/21	CDR	ISSUED FOR CONSTRUCTION

DESIGNED	CDR	DRAWN	BFT	CHECKED	CDR	APPROVED	CDR	DATE
								4/22/21



06/23/2021

Rosenbaum Engineering, PLLC

2328 Wyratham Ct., Suite 100
 Adams, Texas 75620
 325.659.2315
 info@rosenbaumeng.com | charlie@rosenbaumeng.com

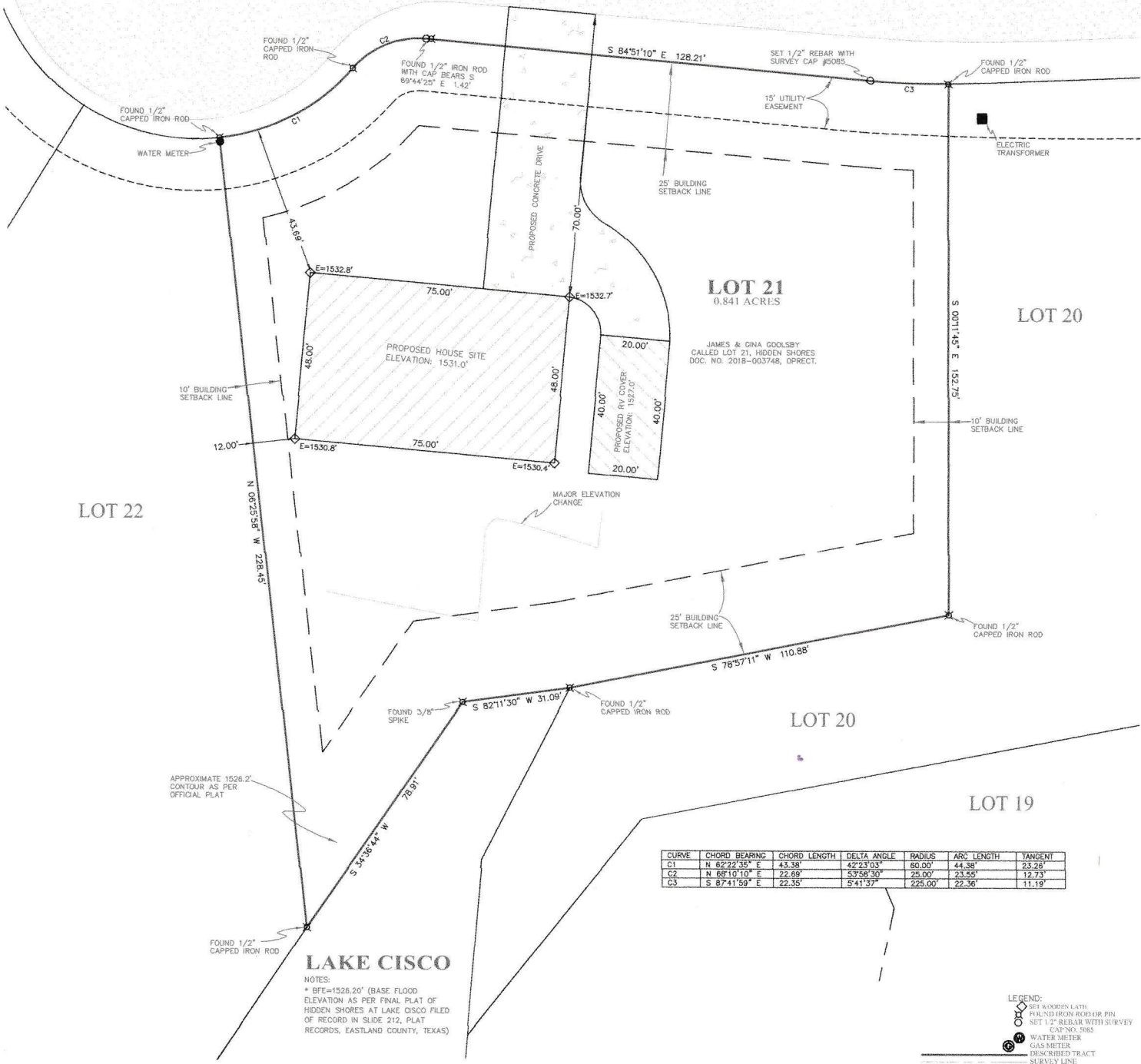
Foundation Plan & Notes
21 Hidden Shores Drive
Cisco, Texas 76437

SHEET NO.
1
 1 OF 2

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

GRID NORTH: NAD83 (GPS DETERMINED)
(NORTH CENTRAL ZONE)

SCENIC RIDGE DRIVE
 (CALLED 50' ROW, ASPHALT PAVING)



LOT 21
 0.841 ACRES

JAMES & GINA GOOLSBY
 CALLED LOT 21, HIDDEN SHORES
 DOC. NO. 2018-003748, OPRECT.

LOT 22

LOT 20

LOT 20

LOT 19

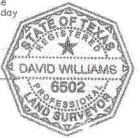
CURVE	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	N 62°22'35" E	43.38'	42°23'03"	60.00'	44.36'	23.28'
C2	N 68°10'10" E	22.69'	53°58'30"	25.00'	23.55'	12.73'
C3	S 87°41'59" E	22.35'	5°41'37"	225.00'	22.36'	11.19'

LAKE CISCO

NOTES:
 * BFE=1526.20' (BASE FLOOD ELEVATION AS PER FINAL PLAT OF HIDDEN SHORES AT LAKE CISCO FILED OF RECORD IN SLIDE 212, PLAT RECORDS, EASTLAND COUNTY, TEXAS)

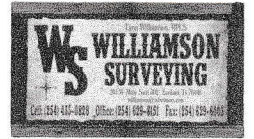
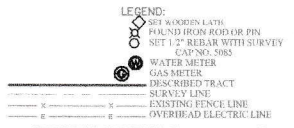
I, David Williams do hereby certify that this plat represents a true and correct survey made on the ground under my direct supervision on this 20th day of April, 2021.

David Williams
 David Williams
 Registered Professional Land Surveyor
 Texas Registration No. 6502
 04/20/2021



Note:
 This survey made for descriptive purposes only with no record research performed on Easements or Right of Ways that may affect subject tract and without the benefit of a Title Commitment on said tract.

FLOOD HAZARD STATEMENT:
 The Property and Improvements described above have portions located in Flood Zone "A" which is defined as areas within the 100 year Flood Zone according to the "Flood Hazard Boundary Map", Community Panel No. 480793 0001 B, for an unincorporated area of Eastland County, Texas as published by the Department of Housing and Urban Development, Federal Insurance Administration, with latest revision dated September 01, 2007.
 *BFE: 1526.20' (Established per Final Plat of Hidden Shores at Lake Cisco filed of record in Slide 212, Plat Cabinet Records, Eastland County, Texas.)



JB10807DW, JAMES GOOLSBY, 04/20/2021
 SCALE: 1" = 20'
 0 20' 40' 60'