

BAIRD, HAMPTON & BROWN
building partners

6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116
817.338.1277

March 4, 2024

Honorable Brian Keith Umphress
Jack County Judge
100 N Main Street, Suite 206
Jacksboro, TX 76458

Re: Preliminary Plat Application—Abel's Place Residential Subdivision

Dear Mr. Umphress,

Baird, Hampton & Brown submits the preliminary plat for Abel's Place, a proposed residential subdivision of the property located at 1602 County Line Road, for review by the Jack County Commissioners Court. The subdivision is in Jack County Precinct 1 and will consist of 66 single-family lots, each two acres or larger. According to FEMA FIRM no. 48237C0250A (effective 2/12/2021), no portion of this property lies within the 100-year floodplain.

Please find included in this submittal the preliminary plat for your review, the plat application, the plat fee of \$2,660.00, and the certificates of the surveyor and engineer. Preliminary construction plans are also available upon request. All roads and drainage structures have been designed in accordance with the Jack County Subdivision Regulations (effective 8/17/2020). The developer intends to request that the county accept maintenance responsibility for the proposed right-of-way and has spoken to Precinct 1 Commissioner Gary Oliver.

Jacksboro ISD has been notified of this proposed subdivision. The attached letter from Superintendent Brad Burnett confirms that residents will have enrollment privileges and access to the transportation services of the district.

Wise Electric Cooperative has provided a will-serve letter (see attached) and will be the electric service provider for the subdivision.

Erwin Water Well Drilling has been contracted to conduct a groundwater survey and to drill two wells on the property. The study will be provided when complete, and prior to any final plat approvals by the Commissioners Court.

Please reach out to me at 817-899-6315 or cwagner@bhbin.com if you have any questions. We look forward to working with you to bring the Abel's Place subdivision to fruition.

Sincerely,

Baird, Hampton & Brown

Casey Wagner, EIT
Graduate Civil Engineer

FILED FOR RECORD

_____ O'CLOCK _____ M

AUG 11 2025

**VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS**

BY _____ DEPUTY

bhbinc.com

Appendix A1

Application for Subdivision of Land in Jack County, Texas

1. Name of Applicant: J & A Home and Land, LLC
2. Name of Subdivision: Abel's Place
3. Designated Contact Person for Applicant:
 - a. Name: Jim Thomason
 - b. Address:
 - c. City/Zip:
 - d. Phone Number: 817-929-4276
4. Name of all Title Owner(s) of Property to be sub-divided:
 - a. Name J & A Home and Land, LLC
 - b. Address: 12125 Jacksboro Hwy
 - c. City/Zip: Fort Worth, TX 76135
 - d. Phone Number:
5. Jack County Appraisal District Tract or Parcel Identification Number for land to be developed: Parcel ID 6041
6. County Commissioner Precinct in which land to be developed is located: Gary Oliver, Pct 1
7. Location of Land to be Developed:
 - a. Legal or Mailing Address:
 - b. 911 Address: 1602 County Line Road, Chico, TX
 - c. Coordinates:
 - d. Topo or other suitable map depicting entire area to be subdivided.

8. Certifications Required by Subdivision Regulations:

- a. 1. Application for Subdivision
- 2. Application for Manufactured Home Rental Community
- b. Certificate of Fire Department
- c. 1. Certificate of Dedication by Owner/individual
- 2. Certificate of Dedication by Owner/corporation
- d. Certificate of County Approval of Plat and Recording
- e. Certificate of Water/Wastewater Supply
- f. Certificate of Surveyor
- g. Certificate of Engineer
- h. Certificate of OSSF Inspector (if applicable)
- i. Certificate of Private Road maintenance
- j. Certificate that Subdivider seeks County Roads maintenance
- k. Certificate of County Taxes Paid
- l. Permit to Construct Driveway within County Road R-O-W
- m. Notice of Proposed Utility in R-O-W
- n. Plans and Specifications for Cattleguard
- o. Typical Cross Section of Road
- p. Summary of Road Standards
- q. Lienholder Acknowledgment
- r. Application for Revisions to Existing Plat
- s. Receipt for Required Fees:
- t. Required number of copies of plat, if required, are provided:

Appendix F

CERTIFICATE OF SURVEYOR

THE STATE OF TEXAS

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§
§

COUNTY OF JACK

KNOW ALL MEN BY THESE PRESENT, that I, the undersigned, a Registered Professional / State Land Surveyor in the State of Texas, do hereby certify that this Plat complies with the survey related requirements of Texas law and of the Jack County Subdivision Regulations and I further certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Robert Lee

03-04-2024

Registered Professional / State Land Surveyor

Date

License No. 6895

Seal:



Appendix G

CERTIFICATE OF ENGINEER

THE STATE OF TEXAS

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§
§

COUNTY OF JACK

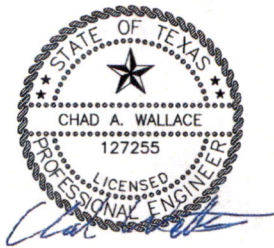
KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat complies with the engineering related requirements of state law, and the Jack County Subdivision Regulations.

Chad Wallace
Registered Professional Engineer

3-4-2024
Date

License No. 127255

Seal:



[NOTE: The engineer may be required to be present for questioning at the presentation of the plat to the Commissioners Court.]

Appendix S
Development Fees and Receipt

The following are a list of development fees for Jack County. These fees are subject to change.

Plat without a designated floodplain: \$2000.00 + \$10.00 per lot

Plat in a designated floodplain: \$2500.00 + \$10.00 per lot

Final Plat: \$250.00

Total Development Fees due with Application:	\$ 2,660.00
Inspection Fees pursuant to Section 2.8.4	\$ 0.00
Total Fees due:	\$ 2,660.00

Receipt of Development and Inspection Fees:

On this date, the sum of \$ 2,660.00 was received and receipt given by the Treasurer of Jack County.



Jack County Treasurer

J & A HOME AND LAND LLC

PO BOX 1852
SPRINGTOWN TX 76082

1108

37-54/1119

DATE 3-1-24

 CHECK ARMOR
TRADE PROTECTION

PAY
TO THE
ORDER OF

Jack County

\$ 2660.00

Two Thousand Six hundred Sixty Dollars

DOLLARS



Photo
Safe
Deposit
Details on back

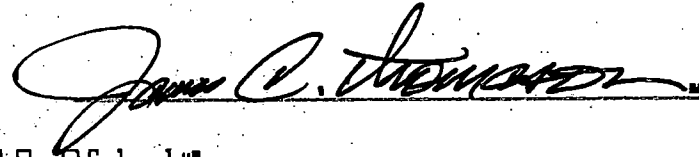


NBT FINANCIAL

www.nbt.bank 817-759-9001

FOR

Plat Fee



⑈001108⑈ ⑆111900549⑆ 019 061 1⑈

February 26, 2024

J & A Home and Land, LLC, Owner/Developer
444 Wyndham Crest
Westworth Village, 76114

To Whom It May Concern,

This letter is written to inform you that Wise Electric Cooperative is the electric service provider for ABEL PLACE, BEING A 148.91 ACRE TRACT SITUATED IN THE H. MARTINEZ SURVEY, ABSTRACT NO. 282, JACK COUNTY, TEXAS. Any addition, removal, modification or relocation of existing electric distribution facilities owned by Wise Electric Cooperative will be subject to Cooperative policies and procedures. Any questions or comments may be forwarded to me at (940)627-2167.

Sincerely,

Chris Walsh

Chris Walsh
Operations-Engineering/Warehouse Manager



Jacksboro

Independent School District

www.jacksboroisd.net

February 16, 2024

Baird, Hampton & Brown
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116

RE: Abel Place

To whom it may concern,

Abel Place will be a subdivision of the property located at 1602 County Line Road, Chico, TX. This property is within the Jacksboro Independent School District. As a result, residents of the subdivision will have enrollment privileges to Jacksboro ISD and access to transportation services provided by the district. Please contact our administration office if you have any questions regarding enrollment procedures.

Sincerely,

A handwritten signature in black ink that reads "Brad Burnett". The signature is written in a cursive, flowing style.

Brad Burnett, Superintendent
Jacksboro ISD

Graduate Civil Engineer

**Nolan
Perry, EIT**

nperry@bhbinco.com
817.338.1277 o
682.348.3264 d

6300 Ridglea Place, Suite 700
Fort Worth, Texas 76116



BAIRD, HAMPTON & BROWN

building partners

682-348-5539

Casey Wagner



8866 Synergy Dr.
McKinney, TX 75070
972.542.2995

April 1st, 2024

Hon. Brian Keith Umphress
County Judge
100 N Main, Suite 208
Jacksboro, TX 76458

Re: Abel's Place Preliminary Plat Application
Submittal Dated 03-13-2024

Judge Umphress,

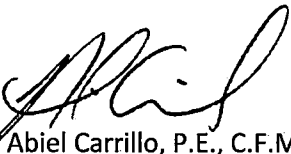
We have reviewed the information submitted to the County for the above-referenced Preliminary Plat. We offer the following comments that should be addressed by the Developer/Developer's Engineer:

1. Is the Developer confident that the layout of gas, drainage, and Gulf Pipeline easements will not limit the target home size and type anticipated for the subdivision? For example, the easement layouts and widths across lots 13, 18, and 33 appear to limit the buildable portion of the lot.
 - a. Recommendation: Is there an option to relocate the gas line to place it in a standard front-lot easement alignment?
2. Is there an easement needed for the Overhead Power lines that span across Lots 27 through 30 and Lot 33; as well as Lot 1?
 - a. Are there existing easements that need to be abandoned by the power provider, if there are existing easements?
3. Provide a digital map compatible with the software used by the Jack County Appraisal District (per Section 1.2.i PLAT REQUIRED of the County's Subdivision Regulations) with the next submittal.
4. Describe how potable water and sanitary sewer disposal will be planned. And,
 - a. Provide a copy of a groundwater availability study per 30 TAC 230.10 if groundwater is the proposed source of drinking water for the subdivision. See Section 2.1.1 of the County's Subdivision Regulations.
 - b. The applicant will need to comply with the County's OSSF Permitting requirements, including notes on the Plat per Section 2.1.2.
5. Provide "will-serve" letters or correspondence indicating the feasibility of providing electric, gas, and telecom home services.

6. Please show the proposed easement geometry on the construction drawings (to help review the proposed improvements and easements), such as for Lots 58 , 19, and 18. Ensure that the erosion protection features are contained within the proposed easements.
7. Consider aligning the outfall of Culvert G2 to not be skewed with the receiving channel. Or provide permanent slope armoring on the opposite bank of the outfall structure.
8. The typical roadway section should feature a hot mix, oil-sand, or other sealed top layer, (or other options as provided for in Section 2.7.5 of the Subdivision Standards. Deviations from these standards must be approved by the Commissioner of the applicable Precinct.
9. Given the 18" thickness of the proposed typical road section, the culvert crossings should provide at least 18" clearance from the top of road grade (such as Culvert B3 on Street A.
10. Given the hilly terrain, it's understood why some streets and roadside ditches need to be relatively steep (over 10%). What is proposed for controlling the energy and erosion potential along the roadside channels?
11. Clarify how the vertical profile of the steeper roads will tie in to the existing County Line Road. For example, Street B, which does not appear to have a vertical curve that becomes tangent, or at least ties-in with a <1% grade break difference.
12. Show that the vertical profile of Street A between STA 25+00 and 30+00 provides sufficient stopping sight distance per Appendix P
13. The Final Plat must include the proposed street names in compliance with the County's Subdivision Standards.

Sincerely,

KSA



Abiel Carrillo, P.E., C.F.M.
Municipal Practice Leader